LOCATION:
Land Adjacent Lea Heath House Davis Street, Hurst Reading.

APPLICANT:
Squires Bridge Homes Ltd C/O Paul Richmond RIBA (Squires Bridge Homes Ltd)

PROPOSAL:
Proposed erection of 6 dwellings and associated works.

EARLIEST DATE FOR DECISION: **02/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
28/07/2000

CASE OFFICER: **Simon Lewis** BP.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Squires Bridge Homes Ltd
C/O Paul Richmond RIBA (Squires Bridge Homes Ltd)
Britannia House
Mill Mead
Guildford
Surrey
GU2 4BE

Application Number: F/2000/1614

Parish:	**HURST**
Location:	**Land Adjacent Lea Heath House, Davis Street, Hurst, Reading.**
Proposal:	**Proposed erection of 6 dwellings and associated works.**

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

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

Condition
2. Immediately following the implementation of this permission, 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 extensions or alterations permitted by Classes A, B and C of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

Condition
3. 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
4. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

Condition
5. The constructed development shall not vary from the slab levels shown on plan No. 209/OC unless otherwise approved in writing by the Local Planning Authority.

Condition
6. 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 occupation of any of the building(s) hereby approved and retained.

Condition
7. The hedging along the northern and eastern boundaries of the site shall be retained. Any of that hedging which is seriously damaged or removed shall be replaced in the next planting season with new planting of a similar species. If within a period of 5 years such replacement planting dies, is removed or becomes seriously damaged or diseased it shall be further replaced during the next planting season.

Condition
8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the 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
9. No operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the approved scheme are in place on site, until completion of all external works and all equipment, machinery and surplus materials have been removed from the site unless prior written approval of the Local Planning Authority has been obtained.

Condition
10. Prior to the commencement of works, further details of the following shall be submitted to and approved by the Local Planning Authority:
a) construction details of driveways
b) routes of existing and proposed underground services.

These shall be implemented in accordance with the approved details.

Condition
11. Before any development is commenced, the results of a detailed investigation to ascertain whether the site is contaminated, together with any remediation scheme required as a result, shall be submitted to and approved in writing by the Local Planning Authority. This shall include a historical investigation, sampling and analysis of current soils, and a scheme of works to address any contamination. The remediation scheme shall thereafter be carried out as approved before any of the dwellings are first occupied.

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

Condition
13. No other development of the site shall take place until the access has been constructed in accordance with the approved plans and to adoptable standard.

Condition
14. No other development shall be commenced until visibility splays of 2.4 metres by 120 metres have been provided at the junction with Davis Street. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.

Condition
15. 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
16. The garage shall not be occupied until space has been provided within the front garden for vehicles to enter and leave the site in a forward gear and this space shall be retained for this purpose in perpetuity.

Condition
17. 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
18. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) 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
19. A Buffer Zone 3 metres wide alongside the ditches shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.

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

Reason
2. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

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

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

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

Reason
6. In the interests of visual amenity.

Reason
7. In the interests of the character and amenities of the locality.

Reason
8. In the interests of visual amenity.

Reason
9. To secure the protection throughout the time that the development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area.

Reason
10. To secure the protection throughout the time that the development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area.

Reason
11. To ensure any contamination of the site is remedied and to protect existing/proposed occupants of the application site and/or adjacent land.

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

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

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

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

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

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

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

Reason
19. To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the rive corridor.

Informative
1. This permission relates to the application as amended with revised plans 209/03A, 04A, 05A, 06A, 014A and 15A received on 22.08.00 and 209/02C, 17A, 18A and 19A received on 13.10.00 and does not approve the proposals as originally submitted.

Informative
2. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy C2

Loddon Area Local Plan Policies LTV2, LBE1, LBE2 and LH8

Deposit Draft Wokingham District Local Plan Policies WCC1, WBE1, WBE11and WHE6 and density policy.

Informative

3. The details of tree protection during the course of development and landscaping details shall include the following:

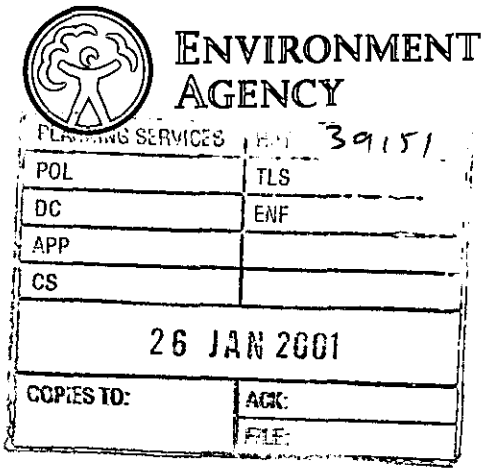
a) Tree removal and remedial tree surgery works.
b) Location and type of protective fences.
c) Siting of and access to and from the works compound.
d) Location of where top soil, materials and equipment would be stored.
e) Arboricultural supervision on-site.
f) Replacement planting where any preserved trees are to be removed.

John Mitchell
Development Control Manager
Date: 30/10/2000

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

Our ref: SP\2001\002944\001
Your ref: F/2000/1614

Date: 23rd January 2001



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

For the attention of: Mrs B Polnik

Dear Sir/Madam

ERECTION OF SIX DWELLINGS AND ASSOCIATED WORKS
LAND ADJ. TO LEA HEATH HOUSE, DAVIS STREET, HURST, READING

Thank you for your letter dated 19 December 2000 which was received on 21 December 2000. You are asked to quote the following reference in any correspondence: SU77SE/14/12. The Environment Agency has the following comments in regards to the details pursuant to condition 13 (3 metre buffer zone), and condition 06 (landscaping):

The Environment Agency are still awaiting details of the planting and management of the buffer zone. Although management of the buffer zone for wildlife will be minimal, we still await confirmation of its maintenance. Until this information has been submitted, the Agency does not recommend that the conditions for landscaping and buffer zone are discharged.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

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

Tel. 0118 974 6443 (Direct Line)

Date. 18 January, 2001

My ref. CD/FP2000/1397(1614)

Squires Bridge Homes
C/o Progressive Solutions
Peter Road
Lancing Business Park
LANCING
West Sussex BN15 8TH

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
E-mail:

PLEASE ADDRESS ALL CORRESPONDENCE TO MRS C DODSWORTH

Dear Sirs,

LAND ADJACENT TO LEA HEATH, DAVIS ROAD, HURST
ERECTION OF SIX DWELLINGS

Further to my letter of 13 December 2000 (copy attached), I have been informed that construction work has commenced on the above proposal.

There are differences between the Building Control Application and the Approved Planning Application F/2000/1614. Would you please submit 4 copies of suitably revised plans to me by 1 February incorporating and highlighting the changes, for consideration by the Planning Officer.

Please note that any building work undertaken must be as the approved Planning drawings. Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter, please do not hesitate to contact me on telephone number 0118 974 6443.

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

cc: Mike Evans, Principal Planning Enforcement Officer

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date January 22, 2001
My ref. BP/F/2000/1614

Mr A Long
Squires Bridge Homes Ltd.
Britannia House
Millmead
Guildford
Surrey GU2 4BE

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

Dear Mr Long

RE: PROPOSED ERECTION OF 6 DWELLINGS ON LAND ADJACENT TO LEA HEATH HOUSE, DAVIS STREET, HURST

I refer to the letter from Mr Clare dated 13 December 2000 and your site meeting with Mrs Polnik on 8 January 2001 regarding the submission of details pursuant to conditions on planning permission F/2000/1614 and confirm that the following are acceptable:

Condition 3: Details of external materials as outlined on the revised schedule received 12 January 2001.

Condition 4: Details of boundary treatment as shown on plan No. 209/102 received 16.11.00.

Condition 10: Drive construction and service details as shown on plan 209/301/A received 14.12.00 subject to all excavations within the crown spread of trees being carried out by hand and no tree roots over 25mm should be cut without consent from the District Council.

Condition 17: Details of parking for site operatives, visitors and deliveries as shown on plan 209/302

Condition 18: Precautions to prevent deposit of mud and debris as outlined in your letter dated 13 December 2000.

With regard to the landscaping scheme (Condition 6) the Landscape Architect has commented that the landscape plan needs to show which trees are to be removed and which are to be retained as agreed with Mr Etherington in order to assess whether there is sufficient space for any replacement tree planting.

Mr A Long

January 22, 2001

The applicant needs to identify on the drawing the full species name of all the plants shown as well as the actual size of the shrub (not just pot size) and the planting densities of each plant species. The number of plants shown to make up proposed hedgerows throughout the site is insufficient to get a reasonably thick hedgerow. It is suggested that hedgerow plants are planted in a double staggered row, 45 cm between each row and 45 cm between each plant.

Additional planting should be considered along the western boundary adjacent to the footpath, such as a native hedgerow to help integrate the development into the surrounding landscape.

Condition 9 relates to tree protection during construction works. The protective fencing shown on plan No. 209/302 received on 14.12.2000 should be positioned further away from the trees to ensure adequate protection to their rooting area. For further information refer to BS5837, 1991: 'Trees in relation to Construction' and planning guideline E1 (copy enclosed). In order to comply with the condition a revised plan will be required.

I hope this is of assistance and I look forward to receiving a revised landscaping scheme and plan showing protective fencing in the near future.

Yours sincerely

JOHN MITCHELL
Development Control Manager

Basia Polnik DC Planning
For Info

Tel. 0118 9746469 (Direct Line)
Fax. 0118 9746484
Email.neil.etherington@wokingham.gov.uk
Date. January 2, 2001
My ref. NE/TPO/484/1989
Your ref.

Mr D Deighton
Squires Bridge Homes Limited
Britannia House
Millmead
Guildford
Surrey, GU2 5BE

PLANNING SERVICES	HPT 38252
NOL	TLS
DC BP	ENF
APP	
CS	
03 JAN 2001	
COPIES TO:	ACK:
	FILE:

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Deighton

TREE PRESERVATION ORDER NO. 484/1989
LAND ADJACENT TO LEA HEATH HOUSE, DAVIS STREET, HURST.

With reference to our meeting on the 18th December 2000 the District Council consents to the work detailed on the attached schedule being carried out to trees included in the above order.

I understand that the work will be carried out on the 3rd January 2001. Please feel free to contact me if any problems arise.

The consent is granted subject to the following conditions...

1. The work must be carried out in accordance with British Standard 3998:1989 'Recommendations for tree work'.
2. The above-specified works must be completed before 31 December 2001 and in the event of works not being completed by that date, further consent will be required.

Reasons for conditions 1-2....

1. To maintain the health and visual amenity of the tree(s)

2. To ensure continued tree cover in the area.

3. To allow a further inspection of the tree to be carried out to assess what work may be most appropriate at that time

4. To ensure that our records remain accurate.

If you are aggrieved by the decision or the conditions imposed, you may appeal by notice in writing to:
The Secretary of State for the Environment, Transport & the Regions, Government Office for the South East, Bridge House, 1, Walnut Tree Close, Guildford, Surrey, GU1 4GA
Appeals must be made within one month of receipt of this decision or any such longer period as the Secretary of State may allow.

You are advised that this letter is in respect of the Tree Preservation Order only and it does not imply that consent would be forthcoming from the owner of the tree or any such other persons from whom consent would be required.

Yours sincerely

Neil Etherington
Senior Arboriculturist

Enc. Schedule of work

cc: Cllr Mrs A Drake
Hurst Parish Council
Decision Letter File

SCHEDULE OF WORK
LAND ADJACENT TO LEA HEATH HOUSE, DAVIS STREET.

TREE NO. (AS ON DRAWING NO. 209/02C	SPECIES	ACTION
13	Oak	Lift to give 5.4metres of clearance over access road. Clean out crown.
14	Yew	Remove minor dead wood (owners permission required) or no action as desired.
54	Oak	Clean out crown.
78	Willow	Lift secondary growth to give 5.4metres of clearance over road.
118	Oak	Clean out crown.
130	Stump	Remove.
134	Oak	Clean out crown. Inspect woodpecker hole to see how much rot is present and whether any further action is required.
149	Oak	Clean out crown, leaving stump with woodpecker hole.
148	Oak	Carry out full climbing inspection to see whether tree is suitable for retention. Clean out crown (possibly fell, subject to consent from District Council).
147	Oak	Clean out crown.
146	Oak	Clean out crown.
145	Oak	Remove (dead).
144	Oak	Clear ivy from around base to assess stem condition (possible rot).
143	Oak	Clean out crown and remove ivy (possibly fell, subject to consent from District Council).
		Clean out crown.

175	Oak	Clean out crown.
174	Oak	Remove (poor condition).
173	Oak	Clean out crown.
172	Oak	No action.
197	Oak	

TO: **DEVELOPMENT CONTROL**
Basia Polnik

FROM: Environmental Design

DATE: 3 January 2001

Location:	Land adjacent to Lea House, Davis Street, Hurst.
Proposal:	Proposed erection of 6 dwellings and associated works.
Application Number: F/2000/1614.	

In response to your consultation dated 19 December 2000 for the above application, the landscape comments are as follows:

The landscape plan needs to show which trees are to be removed and which are to be retained as agreed with Neil, in order to assess whether there is sufficient space for any replacement tree planting.

The applicant needs to identify on the drawing the full species name of all the plants shown as well as the actual size of the shrub (not just pot size) and the planting densities of each plant species. The number of plants shown to make up proposed hedgerows throughout the site is insufficient to get a reasonably thick hedgerow. It is suggested that hedgerow plants are planted in a double staggered row, 45 cm between each row and 45 cm between each plant.

Additional planting should be considered along the western boundary adjacent to the footpath, such as a native hedgerow to help integrate the development into the surrounding landscape.

Catherine Brimble

Catherine Brimble
Landscape Architect

Date: 19 December 2000

To: Highways

We have received Plans to Comply with Conditions for the following planning application:

Application Number: F/2000/1614

Location: Land Adjacent Lea Heath House, Davis Street, Hurst, Reading.

Proposal: Proposed erection of 6 dwellings and associated works.

Applicant: Squires Bridge Homes Ltd C/O Paul Richmond RIBA (Squires Bridge Homes Ltd).

Case Officer: Mrs B Polnik

The new plans show the following: Details pursuant to conditions on planning permission F/2000/1614 relating to landscaping (condition 06), tree protection (condition 09), drive construction and service details (condition 10), contamination investigation (condition 11), access construction and sight lines (conditions 13 & 14), on site parking (condition 17), mud on road (condition 18) and buffer zone (condition 19).

Comments are required by 02/01/2001.

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

CONDITION 13 - Access details to agreed with the Highway Authority on Drg.No. E611-002.
CONDITION 14 - 209/301A satisfies the Highway Authority.
CONDITION 17 - Drg.No. 209/302 satisfies the Highway Authority.
CONDITION 18 - Letter dated 13/12/00 from Squires Bridge Homes satisfies the Highway Authority.

Adam Coggins 10/01/01

TO: **DEVELOPMENT CONTROL**
Basia Polnik

FROM: Environmental Design

DATE: 22nd December 2000

Location: Land adjacent to Lea House, Davis Street, Hurst.

Proposal: Proposed erection of 6 dwellings and associated works.

Application Number: F/2000/1614.

In response to your consultation dated 19th December 2000 for the above application, the arboricultural comments are as follows:

Landscaping (condition 6) – Catherine will comment.

Tree protection (condition 9) – The fences need to be positioned further away from the trees to ensure adequate protection to their rooting area. The applicants should be referred to BS5837: 1991 'Trees in relation to construction' and Planning Guideline E1. – revised plan ?

Drive construction and service details – The proposals are acceptable in relation to trees. All excavations within the crown spread of trees must be carried out by hand and no tree roots over 25mm cut without consent from the District Council.

Neil Etherington
Senior Arboriculturist

38355

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

To: Basia Polnik, Planning

My Ref: jpe/geo4

Your Ref: F/2000/1614

Date: 04 January 2001

PROPOSED ERECTION OF THREE FOUR BEDROOM DWELLINGS AND THREE FIVE BEDROOM DWELLINGS WITH ASSOCIATED GARAGING AND PARKING
GEO FORD SITE, LAND ADJACENT TO LEA HEATH HOUSE, DAVIS STREET HURST,

Thank you for the details regarding the soil contamination investigation and remediation works (condition 11), I have been in contact with the developer and will keep you informed of progress regarding compliance with the condition.

Joanne Ellis

TO: **DEVELOPMENT CONTROL**
Basia Polnik

FROM: Environmental Design

DATE: 05/12/00

Location: Land adjacent to Lea House, Davis Street, Hurst.

Proposal: Proposed erection of 6 dwellings.

Application Number: F/2000/1614.

In response to your consultation dated 20th November 2000 for the above application, the arboricultural comments are as follows:

In principle the plans are acceptable. However, details are needed of how the fence will be constructed where it is shown as going through, or extremely close to the trunks of trees. I am happy to meet the applicants on site to agree this if it would be helpful.

Neil Etherington
Senior Arboriculturist

Date: 20 November 2000 21 NOV 2000

To: Catherine Brimble, Landscape

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2000/1614

Location: Land Adjacent Lea Heath House, Davis Street, Hurst, Reading.

Proposal: Proposed erection of 6 dwellings and associated works.

Applicant: Squires Bridge Homes Ltd C/O Paul Richmond RIBA (Squires Bridge Homes Ltd).

Case Officer: Mrs B Polnik

The new plans show the following: Details pursuant to conditions 03 (external materials) and 04 (boundary treatment) on planning permission F/2000/1614. Drawing no 209/102.

Comments are required by 04/12/2001.

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

SQUIRES BRIDGE
HOMES OF DISTINCTION

Davis Street, HURST — FINISHES SCHEDULE

PLOT	TYPE	MAIN BRICK	FEATURE BRICK	ROOF TILE	ELEVATIONAL TREATMENTS	FASCIA	WINDOWS	GLAZING	FRONT DOOR	GARAGE DOORS
1		Freshfield Lane	Selborne	Dreadnought	Feature brick string course	Painted White.	Narrow module	Plain	B+P	Vertical
		First Quality		Blue Brindle	and window arches	Brick verge detail	Horizontal Bar		Landseer	timber
				(Smooth)		to brick gables.	Painted white	Double Glaze	stained	stained
2		Freshfield Lane	Selborne	Dreadnought	Feature brick string course	Painted White.	Narrow module	Plain	B+P	Vertical
		First Quality		Blue Brindle	and window arches	Brick verge detail	Horizontal Bar		Landseer	timber
				(Smooth)		to brick gables.	Painted white	Double Glaze	stained	stained
3		Ibstock	Selborne	Dreadnought	Dreadnought Red (Sandfaced)	Painted White.	Narrow module	Plain	B+P	Vertical
		Arundel Yellow		Brown Antique	tile hanging to garage gable	Brick verge detail	Horizontal Bar		Landseer	timber
				(Sandfaced)	Club tile banding.	to brick gables.	Painted white	Double Glaze	stained	stained
4		Freshfield Lane	Selborne	Dreadnought	Dreadnought Red (Sandfaced)	Painted White.	Narrow module	Plain	B+P	Vertical
		First Quality		Blue Brindle	tile hanging to garage gable	Brick verge detail	Horizontal Bar		Landseer	timber
				(Smooth)	Club tile banding.	to brick gables.	Painted white	Double Glaze	stained	stained
5		Ibstock	Selborne	Dreadnought	Dreadnought Red (Sandfaced)	Painted White.	Narrow module	Plain	B+P	Vertical
		Arundel Yellow		Brown Antique	tile hanging to garage gable	Brick verge detail	Horizontal Bar		Landseer	timber
				(Sandfaced)	Club tile banding.	to brick gables.	Painted white	Double Glaze	stained	stained
6		Freshfield Lane	Selborne	Dreadnought	Dreadnought Red (Sandfaced)	Painted White.	Narrow module	Plain	B+P	Vertical
		First Quality		Blue Brindle	tile hanging to garage gable	Brick verge detail	Horizontal Bar		Landseer	timber
				(Smooth)	Club tile banding.	to brick gables.	Painted white	Double Glaze	stained	stained

1614

DETAILS TO COMPLY WITH CONDITIONS.

Date: 19 December 2000

To: Case Officer

We have received Plans to Comply with Conditions for the following planning application:

Application Number: F/2000/1614

Location: Land Adjacent Lea Heath House, Davis Street, Hurst, Reading.

Proposal: Proposed erection of 6 dwellings and associated works.

Applicant: Squires Bridge Homes Ltd C/O Paul Richmond RIBA (Squires Bridge Homes Ltd).

Case Officer: Mrs B Polnik

The new plans show the following: Details pursuant to conditions on planning permission F/2000/1614 relating to landscaping (condition 06), tree protection (condition 09), drive construction and service details (condition 10), contamination investigation (condition 11), access construction and sight lines (conditions 13 & 14), on site parking (condition 17), mud on road (condition 18) and buffer zone (condition 19).

