APPLICATION NO:
F/2001/3596

LOCATION:
Isomer, Facimus And Segrave Lodge Poun Lane, Sonning Reading.

APPLICANT:
Bewley Homes Plc C/O Philip Design Associates

PROPOSAL:
Proposed erection of 6 detached dwellings garages and parking. Demolition of existing dwellings (Duplicate Application).

EARLIEST DATE FOR DECISION: **21/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
15/05/2001

APPROVED

CASE OFFICER: **Nicola Lake**

RAILEX
Marbleboard

EASIFILE EP7

018

9

(NL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Bewley Homes Plc
C/O Philip Design Associates
64 Portsmouth Road
GUILDFORD
Surrey
GU2 4DU

Application Number: F/2001/3596

Parish:	**SONNING**
Location:	**Isomer, Facimus and Segrave Lodge, Pound Lane, Sonning, Reading**
Proposal:	**Proposed erection of 6 detached dwellings with garages and parking. Demolition of existing dwellings (Duplicate Application).**

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. The development shall not commence until details of all boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor or above hereby permitted except for any which may be shown on the approved drawing(s).

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

Condition
6. Works related to the demolition and construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

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

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

Condition
9. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

Condition
10. 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.

Condition
11. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
12. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.

Condition
13. The existing vehicular access to the site shall be stopped up and abandoned, to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

Condition
14. 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 on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the end of the first available planting season.

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

Condition
16. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Condition
17. The right turn lane shall be provided prior to the occupation of the first dwelling on the site.

Condition
18. Development shall not begin until a scheme for the protecting the proposed dwellings and gardens/private amenity open space from noise vibration from the railway lines and noise from traffic adjacent to the proposed development has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be completed before any dwelling hereby approved is occupied. The proposed scheme shall be retained and maintained for the duration of the use.

Condition
19. The first floor, west elevation windows in the dwelling on plot 6 and the first floor, south east elevation window in plot 1 shall not at any time be glazed other than with obscure glass. They shall be fixed shut and be permanently so retained thereafter.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

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

Reason
4. To safeguard the residential amenity of the neighbouring dwellings.

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

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

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

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

Reason
9. To safeguard visual amenities.

Reason
10. To prevent queuing and parking off site, in the interests of highway safety and convenience.

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

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

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

Reason
14. In the interests of visual amenity.

Reason
15. In the interests of visual amenity.

Reason
16. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

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

Reason
18. To safeguard the residential amenity of the future occupiers.

Reason
19. To safeguard the amenity of the adjacent dwellings.

Informative
1. 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: H5, H9.
Loddon Area Local Plan: LH1, LH8, LBE1, LBE2, LBE5, LT5, LT6.
Wokingham District Local Plan: Housing Density Policy, WH6, WOS3, WBE1, WBE11, WT6, WT7.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 19th September 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.

Applicationo	Name & Address
F/2001/3596	W A Warbey "Gaybowers" 95 Pound Lane SONNING Berkshire RG4 6GG
F/2001/3596	Mrs R Courtney 36 Pound Lane Sonning READING Berkshire RG4 6GG
Application Approved	Letters sent 25/09/01

SEE 3598

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 21 September 2001.
My ref: NL/2001/3334, F/2001/3596 & F/2001/3598
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) 974 6991
DX: 33506 – Wokingham

Mr Brian Bradshaw
Bewley Homes PLC
Inhurst House
Brimpton Road
Baughurst
Hampshire
RG26 5JJ

Dear Mr Bradshaw,

PROPOSED MATERIAL SMAPLES FOR THE ERECTION OF NEW DWELLINGS AT 97-99 AND ISOMER, FECIMUS AND SEGRAVE LODGE, POUND LANE, SONNING. APPLICATIONS F/2001/3596,F/2001/3598 AND F/2001/3334.

Thank you for your letter of the 20 July 2001, regarding the above stated development.

As you are no doubt aware the legal agreements on applications F/2001/3596, F/2001/3598 and F/2001/3334, have now been signed and the decision notices issued. Therefore I am able to formally approve the proposed materials as outlined in your letter, as the materials which will be used in the construction of the approved dwellings

These details satisfy the requirements of conditions 2 of applications F/2001/3596, F/2001/3598 and F/2001/3334.

I hope this information is of assistance to you.

Yours sincerely,

AC

Anna Cronin
Head of Planning and Transportation services.

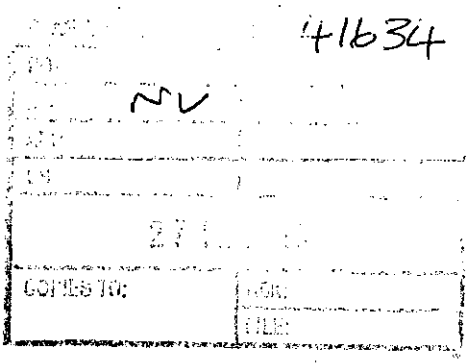
BEWLEY
HOMES PLC

Bewley House, Park Road, Esher
Surrey KT10 8NP
Telephone: (01372) 470537 Facsimile: (01372) 464910 www.bewley.co.uk

Our ref: HH/HG/7859

26th March 2001

Ms N Lake
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1BN



Dear Ms. Lake,

Re: Isomer, Fecimus & Seagrave Lodge, Pound Lane, Sonning
Demolition of 3 dwellings, and erection of 6 dwellings with revised access

Further to our telephone conversation this afternoon, I am pleased to confirm that should our application for the above receive a favourable resolution to grant planning permission, then Bewley Homes would be happy to make a £20,000 contribution to highway safety measures in the area and safe routes to school, by way of a Section 106 contribution.

I understand that our application is due to be registered today, and that the consultations will be sent out during this week. I appreciate that it is relatively early days in relation to this scheme (albeit that it is virtually identical to Bryant's application), and that you are hopeful that you will be able to present it to the Committee Meeting on the 2nd May 2001.

I look forward to seeing you on Wednesday 28th March 2001 at 8.30am.

Yours sincerely

Hugo Haig
Director

Cc: R. Gandy Esq. – Philip Design Associates
K. Dennis Esq. – Seagrave Lodge

3334
3335
3596.
3598.

WORK SHEET FOR : Nicola Lake

Application Number : F/2001/3596

Applicant : Bewley Homes Plc C/O Philip Design Associates.

Location : Isomer, Facimus And Segrave Lodge, Pound Lane, Sonning, Reading.
Proposal : Proposed erection of 6 detached dwellings with garages and parking. Demolition of existing dwellings (Duplicate Application).

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 20/03/2001

Earliest Date for Decision : 21/04/2001

Latest Consultation Date/Site Notice Expiry Date : 21/04/2001

This application will have expired on: 15/05/2001. 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 :

See committee report 23 May 2001.

Planning Issues :

Application Number: F/2001/3596

Appraisal :

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

Application Number F/2001/3596
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Isomer, Facimus And Segrave Lodge Pound Lane Sonning Reading.

APPLICATION NUMBER: F/2001/3596

OFFICER: Nicola Lake

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

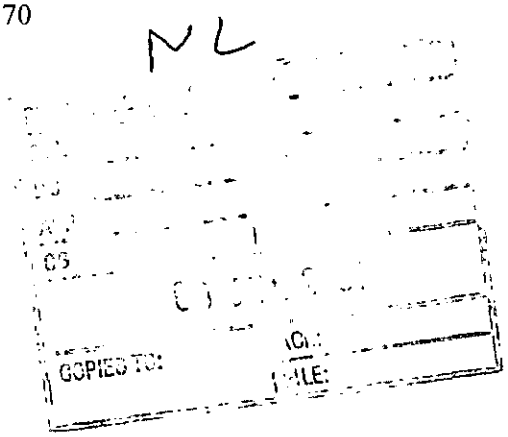
Tel: 0118 974 6322 (Direct Line) Fax. 0118 974 6313

Date: 5 July 2001

Your Ref:

My Ref: SNA/KMJ/P10/20006370

NL



Environmental Services Department
Engineering Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Main Switchboard (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

F.A.O. Mr J Muscroft
Stuart Michael Associates
29 Kingfisher Court
Hambridge Road
NEWBURY
Berkshire RG14 5SJ

Dear Sirs

POUND LANE, SONNING

I refer to your recent letters and enclosures regarding the proposed development by Bewley Homes at the above location.

I appreciate that the access point has been moved from that originally proposed by others and this has necessitated a revision of the required right-turn lane.

Having now had the opportunity to look at your proposals I can confirm that your drawing no. 1452.SK3 is acceptable to discharge the planning condition.

If I can be of any further assistance please do not hesitate to contact me.

Yours sincerely

S N AUTON
SENIOR ASSISTANT ENGINEER

c.c. Nicky Lake, Planning

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 23 MAY 2001 FROM 7.00 PM TO 10.00 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, 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 CP Hudson and Mr ND Rose.

PART I

323. MINUTES

The Minutes of the meeting of the Committee held on 2 May 2001 were confirmed as a correct record and signed by the Chairman.

324. APOLOGIES

An Apology for absence was submitted from Mr. SR Conway

325. 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.

Town & Country Planning Act 1990 to secure a financial contribution of £20,000.00 towards highways safety measures, the Safer Routes to Schools Scheme and local sustainable transport initiatives;

2) That subject to the execution and registration of the Agreement referred to in 1) above, Applications Nod: 2001/3596 & 2001/3598 be approved subject to the conditions set out on Agenda pages 3484 to 3487.

332. APPLICATIONS NOD: 2001/3596 & 2001/3598, PROPOSED DEMOLITION OF 3 DWELLINGS AND ERECTION OF 6 DWELLINGS WITH REVISED ACCESS, (DUPLICATE APPLICATIONS), ISOMER FECIMUS AND SEAGRAVE LODGE POUND LANE SONNING, FOR: BEWLEY HOMES

The Committee considered a report on this application set out on Agenda pages 3481 to 3498.

In explaining the report, the Head of Planning and Transportation informed Members that the applicants were Bewley Homes and not Bryant Homes as stated in the Agenda.

Mr. Haig representing the applicant attended the meeting and spoke in support of the proposal.

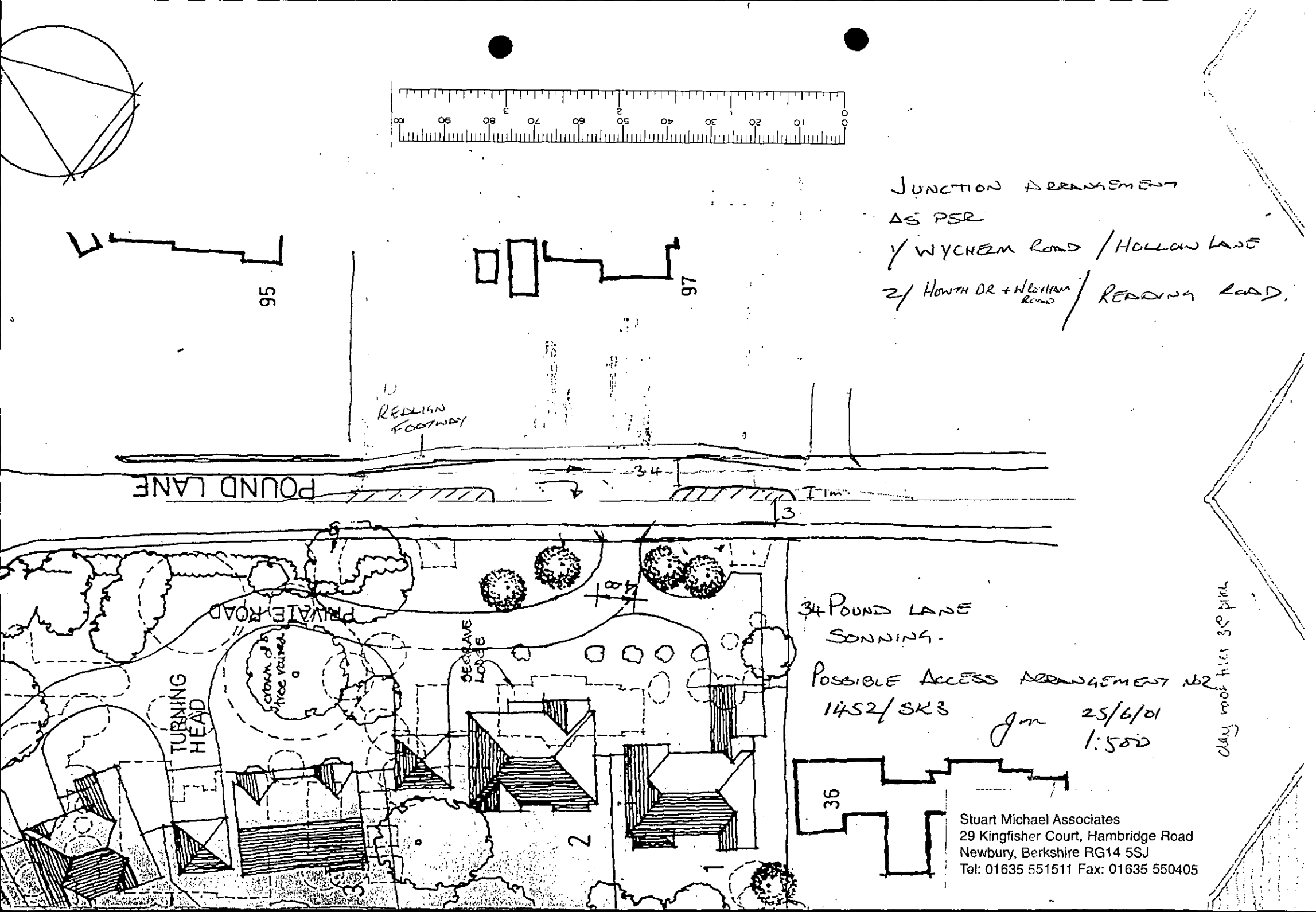
Mr. ND Rose, the local Member attended the meeting and gave his views on the proposal.

RESOLVED: 1) That an Agreement be entered into under Section 106 of the





1452 - JUNCTION DETAIL AT HOLLOW LANE WITH WYCHOLM ROAD


JUNCTION ARRANGEMENT
AS PER
1/ WYCHELM ROAD / HOLLOW LANE
2/ HOWTH DR + WROTHAM ROAD / READING ROAD.
95
97
REDLIGN FOOTWAY
POUND LANE
34
1m
3
PRIVATE ROAD
TURNING HEAD
crown of tree raised
SECRAVE LODGE
2
1
36
34 POUND LANE
SONNING.
POSSIBLE ACCESS ARRANGEMENT NO2
1452/SK3
JM 25/6/01
1:500
Stuart Michael Associates
29 Kingfisher Court, Hambridge Road
Newbury, Berkshire RG14 5SJ
Tel: 01635 551511 Fax: 01635 550405

Our Ref: 1452/JM/sb

Environmental Services Department
Engineering Services
Wokingham District Council
P.O. Box 153
Shute End
WOKINGHAM
Berkshire RG40 1WL

For the attention of Mr S Auton

STUART MICHAEL ASSOCIATES
CONSULTING ENGINEERS
29 KINGFISHER COURT, HAMBRIDGE ROAD, NEWBURY
BERKSHIRE, RG14 5SJ
TEL: 01635 551511 FAX: 01635 550405
E-MAIL: mail@stuartmichael.co.uk

26 June 2001

Dear Mr Auton

Re: 34 Pound Lane, Sonning

We refer to our meeting on 19 June and subsequent telephone conversation on 26 June 2001.

