APPLICATION NO.
F/2001/3598

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

APPLICANT:
Bewley Homes Plc Philip Design Associates

PROPOSAL:
Proposed demolition of 3 dwellings and erection of 6 detached dwellings with garagi and parking (Duplicate Application).

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

APPLICATION WILL HAVE EXPIRED ON:
15/05/2001

CASE OFFICER: **Nicola Lake**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

1022

11

(NL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

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

Application Number: F/2001/3598

Parish:	**SONNING**
Location:	**Isomer, Facimus and Segrave Lodge, Pound Lane, Sonning, Reading**
Proposal:	**Proposed demolition of 3 dwellings and erection of 6 detached dwellings with garaging and parking (Duplicate Application).**

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

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

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

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

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

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

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

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

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

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

Condition
10. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

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

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

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

Condition
14. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the end of the first available planting season.

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

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

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

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

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

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

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

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

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

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

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

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

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

Reason
9. To safeguard visual amenities.

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

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

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

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

Reason
14. In the interests of visual amenity.

Reason
15. In the interests of visual amenity.

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

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

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

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

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

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

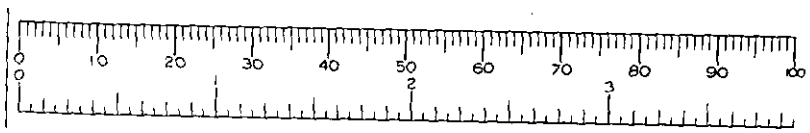
A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 19th September 2001

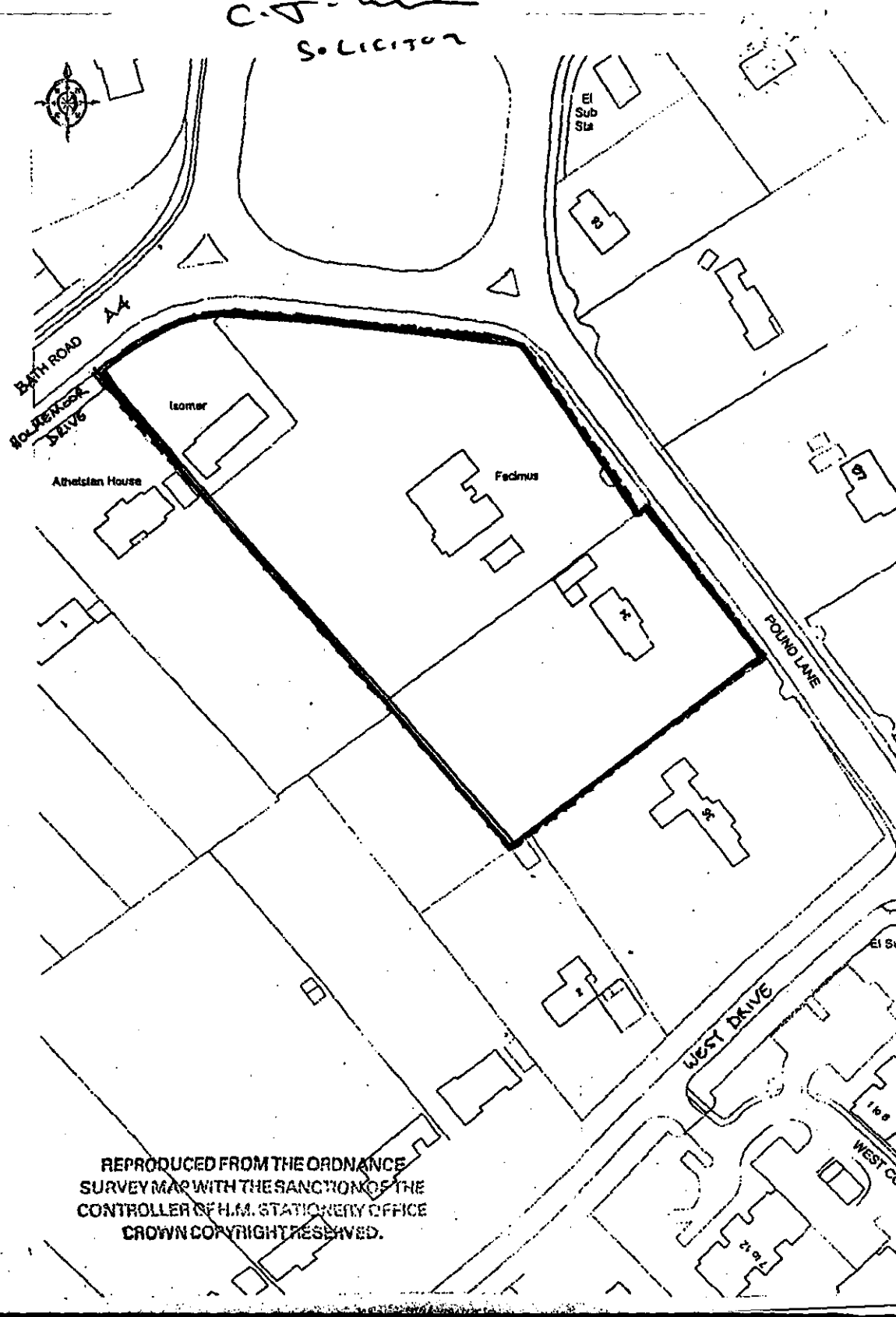
Notice checked by: _____

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

14886



SOLICITOR



REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF H.M. STATIONERY OFFICE CROWN COPYRIGHT RESERVED.

DATED 11th September 2001

WOKINGHAM DISTRICT COUNCIL

and

BEWLEY HOMES PLC

AGREEMENT

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

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

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

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

WHEREAS:

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

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

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

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

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

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

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

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

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

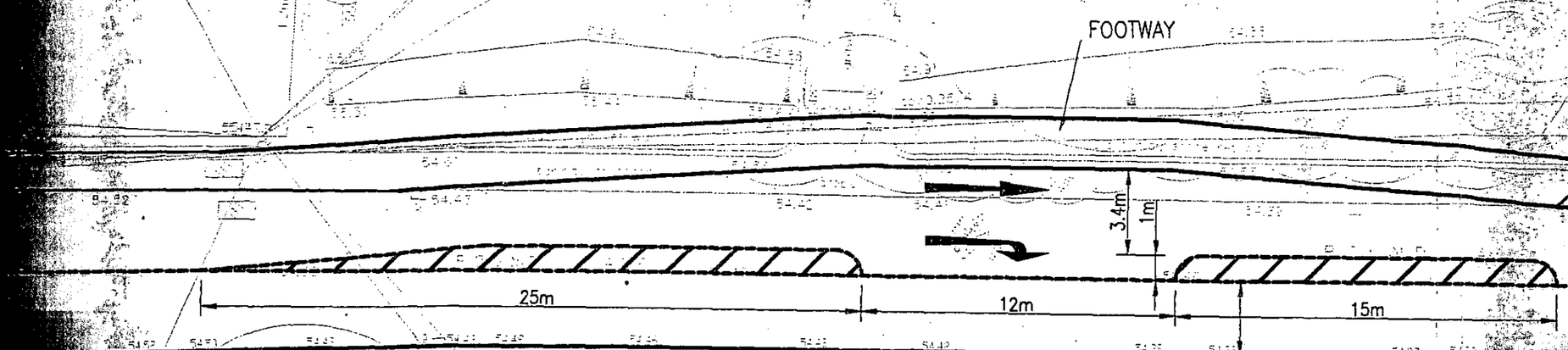
4. The Applicant so as to bind each and every part of the Site into whosoever hands the same may come jointly and severally hereby covenants with the Council as follows:

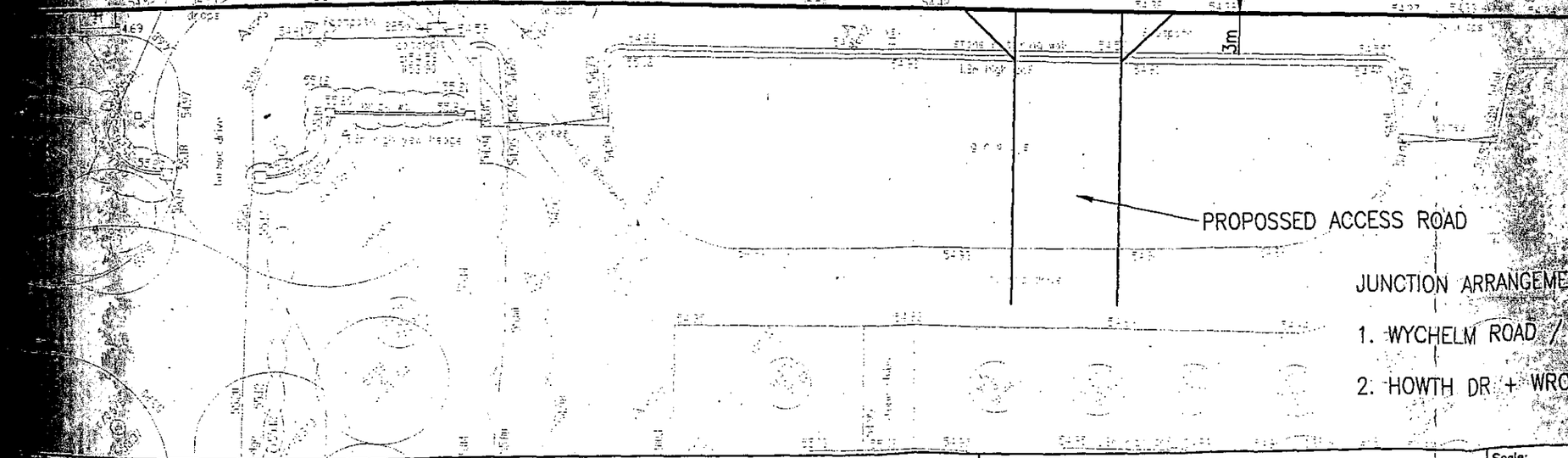
4.1 Prior to the first occupation of any of the dwellings constructed pursuant to the Development to provide a right turn lane in accordance with a scheme approved by the Council (such approval not to be unreasonably held or delayed) in accordance with the plan annexed hereto or similar plan ("the Lane")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

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

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

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





JUNCTION ARRANGEMENT AS PER

1. WYCHELM ROAD / HOLLOW LANE
2. HOWTH DR + WROXHAM ROAD / READING ROAD

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

Job Title: 34 POUND LANE SONNING

Client: BEWLEY HOMES

Drawing Title: POSSIBLE ACCESS ARRANGEMENT No.2

Scale:	Drawn:
1:200	JC
Date: JUNE 01	Checked:
Drawing No: 1452.SK3	Rev:

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

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

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

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

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

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

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

14826

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

Solicitor

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

Director

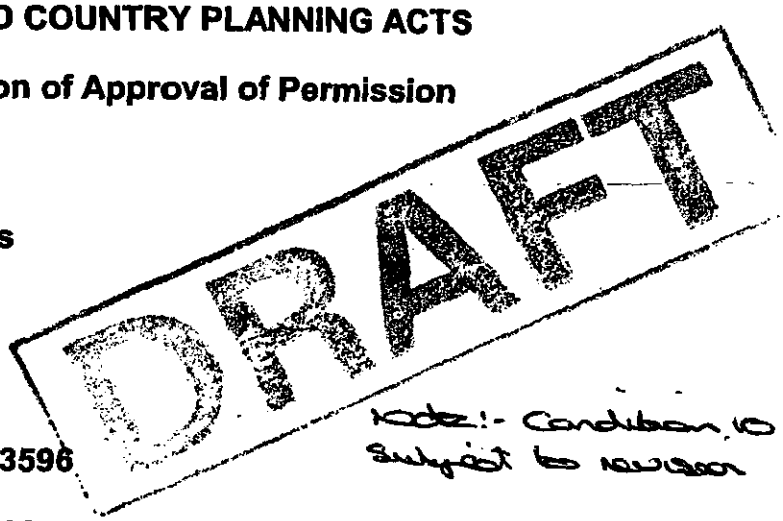
Secretary

(NL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission



Note:- Condition 10 may be subject to revision

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

Application Number: F/2001/3596

Parish: **SONNING**

Location: **Isomer, Facimus and Segrave Lodge, Pound Lane, Sonning, Reading**

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

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

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

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

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

Condition

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

Condition

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

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Condition

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DRAFT

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

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

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

Condition
14. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the end of the first available planting season.