Comments are required by 02/01/2001.

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

(RING ONE)

1970

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

App No. F/2000/1614 (Planaps) / (Ludhouse) Date Rec. 14.12.00

Location: LAND ADJ. LEA HEATH HOUSE, DAVIS ST.

Parish HURST

Applicant: SQUIRES BRIDGE

Description of attached plans Details pursuant to conditions on planning permission F/2000/1614 relating to landscaping (condition 6), tree protection (condition 9), drive construction and service details (condition 10), contamination investigation (condition 11), access construction and sight lines (conditions 13+14) on site parking (condition 17), mud on road (condition 18) and buffer zone (condition 19.)

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: Env. Agency
Env. Health

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

include copy of decision notice with consultations

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 14 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 BP.

Consultations Sent by Admin. on

Yellow - Part One Copy
Green - Officer's Copy

1970

(RING ONE)

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

App No. F/2000/1614 (Planaps) / (Ludhouse) Date Rec. 14.12.00

Location: LAND ADJ. LEA HEATH HOUSE, DAVIS ST.

Parish HURST

Applicant: SQUIRES BRIDGE

Description of attached plans Details pursuant to conditions on planning permission F/2000/1614 relating to landscaping (condition 6), tree protection (condition 9), drive construction and service details (condition 10.), contamination investigation (condition 11), access construction and sight lines (conditions 13+14) on site parking (condition 17), mud on road (condition 18) and buffer zone (condition 19.)

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: Env. Agency
Env. Health

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

include copy of decision notice with consultations

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 14 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 KP.

Consultations Sent by Admin. on

Yellow - Part One Copy
Green - Officer's Copy

37740

SQUIRES BRIDGE
HOMES OF DISTINCTION

BP

Squires Bridge Homes Limited
Britannia House Millmead Guildford Surrey GU2 4BE
Telephone: 01483 540500 Fax: 01483 456614
e-mail: enquiries@squiresbridge.co.uk

CS
14
COPIES TO: | ACK: | FILE:

13 December 2000

FAO Mrs Basia Polnik
Wokingham District Council - Planning Department
PO Box No 157
Council Offices, Shute End
Wokingham Berks
RG40 1WR

TO COMPLY WITH CONDITIONS.

1614

Dear Mrs Polnik,

Re: Land adjacent to Lea Heath House, Davis Street, Hurst
Planning Permission F/2000/1614

In accordance with the above planning permission, we are submitting the following information to clear planning conditions :-

Condition No. 6. Landscaping
Landscape Layout – Drg. No. 209/101 – 6no. copies

Condition No. 9. Tree Protection
Details on Tree Protection and Site Set Up Drg No. 209/302 – 2 copies

Condition No. 10. Drive construction and Service Details
Engineering Layout Drg No. 209/301/A

Condition No. 11. Contamination Investigation
Please find enclosed copies of correspondence explaining the agreed course of action being taken between ourselves (letter dated 4th August 2000), Ms Joanne Ellis of Wokingham DC Environmental Health Department (letter dated 31st July 2000) and our consultants, KF Geotechnical. We anticipate this site meeting will take place on 13th December 2000 subject to final arrangement.

Condition Nos. 13 &14 Access Construction and Sight Lines
Work to start 14th December, and access to be completed prior to commencement of house construction.

Condition No. 17 On site parking
Details shown on Tree Protection and Site set up Drg No. 209/302 – 2 copies as above.

Andrew Long (Architect)

Condition No. 18 Mud on Road
Vehicle wheels to be washed and scraped prior to leaving site. Road to be brushed on an hourly / daily basis subject to amount of traffic entering and leaving site.

Condition No. 19 Buffer Zone
Enclosed letter dated 17th October from the Environment Agency which relates. We are currently discussing planting with their Liz Baldwin

We look forward to receiving confirmation that the relevant Conditions have been cleared, at your earliest convenience.

Yours sincerely,

D A Clare
Development Director

SQUIRES BRIDGE
HOMES OF DISTINCTION

Squires Bridge Homes Limited
Britannia House Millmead Guildford Surrey GU2 4BE
Telephone: 01483 540500 Fax: 01483 456634
e-mail: enquiries@squiresbridge.co.uk

Direct Tel. No.: 01483 540506

SERVICES | NPT 58613
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BP | EHF
APP
12 JAN 2001
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FILE:

Mrs Basia Polnik
Wokingham District Council
Planning Department
PO Box 157
Council Offices, Shute End
Wokingham
Berks RG40 1WR

10 January 2001

Dear Mrs Polnik

F/2000/1614 Land adjacent to Lea Heath House, Davis Street, Hurst

Thank you for meeting Doug Clare and I on Monday, to discuss the building materials for the 5 houses.

I enclose our revised finishes schedule for your information, but please do not hesitate to call me if you have any further points you wish to discuss.

Thank you for your assistance.

Yours sincerely

Andrew Long
Company Architect

SQUIRES BRIDGE
HOMES OF DISTINCTION

Davis Street, HURST		FINISHES SCHEDULE								
PLOT	TYPE	MAIN BRICK	FEATURE BRICK	ROOF TILE	ELEVATIONAL TREATMENTS	FASCIA	WINDOWS	GLAZING	FRONT DOOR	GARAGE DOORS
1		Red Bank	Selborne	Dreadnought	Feature brick string course	Painted White.	Narrow module	Plain	B+P	Vertical
		Appleby Multi		Blue Brindle	and window arches	Brick verge detail	Horizontal Bar		Landseer	timber
				(Smooth)		to brick gables.	Painted white	Double Glaze	stained	stained
2		Red Bank	Selborne	Dreadnought	Feature brick string course	Painted White.	Narrow module	Plain	B+P	Vertical
		Appleby Multi		Blue Brindle	and window arches	Brick verge detail	Horizontal Bar		Landseer	timber
				(Smooth)		to brick gables.	Painted white	Double Glaze	stained	stained
3		Freshfield Lane	Selborne	Dreadnought	Dreadnought Red (Sandfaced)	Painted White.	Narrow module	Plain	B+P	Vertical
		1st Quality Multi		Brown Antique	tile hanging to garage gable	Brick verge detail	Horizontal Bar		Landseer	timber
				(Sandfaced)	Club tile banding.	to brick gables.	Painted white	Double Glaze	stained	stained
4		Red Bank	Selborne	Dreadnought	Dreadnought Red (Sandfaced)	Painted White.	Narrow module	Plain	B+P	Vertical
		Appleby Multi		Blue Brindle	tile hanging to garage gable	Brick verge detail	Horizontal Bar		Landseer	timber
				(Smooth)	Club tile banding.	to brick gables.	Painted white	Double Glaze	stained	stained
5		Freshfield Lane	Selborne	Dreadnought	Dreadnought Red (Sandfaced)	Painted White.	Narrow module	Plain	B+P	Vertical
		1st Quality Multi		Brown Antique	tile hanging to garage gable	Brick verge detail	Horizontal Bar		Landseer	timber
				(Sandfaced)	Club tile banding.	to brick gables.	Painted white	Double Glaze	stained	stained
6		Red Bank	Selborne	Dreadnought	Dreadnought Red (Sandfaced)	Painted White.	Narrow module	Plain	B+P	Vertical
		Appleby Multi		Blue Brindle	tile hanging to garage gable	Brick verge detail	Horizontal Bar		Landseer	timber
				(Smooth)	Club tile banding.	to brick gables.	Painted white	Double Glaze	stained	stained

Date: 20 November 2000

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2000/1614

Location: Land Adjacent Lea Heath House, Davis Street, Hurst, Reading.

Proposal: Proposed erection of 6 dwellings and associated works.

Applicant: Squires Bridge Homes Ltd C/O Paul Richmond RIBA (Squires Bridge Homes Ltd).

Case Officer: Mrs B Polnik

The new plans show the following: Details pursuant to conditions 03 (external materials) and 04 (boundary treatment) on planning permission F/2000/1614. Drawing no 209/102.

Comments are required by 04/12/2001.

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

(RING ONE)

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

App No. F/2000/1614 (Planaps) / (Ludhouse) Date Rec. 16.11.00

Location: LAND ADJ. LEA HEATH HOUSE, DAVIS ST.

Parish HURST

Applicant: SQUIRES BRIDGE

Description of attached plans Details pursuant to conditions 3 (external materials) and 4 (boundary treatment) on pl. permission F/2000/1614

Drawing No's: 209/102

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

		Drawing No's	
1.	NK (Landscape & Trees)	CB.	✓
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 14days

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER BP

Consultations Sent by Admin. on 21.11.PS

Yellow - Part One Copy
Green - Officer's Copy

(RING ONE)

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

App No. F/2000/1614 (Planaps) / (Ludhouse) Date Rec. 16.11.00

Location: LAND ADJ. LEA HEATH HOUSE, DAVIS ST.

Parish HURST

Applicant: SQUIRES BRIGGS

Description of attached plans Details pursuant to conditions 3 (external materials) and 4 (boundary treatment) on pl. permission F/2000/1614

Drawing No's: 209/102

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

		Drawing No's	
1.	NK (Landscape & Trees)	03.	✓
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 14 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 [illegible]

Consultations Sent by Admin. on 21.11.00

Yellow - Part One Copy
Green - Officer's Copy

SQUIRES BRIDGE

HOMES OF DISTINCTION

Squires Bridge Homes Limited
Britannia House Millmead Guildford Surrey GU2 5BE
Telephone: 01483 456633 Fax: 01483 456634

PL	36619
POL	LS
CC	ENF
DP	
TS	
16 NOV 2000	
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	FILE:

Mrs Basia Polnik
Wokingham District Council
Plannning Department
PO Box No 157
Council Offices, Shute End
Wokingham, Berkshire
RG40 1WR

15 November 2000

1614

TO COMPLY WITH CONDITIONS

Dear Mrs Polnik,

F/2000/1614 Land adjacent to Lea Heath House, Davis Street, Hurst.

In accordance with the above planning permission, we are submitting the following information to clear planning conditions:

Condition 3. External materials
Finishes Schedule (6 copies)
(Samples of proposed materials will be delivered to your office separately.)

Condition 4. Boundary treatments
Fencing Plan 209/102 (6 copies)

Please do not hesitate to contact us if further information is required regarding these two conditions.

Yours sincerely,

Paul Richmond

Paul Richmond RIBA
Company Architect

Richard West

cc DAC

SQUIRES BRIDGE
HOMES OF DISTINCTION

Davis Street, HURST		FINISHES SCHEDULE								
PLOT	TYPE	MAIN BRICK	FEATURE BRICK	ROOF TILE	ELEVATIONAL TREATMENTS	FASCIA	WINDOWS	GLAZING	FRONT DOOR	GARAGE DOORS
1		Freshfield Lane	Selborne	Dreadnought	Feature brick string course	Painted White.	Narrow module	Plain	B+P	Vertical
		First Quality		Blue Brindle	and window arches	Brick verge detail	Horizontal Bar		Landseer	timber
				(Smooth)		to brick gables.	Painted white	Double Glaze	stained	stained
2		Freshfield Lane	Selborne	Dreadnought	Feature brick string course	Painted White.	Narrow module	Plain	B+P	Vertical
		First Quality		Blue Brindle	and window arches	Brick verge detail	Horizontal Bar		Landseer	timber
				(Smooth)		to brick gables.	Painted white	Double Glaze	stained	stained
3		Ibstock	Selborne	Dreadnought	Dreadnought Red (Sandfaced)	Painted White.	Narrow module	Plain	B+P	Vertical
		Arundel Yellow		Brown Antique	tile hanging to garage gable	Brick verge detail	Horizontal Bar		Landseer	timber
				(Sandfaced)	Club tile banding.	to brick gables.	Painted white	Double Glaze	stained	stained
4		Freshfield Lane	Selborne	Dreadnought	Dreadnought Red (Sandfaced)	Painted White.	Narrow module	Plain	B+P	Vertical
		First Quality		Blue Brindle	tile hanging to garage gable	Brick verge detail	Horizontal Bar		Landseer	timber
				(Smooth)	Club tile banding.	to brick gables.	Painted white	Double Glaze	stained	stained
5		Ibstock	Selborne	Dreadnought	Dreadnought Red (Sandfaced)	Painted White.	Narrow module	Plain	B+P	Vertical
		Arundel Yellow		Brown Antique	tile hanging to garage gable	Brick verge detail	Horizontal Bar		Landseer	timber
				(Sandfaced)	Club tile banding.	to brick gables.	Painted white	Double Glaze	stained	stained
6		Freshfield Lane	Selborne	Dreadnought	Dreadnought Red (Sandfaced)	Painted White.	Narrow module	Plain	B+P	Vertical
		First Quality		Blue Brindle	tile hanging to garage gable	Brick verge detail	Horizontal Bar		Landseer	timber
				(Smooth)	Club tile banding.	to brick gables.	Painted white	Double Glaze	stained	stained

1614

DETAILS TO COMPLY WITH CONDITIONS

SQUIRES BRIDGE

HOMES OF DISTINCTION

Squires Bridge Homes Limited
Britannia House Millmead Guildford Surrey GU2 5BE
Telephone: 01483 456633 Fax: 01483 456634
Direct Tel No. 01483 540502 Website. http www squiresbridge co uk

04 August 2000

Ms Joanne Ellis
Environmental Health Service
P O Box 155
Shute End
Wokingham
Berkshire RG40 1WW

Dear Ms Ellis,

Contamination Investigation - Geo Ford Site Davis St Hurst

Thank you for your letter of 31st July 2000 regarding contamination on the above site.

I understand that Mr Bill Wallace of KF Geotechnical has been in contact with you, and it has been agreed that as and when we commence site clearance, a meeting will be arranged to carry out a visual inspection of the site strip. A course of action to deal with any potential contamination will then be agreed at this site meeting.

We are currently negotiating a revised planning permission and suspect that our site start may still be some months away. We will call to arrange the meeting as soon as we have a start date.

Yours sincerely,

D A Clare.
Development Director.

Tel. 0118 9746766
Fax. 0118 9746401
Date. 31 July 2000
My ref. JPE/geo
Your ref.

Environmental Health Service
Environmental Services Department
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WW
Tel: (0118) 974 6000
Fax: (0118) 974 6401
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr D A Clare
Squires Bridge Homes Ltd
Britannia House
Millmead
Guildford
Surrey GU2 5BE

RECEIVED
- 2 AUG 2000

Dear Mr Clare

CONTAMINATION INVESTIGATION
GEO FORD SITE, HURST

Thank you for the ground investigation information submitted regarding the above site. Further to reviewing this information and our discussion I have the following comments: -

The investigations carried out by K F Geotechnical found high levels of PAH in borehole 2 and whilst levels were not as high in borehole 4 they are still over three times higher than the ICRCL threshold level for domestic gardens. Therefore, further investigation is required to identify the extent and level of PAH contamination across the site. This should then be used to determine what level of remediation would be required. Where the concentrations exceed the ICRCL threshold levels and it is proposed that the material remains on site, the consultant should explain why it is considered acceptable to leave the material on site.

I recommend the former uses within the site (eg fuel storage, vehicle repair areas) be considered in order to identify potential sources of contamination and hotspots.

I would be grateful if the consultant would contact me to discuss the further investigations proposed in relation to the raised PAH levels. Should you have any queries on these points please do not hesitate to contact me.

Yours sincerely

JOANNE ELLIS
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

DAC RW

Our ref: SP\2000\002444\001
Your ref: F/2000/1614

Date: 17th October 2000

ENVIRONMENT AGENCY

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

To comply with conditions

1614 J

Attention: Simon Lewis

Dear Sir,

PROPOSED ERECTION OF 6 X DWELLINGS AND ASS. WORKS AT LEA HEATH HOUSE, DAVIS STREET, HURST

Thank you for your letter dated 25th September 2000 which was received on 26th September. You are asked to quote the following reference in any correspondence: SU77SE/14/2.

Following a site meeting with the Agent, the Agency has no objection to the proposal however we request the following planning conditions imposed on any planning permission granted in addition to the conditions outlined in our letter of 17th August 2000.

ADVICE TO APPLICANT:

CONDITION: A Buffer Zone 3 metres wide alongside the ditches shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.
REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The landscape management plan shall be carried out as approved.
REASON: To protect/conserve the natural features and character of the area.

(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

Cont/d..

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

CONSERVATION: CONTACT : LIZ BALDWIN ON TEL NO. 01276 454 430

It was discussed that the buffer zone to the north of the site, should include a 2 metre strip of native planting appropriate to the site. This should be maintained for wildlife rather than included in the formal garden.

The buffer zone adjacent to the ditch, which is outside of the owners boundary, on the west of the site should also be managed for wildlife other than any areas of hardsurfacing within the buffer zone. Although driveways would encroach within the buffer zone it was agreed that other areas not within the buffer zone that was not domestic gardens could also be managed for wildlife. The Agency can advise further on appropriate management and landscaping of native species.

ENVIRONMENTAL PROTECTION
CONTACT: NICK WEDDELL ON TEL NO: 01276 645 666

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

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

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.

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 Company Architect. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 45 4323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman

PP **Sarah Paxman**
Planning Development Officer

Cc. Paul Richmond RIBA Company Architect, Squires Bridge Homes, Britannia House, Millmead, Guildford, Surrey, GU2 5BE

Date: 20 October 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1614

Location: Land Adjacent Lea Heath House, Davis Street, Hurst, Reading.

Proposal: Proposed erection of 6 dwellings and associated works.

Applicant: Squires Bridge Homes Ltd C/O Paul Richmond RIBA (Squires Bridge Homes Ltd).

Case Officer: Mrs B Polnik

The new plans show the following: Alterations to dwelling on Plot 6 (removal of bedroom over garage, reduction in height of garage and resiting of garage further forward by 1.5m). Drawing nos 209/02C, 17A, 18A and 19A.

Comments are required by 31/10/2000.

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

(RING ONE)

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

App No. F/2000/1614 (Planaps) / (Ludhouse) Date Rec. 13.10.00

Location: LAND ADJ. TO LEA HEATH HOUSE, DAVIS STREET

Parish HURST

Applicant: SQUIRES BRIDGE HOMES LTD.

Description of attached plans Alterations to dwelling on Plot 6 (removal of bedroom over garage, reduction in height of garage and resiting of garage further forward by 1.5m)

Drawing No's: 209/02C, 17A, 18A and 19A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

		Drawing No's	
1.	NK (Landscape & Trees)	NE.	✓
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 BP.

Consultations Sent by Admin. on 20.10.PS

Yellow - Part One Copy
Green - Officer's Copy

SQUIRES BRIDGE

HOMES OF DISTINCTION

Squires Bridge Homes Limited
Britannia House Millmead Guildford Surrey GU2 5BE
Telephone: 01483 456633 Fax: 01483 456634

PLANNING SERVICES	HPT 32269
POL	RLS
DC	SNF
APP	
CS	
26 JUL 2000	
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25 July 2000

Mr Simon Lewis
Wokingham District Council
Plannning Department
PO Box No 157
Council Offices, Shute End
Wokingham, Berkshire
RG40 1WR

Dear Mr Lewis,

F/2000/1614 Land adjacent to Lea Heath House, Davis Street, Hurst. Construction of five 4-bedroom houses, one 5-bedroom house, garaging and all associated works.

Further to our recent telephone conversation, I am enclosing six copies of each of the following drawings with the road layout amended:

209/02A Site Layout – superseded by 02B.C
209/12A Highway Sightlines – for information seen by Steve Alton 18/10.

The revisions follow comments received from Mr Steve Alton in Highways at his meeting with our consultant, Mr Malcolm Waskett of Meridian Civil Engineers. I have since sent the revised layout to Mr Alton by Fax, and he has confirmed that this meets his requirements.

As I indicated previously, the siting of the houses has remained exactly as shown on the unamended drawings.

Yours sincerely,

Paul Richmond

Paul Richmond RIBA
Company Architect

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date February 7, 2001
My ref. B/F/2000/1614

Mr A Long
Squires Bridge Homes Ltd.
Britannia House
Millmead
Guildford
Surrey GU2 4BE

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

Dear Mr Long

RE: PROPOSED ERECTION OF 6 DWELLINGS ON LAND ADJACENT TO LEA HEATH HOUSE, DAVIS STREET, HURST

I refer to your letter dated 31st January 2001 regarding the above-mentioned proposal.

In this instance "permitted development rights" have been removed by virtue of condition 2 of planning permission F/2000/1614 which would include insertion of windows. Therefore as the revisions include the insertion of new windows, a fresh planning application would need to be submitted.

