F/2001/3401

LOCATION:
Forest Lodge Old Forest Road, Winnersh Wokingham.

APPLICANT:
Millgate Homes C/O Peter Sensky Associates

PROPOSAL:
Proposed erection of a block of 10 flats with new access from Lenham Close. Demolition of existing dwelling.

EARLIEST DATE FOR DECISION: **23/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
17/04/2001

CASE OFFICER: ~~**Mrs B Polnik**~~ EXC

APPROVED

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Millgate Homes
C/O Peter Sensky Associates
114 Pinner Road
Northwood
Middlesex
HA6 1BS

Application Number: F/2001/3401

Parish: **WINNERSH**

Location: **Forest Lodge, Old Forest Road, Winnersh, Wokingham.**

Proposal: **Proposed erection of a block of 10 flats with new access from Lenham Close. Demolition of existing dwelling.**

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 treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

Condition

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

Condition

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

Condition

6. Details for the storage of waste on the premises shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, and the approved provision shall be made prior to the commencement of the use hereby approved, and be retained permanently thereafter.

Condition

7. The 2nd floor bathroom window in the north-east elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass.

Condition

8. 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

9. 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

10. 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

11. Before any other part of the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number MH-OFL-20A. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height

and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

Condition
12. 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
13. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
14. Notwithstanding the plans submitted, the access shall have a minimum width of 5 metres and kerb radii of 6 metres.

Condition
15. The existing vehicular access to the site shall be stopped up and abandoned, and footway and/or verge crossings shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

Condition
16. The flats shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

Condition
17. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of eight metres measured from the carriageway edge.

Condition
18. No residential unit shall be occupied unti secure cycle parking has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Condition
19. 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 Local Planning Authority has first been sought and obtained.

Condition

20. 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 Local Planning Authority; 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 Local Planning Authority gives written consent to any variation.

Condition

21. No development of the site shall take place without the prior written approval of the Local Planning Authority 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.

Condition

22. 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 Local Planning Authority. 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.

Condition

23. 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 fences, gates, walls or other

means of enclosure shall be erected within the curtilage of the flats hereby approved. This condition shall not be construed as prohibiting the erection of any means of enclosure shown on the approved drawings, or its replacement in the same location to the same or lower height as originally approved.

Condition
24. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

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

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

Reason
6. To ensure that satisfactory provision is made, in the interests of amenity.

Reason
7. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
8. To safeguard visual amenities.

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

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

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

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

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

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

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

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

Reason
17. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

Reason
18. In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel.

Reason
19. 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.

Reason
20. 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.

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

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

Reason
23. To safeguard the visual amenities of neighbouring residents and the locality.

Reason
24. In the interests of visual amenity.

Informative
1. Reference should be made to the legal agreement under Section 106 of the Town and Country Planning Act 1990 the contents of which relate to this approval.

Informative
2. This permission relates to the application as amended with revised drawing number MH-OFL-P52/A submitted to the Local Planning Authority on 02/04/01 showing provision of an additional parking space (16 spaces), enlarged visibility splays and details of the junction with Lenham Close and does not approve the proposals as originally submitted.

Informative
3. The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section of the Planning Department be contacted for further advice.

Informative
4. The applicant is reminded that this permission relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

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

Informative
6. You are advised to contact Railtrack (Outdoor Party Engineer (West), Railtrack Southern, CP2-2-H, Waterloo Station, London SE1 8SW) to ensure that adequate steps are taken to ensure the integrity of Railtrack's infrastructure and the safety of operational railway at all times.

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

Berkshire Structure Plan Policies EN1, H9 and LD6.
Loddon Area Local Plan Policies LTV1, LBE1, LBE2, LBE5, LBE8, LBE9 and LH1.
Deposit Draft Wokingham District Local Plan Policies WOS1, WOS2, WOS3, WOS4, WOS5, WOS7, WBE1, WBE10, WBE11, WH1, WH6, WR7 and WT7.

Informative
8. This permission relates to the application as amended with drawing numbers MH-OFL-P21, P22, P23, P24, P25, P26, P27, P28, P29, P30 and P31 submitted to the Local Planning Authority on 31st July 2001, showing a reduction in the footprint and height of the proposed building and associated changes to the layout and elevations, and drawing numbers MH-OFL-P20/A and P32/A, received on 10th August 2001, showing a parking layout for 17 cars and does not approve the proposals as originally submitted.

Anna Cronin
Head of Planning & Transportation
Date: 06/02/2002

Notice checked by: _____

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

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 28 February 2003
My ref: EXC/F/2001/6731
Your ref: DR/SC/91

David Robertson
Millgate Homes
Millgate Court
Terrace Road North
Binfield
Berkshire
RG42 5HZ

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

Dear Mr Robertson

SUBMISSION OF DETAILS TO COMPLY WITH CONDITION 18 OF PLANNING PERMISSION F/2001/3401 – DEMOLITION OF EXISTING DWELLING AND ERECTION OF TEN FLATS

Thank you for the cycle parking details, submitted to comply with condition 18 of planning permission F/2001/3401. I am pleased to inform you that the details shown on drawing Nos FLCS/01 and 02, received by the Local Planning Authority on 10 February 2003 are considered acceptable.

Whilst writing, may I remind you that the legal agreement for the amended application, F/2001/3401 is still outstanding and hence, the development as constructed remains unauthorised.

If you have any queries regarding this matter, I can be contacted on (0118) 974 6479.

Yours sincerely

Emy Circuit,
Senior Planning Officer, Development Control

Date: 13 February 2003

To: Highways

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

Application Number: F/2001/3401

Location: Forest Lodge, Old Forest Road, Winnersh, Wokingham.

Proposal: Proposed erection of a block of 10 flats with new access from Lenham Close. Demolition of existing dwelling.

Applicant: Millgate Homes C/O Peter Sensky Associates.

Case Officer: Emy Circuit

The new plans show the following: Cycle parking details (condition 18). Drawing nos: FLCS/01, FLCS/02.

Comments are required by 27/02/2003.

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

Details satisfy highways.

14/02/03.

Date: 13 February 2003

To: Case Officer

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

Application Number: F/2001/3401

Location: Forest Lodge, Old Forest Road, Winnersh, Wokingham.

Proposal: Proposed erection of a block of 10 flats with new access from Lenham Close. Demolition of existing dwelling.

Applicant: Millgate Homes C/O Peter Sensky Associates.

Case Officer: Emy Circuit

The new plans show the following: Cycle parking details (condition 18). Drawing nos: FLCS/01, FLCS/02.

Comments are required by 27/02/2003.

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

(RING ONE)

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

App. No. F/2001/3401 Date Rec. 10 Feb 2003

Location: Forest Lodge, Old Forest Road

Parish:

Applicant:

Description of attached plans: Cycle parking details (condition 18)

Drawing No's: FLCS/01, FLCS/02

CONSULTEES

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

Please tick which of the following you wish consulted.

Landscape & Trees	
Urb. Design & Conservation	✓
Highways	
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

Cllr Bray
Cllr Ball
Cllr Siggery

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

NEIGHBOURS: 46 + 47 Lenham Close / Tiergarten, Old Forest Rd.

Date for Responses 14 days

FURTHER ACTION

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

Redate Application Y / (N) From:

New Site Notice Y / (N)

Revised Proposal Description:

CASE OFFICER Exc

Consultations Sent by Admin. on 13.02.03

Yellow - Case Officer Copy
Green - Part One Copy

MILLGATE COURT, TERRACE ROAD NORTH, BINFIELD, BERKSHIRE RG42 5HZ
Telephone: 01344 489966 Fax: 01344 489967 or 301930
www.millgatehomes.co.uk

PLANNING SERVICES | HPT 65895
POL | TLS
DC EXC | ENF
APP
CS
10 FEB 2003
COPIES TO | CS | FILE

Emy Circuit
Environmental Services
Planning Services
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Ref:DR/SC/911
7th February 2003

PLANS TO MEET CONDITIONS

3401

Dear Emy,

RE: FOREST LODGE, OLD FOREST ROAD - PLANNING PERMISSION F/2001/3401

Please find attached 6 n° copies if drawings FLCS/01 and 02 to clear condition 18 of the above Planning Permission.

I trust this is acceptable to you and look forward to hearing from you soon.

Yours sincerely

DAVID ROBERTSON
Architectural Co-ordinator

MILLGATE COURT, TERRACE ROAD NORTH, BINFIELD, BERKSHIRE RG42 5HZ
Telephone: 01344 489966 Fax: 01344 489967 or 301930
www.millgatehomes.co.uk

RBC 63062

01344 489966

01344 462216
dmeir ? -

Emy Circuit
Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Ref:DR/SC/368
8th November 2002

Dear Emy,

RE: FOREST LODGE, OLD FOREST ROAD, WINNERSH

I write to confirm our telephone conversation of last week. It was confirmed that you would speak to Adam Coggins of the Highways to arrange a meeting to discuss the location of the cycle store.

I also expressed our desire to have this condition relaxed, as a cycle store will take up valuable amenity space, and that our purchasers are of the age where they do not own bicycles.

Adam
Not Weds.
after 10:00.

I look forward to hearing from you.

Yours sincerely

Tues 28 Jan 10:30am

DAVID ROBERTSON
Architectural Co-Ordinator

cc: Greg Meier

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 29 August 2002
My ref: EXC/F/2001/3401
Your ref: *GM/SC/94*

Greg Meier
Millgate Homes
Millgate Court
Terrace Road North
Binfield
Berkshire
RG42 5HZ

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

Dear Mr Meier

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING PERMISSION F/2001/3401 – DEMOLITION OF EXISTING DWELLING AND ERECTION OF TEN FLATS

I write in response to your letter of 10 July 2002 and apologise for the delay in doing so.

As I believe we have already discussed, I have consulted the Highway Officer and the details of cycle storage submitted to comply with condition 18 are not acceptable. It has not been demonstrated that sufficient space is available to provide adequate cycle storage, in terms of the floorspace available or the headroom under the stairs. Five Sheffield stands would be required and the enclosed details may assist you in assessing the area required.

With regard to the proposed lighting (details to comply with condition 24), six bollard lights, of the type shown in the details accompanying your letter of 28 June and sited as indicated on your drawing No 3459-03, received on 7 May 2002 are considered acceptable.

If you have any queries regarding this matter, I can be contacted on (0118) 974 6479.