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

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

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

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DRAFT

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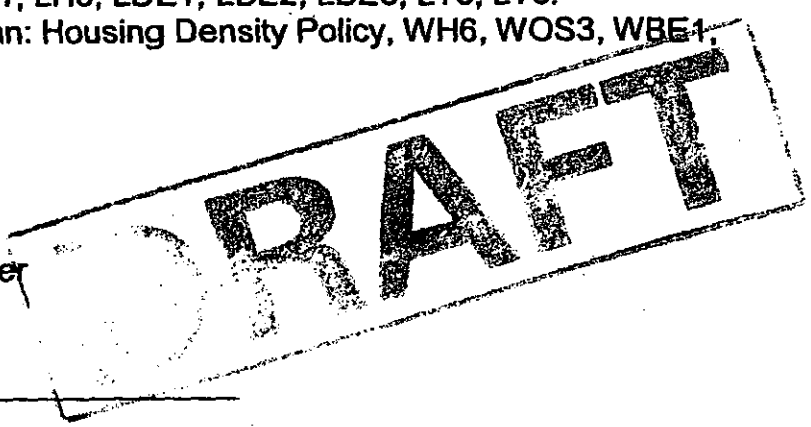

John Mitchell
Development Control Manager
Date: 23/05/2001

Notice checked by: _____

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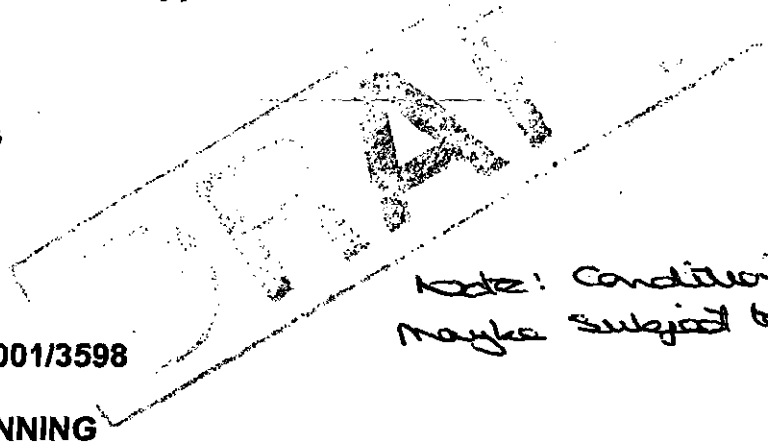
(NL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission



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

Condition
14. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the end of the first available planting season.

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

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

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

DRAFT

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

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

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

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

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

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

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

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

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

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

Reason
9. To safeguard visual amenities.

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

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

DRAFT

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

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

Reason
14. In the interests of visual amenity.

Reason
15. In the interests of visual amenity.

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

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

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

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

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

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

DRAFT

John Mitchell
Development Control Manager
Date: 23/05/2001

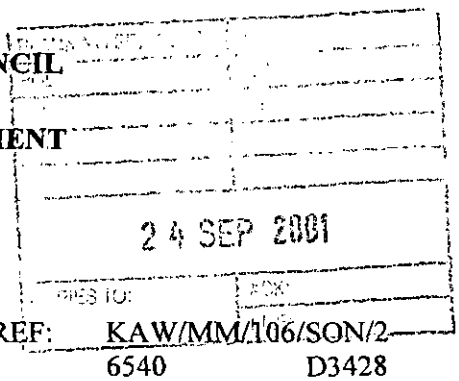
Notice checked by: _____

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

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT
LEGAL SERVICES

MEMORANDUM



FROM: Kate Wells
Trainee Solicitor

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

TO: Nicola Lake
Planning

YOUR REF:

DATE: 12th September 2001

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

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

Many thanks.

Kate

Enc.

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

DATED 11th September 2001

WOKINGHAM DISTRICT COUNCIL

and

BEWLEY HOMES PLC

AGREEMENT

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

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

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

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

WHEREAS:

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

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

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

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

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

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

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

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

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

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

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

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

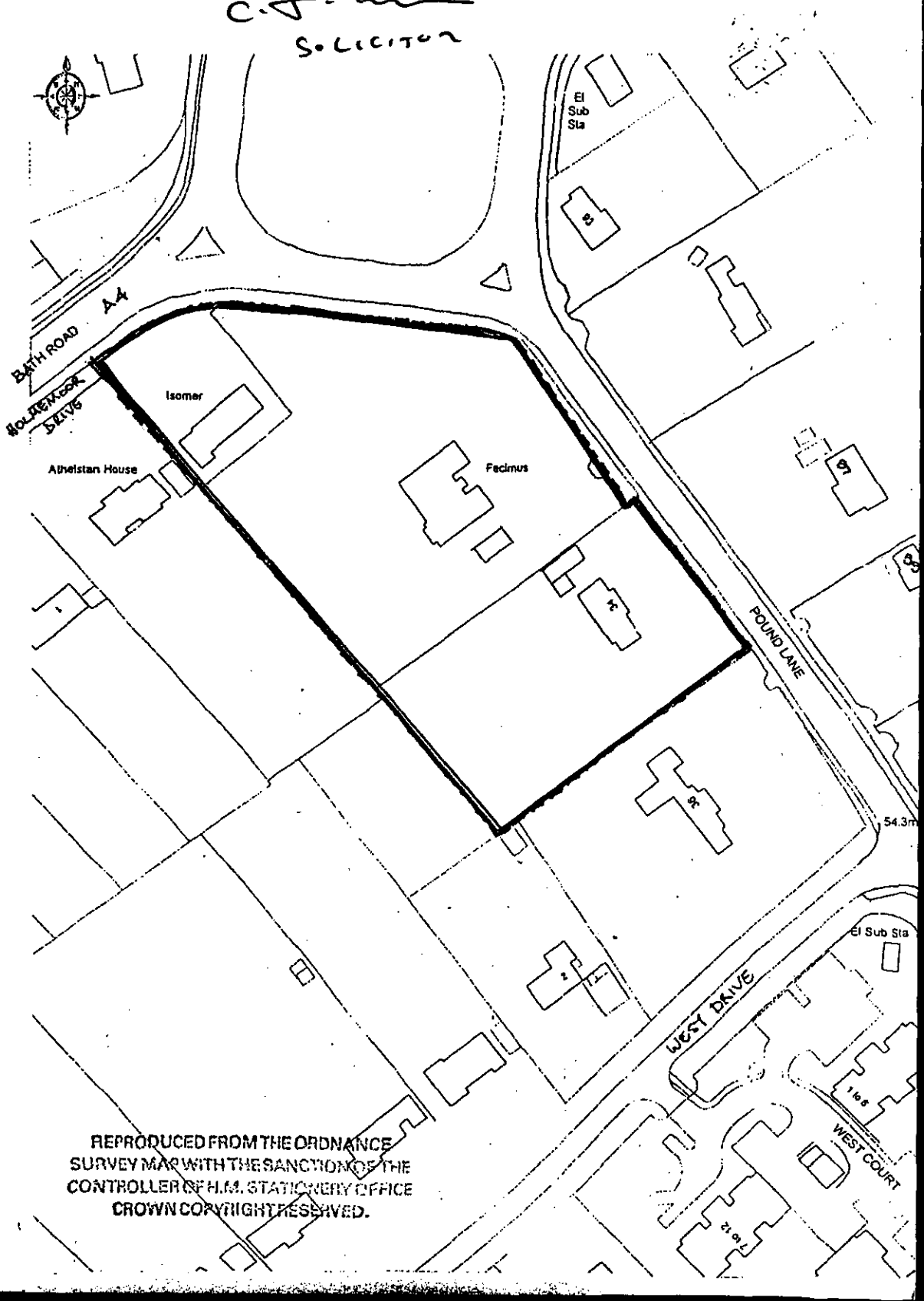
4.3 To pay to the Council on the execution of this Agreement the Council's reasonable legal fees for the preparation of this Agreement

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

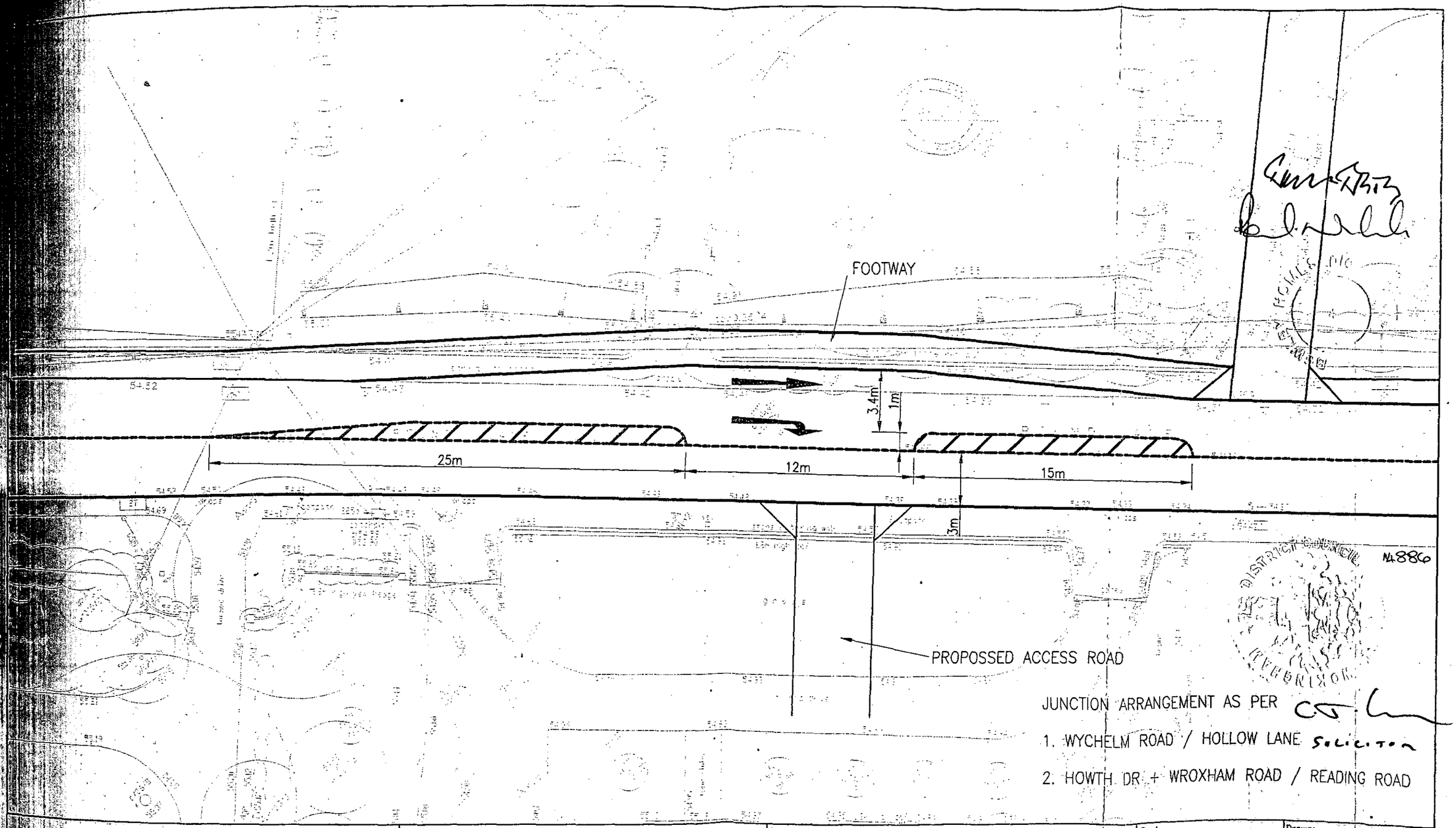
14880



C.J.
SOLICITOR



REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF H.M. STATIONERY OFFICE
CROWN COPYRIGHT RESERVED.



JUNCTION ARRANGEMENT AS PER

1. WYCHELM ROAD / HOLLOW LANE
2. HOWTH DR + WROXHAM ROAD / READING ROAD

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

Job Title: 34 POUND LANE SONNING

Client: BEWLEY HOMES

Drawing Title: POSSIBLE ACCESS ARRANGEMENT No.2

Scale: 1:200

Drawn: JC

Date: JUNE 01

Checked:

Drawing No: 1452.SK3

Rev:

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

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

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

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

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

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

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

14886

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

Solicitor

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

Director

Secretary

Received by Wokingham District Council

Application No: F/2001/3598

Proposal:
Proposed demolition of 3 dwellings and erection of 6 detached dwellings with garaging and parking (Duplicate Application).