I hope that this clarifies the situation.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

cc: Mrs C Dodsworth (DC/BC Liaison Officer)

SQUIRES BRIDGE
HOMES OF DISTINCTION

Squires Bridge Homes Limited
Britannia House Millmead Guildford Surrey GU2 4BE
Telephone: 01483 540500 Fax: 01483 456634
e-mail: enquiries@squiresbridge.co.uk

Direct Tel. 01483 540506 Direct e-mail: andrew_c_long@btinternet.com

PLANNING SERVICES | APP 39415
BOL | TLB
DC BP | ENF
APP |
CS |
01 FEB 2001
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FILE:

Mrs Basia Polnik
Wokingham District Council
Planning Department
PO Box No. 157
Council Offices,Shute End
Wokingham,Berkshire

31st January 2001

Dear Mrs Polnik

Ref.: f/2000/1614 land adjacent to Lea Heath House, Davis Street, Hurst.

In accordance with the above planning permission, we are submitting the following information, which indicates the minor amendments to the approved planning drawings.

Plots 1. & 2

First Floor Bedroom One, window omitted. –209/202/c
Elevations First floor, Bedroom One dormer window omitted.-209/207/c – no obj.

Plot 3.

First Floor Bedrooms reconfigured internally. –209/212/c
Bedroom Four, two windows omitted, replaced by one larger window. no obj.
209/217/c

Plots 4. & 5.

Elevations Bedroom One Ensuite window replaced with smaller one. 209/228/c no obj.

Plot 6.

Ground Floor Drawing room single window replaced by french doors and side light windows.-
209/231/c – enlarged opening
First Floor Bedroom One, window omitted and replaced by three-209/231/c 3 new windows
Bedrooms reconfigured, Bedroom Five added. dormer deleted
Elevations Ground Floor, Drawing Room window revised.-209/213/c
First Floor, Bedroom One windows reconfigured.-209/237/c

Please do not hesitate to contact us if further information is required regarding these amendments.

Yours sincerely

Andrew Long
Company Architect

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date June 15, 2001
My ref. BP/F/2000/1614

Mr A Long
Squires Bridge Homes Ltd.
Britannia House
Millmead
Guildford
Surrey
GU2 4BE

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Long

RE: PROPOSED ERECTION OF 6 DWELLINGS ON LAND ADJACENT TO LEA HEATH HOUSE, DAVIS STREET, HURST

I refer to your letter dated 6th March 2001 and apologise for the delay in replying.

I confirm that the proposed increases in slab levels (Condition 5) are considered acceptable.

I hope this is of assistance.

Yours sincerely

JOHN MITCHELL
Development Control Manager

F/2000/0614

SQUIRES BRIDGE

HOMES OF DISTINCTION

Squires Bridge Homes Limited
Britannia House Millmead Guildford Surrey GU2 4BE
Telephone: 01483 540500 Fax: 01483 456634
e-mail: enquiries@squiresbridge.co.uk
Direct Tel. 01483 540506 Direct e-mail: andrew_c_long@btinternet.com

Mrs B Polnik
Senior Planning Officer
Planning and Environmental Services
P.O.Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

PLANNING SERVICES | HPT 40896
POL | TLS
BP | CNF
CS
08 MAR 2001
COPIES TO: | ACK:
FILE:

Reply Req

6TH march 2001

Dear Mrs Polnik

Ref. PROPOSED ERECTION OF 6 DWELLINGS ONLAND ADJACENT TO LEA HEATH HOUSE, DAVIS STREET, HURST.

I am writing to you in regards to our Planning condition 5, where the constructed development shall not vary from the slab levels shown on plan No. 209/02c.

We have a situation on site, where the Environmental Agency has told us that we shouldn't use soakways and has consented for us to use French drains. This has caused us a problem, as the drains will only be 100mm below the finished ground level.

During construction we had to raise the level of the road because of the tree roots, and now the DPC level of houses 1, 2 and 3 is below the road level and potentially vulnerable to future flooding like we have been inflicted with over the past few months.

Due to this we would like to increase the slab level by 225mm to reduce the risk of damage and to give a better quality system with improved gradients.

We would like to meet you on site so that we can discuss this further, as this matter has now become as matter of great urgency. I have enclosed a site layout plan with the concerning levels.

Yours sincerely

Andrew Long
Company Architect

Basia Polnik

From: ANDREW LONG [ANDREW_C_LONG@ukgateway.net]
Sent: 06 March 2001 17:45
To: basia.polnik@wokingham.gov.uk
Subject: Davis Street, Hurst

Dear Mrs Polnik

Ref. PROPOSED ERECTION OF 6 DWELLINGS ONLAND ADJACENT TO LEA HEATH HOUSE, DAVIS STREET, HURST.

I am writing to you in regards to our Planning condition 5, where the constructed development shall not vary from the slab levels shown on plan No. 209/02c.

We have a situation on site, where the Environmental Agency has told us that we shouldn't use soakways and has consented for us to use French drains. This has caused us a problem, as the drains will only be 100mm below the finished ground level.

During construction we had to raise the level of the road because of the tree roots, and now the DPC level of houses 1, 2 and 3 is below the road level and potentially vulnerable to future flooding like we have been inflicted with over the past few months.

Due to this we would like to increase the slab level by 225mm to reduce the risk of damage and to give a better quality system with improved gradients.

We would like to meet you on site so that we can discuss this further, as this matter has now become as matter of great urgency

Yours sincerely

Andrew Long

Company Architect

Tel. 0118 974 6355
Fax. 0118 974 6401
E-mail: environmentalp&h@wokingham.gov.uk
Date. June 25, 2001
My ref. SEM/aky

Environmental Health Service
Environmental Services Department
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WW
Tel: (0118) 974 6000
Fax: (0118) 974 6401
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Mr D Clare
Squires Bridge Homes Ltd
Britannia House
Millmead
Guildford
Surrey
GU2 5BE

Dear Mr Clare

GEO FORD SITE, LAND ADJACENT TO LEA HEATH HOUSE, DAVIS STREET, HURST

Further to our telephone conversation in May I apologise for the delay in replying to you.

I have reviewed the information held to date and am not in a position to recommend the discharging of the condition regarding soil decontamination. To this end please can you forward full details of the remediation works carried out on site and any post-remediation sampling to ensure no contamination still remains.

Yours sincerely

SUZANNE MCLAUGHLIN
PRINCIPAL ENVIRONMENTAL HEALTH OFFICER
(ENVIRONMENTAL PROTECTION & HOUSING)

Cc Basia Polnik, Development Control

44989

BP

COPIES TO:

Basia Polnik

To: Suzanne McLaughlin
Subject: RE: F/2000/1614

Sorry I haven't got back to you earlier on this one but I'd mislaid the file. I have now checked it and the last correspondance from Jo was 4.1.01. I haven't had anything since from the applicant relating to contamination.

Basia

-----Original Message-----
From: Suzanne McLaughlin
Sent: 31 May 2001 12:24
To: Basia Polnik
Subject: F/2000/1614

Basia
Further to my email of 14/05/01 please can you let me know if you have any further details regarding the contaminated land since Jo's memo to you on 04/01/01.
I am on leave until the 12/06/01 and would like to deal with this on my return.
thanks
Suzanne

Tel. 0118 974 6443 (Direct Line)

Date. 13 December, 2000

My ref. CD/FP2000/1397(1614)

Squires Bridge Homes
C/o Progressive Solutions
Peter Road
Lancing Business Park
LANCING
West Sussex BN15 8TH

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
E-mail:

PLEASE ADDRESS ALL CORRESPONDENCE TO MRS C DODSWORTH

Dear Sirs,

LAND ADJACENT TO LEA HEATH, DAVIS ROAD, HURST
ERECTION OF SIX DWELLINGS

Thank you for your Building Regulations Application Number FP2000/1397 received on 11 December.

I note that there are discrepancies between this application and the approved Planning Application Number F/2000/1614:

- Alterations/omissions to dormers and windows on all plots

Would you please submit 4 copies of suitably revised elevations and floor plans incorporating and highlighting the above changes by the beginning of January. The planning officer will consider if these can be treated as minor amendments to the above planning application.

It would be helpful if you quoted the above reference in all correspondence.

If you have any queries with regard to this letter please contact me on 0118 974 6443.

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Tel. 0118 974 6450 (Direct Line)
E-mail: Basia.Polnik@wokingham.gov.uk
Date. 10 January, 2001
My ref. BC/DC/2000/1614
Your ref.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Progressive Solutions
Peter Road
Lancing Business Park
Lancing
West Sussex
BN15 8TH

Dear Sirs

PLANNING PERMISSION 2000/1614
SITE: PLOT 1, DAVIS STREET, HURST, READING

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

I would like to take this opportunity to remind you that Planning Permission Number 2000/1614 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

BASIA POLNIK
Senior Planning Officer

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1614	BP
BUILDING CONTROL NUMBER.	FP 2000/1397	Andy
~~APPLICANT~~/AGENT	Progressive Solutions	
ADDRESS OF SITE	Land adj to Lea Heath Davis Street. HURST.	
DESCRIPTION OF PROPOSED WORK	erection of 6 dwellings	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	E611-001	209/02C
ELEVATIONS	See ~~attached~~	
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	30/10/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ? BC – seen Basia	alterations/omissions to dormers + windows on all plots.	
DATE	13/12/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED	13/12/00.		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Land adj. to Lea Heath.
Dans Street, Hurst.

	B.C.		Planning
	FP 2000/1397		F/2000/1614.
Block Plan	E 611-001	Plot 6 not consistent with floor plans	209/02C.
Plots 1+2			
Elevations	209/207A	← Side dormers omitted conservatories not shown	209/04A
Floor Plans	209/201A	(conservatories dotted line) ✓	209/03A ✓
	209/202A ✓		
Plot 3 Elevations	209/217A	← 2 front dormers instead of 3	209/06A
Floor Plans	209/211A		209/05A
	209/212A		
Plots 4+5 Elevations	209/228A	← one rear dormer changed to small window (en suite)	209/08
	209/227A		
Floor Plans	209/221A		209/07
Plot 6 Elevations	209/237A	← first floor side elevations (bedroom 1) windows added + dormer (rear) deleted ground floor patio doors.	209/18A
Floor Plans	209/231A		209/17A

WORK SHEET FOR : Simon Lewis

Application Number : F/2000/1614

Applicant : Squires Bridge Homes Ltd C/O Paul Richmond RIBA (Squires Bridge Homes Ltd).

Location : Land Adjacent Lea Heath House, Davis Street, Hurst, Reading.

Proposal : Proposed erection of 6 dwellings and associated works.

Site Notice Displayed ? :	YES	NO	DATE
	✓		28.6.00

Date of Neighbour Notifications : .....

Date of Site Visit : ..... by original case officer 28.6.00 .....

Date Registered : 02/06/2000

Earliest Date for Decision : 02/07/2000

Latest Consultation Date/Site Notice Expiry Date : 02/07/2000

This application will have expired on: 28/07/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

~~**Consultation Responses :**~~

Revised plans received 22.8.00 and 13.10.00
Plans under consideration are as follows:

Tree survey
Site layout 209/02C rec'd 13.10.00
Plot 1 + 2 floorplan 209/03A rec'd 22.8.00
elevations 209/04A -11- -11-
roofspace 209/14A -11- -11-
~~**Planning Issues :**~~ garages 209/11 -11- 2.6.00
Plot 3 floorplans 209/05A rec'd 22.8.00
elevations 209/06A -11-
roofspace 209/15A -11-

Plots 4+5 floorplans 209/07 rec'd 2.6.00
elevations 209/08 -11-
roofspace 209/16 -11-
Plot 6 floorplans 209/17A rec'd 13.10.00
elevations 209/18A -11-
roofspace 209/19A -11-
Sightlines 209/12A

CONSULTATION RESPONSES:

- Highway Authority: no objection subject to conditions.
- Arboriculturalist: revised plan acceptable in terms of Plot 6. Remaining concerns can be overcome by using conditions.
- Rights of Way Officer: Footpath No16 runs adj. to this site and must not be encroached onto or obstructed.
- Environmental Health: possible soil contamination due to former use. Conditions proposed to include need for contaminated land assessment and associated remedial strategy.
- CPRE: site located in rural area and therefore contrary to policy and as such appln. should be refused
- Environment Agency: no objection in principle subject to conditions. (Officer comment: no such conditions imposed previously)
- Parish Council: comments of revised plan - plans show an increase in floorspace of approx. 12% from originally approved plans. In addition proposed house on Plot 6 is too close to the trees.
- Letters of representation: 4 letters in total (2 from same address). 3 letters in support of appln.
  Concern over impact on trees
  boundary treatment with public footpath
  question over access r/o Wyre Cottage

PROPOSAL:

Full appln. for 6 x 4bedroomed houses
1 pair of semi-detached and 4 detached dwellings with either integral or detached garages. All plots contain a conservatory and rooms (with natural daylight) in the roofspace.
Slab levels indicated.

SITE HISTORY:

29653 - 6 houses allowed on appeal 17.10.88 (outline - all matters reserved)
7 houses dismissed as being overdevelopment and out of character (outline) (29110)

33986 - RM. Dismissed on appeal - overdevelopment houses considered too large
37068 - RM refused. Dismissed on appeal - " and impact on tree.
38001 - Renewal of 29653 approved 27.8.91

40641 - Reserved matters approved 6.5.93
Acceptable footprint and scale of dev. Siting to minimize impact, screening etc.. Resolved relationship to TPO'd trees and relationship between dwellings and effect on character and appearance of the area.

45255 - Renewal of O/L for 6 houses approved 1.12.96
Site identical to that previously approved. All matters to considered although access, siting and design previously approved under 4064.

98/68628/O - Renewal of O/L for 6 houses approved 21.7.99
Means of access, siting and design considered.
Site identical to that previously approved. No change in boundary, house types or position of houses.

F/1999/0124 Full applⁿ. for 6 dwellings (3 x 4bed and 3x 5bed) Refused 23.2.00
Refused on grounds of impact on rural character of area and impact of dwelling on Plot 4 on tree.

Application Number: F/2000/1614

Appraisal :

A. COMPARISON OF PROPOSAL TO THAT PREVIOUSLY APPROVED

Most recently approved appln (98/68628/0) which could be implemented was a renewal of the outline for 6 dwellings. In this appln. (98/68628/0) siting, design and means of access were considered. Only external appearance and landscaping were reserved.

In the current appln. the number of dwellings is still the same and siting not dissimilar although dwellings are now larger in footprint and size. 2 previous appeals for reserved matter applications were dismissed (33986 and 37068) as dwellings were considered too large and also due to impact on trees resulting in unacceptable harm to character of area.

Scheme dismissed under 37068 contained 48 habitable rooms, scheme approved under 98/68628/0 contained 46 habitable rooms and current scheme contains 46 habitable rooms (figure excludes attic rooms and conservatories). Following negotiations the sizes of dwellings and massing has been reduced compared to that originally submitted. In terms of increase in footprint① original footprint total of 98/68628/0 was 615m² and floorspace② was 931m² and current footprint would be 681m² and floorspace 1021m² representing an increase of 11% and 9.6% respectively which is considered to be acceptable. Previously refused appln. F/1999/0124 the increase was 30% and 49% respectively.

As conservatories are proposed although not included in the above calculations and concern over any increases in size and massing in this rural location it is recommended that P.D rights be removed.

B. IMPACT ON CHARACTER OF THIS RURAL AREA

Policies C2 of BSP; LTV2 and LBE1/2 of LALP; and WCC1 and WBE1 of WOLP.

Site is located in a rural area, outside the settlement boundary where there

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

footprints① include garages but excludes conservatories as these could be built under permitted development

floorspace② -11-

PTO.

is a general presumption against development. History of refusals on site due to impact on rural character of area. Whilst the current scheme constitutes an increase in floorspace/footprint, the increase is approximately 10% which in this instance is considered acceptable. Negotiations have resulted in reductions in size and massing and it is now considered that the proposed increase would not adversely affect the rural character of the area. Condition proposed re: boundary treatment as solid fence along boundary with footpath considered inappropriate.

C. IMPACT ON TREES

Policies LBE1/2 of LALP; and NBE1 and WBE11 of WOLP

Access road and dwellings approved in similar position on previous application. Whilst the relationship between TPO'd trees and proposed dwellings is not ideal it was not current refused on these grounds.

D. IMPACT ON AMENITIES OF NEIGHBOURING OCCUPIERS

Policies LBE1/2 of LALP; and WBE1 of WOLP.

Other than the increase in size and massing the actual siting of dwellings in relationship to adj. properties is not dissimilar to that previously approved under 98/68628/O.

E. HIGHWAY ISSUES

No highway objections raised subject to conditions.

F. HOUSING MIX & DENSITY

Policies LH8 of LALP, WH6 and density policy of WOLP and PPG3.

All 6 dwellings would be 4 bedroomed (identical to that approved under 98/68628/O). Whilst both housing mix and density are a material consideration. Housing mix policy LH8 was not applied to the renewal of the outline and in light of the history it would unreasonable to refuse on these grounds at this stage. (refer to appraisal on 98/68628/O). In terms of density an increase in density in this location would be inappropriate.

G. COMMENTS OF ENVIRONMENTAL HEALTH OFFICER

Issue of possible contamination - nothing requested on previous outlines (except 98/68628/O) Condition proposed re: investigations and remedial work if required.

H. CONCERNS OF NEIGHBOURS

Conditions proposed to protect trees. As access to r/o Vyne Cottage has not been provided in the past applns. it would be unreasonable to request this on current appln. Condition also recommended re: boundary treatment.

9. REASON:

To secure the protection throughout the time that the development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area.

10. Prior to the commencement of works further details of the following shall be submitted to and approved by LPA:
    a) Method construction details of driveways
    b) routes of existing and proposed ~~so~~ underground services

These shall be implemented in accordance with the approved details.

Reason: as 9.

11. . C170 / R170 Contamination on res. sites

12. . C070 / R070 Hours of construction

13. C131 - Access construction - insert after plans, and to adoptable standard
R131

14. C127 - Visibility Splays - insert "2.4m", "120m", "the junction with Davis Street
R127

15. C122 - Parking + Turning
R122

16. C138 - Garage Hornes
R138

17. C129 - Construction Vehicles
R129

18. C130 - Mud
R130

19. **CONDITION**: A Buffer Zone 3 metres wide alongside the ditches shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.
REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

INFORMATIVES contd

3. The details of tree protection during the course of development and landscaping details shall include the following:
    a) Tree removal and remedial tree surgery works
    b) Location and type of protective fences
    c) Siting of and access to and from the works compound
    d) Location of where top soil, materials and equipment would be stored
    e) Arboricultural supervision on-site
    f) Replacement planting where any proposed preserved trees are to be removed

Application Number F/2000/1614
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	C001	R001	Full permission - 5 years
2.	C041	R041	No permitted dev. - extensions and alterations
3.	C012	R012	External materials to be agreed
4.	C017	R017	Boundary treatment
5.		R100	The constructed development shall not vary from the approved Slab levels shown on plan no. 209/0C unless otherwise approved in writing by the LPA.
6.	C150	R150	Landscaping details
7.			The hedging along the northern and eastern boundaries of the site shall be retained. Any of that hedging which is seriously damaged or removed shall be replaced in the next planting season with new planting of a similar species. If within a period of 5 years such replacement planting dies, is removed or becomes seriously damaged or diseased it shall be further replaced during the next planting season.
		R.	In the interests of the character and amenities of the locality.
8.	C151	R151	Landscaping Planting to be carried out
9.			**No operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the approved scheme are in place on site.** until completion of all external works and all equipment, machinery and surplus materials have been removed from the site unless prior written approval of the LPA has been obtained.
			INFORMATIVES:
		1.	NO2 revised plans 209/03A, 04A, 05A, 06A, 14A and 15A received 22.8.00 and 209/02c, 17A, 18A and 19A received 13.10.00.

PTO.

DATE 23.10.00

2. N16
C2 of GSP
LTV2, LBE1, LBE2 and LH8 of LALP
WCC1, WBE1, WBE11, and WHE6 and density policy of WOLP.

RECORD OF SITE VISIT

SITE ADDRESS: Land Adjacent Lea Heath House Davis Street Hurst Reading.

APPLICATION NUMBER: F/2000/1614

OFFICER: Simon Lewis

DATE OF SITE VISIT: 28/6

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS Rural — existing built frontage of dwellings. Open fields — overgrown Golf course to rear beyond footpath.

3. DESCRIPTION OF SITE/BUILDING Overgrown — existing farmyard access. Site previously used by agricultural merchants. Buildings now demolished

4. RELATIONSHIP TO ADJOINING PROPERTIES Lea Heath closed position of windows. Refer to plan

5. SITE CONSTRAINTS

TREES Re large tree no. 13.

ACCESS/PARKING refer to plans

LEVELS

BOUNDARY TREATMENT Condition required.