As you are aware Bewley Homes are proposing to redevelop the site for residential purposes. It is proposed that three existing dwellings will be demolished and replaced with six new properties. Currently only Feccinas and Segrave Lodge are accessed via three accesses from Pond Lane. The Council's concerns regarding traffic movements along Pound Lane have been acknowledged and it is proposed that five properties will be accessed through a single entrance from Pound Lane. This entrance is 70m from the roundabout. This distance equates to the desirable minimum stopping sight distance for a sped of 30 mph (50 kph) and one step below desirable minimum for 60 kph.

You confirmed that a previous scheme for the site had an approved right turn lane. The access for this scheme was less than 40m form the roundabout. It is, therefore, understandable why, for that scheme, a right turn lane was necessary.

As it is now a planning condition to provide this facility for the new proposal we inserted the previously approved layout onto Bewley Homes' scheme layout. It was not possible to provide a right turn lane without the sight visibility lines encroaching on third party land. Moving the junction to avoid this problem would have, according to Nicola Lake, resulted in a new planning permission having to be submitted. You will no doubt appreciate this scenario is not acceptable to our Client.

We have, as discussed by phone, considered other possible alternatives. These can be summarised as follows:-

i) Construct a nearside passing bay pursuant to the requirements and recommendations of Figure 2/5 of TD 42/95. The through lane would be 3m wide and the passing bay 4.8m wide (allowing a HGV to pass a stationary car waiting to turn right). The attached sketch 1452/SK2 refers.

ii) Provide a right turn area similar to that currently in operation at

(a) the junction of Hollow Lane and Wychelm Road, and;
(b) the junction of Howth Drive and Wroxham Road with Reading Road.

The attached sketch 1452/SK3 refers. We also attach two photographs of the Hollow Lane junction which has a greater speed limit than Pound Lane.

Stuart Michael Associates Ltd. Registered in England & Wales No: 3739154
Registered Office: 29 Kingfisher Court, Hambridge Road, Newbury, Berkshire, RG14 5SJ

We consider that both options offer a technical solution with the proposals indicated on sketch 1452/SK3 having less of a visual impact on the local street scene.

Bewley Homes having been given planning permission are keen to commence construction as soon as possible.

Can you please confirm at your earliest possible opportunity that these proposals are acceptable in order that the preferred solution can be engineered and construction drawings prepared.

By copy of this letter can Nicola Lake please confirm that:

i) this matter can be dealt with under the extant planning permission, and;
ii) these solutions satisfy planning condition 17 it can be released.

We look forward to hearing from you shortly.

Should you need to discuss any matter in greater detail, please do not hesitate to contact the undersigned.

Yours sincerely

Jeremy Muscroft
STUART MICHAEL ASSOCIATES LIMITED

Encl

cc: Hugo Haig – Bewley Homes
Robert Miles – Bewley Homes
Nicola Lake – Planning Officer, WDC

Our Ref: 1452/JM/sb

Environmental Services Department
Wokingham District Council
PO Box 153
Shute End
WOKINGHAM
Berkshire RG40 1WL

For the attention of Mr S Auton

STUART MICHAEL ASSOCIATES
CONSULTING ENGINEERS
29 KINGFISHER COURT, HAMBRIDGE ROAD, NEWBURY
BERKSHIRE, RG14 5SJ
TEL: 01635 551511 FAX: 01635 550405
E-MAIL: mail@stuartmichael.co.uk

3 July 2001

Dear Mr Auton

Re: 34 Pound Lane, Sonning

Further to our letter dated 26 June 2001 please find attached an AutoCAD drawing of sketches 1452.SK2 and SK3.

As previously stated I should be most grateful if you could confirm, as a matter of urgency, that these proposals are acceptable from both a highway and planning point of view.

In order to expedite matters I shall contact you to arrange a meeting with yourself and your planning colleagues.

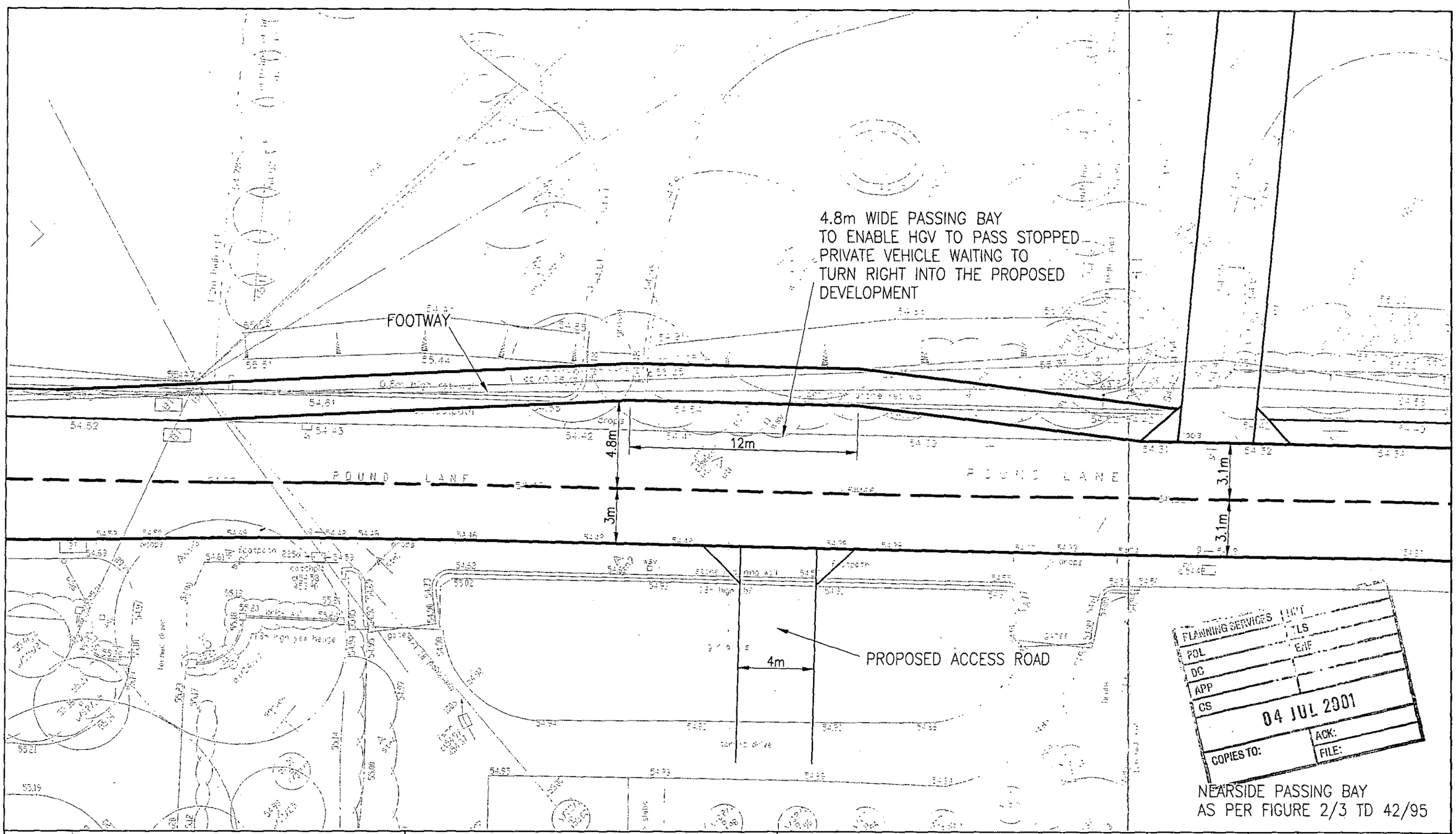
Yours sincerely

Jeremy Muscroft
STUART MICHAEL ASSOCIATES LIMITED

Encl

cc: H Haig Esq – Bewley Homes Plc
R Miles Esq - Bewley Homes Plc
N Lake – Wokingham District Council

Stuart Michael Associates Ltd. Registered in England & Wales No: 3739154
Registered Office: 29 Kingfisher Court, Hambridge Road, Newbury, Berkshire, RG14 5SJ



PLANNING SERVICES UNIT
POL
DC
APP
CS
04 JUL 2001
COPIES TO:
ACK:
FILE:

NEARSIDE PASSING BAY
AS PER FIGURE 2/3 TD 42/95

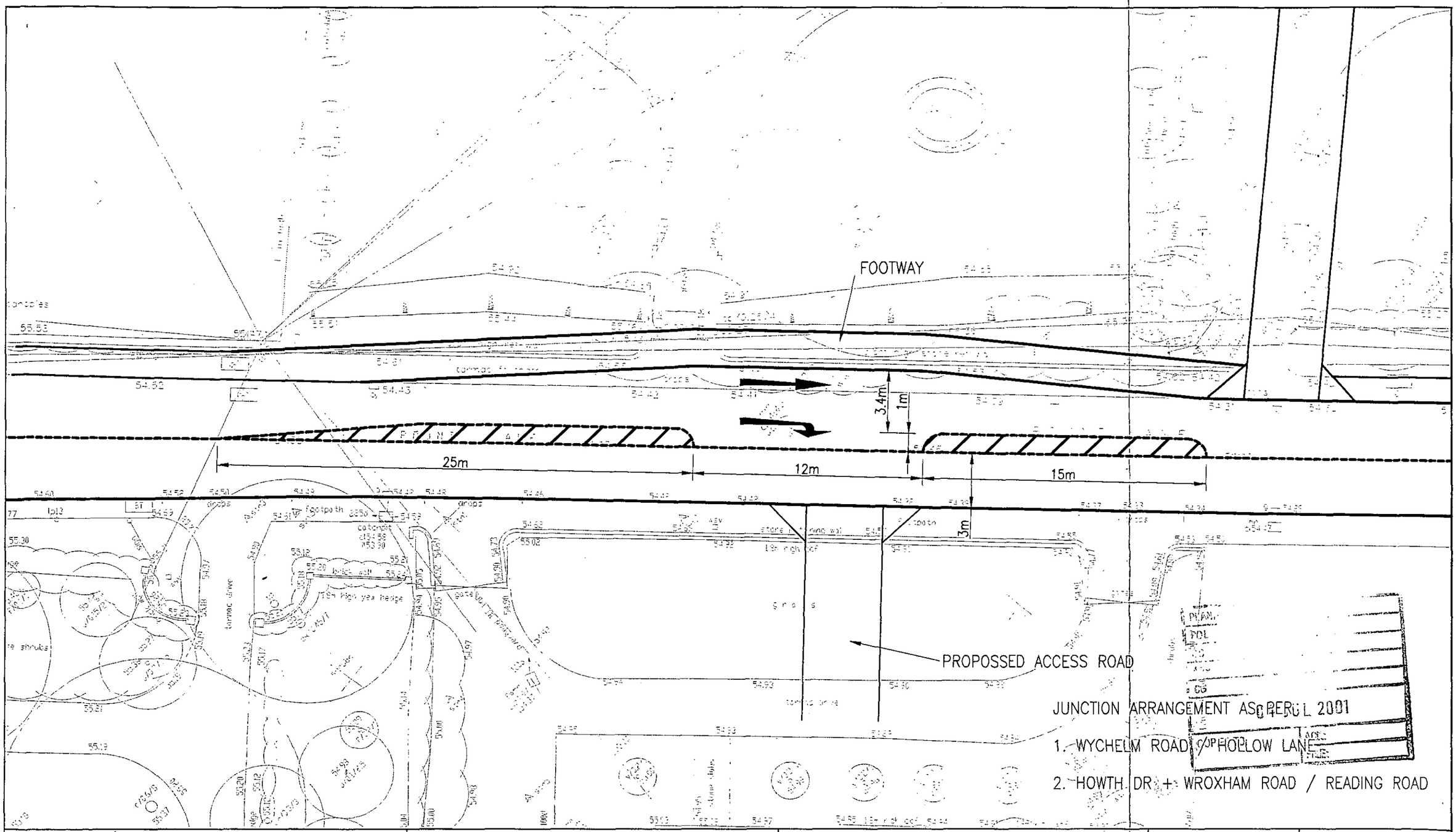
STUART MICHAEL ASSOCIATES
CONSULTING ENGINEERS
29 KINGFISHER COURT, HAMBRIDGE ROAD
NEWBURY, BERKSHIRE, RG14 5SJ
TEL: 01635 551511 FAX: 01635 550405
E-MAIL: mail@stuartmichael.co.uk

Job Title:
34 POUND LANE SONNING

Client:
BEWLEY HOMES

Drawing Title:
POSSIBLE ACCESS ARRANGEMENT No.1

Scale:	Drawn:
1:200	JC
Date:	Checked:
JUNE 01	
Drawing No:	Rev:
1452.SK2	



STUART MICHAEL ASSOCIATES
CONSULTING ENGINEERS
29 KINGFISHER COURT, HAMBRIDGE ROAD
NEWBURY, BERKSHIRE, RG14 5SJ
TEL: 01635 551511 FAX: 01635 550405
E-MAIL: mail@stuartmichael.co.uk

Job Title:
34 POUND LANE SONNING

Client:
BEWLEY HOMES

Drawing Title:
POSSIBLE ACCESS ARRANGEMENT No.2

Scale:	Drawn:
1:200	JC
Date:	**Checked:**
JUNE 01	

Drawing No: 1452.SK3

Rev:

Ian Jordan

From: Ian Jordan
Sent: 13 September 2001 13:38
To: Kate Wells
Subject: S.106 - FECIMUS, ISOMER AND SEGRAVE LODGE, POUND L[redacted]

Importance: High

Your ref: KAW/MM/106/SON/2

Thanks for the memo dated 12.9.2001 instructing us to issue consents 2001/3596 and 3598.

The copy of the LA attached to the memo is an unsigned draft version, could I have a copy of the completed signed one and copies of the agreed draft consents (if you have them) so I can ensure that the final approvals are identical.

Regards,

Ian Jordan

13/9/01 - 14.30

Spoke to Kate, will do send complete LA + agreed drafts ASAP.

IJ

20/9/01

See F/2001/3598 FOR COPY OF LA. (APPLIES TO BOTH APPLICATIONS)

IJW

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT
LEGAL SERVICES

MEMORANDUM

PLANNING SERVICES
13 SEP 2001
ES TO:

FROM: Kate Wells
Trainee Solicitor

MY REF: KAW/MM/106/SON/2
EXT: 6540 D3428

TO: Nicola Lake
Planning

YOUR REF:

DATE: 12th September 2001

FECIMUS, ISOMER AND SEGRAVE LODGE, POUND LANE, SONNING
SECTION 106 AGREEMENT - BEWLEY HOMES PLC
PLANNING APPLICATION NOS. F/2001/3596 AND F/2001/3598

Please find attached a copy of the completed Section 106 Agreement. I would be grateful if you would now issue the planning consent.

Many thanks.

Kate

Enc.