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

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/04/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

28 March 2001

Tel: (0118) 974 6481

Date:

My ref: F/2001/3598

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

CONFIDENTIAL

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

Dear Councillor

Application Number: F/2001/3598
Isomer, Facimus And Segrave Lodge, Pound Lane, Sonning, Reading.
Proposed demolition of 3 dwellings and erection of 6 detached dwellings with garaging and parking (Duplicate Application).

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

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2001/3598**
Isomer, Facimus And Segrave Lodge, Pound Lane, Sonning, Reading.
Proposed demolition of 3 dwellings and erection of 6 detached dwellings with garaging and parking (Duplicate Application).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor N Rose

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3598
CASE OFFICER: Nicola Lake

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

WORK SHEET FOR : Nicola Lake

Application Number : F/2001/3598

Applicant : Bewley Homes Plc Philip Design Associates.

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

Proposal : Proposed demolition of 3 dwellings and erection of 6 detached dwellings with garaging and parking (Duplicate Application).

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 20/03/2001

Earliest Date for Decision : 21/04/2001

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

This application will have expired on: 15/05/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

(See committee Report 23 May 2001.

Planning Issues :

Application Number: F/2001/3598

Appraisal :

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

Application Number F/2001/3598
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

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

APPLICATION NUMBER: F/2001/3598

OFFICER: Nicola Lake

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

BEWLEY
HOMES PLC

Inhurst House, Brimpton Road, Baughurst,
Hampshire, RG26 5JJ
Telephone: (0118) 970 8200 Facsimile: (0118) 970 8201 www.bewley.co.uk

PLANNING SERVICES 48036
NC
CS
24 SEP 2001
COPIES TO:
FILE:

GLF/257/067

21 September 2001

Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WW

Dear Sirs

Re:- Proposed Residential Development
Site.1 97 - 99 Pound Lane, Sonning, Berkshire
Reference :- F/2001/~~3595~~ 3335

We wish to submit the following details relating to Condition 11 on the above consent.

Pound Lane will be cleaned with a vehicular sweeper every Friday and swept and cleaned intermittently as and when required. It should be noted that vehicles should be on a 'Base Course' hardstanding at all times and therefore any transference of mud from the site onto the highway reduced to an absolute minimum.

We trust this is sufficient for you to discharge this condition, if however you do require any further information or clarification please do not hesitate to contact us.

Yours faithfully

Gary.L.Fish
Technical Manager

BEWLEY
HOMES PLC

Inhurst House, Brimpton Road, Baughurst,
Hampshire, RG26 5JJ
Telephone: (0118) 970 8200 Facsimile: (0118) 970 8201 www.bewley.co.uk

PLANNING SERVICES | HPT
POL | TEL
DC | ENF
AP/P |
CS |
18 SEP 2001
COPIES TO: | ACK:
FILE:

GLF/257/063

10 September 2001

Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WW

Dear Sirs

Re:- Proposed Residential Development
Site.1 97 - 99 Pound Lane, Sonning, Berkshire
Reference :- F/2001/~~3595~~ 3334 + 3335

Please find enclosed a copy of our drawing No.99-72-010 Rev.C marked up to indicate our proposals for Loading/Off-loading and Parking in compliance with condition No 6.10 of the above consent. We trust this is sufficient for you to discharge this condition, if however you do require any further information or clarification please do not hesitate to contact us.

Yours faithfully

Gary.L.Fish
Technical Manager

WOKINGHAM DISTRICT COUNCIL

Memorandum

DATE: June 7, 2001

TO: Nicola Lake,

Planning & Transportation Your Ref:

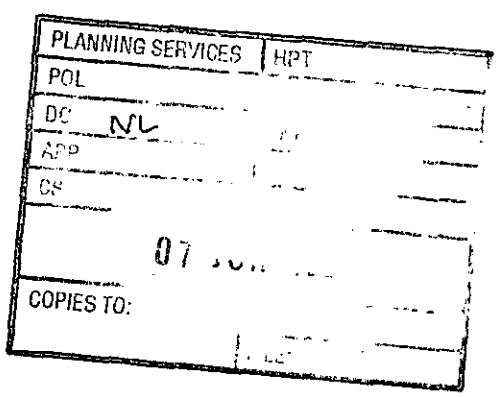
FROM: Kate Wells, Legal Services My Ref: KAW/106/SON/2

FECIMUS, ISOMER AND 34 POUND LANE, SONNING
BEWLEY HOMES PLC – SECTION 106 AGREEMENT

Please find attached a copy letter received from Charles Platel Solicitors. I would be grateful if you could let me have your instructions.

Many Thanks

Kate Wells
Trainee Solicitor



Date: 25 May 2001
Our ref:ZC/BE/B0159085
Your ref:



CHARLES PLATEL
AND PARTNERS
SOLICITORS

Guildgate House
Shute End
Wokingham
Berkshire RG40 1BJ
Tel: (0118) 9784866
Fax: (0118) 9774291
DX: 33510 WOKINGHAM

e-mail address:
mail@charlesplatel.co.uk
Service by e-mail not accepted
website address:
www.charlesplatel.co.uk

Mr C Lawley
Legal Department
Wokingham District Council

DX 33506 Wokingham

Dear Sir

Fecimus, Isomer and 34 Pound Lane Sonning Reading
Bewley Homes Plc – Section 106 Agreement

We refer to the above matter and understand that you have been instructed to prepare a draft Section 106 Agreement. We further understand that the terms of the agreement are a £20,000 contribution towards highways.

We would be grateful if you would please confirm that you are instructed and advise when we may expect the receive the draft agreement.

Yours faithfully
CHARLES PLATEL & PARTNERS

Directors: CHARLES PLATEL MARC LAZARUS BA (HONS) MCIARB MICHELLE MACHIN-JEFFERIES LL.B (HONS)
Assistant Solicitors: ZOE COOKE LL.B (HONS) JACQUELINE MCDERMOTT

CHARLES PLATEL AND PARTNERS IS THE TRADING NAME OF CHARLES PLATEL AND PARTNERS (SOLICITORS) LIMITED
(Company Number 3056856) a recognised body authorised by the Law Society
This company is regulated by the Law Society in the conduct of investment business

terra firma CONSULTANCY
28 THE SPAIN, PETERSFIELD, HAMPSHIRE GU32 3LA TELEPHONE: 01730 262040. FAX: 01730 262050

Our ref: 2001/721la/124/RH

24 January 2002

PLANNING SERVICES	HPT 52318
POL	TLS
DC NL	ENF
MP	
CS	
26 JAN 2002	
COPIES TO:	ACK:
	FILE:

Chief Planning Officer
Wokingham District Council
Environmental Services Department
Planning Services
P. O. Box 153
Shute End
Wokingham
Berks, RG40 1WL

Dear Sir

POUND LANE, SONNING (97-99 AND ISOMER/ FECIMUS/ SEGRAVE PLOTS)
PLANNING APPLICATION NOS: F/2001/3596 & 3598

Further to our meeting on site with your colleague Nicola Lake, please find enclosed for your approval, four copies of the revised drawings listed below:

Drawing No: 721 – 103 Rev. B Site 1 Plots 97 – 99 - External Works Plan
Drawing No: 721 – 104 Rev. B Site 2 Isomer/ Fecimus/ Seagrave Plots - External Works Plan
Drawing No: 721 – 105 Rev. B Site 1 Plots 97 – 99 - Planting Plan
Drawing No: 721 – 106 Rev. B Site 2 Isomer/ Fecimus/ Seagrave Plots - Planting Plan

We have added details of the existing boundary treatment as requested and have revised the proposals for the frontages to indicate hedge planting instead of the post and rail fencing.

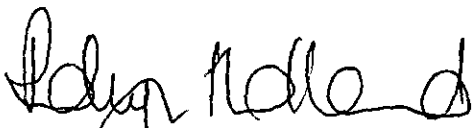
We hope you find the proposals acceptable, but do not hesitate to contact me should you have any queries.

Principal:
Lionel E Fanshawe BA Dip LA (Leeds) MLI

Consultant:
John N Wigham Dip LA (Leeds) MLI

www.terrafirmaconsultancy.com
e-mail: TFConsults@aol.com
VAT Reg No. 544 2441 62

Yours faithfully



Robyn Holland
Associate
The **terra firma** *Consultancy*

cc Gary Fish Esq – Bewley Homes Ltd

The **terra firma** *Consultancy*
28 The Spain, Petersfield, Hants GU32 3LA
Tel: 01730 262040 Fax: 01730 262050

drawing issue

Project: Pound Lane
Sonning
Project no: 721

Sheet no: 2

Day	24
Month	01
Year	02

Drwg. no.		Size	
101	Tree protection plan plots 97- 99	A1	
102	Tree protection plan Isomer, Fecimus etc	A1	
103	External works plan plots 97- 99	A1	B
104	External works plan Isomer, Fecimus etc	A1	B
105	Planting plan plots 97- 99	A0	B
106	Planting plan Isomer, Fecimus etc	A0	B

Distribution:

Wokingham District Council	4
Bewley Homes	1

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 29 November 2001
My ref: NL/F/2001/3596 & 3598.
Your ref:

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

Mr Gary Fish
Bewley Homes Plc.
Inhurst House
Brimpton Road
Bagdhot
RG26 5JJ

Dear Mr Fish,

PROPOSED CONDITION DETAILS FOR THE ERECTION OF 6 DWELLINGS AT SEGRAVE LODGE, FACIMUS, AND ISOMAR POUND LANE, SONNING. APPLICATION F/2001/3596 & 3598.

Thank you for your letter of the 10 September, 21 September regarding the above stated development.

I write regarding the proposed details for the accommodation of site operatives, visitors and construction vehicle parking. The proposed details as outline in your letter and the accompanying drawing 01150101 rev A would satisfy the requirements of condition 10 and shall be used for the duration of the construction of the dwellings. This is on the proviso that the access is keep unobstructed at all times.

Condition 11 requires precautions to be taken to prevent the deposit of mud and similar debris on the highway. Your letter outlines your intention to carry out vehicular sweeping of the road every Friday and intermittently as and when it is required, and that the vehicles on the site would be parked on hardstanding at all times. These details will satisfy this condition so long as any deposits are cleared from the highway as soon as is safe after having been deposited.

The proposed slab level details as outlined on drawing G11046/P/202 are approved as the slab levels that shall be used in the construction of the 6 dwellings. These details satisfy the requirements of condition 07.

The proposed boundary fence details to comply with condition 03, do not provide adequate details about the boundary treatment to the front of plots 6, 7 and 8. It is therefore suggested that drawing 721-104 is revised to include the requested details

I hope this information is of assistance to you. Should you wish to discuss this matter further please do not hesitate to contact me on the above direct line.

Yours sincerely,

MLT

M L THORP.
Principal Development Control Officer.

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 11 January 2002
My ref: NL/F/2001/3596 & 3598
Your ref:

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

Mr R Gandy
Philip Desing Asociates
Bradoeuf House
64 Portsmouth Road
Guildford
Surrey
GU2 4DU

Dear Mr Gandy,

PROPOSED MINOR AMENDMENT TO THE DWELLING ON PLOT 3 OF ISOMAR, FECIMUS AND SEGRAVE LODGE, POUND LANE, SONNING. APPLICATION NUMBER F/2001/3596 & 3598.

Thank you for your letter of the 5 December 2001, regarding the above stated development.

I write to confirm that the proposed alterations to the dwelling on plot 3, for the removal of the dinning room window and the increase in the size of the sitting room window in the ground floor, south-east elevation and the relocation of the first floor en-suite window, 0.5m closer to the front of the dwelling, as outline on drawing 01.15.04revB are approved as minor amendments to applications F/2001/3596 and 3598.

This is on the condition that in all other regards the proposed development is constructed as approved.

I hope this information is of assistance to you.

Yours sincerely,

MLT

M L THORP.
Principal Development Control Officer.

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 11-01-02

TO: Mr Gandy

FROM: Miss Lake **Planning Services.**

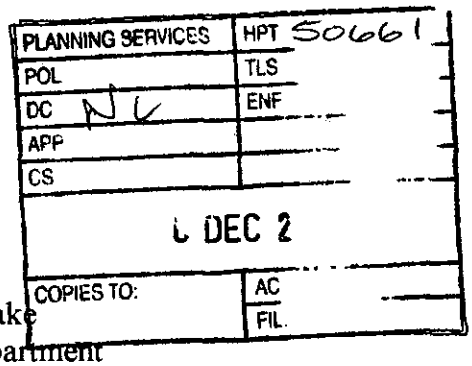
NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 2

RECIPIENT FAX NUMBER: 01483 576647

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: Pound Lane, Sonning

NOTES:



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

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

5 December 2001

Dear Ms Lake

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

We have been informed by our clients, Bewley Homes plc, that they have a purchaser for House 3, who requires some minor amendments.