OTHERS Public footpath runs along western boundary

File

Date: 20 October 2000

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/1614

Location: Land Adjacent Lea Heath House, Davis Street, Hurst, Reading.

Proposal: Proposed erection of 6 dwellings and associated works.

Applicant: Squires Bridge Homes Ltd C/O Paul Richmond RIBA (Squires Bridge Homes Ltd).

Case Officer: Mrs B Polnik

The new plans show the following: Alterations to dwelling on Plot 6 (removal of bedroom over garage, reduction in height of garage and resiting of garage further forward by 1.5m). Drawing nos 209/02C, 17A, 18A and 19A.

Comments are required by 31/10/2000.

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

Conditions as previous (04/10/00).

Adam Coggins 26/10/00.

Applicationo	Name & Address
F/2000/1614	Capt. Red Blake Lea Heath House Davis Street Hurst Berkshire RG10 0
F/2000/1614	Dr S P Wilford 17 Copse Drive Wokingham Berks RG41 1NA
F/2000/1614	Mr & Mrs Beasley Whispers Davis Street Hurst RG10 0TH
F/2000/1614	Mr & Mrs Whitwell Vyne Cottage Davis Street Hurst RG10 0TH

App. approved
Letter sent 01/11/00

Tel: (0118) 974 6454

Date: 20.10.00

My ref: F/2000/1614

CONFIDENTIAL

Councillor A Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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

Dear Councillor

Application Number: F/2000/1614
Land Adjacent Lea Heath House, Davis Street, Hurst, Reading.
Proposed erection of 6 dwellings and associated works.

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

If you have any questions please do not hesitate to contact Basia Polnik ~~Simon Lewis~~ on **(0118) 974 6454**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 30.10.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM Basia Polnik
Case officer: ~~Simon Lewis~~ Application Number: **F/2000/1614**
Land Adjacent Lea Heath House, Davis Street, Hurst, Reading.
Proposed erection of 6 dwellings and associated works.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: _____ Date: 23.X.00.

Councillor A Drake

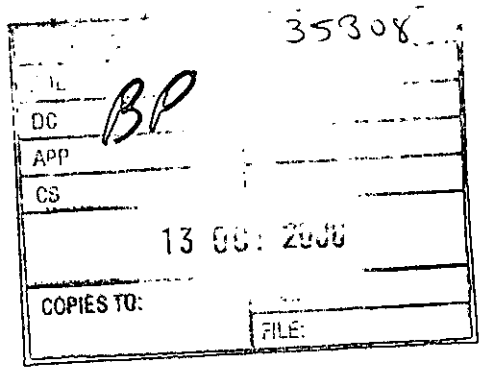
NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

SQUIRES BRIDGE
HOMES OF DISTINCTION

Squires Bridge Homes Limited
Britannia House Millmead Guildford Surrey GU2 5BE
Telephone: 01483 456633 Fax: 01483 456634

REVISED PLAN.

Mrs Basia Polnik
Wokingham District Council
Plannning Department
PO Box No 157
Council Offices, Shute End
Wokingham, Berkshire
RG40 1WR



12 October 2000

Dear Mrs Polnik,

F/2000/1614 Land adjacent to Lea Heath House, Davis Street, Hurst.

Thank you for meeting me and Phil Hodskinson yesterday, together with your tree officer Neil Etherington.

Our meeting followed lengthy negotiations with your predecessor Simon Lewis and yourself, discussions with Councillor Mrs Drake, and with the immediate neighbours at Lea Heath and Vyne Cottage.

You thought that we were very close to reaching a satisfactory solution for this site, but that there were still some points of concern, namely:

- The increase in square footage over and above the total indicated on the approved plans was excessive at approximately12%.
- Ridge heights to garages had been increased from those shown on the approved plans, principally because of roof accommodation.
- Plot 6 was sited too close to trees on the northern boundary.

You suggested that a way of dealing with all of these points would be to concentrate on plot 6: to delete the roof accommodation over the garage, to reduce the ridge height of the garage, and to move the garage forward in relation to the house and thus further from the tree canopy.

Accordingly, I am enclosing six copies each of the following revised drawings:

209/02C	Site Layout
209/17A	Plot 6 Plans
209/18A	Plot 6 Elevations
209/19A	Plot 6 Plan of Roofspace

The revisions are as follows:

- The bedroom over the garage has been deleted and Plot 6 is now a 4 bedroom house. This reduces the net floor area by 19.8 sq m =213 sq ft.

- The garage eaves has been lowered and the roof pitch reduced to 35 degrees. This lowers the ridge height by 1.2 metres to 4.9 metres.

- The garage element has been moved away from the trees by an additional 1.5 metres.

These revisions have been made as discussed and agreed by you and Mr Etherington and are therefore assumed to be satisfactory. At our meeting you kindly confirmed that if these revised proposals could be with you by the end of this week, then you would prepare your report and recommendation next Tuesday. You would then notify the local councillor, Mrs Drake, for her decision on whether the application would be determined under your delegated powers or would be taken to Committee.

I will therefore bring this letter and enclosures to your office today by hand, and I will send a full copy to Councillor Mrs Drake as a matter of courtesy, as I have tried to keep Mrs Drake fully informed of our proposals.

Thank you again for your and Mr Etherington's assistance.

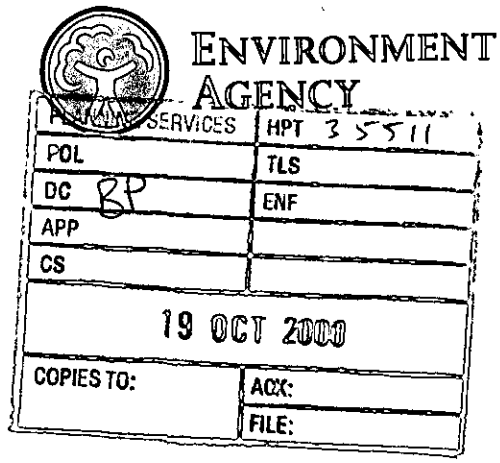
Yours sincerely,

Paul Richmond RIBA
Company Architect

cc Councillor Mrs Drake
Phil Hodskinson
DAC, RW

Our ref: SP\2000\002444\001
Your ref: F/2000/1614

Date: 17th October 2000



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

Attention: Simon Lewis

Dear Sir,

PROPOSED ERECTION OF 6 X DWELLINGS AND ASS. WORKS AT LEA HEATH HOUSE, DAVIS STREET, HURST

Thank you for your letter dated 25th September 2000 which was received on 26th September. You are asked to quote the following reference in any correspondence: SU77SE/14/2.

Following a site meeting with the Agent, the Agency has no objection to the proposal however we request the following planning conditions imposed on any planning permission granted in addition to the conditions outlined in our letter of 17th August 2000.

ADVICE TO APPLICANT:

CONDITION: A Buffer Zone 3 metres wide alongside the ditches shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.
REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The landscape management plan shall be carried out as approved.
REASON: To protect/conserve the natural features and character of the area.

(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

Cont/d..

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

CONSERVATION: CONTACT : LIZ BALDWIN ON TEL NO. 01276 454 430

It was discussed that the buffer zone to the north of the site, should include a 2 metre strip of native planting appropriate to the site. This should be maintained for wildlife rather than included in the formal garden.

The buffer zone adjacent to the ditch, which is outside of the owners boundary, on the west of the site should also be managed for wildlife other than any areas of hardsurfacing within the buffer zone. Although driveways would encroach within the buffer zone it was agreed that other areas not within the buffer zone that was not domestic gardens could also be managed for wildlife. The Agency can advise further on appropriate management and landscaping of native species.

ENVIRONMENTAL PROTECTION
CONTACT: NICK WEDDELL ON TEL NO: 01276 645 666

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

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

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.

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 Company Architect. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 45 4323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Sheehan

pp **Sarah Paxman**
Planning Development Officer

Cc. Paul Richmond RIBA Company Architect, Squires Bridge Homes, Britannia House, Millmead, Guildford, Surrey, GU2 5BE

TO: **DEVELOPMENT CONTROL**
Basia Polnik

FROM: Environmental Design

DATE: 18/10/00

Location: Land adjacent to Lea House, Davis Street, Hurst.

Proposal: Proposed erection of 6 dwellings.

Application Number: F/2000/1614.

The revisions to plot 6, shown on drawing number 209/02C, are acceptable in relation to trees. I consider that my remaining concerns can be overcome by using conditions. I therefore have no objection to planning permission being granted.

Please see my previous comments regarding conditions. If it is not possible to impose these conditions I would suggest that we attach an informative stating that as part of the tree protection measures we will expect details of:

- How the driveways will be constructed to avoid damage to trees.
- Tree removal and remedial tree surgery works.
- Location and type of protective fences.
- The siting of and access to and from the works compound.
- Where top soil, materials and equipment will be stored.
- Arboricultural supervision on site.
- Routes of existing and proposed underground services.
- Trees to be planted to replace any preserved trees, which it is proposed to remove.

Neil Etherington
Senior Arboriculturist

3491L

6P

SQUIRES BRIDGE
HOMES OF DISTINCTION

Squires Bridge Homes
Britannia House, Millmead, Guildford, Surrey. GU2 5BE
Tel: 01483 456633 Fax: 01483 456634

FILE:

FAX

To:	**Mrs Polnik**	**Company:**	Wokingham DC
From:	Paul Richmond	**Fax No:**	0118-9746484
Date:	2 October 2000	**Pages:**	

Regarding:

Davis Street, Hurst F/2000/1614

Footprint areas are as follows:

Plots 1&2	175 sq m	1883 sq ft
Garage 1&2	36	387
Plot 3	129.6	1395
Plot 4	129.9	1398
Plot 5	129.9	1398
Plot 6	151.2	1627
		8088 sq ft

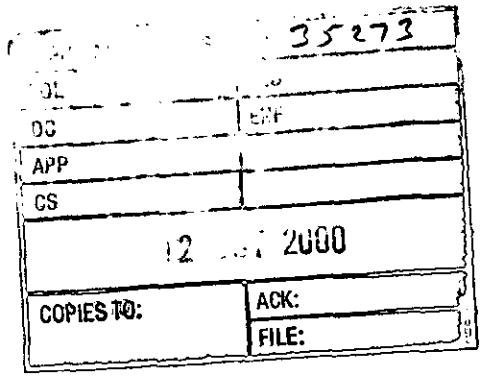
Regards

Paul Richmond

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

11th October 2000



Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

For the attention of Basia Polnik

Dear Mrs. Polnik,

Application No.F/2000/1614

I refer to the above-mentioned Application by Squires Bridge Homes Ltd., in respect of land adjacent to9 Lea Heath House, Davis Street, Hurst; proposed erection of six dwellings and associated works – revised plans.

These plans show an increase in floor space of approximately 12% from the original approved plans. In addition, the proposed house on Plot 6 is too close the trees.

The Council, therefore, objects on these grounds.

Yours sincerely,

Clerk

BP

Date: 31 August 2000

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/1614

Location: Land Adjacent Lea Heath House, Davis Street, Hurst, Reading.

Proposal: Proposed erection of 6 dwellings and associated works.

Applicant: Squires Bridge Homes Ltd C/O Paul Richmond RIBA (Squires Bridge Homes Ltd).

Case Officer: Simon Lewis

The new plans show the following: Amended site layout and amendments to plots 1, 2, 3 and 6. Drawing nos 209/02B, 03A, 04A, 14A, 05A, 06A, 15A, 17, 18, 19.

Comments are required by 21/09/2000.

Should you have any queries regarding this application please contact the case officer Simon Lewis on (0118) 974 6454.

DRWG No. 209/02B

CONDITIONS

C131 - ACCESS CONSTRUCTION - insert after plans, and to adoptable standard.
R131

C127 - VISIBILITY SPLAYS - insert "2.4m", "120m", "the junction with Davis Street."
R127

C122 - PARKING + TURNING
R122

C138 - GARAGE TURNING
R138

C129 - CONSTRUCTION VEHICLES
R129

C130 - MUD
R130

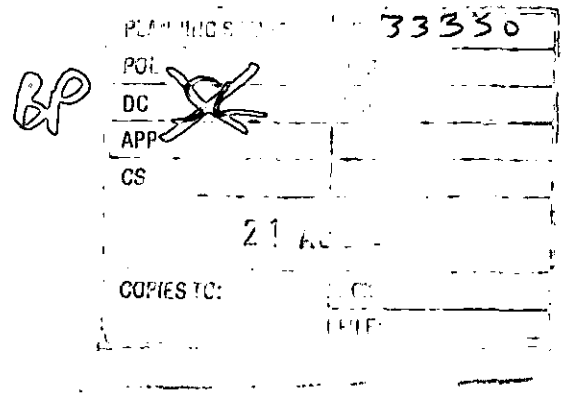
S. N ANTON

4.10.00

Our ref: SP\2000\001873\001
Your ref: F/2000/1614

Date: 17th August 2000

ENVIRONMENT AGENCY



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

For the attention of: Simon Lewis

Dear Sir

ERECTION OF 6 X DWELLINGS AND ASSOCIATED WORKS
LAND ADJACENT LEA HEATH HOUSE, DAVIS STREET, HURST

Thank you for your letter dated 8 June 2000 which was received on 9 June 2000. You are asked to quote the following reference in any correspondence: SU77SE/14/12. 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.

CONDITION: The developer must not store materials within a 4m buffer zone to the top of the bank of the adjacent ditches and should avoid gaining access in this zone. There must be no fires, dumping or tracking of machinery within the buffer zone which should be suitably marked and protected during development.
REASON: To reduce the impact of the proposed structure on wildlife habitats upstream and downstream, including bankside habitats.

CONDITION: A Buffer Zone 4 metres wide alongside the adjacent watercourse/ditches shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.
REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

Cont/d..

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

(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The landscape management plan shall be carried out as approved.
REASON: To protect/conserve the natural features and character of the area.

(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

ADVICE TO PLANNING AUTHORITY

Conservation: Contact Liz Baldwin on 01276 45 4430

We are concerned that the development is within close proximity to the ditches. The Agency ordinarily requests a minimum of a 4 metre buffer zone between any new development and adjacent watercourse/ditch.

Buffer zones to watercourses are required for the following purposes:
(i) to allow the watercourse to undergo natural processes of erosion and deposition, and associated changes in alignment and bank profile, without the need for artificial bank protection works and the associated destruction of natural bank habitat;
(ii) to provide for the terrestrial life stages of aquatic insects, for nesting of water-related bird species, and for bank dwelling small mammals;
(iii) to provide a "wildlife corridor" bringing more general benefits by linking a number of habitats and affording species a wider and therefore more robust and sustainable range of linked habitats;
(iv) to allow for the maintenance of a zone of natural character with vegetation that gives rise to a range of conditions of light and shade in the watercourse itself. This mix of conditions encourages proliferation of a wide range of aquatic species, including fish;
(v) to allow, where appropriate, for the regrading of banks to a lower and safer profile, in areas where there is public access;
(vi) to prevent overshadowing of watercourses by buildings; and
(vii) to reduce the risk of accidental pollution from run-off.

We would therefore request that any buildings, including hardstanding, should be located so that a minimum of 4 metres is maintained/established between the development and the watercourse. The buffer zones should be undisturbed and maintained for wildlife. They should not include any built development including hardstanding or formal/ornamental garden.

Any landscaping within the buffer zone should comprise solely of native species. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural balance of flora. It will also help to prevent the spread of invasive, alien species within the region. Conservation would ask to be consulted on any planting details.

Cont/d..

The applicants should make use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off adversely affecting adjacent watercourses. This might include the use of gravel surfaces in paths, parking spaces and driveways.

Development Control: Contact Amanda Reed on 01276 45 4331

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency where ground conditions are suitable and groundwater is not at risk. 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.

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 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.

ADVICE TO APPLICANT

Environment Protection: Contact Nick Weddell on 01276 454405

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

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

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.

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 myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer
cc: Paul Richmond, Squires Bridge Homes Ltd, Britannia House, Millmead, Guildford Surrey GU2 4BE

Date: 31 August 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1614

Location: Land Adjacent Lea Heath House, Davis Street, Hurst, Reading.

Proposal: Proposed erection of 6 dwellings and associated works.

Applicant: Squires Bridge Homes Ltd C/O Paul Richmond RIBA (Squires Bridge Homes Ltd).

Case Officer: Simon Lewis

The new plans show the following: Amended site layout and amendments to plots 1, 2, 3 and 6. Drawing nos 209/02B, 03A, 04A, 14A, 05A, 06A, 15A, 17, 18, 19.

Comments are required by 21/09/2000.

Should you have any queries regarding this application please contact the case officer Simon Lewis on (0118) 974 6454.

(RING ONE)

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

App No. F/2000/1614 (Planaps) / (Ludhouse) Date Rec. 22/8/00

Location: Land adjacent to Lea House, Davis Street, Hurst

Parish Hurst.

Applicant: Spire Bridge Homes Ltd.

Description of attached plans amended site layout and amendments to plot 1, 2, 3 and 6.

Drawing No's: 209/02B, 03A, 04A, 14A, 05A, 06A, 15A, 17, 18, 19.

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: As before

		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 21 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 SL

Consultations Sent by Admin. on 31.08.00

Yellow - Part One Copy
Green - Officer's Copy

SQUIRES BRIDGE
HOMES OF DISTINCTION

Squires Bridge Homes Limited
Britannia House Millmead Guildford Surrey GU2 4BE
Telephone: 01483 540500 Fax: 01483 456634
e-mail: enquiries@squiresbridge.co.uk

PLANNING SERVICES | RPT 33345
TEL | TLS
DC SL | ENF
APP |
CS |
22 AUG 2000
COPIES TO: | ACK:
FILE:

21st August 2000

Mr Simon Lewis
Wokingham District Council
PO Box No 157
Council Offices
Shute End
Wokingham RG40 1WR

REVISED PLAN
1614

Dear Mr Lewis

Geo Ford Site, Davis Street, Hurst – planning application No F/2000/1614

I refer to our recent meeting and subsequent telephone conversation and I enclose 6 copies of the following plans in substitute for those already submitted as part of our current planning application:

209/02B	Site Layout
209/03A	Plots 1 & 2 Plans
209/04A	Plots 1 & 2 Elevations
209/14A	Plots 1 & 2 Plan of Roof space
209/05A	Plot 3 Plans
209/06A	Plot 3 Elevations
209/15A	Plot 3 Plan of Roof space
209/17	Plot 6 Plans
209/18	Plot 6 Elevations
209/19	Plot 6 Plan of Roof space

At our meeting we discussed the size, measured gross internally, of each house and the total amount of development proposed over the whole site and I summarise below the current position:

Plot	Planning Consent	Planning Application	Room over Garage	Conservatory
1	170	129	0	10
2	166	129	0	10
3	137	159	20	13
4	135	158	16	13
5	131	158	16	13
6	192	200	20	12
Total	931	933	72	71 - measured in square metres

We agree with your measurement of 931 square metres for the current planning consent and you will see that our proposal is almost identical although the distribution is a little different.

In our revised application plots 1,2 and 6 have been reduced in size and scale and plots 3,4 and 5 remain the same, although the storage area over the garage in plot 3 is now shown as a bedroom.

The development of the roof space over some of the garages and the addition of conservatories could, in theory, be carried out at a later date by the owners of the properties under permitted development.

The allowable area of 70 cubic metres per unit translates into approximately 29.17 square metres giving a total of 175 square metres for the development. As per the above table we are proposing 143 square metres and if planning consent is granted we would be prepared for the permitted development rights to be removed.

The advantage of doing these works now is to allow continuity of design and control of materials, which will ensure that these new houses continue to enhance their immediate setting.

We have shown all trees covered by the preservation order to be retained in order that we can agree which can be removed as part of the landscaping condition. Plot 2 has moved further away from tree 13 but in any case it is further away from the tree than the position shown on the planning consent. Plot 6 has also moved further away from the trees on the northern boundary.

Please let me know if you require any further information.

Yours sincerely

Richard A S West
Land Director

TO: **DEVELOPMENT CONTROL**
Simon Lewis

FROM: Environmental Design

DATE: 20/09/00

Location: Land adjacent to Lea House, Davis Street, Hurst.

Proposal: Proposed erection of 6 dwellings.

Application Number: F/2000/1614.

In response to your consultation dated 31st August 2000 for the above application, the arboricultural comments are as follows:

The revisions to the site layout are a slight improvement. However, my previous comments still apply.

If it is decided to grant planning permission the attached conditions should be imposed.

Neil Etherington
Senior Arboriculturist

WHAT PLANNING CONDITIONS RELATE TO TREES, FORESTRY AND LANDSCAPING

Condition 01	Attached to Detailed Planning Consent

(a) No development or other operation shall commence on site until a scheme (herein called the Approved Method Statement for Arboricultural Works Scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall take place except in complete accordance with the approved protection scheme.