DATED 11th September 2001

WOKINGHAM DISTRICT COUNCIL

and

BEWLEY HOMES PLC

AGREEMENT

under Section 106 of the Town and Country Planning Act 1990
and Section 111 of the Local Government Act 1972
Pound Lane, Sonning, Berkshire
Planning Application Numbers F/2001/3596 and F/2001/3598

T.E. Kingswood, Solicitor
Wokingham District Council
Civic Offices, Shute End
Wokingham, Berkshire RG40 1WH

KAW/106/SON/2
mm/S106 Agreement - Bewley

THIS AGREEMENT is made the 11th day of September Two thousand and *one* BETWEEN WOKINGHAM DISTRICT COUNCIL of Civic Offices Shute End Wokingham Berkshire ("the Council") and BEWLEY HOMES PLC whose registered office is at Inhurst House Brimpton Road Baughurst Hampshire ("the Applicant")

WHEREAS:

A. The Applicant is the estate owner in fee simple of the land shown edged red on the plan annexed hereto and known as Fecimus, Isomer and Segrave Lodge Pound Lane Sonning Berkshire ("the Site")

B. On the 20th day of March Two thousand and one the Applicant made an application for planning permission ("Application Nos. F/2001/3596 and F/2001/3598") (duplicate applications) for the erection of six dwellings and the demolition of three dwellings known as Fecimus, Isomer and Segrave Lodge and associated works ("the Development")

C. The Council is the District Planning Authority for the administrative area of the District of Wokingham

D. The Council resolved that SUBJECT to the Applicant entering into this Agreement planning permission should be granted in respect of the Application Nos. F/2001/3596 and F/2001/3598 and the Applicant has agreed to enter into this Agreement conditionally upon planning permission being granted in respect of Application Nos. F/2001/3596 and F/2001/3598 a copy of the permission being annexed to this Agreement

E. This Agreement is entered into pursuant to the provisions of Section 106 of the Town and Country Planning Act 1990 (as amended) ("the 1990 Act") and Section 111 of the Local Government Act 1972 whereby the Council is empowered to enter into agreements for various purposes in connection with the development of land and otherwise as more particularly set out in the Statutory Provisions

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. This Agreement is made in pursuance of the Statutory Provisions and all other powers enabling the Council in this behalf and is a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 (as substituted) which planning obligation is enforceable by the Council

2. Words in this Agreement importing the singular meaning shall where the context so admits include the plural meaning and vice versa

3. Words in this Agreement of the masculine gender shall include the feminine and neuter genders and vice versa and words denoting natural persons shall include corporations and vice versa

4. The Applicant so as to bind each and every part of the Site into whosoever hands the same may come jointly and severally hereby covenants with the Council as follows:

4.1 Prior to the first occupation of any of the dwellings constructed pursuant to the Development to provide a right turn lane in accordance with a scheme approved by the Council (such approval not to be unreasonably held or delayed) in accordance with the plan annexed hereto or similar plan ("the Lane") and to lay out the Lane to the satisfaction of the Council

4.2 To pay to the Council prior to commencement of the Development the sum of TWENTY THOUSAND POUNDS (£20,000) index-linked to be used by the Council as a contribution towards highway safety measures and/or The Safer Routes to Schools Scheme and/or towards local sustainable transport initiatives

4.3 To pay to the Council on the execution of this Agreement the Council's reasonable legal fees for the preparation of this Agreement

5. IT IS HEREBY FURTHER AGREED AND DECLARED by and between the parties hereto as follows:

5.1 All the sums referred to in this Agreement shall be subject to increase by the percentage change in the figures shown in the Index of Retail Price (All Items) published by or on behalf of H M Government from the date of this Agreement until the date of payment

5.2 The expression "the Applicant" and "the Council" shall include their respective successors in title and assigns

5.3 The covenant on the part of the Applicant contained in this Agreement shall not be enforceable against individual purchasers or lessees of dwellings on the Development

5.4 In this Agreement where any matter falls to be agreed between the parties or a test of reasonableness falls to be applied in respect of any matter or a dispute within three months from the date when it falls to be decided (or such longer period as herein provided) the question shall be referred on the application of either party for the determination of a single expert to be agreed between the parties within a further period of one month or in the absence of such agreement to be appointed by the President for the time being of the Royal Institute of Chartered Surveyors on such terms as to the liability and remuneration of such experts as the President shall direct and the determination of the expert shall be final and binding upon the parties

5.5 This Agreement shall be registered in the Council's Register of Local Land Charges immediately on completion thereof

5.6 The Council will effect a cancellation of any entry made in the Local Land Charges Register in regard to this Agreement forthwith after the obligations of the Applicant hereunder have been wholly performed or discharged

IN WITNESS whereof the parties hereto have affixed their Common Seals the day and year first before written

THE COMMON SEAL of
WOKINGHAM DISTRICT COUNCIL
was hereunto affixed in the presence of:

Solicitor

THE COMMON SEAL of
BEWLEY HOMES PLC
was hereunto affixed in the presence of:

Director

Secretary

Tel: (0118) 974 6481

Date:

My ref: F/2001/3596

CONFIDENTIAL

Councillor N Rose
Spinney Side
Holme Park Farm Lane
Sonning
Berks
RG4 6SX

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/2001/3596
Isomer, Facimus And Segrave Lodge, Pound Lane, Sonning, Reading.
Proposed erection of 6 detached dwellings with garages and parking. Demolition of existing dwellings (Duplicate Application).

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 **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2001/3596**
Isomer, Facimus And Segrave Lodge, Pound Lane, Sonning, Reading.
Proposed erection of 6 detached dwellings with garages and parking. Demolition of existing dwellings (Duplicate Application).

Transfer: Yes ☐ No ☐
Reason for Transfer:
_____
_____

Signed: _____ Date: _____

Councillor N Rose

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3596
CASE OFFICER: Nicola Lake

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Received by Wokingham District Council

Application No: F/2001/3596

Proposal:
Proposed erection of 6 detached dwellings with garages and parking. Demolition of existing dwellings (Duplicate Application).

Location:
Isomer, Facimus And Segrave Lodge, Pound Lane, Sonning, Reading.

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 Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/04/2001. 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

28 March 2001

Application No	Received	Sonning	Listed By
F/2001/3596 F/2001/3598	20.03.01		Cllr Rose.

Applicant: **Bryant Homes (Thames Valley)Ltd.**
Location : **Isomer, Fecimus and Segrave Lodge, Pound Lane, Sonning.**
Proposal : **Proposed demolition of 3 dwellings and erection of 6 dwellings with revised access. (duplicate applications).**

1. **Planning History** – The site is located on the southern corner of the Woodley/Sonning A4 roundabout, within the identified settlement. The site currently contains three detached dwellings. Isomer which is the existing dwelling to the north of the site is accessed off Holmemoor Drive, while Fecimus and Segrave Lodge both front and access onto Pound Lane. Isomer and Fecimus are both newer dwellings which were originally granted planning permission in the early 1960's. A planning application to erect a bungalow and garage to the rear of Segrave Lodge was refused permission and dismissed on appeal in 1982. A previous application for 6 dwellings was recommended for approval in the Development Control Committee agenda of the 28 February 2001. However, the application was withdrawn prior to the committee due to contractual difficulties.

2. **Proposal** – The proposed development is for the demolition of the existing three dwellings and the erection of three replacement and three additional new dwellings. The proposed dwellings would be two storey, five bedroomed, detached houses with double garages. Five of the dwellings would be accessed from a shared drive, which would adjoin Pound Lane, while the proposed dwelling on plot 6 would access directly onto Holmemoor Drive which is a private road.

   This application was listed for determination by the Development Control Committee by Cllr Rose, who is concerned about the potential impact upon the neighbouring properties. The application would also require a legal agreement due to a financial contribution towards local highway improvements and sustainable transport initiatives.

3. **Consultations** -
   - ***Sonning Parish Council:*** Recommend refusal (see attached comments).
   - ***Trees & landscaping:*** No objection subject to conditions.
   - ***Highways:*** No objection subject to a financial contribution and conditions.
   - ***Environment Agency:*** No objection subject to conditions.
   - ***Environmental Health:*** Concerned over noise from the A4.
   - ***Letters:*** There has been three letter of objection and one of support from local resident. The objection can be summarised as follows:
     - Impact upon the character of the area.
     - Impact upon the privacy of adjacent dwellings.
     - Precedent for future such development.
     - Impact upon highway safety.

4. **Appraisal** – Main Issues:

A. Principle of Development. (Policy H5 of the Berkshire Structure Plan; Policy LH1 of the Loddon Area Local Plan; Policy WH6 and Housing Density Policy of the Wokingham District Local Plan (Deposit Draft) as modified.
B. Housing Mix and Density. (Policies H5 and H9 of the Berkshire Structure Plan; Policies LH1, LH8 and LBE5 of the Loddon Area Local Plan; Policies WH6 and the Housing Density Policy of the Wokingham District Local Plan (Deposit Draft) as modified.
C. Impact upon the residential amenity of the neighbouring dwellings. (Policies LBE1, LBE2 and LBE5 of the Loddon Area Local Plan; Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.
D. Impact upon the character and appearance of the surrounding area. (Policies LBE1, LBE2 and LBE5 of the Loddon Area Local Plan; Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.
E. Impact upon Highways Safety. (Policies LT5 and LT6 of the Loddon Area Local Plan; WT6 and WT7 of the Wokingham District Local Plan (Deposit Draft) as modified.
F. Concerns of Residents and Sonning Parish Council.

A. Principle of Development.

The site is located within the identified settlement where development is usually acceptable in principle, subject to meeting the other policies within the District's development plans. The site is 'previously-used land' as it is currently existing dwellings and garden areas. Therefore, the principle of development would be in accordance with the guidance as outlined, in PPG3 – Housing and the Council's development plans.

B. Housing Mix and Density.

The site is approximately 0.77 hectares. As such the proposed development would have a resultant density of 8 houses per hectare. This would be far less than the target density as suggested within 'Planning Policy Guidance Note 3 – Housing' and the District's Housing Density Policy of 30 houses per hectare on sites greater than 0.3hectares. However due to the character of the area, highway safety issues and the existing trees, a higher density would be inappropriate.

C. Impact upon the residential amenity of the neighbouring dwellings.

The proposed dwellings would all be frontage houses, with garden area to the rear. The dwelling which adjoins the southern boundary of the site is The Gables, 36 Pound Lane. This is a two storey dwelling which has been recently extended to create a garden store to the back of the existing garage, with a first floor pitched roof, side and rear extension above the garage and kitchen to create a fifth and sixth bedroom. The proposed development on plot 1 would be the closest dwelling to number 36. There would be a minimum gap of 4.5m between the side of number 36 and the proposed dwelling. The rear of plot 1 would project out a maximum of 1.5m from the original rear building line of the closest part of number 36. The proposed front garage and connecting area would project out by 8.5m forward of number 36. However the garage would be single storey with a pitched roof, which would slope away from the adjacent

dwelling. This together with the gap between the two dwellings would mean that there would be no overshadowing or overbearing. The proposed dwelling on plot 1 would have two first floor, side facing windows, both of which would serve bathrooms, and as such could be conditioned to be obscure glazed.

The existing dwelling which adjoins the site to the north is Athelstan House, which is also a two storey dwelling, that is accessed off Holmemoor Drive. The prpposed dwelling on plot 6 would be set at an angle to Athelstan House, with a minimum gap of 13m between the proposed and existing dwellings, within which is located the existing garage of Athelstan House. The proposed garage for plot 6 would be located further forward and within the wider gap between the dwellings and would be a minimum of 11m from Athelstan House. The proposed dwelling on plot 6 would have two first floor side facing windows. Again both windows would serve bathrooms and could be obscure glazed and would face towards the front area of the dwelling. The dwellings on plots 1-5 would be a minimum of 29m from the rear boundaries of the sites. Plot 6 would be set at an angle with its shared boundary, with only oblique views of the neighbouring properties garden areas.

The Environmental Health officer is concerned about the potential impact of noise and disturbance from the railway line and the A4. However the proposed dwellings would not be materially closer to either of these potential noise generators than the existing houses within the vicinity. Therefore a condition requiring suitable noise and vibrations attenuation measures would help to limit their impact upon the residential amenity, to an acceptable level.

The proposed development would not result in overlooking, overshadowing or overbearing. Hence there would be no significant detrimental impact upon the residential amenity of the neighbouring dwellings.

D. <u>Impact upon the character and appearance of the surrounding area.</u>
The site is located at the far end of the south section of Pound Lane. The site is located within the southern corner of the A4 Sonning/Woodley roundabout. The character of the area is one of large substantial houses set well within their own sites and back from the road and usually with large gaps between the houses. However a number of these gaps have been eroded or infilled by recent extensions to some of the existing dwellings. The proposed development would result in the doubling of the number of dwellings on the site, from three to six. However due to the shape and size of the site, the proposed development would still be able to maintain gaps between the properties. The largest of the gaps would be approximately 12m wide with a single storey garage located within it, while the smallest gap would be approximately 3m. The proposed dwellings would be set at similar distances from the roads as the existing dwellings, and would retain the current street pattern and frontage landscaping.

The area has a green character, with established mature and semi-mature landscaping, within which the existing dwellings are set. This helps to create a link between the urban and rural areas through which the (A4) Bath Road passes. While the proposed development would result in the loss of some of the existing trees, the Landscaping and Tree Officers are satisfied that the proposed development, subject to the imposition of suitable conditions requiring a landscaping scheme and the protection of the trees that are to be

retained during construction, would have no significant detrimental impact upon the quality of the existing landscaping.

Therefore the proposed development would be in keeping with the character and appearance of the surrounding area, and in accordance with the policies of the District's development plans.

E. Impact upon Highway Safety.
Since the original application was submitted for determination, there have been a number of alterations to the A4 Sonning/Woodley roundabout and the reduction of the speed limit passing through this area of the A4. The developer has agreed to provide a right turn lane to serve the new development as indicated on the drawing.

The Highway Officer is satisfied that the proposed development subject to a £20,000 contribution towards highway safety measures, safe routes to school and local sustainable transport initiatives, together with the right turn lane, would have no significant detrimental impact upon the safety of the surrounding highway network.

F. Concerns of Residents and Sonning Parish Council.
The concerns of the local resident and the Parish Council have been noted and some have been addressed in the above appraisal. However, the local resident and the parish council have raised the issue of the proposed development setting a precedent for further such proposals should the application be allowed. However each application must be determined on its own merit, on a case by case basis.

5. **Conclusion** – The proposed development would have no significant detrimental impact upon the residential amenity of the neighbouring dwellings and the character and appearance of the surrounding area. The highway authority are also satisfied that subject to conditions and the contributions towards highway safety improvements and local transport initiatives, there would be no detrimental impact upon the highway safety of the surrounding road network. As such the proposed development would be in accordance with the policies of the District's development plans.

6. **Recommendation** – To GRANT planning permission subject to a legal agreement for the provision of contributions as outlined in section E above and the following conditions:

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

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.

3. The development shall not commence until details of all boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the

development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor or above hereby permitted except for any which may be shown on the approved drawing(s).

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

6. Works related to the demolition and construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays

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

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

9. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

10. 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.

11 Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

12. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.

13. The existing vehicular access to the site shall be stopped up and abandoned, to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

14. 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 on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the end of the first available planting season.

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

16. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

17. The right turn lane shall be provided prior to the occupation of the first dwelling on the site.

18. Development shall not begin until a scheme for the protecting the proposed dwellings and gardens/private amenity open space from noise vibration from the railway lines and noise from traffic adjacent to the proposed development has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be completed before any dwelling hereby approved is occupied. The proposed scheme shall be retained and maintained for the duration of the use.