These amendments are as follows:

1 Remove the side window to the dining room and increase the side window of the sitting room. ✓

2 Reposition the side first floor window (omitted on the first floor plan) to provide natural light into the en suite of bedroom 1.

I would very much appreciate it if you could treat these as minor amendments to the Planning Consent obtained earlier, and enclose four copies of Drawing No 01.15.04B.

Look forward to hearing from you as soon as you are able.

Yours sincerely

Richard Gandy
PHILIP DESIGN ASSOCIATES

Copy to: Mrs J Hall, Bewley Homes

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 11 June 2002
My ref: NL/F/2001/3334, F/2001/3596 & 3598
Your ref:

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

Ms Robyn Holland
Terra Firma
28 The Spain
Petersfield
Hampshire
GU32 3LA.

Dear Ms Holland,

PROPOSED LANDSCAPING SCHEME FOR LAND AT 97-99 POUND LANE AND ISOMER, FECIMUS AND SEGRAVE, POUND LANE, SONNING. APPLICATIONS NUMBER F/2001/3334, F/2001/3596 & F/2001/3598.

Thank you for your letter of 25 January and 5 March 2002, regarding the above stated development. I would like to take this opportunity to apologise for the delay in responding to your inquiry.

I write to confirm that the proposed landscaping schemes as shown on drawing numbers 721-103revB, 105revB and 105revC for application F/2001/3334 on 97-99 Pound Lane and numbers 721-104revB and 106revB for applications F/2001/3596 and 3598 are approved as the landscaping schemes that shall be under on the development sites. These details satisfy the requirements of condition 14 of applications F/2001/3596 and F/2001/3598 and condition 14 of F/2001/3334.

The proposed boundary treatment also shown on the above drawings is approved as the treatment that shall be erected on the development sites. These details comply with the requirements of condition 03 of application of applications F/2001/3596 and F/2001/3598 and condition 03 of F/2001/3334.

I hope this information is of assistance to you. Should you wish to discuss this matter further please do not hesitate to contact me on the above direct line.

Yours sincerely,

NICOLA LAKE.
Senior Planning Officer.

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

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

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

Dear Mr Bradshaw,

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

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

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

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

I hope this information is of assistance to you.

Yours sincerely,

Anna Cronin
Head of Planning and Transportation services.

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 23 July 2001
My ref: NL/2001/3334, F/2001/3596 & F/2001/3598
Your ref:

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

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

Dear Mr Bradshaw,

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

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

I write to confirm that the proposed materials, which have been submitted for the above stated developments would appear to be acceptable, as per the schedule of the 20 July 2001. However, the applications were granted planning permission subject to the signing of a section 106 legal agreement. Until these agreements have been signed, there are no decision on the applications and no conditions can be formally discharged. Therefore, once the legal agreement has been signed and the decision notices issued, please contact me again, and I will be able to officially agree the conditions details.

I would also remind you that no works contained within the planning applications, should be started prior to the issuing of the decision notice and agreement of the required conditions.

I hope this information is of assistance to you.

Yours sincerely,

NICOLA LAKE.
Senior Planning Officer.

Rec'd 9.10 AM 20.7.01

BEWLEY HOMES PLC

Inhurst House, Brimpton Road, Baughurst,
Hampshire, RG26 5JJ
Telephone: (0118) 970 8200 Facsimile: (0118) 970 8201 www.bewley.co.uk

Our ref. Pound Lane, Sonning/003/BB
Your ref. F/2001/3334 and 3596 & 3598

9th March 2001

Ms N Lake
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Ms Lake

Re: Pound Lane Sonning.

Further to your telephone message, I hereby enclose our revised material submission with respect to Planning condition No 2 (materials) for the above development.

Confirmed verbally on the phone.
20 July 2001.

Facing Bricks
Freshfield Lane 1st Quality Stock
Hanson Milton Hall Light Red
Terca Kassandra

Roof Tiles
Acme Eternit Aylesham Mix
Acme Eternit Burnt Flame
Acme Eternit Century .
Acme Eternit Farmhouse Brown
Acme Eternit Heather Sandfaced
Acme Eternit Melford

Pavings
Baggeridge Red Brindled setts

I would be grateful if you would issue your approval at your earliest possible convenience

Yours sincerely

B. Bradshaw

Brian Bradshaw
Technical Co-ordinator

Encl.

Pound Lane, Sonning

MATERIAL SCHEDULE

	PLOT No	MAIN BRICK	MAIN ROOF	FEATURES
97 - 99	**Plot 1**	Freshfield Lane 1st Quality Stock brickwork including plinth and snapped header below tilehanging and gauged soldier course with reconstituted stone cills to front elevation, where shown.	Acme Eternit Heather Sandfaced clay roof tile with matching half round ridge and hips tiles. Clay finials	Acme Eternit Melford clay tilehanging with one row of club tiles (each row three tiles high) above garage doors and two rows of club tiles with diamond shape club feature above, to front gable. Club tiles to stair window peak. Decorative lead below window within tilehung gable.
	Plot 2	Hanson Milton Hall Kentish Stock brickwork including plinth and dentil course below tilehanging with reconstituted stone cills and window heads to front elevation, where shown.	Acme Eternit Farmhouse Brown clay roof tiles with clay finals and lead roof covering to dormer roof	Acme Eternit Aylesham Mix clay tilehanging with three rows of club tiles (each row three tiles high) to front gable. Club tiles to porch peak. Decorative lead below window within tilehung gable. Stop chamfered softwood posts and brace to porch painted gloss white
	Plot 3	Hanson Milton Hall Light Red brickwork including plinth and dentil course below tudor boarding and gauged soldier course with reconstituted stone cills to front elevation, where shown.	Acme Eternit Burnt Flame clay roof tile with matching half round ridge and hips tiles. Clay finials	Fine sawn tudor timber cladding and decorative corners, Jacobean stained classic gloss, with white painted rendered infil panels. Stop chamfered softwood posts and brace painted gloss white
	Plot 4	Hanson Milton Hall Kentish Stock Stock brickwork including plinth and dentil course below tilehanging.	Acme Eternit Heather Sandfaced clay roof tile with matching half round ridge and hips tiles. Clay finials	Acme Eternit Melford clay tilehanging with two rows of club tiles (each row three tiles high). Decorative lead below window within tilehung gable. Stop chamfered softwood posts and gallow brackets painted gloss white
	Plot 5	Freshfield Lane 1st Quality brickwork including plinth and dentil course below tilehanging and gauged soldier course with reconstituted stone keystones and cills to front elevation, where shown.	Acme Eternit Century clay roof tile with matching half round ridge and hips tiles. Clay finials	Acme Eternit Aylesham Mix clay tilehanging with one row of club tiles (each row three tiles high) to front gable. Stop chamfered timber cladding to steel post with softwood brace painted gloss white
SEGRAVE LODGE & FACIMUS	**Plot 6 (1)**	Freshfield Lane 1st Quality brickwork including plinth and dentil course below tilehanging and gauged soldier course with reconstituted stone cills and keystone to front elevation, where shown. Three course projecting band with central dog-tooth course to front gable.	Acme Eternit Century clay roof tile with matching half round ridge and hips tiles. Clay finials	Acme Eternit Aylesham Mix clay tilehanging with one row of club tiles (each row three tiles high) with diamond shape club feature to front gable. Decorative lead below window within tilehung gable. Stop chamfered softwood posts and brace painted gloss white
	Plot 7 (2)	Hanson Milton Hall Kentish Stock Stock brickwork including plinth and dentil course below tilehanging. Reconstituted stone window cills and hood mouldings with brick soldier course infil to front elevation.	Acme Eternit Heather Sandfaced clay roof tiles with matching half round ridge and hips tiles. Clay finials	Acme Eternit Melford clay tilehanging with one row of club tiles (each row three tiles high) to front gable. Decorative lead below window within tilehung gable. Stop chamfered softwood posts with decorative brace painted gloss white
	Plot 8 (3)	Hanson Milton Hall Light Red brickwork including plinth and dentil course below tilehanging. Reconstituted stone window cills in brickwork panels to front elevation.	Acme Eternit Burnt Flame clay roof tiles with matching half round ridge and hips tiles. Clay finials	Acme Eternit Aylesham Mix clay tilehanging with one row of club tiles (each row three tiles high) to front gable. Decorative lead below window within tilehung gable. Stop chamfered posts with decorative brace, porch balustrading and bay window heads all in softwood painted gloss white
	Plot 9 (4)	Hanson Milton Hall Kentish Stock Stock brickwork including plinth and snapped header below tilehanging and gauged soldier course with reconstituted stone cills and keystone to front elevation, where shown. Three course projecting band with central dentil. Reconstituted stone cornice moulding with lead roof to porch.	Acme Eternit Heather Sandfaced clay roof tile with matching half round ridge and hips tiles. Clay finials	Acme Eternit Melford clay tilehanging with diamond shape club feature to front gable and bay peak.
	Plot 10 (5)	Freshfield Lane 1st Quality brickwork including plinth and dentil course below tilehanging. Two course arched brick header and reconstituted stone cills to front elevation windows, where shown. Swept soldier course with keystone above garage door. Three course projecting band with central dentil.	Acme Eternit Century clay roof tiles with matching half round ridge and hips tiles. Clay finials	Acme Eternit Aylesham Mix clay tilehanging with diamond shape club feature and two rows of club tiles (each row three tiles high) to front gable. Club tiles to 1st floor gable peaks. Decorative lead below window within tilehung gable. Stop chamfered softwood posts with brace painted gloss white
	Plot 11 (6)	Hanson Milton Hall Light Red brickwork including plinth and dentil course below tilehanging and gauged soldier course with reconstituted stone cills and keystone to front elevation, where shown. Three course projecting band with central dog-tooth course to front gable.	Acme Eternit Burnt Flame clay roof tiles with matching half round ridge and hips tiles. Clay finials	Acme Eternit Aylesham Mix clay tilehanging with two rows of club tiles (each row three tiles high) to front gables. Decorative lead below window within tilehung gable. Stop chamfered softwood posts with decorative brace painted gloss white

Brickwork garden walls to plots 2 & 3 (97-99 Pound Lane) to be Hanson Milton Hall Light Red brickwork with two rows of tile creasing and brick-on-edge coping
PVCu windows casements to plots 1, 4 (diamond lead pattern), 5, 6, 7, 8, 9, 10 & 11. : Sliding sash to plots 2, 3 (except fixed casement to attic)
Fascia & bargeboards to be white PVCu.
Front Entrance doors (Iroko stained hardwood in softwood frame), as follows:
Plots 1, 6, 9 - Rothbury: Plot 2 Chatton (*6 Panel*):Plots 3, 7, 11 - Bosworth (*Shaftsbury*): Plots 8, 10 - Cringleford: Plots 4, 5 - Coleridge (*Lanseer*).
Utility/Garage Personnel doors white - Lanseer - all plots
Vehicular Garage door ("Wessex" GRP Wood Grain - colour Mahogany) - Plots 1, 4, 6, 10 - Pembroke: Plots 2, 7, 9 - Sherborne: Plots 3, 5, 8, 11 - Canterbury.
New highway cross-over to be black tarmac
Shared access road to be black tarmac finish with granite sett edgings.
Private driveways (from 5 bar pedestrian entrance gate) to be Baggeridge Multi Brindle Dragfaced block paving with Marshalls KS Block edging
Patio finish to be Marshalls Chancery Antiquarian riven slab to areas as detailed on landscape layout.
Landscaping - Front Gardens - as landscaped layout
Landscaping - Rear Gardens - to be graded, cleared and tuft
Fencing - 1.8m high panel fencing between properties
Fencing - 1.8m high close board to perimeter of site (unless otherwise specified)

BEWLEY
HOMES PLC

Inhurst House, Brimpton Road, Baughurst,
Hampshire, RG26 5JJ
Telephone: (0118) 970 8200 Facsimile: (0118) 970 8201 www.bewley.co.uk

19th July 2001.
spoke to Mr Bradshaw and explained that it wasn't the make of Brick but the colour. ad again suggested something between the ~~orange~~ orange and the red.
He said he would get back to me.