Yours sincerely

Emy Circuit,
Senior Planning Officer, Development Control

MILLGATE HOMES

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

58110
FXE
01 JUL 2002
COPIES TO
ACK 1/7/02
FILE:

Emy Circuit
Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire

Ref:GM/SC/204
28th June 2002

Dear Ms Circuit,

RE: TOWN & COUNTRY PLANNING ACT 1990, REF NO F/2001/3401
FOREST LODGE, OLD FOREST ROAD, WINNERSH

Further to my letter to you dated 21st June 2002 requesting the discharge of condition 18, we enclose four copies of drawing A01/WT25/100E showing the position of the cycle store highlighted in orange.

Whilst writing, we enclose a copy of the proposed bollard lighting details to enable the final discharge of condition 24.

Yours sincerely

GREG MEIER Dip Arch RIBA
Chief Architect

Best Family Home
1994 - 1996 - 1997 - 1998 - 1999 - 2001
Best 2 bed Apartment - 2001 - 2002

Best Luxury Home
1998 - 1999 - 2001

House Beautiful magazine
Family Home of the Year 1997

Best Luxury Home
1998 - 1999

Best Family Home
2001

Best Small Builder
1996

Millgate Developments Ltd. Registered in England No. 2229073

**********FILE COPY**********

Tel. **(0118) 974 6479** (Direct Line)
Fax. (0118) 974 6484
Email. Emy Circuit@wokingham.gov.uk
Date July 1, 2002
My ref.
Your ref. GM/SC/204

WOKINGHAM UNITARY
Aiming for Excellence

Millgate Homes
Mill gate Court
Terrace Road North
Binfield
Berks
RG42 5HZ

Dear Sir / Madam

Details of Proposal: Proposed erection of a block of 10 flats with new access from Lenham Close. Demolition of existing dwelling.

Address of Site: Forest Lodge, Old Forest Road, Winnersh, Wokingham.

Application No: F/2001/3401

I refer to your recent submission seeking approval of details as required by conditions 18 & 24 attached to the above approval notice. Under the terms of the Planning Acts the Council has a period of up to 8 weeks in which to discharge such submissions.

We will endeavour to respond as quickly as possible in order not to unduly delay the commencement of development. A full response will be sent to you as soon as possible.

In the case of approval of facing materials, the Councils aim to seek to respond to requests for the clearance of such conditions within 20 working days from the date of receipt. This may take longer in the case of more complex proposals or where there is input required from consultees, e.g. the Conservation Architect.

If in the interim you would like to discuss this matter, then please contact the officer named above.

Yours faithfully

**********FILE COPY**********

Development Control Officer

'SOLO' ELECTRICAL LIMITED

Send Barns Stables
Woodhill
Send
Woking
Surrey GU23 7JR
Telephone: 01483 225176
Fax: 01483 225191

National Inspection Council for Electrical Installation Contracting
APPROVED CONTRACTOR
ENR No 20283

UKAS
116

PLANNING SERVICES	HPT
POL	TLS
	ENF

01 JUL 2002

COPIES TO	ACK
	FILE:

FACSIMILE TRANSMISSION

To: ARen **From:** P A Bailey

Your fax: **Our fax:** 01483 225191

Date: 25.6.02 **No. of pages:** 4

THESE ARE THE LIGHTS WE WOULD PUT AT FOREST LODGE

PETER

PS (WE HAVE NOT PRICED FOR THIS)

LIAM HAS ASKED US TO DO THEM!

26-JUN-2002 15:11 FROM:SOLO ELECTRICAL LTD 01372037981 TO:01344301930 P.001/004

JCC Lighting Products

Lamplighter House • Beeding Close • Southern Cross Trading Estate
Bognor Regis • West Sussex • PO22 9TS

Technical Department

Data Sheet ISSUE A 11.06.01

Product Code:	QTY: NOT
	MOQ 24/500 LEAD TIME: 3 WEEKS
Description and Finish	Bollard Lamp IP43 Louvred Head - Black
Overall dimensions (mm) Base Ø – Height	Ø180mm - (H) 750mm
Cable Entry	Single IP68 20mm CTS Gland
Product Weight	2.2kg
Recommended product location	Outdoor Only, Amenity Lighting
Voltage (V)	240V 50Hz
Running current (I)	0.41Amps
Wattage (W)	100W
Class	Class I, Must Be Earthed
IP	IP43
Distance from lighted object	Product must not be covered, but well ventilated
Photometric Testing	Yes, On Request
Power factor correction	N/A
Anti-interference capacitor	N/A
Instruction sheet	Yes, Standard JCC Data Sheet & fixing details Available on request
Packaging Sizes / Average Packed Weight	(H) 775mm (W) 190mm (D) 190mm / 2.8kg
Origin of manufacture	Made In Italy
Main materials:	
• Chassis	Die Cast Aluminium
• Diffuser	Polycarbonate Under Louvred Die Cast Aluminium
• Paint Finish	Powder Coated
Method of fix	Expandable Rawl Bolts Supplied M8
Lampholder cap and make	E27 / VLM
Lamp type and base	E27 Edison Screw
Electrical Connections	Nylon Connector Block (LEN) Screw Terminal
Cable rating (mm SQ /C.S.A.) & type	1.0mm Sq CSA Cable Rated To 105°C
F mark	Yes
CE mark	Yes
Quality Assurance System	Yes ISO9001 QMS – Certificate no.1552, LA Members
Batch coding details on product	Yes
Certificate of Conformity (Held on File)	Yes
Manufactured in accordance to:	EN60598 – 2 – 5

JCC reserves the right to withdraw, improve or modify any design without prior notification. JCC cannot be held responsible for the incorrect application of any product.

JCC Lighting Products

Lamplighter House Beeding Close Southern Cross Trading Estate Bognor Regis
West Sussex England PO22 9TS
Tel: 01243 829040 Fax: 01243 838987

To: C.E.F. (Guildford)
F.A.O: Andy

Fax Number: 01483 537680

From: Paul Lawrence
Product / Quality Control Supervisor
Technical Dept

cc.

Subject:
Date: 06.06.02

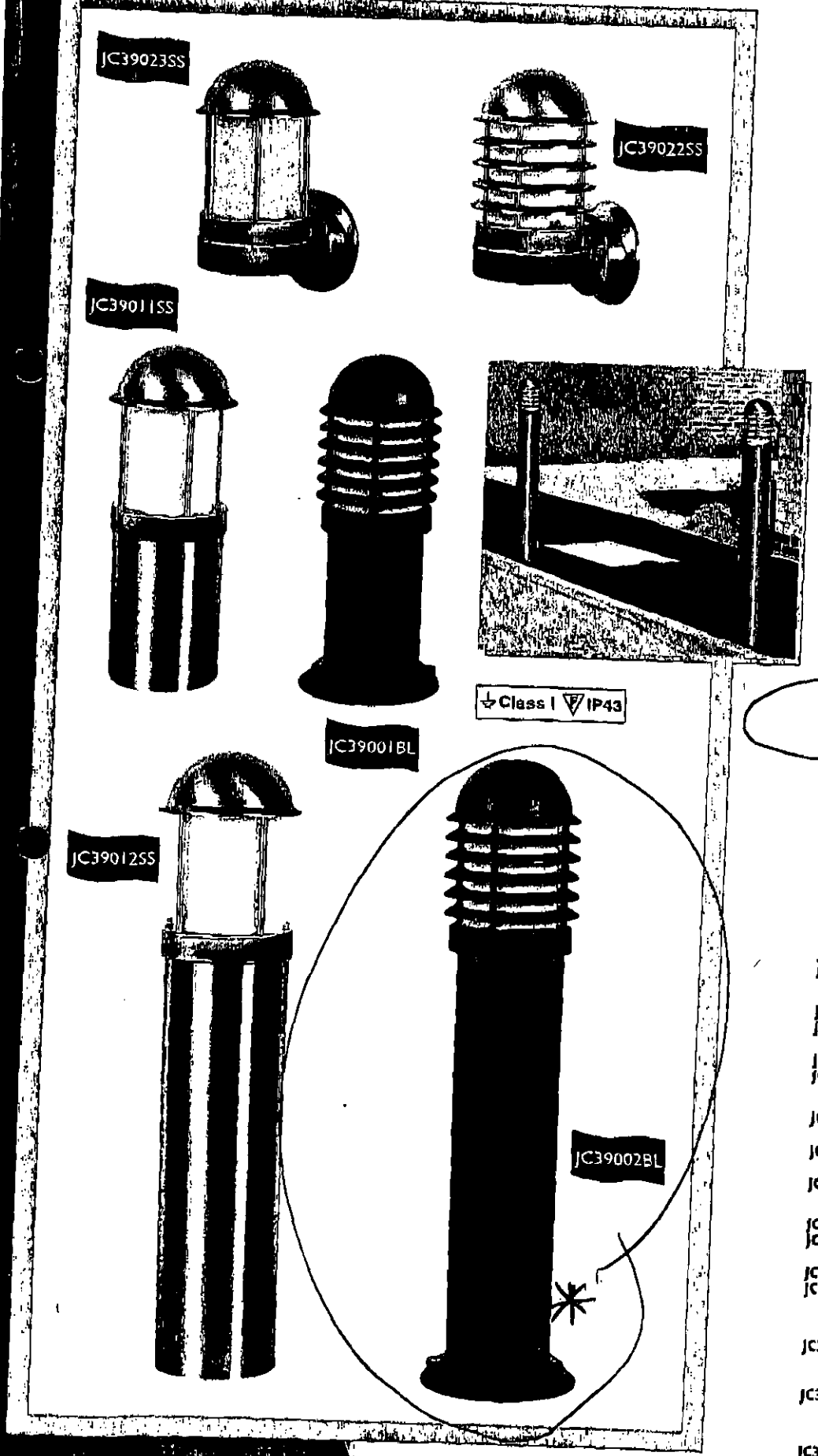
Dear Andy

Please find technical data sheet for our JC39002 black bollard as requested.
If you require any more information please give us a call.

Best regards.