19. The first floor, west elevation windows in the dwelling on plot 6 and the first floor, south east elevation window in plot 1 shall not at any time be glazed other than with obscure glass. They shall be fixed shut and be permanently so retained thereafter.

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

4. To safeguard the residential amenity of the neighbouring dwellings.

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

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

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

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

9. To safeguard visual amenities.

10. To prevent queuing and parking off site, in the interests of highway safety and convenience.

11, 12 & 13. In the interests of highway safety and convenience.

14 & 15. In the interests of visual amenity.

16. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

17. In the interests of highway safety and convenience.

18. To safeguard the residential amenity of the future occupiers.

19. To safeguard the amenity of the adjacent dwellings.

Informatives.

1. 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: H5, H9.
   Loddon Area Local Plan: LH1, LH8, LBE1, LBE2, LBE5, LT5, LT6.
   Wokingham District Local Plan: Housing Density Policy, WH6, WOS3, WBE1, WBE11, WT6, WT7.

Nicola Lake.

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION. APPLICATION No. F/2001/3596 & 3958

Officer NICOLA LAKE

Parish SONNING.

Proposal DEMOLITION OF 3 DWELLINGS & ERECTION OF 6 DETACHED DWELLINGS WITH GARAGING AND PARKING (DUPLICATE APPLICATION)

Address ISOMER, FECIMUS, & SEAGRAVE LODGE POUND LANE

Applicant BEWLEY HOMES Plc PHILLIP DESIGN ASSOCIATES.

The Parish Council has the following comments.

1. This application replaces an earlier application which caused great concern amongst residents and Parish Councillors. A similar application located within yards of this site is currently being considered by WDC. There are strong objections to both proposals.

2. The existing location is predominantly one of large houses set on large open plots. This proposal, if allowed, would completely change the nature of the area and set a very dangerous precedent, opening the floodgates for similar proposals. The numbers and size of houses in the current proposal is completely unacceptable.

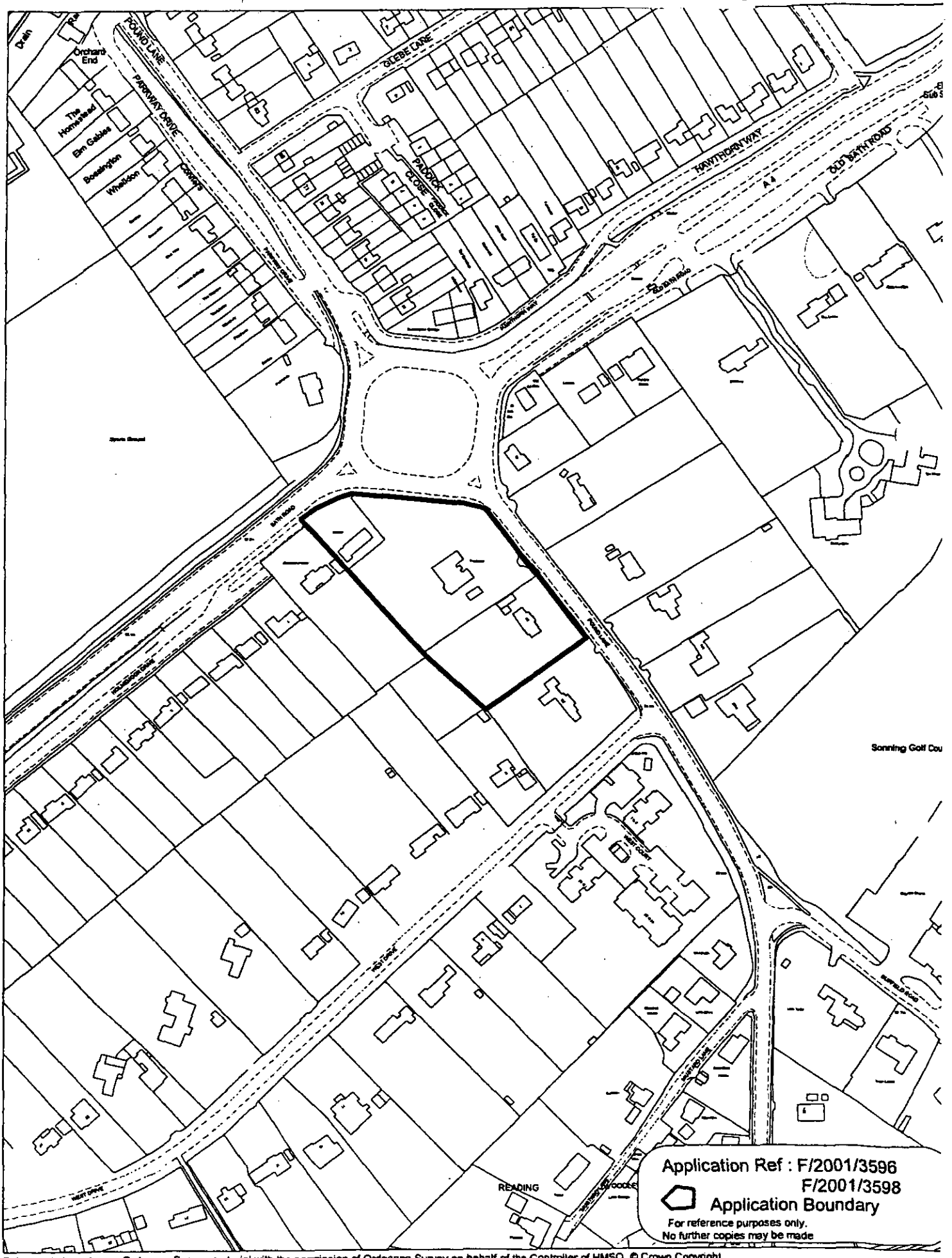
3. The properties if built will be much closer to adjoining properties than at present and will effectively reduce the privacy currently enjoyed by those large individual residences so typical of the area. Plot one, although further away for Althelstone House than the dwelling it replaces, is two storey rather than the single storey.

4. If this and other similar developments were allowed in Sonning it would soon double in population, completely changing the pattern of the village, but not providing the infrastructure necessary to support such an unwelcome increase.

5. The site lines are very poor leading onto a very busy and constantly used narrow road. The proposal would double the amount of vehicular activity in an area where traffic is known to travel at speed. This proposal would only serve to exacerbate existing, considerable traffic problems.

For the above reasons, Sonning Parish Council urges Wokingham District Council to refuse this application.

Lesley Bates (Clerk to the Council) 11 April 2001



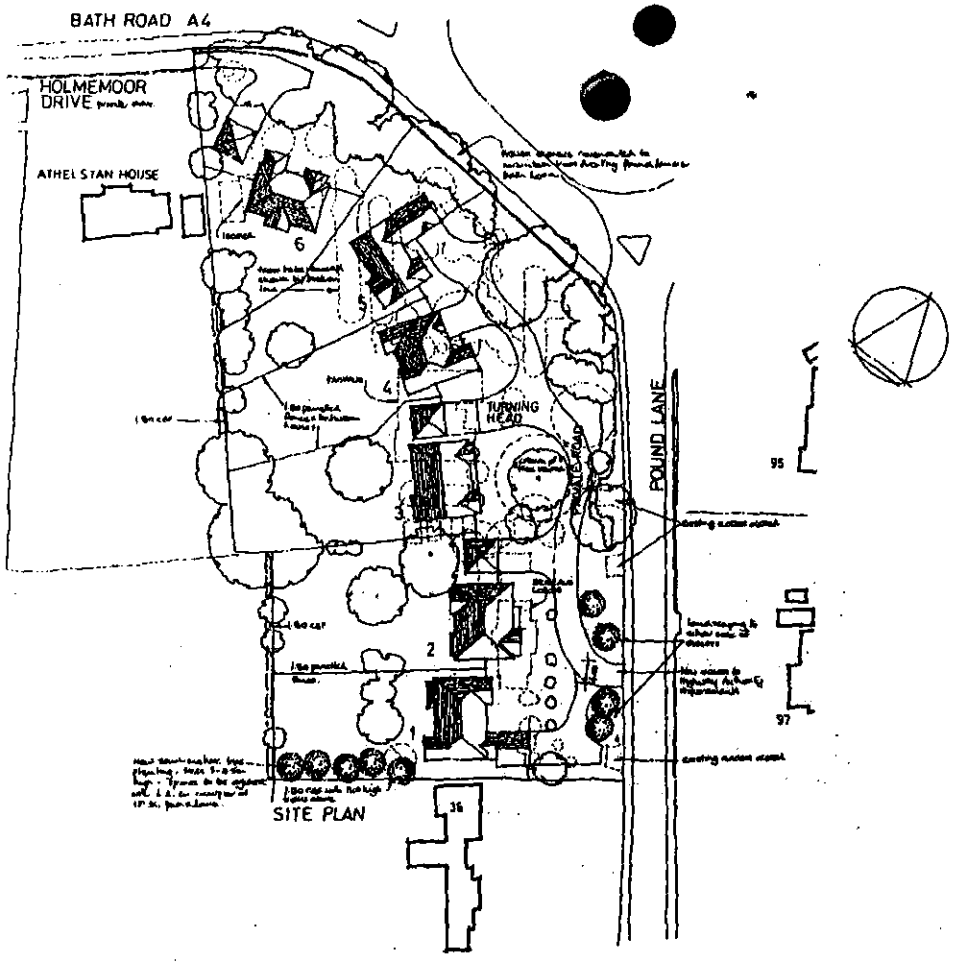
This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

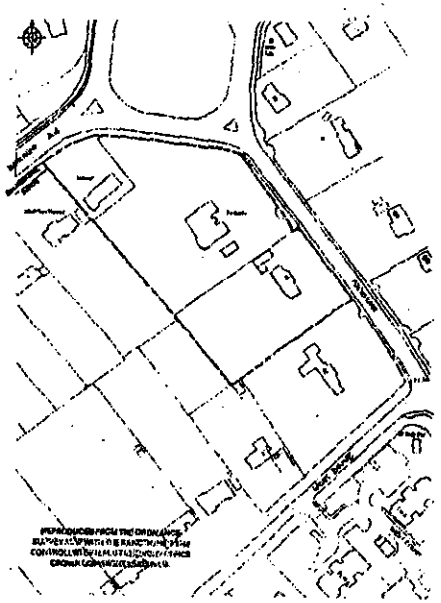
Development Control Section, Environmental Services, Wokingham District Council.

23 May 2001

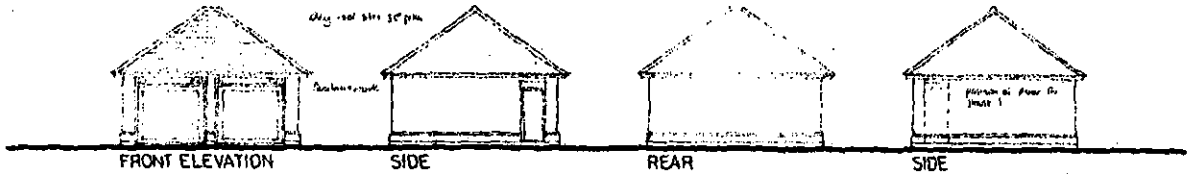
Scale: 1 : 2500

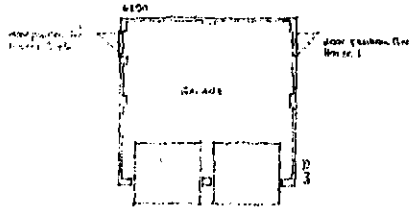
3490



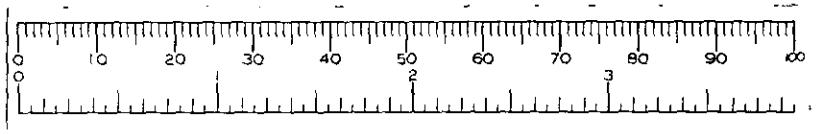


LOCATION PLAN





PLAN



REVISED PLAN
3596
3598

project
SEGRAVE LODGE + FACIMUS
POUND LANE
SONNING

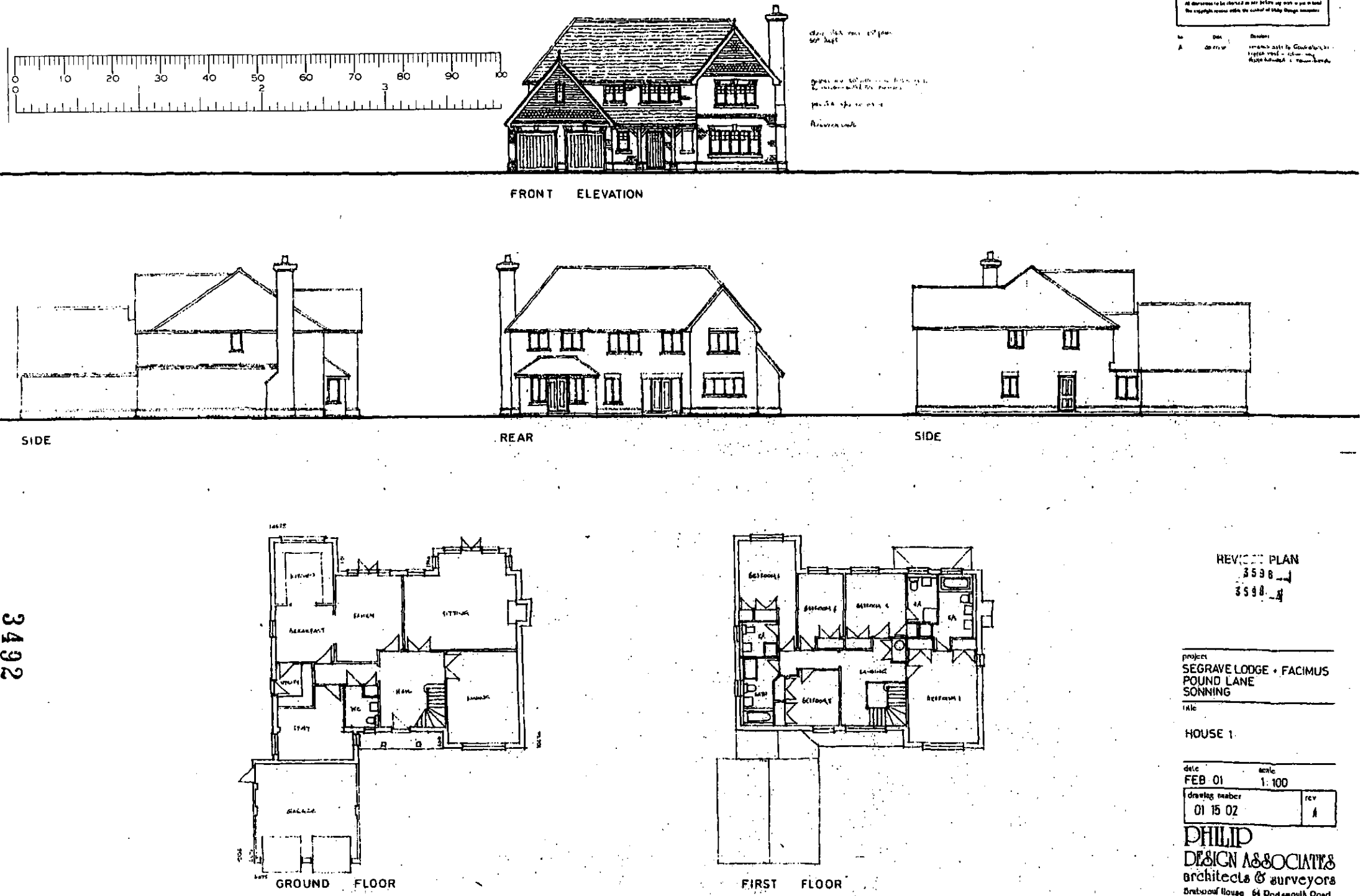
title
LOCATION PLAN
SITE PLAN
GARAGES

date FEB 01
scale 1:100 · 500 · 1250

drawing number 01 15 01
rev. A

PHILIP
DESIGN ASSOCIATES
architects & surveyors
Brabeouf House 44 Portsmouth Road