Our ref. Pound Lane, Sonning/003/BB
Your ref. F/2001/3334 and 3596 & 3598

9th March 2001

Ms N Lake
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Ms Lake

Re: Pound Lane Sonning.

Further to your telephone message, I hereby enclose our revised material submission with respect to Planning condition No 2 (materials) for the above development. I have substituted the Chelwood Richmond Gold for a Hanson Milton Hall Kentish Stock brick. Therefore, the materials requiring your approval are as follows:-

Facing Bricks
Freshfield Lane 1st Quality Stock
Hanson Milton Hall Light Red
Hanson Milton Hall Kentish Stock

Roof Tiles
Acme Eternit Aylesham
Acme Eternit Aylesham Mix
Acme Eternit Burnt Flame
Acme Eternit Century
Acme Eternit Farmhouse Brown
Acme Eternit Heather Sandfaced
Acme Eternit Melford

Pavings
Baggeridge Red Brindled setts

I would be grateful if you would issue your approval at your earliest possible convenience.

Yours sincerely

B Bradshaw

Brian Bradshaw
Technical Co-ordinator

Encl.

Pound Lane, Sonning

NOT APPROVED

MATERIAL SCHEDULE

	PLOT No	MAIN BRICK	MAIN ROOF	FEATURES
97 - 99	**Plot 1**	Freshfield Lane 1st Quality Stock brickwork including plinth and snapped header below tilehanging and gauged soldier course with reconstituted stone cills to front elevation, where shown.	Acme Eternit Heather Sandfaced clay roof tile with matching half round ridge and hips tiles. Clay finials	Acme Eternit Aylesham clay tilehanging with one row of club tiles (each row three tiles high) above garage doors and two rows of club tiles with diamond shape club feature above, to front gable. Club tiles to stair window peak. Decorative lead below window within tilehung gable.
	Plot 2	Hanson Milton Hall Kentish Stock brickwork including plinth and dentil course below tilehanging with reconstituted stone cills and window heads to front elevation, where shown.	Acme Eternit Farmhouse Brown clay roof tiles with clay finals and lead roof covering to dormer roof	Acme Eternit Aylesham Mix clay tilehanging with three rows of club tiles (each row three tiles high) to front gable. Club tiles to porch peak. Decorative lead below window within tilehung gable. Stop chamfered softwood posts and brace to porch painted gloss white
	Plot 3	Hanson Milton Hall Light Red brickwork including plinth and dentil course below tudor boarding and gauged soldier course with reconstituted stone cills to front elevation, where shown.	Acme Eternit Burnt Flame clay roof tile with matching half round ridge and hips tiles. Clay finials	Fine sawn tudor timber cladding and decorative corners, Jacobean stained classic gloss, with white painted rendered infil panels. Stop chamfered softwood posts and brace painted gloss white
	Plot 4	Hanson Milton Hall Kentish Stock Stock brickwork including plinth and dentil course below tilehanging.	Acme Eternit Heather Sandfaced clay roof tile with matching half round ridge and hips tiles. Clay finials	Acme Eternit Melford clay tilehanging with two rows of club tiles (each row three tiles high). Decorative lead below window within tilehung gable. Stop chamfered softwood posts and gallow brackets painted gloss white
	Plot 5	Freshfield Lane 1st Quality brickwork including plinth and dentil course below tilehanging and gauged soldier course with reconstituted stone keystones and cills to front elevation, where shown.	Acme Eternit Century clay roof tile with matching half round ridge and hips tiles. Clay finials	Acme Eternit Aylesham Mix clay tilehanging with one row of club tiles (each row three tiles high) to front gable. Stop chamfered timber cladding to steel post with softwood brace painted gloss white
SEGRAVE LODGE & FACIMUS	**Plot 6 (1)**	Freshfield Lane 1st Quality brickwork including plinth and dentil course below tilehanging and gauged soldier course with reconstituted stone cills and keystone to front elevation, where shown. Three course projecting band with central dog-tooth course to front gable.	Acme Eternit Century clay roof tile with matching half round ridge and hips tiles. Clay finials	Acme Eternit Aylesham Mix clay tilehanging with one row of club tiles (each row three tiles high) with diamond shape club feature to front gable. Decorative lead below window within tilehung gable. Stop chamfered softwood posts and brace painted gloss white
	Plot 7 (2)	Hanson Milton Hall Kentish Stock Stock brickwork including plinth and dentil course below tilehanging. Reconstituted stone window cills and hood mouldings with brick soldier course infil to front elevation.	Acme Eternit Heather Sandfaced clay roof tiles with matching half round ridge and hips tiles. Clay finials	Acme Eternit Melford clay tilehanging with one row of club tiles (each row three tiles high) to front gable. Decorative lead below window within tilehung gable. Stop chamfered softwood posts with decorative brace painted gloss white
	Plot 8 (3)	Hanson Milton Hall Light Red brickwork including plinth and dentil course below tilehanging. Reconstituted stone window cills in brickwork panels to front elevation.	Acme Eternit Burnt Flame clay roof tiles with matching half round ridge and hips tiles. Clay finials	Acme Eternit Aylesham Mix clay tilehanging with one row of club tiles (each row three tiles high) to front gable. Decorative lead below window within tilehung gable. Stop chamfered posts with decorative brace, porch balustrading and bay window heads all in softwood painted gloss white
	Plot 9 (4)	Hanson Milton Hall Kentish Stock Stock brickwork including plinth and snapped header below tilehanging and gauged soldier course with reconstituted stone cills and keystone to front elevation, where shown. Three course projecting band with central dentil. Reconstituted stone cornice moulding with lead roof to porch.	Acme Eternit Heather Sandfaced clay roof tile with matching half round ridge and hips tiles. Clay finials	Acme Eternit Melford clay tilehanging with diamond shape club feature to front gable and bay peak.
	Plot 10 (5)	Freshfield Lane 1st Quality brickwork including plinth and dentil course below tilehanging. Two course arched brick header and reconstituted stone cills to front elevation windows, where shown. Swept soldier course with keystone above garage door. Three course projecting band with central dentil.	Acme Eternit Century clay roof tiles with matching half round ridge and hips tiles. Clay finials	Acme Eternit Aylesham clay tilehanging with diamond shape club feature and two rows of club tiles (each row three tiles high) to front gable. Club tiles to 1st floor gable peaks. Decorative lead below window within tilehung gable. Stop chamfered softwood posts with brace painted gloss white
	Plot 11 (6)	Hanson Milton Hall Light Red brickwork including plinth and dentil course below tilehanging and gauged soldier course with reconstituted stone cills and keystone to front elevation, where shown. Three course projecting band with central dog-tooth course to front gable.	Acme Eternit Burnt Flame clay roof tiles with matching half round ridge and hips tiles. Clay finials	Acme Eternit Aylesham Mix clay tilehanging with two rows of club tiles (each row three tiles high) to front gables. Decorative lead below window within tilehung gable. Stop chamfered softwood posts with decorative brace painted gloss white

Brickwork garden walls to plots 2 & 3 (97-99 Pound Lane) to be Hanson Milton Hall Light Red brickwork with two rows of tile creasing and brick-on-edge coping
PVCu windows casements to plots 1, 4 (diamond lead pattern), 5, 6, 7, 8, 9, 10 & 11. : Sliding sash to plots 2, 3 (except fixed casement to attic)
Fascia & bargeboards to be white PVCu.
Front Entrance doors (Iroko stained hardwood in softwood frame), as follows:
Plots 1, 6, 9 - Rothbury: Plot 2 Chatton (6 *Panel*):Plots 3, 7, 11 - Bosworth (*Shaftsbury*): Plots 8, 10 - Cringleford: Plots 4, 5 - Coleridge (*Lanseer*).
Utility/Garage Personnel doors white - Lanseer - all plots
Vehicular Garage door ("Wessex" GRP Wood Grain - colour Mahogany) - Plots 1, 4, 6, 10 - Pembroke: Plots 2, 7, 9 - Sherborne: Plots 3, 5, 8, 11 - Canterbury.
New highway cross-over to be black tarmac
Shared access road to be black tarmac finish with granite sett edgings.
Private driveways (from 5 bar pedestrian entrance gate) to be Baggeridge Multi Brindle Dragfaced block paving with Marshalls KS Block edging
Patio finish to be Marshalls Chancery Antiquarian riven slab to areas as detailed on landscape layout.
Landscaping - Front Gardens - as landscaped layout
Landscaping - Rear Gardens - to be graded, cleared and tuft
Fencing - 1.8m high panel fencing between properties
Fencing - 1.8m high close board to perimeter of site (unless otherwise specified)

Reply to N.L.

PLANNING SERVICES HPT 45286
POL TLS
DC NL
APP
CS
04 JUL 2001
COPIES TO:

BEWLEY HOMES PLC

Inhurst House, Brimpton Road, Baughurst,
Hampshire, RG26 5JJ
Telephone: (0118) 970 8200 Facsimile: (0118) 970 8201 www.bewley.co.uk

Our ref. Pound Lane, Sonning/015/BB
Your ref. F/2001/3334 and 3596 & 3598
9th March 2001

Ms N Lake
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Ms Lake

Re: Pound Lane Sonning.

With respect to Planning condition No 2 (materials), I hereby attach our proposed material schedule together with the brick and roof tile samples, for the above development, which are as follows:-

Facing Bricks
Chelwood Richmond Gold
Freshfield Lane 1st Quality Stock
Hanson Milton Hall Light Red

Roof Tiles
Acme Eternit Aylesham
Acme Eternit Aylesham Mix
Acme Eternit Burnt Flame
Acme Eternit Century
Acme Eternit Farmhouse Brown
Acme Eternit Heather Sandfaced
Acme Eternit Melford

Pavings
Baggeridge Red Brindled setts

I would be grateful if you would issue your approval at your earliest possible convenience.

Yours sincerely

B. Bradshaw

Brian Bradshaw
Technical Co-ordinator

Encl.

Telephoned Mr Bradshaw 12 July 2001 3.20
left message explained that I didn't
like to Richmond Gold Brick as it was
not a type of material used within the
area.
I asked him to call me on Monday.