(b) No operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the approved scheme are in place on site.

(c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place inside or within 10.0m of an area designated as being fenced off or otherwise protected in the approved scheme.

(d) The fencing or other works which are part of the approved scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the LPA has first been sought and obtained.

REASON

To secure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing within or adjacent to the site which are of amenity value to the area.

Condition 02	Attached to Detailed Planning Consent

No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the LPA; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the LPA gives written consent to any variation.

REASON

To secure the protection throughout the time that the development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area.

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WHAT PLANNING CONDITIONS RELATE TO TREES, FORESTRY AND LANDSCAPING

Landscape Condition 01 - Attached to Detailed Planning Consent

No development of the site shall take place without the prior written approval of the LPA of the reserved matters, that is details of:

The landscaping of the site (including any proposed changes to existing ground levels, means of enclosure and boundary treatments, hard surfaced areas and materials, planting plans, specifications and schedules, existing plants to be retained and showing how account has been taken of any underground services.

Completion of the above works to have been carried out no later than 12 months from the time of project completion.

REASON

To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development.

Landscape Condition 02 - Attached to Detailed Planning Consent

No development shall take place until a schedule of landscape maintenance for a minimum of 5 years has been submitted and approved in writing by the LPA. The schedule shall include details of the arrangements for its implementation.

Any plants dying within 5 years of being planted shall be replaced with a suitable replacement specimen.

REASON

To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development.

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SQUIRES BRIDGE

HOMES OF DISTINCTION

Squires Bridge Homes Limited
Britannia House, Millmead, Guildford, Surrey, GU2 5BE
Telephone: 01483 456633. Fax: 01483 456634

PLA
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18 SEP 2000
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FILE:
34338

15 September 2000

Mrs Basia Polnik
Wokingham District Council
Plannning Department
PO Box No 157
Council Offices, Shute End
Wokingham, Berkshire
RG40 1WR

Dear Mrs Polnik,

F/2000/1614 Land adjacent to Lea Heath House, Davis Street, Hurst. Construction of five 4-bedroom houses, one 5-bedroom house, garaging and all associated works.

As requested, I am writing further to our telephone conversation today to summarise the position reached in our negotiations with Simon Lewis before his departure. We are disappointed that Mr Lewis did not produce a report as he had promised, giving his support to our revised proposals.

The enclosed letter dated 21 August 2000 gives the floor areas of the proposed units in comparison with those approved previously. Mr Lewis preferred the design of the new houses, but was keen that our scheme should not be noticeably larger.

Our line of thought, with which Mr Lewis agreed, was that any overall increase in floor area was formed by conservatories and the development of roofspace; normally permitted development. We would therefore accept the removal of the relevant GDO rights if permission were to be given.

We understand that Simon Lewis was able to discuss our revised proposals with Councillor Mrs Drake at your offices in order to confirm his general satisfaction, and that he was awaiting the responses from re-consultation. I am therefore copying this letter to Councillor Mrs Drake for her information.

As we discussed, the re-consultation responses from Highways and your tree officer are due on 21 September 2000, and I will contact you again shortly after that in order to address any further matters arising.

Yours sincerely,

Paul Richmond RIBA
Company Architect

cc Councillor Mrs Drake

Copy PR.

SQUIRES BRIDGE

HOMES OF DISTINCTION

Squires Bridge Homes Limited
Britannia House Millmead Guildford Surrey GU2 4BE
Telephone: 01483 540500 Fax: 01483 456634
e-mail: enquiries@squiresbridge.co.uk

Mr Simon Lewis
Wokingham District Council
PO Box No 157
Council Offices
Shute End
Wokingham RG40 1WR

21st August 2000

Dear Mr Lewis

Geo Ford Site, Davis Street, Hurst – planning application No F/2000/1614

I refer to our recent meeting and subsequent telephone conversation and I enclose 6 copies of the following plans in substitute for those already submitted as part of our current planning application:

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209/03A	Plots 1 & 2 Plans
209/04A	Plots 1 & 2 Elevations
209/14A	Plots 1 & 2 Plan of Roof space
209/05A	Plot 3 Plans
209/06A	Plot 3 Elevations
209/15A	Plot 3 Plan of Roof space
209/17	Plot 6 Plans
209/18	Plot 6 Elevations
209/19	Plot 6 Plan of Roof space

At our meeting we discussed the size, measured gross internally, of each house and the total amount of development proposed over the whole site and I summarise below the current position:

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In our revised application plots 1,2 and 6 have been reduced in size and scale and plots 3,4 and 5 remain the same, although the storage area over the garage in plot 3 is now shown as a bedroom.

The development of the roof space over some of the garages and the addition of conservatories could, in theory, be carried out at a later date by the owners of the properties under permitted development.

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The advantage of doing these works now is to allow continuity of design and control of materials, which will ensure that these new houses continue to enhance their immediate setting.

We have shown all trees covered by the preservation order to be retained in order that we can agree which can be removed as part of the landscaping condition. Plot 2 has moved further away from tree 13 but in any case it is further away from the tree than the position shown on the planning consent. Plot 6 has also moved further away from the trees on the northern boundary.

Please let me know if you require any further information.

Yours sincerely

Richard A S West
Land Director

SQUIRES BRIDGE
HOMES OF DISTINCTION

34130

Squires Bridge Homes Limited
Britannia House Millmead Guildford Surrey GU2 5BE
Telephone: 01483 456633 Fax: 01483 456634

27 SEP 2000
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BP

Mrs Basia Polnik
Wokingham District Council
Plannning Department
PO Box No 157
Council Offices, Shute End
Wokingham, Berkshire
RG40 1WR

26 September 2000

Dear Mrs Polnik,

F/2000/1614 Land adjacent to Lea Heath House, Davis Street, Hurst. Construction of five 4-bedroom houses, one 5-bedroom house, garaging and all associated works.

I am enclosing for your information a copy of my letter dated 25 September 2000 to Liz Baldwin of the Environment Agency. I met Miss Baldwin on site yesterday following their letter of 17 August 2000 to your office, which was copied to me.

Hopefully you will soon receive a further letter from the Environment Agency confirming the points raised.

Yours sincerely,

Paul Richmond RIBA
Company Architect

cc DAC, RW

SQUIRES BRIDGE
HOMES OF DISTINCTION

Squires Bridge Homes Limited
Britannia House Millmead Guildford Surrey GU2 5BE
Telephone: 01483 456633 Fax: 01483 456634

25 September 2000

Liz Baldwin
Environment Agency
Frimley Business Park
Camberley
Surrey **GU16 7SQ**

Dear Miss Baldwin,

Land adjacent to Lea Heath House, Davis Street, Hurst
Your reference SU77SE/14/12

Thank you for meeting me on site today, and I confirm handing to you a copy of our latest site layout 209/02B plus information on 'no-dig' drive and footpath construction. As requested, I am now enclosing a copy of the report prepared for us by JGK Environmental Consultancy and dated 4 April 2000.

Our meeting was held at the suggestion of Simon Lewis, planning officer at Wokingham District Council, following receipt of the letter dated 17 August 2000 from the Environment Agency in response to consultation on planning application F/2000/1614, and site layout 209/02. The letter stated your concerns regarding the proximity of the development to ditches, and asked for a 4 metre buffer zone.

The layout has since been revised as 209/02B, and the house on plot 6 has been moved to 3 metres away from the ditch, but it has not been possible to move the shared driveway much further from the ditches. We also believed that it was important to see on site that the ditches themselves are small, overgrown, and in need of general clearing.

At our meeting you agreed that the ditches were in need of work, and that you could relax the requirement for a buffer zone at pinch points provided that appropriate supplementary planting could be provided in conjunction with such work.

I understand that you will be writing to Wokingham to confirm that you now have no objection to our proposals, on the condition that suitable buffer planting using indigenous species to a general width of 3 metres, except at pinch points, is included in our landscape scheme and that a landscape management scheme is also submitted for approval.

Thank you for your assistance.

Yours sincerely,

Paul Richmond RIBA Company Architect

SNA -

HIGHWAYS CONSULTATION SHEET

From: Simon Lewis

Date: 08 June 2000

Application Number: F/2000/1614

Proposal: Proposed erection of 6 dwellings and associated works.

Parish: HURST PARISH

Site Address:
Land Adjacent Lea Heath House, Davis Street, Hurst, Reading.

Applicant:
Squires Bridge Homes Ltd C/O Paul Richmond RIBA (Squires Bridge Homes Ltd).

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

COMMENT

1. The parking notated for plots 1+2 are to be removed from the highway to be adopted.
2. The turning area is not one used by this Authority and will need revising, to incorporate visitor parking.
3. The 2.4m x 120m visibility splay is to be across land under the applicants control, or in highway land.

Signed: _____ **Print name:** S.N. AUTON

7.6.00

01483456633

3208Z

SQUIRES BRIDGE
HOMES OF DISTINCTION

Squires Bridge Homes
Britannia House, Millmead, Guildford, Surrey. GU2 5BE
Tel: 01483 456633 Fax: 01483 456634

COPIES TO: FILE:

FAX

To:	**Simon Lewis**	**Company:**	Wokingham DC
From:	Paul Richmond	**Fax No:**	01189-746484
Date:	20 July 2000	**Pages:**	2

Regarding:

F/2000/1614 Davis Street, Hurst

As discussed, the attached drawing at 1:500 scale shows the road layout revised following comments received from Steve Alton at his recent meeting with Malcolm Waskett of Meridian Civil Engineers.

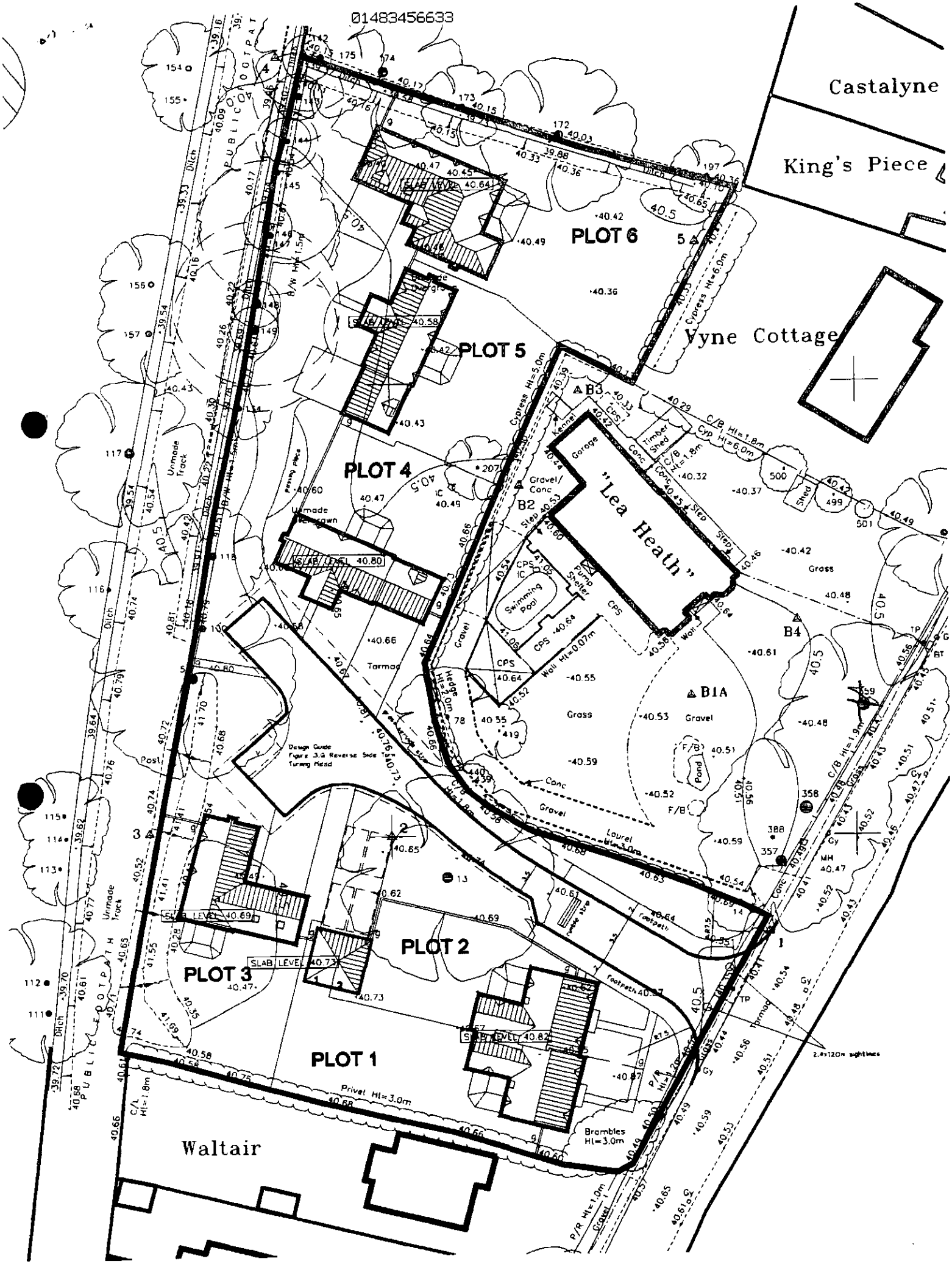
Please note that the siting of each house has remained exactly as shown on the application drawings.

If you could please discuss this with Steve Alton when he returns to work on Monday, I will submit copies of the revised site plan providing he is satisfied.

Thank you for your assistance.

Regards

Paul Richmond RIBA
Company Architect


01483456633
Castalyne
King's Piece
Vyne Cottage
"Lea Heath"
Waltair
PLOT 1
PLOT 2
PLOT 3
PLOT 4
PLOT 5
PLOT 6
SLAB LEVEL 40.80
SLAB LEVEL 40.69
SLAB LEVEL 40.73
SLAB LEVEL 40.82
SLAB LEVEL 40.64
SLAB LEVEL 40.58
Swimming Pool
Pump Shelter
Garage
Timber Shed
Kennel
Gravel/Conc
Tarmac
Grass
Gravel
Pond
Unmade Track
Unmade Overgrown
Design Guide Figure 3.G Reverse Side Turn Turning Head
Privet Ht=3.0m
Brambles Ht=3.0m
Cypress Ht=6.0m
Cypress Ht=5.0m
Wall Ht=0.07m
Hedge Ht=2.0m
Laurel Ht=3.0m
Footpath
Post
Ditch
PUBLIC FOOTPATH
2.4x120m sightlines

See part 1 plans

~~To~~ From

Public Rights Of Way Officer
F A O Graham Barnwell

~~To~~

From: Simon Lewis

PLANNING SERV
POL
DC
APP
CS

Date: 08 June 2000

Application Number: F/2000/1614

Proposal: Proposed erection of 6 dwellings and associated works..

Site Address:
Land Adjacent Lea Heath House, Davis Street, Hurst, Reading.

Applicant:
Squires Bridge Homes Ltd C/O Paul Richmond RIBA (Squires Bridge Homes Ltd).

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

Public Right of Way Footpath No 16 runs adjacent to the site & must not be encroach onto or obstructed.

G Barnwell
3.8.2000

H14/9

FILE REF PBS	REFER TO BABTIE Y/N
CUSTOMER FIRST REF 20627	T.W.A.
DATE RECD 12 JUN 2000	T.L.H.D. GB
ACK	T.L.G.M.
ANSD	T.L.A.S.
FILED	T.L.T.S.
	E.P.O.

TO: **DEVELOPMENT CONTROL**
Simon Lewis

FROM: Environmental Design

DATE: 31/07/00

Location: Land adjacent to Lea House, Davis Street, Hurst

Proposal: Proposed erection of 6 dwellings and associated works

Application Number: F/2000/1614

In response to your consultation dated 8 June 2000 for the above application, the arboricultural comments are as follows:

Some of the trees on and adjacent to this site are included in Tree Preservation Order No. 484/1988.

Trees 142, 143, 144, 146, 148 and 149 are shown to be removed and replaced. Out of these trees 142 and 144 are dead and 143 is in poor condition. Their removal is appropriate regardless of whether development takes place. Trees 146, 148 and 149 could all be retained subject to works being carried out to them. However, in my opinion if planning permission is granted for this site layout it will be necessary to remove them.

In addition the relationship between plot 2 and tree 13 and plot 6 and trees 172, 173, 174, and 175 is unacceptable and will result either in damage to the trees through construction activities or in pressure to allow their removal or heavy pruning in the future.

Neil Etherington
Senior Arboriculturist

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

PLANNING SERVICES | 31656
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11 JUL 2000
COPIES TO: | NCK:
TE:

9th July, 2000

Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

For the attention of Simon Lewis

Dear Mr. Lewis,

Application No. F/2000/1614

I refer to the above-mentioned Application by Squires Bridge Homes Ltd. in respect of land at Lea Heath House, Davis Street, Hurst; proposed erection of six dwellings and associated works.

The Parish Council objects to this application as the scale and massing of the proposed houses are inappropriate in scale and character to the area in which they are located.

In addition, the proposal is contrary to policy WOS3 of the Wokingham District Local Plan.

The Parish Council believe the following issues should be addressed:-

1. Improve Sight lines to Davis Street, suggest 4.5m x160m instead of 2.4 x120m

2. Reduce mass of the houses by lowering the ridge height of 9m either by shallower slopes on the roof or a Chalet style design.

3. Reduce 5-bedroom house to 4 bed.

4. The present proposals include removal of one group of the trees subject to a Tree Preservation Order. We strongly oppose the proposal.

5. The design of the houses should be in keeping with some of the nearby houses, like, for example, Lea Heath House, particularly with reference to bricks and patterns in the brickwork.

Yours sincerely,

Clerk

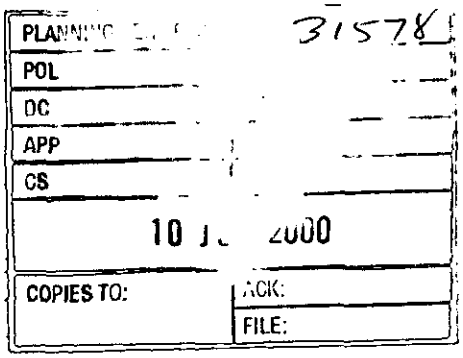
01628 628485

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

9th July, 2000

Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR



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Yours sincerely,

Clerk

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES DEPT
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COPIES TO:
FILE:

From: Joanne Ellis, Environmental Health

My Ref: jpe/geo2

To: Simon Lewis, Planning

Your Ref: F/2000/1614

Date: 20 June 2000

PROPOSED ERECTION OF THREE FOUR BEDROOM DWELLINGS AND THREE FIVE BEDROOM DWELLINGS WITH ASSOCIATED GARAGING AND PARKING
GEO FORD SITE, LAND ADJACENT TO LEA HEATH HOUSE, DAVIS STREET HURST,

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

The former use of this site may have resulted in some soil contamination on the site making it unsuitable for residential use. Therefore a detailed investigation is needed to establish the full extent and nature of any contamination, this investigation should include a historical investigation, sampling and analysis of current soils, site assessment and method statement to remedy any contamination. This information will be essential in deciding what remediation works are required to ensure that the site is suitable for the proposed end use. It is advisable for the initial investigation to be carried out prior to planning consent as any remedial measures may have financial implications on the feasibility of the project for the developers.

I recommend that the following conditions are imposed should the application be granted planning consent:

1. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy being submitted to and approved in writing by the Local Planning Authority. The scheme should comprise a contaminated land assessment and associated remedial strategy and works, together with a timetable of works, and should include the following:
   (a) i). The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study.
   ii). The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.
   iii). A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority . The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature so as to render harmless the identified

contamination given the proposed end-use of the site and surrounding environment.

iv). Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.

(b) Except as otherwise agreed in wring by the Local Planning Authority, all works comprised within the scheme which are not within buildings shall be carried out before the commencement of any development approved by this permission, and all works within buildings shall be carried out before the occupation of any part of the building to which such internal works relate.

(c) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

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

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.

Joanne Ellis

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

22 June,2000

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

Dear Sir,

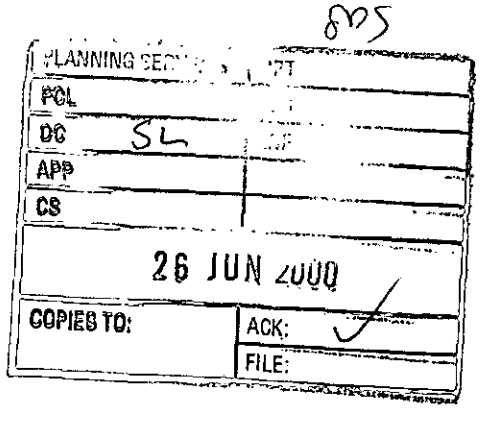
APPLICATION NO.F/2000/1614 - ERECTION OF SIX DWELLINGS ON LAND ADJACENT TO LEA HEATH HOUSE,DAVIS STREET,HURST.