3491



REVISED PLAN
3598
3598

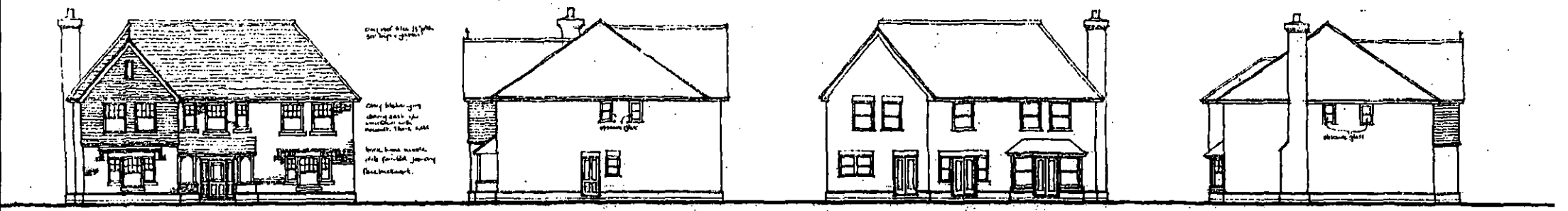
project
SEGRAVE LODGE + FACIMUS
POUND LANE
SONNING

title
HOUSE 1

date FEB 01
scale 1:100
drawing number 01 15 02
rev A

PHILIP
DESIGN ASSOCIATES
architects & surveyors
Brabouf House 64 Portsmouth Road
Guildford Surrey GU2 5DU

3492

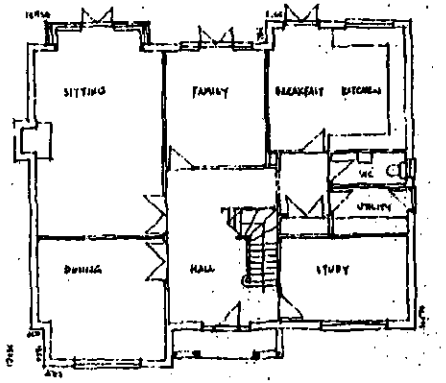


FRONT ELEVATION

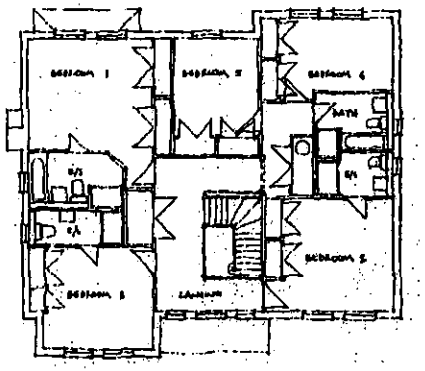
SIDE

REAR

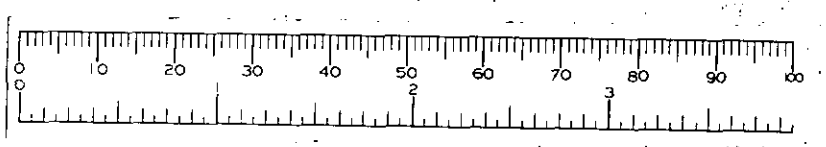
SIDE



GROUND FLOOR



FIRST FLOOR



3493

REVISED PLAN
3596-4

3596-4

project
SEGRAVE LODGE, FACIMUS
POUND LANE
SONNING

title
HOUSE 2

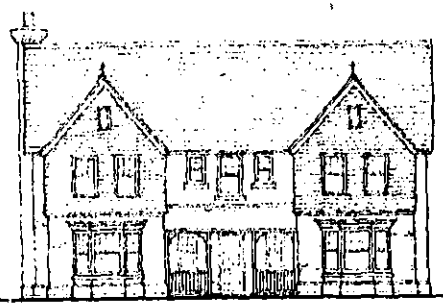
date
FEB. 01

scale
1: 100

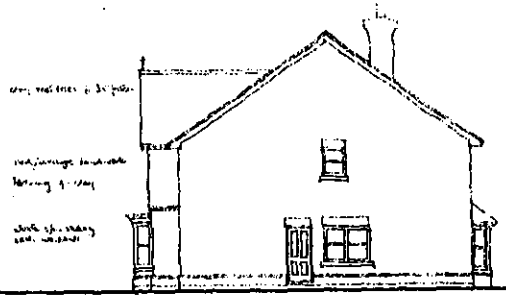
drawing number
01 15 03

rev.
A

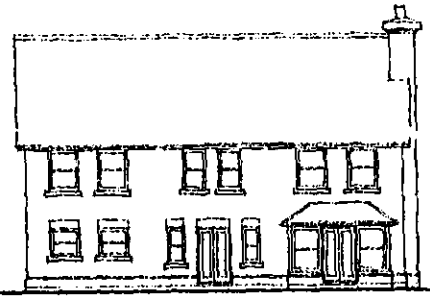
PHILIP
DESIGN ASSOCIATES
architects & surveyors
Drabocuf House 64 Portsmouth Road



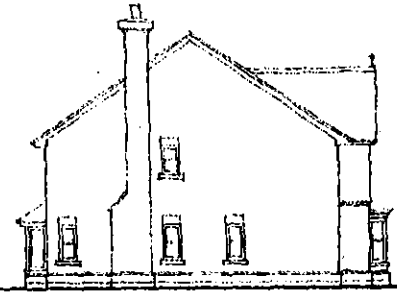
FRONT ELEVATION



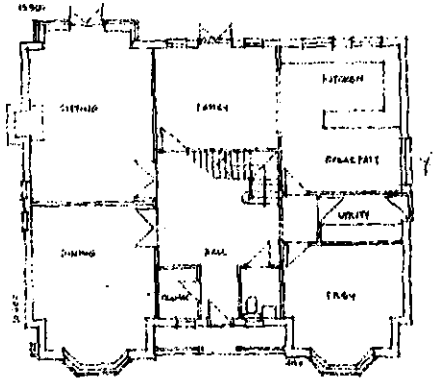
SIDE



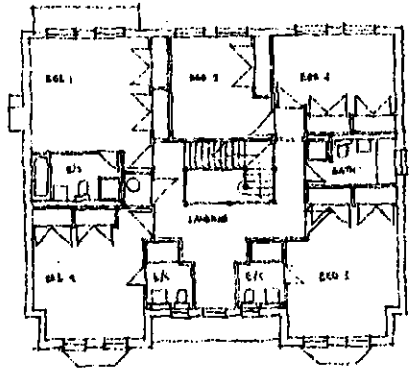
REAR



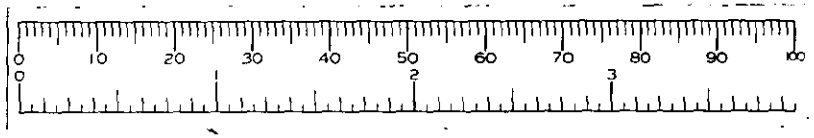
SIDE



GROUND FLOOR



FIRST FLOOR



3494

REVISED PLAN
3596_1
3596_4

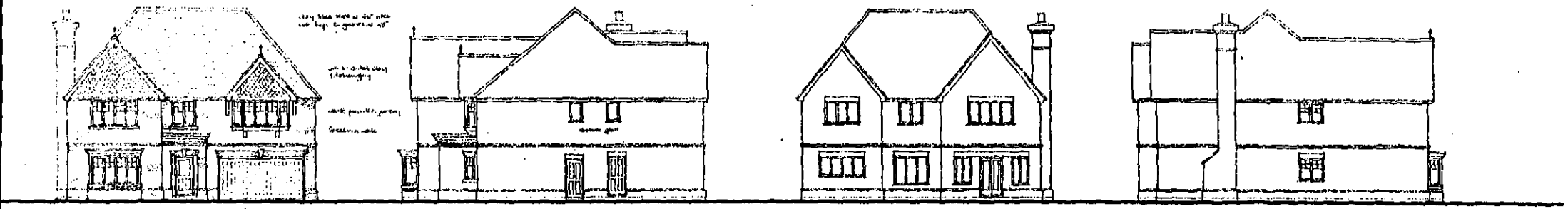
project
SEGRAVE LODGE + FACIMUS
POUND LANE
SONNING

title
HOUSE 3

date FEB 01 scale 1: 100

drawing number 01 15 04 rev A

PHILIP
DESIGN ASSOCIATES
architects & surveyors

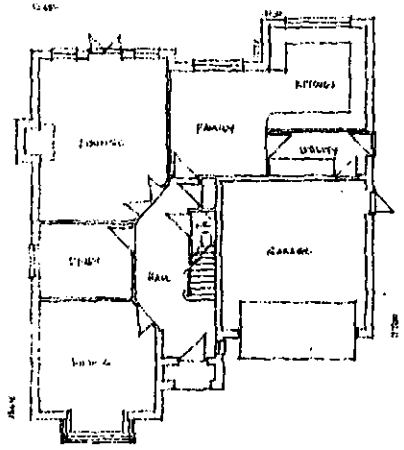


FRONT ELEVATION

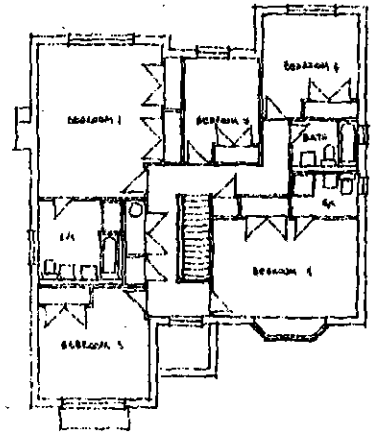
SIDE

REAR

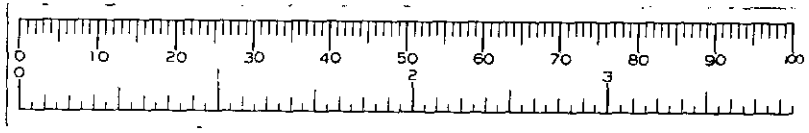
SIDE



GROUND FLOOR



FIRST FLOOR



REVISED PLAN

project
SEGRAVE LODGE • FACIMUS
POUND LANE
SONNING

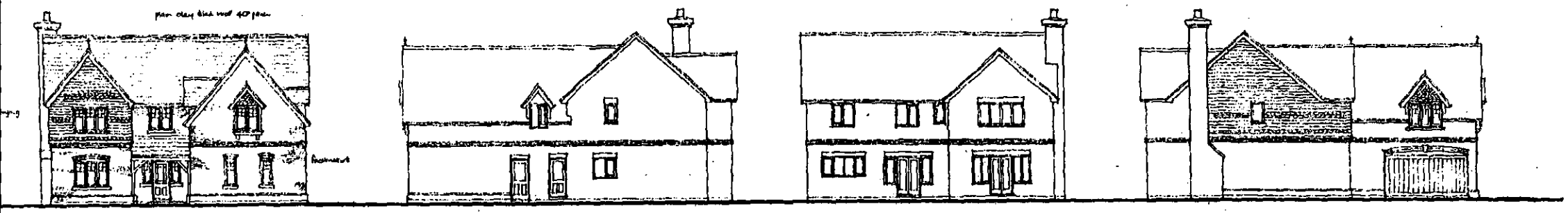
title
HOUSE 4

date FEB 01 scale 1: 100

drawing number 01 15 05 rev. A

PHILIP
DESIGN ASSOCIATES
architects & surveyors
Orchard House 64 Portsmouth Road
Guildford Surrey GU2 5DU

3492

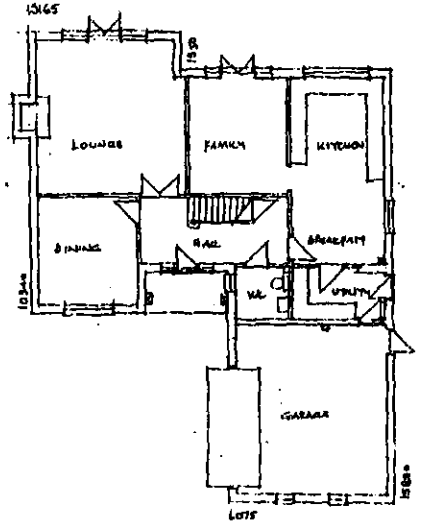


FRONT

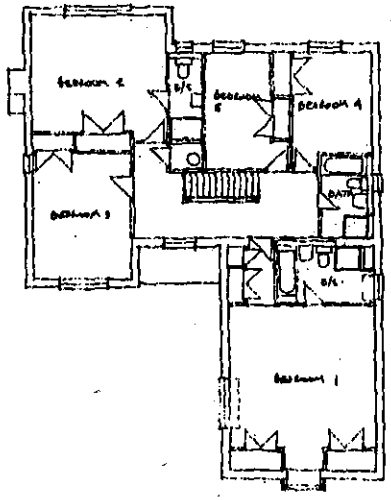
SIDE

REAR

SIDE



GROUND FLOOR



FIRST FLOOR

3496

REVISED PLAN
3598_A
3598_B

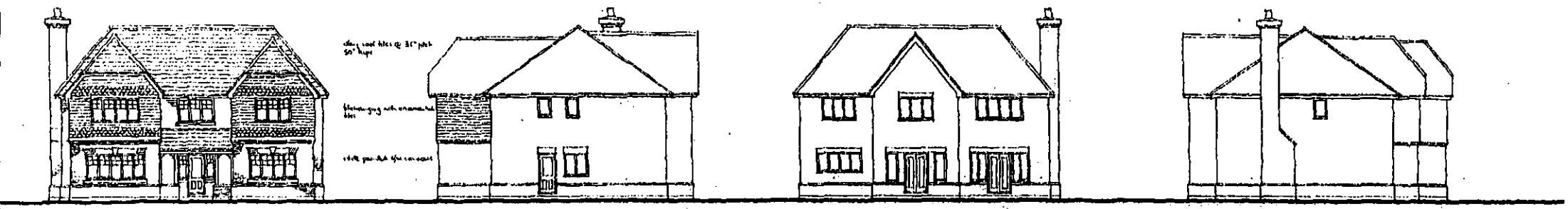
project
SEGRAVE LODGE + FACIMUS
POUND LANE
SONNING

title
HOUSE 5

date FEB 01
scale 1:100

drawing number 01-15 06
rev. A

PHILIP
DESIGN ASSOCIATES
architects & surveyors
Brabourf House 64 Portsmouth Road