Material

Pound Lane, Sonning

NOT APPROVED

MATERIAL SCHEDULE

PLOT No	MAIN BRICK	MAIN ROOF	MISC FEATURES
Plot 1 ✓	Freshfield Lane 1st Quality Stock brickwork including plinth and snapped header below tilehanging and gauged soldier course with reconstituted stone cills to front elevation, where shown.	Acme Eternit Heather Sandfaced clay roof tile with matching half round ridge and hips tiles. Clay finials	Acme Eternit Aylesham clay tilehanging with one row of club tiles (each row three tiles high) above garage doors and two rows of club tiles with diamond shape club feature above, to front gable. Club tiles to stair window peak. Decorative lead below window within tilehung gable.
Plot 2 ✗	Chelwood Richmond Gold brickwork including – plinth and dentil course below tilehanging with reconstituted stone cills and window heads to front elevation, where shown.	Acme Eternit Farmhouse Brown clay roof tiles with clay finals and lead roof covering to dormer roof	Acme Eternit Aylesham Mix clay tilehanging with three rows of club tiles (each row three tiles high) to front gable. Club tiles to porch peak. Decorative lead below window within tilehung gable. Stop chamfered softwood posts and brace to porch painted gloss white
Plot 3 ✓	Hanson Milton Hall Light Red brickwork including plinth and dentil course below tudor boarding and gauged soldier course with reconstituted stone cills to front elevation, where shown.	Acme Eternit Burnt Flame clay roof tile with matching half round ridge and hips tiles. Clay finials	Fine sawn tudor timber cladding and decorative corners, Jacobean stained classic gloss, with white painted rendered infil panels. Stop chamfered softwood posts and brace painted gloss white
Plot 4 ✗	Chelwood Richmond Gold Stock brickwork including plinth and dentil course below tilehanging.	Acme Eternit Heather Sandfaced clay roof tile with matching half round ridge and hips tiles. Clay finials	Acme Eternit Melford clay tilehanging with two rows of club tiles (each row three tiles high). Decorative lead below window within tilehung gable. Stop chamfered softwood posts and gallow brackets painted gloss white
Plot 5 ✓	Freshfield Lane 1st Quality brickwork including plinth and dentil course below tilehanging and gauged soldier course with reconstituted stone keystones to front elevation, where shown.	Acme Eternit Century clay roof tile with matching half round ridge and hips tiles. Clay finials	Acme Eternit Aylesham Mix clay tilehanging with one row of club tiles (each row three tiles high) to front gable. Stop chamfered timber cladding to steel post with softwood brace painted gloss white
Plot 6 (1) ✓	Freshfield Lane 1st Quality brickwork including plinth and dentil course below tilehanging and gauged soldier course with reconstituted stone cills and keystone to front elevation, where shown. Three course projecting band with central dog-tooth course to front gable.	Acme Eternit Century clay roof tile with matching half round ridge and hips tiles. Clay finials	Acme Eternit Aylesham Mix clay tilehanging with one row of club tiles (each row three tiles high) with diamond shape club feature to front gable. Decorative lead below window within tilehung gable. Stop chamfered softwood posts and brace painted gloss white
Plot 7 (2) ✗	Chelwood Richmond Gold Stock brickwork including plinth and dentil course below tilehanging. Reconstituted stone window cills and hood mouldings with brick soldier course infil to front elevation.	Acme Eternit Heather Sandfaced clay roof tiles with matching half round ridge and hips tiles. Clay finials	Acme Eternit Melford clay tilehanging with one row of club tiles (each row three tiles high) to front gable. Decorative lead below window within tilehung gable. Stop chamfered softwood posts with decorative brace painted gloss white
Plot 8 (3) ✓	Hanson Milton Hall Light Red brickwork including plinth and dentil course below tilehanging. Reconstituted stone window cills in brickwork panels to front elevation.	Acme Eternit Burnt Flame clay roof tiles with matching half round ridge and hips tiles. Clay finials	Acme Eternit Aylesham Mix clay tilehanging with one row of club tiles (each row three tiles high) to front gable. Decorative lead below window within tilehung gable. Stop chamfered posts with decorative brace, porch balustrading and bay window heads all in softwood painted gloss white
Plot 9 (4) ✗	Chelwood Richmond Gold Stock brickwork including plinth and snapped header below tilehanging and gauged soldier course with reconstituted stone cills and keystone to front elevation, where shown. Three course projecting band with central dentil. Reconstituted stone cornice moulding with lead roof to porch.	Acme Eternit Heather Sandfaced clay roof tile with matching half round ridge and hips tiles. Clay finials	Acme Eternit Melford clay tilehanging with diamond shape club feature to front gable and bay peak.
Plot 10 (5) ✓	Freshfield Lane 1st Quality brickwork including plinth and dentil course below tilehanging. Two course arched brick header and reconstituted stone cills to front elevation windows, where shown. Swept soldier course with keystone above garage door. Three course projecting band with central dentil.	Acme Eternit Century clay roof tiles with matching half round ridge and hips tiles. Clay finials	Acme Eternit Aylesham clay tilehanging with diamond shape club feature and two rows of club tiles (each row three tiles high) to front gable. Club tiles to 1st floor gable peaks. Decorative lead below window within tilehung gable. Stop chamfered softwood posts with brace painted gloss white
Plot 11 (6) ✓	Hanson Milton Hall Light Red brickwork including plinth and dentil course below tilehanging and gauged soldier course with reconstituted stone cills and keystone to front elevation, where shown. Three course projecting band with central dog-tooth course to front gable.	Acme Eternit Burnt Flame clay roof tiles with matching half round ridge and hips tiles. Clay finials	Acme Eternit Aylesham Mix clay tilehanging with two rows of club tiles (each row three tiles high) to front gables. Decorative lead below window within tilehung gable. Stop chamfered softwood posts with decorative brace painted gloss white

97 - 99

SEGRAVE LODGE & FACIMUS

Brickwork garden walls to plots 2 & 3 (97-99 Pound Lane) to be Hanson Milton Hall Light Red brickwork with two rows of tile creasing and brick-on-edge coping
PVCu windows casements to plots 1, 4 (diamond lead pattern), 5, 6, 7, 8, 9, 10 & 11. : Sliding sash to plots 2, 3 (except fixed casement to attic)
Fascia & bargeboards to be white PVCu.
Front Entrance doors (Iroko stained hardwood in softwood frame), as follows:
Plots 1, 6, 9 - Rothbury: Plot 2 Chatton (*6 Panel*):Plots 3, 7, 11 - Bosworth (*Shaftsbury*): Plots 8, 10 - Cringleford: Plots 4, 5 - Coleridge (*Lanseer*).
Utility/Garage Personnel doors white - Lanseer - all plots
Vehicular Garage door ("Wessex" GRP Wood Grain - colour Mahogany) - Plots 1, 4, 6, 10 - Pembroke: Plots 2, 7, 9 - Sherborne: Plots 3, 5, 8, 11 - Canterbury.
New highway cross-over to be black tarmac
Shared access road to be black tarmac finish with granite sett edgings.
Private driveways (from 5 bar pedestrian entrance gate) to be Baggeridge Multi Brindle Dragfaced block paving with Marshalls KS Block edging
Patio finish to be Marshalls Chancery Antiquarian riven slab to areas as detailed on landscape layout.
Landscaping - Front Gardens - as landscaped layout
Landscaping - Rear Gardens - to be graded, cleared and tuft
Fencing - 1.8m high panel fencing between properties
Fencing - 1.8m high close board to perimeter of site (unless otherwise specified)

1.) The Freshfield Lane Brick is fine
with either the Heather Tile
or the Century Tile

But with the Aylesham "Mix" Clay tile only. (not
the Aylesham)

2.) The Chelwood Richmond Gold is too yellow a
Brick for the district an intermediate Brick
Between the orange and the red would be better.

3.) The Hanson Milton Hall is
fine with the Burnt Flame tile
and o'k with the Aylesham Mix

BEWLEY HOMES PLC

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

Our ref: HH/HG/7859

26th March 2001

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

41634

CS

COPIES TO: ACK: FILE:

Dear Ms. Lake,

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

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

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

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

Yours sincerely

Hugo Haig
Director

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

Isomar, Fecunais + Seagrove lodge.

- Rear boundary of site Plots 1+2 Hedge - within the adjacent site.

- Check relationship between plot 1 and the adjacent dwelling.

- Lipping of the roofs more, will help with Massing.

- Pull back House 5 abit. (will help with Trees, landscaping and noise from road.

- Pull Garage of Plot 6 back abit will help with prominence.

Nicola Lake

From: Nigel Rose [Nigel.Rose@ukgateway.net]
Sent: 22 April 2001 11:05
To: Nicola Lake
Cc: John R Mitchell
Subject: Planning Applications for Pound Lane, Sonning

Nicola,

Sorry for the delay in writing to you.

I should be pleased if you would list the following:

F/2001/3335: 97-99 Pound Lane:
- effects on street scene
- impact on neighbours

F/2001/3598: Isomer, Fecimus etc:
- effect on neighbouring properties

Thanks and kind regards,

Nigel Rose

The information in this e-mail is confidential and may be legally privileged. It is intended solely for the addressee. Unless expressly authorised in writing, disclosure, copying, distribution and/or retention, in part or in whole, of this e-mail is prohibited and may be unlawful.

Nigel Rose cannot guarantee that any files attached to this e-mail are free from viruses or any other program code that may be harmful to your computer and, as such, is not liable for any damage that may be caused as a result.

Please delete this e-mail if it is not intended for you.

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 17th October 2000

Location: Isomer, Fecimus and Seagrove Lodge, Pound Lane, Sonning.

Proposal: Demolition Of 3 dwellings and erection of 6 dwellings with revised access.

Application Number: F/2000/1138

In response to your consultation dated 23rd June 2000 for the above application, the arboricultural comments are as follows:

I have no objection in principal to planning permission being granted.

There are a large number of trees at Isomer and Fecimus growing adjacent to the Bath Road and Pound Lane, which provide good screening to this part of the site. It should be feasible to retain the best of these trees providing the driveway is constructed to avoid damaging their root systems. Within the site are a large number of ornamental/fruit trees, which have less significance in the surrounding landscape. Their removal where required is acceptable.

The following slight revisions would improve the relationship between development and trees.

- Plot 6: Reposition garage to allow retention of boundary trees or space to plant new trees. The Cedar number 126 is a good tree which is desirable to retain. Removal of trees 125, 128 and 129 (Apples) would improve the amenity of the property and possibly allow space for repositioning the garage.

- Plot 3: The Cedar tree number 10 is one of the best trees on the site. Whilst shown to be retained I consider that it would be desirable to allow greater space around it free from disturbance. Would it be possible to relocate the garage and driveway to the north side of the plot?

- Plot 2: Removal of the Cherry number 43 may be required to improve the relationship with the building. This tree has little significance in the street scene so I have no objections to this.

If planning permission were granted I would recommend that the attached conditions be imposed.

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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26 JUN 2000

Date: 23 June 2000

To: Landscape & Trees

We have received Additional Plans for the following planning application:

Application Number: F/2000/1138

Location: Isomer, Fecimus And Seagrave Lodge, Pound Lane, Sonning, Reading.

Proposal: Proposed demolition of 3 dwellings and erection of 6 dwellings with revised access.

Applicant: Bryant Homes (Thames Valley) Ltd.

Case Officer: Lynette Baker

The new plans show the following: Tree Survey. Drawing 'Site Survey' – to be read in conjunction with drawing no HD5/05/03D.

Comments are required by 30/06/2000.

Should you have any queries regarding this application please contact the case officer Lynette Baker on (0118) 974 6447.

R 07/07/00

NO TPO

THOMASON PARTNERSHIP

Consulting Civil & Structural Engineers

86, EPSOM ROAD, GUILDFORD, SURREY, GU1 2BX. TEL: 01483 565886 FAX: 01483 506822

Offices at:- Guildford Leeds London Manchester & Sheffield

DRAWING ISSUE SHEET

Date	JUN 2001
Contract No.	G11046
Sheet No.	20

Contract: POUND LANE
SONNING, BERKSHIRE (SEGRAVE & FACIMUS)

WE ENCLOSE COPIES OF THE FOLLOWING DRAWINGS AS NOTED BELOW:

DRAWING TITLE	DRG. NO.	Date of Issue: 27/07/01	27/07/01	09/08/01	09/08/01	24/09/01	REVISIONS
DRAINAGE LAYOUT - SITE 2	201	/	/				
ROAD & BUILDING LEVELS - SITE 2	202	A	A	B	B	B	
TYP. DRAINAGE & ROAD DETAILS	203	/	/	A	A		
SITE 2							
CONVEYANCING PLAN	204			/	/		

DISTRIBUTION	NUMBER OF COPIES				
BEWLEY HOMES	1		1		
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TOM PEW - DLK ARCHITECTS		1		1	
WOKINGHAM DISTRICT COUNCIL - PLANNING					2
PURPOSE OF ISSUE	P	P	P	P	P
METHOD OF ISSUE	H	E	H	E	H

D (for Discussion/comment) **P** (Preliminary) **I** (for Information) **B** (Billing) **T** (Tender) **C** (Construction) **H** (Hard copy/print) **E** (Electronic : E-mail, ISDN etc.)

BEWLEY
HOMES PLC

Inhurst House, Brimpton Road, Baughurst,
Hampshire, RG26 5JJ
Telephone: (0118) 970 8200 Facsimile: (0118) 970 8201 www.bewley.co.uk

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GLF/257/068

21 September 2001

Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WW

Dear Sirs

Re:- Proposed Residential Development
Site.2 32 - 34 Pound Lane, Sonning, Berkshire
Reference :- F/2001/3596

We wish to submit the following details relating to Condition 11 on the above consent.

Pound Lane will be cleaned with a vehicular sweeper every Friday and swept and cleaned intermittently as and when required. It should be noted that vehicles should be on a 'Base Course' hardstanding at all times and therefore any transference of mud from the site onto the highway reduced to an absolute minimum.

We trust this is sufficient for you to discharge this condition, if however you do require any further information or clarification please do not hesitate to contact us.

Yours faithfully

Gary.L.Fish
Technical Manager

BEWLEY
HOMES PLC

Inhurst House, Brimpton Road, Baughurst,
Hampshire, RG26 5JJ
Telephone: (0118) 970 8200 Facsimile: (0118) 970 8201 www.bewley.co.uk

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GLF/257/064

10 September 2001

Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WW

Dear Sirs

Re:- Proposed Residential Development
Site.1 32 - 34 Pound Lane, Sonning, Berkshire
Reference :- F/2001/3596

Please find enclosed a copy of our drawing No.01-15-01 Rev.A marked up to indicate our proposals for Loading/Off-loading and Parking in compliance with condition No 6.10 of the above consent. We trust this is sufficient for you to discharge this condition, if however you do require any further information or clarification please do not hesitate to contact us.