Paul Lawrence
WaitPL - ltr C.E.F.C.E.F. Guildford - 06.06.02.doc

PAGE 2 of 2



Bollard Lamp IP43

- Black finish (Die Cast Aluminium) available in 100W E27, 70W SON, 50W MBF or PLC
- Stainless Steel finish available in 75W E27, 70W SON or 50W MBF
- SON models use lamp with internal ignitor. Lamp type 70W Elliptical SON ⚠

Ref.	Specification
	• Black (BL) 180mm Ø Base • Stainless Steel (SS) 160mm Ø Base
	Louvre Head
JC39001BL	**BL 100W E27**
JC39001SS	**SS 75W E27** • 450mm Height
JC39002BL	**BL 100W E27**
JC39002SS	**SS 75W E27** • 750mm Height
JC39003BL	**BL 100W E27** ✱
JC39003SS	**SS 75W E27** • 1250mm Height
JC39004BL	**BL 50W MBF E27**
JC39004SS	**SS 50W MBF E27** • 750mm Height
JC39005BL	**BL 50W MBF E27**
JC39005SS	**SS 50W MBF E27** • 1250mm Height
JC39006BL	**BL PLC 18W G24 2 pin** • 450mm Height
JC39007BL	**BL PLC 18W G24 2 pin** • 750mm Height
~~**JC39008BL**~~	~~**BL PLC 18W G24 2 pin**~~ ~~• 1250mm Height~~
JC39009BL	**BL SON 70W E27**
JC39009SS	**SS SON 70W E27** • 750mm Height
~~**JC39010BL**~~	~~**BL SON 70W E27**~~
JC39010SS	**SS SON 70W E27** • 1250mm Height
	Plain Head
JC39011BL	**BL 100W E27**
JC39011SS	**SS 75W E27** • 450mm Height
JC39012BL	**BL 100W E27**
JC39012SS	**SS 75W E27** • 750mm Height
JC39013BL	**BL 100W E27**
JC39013SS	**SS 75W E27** • 1250mm Height
JC39014BL	**BL 50W MBF E27**
JC39014SS	**SS 50W MBF E27** • 750mm Height
JC39015BL	**BL 50W MBF E27**
JC39015SS	**SS 50W MBF E27** • 1250mm Height
JC39016BL	**BL PLC 18W G24 2 pin** • 450mm Height
JC39017BL	**BL PLC 18W G24 2 pin** • 750mm Height
JC39018BL	**BL PLC 18W G24 2 pin** • 1250mm Height
JC39019BL	**BL SON 70W E27**
JC39019SS	**SS SON 70W E27** • 750mm Height
JC39020BL	**BL SON 70W E27**
JC39020SS	**SS SON 70W E27** • 1250mm Height
	Stainless Steel Wall Light
JC39022SS	**Louvre Head 75W E27** • 250mm Height • 180mm Proj
JC39023SS	**Plain Head 75W E27** • 250mm Height • 180mm Proj
JC39021	**Post Mounting**

Ref This is if you require SOP fittings

Cycle Stands

The "Sheffield" type of cycle stand should be used which consists of two vertical tubes 750mm high and 1.35m. apart joined at the top by a horizontal tube, the tubing being 50mm diameter and preferably plastic coated (see Fig 5.9).

When siting stands, the following requirements should be met:

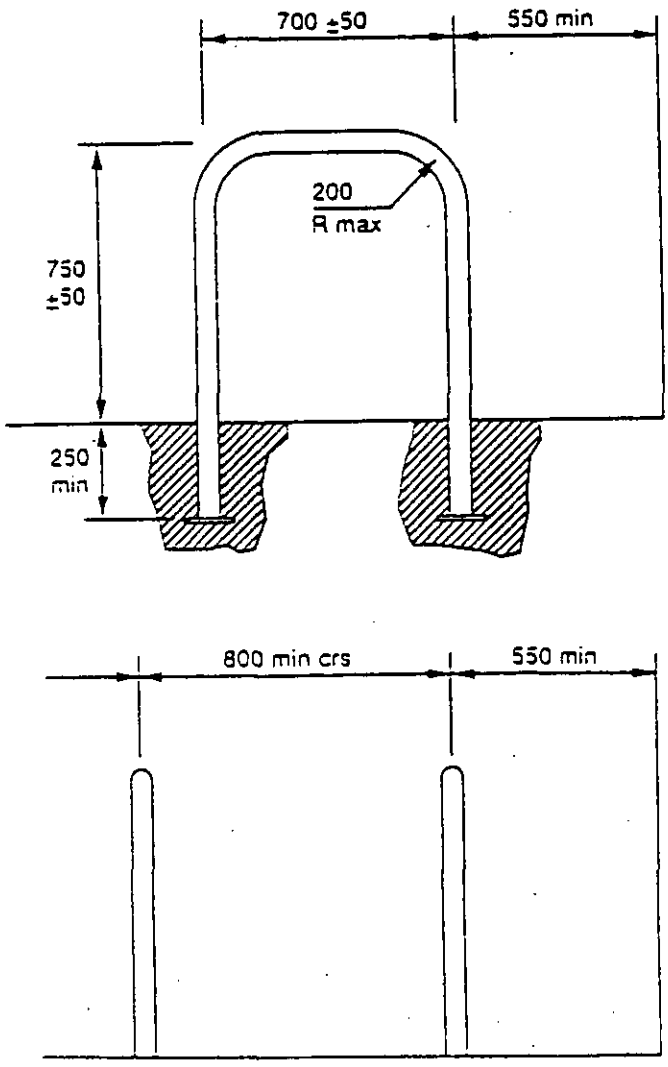
(a) Stands should not be positioned in line of any pedestrian movement

(b) Stands should be located where frequent surveillance is possible. Stands otherwise located will encourage vandals and thieves.

(c) Stands should be protected from the weather in locations where bicycles will be parked for long periods (eg more than two hours).

(d) Where stands may be used after dark they should be positioned close to a light source.

(e) The location of bicycle stands should be clearly signposted.



MILLGATE HOMES

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

PLANNING SERVICES | No 57794
FAO | TLC
DC EXC | EVE
APP
CS
24 JUN 2002
COPIES TO | ACK:
FILE:

Emy Circuit
Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire
RG42 5HZ

Ref:GM/SC/200
21st June 2002

Dear Ms Circuit,

RE: TOWN & COUNTRY PLANNING ACT 1990, REF NO F/2001/3401
FOREST LODGE, OLD FOREST ROAD, WOKINGHAM

With reference to condition 18 of the above consent, we would confirm that the cycle store facilties would be located at ground floor level, within a lockable store under the communal stairs.

This would be the best position, because anywhere else externally would require an additional structure which would be subject to a planning application.

Your prompt response to this would be greatly appreciated.

Yours sincerely

G. Meier

GREG MEIER Dip Arch RIBA
Chief Architect

Spoke to Greg Meier 26/6/02 - location of cycle store inside building welcomed in principle - requested details of layout. YC.

Best Family Home 1994 - 1996 - 1997 - 1998 - 1999 - 2001 Best 2 bed Apartment - 2001 - 2002
Best Luxury Home 1998 - 1999 - 2001
House Beautiful magazine Family Home of the Year 1997
Best Luxury Home 1998 - 1999
Best Family Home 2001
Best Small Builder 1996

Millgate Developments Ltd. Registered in England No. 2229073

Tel. 0118 974 6443 (Direct Line)

Date. 22 May, 2002

My ref. CD/FP2002/2499(3401)

Millgate Homes
Millgate Court
Terrace Road North
BINFIELD
Berkshire
RG42 5HZ

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

Dear Sirs,

ERECTION OF BLOCK OF 10 FLATS AND DEMOLITION OF EXISTING DWELLING AT FOREST LODGE, OLD FOREST ROAD, WINNERSH

On checking your Building Regulations Application Number FP2002/2499 against the Planning Approval F/2001/3401, I am writing to inform you that a new Planning Application is required. The planning officer considers that the proposal is materially different from the Approved Planning drawings which cannot be dealt with as a minor amendment. There is an addition of a front porch canopy. I also note that there are two additional rooflights

I am enclosing the appropriate forms for your convenience. Please submit the new application to this office by 12 June. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443 or Emy Circuit, the Planning Officer dealing with the application, on 0118 974 6479.

Yours faithfully

CD

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3401	EXC
BUILDING CONTROL NUMBER.	FP 2001/2499 Central.	
APPLICANT/AGENT	Millgate Homes	
ADDRESS OF SITE	Forest Lodge Old Forest Road WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	block of 10 flats demolish existing dwelling	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	MH OFL - P32A
ELEVATIONS	A01-4125 501B 500B	MH OFL - P24, P25 P26 + P27
FLOOR PLANS	100C 101C 102C	P21 P22 P23

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/2/02.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ? DC window SE on elevation door on floor plans.	BC - additional rooflight SE+NW - front porch canopy ~~window changed to door SE~~.	
DATE	22/5/02	

Seen Enq.

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	22/5/02.		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

Wen

COMMENCED ON SITE	7/2/02
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 16 May 2002
My ref: EXC/F/2001/3401
Your ref: GM/SC/94

Greg Meier
Millgate Homes
Millgate Court
Terrace Road North
Binfield
Berkshire
RG42 5HZ

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

Dear Mr Meier

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING PERMISSION F/2001/3401 – DEMOLITION OF EXISTING DWELLING AND ERECTION OF TEN FLATS

Thank you for the landscape maintenance schedule, to comply with condition 22 of the above consent. I have received comments from the Council's Landscape Officer and am please to inform you that the details set out in the letter from Treetop Landscapes Ltd, dated 26 April and received by the Local Planning Authority on 7 May are acceptable.

Further to my telephone message of 7 May, to enable the lighting layout shown on drawing No 3459-03 to be assessed, please can you provide details of the proposed bollard lighting.

If you have any queries regarding this matter, I can be contacted on (0118) 974 6479.

Yours sincerely

Emy Circuit,
Senior Planning Officer, Development Control

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 15 May 2002

Location:	Forest Lodge, Old Forest Road, Winnersh, Wokingham
Proposal:	Proposed erection of a block of 10 flats with new access from Lenham Close. Demolition of existing dwelling.
Application Number:	F/2001/3401

In response to your consultation dated 10 May 2002 for the above application, the landscape comments are as follows:

The landscape maintenance schedule as detailed in a letter from Treetop Landscapes Ltd dated 26 April 2002 is acceptable and the condition can be discharged.

Catherine Brimble

Catherine Brimble
Landscape Architect

Date: 10 May 2002

To: Case Officer

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

Application Number: F/2001/3401

Location: Forest Lodge, Old Forest Road, Winnersh, Wokingham.

Proposal: Proposed erection of a block of 10 flats with new access from Lenham Close. Demolition of existing dwelling.

Applicant: Millgate Homes C/O Peter Sensky Associates.

Case Officer: Emy Circuit

The new plans show the following: Details of landscape maintenance schedule to comply with condition 22 & details of external lighting to comply with condition 24. Drawing no: 3459-03.

Comments are required by 20/05/2002.