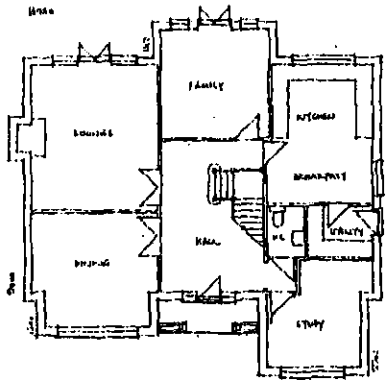


FRONT ELEVATION

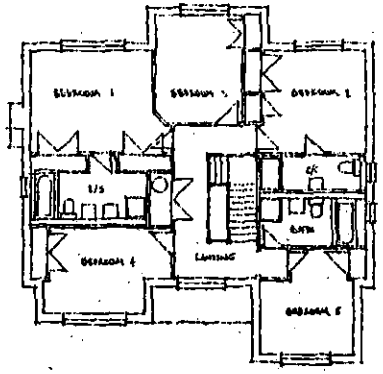
SIDE

REAR

SIDE



GROUND FLOOR



FIRST FLOOR

REVISED PLAN
3598
3598

project
SEGRAVE LODGE + FACIMUS
POUND LANE
SONNING

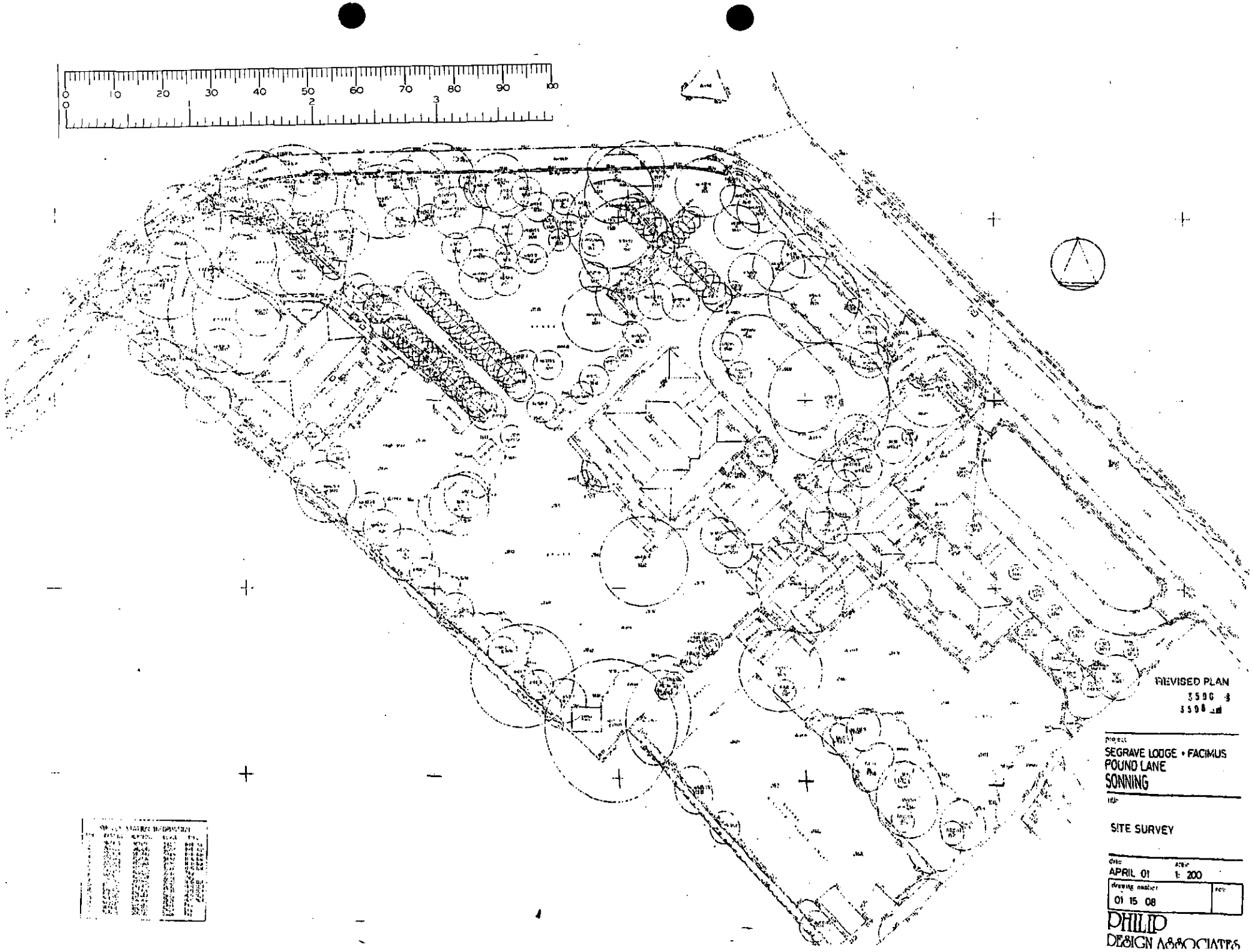
title
HOUSE 6

date FEB 01
scale 1:100

drawing number 01 15 07
rev. A

PHILIP
DESIGN ASSOCIATES
architects & surveyors
Brabeuf House 64 Portsmouth Road
Guildford Surrey GU2 5DU

34967


0 10 20 30 40 50 60 70 80 90 100
0 1 2 3
REVISED PLAN
project
SEGRAVE LODGE • FACIMUS
POUND LANE
SONNING
title
SITE SURVEY
date
APRIL 01
scale
1: 200
drawing number
01 15 08
rev
PHILIP
DESIGN ASSOCIATES

3498

Tel. 0118 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date. 12 November, 2001
My ref. BC/DC/2001/3596

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

Daniel Lelliott Krauze
35 St Lukes Road
Maidenhead
SL6 7DN

Dear Sirs

PLANNING PERMISSION 2001/3596
SITE: FACIMUS AND SEAGRAVE LODGE, POUND LANE, SONNING

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 2001/3596 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

NICOLA LAKE
Senior Planning Officer

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT
LEGAL SERVICES

MEMORANDUM

24 SEP 2001

FROM: Kate Wells
Trainee Solicitor

MY REF: KAW/MM/106/SON/2
EXT: 6540 D3428

TO: Nicola Lake
Planning

YOUR REF:

DATE: 12th September 2001

FECIMUS, ISOMER AND SEGRAVE LODGE, POUND LANE, SONNING
SECTION 106 AGREEMENT - BEWLEY HOMES PLC
PLANNING APPLICATION NOS. F/2001/3596 AND F/2001/3598

Please find attached a copy of the completed Section 106 Agreement. I would be grateful if you would now issue the planning consent.

Many thanks.

Kate

Enc.

Please find attached duplicate copy for your records. (I believe Ian Jordan dealt with this in your absence)

(Please see F/2001/3598 for 106 Agreement)

failed

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3596	NL.
BUILDING CONTROL NUMBER	FP2001/2218	Central.
~~APPLICANT~~/AGENT	Daniel Lolliott Krause.	
ADDRESS OF SITE	Isomer, Segrave + Felimus Pound Lane SONNING.	
DESCRIPTION OF PROPOSED WORK	6 detached houses. (Site 2) Demolition of existing dwellings	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	G11046/P/202B.	01 15 01 A
ELEVATIONS	attached	~~to BC/DC file~~
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/9/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	2/10/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

M E M O R A N D U M

From: Nicola Lake.
Senior Planning Officer

My Ref: F/2001/3596
F/2001/3598

Ext: 6481

To: Colin Lawley.
Principle Solicitor.

Your Ref:

Date: 12 June 2001

LEGAL AGREEMENT ON THE ERECTION OF SIX DETACHED DWELLINGS AT ISOMER, FECIMUS, SEGRAVE LODGE, POUND LANE, SONNING.

This application was granted planning permission at the Development Control Committee of the 23 May 2001, subject to the signing of a section 106 agreement. The section 106 agreement is to secure the payment of £20,000 towards highway improvements and local sustainable transport initiatives. I have enclosed:

- A copy of the draft decision notice.
- A copy of the application form.
- Section 66 certificate.
- Site plan.

Nicola Lake.

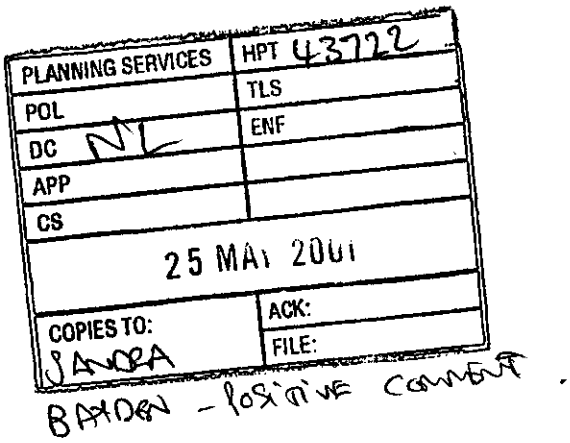
John Mitchell.

BEWLEY
HOMES PLC

Bewley House, Park Road, Esher
Surrey KT10 8NP
Telephone: (01372) 470537 Facsimile: (01372) 464910 www.bewley.co.uk

Our ref: HH/HG/8072

24th May 2001



Ms N Lake
Wokingham District Council
Planning Department
Shute End
Wokingham
RG40 1BN

Dear Nicola,

Re: Isomer, Fecimus and Seagrave Lodge, Pound Lane, Sonning
Application Nos. F/2001/3596 & F/2001/3598
97-99 Pound Lane, Sonning
Application Nos. F/2001/3334 & F/2001/3335

Just a quick line to say thank you very much for your help and assistance in achieving the positive resolution yesterday evening for the above.

I only wish that some of our other applications would travel through the planning system as smoothly as the ones that you have dealt with!

Yours sincerely,

H. Haig

Hugo Haig
Director

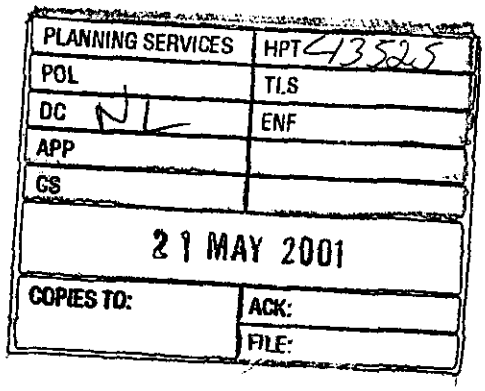
Cc: A. Brooks Esq. – Bewley Homes plc, Inhurst

BEWLEY
HOMES PLC

Bewley House, Park Road, Esher
Surrey KT10 8NP
Telephone: (01372) 470537 Facsimile: (01372) 464910 www.bewley.co.uk

Our ref: HH/HG/8044

18th May 2001



Ms N Lake
Wokingham District Council
Planning Department
Shute End
Wokingham
RG40 1BN

By Fax & Post
0118 974 6484

Dear Nicola,

Re: Seagrave Lodge, Fecimus & Isomer, Pound Lane, Sonning

Just a quick line to say that I have been copied a copy of your Planning Committee Agenda for the 23rd May 2001, and I would like to point out that your index needs to be changed from Bryant Homes, to Bewley Homes! Likewise, I would be grateful if you could bring to everybody's attention that the applicant is Bewley Homes, and not Bryant

I am sure that this is just a typing error, and I hope that the Committee will follow your recommendation.

Kind Regards
Yours sincerely

Hugo Haig
Director

Cc: R. Gandy Esq. – Philip Design Associates
K. Dennis Esq. – Seagrave Lodge

Date: 24 April 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2001/3596

Location: Isomer, Facimus And Segrave Lodge, Pound Lane, Sonning, Reading.

Proposal: Proposed erection of 6 detached dwellings with garages and parking. Demolition of existing dwellings (Duplicate Application).

Applicant: Bewley Homes Plc C/O Philip Design Associates.

Case Officer: Nicola Lake

The new plans show the following: Revised siting of the proposed dwellings and new tree survey. Drawing nos 01.05.01A, 02A, 03A, 04A, 05A, 06A, 07A & 08.

Comments are required by 04/05/2001.

Should you have any queries regarding this application please contact the case officer Nicola Lake on (0118) 974 6481.

Steve's got
originals

DEVELOPMENT CONTROL COMMITTEE 23.5.2001
MEMBERS UPDATE

FORMER TESCO STORES LTD AND MULTI STOREY CAR PARK, ELM RD/DENMARK ST, WOKINGHAM
Application No. F/2001/3459- Pages 3365-3391

Unfortunately Wokingham Town Council's comments were not attached as stated in the agenda. These are now attached. In paragraph G of the appraisal the last sentence of the second paragraph should read "This will be secured by condition".

In addition under "Proposal" the gross floorspace figures should read as follows (changes are highlighted in italic):

OPTION A : Retail and Leisure Scheme

Change of use from A1 retail to D2 assembly & leisure:	4,124m²
Retained in A1 retail use or possible	
Change of use to A3 food & drink (Alexandra Court Unit)	***572m²***
Retained in A1 retail use :	1,189m²
Additional floorspace A1 retial/A3 food & drink (mezzanine)	151m²
Total	***6,036m²***

OPTION B : Retail, Leisure and Office Scheme

Change of use from A1 retail to D2 assembly & leisure:	4,124m²
Change of use from B1(a) office (Alexandra Court Unit)	572m²
Retained in A1 retail use :	1,189m²
Additional floorspace B1(a) office(additional floor and not mezzanine)	365m²
Total	6,250m²

Archaeologist : No archaeological conditions required.

LAND AT MOLE ROAD, SINDLESHAM, WINNERSH
Application No. RM/2001/3129- Pages 3418-3441

The 3rd paragraph of part B. of the appraisal should read as follows:

"The two oak trees at the front of the site near the junction of Gipsy Lane and Mole Road are important in the streetscene and are covered by a Tree Preservation Order. In order to achieve the visibility splay requested by the Highway Authority, the smaller of these two trees would have to be removed. However, as the two trees are close together, it is considered that the loss to the streetscene will be minimal, as the canopy spread of the larger tree will remain. This is the same as in the outline application. The tree will be replaced elsewhere on the site. "

RURALCRAFTS, 374 READING ROAD, WINNERSH
Application Number: O/2001/3517 – Pages 3422-3452

In addition to the Highway contributions mentioned in the report, the applicant has agreed to a contribution of £1020.00 towards library provision in the Parish.

97-99 POUND LANE, SONNING.
Application Number: F/2001/3334 &F/2001/3335. Pages 3453-3480.

An appeal has now been lodged against non-determination of application F/2001/3335. The appeal will take the form of a Hearing and the statement is due on the 21 June 2001.

Two additional conditions have also been recommended:

18. The existing vehicular accesses to the site shall be stopped up and abandoned and footway crossing shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

19. A 2m high closed board fence shall be erected along the length of the boundary between the application site and number 95 Pound Lane, prior to the commencement of other works on the site and shall thereafter be retained.

ISOMER, FECIMUS AND SEGRAVE LODGE, POUND LANE, SONNING.
Application Number: F/2001/3596 & F/2001/3598. Pages 3481-3498.

In the first section of the report the applicants are incorrectly stated as Bryant Homes Ltd. The applicants are instead Bewley Homes.