The land involved in the above application is classified as Countryside in the draft Wokingham District Plan(1997) and as Sporadic Development in the Loddon Area Local Plan(LALP).If this development was permitted it would set a dangerous precedent for the future and it would be contrary to Policies WCC1,4,5,6 and 7 of the draft Wokingham District Plan(1997) and to Policy LTV2 of the LALP.

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

Yours faithfully,

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



Whispers
Davis St
Hurst
Reading

20/6/00

BDS

PLANNING SERVICES	HPT
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CS	
26 JUN 2000	
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	FILE:

To: Planning Officer

Ref: Land adjoining Leatheath House. Davis St
Erection of 6 Dwelling Houses - F/2000/16/14

Although we would rather have no dwellings built on this land, our main concern is the trees and the type of wall/fence which would run parallel to the Bridle Path behind the "said" land.

We totally object to any trees being cut down especially the old oak trees.

Your reply to these points raised would be appreciated

Yours faithfully

R. C. & C. BEASLEY

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21 JUN 2000
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ACK: ✓
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8DS

Lea Heath House
Davis Street
HURST
Berkshire
RG10 0TH

Planning Services,
Wokingham District Council
Shute End

Tel/Fax: *0118 934 5191*
E-Mail: *RedBlake@compuserve.com*

Comments: Application F/2000/1614

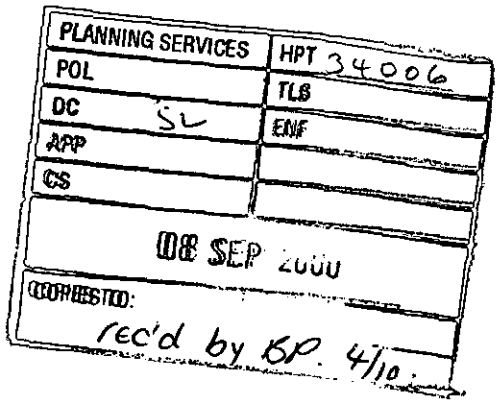
Dear Mr. Mitchell

This letter is written in connection with the above application in Davis Street, Hurst.
My wife and I own the adjoining property, Lea HeathHouse, which will share the length of the South East boundary. We have had our home here for nearly twenty years.
Historically this site has been a constant source of concern to us (and the local constabulary), since for twelve years the previous owners have shirked responsibility regarding secruity and maintainence. Helen and I have become almost caretakers, trying to clear it of 'travellers' intent on permanent domicile, courting couples with more temporary amorous intent, and those who simply use it as a local rubbish tip.
It is with relief we now find ourselves negotiating the future with a development team who have a more personal and caring approach. They appear to understand the council's original outline planning concept for the site, and have consulted us throughout regarding covenants we have on the land for drainage, local feeling and asthetics. We have discussed moving our access after reviewing Highway Safety issues, and some boundary improvements to which they were positive and flexible and have acted on suggested improvements from other agencies.
This letter, which was intended to be brief and succinct, is in support of the application by Squires Bridge, confident that the development will continue to reflect the established character of the area with environmental sensitivity.

Yours Faithfully,

Capt. Red Blake BA FRAeS

Vyne Cottage
Davis Street
Hurst
Berkshire
RG10 0TH



September 4 2000

Mr Simon Lewis
Planning Officer
Wokingham District Council
P O Box 157
Shute End
Wokingham, Berks
RG40 1WR

Dear Mr Lewis

Application No F/2000/1614

Further to my conversation with yourself and Annette Drake today regarding the above referenced application I would like to state in writing that we require continued access from the development to the public footpath at the back of the proposed development adjacent to Hurst Public Golf Course. We were all a little uncertain today when we looked at the plans as to whether an access had been provided but you did state that you would ensure that it was actioned.

To confirm I have no objection to the application as it now stands.

Yours sincerely

Nan Whitwell

Nan Whitwell

+441189343331

PLANNING SERVICES	HPT
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03 JUL 2000	
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	FILE:

Nan & John Whitwell
Vyne Cottage
Davis Street
Hurst
Berkshire
RG10 0TH

TELEPHONE
0118 934 3331

FAX
0118 934 2984

30 June 2000

Mr Simon Lewis
Wokingham District Council
Planning Dept
PO Box 157
Shute End
Wokingham, Berks
RG40 1WR

Dear Mr Lewis

Application No. F/2000/1614

Further to your letter of 8 June 2000 regarding the proposed development on the George Ford Site adjacent to Davis Streeet we would like to state that we have no objection whatsoever to the proposed development by Squires Bridge Homes Limited.

Yours sincerely

Nan Whitwell J A Whitwell

J A Whitwell
N Whitwell

Received by Wokingham District Council

Application No: F/2000/1614

Proposal:
Proposed erection of 6 dwellings and associated works.

Location:
Land Adjacent Lea Heath House, Davis Street, Hurst, 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 Simon Lewis P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/07/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

08 June 2000

JGK

Our ref jgk/nmh/9327
4th April 2000

RECEIVED
02.JUN.2000* 1614

Mr Richard West
Squires Bridge Homes Ltd
Britannia House
Millmead
Guildford
Surrey GU2 5BE

Dear Richard

RE: GEO FORD SITE, DAVIS STREET, HURST, NR. WINNERSH

The Subject Site (which is shown in Appendix I, page 5), was inspected on 30th March 2000.

1. Trees

a) 17 of the trees on or adjacent to the Subject Site are subject to a TPO, (3 groups and individual) see Appendix II, page 7. It is evident from the condition of many of the trees that they should not now be subject to a TPO.

b) A survey and evaluation of the trees numbered on the plan in Appendix I, page 5, was carried out, that is: 13, 14, 54, 78, 118, 130, 134, 142-149, 172-175, 197, 207, 439 and 440. The evaluation is based on that in BS5837: 1991 (Trees and Construction), the relevant extracts are given Appendix III, page 12. The results of the survey are given in Appendix IV, page 16.

c) The site contains many other 'trees' comprising young plums and birch saplings. The plums are about 3-4m high with stem diameters of 50-75mm. The birch saplings are 2-4m high with stems of 25-50mm. A white? birch about 8m high with a stem diameter of c.100mm occurs south of Tree 54 and east of Tree 1. The tree is young, healthy and of moderate to good value. There is also a moribund fruit tree about 20m north of T207.

JGK Environmental Consultancy
38, Church Street, Wolverton, Milton Keynes MK12 5JN, Buckinghamshire, England.
Tel: 01908 322 452 Fax: 01908 316 359 Car Phone: 0860 569869
~~Mor-y-Mynydd, Llaneilian, Amlwch, Gwynedd, LL68 9LR, Wales.~~
~~Tel: 01407 832667 Fax: 01407 832667~~
John G. Kelcey B.Sc(Hons)., A.L.I., F.G.S., MIHT., C.Biol., M.I.Biol. M.ILAM, M.IEA Richard Parsons B.Sc(Hons)., PGCE
VAT No. 409 69 3915

d) It is difficult to interpret the TPO. The engrossed plan is different from the plan that is not engrossed. It is assumed that the latter has no legal weight. The TPO Schedule identifies the following as being protected by the Order.

1. *Individual:*

Tree T1 (=T13 of the survey drawing).

2. *Group:*

a) G1 comprises 5 oaks; however, the TPO plan covers the area of 6 oaks on survey drawing, namely 197-142.

b) G2 comprises 3 oaks; the TPO plan covers the area of 8 oaks on the survey drawing (143-149 and 134).

c) G3 comprises 8 oaks; the TPO plan covers the area of 3 oaks on the survey drawing (54, 118 and 130).

2. Badgers

There were no signs of any badger activity - no setts, snuffle holes, paths/tracks (= footprints), dung pits/latrines or hair were found.

3. Bats

a) Most of the TPO'd mature/over mature trees on and adjacent to the Subject Site are of form to support bats, although no evidence of bat was found. It is likely that bats forage over the area as a whole. The proposed development would not affect this. The construction of houses would provide additional opportunities for bat roosts.

b) Many of the native trees that are removed should be dissembled and any tree surgery should be carefully carried out. The removal of trees/tree surgery should be carried out between early April and mid-May and/or late August and mid-May

4. Birds

No bird species were seen that are listed in Schedule 1 of the Wildlife and Countryside Act 1981 (i.e. protected by special penalties) and/or are specially protected by the EC Bird Directive. No such species are expected to occur on the site, save possibly that one could alight on the site for a short time, i.e. anything from say 5 minutes to 1 hour. The Berne Convention strictly protects several common British bird species and it is likely that some of these will occur on the site. However, the Berne Convention is not a statutory provision. Any birds listed in it which the British Government considers to be important are also listed in Schedule 1 of the Wildlife and Countryside Act 1981.

5. Amphibians

The site does not contain any ponds and consequently it is not used as a breeding site by gt. crested newts or other amphibians. Gt. Crested Newts spend the terrestrial (= land) phase of their life up to 500m from the ponds in which they breed. It is possible that a pond containing gt crested newts occurs within 500m of the site, although general observations indicate that it is unlikely. The terrestrial habitat of gt. crested newts is now considered as important as the pond. There is no prima facie evidence to indicate that they occur on the site. Consequently, it is reasonable to assume that the site is not constrained by them. The other amphibians (none of which were found) are protected only in relation to trading.

6. Reptiles

No reptiles were seen, the probability of finding them on a cold day in late March was low. It is possible, but unlikely that slow worms and grass snakes may occur on the Subject Site. Both species are protected only in relation to intentionally killing or injuring or trading. Should they be found they can be moved, although English Nature and others prefer the species to be retained on the site. The translocation can be onerous and expensive. It follows from the above that reptiles are not a development constraint - should they occur.

7. Specially Protected Plant Species

No plant species that are fully/specially protected by the Wildlife and Countryside Act 1981 and/or the EC Habitat Directive were found and none are likely to occur.

8. Other Fully/Strictly Protected Animal Species

None of the other animal species that are fully protected by the Wildlife and Countryside Act 1981 or strictly protected by the EC Habitat Directive were seen and none are expected to occur.

9. General Nature Conservation Value

The Subject Site is not of any substantive nature conservation value. The trees and shrubs (including the hedges and scrub) are used by a variety of common birds (i.e. those typically found in parks and gardens - various tits, wrens, robins, etc.) for breeding, shelter and feeding. Further details are given in Appendices V to VII, (pages 22 to 27).

10. Japanese Knotweed

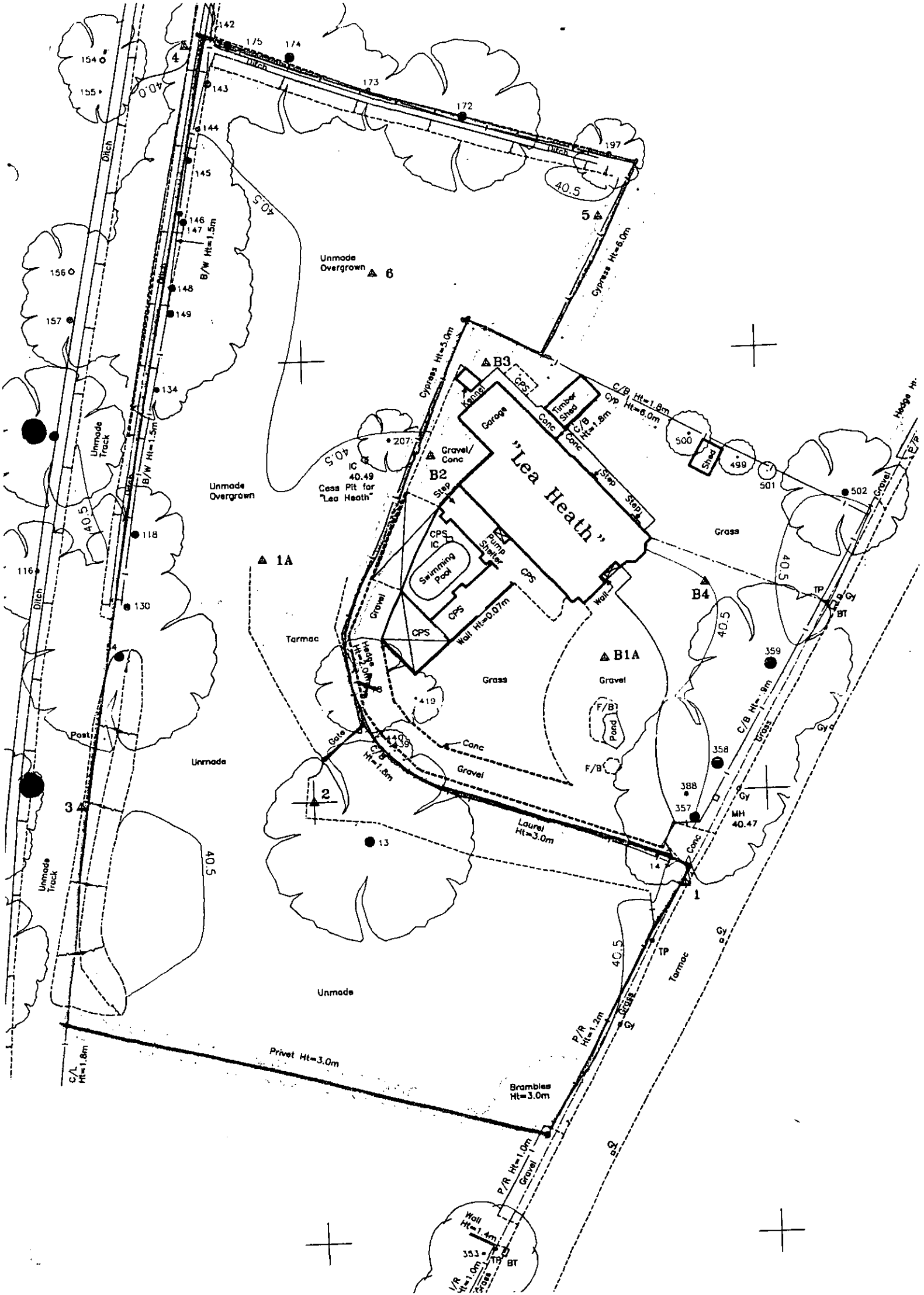
The site does not contain any Japanese Knotweed and none was seen immediately adjacent to it. This species is not protected, indeed, it is a nuisance and can cause serious problems on development sites.

Yours sincerely

JOHN G KELCEY

APPENDIX I

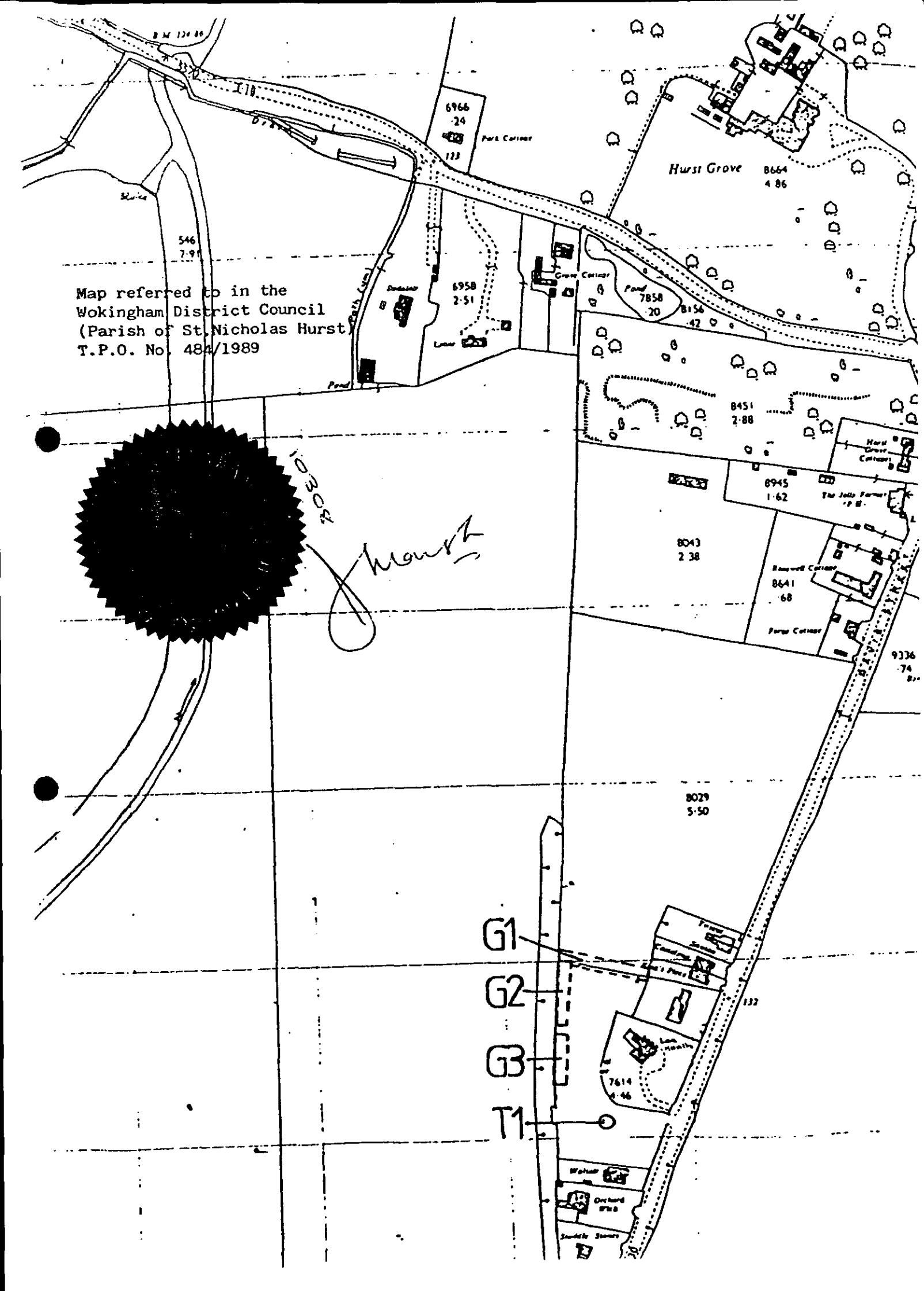
PLAN OF THE SUBJECT SITE



"Lea Heath"
Unmade Overgrown
Unmade Track
Unmade
Tarmac
Grass
Gravel
Gravel/ Conc
Garage
Kennel
Timber Shed
Shed
Swimming Pool
Pump Shelter
Wall Ht=0.07m
Wall
Pond
Cess Pit for "Lea Heath"
Laurel Ht=3.0m
Privet Ht=3.0m
Brambles Ht=3.0m
Cypress Ht=5.0m
Cypress Ht=6.0m
Hedge Ht=2.0m
Ditch
Post
Gate
Conc
CPS
Step
Gy
TP
BT
MH 40.47

APPENDIX II

COPY OF THE TREE PRESERVATION ORDER


Map referred to in the
Wokingham District Council
(Parish of St.Nicholas Hurst)
T.P.O. No. 484/1989
Hurst Grove
G1
G2
G3
T1

FIRST SCHEDULE

TREES SPECIFIED INDIVIDUALLY

(encircled in black on the map)

No. on Map	Description	Situation
T1	Oak (Quercus robur)	Geo. Ford Site Davis Street Hurst

TREES SPECIFIED BY REFERENCE TO AN AREA

(within a dotted black line on the map)

No. on Map	Description	Situation
None		

GROUPS OF TREES

(Within a broken black line on the map)