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

(RING ONE)

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

App No. F/2001/3401 (Planaps) / (Ludhouse) Date Rec. 7 May 02

Location: Forest Lodge, Old Forest Road, Winnersh

Parish Winnersh

Applicant: Millgate Homes

Description of attached plans details of landscape maintenance schedule to comply with condition 22 & details of external lighting to comply with condition 24

Drawing No's: 3459-03

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____

Drawing No's

1.	NK (Landscape & Trees)	_____	✓
2.	NK (Env. Design)	_____	
3.	XA (Highways)	_____	
4.	NF (Building Control)	_____	
5.	BC/DC Liaison	_____	

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

NEIGHBOURS: _____

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER EXC

Consultations Sent by Admin. on 10.05.05

Yellow - Part One Copy
Green - Officer's Copy

(RING ONE)

1970

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

App No. F/2001/3401 (Planaps) / (Ludhouse) Date Rec. 7 May 02

Location: Forest Lodge, Old Forest Road, Wimnersh

Parish Wimnersh

Applicant: Millgate Homes

Description of attached plans details of landscape maintenance schedule to comply with condition 22 & details of external lighting to comply with cond. no. 24

Drawing No's: 3459-03

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____

Drawing No's

1. NK (Landscape & Trees) _____ ✓
2. NK (Env. Design) _____
3. XA (Highways) _____
4. NF (Building Control) _____
5. BC/DC Liaison _____

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

NEIGHBOURS: _____

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER EAC

Consultations Sent by Admin. on 10.05.05

Yellow - Part One Copy
Green - Officer's Copy

MILLGATE HOMES

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

56078
Exc
COPIES TO | ACK.
FILE:

Emy Circuit
Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire

Ref:GM/SC/123
2nd May 2002

PLANS TO MEET CONDITIONS
3401

Dear Ms Circuit,

RE: TOWN & COUNTRY PLANNING ACT 1990, REF N° F/2001/3401
FOREST LODGE, OLD FREOST ROAD, WOKINGHAM

Please find enclosed to discharge conditions 22 and 24 the following information:

Condition 22: - A letter and schedule of proposed landscape maintenance works from Treetop Landscapes Ltd dated 26th April 2002.

Condition 24: - Two copies of drawing n° 3459-03 showing positions of the proposed 1000mm high bollard lights. (6 in total).

Please would you be good enough to approve the attached details at your earliest convenience.

Yours sincerely

GREG MEIER Dip Arch RIBA
Chief Architect

Phoned + left message requesting bollard details 7/5/02.

Best Family Home 1994 - 1996 - 1997 - 1998 - 1999
Best 3 bed Home - 1999
Best Luxury Home 1998 - 1999
House Beautiful magazine
Family Home of the Year 1997
Best Luxury Home 1998 - 1999
Best Small Builder 1996
Millgate Developments Ltd. Registered in England No. 2229073

PLANNING DEPT
POL | TLS
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APP
MS
07 MAY 2002
COPIES TO | ACK:
FILE:

TREETOP LANDSCAPES Ltd.

1 Northbury Cottages
Castle End Road
Ruscombe
Reading
Berkshire
RG10 9XH
Phone/Fax. 0118 - 9344132

PLANS TO MEET CONDITIONS
3401

Mr Greg Meier
Millgate Homes
Millgate Court
Terrace Road North
Binfield
Berkshire

26th April 2002

LS/NB/1163/02

Dear Greg,
I have pleasure in giving below the maintenance schedule for Forest Lodge as requested.

The following works to be carried out weekly during the growing season and fortnightly during the dormant season as required.

Mowing of lawns and open grass area.
Shrub pruning and training as required
Collection and removal of fallen leaves
Adjustment of stakes and ties on trees as necessary
Maintenance of visibility splay and planting to front entrance
Cleaning of paths and other hard areas including rubbish removal
Toping up of mulch and replacement of dead and diseased plants as required.
I hope that this is of assistance and if you require any further help or information please do not hesitate to contact me.

Yours sincerely,

Nick Barnes

Nick Barnes

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 21 February 2002
My ref: EXC/F/2001/3401
Your ref: GM/SC/94

Greg Meier
Millgate Homes
Millgate Court
Terrace Road North
Binfield
Berkshire
RG42 5HZ

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

Dear Mr Meier

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING PERMISSION F/2001/3401 – DEMOLITION OF EXISTING DWELLING AND ERECTION OF TEN FLATS

Thank you for the landscaping details, to comply with condition 21 of the above consent. I have received comments from the Council's Landscape Officer and am please to inform you that the details shown on your drawing MILL/14633/01A, received on 14 March are acceptable.

I note that the schedule of landscape maintenance, to comply with condition 22 and details of cycle parking provision, to comply with Condition 18 are still outstanding.

Yours sincerely

Emy Circuit,
Senior Planning Officer, Development Control

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 26 March 2002

Location:	Forest Lodge, Old Forest Road, Winnersh, Wokingham
Proposal:	Proposed erection of a block of 10 flats with new access from Lenham Close. Demolition of existing dwelling.
Application Number:	F/2001/3401

In response to your consultation dated 19 March 2002 for the above application, the landscape comments are as follows:

The landscape scheme shown on drawing no. MILL/14633/01A is acceptable and the condition can be discharged.

Catherine Brimble

Catherine Brimble
Landscape Architect

Date: 19 March 2002

To: Case Officer

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

Application Number: F/2001/3401

Location: Forest Lodge, Old Forest Road, Winnersh, Wokingham.

Proposal: Proposed erection of a block of 10 flats with new access from Lenham Close. Demolition of existing dwelling.

Applicant: Millgate Homes C/O Peter Sensky Associates.

Case Officer: Emy Circuit

The new plans show the following: Landscaping scheme to comply with condition 21. Drawing no MILL/14633/01A.

Comments are required by 29/03/2002.

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

(RING ONE)

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

App No. F/2001/3401 (Planaps) / (Ludhouse) Date Rec. 14/3/02

Location: Forest Lodge, Old Forest Road

Parish Wokingham

Applicant: Millgate Homes.

Description of attached plans Landscaping scheme to comply with condition 21

Drawing No's: MILL/1463 3/01 A

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

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

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

NEIGHBOURS: _____

_____ Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER EXC.

Consultations Sent by Admin. on 19.03.PS.

Yellow - Part One Copy
Green - Officer's Copy

(RING ONE)

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

App No. F/2001/3401 (Planaps) / (Ludhouse) Date Rec. 14/3/02

Location: Forest Lodge, Old Forest Road

Parish Wokingham

Applicant: Millgate Homes.

Description of attached plans Landscaping scheme to comply with condition 21

Drawing No's: Mill/144.33/01 A

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS:

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

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

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER EXC

Consultations Sent by Admin. on 19.03.PS.

Yellow - Part One Copy
Green - Officer's Copy

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

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APP
CS
14 MAR 2002
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FILE:
PLANS TO MEET CONDITIONS
3401

Emy Circuit
Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire

Ref:GM/SC/94
8th March 2002

Dear Ms Circuit,

RE: TOWN & COUNTRY PLANNING ACT 1990, REF N^{O} F/2001/3401
FOREST LODGE, OLD FOREST ROAD, WOKINGHAM

Please find enclosed, to discharge condition 21 of the above planning consent, four copies of drawing n° MILL/14633/01A, proposed landscape plan.

Yours sincerely

pp GM Meier

GREG MEIER Dip Arch RIBA
Chief Architect

Best Family Home 1994 - 1996 - 1997 - 1998 - 1999 Best 3 bed Home - 1999
Best Luxury Home 1998 - 1999
House Beautiful magazine Family Home of the Year 1997
Best Luxury Home 1998 - 1999
Best Small Builder 1996
Millgate Developments Ltd. Registered in England No. 2229073

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT
LEGAL SERVICES

MEMORANDUM

PLANNING SERVICES RECEIPT 53491
FOL ... LS
DC FC ...
ARC ...
CL ...
25 FEB 2002
CONSULTO ... DATE

FROM: Kate Wells
Trainee Solicitor

MY REF: KAW/MM/106/WIN/13
EXT: 6540 D3616

TO: Helen Rowlay
Education & Cultural Services
Steve Auton - Highways
Sarah Hollamby - Housing
Iain Root - Leisure & Cultural Services
Julie Holland - Financial Services
Emy Circuit - Planning
Jim Dunning - Planning

YOUR REF:

DATE: 22nd February 2002

SECTION 106 AGREEMENT - FOREST LODGE, OLD FOREST ROAD, WINNERSH MILLGATE DEVELOPMENTS LIMITED - PLANNING APPLICATION NO. F/2001/3401

Please note that the financial contributions in respect of the above agreement have been received and have been paid in under the following codes:-

1. £10,000 towards improvement of the junction at Reading Road/Old Forest Road and/or sustainable transport initiatives or traffic management schemes - Code UX121 8815.

2. £3,000 towards community/leisure facilities - Code UX122 8815.

Regards.

Kate Wells

Tel. 0118 974 6479 (Direct Line)
E-mail: Emy.Circuit@wokingham.gov.uk
Date. 19 February, 2002
My ref. BC/DC/2001/3401

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

Mr G Meier
c/o Peter Sensky Associates
114 Pinner Road
Northwood
Middlesex
HA6 1BS

Dear Sirs

PLANNING PERMISSION 2001/3401
SITE: FOREST LODGE, OLD FOREST ROAD, WINNERSH

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

I would like to take this opportunity to remind you that Planning Permission Number 2001/3401 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

EMY CIRCUIT
Senior Planning Officer

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 21 February 2002
My ref: EXC/F/2001/3401
Your ref: GM/SC/12

Greg Meier
Millgate Homes
Millgate Court
Terrace Road North
Binfield
Berkshire
RG42 5HZ

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

Dear Mr Meier

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING PERMISSION F/2001/3401 – DEMOLITION OF EXISTING DWELLING AND ERECTION OF TEN FLATS

Thank you for your recent correspondence regarding conditions of the above consent. The decision notice was issued on 6 February 2002 and I am now pleased to confirm that the following details are considered acceptable:

Condition 2: materials as per the external material specification Rev A dated 19/11/01 and received with your letter of 4 December 2001. The following samples were also received: Marshalls Breckland Blend brick, Enternit Century Machine Made Clay plain and Enternit Aylesham Mix Hand Made Clay Plain tiles in Red Smooth.

Condition 3: waste storage in accordance with your letter of 4 December 2001 and drawing No 3459-04 B, received on 5 December 2001

Condition 4: noise attenuation measures in accordance with your letter of 23 January 2002 and the accompanying drawings, which were received on 24 January 2002,

Condition 6: retention and repair of existing boundary treatments, as set out in your letter of 4 December 2001,

Condition 9: slab level of 53.9 in accordance with drawing 3459-04 B, received on 5 December 2001, and your letter of 31 January 2002,

Condition 12: site parking, loading and turning in accordance with the plans received on 7 December 2001 and 3 January 2001,

Condition 13: precautions to prevent deposit of debris on the road in accordance with your letter of 4 December 2001,

Condition 19: Method statement for Arboricultural works in accordance with your letter of 4 December 2001 and drawing No 3459-04 B, received on 5 December 2001.