ST PAUL'S C OF E JUNIOR SCHOOL, OXFORD ROAD, WOKINGHAM
Application Number F/2001/3693 – Pages 3499-3503

Since the report was written, comments have been received from Wokingham Town Council who have no objection to the application. Two letters have been received from local residents, one in support and one objection. The applicant has also sent a letter and copies of correspondence to members of the Development Control Committee.

PARK FARM, PARK LANE, FINCHAMPSTEAD
Application F/2001/3687

I additional letter of objection and 1 letter in connection with the revised plans received – No new points raised in addition to those reported in the agenda.

ORCHARD COTTAGE, THE VILLAGE, FINCHAMPSTEAD
Application F/2001/3616

On O.S. based plan on page 3518 of the agenda, Orchard Cottage is not shown.
Corrections to paragraph 4A of the agenda report:
First para., line 6 – delete 1.4 insert 1.7m.
Second para., line 3 delete 'and 3m'. Line 4 delete 2.3m/5m.....Popular Point. Insert '2m between The Forge and Little Orchard and 2.5m between Little Orchard and 2.5m between Little Orchard and Popular Point.'

YEWGATE, REMENHAM HILL, REMENHAM.
Application Number: F/2001/3179. Pages 3538-3553.

An additional condition is recommended to prevent the infilling under the covered pavilion, walkway and porch.

9. The open elevations of the hereby approved pavilion, porch and walkway shall not be enclosed, in part or whole, at any time without the permission in writing of the Local Planning Authority.

   Reason: To safeguard the open character and amenity of the Green Belt.

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Mrs B Polnik

Application Number: F/2001/3459

Proposal: Proposed change of use of part of store from (A1) retail to (D2) leisure and part of building from (A1) retail to (A3) restaurant with insertion of mezzanine floor or alternatively B1 office use with mezzanine floor, external and internal alterations plus demolition and relocation of public toilets.

Site Address: Former Tesco Stores & Multi storey Car Park, Elms Road/Denmark Street, Wokingham

Applicant: Axa Equity & Law C/O Kemp Muir Wealleans

Your observations are required in respect of this application **by 31/03/01**

At its meeting on 20 March 2001, the Planning & Transportation Committee resolved to make the following observations:

- **object to the relocation of the public toilets to the first floor – they are an amenity for the town and as such should be easily accessible at ground level.**
- **concerned that there may be restrictions on the use of the Elms Road car park – will it still be open for general public use or only for use by customers of the new facilities as is implied on the application form where it states that the 'provision for parking' for the development is 304 spaces.**
- **disappointed at the small amount of retail usage in the proposal**

SIGNED: _____ **DATE:** 26/03/01

CLERK TO Wokingham Town Council

Date: 24 April 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3596

Location: Isomer, Facimus And Segrave Lodge, Pound Lane, Sonning, Reading.

Proposal: Proposed erection of 6 detached dwellings with garages and parking. Demolition of existing dwellings (Duplicate Application).

Applicant: Bewley Homes Plc C/O Philip Design Associates.

Case Officer: Nicola Lake

The new plans show the following: Revised siting of the proposed dwellings and new tree survey. Drawing nos 01.05.01A, 02A, 03A, 04A, 05A, 06A, 07A & 08.

Comments are required by 04/05/2001.

Should you have any queries regarding this application please contact the case officer Nicola Lake on (0118) 974 6481.

1970

(RING ONE)

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

F/2001/3598

App No. F/2001/3596 (Planaps) / (Ludhouse) Date Rec. 18 April 2001.

Location: Isomer, Fecimus + Segrave, Pound Lane.

Parish Sonning

Applicant: Bewley Homes PLC.

Description of attached plans Revised siting of the proposed dwellings and new tree survey.

Drawing No's: 01.15.01A, 02A, 03A, 04A, 05A, 06A, 07A + 8.

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: Please reconsult all previous consultees + neighbours + objectors

		Drawing No's	
1.	NK (Landscape & Trees)		✓
2.	NK (Env. Design)		
3.	XA (Highways)		✓
4.	NF (Building Control)		
5.	BC/DC Liaison		

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

NEIGHBOURS:

Date for Responses 10 Days.

FURTHER ACTION

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

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER NL.

Consultations Sent by Admin. on 24.04.15

Yellow - Part One Copy
Green - Officer's Copy

REVISED PLAN
3596
3598

PHILIP
DESIGN ASSOCIATES
architects & surveyors

Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 4DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

Ms Nicola Lake
Wokingham District Council
Planning Department
Shute End
Wokingham
RG40 1BN

17 April 2001

Dear Ms Lake

SEGRAVE LODGE & FACIMUS, POUND LANE, SONNING
F/2001/3596 & F/2001/3598

Following on from our meeting in your office on 28th March, we have incorporated hipped roofs to Houses 1 and 2, moved House 5 away from the front boundary, repositioned the garage of House 6 and incorporated some landscaping to the main entrance as requested. We have also indicated the position of No 36 Pound Lane.

Since our meeting we have received a full survey of the site and transposing our layout on to it we have discovered, through discussions with our arboriculturalist, that a 12m spacing has to be allowed between Houses 2 and 3 due to the quality of the Scot's pine tree. This has, unfortunately, necessitated Houses 1 and 2 (of the existing Applications) being repositioned and handed.

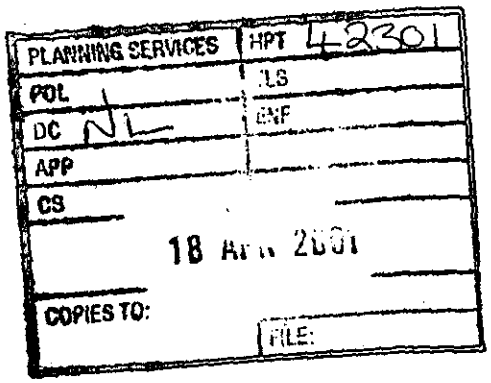
In addition to the above drawings, we have had instructions from our client to make some minor changes relating to windows and chimneys on the other houses, with the result that we are now submitting 12 copies of Drawings No 01.15.01A, 02A, 03A, 04A, 05A, 06A, 07A and 08 (the survey). Would you kindly attach them to the current Applications.

Whilst the changes appear to be somewhat complicated, they are in fact fairly simple. We hope that these Applications can now proceed to the early May committee meeting.

If there is any further information or any amendments you require please let us know at your very earliest convenience.

Yours sincerely

Richard Gandy
PHILIP DESIGN ASSOCIATES



Encl

Copy to: Mr H Haig, Bewley Homes
Mr K Dennis, Segrave Lodge

FAX MESSAGE

PLANNING SERVICES	HPT
POL	TLS
DC	SDS
APP	
CS	
12 APR 2001	
COPIES TO:	ACK:
	FILE:

FAX TO: NICOLA LAKE

FAX NO: 0118 9746484

NO. OF SHEETS: 3 (INC.)

FROM: LESLEY BATES
SONNING PARISH COUNCIL

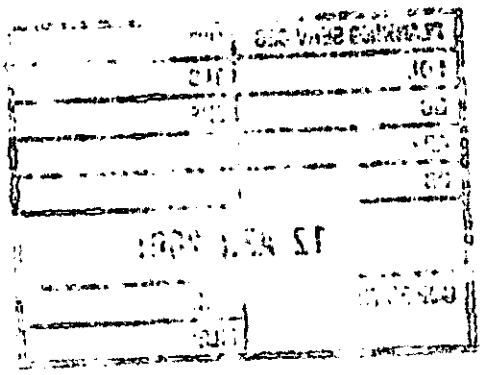
FAX NUMBER: 0118 9697753
TEL. No. 0118 9697753

DATE: 11 APRIL 2001

Please find attached comments on application no. F/2000/3596 & F/2001/3598

LESLEY BATES (CLERK TO THE COUNCIL).

01189697753
11-APR-01 23:21 David Bates 01189697753 PAGE: 1



WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION APPLICATION No F/2001/3596 & 3988

Officer NICOLA LAKE

Parish SONNING

Proposal DEMOLITION OF 3 DWELLINGS & ERECTION OF 6 DETACHED DWELLINGS WITH GARAGING AND PARKING (DUPLICATE APPLICATION)

Address ISOMER, FECIMUS, & SEAGRAVE LODGE POUND LANE

Applicant BEWLEY HOMES Plc PHILLIP DESIGN ASSOCIATES

The Parish Council has the following comments:

1. This application replaces an earlier application which caused great concern amongst residents and Parish Councillors. A similar application located within yards of this site is currently being considered by WDC. There are strong objections to both proposals.

2. The existing location is predominantly one of large houses set on large open plots. This proposal, if allowed, would completely change the nature of the area and set a very dangerous precedent, opening the floodgates for similar proposals. The numbers and size of houses in the current proposal is completely unacceptable.

3. The properties if built will be much closer to adjoining properties than at present and will effectively reduce the privacy currently enjoyed by those large individual residences so typical of the area. Plot one, although further away for Althelstone House than the dwelling it replaces, is two storey rather than the single storey.

4. If this and other similar developments were allowed in Sonning it would soon double in population, completely changing the pattern of the village, but not providing the infrastructure necessary to support such an unwelcome increase.

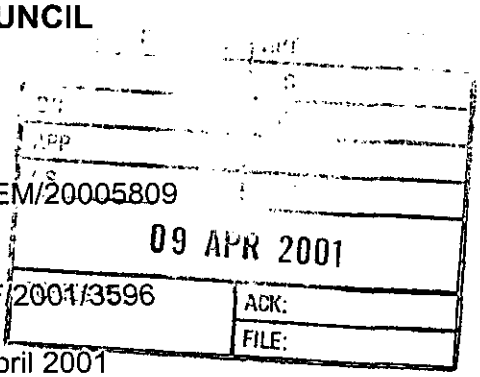
5. The site lines are very poor leading onto a very busy and constantly used narrow road. The proposal would double the amount of vehicular activity in an area where traffic is known to travel at speed. This proposal would only serve to exacerbate existing, considerable traffic problems.

For the above reasons, Sonning Parish Council urges Wokingham District Council to refuse this application.

Lesley Bates (Clerk to the Council) 11 April '001

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM



From: Suzanne McLaughlin
Environmental Health

My Ref: SEM/20005809

To: Nicola Lake
Development Control

Your Ref: F/2001/3596

Date: 06 April 2001

Proposed erection of 6 detached dwellings with garages and parking. Demolition of existing dwellings. (Duplicate application).

Isomer, Facimus and Segrave Lodge, Pound Lane, Sonning

These proposals have been evaluated and I have the following comments:

The site is located close to the A4, this is a busy road and hence I have concerns that the dwelling will experience excessive levels of noise from the traffic due to their close proximity to the road. In order to fully assess this a noise assessment needs to be carried out in accordance with the guidance contained in PPG 24. It may not be possible to adequately mitigate this noise with the current proposals, particularly with houses 4, 5 and 6, so an acoustic assessment should be carried out and submitted prior to any consent being granted.

Results should be contained in a report which sets out: a large scale plan of the proposed development; noise sources and measurement/prediction points marked on plan; a list of assumed noise emission levels; details of noise mitigation measures; description of noise calculation procedures; comparison of noise levels with appropriate criteria. Where criteria are exceeded at any location the applicant should explain why that excess is immaterial or what further mitigation will be undertaken to ensure that criteria will be met.

Generally the design and site layout should aim to reduce the impact of road traffic noise both internally and externally (in gardens for example). This may be done by careful positioning of structures so that they act as noise barriers, positioning of sensitive rooms furthest from noise sources, the use of single aspect dwellings and siting of gardens furthest from the noise source.

I would not recommend approval of this application until further information has been received and assessed. However, should this application be granted planning consent I recommend that the following conditions be imposed:

1. Development shall not begin until a scheme for protecting the proposed dwellings and gardens/private amenity open space from road traffic noise adjacent to the proposed development has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be completed before any dwelling hereby approved is occupied. The approved scheme shall be retained and maintained for the duration of the use.

Reason - To ensure that the occupants do not suffer from unacceptable high noise levels within the proposed dwellings and garden areas.

2. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8am and 7pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Should the proposal be refused wholly or partly on grounds given above, I would be grateful to be consulted on the wording of the decision notice relating to my comments.

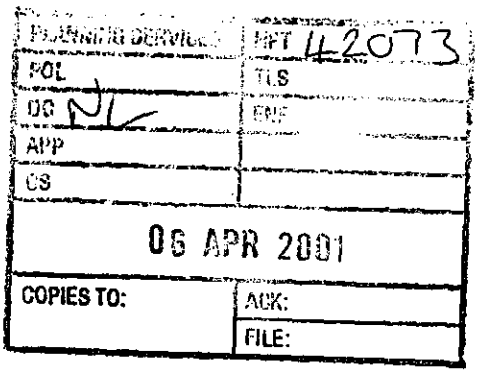
Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

S C T Haydon

Our ref: SP\2001\003449\001
Your ref: F/2001/3598
Date: 4th April 2001

ENVIRONMENT AGENCY

FAO: Nicola Lake
District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN



Dear Madam

PROPOSAL: Demolition Of Existing & Erection 6 Detached Dwellings, Garaging & Parking
LOCATION: Seagrave Lodge& Facimus (Pound Lane & Isomer (Holmemoor Drive), Sonning

Thank you for your letter dated 28 March 2001, which was received on 29 March 2001. You are asked to quote the following reference in any correspondence: **SU77SE/22/7**.The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

Planning Conditions

CONDITION: Surface water source control 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.

Planning Informatives

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld.
Contact Ian Doyle on 01276 454365 for further details.

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454365 for further details.

Advice To Planning Authority

Land Drainage: Contact Amanda Reed On 01276 454331

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency is likely to recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

Advice To Applicant

Scientific Support: Contact Ian Doyle On 01276 454365

Surface water from hard standing area should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water down-pipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Water Conservation - Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:

- Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
- 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
- A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Water Conservation - Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Water Conservation In Gardens
As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):

Cont/d..

- a water butt linked to a down-pipe
- provision of a thick layer of good quality top soil
- if the garden is to be planted, use of drought-tolerant turf and plants.
- If a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
- Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Water Conservation In Garden And Landscape Maintenance
Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:

- collecting rainwater in water butts connected to down-pipes
- grass should not be mown too often or too short, this only encourages shallow roots, which are more likely to dry out
- use of mulches or ground cover plants to retain soil moisture
- provision of shade for those plants that require more water
- watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey Water And Rainwater Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

Decision Notice

Would you please forward a copy of the decision notice to this office quoting our reference.
A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454365, quoting the reference cited at the beginning of this letter.

Yours faithfully

M. ROSE.

Matt Rose
Development Planning Team

Please ask for: Sarah Paxman

WOKINGHAM D.C. DEVELOPMENT CONTROL

valid 32/37

Start date: ~~16 MAR 2001~~ ~~MAR 2001~~ 20 MAR 2001	Map No. ..... Site 0.82
Officer: NL Application No. F/2001/3596	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF 6 DETACHED DWELLINGS WITH GARAGES & PARKING. DEMOLITION OF EXISTING DWELLINGS (DUPLICATE APPLICATION)

Location: SEGRAVE LODGE & FACIMUS, POUND LANE & ISOMER, HOLLEMOOR DRIVE

Parish: SONNING Ward: SONNING ✓

Applicant: BEWLEY HOMES

Fee Received 1140-00 (8) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate	S66 not deleted.	phoned 16/3	20 MAR 2001
5	Elevation plans	plans not quite correct as duplicate.		
6	Floor plans		To follow	20 MAR 2001
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 : 28/03/01 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 ✓

Dinton Pasture (A Glencross) ✓

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

no pre-apps.