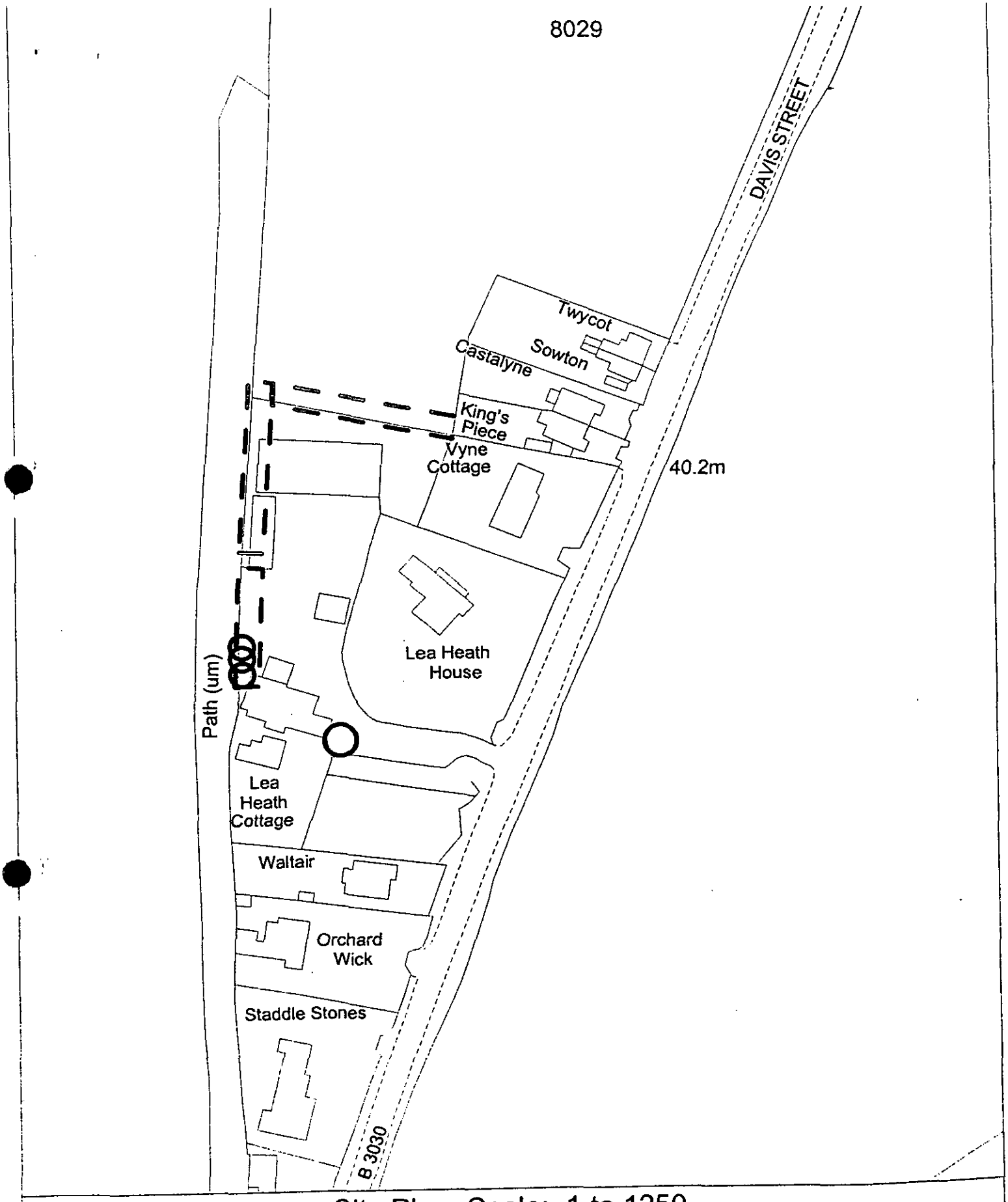
No. on Map	Description	Situation
G1	5 x Oak (Quercus robur)	Land adjoining Geo. Ford site, Davis Street, Hurst
G2	3 x Oak (Quercus robus)	Geo. Ford Site, Davis Street, Hurst
G3	8 x Oak (Quercus robur)	

WOODLANDS

(Within a continuous black line on the map)

No. on Map	Description	Situation

None



Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

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Date: 22 November 1999

N
W E
S

APPENDIX III

EXTRACT FROM BS 5837 : 1991

Guide for

Trees in relation to construction

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damage to the property of a third party. For instance, root activity can affect other buildings or structures (see clause 10). The crowns, stems and roots of trees may have structural weaknesses which in falling could cause damage to property or injury to people. Leaves and fruit falling from trees, obstruction of light and problems of poisonous plants have all been considered by the courts. Legal advice should be sought when trees may become a problem.

4.5.2 Careful planning and design should minimize the possibility of litigation after completion of the development.

5 Pre-planning site assessment

5.1 Land survey

5.1.1 A land survey should be made showing all relevant existing site features. This survey should be made available both to developers and to the Local Authority before any application for planning permission is submitted.

5.1.2 Before commencing this land survey, expert advice should be sought from a person experienced in arboriculture to identify all trees which are relevant for inclusion in the survey. In most circumstances, this will include all trees over 75 mm stem diameter, measured at 1.5 m above ground level. In addition, smaller specimens should be noted wherever these are of particular interest or potential value. In some circumstances, it may be appropriate to exclude larger trees where these are clearly of no potential amenity value (for instance, in woodlands, trees which are likely to be thinned during routine management).

5.1.3 Trees should be numbered for identification on site with small durable metal or plastic tags. Tags should be placed as high as conveniently possible, and should be attached in such a manner that allows for the growth of the tree. Provided vandalism is not a risk, a band of fluorescent tape can be tied around the tree to aid identification for the land surveyor.

5.1.4 Other arboricultural features such as large masses of shrubs or hedges should also be identified. The position of stumps should be noted, so that provision can be made for their removal, if appropriate, and so that areas of possible future soil heave may be identified.

5.1.5 The land survey should include:

(a) location and identification number of all trees, shrub masses, etc., as identified in 5.1.2, 5.1.3 and 5.1.4;

(b) other relevant features, such as streams, old buildings and active services;

(c) spot heights of ground level throughout the development site, as a basis for avoiding changes in soil level around retained trees;

(d) approximate location of trees on land adjacent to the development site, that might be of relevance to the development or might be useful as part of the overall landscape effect of the area.

5.2 Tree survey

5.2.1 The species and condition of all trees included in the land survey (see 5.1.2, 5.1.3 and 5.1.4) should be assessed by a person experienced in arboriculture. In making this assessment, particular consideration should be given to:

(a) the health, vigour, and condition of each tree;

(b) any structural defects in each tree, and its life expectancy;

(c) the size and form of each tree, and its suitability within the context of the proposed site development;

(d) the location of each tree relative to existing site features, e.g. its value as a screen or as a skyline feature.

5.2.2 On the basis of this assessment, trees should be divided into one of the following categories, differentiated on plans by cross hatching or by colour *(suggested colours are indicated)*:

(a) trees whose retention is most desirable: high category *(green)*

(1) vigorous healthy trees, of good form, and in harmony with proposed space and structures;

(2) healthy young trees of good form, potentially in harmony with proposed development;

(3) trees for screening or softening the effect of existing structures in the near vicinity, or of particular visual importance to the locality;

(4) trees of particular historical, commemorative or other value, or good specimens of rare or unusual species;

(b) trees where retention is desirable: moderate category *(blue)*

(1) trees that might be included in the high category, but because of their numbers or slightly impaired condition, are downgraded in favour of the best individuals;

(2) immature trees, with potential to develop into the high category;

(c) trees which could be retained: low category *(brown)*

(1) trees in adequate condition, or which can be retained with minimal tree surgery, but are not worthy for inclusion in the high or moderate categories;

(2) immature trees, or trees of no particular merit;

(d) trees for removal: fell category *(red)*;

(1) dead or structurally dangerous trees;

(2) trees with insecure roothold;

(3) trees with significant fungal decay at base or on main bole;

(4) trees with a cavity or cavities of significance to safety;

(5) trees that will become dangerous after removal of other trees for the reasons given in items 1 to 4.

5.2.3 A schedule to the survey should list all the trees, providing details of species, height and trunk diameter at 1.5 m above ground level, the category, age and vigour of the trees, as a basis for the use of table 1. Branch spread should be assessed; this is often most readily shown on the tree survey plan by defining the actual branch spread rather than illustrative circles. The schedule should also include other relevant details such as trunk lean, significant defects and appropriate remedial work, and whether a tree is included in a Tree Preservation Order. See also BS 1192 : Part 4.

5.2.4 Attention should be drawn to groups of trees which are well suited for retention, particularly if these contain a variety of species and age classes which could aid long-term management. It may be appropriate to assess the category of such trees as an overall group, rather than as individuals.

6 Planning

6.1 Introduction

6.1.1 With careful planning, trees can enhance a development. However, they can occupy a substantial part of a site, and when mature, the height or branch spread of many tree species can be in excess of 20 m, so that they dominate low-rise buildings.

6.1.2 Planning is needed from the initial stages of development until all work is completed. Thereafter, continued attention will be needed as part of the long-term management of the tree resource.

6.1.3 Trees can impinge on many aspects of site development, and can involve all members of a multi-disciplinary development team. Adequate consideration should be given to the requirements of trees by all members of the team throughout the development process.

6.1.4 Trees on adjacent properties will need consideration.

6.1.5 Even if there are no trees on the site, planning for future planting may still be needed.

6.2 Selection of trees for retention

6.2.1 A tree survey (see 5.2) provides the basis for deciding which trees might be suitable for retention. Within the limitations imposed by the many other constraints described in 6.2.2 to 6.2.6, preference should be given to retaining the high and moderate category trees. Low category trees will usually only be retained where they are not a significant constraint on development.

6.2.2 The retention of trees is only one facet of planning a new development. The type of development may be determined by land use specified in local plans; the number and size of trees which can reasonably be retained within a development may be influenced by land use or planning policies.

6.2.3 It is essential, when selecting trees, to ensure that it is practical to make provision to protect the trees physically during development so as to avoid damage to the trees by construction work. This will involve identifying an area around the tree which should remain undisturbed (see 7.5), and ensuring that it is feasible to maintain fencing undisturbed around all such areas throughout the construction period (see clause 8).

6.2.4 Care should be exercised over misplaced tree preservation. Attempts to retain too many or unsuitable trees on a site are liable to result in excessive pressure on the trees during development work and subsequent demands for their removal. The end result is usually fewer and less suitable trees than would be the case if proper planning, selection and conservation had been applied from the outset.

6.2.5 Particular caution is needed over retention of large old trees which become enclosed in the new development. Such trees may be less resilient and more likely to die as a result of the development, and even if they survive in the short term, they may die long before the new buildings are obsolete and in this situation, the felling and disposal of trees can be very difficult and extremely costly.

6.2.6 Although existing trees should be retained wherever reasonable, unless such trees are well suited for incorporating within the new development, it may be preferable to favour new planting. New plantings can then be selected which are ideal for the situation and landscape (see clause 14).

6.3 Proximity of trees to structures

6.3.1 The physical size of a tree can dominate a building. This can give rise to concern about the tree's safety, can cause unreasonable obstruction of light and views, and provoke objections about leaves or other falling debris. These factors are often the most significant when considering the juxtaposition of trees and buildings, and can only be satisfactorily resolved by ensuring that the trees have adequate space including allowance for future growth. It is necessary to consider the requirements of future tree planting, as well as existing trees.

6.3.2 The sheer size of the tree, particularly when it is moving in strong winds, can cause apprehension to occupants of buildings. For this reason, when locating buildings, the ultimate height, weight and branch spread of a tree, the aspect relative to strong winds, and the changes in exposure, all need consideration. The mature size of any individual tree species will be influenced by its growing conditions and expert assessment may be needed.

6.3.3 Excessive shading by trees should be avoided. This will depend on the aspect of the tree from the building, the proximity of windows, particularly of

APPENDIX IV

TREE SURVEY AND EVALUATION

Note: ( ) = TPO No.
! = outside but adjacent to the site
? = doubtful

No:	Species:	Est. Height (m)	Est. Spread (m)	Est.DBH (mm)	Vigour:	Age:	Value:	Comment:
13 (T1)	Oak	16	12	1000	normal	mature	moderate / good	Leaning slightly, healthy open spreading crown, some epicormic growth on lower stem, quite a lot of minor dead wood.
14!	Yew	7	3	multi-stemmed	normal	middle-aged	good / moderate	Healthy, three poles, will be suppressed by adjacent oak, one small branch dead.
54	Oak	20-22	7	950	normal	mature	moderate (verges on moderate / low)	Open spreading crown, partly lob sided, with 'tree bound ivy to fork at 7m, generally healthy but minor dead wood, quite a lot of die back. Some branches have collapsed (wind damage?), leaning, large, relatively large scars, appears to be in decline.
78	Weeping Willow	16	3-8	500	normal	mature	low	Healthy, undistinguished, quite a lot of dead wood in middle crown, poor form, leaning, centre of gravity outside base.
118	Oak	14	2-7	600	low	middle-aged	low	Forks at 2.5m, ivy to lower crown, some epicormic growth, poor form, quite a lot of dead wood/die back, several lower limbs rotten (partly collapsed), not healthy, dying.
130								Stump, 1.2m high.

No:	Species:	Est. Height (m)	Est. Spread (m)	Est.DBH (mm)	Vigour:	Age:	Value:	Comment:
134	Oak	12	2-3	450	normal	middle-aged / young	low	Not healthy, quite a lot of dead wood, a lot of epicormic growth, poor form, in decline, partly suppressed by T149, lob-sided, root buttresses exposed on band, (one is rotten), four small areas on lower stem damaged and barbed wire fence incorporated into tree. Woodpecker hole.
142	Oak	4	-	300	-	-	remove	Dead.
143	Oak	18	variable 2-6	650	low	middle-aged	remove	Narrow crown, heavily suppressed by adjacent trees, dense ivy to top of crown, a lot of epicormic growth, not healthy, in decline, stem really rotten at base.
144	Oak	18	-	600	-	-	remove	Dead.
145	Oak	18-20	variable	600	low?	middle-aged	low	Heavily suppressed by T144, 'flattened' crown (i.e. suppressed by adjacent trees/extending into open areas) very poor form, quite a lot of dead wood, forks at 6m, dense ivy to middle of crown, misshapen, does not appear to be healthy/die back, very poor form. Barbed wire incorporated into tree.

No:	Species:	Est. Height (m)	Est. Spread (m)	Est.DBH (mm)	Vigour:	Age:	Value:	Comment:
146	Oak	18	variable	550	low	middle-aged	low / remove	This 'tree' and T147 probably two poles of large coppice. A lot of epicormic growth, heavily suppressed, especially by T147, upper crown misshapen/bent. Weight (centre of gravity) outside base. Lob-sided crown, some minor dead wood, remove to allow T147 to grow. Barbed wire incorporated into stem.
147	Oak	18	7	600	normal?	middle-aged	low	See comments on T146. Open spreading crown, forks at c.7m, a lot of dead wood, one rotten limb in middle crown, bark splitting on limb in upper crown (limb virtually dead), poor form, in decline, not healthy, root buttresses exposed on bank side, ivy on lower stem. Barbed wire incorporated into stem.
148	Oak	20	6	650	low	middle-aged	low / remove	Leaning slightly, forks at 6m, a lot of die back/major dead wood, not healthy, in decline, some limbs have collapsed, quite a lot of epicormic growth. Consider removal. Root buttresses exposed on bank side. Barbed wire incorporated into stem.

No:	Species:	Est. Height (m)	Est. Spread (m)	Est.DBH (mm)	Vigour:	Age:	Value:	Comment:
149	Oak	16	variable	580	low	middle-aged	low / remove	Suppressed by T148, quite a lot of epicormic growth, lob-sided crown, very poor form, a lot of dead wood, major limb in middle crown collapsed leaving hollow wound. Three woodpecker holes 1.0m below wound. Consider removal. Root buttresses exposed on bank side. Barbed wire incorporated into stem.
172	Oak	20	8	830	Normal	mature	moderate / low	Healthy? Open spreading crown, lower crown pruned in past, quite a lot of die back in extremes of crown (branch ends collapsed), quite a lot of dead wood, forks at 6m, appears to be in decline.
173	Oak	12	3.5	500	low	middle-aged / young	remove	Heavily suppressed by T172 and T174, live growth confined to upper crown, dying, a lot of dead limbs, very poor form.
174	Oak	20	8	1.1	normal	mature	low	Forks at 3m, root buttresses exposed, in competition with T142, quite a lot of dead wood, open spreading crown, not healthy, lob-sided, poor form, not healthy, in decline, quite a lot of die back/ broken limbs collapsed.
175	Oak	16	variable 1.0 - 8.0	550	low	middle-aged	low / remove	In competition with T174, lob-sided, leaning, very poor form, a lot of die/back/dead wood, not healthy, dying.

No:	Species:	Est. Height (m)	Est. Spread (m)	Est.DBH (mm)	Vigour:	Age:	Value:	Comment:
197	Oak	12	3	600	normal	middle-aged	low	Stem severely misshapen/contorted a lot of epicormic growth, centre of gravity outside base, healthy narrow crown, minor dead wood, especially in lower crown, major limb has collapsed.
207	Apple	5	3.5	350	low	over-mature	low / remove	Moribund, poor form, several cavities, one limb has collapsed, one is dead, not healthy, partly in competition with cypress hedge.
439!	Cypress	7	2	200	normal	middle-aged / young	low	Healthy, undistinguished, growing with T440, crowns are contiguous, upper crown will soon be in competition with/suppressed by T13.
440!	Cypress	7	2	200	normal	middle-aged / young	low	Healthy, undistinguished, growing with T440, crowns are contiguous, upper crown will soon be in competition with/suppressed by T13.

APPENDIX V

BRIEF DESCRIPTION OF THE ECOLOGY OF THE SUBJECT SITE

A5 1.1 The site is 'L' shaped. The northern area is dominated by dense bramble scrub with an informal grass 'path' about 0.75m wide along the east side. Young birch saplings occur in the bramble at the southern end and there is a small area of birch sapling in the south east. The bramble on the northern edge is low; lords and ladies is abundant in this area. The southern part of the site is mainly tall grassland developed on neutral, nutrient-rich soil. There is a small quantity of scrub in the south west corner and two groups of young plum trees. The south end of the western boundary comprises a low mound (c.1.2 - 1.5m high). The vegetation on the mound comprises ephemeral species and species characteristic of neutral, nutrient-rich soil.

APPENDIX VI

PLANT SPECIES FOUND

Alkanet
Annual meadow grass
Apple
Ash
Black medick
Bramble
Broad leaved dock
Buddleija
Canadian golden rod
Catsear
Cherry laurel
Chickweed
Cocksfoot
Coltsfoot
Comfrey?
Common bent
Cow parsley
Creeping buttercup
Creeping thistle
Curled dock
Cut-leaved cranesbill
Daffodil (cultivated)
Dandelion
Elder
False oatgrass
Goatweed
Gooseberry
Goosegrass
Ground ivy
Groundsel
Gt hairy willow herb
Gt Stitchwort
Hairy bittercress
Hawthorn
Hedge garlic
Herb Robert
Hogweed
Holly
Honeysuckle
Ivy
Laburnum
Laurel
Lavateria?
Lords and Ladies
Meadow buttercup
Mugwort
Nettle
Nipplewort
Oak

Plum
Ragwort
Raspberry
Red fescue
Red? Oak
Ribwort
Rose bay willow herb
Sallow
Shepherds purse
Silver birch
Spear thistle
White clover
White dead nettle
White dead nettle
Yorkshire fog

APPENDIX VII

ANIMAL SPECIES SEEN

Blue tit
Chaffinch
Dunnock
Great tit
Robin
Starling
Wood pigeon
Wren

02.JUN.2000* 1614

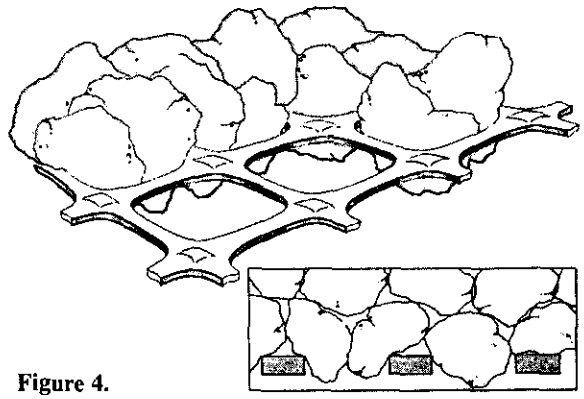


Figure 4.
The mechanism of interlock between aggregate and geogrid.