I note that details of cycle parking, to comply with Condition 18 and landscaping, to comply with Conditions 21 and 22 are still outstanding and look forward to receiving these shortly. If you would like any further advice on this matter, please contact Emy Circuit on 0118 974 6479.

Yours sincerely

M L Thorp,
Principal Development Control Officer

MILLGATE HOMES

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

52585

exe

COPIES TO: ACK FILE

Emy Circuit
Senior Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire

Ref:GM/SC/12
31st January 2002

Dear Ms Circuit,

RE: TOWN & COUNTRY PLANNING ACT 1990 REF NO F/2001/3401, FOREST LODGE, OLD FOREST ROAD, WOKINGHAM

With reference to Condition 9, of the above planning consent, in which details of slab levels were forwarded to you on 4th December 2001.

Following our telephone conversation this week, we would confirm that the proposed slab level of 53:900 is identical to the level of the existing house that previously occupied the site.

This has been designed so that existing drainage falls would not be altered bearing in mind that levels do remain the same.

We hope that this clarifies the issue relating to this condition and approval can be given as soon as possible.

Yours sincerely

GREG MEIER Dip Arch RIBA
Chief Architect

Best Family Home 1994 - 1996 - 1997 - 1998 - 1999 Best 3 bed Home - 1999

Best Luxury Home 1998 - 1999

House Beautiful magazine Family Home of the Year 1997

Best Luxury Home 1998 - 1999

Best Small Builder 1996

Millgate Developments Ltd. Registered in England No. 2229073

Emy Circuit
From: Tom Payne
Sent: 25 January 2002 15:16
To: Emy Circuit
Subject: F/2001/3401 - Forest Lodge, Old Forest Road - APPROVED ATTENUATION SCHEME

Emy,
I refer to Mr Meier's letter dated 23 January 2002 (reference GM/SC/09). I confirm that these were the details agreed on site which fulfils the requirement to agree noise attenuation measures.

If you have any queries please contact me.

Tom

Date: 28 January 2002

To: Case Officer

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

Application Number: F/2001/3401

Location: Forest Lodge, Old Forest Road, Winnersh, Wokingham.

Proposal: Proposed erection of a block of 10 flats with new access from Lenham Close. Demolition of existing dwelling.

Applicant: Millgate Homes C/O Peter Sensky Associates.

Case Officer: Emy Circuit

The new plans show the following: Details to protect the new dwellings from noise and vibration, to comply with condition 04 of planning permission F/2001/3401.

Comments are required by 07/02/2002.

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

(RING ONE)

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

App No. F/2001/3401 (Planaps) / (Ludhouse) Date Rec. 24 Jan '02

Location: Forest Lodge, Old Forest Road, Wokingham

Parish Winnersh

Applicant:

Description of attached plans Details to protect the new dwellings from noise and vibration, to comply with condition 4 of planning permission F/2001/3401

Drawing No's:

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: Tom Payne, Env. Health

Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ☐
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

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

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER EHL

Consultations Sent by Admin. on 28.01.02

Yellow - Part One Copy
Green - Officer's Copy

(RING ONE)

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

App No. F/2001/3401 (Planaps) / (Ludhouse) Date Rec. 24 Jan '02

Location: Forest Lodge, Old Forest Road, Wokingham

Parish Winnersh

Applicant:

Description of attached plans Details to protect the new dwellings from noise and vibration, to comply with condition 4 of planning permission F/2001/3401

Drawing No's:

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: Tom Payne, Env. Health

Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ☐
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

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

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER EHL.

Consultations Sent by Admin. on 28.01.PS

Yellow - Part One Copy
Green - Officer's Copy

MILLGATE HOMES

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

VG SERVICES | HPT S2245
TLS
EXE | ENF
CS
24 JAN 2002
COPIES TO: | ACK:
FILE

Emy Circuit
Senior Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire

Ref:GM/SC/09
23rd January 2002

PLANS TO LIMIT CONDITIONS

3401 - 1

Dear Ms Circuit,

RE: TOWN & COUNTRY PLANNING ACT 1990, REF N^{O} F/2001/3401
FOREST LODGE, OLD FOREST ROAD, WOKINGHAM, BERKSHIRE

With reference to Condition 4, of the above planning consent. We confirm our meeting with Tom Payne, Senior Environmental Health Officer on 11th January on site to discuss sound protection measures for this development, and to run through our Consultants (Peter Brett Associates) Noise Assessment dated February 2001. The agreed measures as discussed related to the rear elevation facing the railway line, and the following specification is to be used:-

1) Double glazed sealed units will be 4mm glass, 14mm air gap, 10mm glass to rear elevation in question. Remainder of windows shall be 4mm glass, 16mm air gap, 4mm glass. Please refer to the attached drawings 100, 101, 102, and 103, with windows highlighted blue to receive the thicker glazing. Finally those windows will also have acoustic trickle vents.

2) Also as agreed on site, we shall be installing 4 n^{o} acoustic ventilators by vent - Axia "Intro 200" air input fans, and will have an independent controller which will provide a separate on/off switch with 3 speeds. Please refer to the attached drawings with their positioning highlighted in yellow. (i.e 1st and 2nd floor bedrooms).

3) A new 2m high close-boarded fence will be provided along the Old Forest Road boundary and part railway boundary where a gap appears from the existing Laurel hedge. Refer to drawing 104.

Contd.

Best Family Home 1994 - 1996 - 1997 - 1998 - 1999
Best 3 bed Home - 1999
Best Luxury Home 1998 - 1999
House Beautiful magazine
Family Home of the Year 1997
Best Luxury Home 1998 - 1999
Best Small Builder 1996

We trust that we have interpreted the requirements correctly, and that condition 4 can now be discharged. We shall be in the position to order these items within the next 7-10 days, and therefore should the above not be satisfactory, then please contact me immediately.

Yours sincerely



GREG MEIER Dip Arch RIBA
Chief Architect

cc: Tom Payne - Environmental Health Department - Wokingham District Council.

PLANS TO MEET CONDITIONS

3401



NORTH--EAST ELEVATION

PLANNING SERVICES	RPT
POL	TLS
DC	ENF
APP	
CS	
24 JAN 2002	
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	FILE:

PROPOSED REDEVELOPMENT AT FOREST LODGE, OLD FOREST ROAD, WOKINGHAM

FOR MILLGATE HOMES

Date: 06 December 2001

To: Highways

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

Application Number: F/2001/3401

Location: Forest Lodge, Old Forest Road, Winnersh, Wokingham.

Proposal: Proposed erection of a block of 10 flats with new access from Lenham Close. Demolition of existing dwelling.

Applicant: Millgate Homes C/O Peter Sensky Associates.

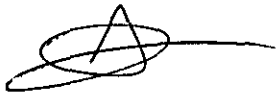
Case Officer: Emy Circuit

The new plans show the following: Details to comply with conditions 02, 03, 06, 09, 12, 13 & 19. Drawing no 3459-04B.

Comments are required by 16/12/2001.

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

The area shown for loading and off-loading of construction vehicles does not allow for turning within the site. Please could highways have a revised plan showing that area enlarged to form a full turning head.

 tc 10/12/01

NB: Wheel washing details satisfy the Highway Authority, and therefore Condition 13 can be discharged. plus condition 6!

line of car park formed. Details now satisfy the HA.

 7/1/02

MILLGATE
HOMES

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

PLANNING SERVICES | HPT 51374
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APP |
CS |
03 JAN 2002
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FILE:

Emy Circuit
Senior Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire

Ref:GM/SC/448
2nd January 2002

Dear Ms Circuit,

RE: TOWN & COUNTRY PLANNING ACT 1990, REF N^{O} F/2001/3401
FOREST LODGE, OLD FOREST ROAD, WOKINGHAM

Following our telephone conversation just before the Christmas break. We enclose as requested three copies of the site layout, with a typical turning head for a refuse/fire appliance vehicle marked in, to demonstrate, easy turning within the site, both for construction and upon completion.

Yours sincerely

GREG MEIER Dip Arch RIBA
Chief Architect

Best Family Home
1994 - 1996 - 1997 - 1998 - 1999
Best 3 bed Home - 1999

Best Luxury Home
1998 - 1999

House Beautiful magazine
Family Home of the Year 1997

Best Luxury
Home 1998 - 1999

Best Small Builder
1996

Millgate Developments Ltd. Registered in England No. 2229073

: HIGH CLOSEBOARD
ING WITH NEW
E & TREE PLANTING
ID

2m HIGH CLOSEBOARD FENCE

53.82

53.90

54.63

F.F.L. 53.800

17

16

15

13

MAPLE

3 x 3m VERTICALLY FENCED BAY GALVANIZE WITH PERGOLA OVER

2

3

4

5

6

7

52.86

WIND-DAMAGED CONIFERS TO BE REMOVED

TARMAC SURFACE TO CROSS OVER CLIN. WITH DROPPED KERBS

53.54

54.08

LENHAM CLOSE

16.5m OFFSET TO ℄ ACCESS

NEW ACCESS POSITION, 4.8m min. WIDTH VISION SPLAYS 2.4 x 60m

OLD FOREST ROAD

EXISTING ACCESS TO OLD FOREST ROAD TO BE STOPPED UP

PLANNING SERVICES	MPT
POL	TLS
DC	ENF
APP	
CS	

N 2002

COPIES TO: ACRS CPRE

SITE LAYOUT SCALE 1:200

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 27th December 2001

Location: Forest Lodge, Old Forest Road, Wokingham.

Proposal: Proposed erection of 10 flats with new access from Lenham Close. Demolition of existing building.

Application Number: F/2001/3401

In response to your consultation dated 6th December 2001 for the above application, the arboricultural comments are as follows:

I have no objection to conditions 3, 12 and 19 being discharged. I have no comments to make on conditions 2, 6, 9 or 13.

Neil Etherington
Senior Arboriculturist

With Compliments

F.T.A.O :- Eny Circuit
Planning Department.

Apologies, however the enclosed drawings were not attached to our letter dated 4/12/01, requesting discharge of conditions for the Forest Lodge Site.
Drawing attached relate to Condition 12, site accom, parking and storage.

Yours sincerely

MILLGATE
HOMES

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967 or
(01344) 301930

50719

EC

07 DEC 2001

Best Family Home
1994 - 1996 - 1997 - 1998 - 1999
Best 3 bed Home - 1999

Best Luxury Home
1998 - 1999

House Beautiful magazine
Family Home of the Year 1997

WHAT HOUSE? AWARD WINNER
Best Luxury House 1998 - 1999

WHAT HOUSE? AWARD WINNER
Best Small Builder 1996

2M HIGH CLOSEBOARD FENCE

53.80

53.90

F.F.L. 53.800

BUILDING MATERIALS STORAGE AREA.