NEIGHBOURS:

2 x S/N - Pound lane & Bath Road
- see map for neighbour notices + Attached sheet
also notify Fecimus & 3 & Pound lane & Isomer & Athelstan House, Bath road

20.MAR2001* 3596

PHILIP
DESIGN ASSOCIATES
architects & surveyors

Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 4DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

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

14 March 2001

Dear Sir

HOUSING DEVELOPMENT AT SEGRAVE LODGE AND FACIMUS, POUND LANE AND ISOMER, HOLMEMOOR DRIVE, SONNING

With regard to our letter of 2nd March, enclosing our detailed Application, we now enclose a duplicate Application for the same development.

The Application consists of our clients' cheque for £1,140, Certificate B, six copies of the Application forms together with six copies of Drawings No 01.15.01 – 07. We also enclose copies of the letters and Notices sent to the owners of the land advising them of this Application.

If there is any further information you require, please let us know at your very earliest convenience.

Yours faithfully

Richard Gandy
PHILIP DESIGN ASSOCIATES

Encl

Copy to : Mr H Haig, Bewley Homes, Esher

Richard V M Gandy ARICS Stephen J C Hart Dip Arch RIBA Peter Rands Barry Foster
Proprietor: Philip & Company Architect & Surveyors Ltd. Registered in London Reg. no 2285100

20.MAR2001* 3596

PHILIP
DESIGN ASSOCIATES
architects & surveyors
Braboeuf House · 64 Portsmouth Road
Guildford Surrey GU2 4DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

Mrs C Hurst
Senior Technical Assistant
Wokingham District Council
Planning Department
PO Box 157
Council Offices
Shute End
Wokingham RG40 1WR

16 March 2001

Dear Mrs Hurst

SEGRAVE LODGE AND FACIMUS, POUND LANE AND ISOMER, HOLMEMOOR DRIVE, SONNING

Thank you for your letter of 15th March, advising us of the error on the Section 66 Certificate and on Drawings No 01.15.03 and 04.

If I may, I would explain that this Application, which was dated 2nd March, has been duplicated and was dated 14th March. I mention this as these amendments will be required for that Application as well. I, therefore, enclose 12 copies of Drawing No 01.15.03 and 04 and would ask if you would attach them to both Applications.

I also enclose the amended Certificate B and the signed Agricultural Holding Certificate; again I would ask if you would attach each copy to the relevant Application.

I also return the Planning Application, which was sent for reference purposes only.

Yours faithfully

Richard Gandy
PHILIP DESIGN ASSOCIATES

Encl

Richard V M Candy MRICS Stephen J C Hart Dip Arch RIBA Peter Rands Barry Foster
Proprietor: Philip & Company Architect & Surveyors Ltd. Registered in London Reg. no 2285100

20.MAR2001* 3596

PHILIP
DESIGN ASSOCIATES
architects & surveyors

Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 4DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

Ms Katrina Peacock
Isomer
Holmemoor Drive
Sonning
RG4 6GG

14 March 2001

Dear Madam

SEGRAVE LODGE AND FACIMUS, POUND LAND AND ISOMER, HOLMEMOOR DRIVE, SONNING

In accordance with the Town & Country Planning Act, we enclose the Notice advising you that our clients, Bewley Homes Plc, have today submitted duplicate detailed Planning Applications to Wokingham District Council on land owned by yourself.

Yours faithfully

Richard Gandy
PHILIP DESIGN ASSOCIATES

Encl

Copy to: Wokingham District Council
Mr H Haig, Bewley Homes, Esher

20.MAR2001* 3596

PHILIP
DESIGN ASSOCIATES
architects & surveyors
Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 4DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

The Occupier
Facimus
Pound Lane
Sonning
RG4 6GG

14 March 2001

Dear Sir or Madam

SEGRAVE LODGE AND FACIMUS, POUND LAND AND ISOMER, HOLMEMOOR DRIVE, SONNING

In accordance with the Town & Country Planning Act, we enclose a Notice advising you that our clients, Bewley Homes Plc, have today submitted duplicate detailed Planning Applications to Wokingham District Council on land owned by yourself.

Yours faithfully

Richard Gandy
PHILIP DESIGN ASSOCIATES

Encl

Copy to: Wokingham District Council /
Mr H Haig, Bewley Homes, Esher

Richard V M Gandy ARICS Stephen J C Hart Dip Arch RIBA Peter Rands Barry Foster
Proprietor: Philip & Company Architect & Surveyors Ltd. Registered in London Reg. no 2285100

20.MAR2001* 3596

PHILIP
DESIGN ASSOCIATES
architects & surveyors

Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 4DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

Kevin Dennis Esq and Ms Wendy Stuart
Segrave Lodge
Pound Lane
Sonning
RG4 6GG

14 March 2001

Dear Sir & Madam

SEGRAVE LODGE AND FACIMUS, POUND LAND AND ISOMER, HOLMEMOOR DRIVE, SONNING

In accordance with the Town & Country Planning Act, we enclose a Notice advising you that our clients, Bewley Homes Plc, have today submitted duplicate detailed Planning Applications to Wokingham District Council on land owned by yourself.

Yours faithfully

Richard Gandy
PHILIP DESIGN ASSOCIATES

Encl

Copy to: (Wokingham District Council
Mr H Haig, Bewley Homes, Esher

"SEGRAVE LODGE,"

ADDRESS 34 POUND LANE

Boundary Revised 1/4/10
SONNING
PARISH ~~WOODLEY~~

37
ORD. SHEET No. SU.7674

PLOT No. Old Property

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
16156	Mr. W Russell	BUNGALOW & GARAGE AT REAR	24.8.81	N/A RBL
F/2000/1138	Bryant Homes (Thames Valley) Ltd	Dem. 3 dwellings, erection of 6 dwellings, access		

DATE OF COMPLETION

MINISTRY DECISION 16156 - APPEAL DISMISSED - 9.3.82

SPECIAL ORDERS

DRAINAGE

"ISOMER,"

ADDRESS HOLMEMOOR DRIVE ~~POUND LANE~~

Boundary Revised 1/4/10
SONNING
PARISH ~~WOODLEY~~

37
ORD. SHEET No. SU.7674

PLOT No.

BUILDER N. Cheyney

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/1160	Mr. N. Cheyney	Outline	8.3.60	N/A CLK
98/60	"	Detached House	16.6.60	App. CLK
F/2000/1138	W/D			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

"FECIMUS;

ADDRESS 32 POUND LANE

PARISH ~~WOODLEY~~ SONNING

37

PLOT No. Old Property

ORD. SHEET No. SU. 7674

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/1160	Mr. N. Cheyney	outline - 1 dwelling on land part of "Fecimus"	8.3.60	N in A Cl
F/2000/1138	Bryant Homes (Thames Valley) Ltd	Dem 3 dwellings, erection of 6 dwellings, revised access		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1789/a

SECTION 66 CERTIFICATE

Application No. 20.MAR2001* 3596

DELEGATED

WOKINGHAM DISTRICT COUNCIL

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.

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.

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.

● + See Note (a) to Certificate A

Owner's(a) name	Address at which notice was served	Date on which notice was served
MR. K DENNIS + MS W. STUART	SEGRANS LODGE - POUND LANE. SONNING	14 .03.01
MR K PEACOCK	ISOMER, HOLMEWOOD DRIVE - SONNING	14 03 01
THE OCCUPIER	FAEINUT, POUND LANE - SONNING	14 .03.01

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.

(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).

● 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) .....

.....

● 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 Bewley Homes

Date 14.03.01

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

1913 /a 20.MAR2001 * 3596

SCHEDULE 2

DELEGATED

Articles 6, 7 and 9

PART 1

Town and Country Planning (General Development Procedure) Order 1995

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper or to be served on an owner or a tenant**)*

Proposed development at *(a)* SEGRAVE LODGE, FACING, POUND LANE & ISOMER HOLLINWOOD DRIVE SONNING

I give notice that *(b)* BEWLEY HOMES

is applying to the *(c)* WOKINGHAM DISTRICT Council

for planning permission to *(d)* ERECT SIX DETACHED HOUSES WITH GARAGING

Any owner* of the land ~~or tenant~~** who wishes to make representations about this application should write to the Council at *(e)* PO BOX 157 COUNCIL OFFICES SHUTE END WOKINGHAM

by *(f)* 04.04.01.

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed .....

† On behalf of BEWLEY HOMES

Date 14.03.01

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of the Council
(f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be).

1760a

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

DELEGATED

20.MAR2001 * 3596

1.	APPLICANT'S NAME	BEWLEY HOMES PLC
	ADDRESS	BEWLEY HOUSE . PARK ROAD
		ESHER SURREY
	POST CODE	KT10 8UP PHONE 01372 470 557
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	PHILIP DESIGN ASSOCIATES
	ADDRESS	64 PORTSMOUTH ROAD
		GUILDFORD SURREY
	POST CODE	GU2 4HU PHONE 01483 533 011
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	SEGRAVE LODGE + FACING, POUND LANE & ISOMER, HOLMEMOOR DRIVE SONNING
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		DEMOLITION OF HOUSE + 2 NO BUNGALOWS & ERECTION OF 6 NO DETACHED HOUSES WITH GARAGING + PARKING
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.78
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSPECTIVE PURCHASER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	01. 15. 01 – 07

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.

CLAY ROOFING TILES
FACE BRICKWORK + TILEHANGING
WHITE PAINTED JOINERY

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.

SEE PLAN

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SEWER / SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details: SEWER

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

NEW ACCESS TO PRIVATE ROAD - 4.00m WIDE

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

YES

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	6 / 58	/	1 / NOT KNOWN
BUNGALOW	/	/	2 / "
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.

£1140.00

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 BEWLEY HOMES DATE 14.03.01

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				
B-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.

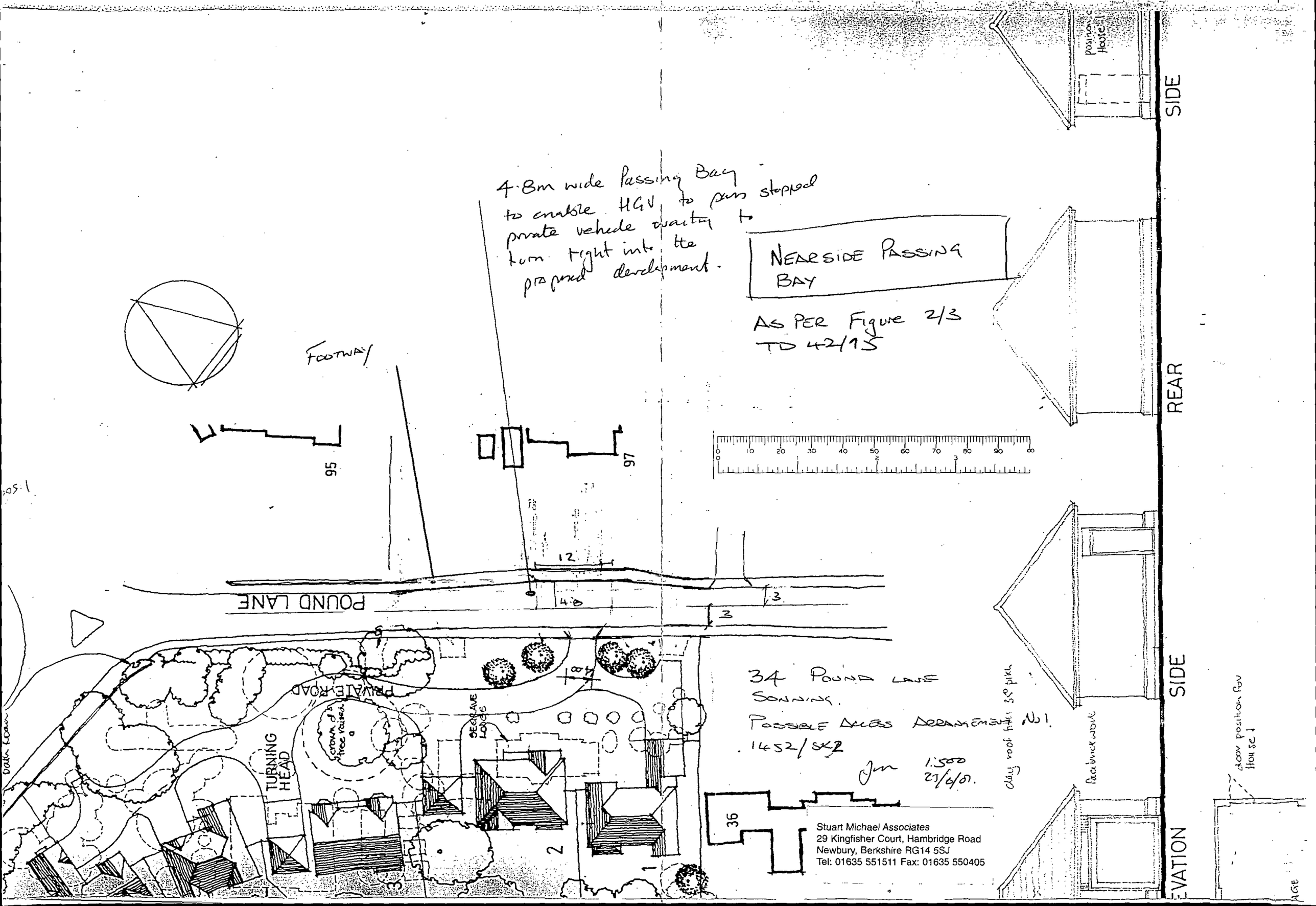
Your application may be refused. The reason will be listed on the Decision Notice.

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.'


4.8m wide Passing Bay to enable HGV to pass stopped private vehicle waiting to turn right into the proposed development.
NEARSIDE PASSING BAY
AS PER Figure 2/3 TD 42/15
FOOTWAY
95
97
POUND LANE
12
4.8
3
3
PRIVATE ROAD
TURNING HEAD
crown of tree raised
SEGRAVE LODGE
36
2
1
34 POUND LANE SONNING.
POSSIBLE ACCESS ARRANGEMENT No 1.
1452/SK2
1:500
27/6/01.
Stuart Michael Associates
29 Kingfisher Court, Hambridge Road
Newbury, Berkshire RG14 5SJ
Tel: 01635 551511 Fax: 01635 550405
SIDE
REAR
SIDE
EVATION
clay roof tiles 35° pitch
facebrick work
door position for House 1



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

20 March 2001

Scale: 1 : 1250

0 10 20 30 40 50 60 70 80 90 100

0 2 3

Applicationo	Name & Address
F/2000/1138	Mr & Mrs Jones Acorns West Drive Sonning RG4 6GD
F/2000/1138	W A Warbey Gaybowers 95 Pound Lane Sonning RG4 6GG
F/2000/1138	Mrs R Courtney The Gables 36 Pound Lane Sonning RG4 6GG
F/2000/1138	M A Hyder 93 Pound Lane Sonning Berks

App. withdrawn
Letter sent 26/02/01