Yours faithfully

Gary.L.Fish
Technical Manager

Emy Circuit
From: Paul Tracy and Sammy Coates [coatespts@hotmail.com]
Sent: 16 June 2004 16:55
To: emy.circuit@wokingham.gov.uk
Subject: FW: RE: 5 Days Notice - Dead / Dying Scotch Pine

As discussed earlier

Please see below the email that I was sent by Jon Matthew as discussed earlier.

My tel number is 07909 684770 if you could let me have an update

Many thanks tracy

From: Jon Matthews <Jon.Matthews@wokingham.gov.uk>
To: 'Paul Tracy and Sammy Coates' <coatespts@hotmail.com>
Subject: RE: 5 Days Notice - Dead / Dying Scotch Pine
Date: Mon, 7 Jun 2004 16:45:54 +0100

Dear Mrs Coates

Thank you for your enquiry. Further to our conversation and having now checked our records relating to your property, I can confirm that the trees in question are not subject to a Tree Preservation Order (TPO) or are situated within a Conservation Area (CA). In view of this, the 5 days notice under the respective TPO & CA legislation is not required (as I originally advised you).

Please note however that your property is subject to Planning Conditions (that are valid from 5 years from completion of the new development). In view of this, Condition 16 of Planning Permission F/2001/3598 will need to be discharged by our Development Control Section before you can undertake any work to the trees

I have forwarded your email to Trevor Watson - Development Control Manager, who will pass your enquiry to a Planning Officer to determine.

Yours sincerely

Jonathan Matthews
Arboriculturist

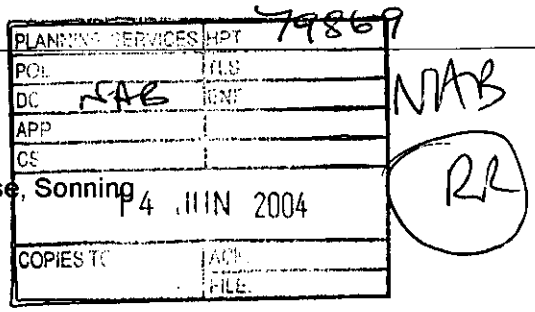
5 Segrave Close
Sonning
RG4 6BB

As per our telephone call earlier I write to give notice that we have 2 scotch pines requiring felling.
1 is dead and the is other dying, both are located in our rear garden.

Please can you advise by return your OK

many thanks
Tracy and Paul Coates

Trevor Watson



From: Jon Matthews
Sent: Monday, June 07, 2004 5:03 PM
To: Trevor Watson
Subject: Planning Conditions - 5 Seagrave Close, Sonning

Trevor

I would be grateful if you could forward this email to one of your DC Officers to determine.

As the trees are in a dead/dying condition, we would not have objection to the proposed work, but would insist on replacement trees being planted within the rear garden of the property. I would advise that two replacement Scots Pine (Pinus sylvestris) of a minimum of 1.5 metres in height are planted as replacements in the next planting season (November 2004 - March 2005).

Many thanks

Jon Matthews

-----Original Message-----
From: Paul Tracy and Sammy Coates [SMTP:coatespts@hotmail.com]
Sent: 07 June 2004 13:49
To: jon.matthews@wokingham.gov.uk
Subject: 5 Days Notice - Dead / Dying Scotch Pine

Dear Mrs Coates

Thank you for your enquiry. Further to our conversation and having now checked our records relating to your property, I can confirm that the trees in question are not subject to a Tree Preservation Order (TPO) or are situated within a Conservation Area (CA). In view of this, the 5 days notice under the respective TPO & CA legislation is not required (as I originally advised you).

Please note however that your property is subject to Planning Conditions (that are valid from 5 years from completion of the new development). In view of this, Condition 16 of Planning Permission F/2001/3598 will need to be discharged by our Development Control Section before you can undertake any work to the trees

I have forwarded your email to Trevor Watson - Development Control Manager, who will pass your enquiry to a Planning Officer to determine.

Yours sincerely

Jonathan Matthews
Arboriculturist

5 Segrave Close
Sonning
RG4 6BB

As per our telephone call earlier I write to give notice that we have 2 scotch pines requiring felling.
1 is dead and the is other dying, both are located in our rear garden.

Please can you advise by return your OK

many thanks
Tracy and Paul Coates

3598

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 4 February, 2004
My ref. AO/F/2001/3598

Mr and Mrs P Coates
5 Seagrave Close
Sonning
Berks

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 and Mrs Coates

TREES AT 5 SEAGROVE CLOSE, SONNING

Thank you for your letter of 21 January. I advise you that as the trees to be pruned are only fruit trees there is no objection to the proposed pruning work on a yearly basis.

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

Yours sincrely

Ao

MRS A ODELL
Planning Officer

Memo to: Tree Officer

28. 1. 04

From: Angela Odell.

APPLICATION F/2001/3598.

Please advise whether the work proposed in the attached letter be carried out.

Trees not interested as fruit trees

PLANNING SERVICES
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Planning Department
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

21st January 2004

Re 5 Segrave Close, Sonning
Mr & Mrs P Coates

Dear Sir/Madam

We purchased the new Bewley Homes house at the above address in Dec 2002. Within the boundary of the property there are a number of soft fruit trees, which need to be pruned annually.

Under the terms of the original planning consent (application number F/2001/3598 – Clause 16) any pruning etc requires the consent of the Local Planning Authority for a period ending 5 years after the completion of the development.

The purpose of this letter is to seek permission to undertake the required pruning, in accordance with good horticultural practice, on an annual basis without the need to seek approval on each occasion. This work should be ideally done before the end of February and your swift attention would be appreciated.

The permission sought will of course not apply to the trees within the boundary, which are subject to separate Tree Preservation Orders.

If you require any further information please call on 0118 969 1758 or 07774 400 237.

Yours faithfully,

Paul and Tracy Coates

Tel. 0118 974 6444
Fax. 0118 974 6484
Email. jenifer.jackson@wokingham.gov.uk
Date. April 22, 2003
My ref. F/2001/3598
Your ref.

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

Mrs Davies
Stanhope House
Holmemoor Drive
Sonning
BERKS RG4 6TE

Dear Mrs Davies,

APPLICATION NO. F/2001/3598 – STANHOPE HOUSE, HOLMEMOOR DRIVE, SONNING.

I am writing to advise that the following tree works are acceptable to the Local Planning Authority in compliance with the condition on the above planning permission and this letter may be taken as confirmation of same.

- Remove one silver birch, one sycamore, one Lawson cypress, one laurel and two Holm Oaks, all the trees are poor specimens.

I trust this is of assistance.

Yours sincerely,

Mrs J Jackson
Principal Planning Officer - North Area

C.c. Mr N Wilson, Beechwood Tree Care.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From:	Jonathan Matthews Tree and Landscape Section, Environmental Services Dept	**My Ref:** **Ext:**	442/Sonning/ S 6767
To:	Jennifer Jackson Development Control	**Your Ref:** **Date:**	F/2001/3598 09 April 2003

TREES INCLUDED IN PLANNING CONDITIONS
STANHOPE HOUSE, HOLMEMORE DRIVE, SONNING

Further to our recent conversation I would be grateful if you could discharge the Condition to allow the following specified tree work to be undertaken at the above site.

Stanhope House, Holmemoor Drive, Sonning

- Remove one Silver Birch, one Sycamore, one Lawson Cypress, one Laurel and two Holm Oaks. All the trees are small/poor structured individuals and therefore I have no objection to their removal.

I would be grateful if you could address your correspondence to:

Mrs Davies
Stanhope House
Holmemoor Drive
Sonning
Berkshire RG4 6TE

Please also forward a copy to Mrs Davies' Tree Contractor:

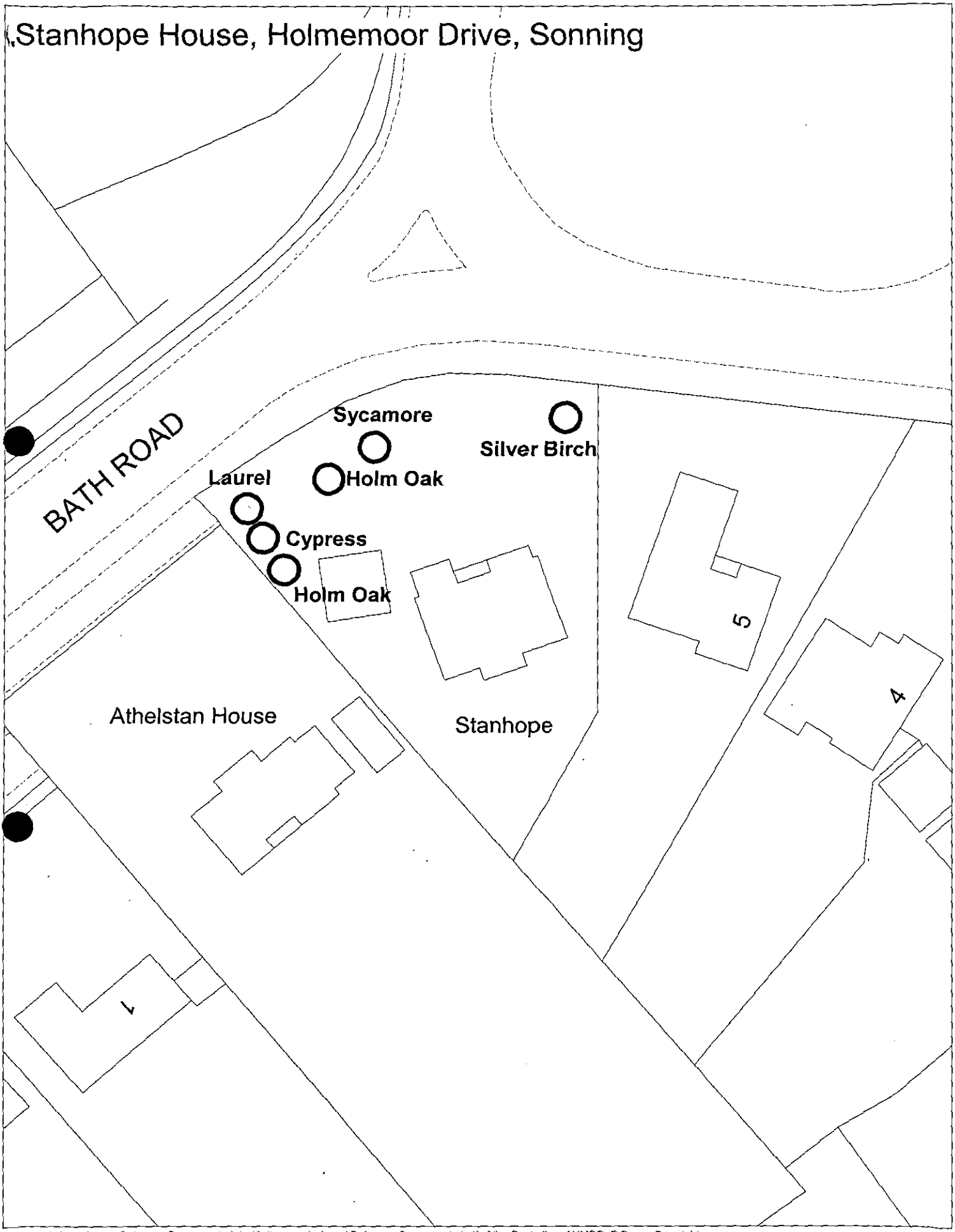
Mr Neil Wilson
C/o
Beechwood Tree Care
Stanlake Park
Twyford Nr. Reading
Berkshire RG10 0BN

Should you have any questions , please contact me on the above extension number.

Many thanks for your assistance in this matter.

Arboriculturist

Stanhope House, Holmemoor Drive, Sonning



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Landscape Section, Environmental Services, Wokingham District Council.

9 April 2003

Scale: 1 : 500

N W E S

Tel. 0118 974 6444
Fax. 0118 974 6484
Email. jenifer.jackson@wokingham.gov.uk
Date. April 22, 2003
My ref. F/2001/3598
Your ref.

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

Dr Sharma
2 Seagrave Close
Pound Lane
Sonning
BERKS RG4 6BB

Dear Dr Sharma,

APPLICATION NO. F/2001/3598 – STANHOPE HOUSE, HOLMEMOOR DRIVE, SONNING.

I am writing to advise that the following tree works are acceptable to the Local Planning Authority in compliance with the condition on the above planning permission and this letter may be taken as confirmation of same.

- Rear garden of 2 Seagrave Close, Sonning – to remove T1 (Lawson cypress) to ground level.

I trust this is of assistance.