SITE CONTAINER

TOILET

WATER SUPPLY JETWASHER

SITE OFFICE & CANTEEN

SITE PARKING OFFICES VISITORS

2.5M WIDE BOARDED GATE WITH POSTS

VEHICLE LOADING & OFF LOADING AREA LOCATION OF JET WASHER FOR WHEEL CLEANING

EXISTING ACCESS TO OLD FOREST ROAD TO BE STOPPED UP

OLD FOREST ROAD

52.86

LENHAM CLOSE

WIND DAMAGED CORRESBOX TO BE REMOVED

TACTILE SURFACE TO CROSS OVER (I.E. WITH DROPPED KERBS)

54.08

53.54

NEW ACCESS POSITION 4.8m MIN WIDTH VISION SPLAYS 2.4 x 60m

16.5m OFFSET TO ℄ ACCESS

DEC 2001

CLN

FILE

Date: 06 December 2001

To: Case Officer

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

Application Number: F/2001/3401

Location: Forest Lodge, Old Forest Road, Winnersh, Wokingham.

Proposal: Proposed erection of a block of 10 flats with new access from Lenham Close. Demolition of existing dwelling.

Applicant: Millgate Homes C/O Peter Sensky Associates.

Case Officer: Emy Circuit

The new plans show the following: Details to comply with conditions 02, 03, 06, 09, 12, 13 & 19. Drawing no 3459-04B.

Comments are required by 16/12/2001.

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

(RING ONE)

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

App No. F/2001/3401 (Planaps) / (Ludhouse) Date Rec. 5/12/01

Location: Forest Lodge, Forest Road

Parish Winnersh

Applicant: Millgate Homes

Description of attached plans Details to comply with conditions 2, 3, 6, 9, 12, 13, 19

Drawing No's: 3459-04B

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____

Drawing No's

1.	NK (Landscape & Trees)		✓
2.	NK (Env. Design)		
3.	XA (Highways)		✓
4.	NF (Building Control)		
5.	BC/DC Liaison		

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

NEIGHBOURS: _____

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER EXC

Consultations Sent by Admin. on 06.12.PS

Yellow - Part One Copy
Green - Officer's Copy

(RING ONE)

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

App No. F/2001/3401 (Planaps) / (Ludhouse) Date Rec. 5/12/01

Location: Finch Lodge, Finchdean

Parish Wimrush

Applicant: Millgate Homes

Description of attached plans Details to comply with conditions 2, 3, 6, 9, 12, 13, 19

Drawing No's: 3459-04B

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees) ☑
2. NK (Env. Design)
3. XA (Highways) ☑
4. NF (Building Control)
5. BC/DC Liaison

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

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER EXC.

Consultations Sent by Admin. on 06.12.PS

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MILLGATE HOMES

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

50641

FILE:

Emy Circuit
Senior Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire

Ref:GM/SC/437
4th December 2001

PLANS TO MEET CONDITIONS
3401

Dear Ms Circuit,

RE: TOWN & COUNTRY PLANNING ACT 1990, REF N° F/2001/3401
FOREST LODGE, OLD FOREST ROAD, WOKINGHAM

With reference to the above planning consent subject to Section 106 Legal Agreement, with would request that the following conditions are discharged at your earliest convenience: -

Condition 2

Please find enclosed, a copy of the proposed external material schedule, dated 19th November 2001. Attached with this letter are samples of the proposed facing bricks, and roof tiles.

Condition 3

It is proposed that the existing boundary treatment will be retained, however areas of damaged fencing will be replaced to match existing. All existing tree and hedgerow planting to the boundaries will be retained as per the approved drawings.

Condition 6

The refuse storage area, will be made up of a concrete slab, with a 1800mm high timber close boarded fence enclosure, and a pair of 1800mm high lockable gates.

Condition 9

Please find enclosed, 4 copies if drawing n° 3459/04 prepared by our Engineers Michael Jennings Associates, showing the proposed slab level, and the new external levels. Please note that the slab level has been kept down to a minimum and is approximately 150mm above existing ground in compliance with the approved drawings. Proposed ground levels will not differ to the existing ground levels.

Best Family Home 1994 - 1996 - 1997 - 1998 - 1999 Best 3 bed Home - 1999

Best Luxury Home 1998 - 1999

House Beautiful magazine
Family Home of the Year 1997

Best Luxury Home 1998 - 1999

Contd.

Best Small Builder 1996

Millgate Developments Ltd. Registered in England No. 2229073

Condition 12

Please find attached 4 copies of the arrangement for the site accommodation area, compound, and site operatives parking.

Condition 13

Wheel washing facilities will be of a high-pressure jet wash at the site entrance.

Condition 19

All existing trees shall be protected to comply fully with BBS5837, and shall be of 1.5m high chestnut pale fencing, for the full duration of the construction works.

I would also like to make reference to the correspondence made with your Neil Etherington (letter dated 5th April 2001), which makes reference to approval for additional tree works, over and above that already approved under this permission.

Condition 21/22

A landscape scheme and maintenance proposals are currently being looked at by our consultants ACD Landscape Architects, which we hope to issue to you next week.

We hope that the enclosed information is to your approval, and that an early written confirmation can be given upon the issue of the planning approval.

Yours sincerely

G. Meier

GREG MEIER Dip Arch RIBA
Chief Architect

P.S.

Bullnose tiles enclosed are Eternit Century Clay Plain. Others are Eternit Aylesham Mix Clay Plan.

PLANS TO MEET CONDITIONS
3401

EXTERNAL MATERIAL SPECIFICATION

DATE: 19/11/01
REV. A

FLATS: 1-10	**SITE:** Forest Lodge, Old Forest Road, Wokingham
PROJECT NO: 113	**HOUSE TYPE:** n/a
Brickwork	Marshalls Breckland Blend
Brick Panels	n/a
Soldier Course	n/a
Dentil Course	3 Courses of Warnham Terracotta Reds, Stretcher Bond
(10mm projection)	Top & Bottom, with Saw Toothed Middle Course
Quoins	n/a
Plinth Course	10mm Projecting Stretcher Course in Warnham
	Terracotta Reds
Bricks below DPC	Warnham Terracotta Reds
Mortar and Pointing	Natural with Raised and Double Struck Joints
Rendering	n/a
Tudor Timbers	n/a
Roof Tiles	Eternit Century Machine Made Clay Tiles with Valley
	Tiles, and Eternit Red Smooth Bonnet Hips
Feature Tiles and Ridges	Eternit Angle Scroll Finials & Round Ridges to Gables,
	& Mono Ridges to Main Roof all in Red Smooth
Tile Hanging	Eternit Aylesham Mix Hand Made Clay Tiles with
	Bullnose Feature Tiles in Red Smooth as Drwg.
Fascias and Soffits	White UPVC, with Decorative Barge Boards to Gables
Chimney Pots	n/a
Dormer Cheeks	Vertical Tile Hanging to Match Main Roof Tiles
Rainwater Goods	Black UPVC, with OG Gutter

PLOT: 1-10	**SITE:** Forest Lodge, Old Forest Road, Wokingham
PROJECT NO: 113	**HOUSE TYPE:** n/a
Porch Roof and Columns	Roof Tiles to Match Main Roof Tiles, Stained Posts &
	Tudor Timber & Gallow Brackets
Windows Externally	White UPVC Balanced Casements, with All Bar Top
	Lights, Double Glazed
Window Cills	140mm UPVC Cills, Window Recess 80mm, Extended
	Window Frames & Cills Around Vertical Tile Hanging
Front Door and Frame	Oakmaster Hardwood Door, (tbc), with All Bar Side
	Lights, Double Glazed
External Doors (Others)	n/a
Casement/Patio Doors	White UPVC Door Set Pattern 20 Rebated Doors,
	Double Glazed, Side Lights as Windows
Meter Boxes	Electric Brick Recessed to Match Brickwork Colour
	Recessed Ground Gas Boxes
Balcony Railings	Black Painted Bolt On Railings
Path and Patio Finish	Buff Riven Paving slabs
Forecourt Finish	Black Tarmac
Forecourt Edging	Granite Setts
Roadway Finish	n/a
Roadway Edging	n/a
Crossover Finish	Single Row of Granite Setts, Black Tarmac
Garage Brickwork	n/a
Garage Roof	n/a
Garage Door/Frame and Size	n/a
Garage Window	n/a
Misc. Skylights	Velux as Specified on Drawing
Binstore	1800mm High Timber Close Boarded Fence and Gates
External Lights	Black Bollard Lights

FOREST LODGE, OLD FOREST ROAD, WOKINGHAM

NOISE ASSESSMENT

20.FEB.2001* 3401

CLIENT:

MILLGATE HOMES
MILLGATE COURT
TERRACE ROAD NORTH
BINFIELD
BERKSHIRE
RG42 5HZ

JOB NO: 11648
DATE FEBRUARY 2001

PETER BRETT ASSOCIATES
CONSULTING ENGINEERS
16 WESTCOTE ROAD
READING
BERKSHIRE
RG30 2DE
TEL: 0118 950 8777
FAX: 0118 950 8198
E-MAIL: snook@pba.co.uk

This report has been prepared by Peter Brett Associates with reasonable skill, care and diligence within the terms of the Contract with the Client and generally in accordance with ACE Conditions of Engagement (Agreement D) and taking account of the manpower, resources, investigations and testing devoted to it by agreement with the Client.

Peter Brett Associates disclaims any responsibility to the Client and others in respect of any matters outside the scope of the above.
This report is confidential to the Client and Peter Brett Associates accepts no responsibility of whatsoever nature to third parties to whom this report, or any part thereof is made known. Any such party relies upon the report at their own risk.

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1.1 Background 1
1.2 Noise Exposure Categories 1

2.0 NOISE SURVEY 2

3.0 ASSESSMENT 2
3.1 Methodology 2
3.2 Results 3

4.0 CONCLUSION 4

REFERENCES

Figures

Figure 1 Site plan showing measurement locations

1.0 INTRODUCTION

1.1 Background

Peter Brett Associates have been instructed to undertake a noise assessment by Millgate Homes, for a proposed residential development of apartments in new build 3 storey building to be constructed on the site of Forest Lodge in Old Forest Road, Wokingham.