Meeting the Engineering Needs

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

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

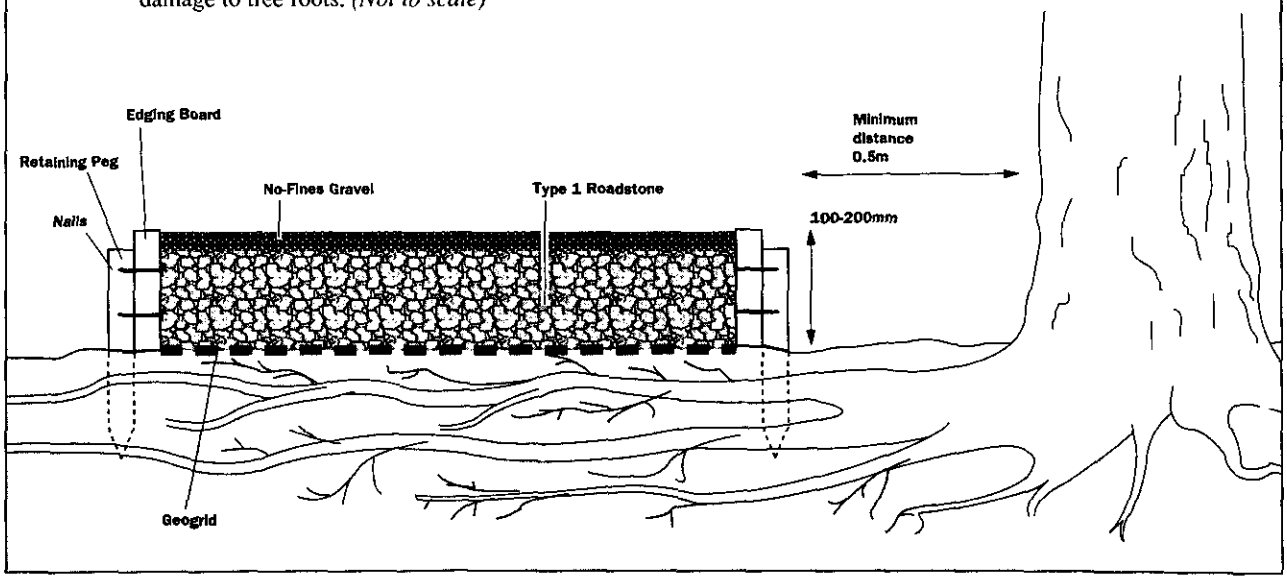
Granular sub-base material Type 1, as specified by the Department of Transport (Department of Transport, 1991; clause 803) is the recommended aggregate. This has a relatively low fines content which means that even when it is compacted it should be freely draining and will allow oxygen to diffuse into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

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

Putting the Principles into Practice

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

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



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

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~19 MAY 2000~~ VALID 02 JUN 2000

Officer: SL | Application No. F/2000/1614

Map No. 48. Site ..047....

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED ERECTION OF 6 [redacted] DWELLINGS AND ASSOCIATED WORKS

Location: GEO FORD SITE, LAND ADJ TO LEA HEATH HOUSE DAVIS STREET

Parish: HURST Ward: Hurst 8.6.2000

Applicant: SQUIRES BRIDGE HOMES LTD

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.		letter only sent.	
5	Elevation plans	For 2nd side elevation, plot 6, 2 windows shown on elevation, 3rd on floor plan	✓ 30/5	✓
6	Floor plans	handed plan plots 2	✓ 30/5	✓
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	Elevations for plots 1–3 show 2nd floor windows – done	✓ 30/5	✓

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 8.10.2020 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: Trees on Site
Conservation Officer	NK: .....
Environmental Health	NA: re sewage disposal
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: re sewage disposal
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS: Rural Area
River Valleys Policy Area
..... Copy of Report
+ Dinton Pastures (Andy Glencross)
(Assuming we can no longer Consult Bobbie Ecology)

NEIGHBOURS:

S/N + Lea Heath Cottage
Lea Heath House
Vyne Cottage
King's Piece — Davis Street, Hurst
Castalyne
Sawton
Tunycot
Waltair
Orchard Wick
Staddlestones
Frogmore Cottage

No relevant pre-apps

Simon
From Harolds comments I think
there may be some tree issues
which we need to resolve before
determining.
If you remind me when I return
on the 12/6/00 I will have a
look.

Thanks
Neil

By hand 18/5/00

SQUIRES BRIDGE
HOMES OF DISTINCTION

02. JUN. 2000* 1614

Squires Bridge Homes Limited
Britannia House Millmead Guildford Surrey GU2 5BE
Telephone: 01483 456633 Fax: 01483 456634

The District Planning Officer
Wokingham District Council
Plannning Department
PO Box No 157
Council Offices, Shute End
Wokingham, Berkshire
RG40 1WR

16 May 2000

Dear Sir,

Full Planning Application: Geo. Ford Site, Land adjacent to Lea Heath House, Davis Street, Hurst.
Construction of five 4-bedroom houses, one 5-bedroom house, garaging and all associated works.

We hereby apply for planning permission as described above, and we enclose the following documents:

Planning Application form Part 1 (6 copies)
Certificate B
Cheque no. 1318 for £1140.00
JGK Environmental Consultancy letter dated 4 April 2000 (6 copies)
Diagram of 'no-dig' road construction (6 copies)

6 copies of each of the following drawings:

209/01	Location Plan
209/02	Site Layout
209/03	Plots 1&2: 4 Bedroom House: Plans
209/04	Plots 1&2: 4 Bedroom House: Elevations
209/05	Plot 3: 4 Bedroom House: Plans
209/06	Plot 3: 4 Bedroom House: Elevations
209/07	Plots 4&5: 4 Bedroom House: Plans
209/08	Plots 4&5: 4 Bedroom House: Elevations
209/09	Plot 6: 5 Bedroom House: Plans
209/10	Plot 6: 5 Bedroom House: Elevations
209/11	Garages: Plots 1&2
209/12	Highway Sightlines

This application follows our recent purchase of the site, and preliminary discussion with the case officer, Mrs Polnik.

02 JUN 2000* 161

Planning Background

The site has outline planning permission for six houses, and a detailed layout and house drawings were submitted with the outline application. Although this current application is for full planning permission and is therefore independent of the outline consent, we acknowledge that there will be comparison between the two schemes.

This scheme therefore has been designed with reference to the outline layout, in particular to its road pattern, the siting of individual houses, and their scale.

Trees

We have commissioned an environmental survey, to include trees, and the report is contained in the enclosed letter dated 4 April 2000 from JGK Environmental Consultancy. We propose to remove and replace dead and low quality trees in accordance with the report. Those trees are indicated on drawing 209/02.

Highways

The site access road has been shown leading from Davis Street with 2 m wide footpaths either side of a 5.5m carriageway, for a distance of 20 m up to a rumble strip. The road is then a 3.5m wide shared surface under the canopy of oak tree number 13, with services run the opposite side of the road. The road then terminates in a turning head in accordance with Berkshire Design Guide figure 3.7.

Two designated parking spaces have been shown alongside Plots 1&2, to avoid casual parking in Davis Street.

We propose to construct private drives which pass under tree canopies using a 'no-dig' method shown on the enclosed sheet.

A public footpath runs along the west side of the site, and we propose to erect a 1.2 m high rustic timber post and rail fence with a pedestrian gate on that boundary.

External Materials

External materials will be submitted later for approval, and will include red stock bricks with contrasting brick features, red/brown clay plain tiles and tile-hanging.

Lofts

Some of the houses show windows at high level, which are intended to provide some natural light to roof storage. Roofspaces are accessed by retractable loft ladders.

Conservatories

We are applying at this stage for planning permission for conservatories, which will have white painted softwood windows. A majority of our purchasers construct conservatories and we prefer to control the design so that there is a coordinated appearance to style and height.

We trust that this application is otherwise self-explanatory, but please do not hesitate contact the undersigned on 01483-540506 for any further information that may be required.

Yours faithfully,

Paul Richmond RIBA
Company Architect

SQUIRES BRIDGE

HOMES OF DISTINCTION

Squires Bridge Homes Limited
Britannia House Millmead Guildford Surrey GU2 5BE
Telephone: 01483 456633 Fax: 01483 456634

02 JUN 2000

Wokingham District Council
Plannning Department
PO Box No 157
Council Offices, Shute End
Wokingham, Berkshire
RG40 1WR
for the attention of Mrs C Hurst
Senior Technical Assistant

1 June 2000

02 JUN 2000

Dear Sirs,

Full Planning Application: Geo. Ford Site, Land adjacent to Lea Heath House, Davis Street, Hurst.
Construction of five 4-bedroom houses, one 5-bedroom house, garaging and all associated works.

Further to your letter dated 30 May 2000, I am enclosing six copies of each of the following drawings as requested:

209/10A	Plot 6: 5 Bedroom House: Elevations (En suite 1 window added to side elevation)	
209/13	Plot 2: 4 Bedroom House: Plans	
209/14	Plots 1&2:	Plan of Roofspace
209/15	Plot 3:	Plan of Roofspace
209/16	Plots 4,5:	Plan of Roofspace

Please add or substitute these for the drawings previously submitted. I am also returning the single copy of the Planning Application Part 1 form.

Thank you for your assistance.

Yours faithfully,

Paul Richmond RIBA
Company Architect

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No.

02. JUN. 2000*

1614

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

CERTIFICATE A

I certify that:

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

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

OR

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
+ See Note (a) to Certificate A		
SANTANA DEVELOPMENTS LIMITED	FRANCES HOUSE SIR WILLIAM PLACE ST PETERS PORT GUERNSEY	16 MAY 2000

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

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

- Notice of the application as attached to this Certificate, has been published in

the (c) .....

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

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . PAUL RICHMOND RIBA

On behalf of SQUIRES BRIDGE HOMES LTD. . . . .

Date 16 MAY 2000 . . . . . .

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

"LEA HEATH COTTAGE" 09 130 012

ADDRESS DAVIS STREET PARISH HURST

PLOT No. Old Property DEMOLISHED ORD. SHEET No. SU.7872 48

BUILDER

Plan No. 12417 - Land adj.	Applicant	Description of Development	Date of Decision	Decision
HR 3329	MR. J.V. BOND	COVERED WAY	10.9.75	APP. W/A
18632	WDC	PROTECTIVE FENCE	16.12.82	DP.
29110 APPEALS	GEO. LORD & SONS	O/L demolish erect BUNG. & 7 DET. HOUSES ON SITE	16.12.87	REF
29653	"	O/L " 6 "	17.2.88	REF
33986	SANTANA DEVS.	" "	22.11.89	REF.
38001	"	RENEWAL O/L 6 DWELLINGS	22.8.91	C/A
[illegible] 40641	"	6 DWELLINGS & GARAGES	6.5.93	C/A
45255 - Land adj.	Santana Dev.	"	18.2.96	C/A

DATE OF COMPLETION

MINISTRY DECISION 29110 - APPEAL REF - 19.10.88 29653 - APPEAL GRANTED - 19.10.88

SPECIAL ORDERS

DRAINAGE

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.'

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

02 JUN 2000* 1614

1.	APPLICANT'S NAME	SQUIRES BRIDGE HOMES LTD.
	ADDRESS	BRITANNIA HOUSE, MILLMEAD GUILDFORD, SURREY
	POST CODE	GU2 4BE PHONE 01483 - 540500
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	PAUL RICHMOND, RIBA - COMPANY ARCHITECTS
	ADDRESS	SQUIRES BRIDGE HOMES LTD. ADDRESS AS ABOVE
	POST CODE	GU2 4BE PHONE 01483 - 540506
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	GEO. FORD SITE, LAND ADJACENT TO LEA HEATH HOUSE, DAVIS STREET HURST, BERKSHIRE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		CONSTRUCTION OF FIVE 4 - BEDROOM HOUSES, ONE 5 - BEDROOM HOUSE, GARAGING AND ALL ASSOCIATED WORKS.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.47 HECTARES
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	209/01 - 209/12 INCLUSIVE
8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ? Tick the boxes(x)	CHANGE OF USE [ ]	REDEVELOPMENT [ ]
	ERECTION OF NEW BUILDING [X]	ALTERATION or EXTENSION [ ]

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

OUTLINE PERMISSION	[ ]	See question 10
FULL PERMISSION	[X]	
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 ?

EXTERNAL APPEARANCE	[ ]	SITING	[ ]
MEANS OF ACCESS	[ ]	DESIGN	[ ]
		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.

VACANT SITE WITH OUTLINE PLANNING PERMISSION FOR SIX HOUSES

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.

STOCK BRICKS
CLAY PLAIN TILES
(SAMPLES TO BE SUBMITTED LATER)

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.

1·2 M HIGH RUSTIC POST AND RAIL FENCE TO BOUNDARIES AND FRONT GARDENS. PLOTS ENCLOSED WITH 1·8 M HIGH TIMBER CLOSE BOARD/PANEL FENCES TO REAR GARDENS

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING DITCHES

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system ~~YES~~ (NO)

If no, please give details: PUMPED TO MAIN SEWER IN DAVIS STREET

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

NEW VEHICLE/PEDESTRIAN ACCESS FROM DAVIS STREET, IN SIMILAR POSITION TO EXISTING, BUT WITH IMPROVED WIDTH AND SIGHTLINES

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

YES. IN ACCORDANCE WITH BUILDING REGULATIONS PART M

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED		TO BE RETAINED		TO BE LOST	
HOUSE	6	43*		*		*
BUNGALOW		PLUS 6 CONSERVATORIES				
FLAT/MAISONETTE		*		*		*
OTHER		*		*		*

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? ~~YES~~ (NO) — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~ (NO) — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£ 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 Paul Richmond ON BEHALF OF SQUIRES BRIDGE HOMES LTD. DATE 16 MAY 2000

PAUL RICHMOND RIBA

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".

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

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

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.

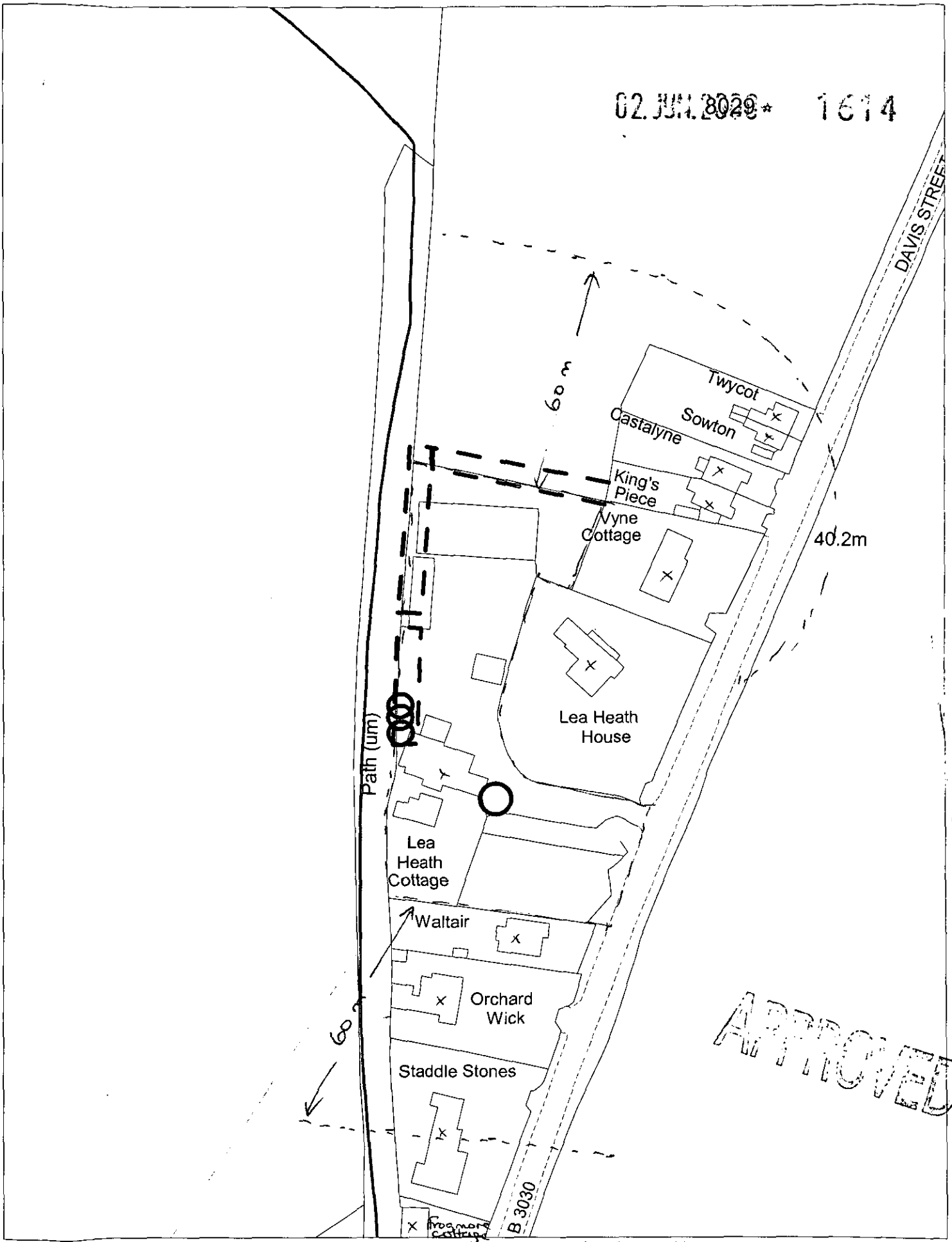
28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

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".



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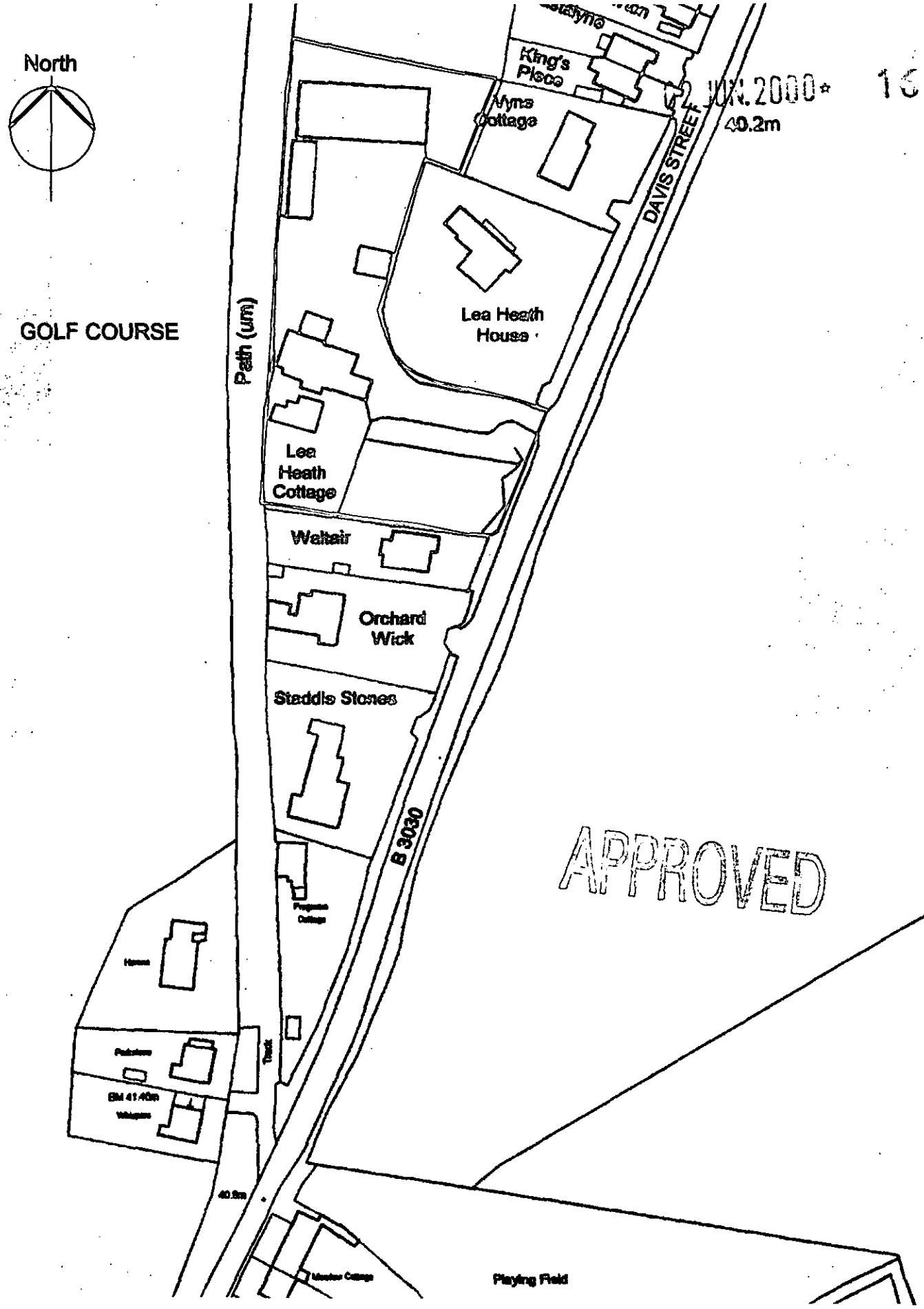
Development Control Section, Environmental Services, Wokingham District Council.

26 May 2000

Scale: 1 : 1250



12 JUN. 2000* 1614

Scale 1:1250 Drawing no. 209/ 01 Location Plan May 2000

GEO FORD SITE. DAVIS STREET. HURST. BERKSHIRE

SQUIRES BRIDGE
HOMES OF DISTINCTION
Squires Bridge Homes Limited
Britannia House Millmead Guildford Surrey GU2 5BB
Telephone: 01483 456633 Fax: 01483 456634