Yours sincerely,

Mrs J Jackson
Principal Planning Officer - North Area

C.c. Mr N Wilson, Beechwood Tree Care.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From:	Jonathan Matthews Tree and Landscape Section, Environmental Services Dept	**My Ref:** **Ext:**	442/Sonning/ S 6767
To:	Jennifer Jackson / Development Control	**Your Ref:** **Date:**	F/2001/3598 26 March 2003

TREES INCLUDED IN PLANNING CONDITIONS
2 SEAGRAVE CLOSE, POUND LANE, SONNING

Further to our recent conversation I would be grateful if you could discharge the Condition to allow the following specified tree work to be undertaken at the above site.

Rear Garden of 2 Seagrave Close, Sonning

- T1 – Lawson Cypress. Fell tree in rear garden to ground level.

I would be grateful if you could address your correspondence to:

Dr Sharma
2 Seagrave Close
Pound Lane
Sonning
Berkshire RG4 6BB

Please also forward a copy to Dr Sharma's Tree Contractor:

Mr Neil Wilson
C/o
Beechwood Tree Care
Stanlake Park
Twyford Nr. Reading
Berkshire RG10 0BN

Should you have any questions , please contact me on the above extension number.

Many thanks for your assistance in this matter.

Arboriculturist

Applicationo	Name & Address
F/2001/3598	Mr W A Warbey "Gaybowers" 95 Pound Lane SONNING Berkshire RG4 6GG
Application approved	Letter sent 25/09/01

NL

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number ..F/2001/35598 relates.

Address of site ISOMER, FACINUS & SEAGLNE LODGE, POUND LANE, SONNING, BERKSHIRE

Signed

Date 9/04/01

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by licensee

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The Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire, RG40 1BN

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

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

Also present under Standing Order 39:- Mrs P Bray, Mr CP Hudson and Mr ND Rose.

PART I

323. MINUTES

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

324. APOLOGIES

An Apology for absence was submitted from Mr. SR Conway

325. ORDER OF BUSINESS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

4. **Appraisal** – Main Issues:

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

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

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

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

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

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

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

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

D. Impact upon the character and appearance of the surrounding area.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

10. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

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

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

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

14. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the end of the first available planting season.

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

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

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

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

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

Reasons.

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

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

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

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

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

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

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

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

9. To safeguard visual amenities.

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

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

14 & 15. In the interests of visual amenity.

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

17. In the interests of highway safety and convenience.

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

19. To safeguard the amenity of the adjacent dwellings.

Informatives.

1. You are advised, in compliance with the Town and Country Planning (General Development procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan: H5, H9.
   Loddon Area Local Plan: LH1, LH8, LBE1, LBE2, LBE5, LT5, LT6.
   Wokingham District Local Plan: Housing Density Policy, WH6, WOS3, WBE1, WBE11, WT6, WT7.

Nicola Lake.

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

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

Officer NICOLA LAKE

Parish SONNING.

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

Address ISOMER, FECIMUS, & SEAGRAVE LODGE POUND LANE

Applicant BEWLEY HOMES Plc PHILLIP DESIGN ASSOCIATES.

The Parish Council has the following comments.

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

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

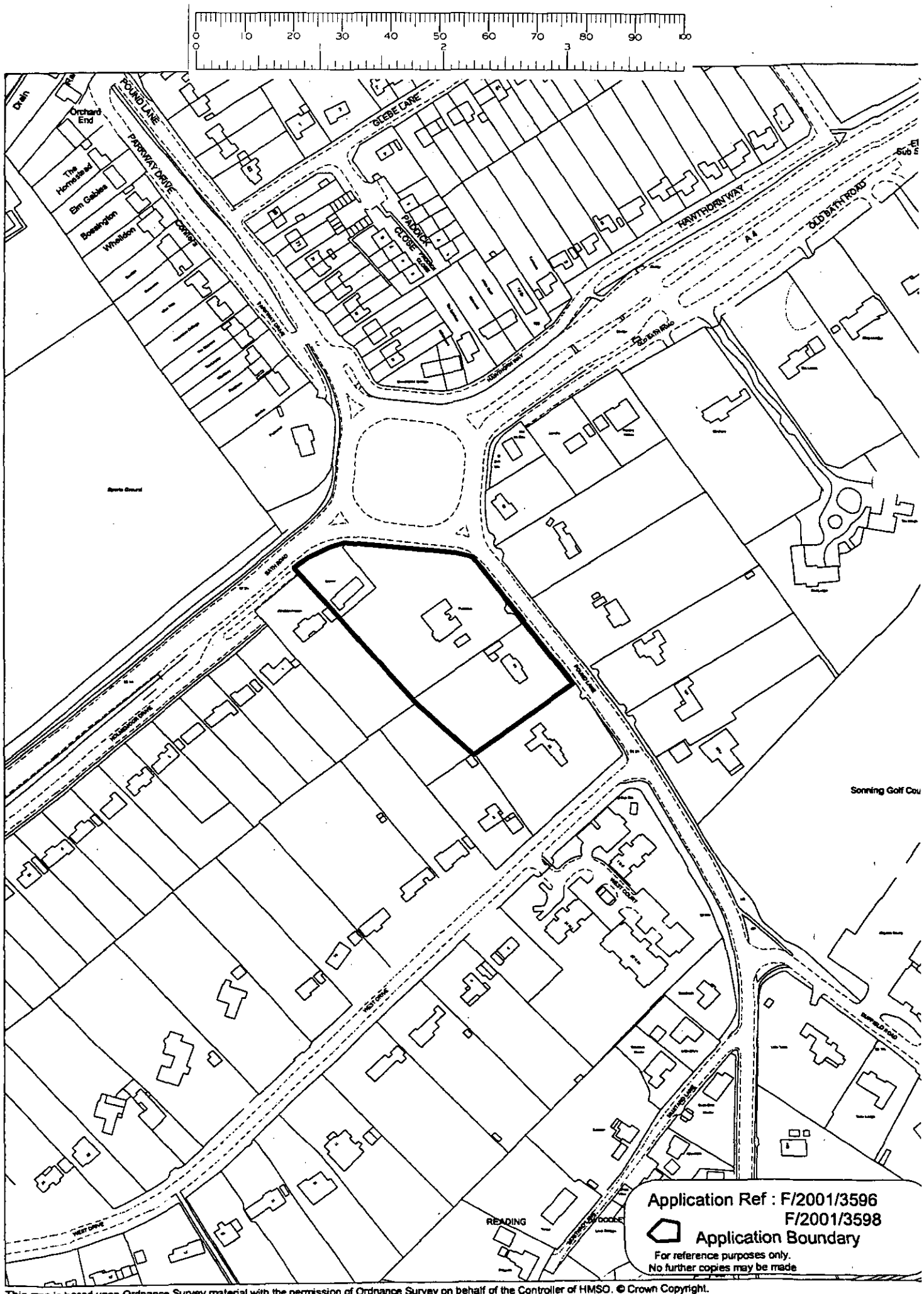
3. The properties if built will be much closer to adjoining properties than at present and will effectively reduce the privacy currently enjoyed by those large individual residences so typical of the area. Plot one, although further away for Althelstone House than the dwelling it replaces, is two storey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

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

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

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

Lesley Bates (Clerk to the Council) 11 April 2001



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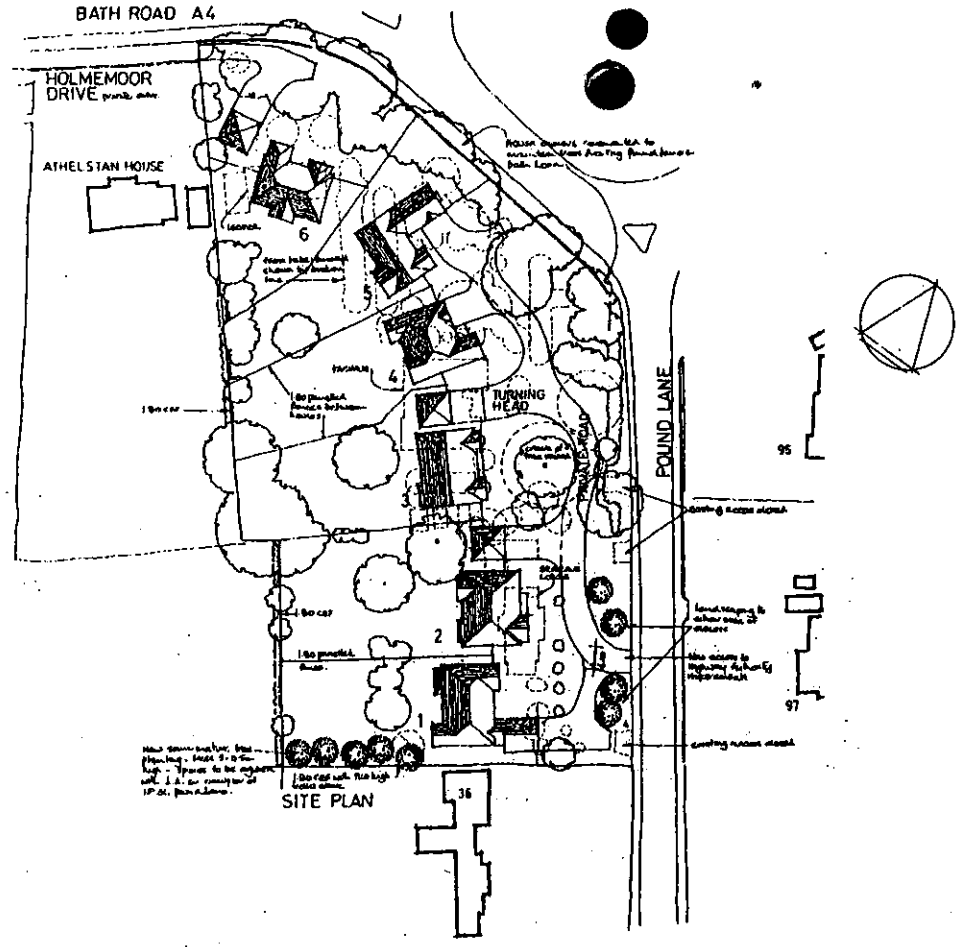
Development Control Section, Environmental Services, Wokingham District Council.

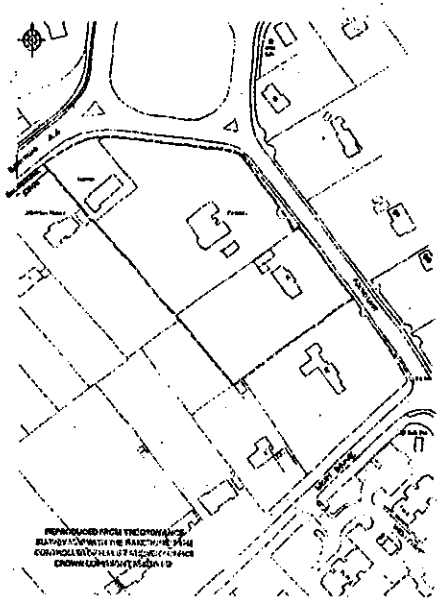
23 May 2001

Scale: 1 : 2500

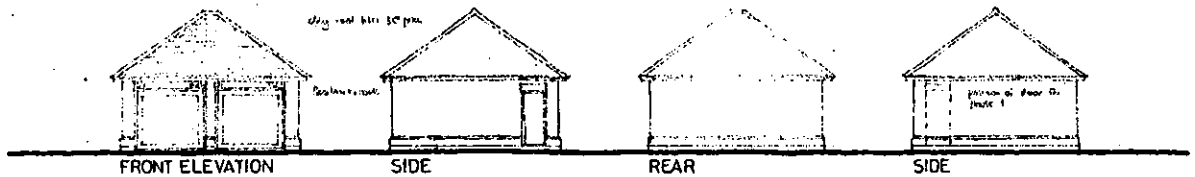
W-4

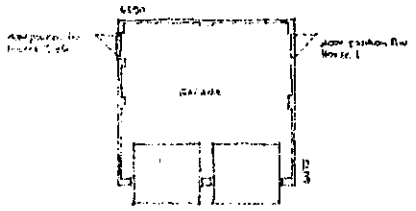
3490





LOCATION PLAN





PLAN



3491

REVISED PLAN
3596
3598

project
SEGRAVE LODGE + FACIMUS
POUND LANE
SONNING

title
LOCATION PLAN
SITE PLAN
GARAGES

date FEB 01
scale 1:100 · 500 · 1250

drawing number 01 15 01
rev. A

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