An assessment was carried out in order to quantify the impact of traffic and railway noise on the new development with reference to Planning Policy Guidance Note 24 (PPG24) which gives guidance on noise levels which should be considered as determining factors in granting planning permission for residential properties. The results of the noise survey and assessment have been used to give guidance on suitable forms of noise mitigation.

The principle sources of noise around the site are railway noise from the Wokingham to London railway line adjacent to the site, road traffic noise from the M4 motorway, traffic on Old Forest Road and noise from the plant hire centre across the road.

1.2 Noise Exposure Categories

The proposed dwellings have been categorised according to PPG24, which states:

> *"Noise should be taken into account when determining planning applications and, where appropriate, conditions imposed to ensure an adequate level of protection against noise."*

PPG24 sets out guidance and gives noise exposure categories (NEC's) giving acceptable limits of exposure from rail traffic (see Table 1.1 below).

Time period	Noise Exposure Category			
	A	B	C	D
07:00-23:00	<55	55-66	66-74	>74
23:00-07:00	<45	45-59	59-66	>66

Table 1.1 PPG 24 Noise Exposure Categories for rail traffic noise

A. *Noise need not be considered as a determining factor in granting planning permission, although the noise level at the high end of the category should not be regarded as a desirable level.*
B. *Noise should be taken into account when determining planning applications and where appropriate conditions imposed ensure an adequate level of protection against noise.*
C. *Planning permission should not normally be granted. Where it is considered that permission should be given, for example because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise.*
D. *Planning permission should normally be refused.*

PBA was informed by Joanne Ellis of the Environmental Health Department of Wokingham District Council that a standard PPG 24 assessment is required for this development. Wokingham aims to have a noise level of 55 dBL_{Aeq} in gardens, 40 dBL_{Aeq} in living rooms and 35 dBL_{Aeq} in bedrooms.

2.0 NOISE SURVEY

A noise survey was carried out on Tuesday 13 February 2001 between 1500 and 1600 at 3 locations around the site, which are shown on Figure 1. A CEL-268 Environmental Noise Meter was used to carry out the measurements. The meter was calibrated before and after the measurements and the calibration did not vary by more than 0.1 dB.

The measurements were carried out over three 5 minute periods at each location. The measured $L_{Aeq,\ 5mins}$, $L_{Amax,fast}$ and calculated $L_{Aeq,15mins}$ values are shown in table 2.1 below.

Location	$L_{Aeq,5mins}$ (dB)	$L_{Amax,fast}$ (dB)	Number of train passbys	$L_{Aeq,15mins}$ (dB)	NEC
1	65	82	2	63	B
	62	65	0		
	63	67	0		
2	64	77	1	64	C
	63	72	2		
	64	77	1		
3	63	70	1	62	B
	62	65	0		
	62	67	1		

Table 2.1 Measured and calculated noise levels at the site

It can be seen from the above values that train passbys do influence the ambient noise level ($L_{Aeq,5mins}$) at the site, typically raising the ambient noise level by 2 dB. The maximum noise level ($L_{Amax,fast}$) is also governed by train passbys, though the background noise levels (typically around 61 dBL_{A90}) are controlled by noise from the M4.

3.0 ASSESSMENT

3.1 Methodology

When carrying out a PPG 24 assessment in this situation where there are many different types of noise source, the measured values must be checked to see if one noise source is dominant, and if so, the appropriate NEC values for that source should be used. For this site, the ambient noise is increased by 2dB during a 5 minute period when a train passby occurs. During the passby, the noise levels are clearly governed by the railway noise.

In order to assess the dominance of one particular source, PPG 24 states the following:

> *'To check if any particular noise source is dominant, the noise level from the individual sources should be determined and then combined by decibel addition. If the level of any one source lies within 2 dB(A) of the calculated combined value, that source should be taken as the dominant one and the site assessed against the appropriate NEC for that source.'*

When the contribution from the railway noise is determined for locations 1 and 3, the contributions of 61dB(A) and 60dB(A) respectively are within 2dB of the combined value; hence railway noise is the dominant noise source at these two locations. Measurements were not made at location 2 with no

train passbys so a comparison of the contribution from the railway and the combined noise level cannot be made. As location 2 is the same distance from the railway as location 1, it is fair to assume that if railway noise is dominant at location 1, then it will be at location 2.

Therefore the noise assessment has been carried out using the values given in PPG 24 for rail traffic noise.

3.2 Results

The noise survey results show that the site is in NEC B during the daytime. A noise survey has not been carried out at night-time, but it is likely that the decrease in noise level will still ensure that the site is in NEC B. The recorded daytime L_{Amax} values were below 82dB(A). It is likely that the nighttime values will be similar so the site will not be classed as NEC C due to high L_{Amax} values and should remain in NEC B.

This means that planning permission should not be refused on noise grounds, according to PPG 24, but that appropriate condition may need to be imposed to ensure an adequate level of protection against noise.

In order to obtain internal noise levels of 35 dBL_{Aeq} in living rooms and 30 dBL_{Aeq} in bedrooms, it will be necessary to fit double glazing to the windows and passive trickle vents. It is recommended that the panes of glass have different thicknesses in order to prevent a high frequency reduction in performance. A suitable system could comprise 4mm glass, 12mm airgap, 10mm glass. The thickness of the second pane of glass could be reduced to 6 mm if the airgap were increased to 24mm.

Achieving the Wokingham District Council recommendation of 55 dBL_{Aeq} in the gardens will involve the construction of noise barriers to break the line of site with the noise sources. To the north, the proposed 2m high close boarded fencing should be sufficient. The proposed 1.8m closeboarded fencing to the west will reduce the noise level, but as the main noise source in this direction is the elevated section of the M4, it is recommended that the height of this fence be increased to 2.5m. On the eastern side, the 1.8m fence should provide sufficient noise screening. There are no significant noise sources to the south of the site; hence the 1.8m fence should be sufficient. It will be necessary to ensure that all the fences are close boarded to prevent the penetration of sound through the fence.

4.0 CONCLUSION

The noise levels on the site are such that the development would fall in NEC B.

In order to comply with the planning requirements of Wokingham District Council, it will be necessary to increase the height of the fencing to the west of the site and ensure that all the fences round the site are close boarded.

In order to provide a sufficient level of sound insulation, it will be necessary to fit double glazing, preferably with different thicknesses of pane, and trickle vents.

Prepared and submitted on behalf of Peter Brett Associates

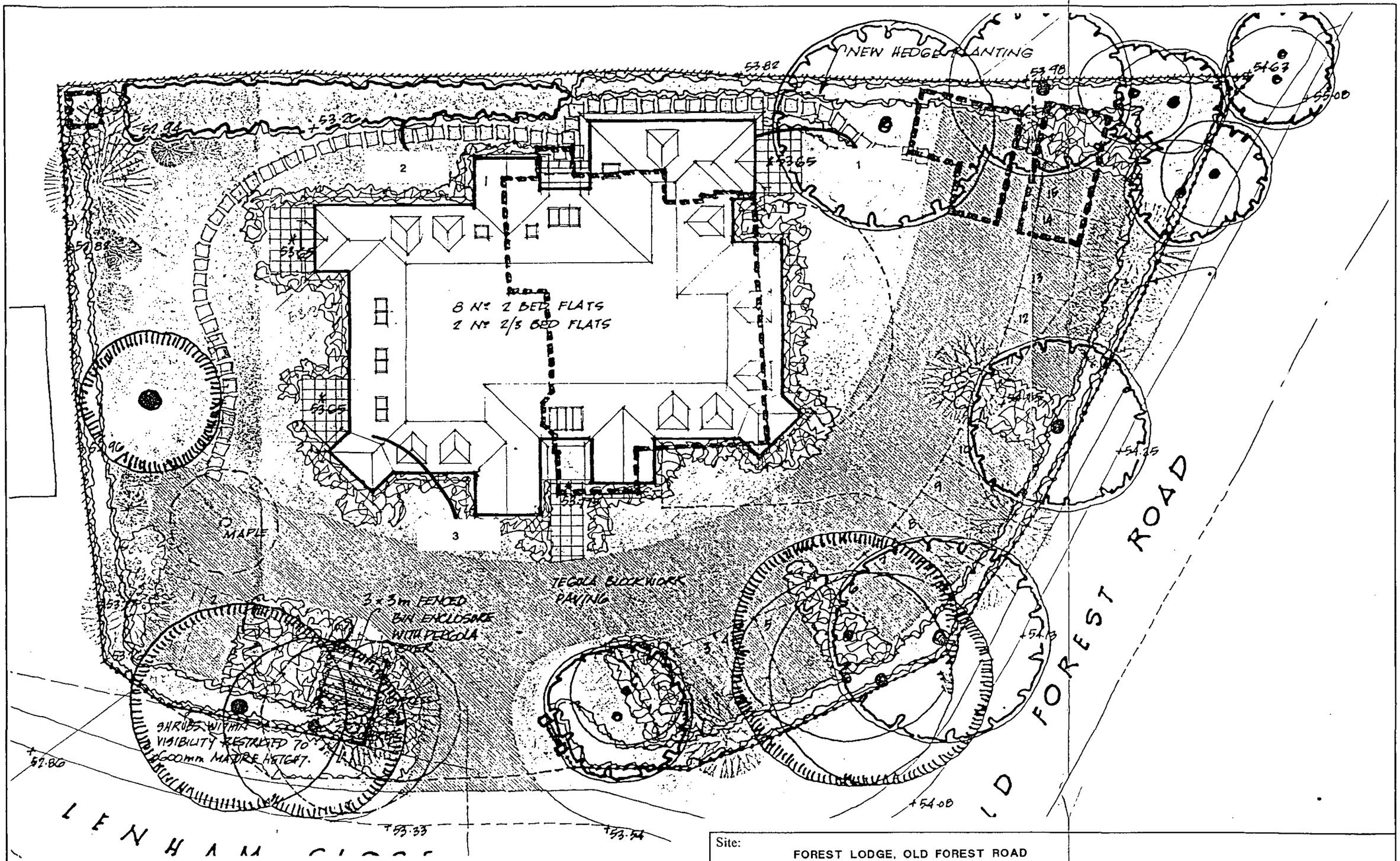
Sarah Radcliffe
Acoustic Engineer

Sarah Radcliffe

Bruce Blaine
Associate

REFERENCES

DEPARTMENT OF THE ENVIRONMENT (1994) Planning Policy Guidance 24, Planning and Noise, HMSO, London



Site: FOREST LODGE, OLD FOREST ROAD			
Client: MILLGATE HOMES	Date: FEB 2001		Job No: 11648
Peter Brett Associates Consulting Engineers	By: SR	Checked:	Figure: 1

Application No. F/2001/3401 | **Received** 20/02/01 | **Winnersh**

Applicant: Millgate Homes
Location : Forest Lodge, Old Forest Road, Winnersh
Proposal : Erection of a block of ten flats with new access from Lenham Close. Demolition of existing dwelling.

1. **Planning History** – This application was first considered by the Development Control Committee at their meeting on 23 May 2001, when it was deferred for a Members' site visit, which took place on 15 June 2001. At the meeting on 20 June a decision was deferred to give the applicant an opportunity to submit a revised scheme for a smaller building. Revised drawings were received on 31 July 2001.

2. **The proposal** - The proposal remains for ten flats, on three floors but the two second-storey flats have been reduced from three- to one-bedroom, giving a total of 8 two-bedroom and 2 one-bedroom units. The width and depth and height of the proposed building have been reduced – the drawings submitted include the outline of the previous proposal, which gives an indication of the reduction in the dimensions. The overall width and depth have both been reduced by about five metres and the maximum height has been reduced by 0.3 metres to 8.7 metres. The neighbouring properties, 46 and 47 Lenham Close have an 8.1 metre ridge height.

3. **Consultations** – The 21 day public consultation on the revised plans will end on 21 August. No comments have been received at the time of writing and any that are received subsequently will be reported verbally at committee.

4. **Impact on the character and amenities of the surrounding area** – In terms of the impact on neighbours, the minimum distance to the boundary with 47 Lenham Close would be 16.4 metres. With the exception of the window in flat 6, bedroom 1, which would be 19.4 metres from the boundary, all the first- and second-floor windows would be high level ones and it is not considered that there would be unacceptable overlooking as a result of the proposal.

   The size of the proposed building and, hence its prominence in the streetscene would be reduced.

5. **Highway issues** – The maximum parking standard for communal parking is 1.75 spaces for two-bedroom units and 1.5 spaces for one bed units which indicates a maximum of 17 spaces. A revised layout has been received showing 17 parking spaces.

6. **Recommendation** - GRANT planning permission subject to a s106 agreement to secure £10,000 towards improvements at the junction of Reading Road/Old Forest Road and/or local sustainable transport initiatives/traffic management schemes and £3,000 towards community/leisure facilities and the conditions set out in the attached report, as revised below. An additional informative is also proposed.

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 22 AUGUST 2001 FROM 7.00 PM TO 10.05 PM

Present: Mr KA Malvern (Chairman), Mrs DC Beatty, Mr MJ Bryant, Mr RH Cundy, Mr TP Dredge, Mr JL Earnshaw, Mrs MA Long, Mrs M Robertson, Mr ND Rose and Mr AJ Ross.

Also present under Standing Order 39:- Frank Browne, Mrs DF Carpenter, Mr G Cockroft, Mrs P Graddon, Mrs C Smith and Mr D Swindells

PART I

53. MINUTES

The Minutes of the meeting of the Committee held on 1 August 2001 were confirmed as a correct record and signed by the Chairman.

54. APOLOGIES

Apologies for absence were submitted from Mr SR Conway, Mrs J Lissaman and Mrs DC Beatty and Mr AJ Ross for late arrival.

55. APPLICATION NO. 2001/3401, ERECTION OF BLOCK OF 10 FLATS WITH NEW ACCESS FROM LENHAM CLOSE. DEMOLITION OF EXISTING DWELLING, FOREST LODGE, OLD FOREST ROAD, WINNERSH FOR MILLGATE HOMES

The Committee considered a report about this application set out on Agenda pages 567 to 583.

Members noted that 3 further letters of objection had been received since the despatch of the Agenda. Members also noted that the consultation period in relation to the revised scheme would not expire until 23 August 2001.

RESOLVED: 1) That an Agreement be entered into under Section 106 of the Town and Country Planning Act 1990 and other statutory powers, securing a financial contribution of £10,000 towards improvements at the junction of Reading Road/Old Forest Road and/or sustainable transport initiatives/traffic management schemes and £3,000 towards community/leisure facilities;

2) That subject to the execution and registration of the Agreement referred to in 1) above and to there being no further objections raising new issues by the end of the consultation period, the Head of Planning and Transportation be authorised to approve Application No 2001/4301 be approved, subject to the conditions(as amended) and the informative set out in the Agenda, together with an additional condition requiring details of any external lighting to be submitted for approval.

Condition 7 – delete and replace with

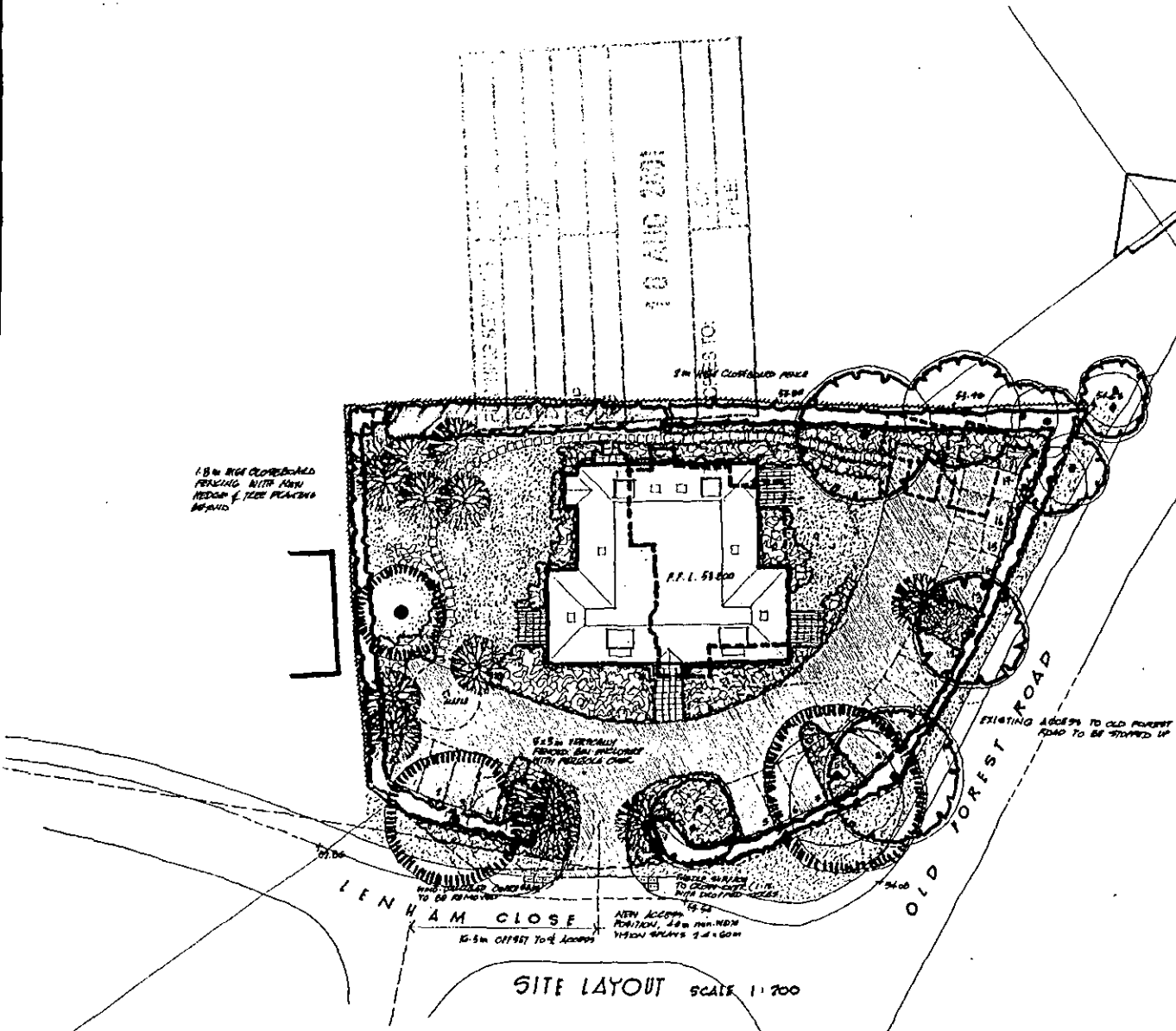
7. The second-floor bathroom windows in the north-east elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass.

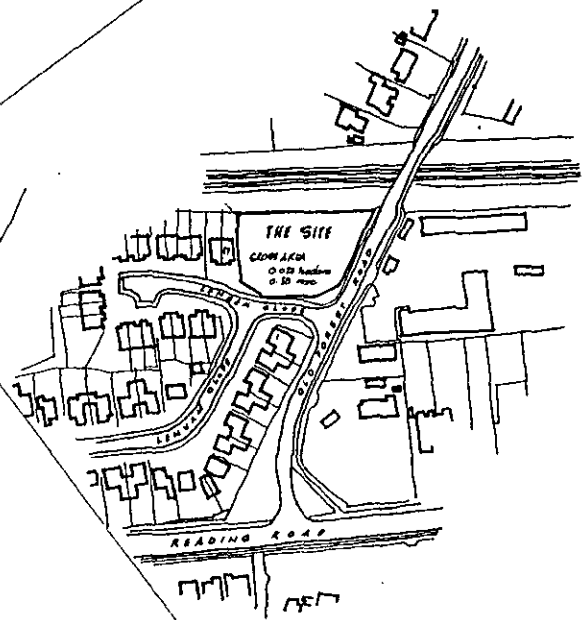
Condition 11 – delete reference to "drawing number MH-OFL-P5/2/A" and replace with "drawing number MH-OFL-20A"

INFORMATIVE

8. This permission relates to the application as amended with drawing numbers MH-OFL-P21, P22, P23, P24, P25, P26, P27, P28, P29, P30 and P31 submitted to the Local Planning Authority on 31 July 2001, showing a reduction in the footprint and height of the proposed building and associated changes to the layout and elevations, and drawing numbers MH-OFL-P20/A and P32/A, received on 10 August 2001 showing a parking layout for 17 cars and does not approve the proposals as originally submitted.

Emy Circuit





LOCATION PLAN SCALE 1:1250

LEGEND

- EXISTING DECIDUOUS TREES TO BE RETAINED
- EXISTING CONIFEROUS TREES TO BE RETAINED
- EXISTING TREES TO BE REMOVED
- EXISTING HEDGES TO BE RETAINED
- NEW HEDGE PLANTING
- NEW SHRUB PLANTING LOCATIONS
- AREAS TO BE GRASSED
- NEW TREE PLANTING LOCATIONS
- NOTE: ALL NEW PLANTING SUBJECT TO DETAILED PLANTING / LANDSCAPING DRAWING
- TEGULA OR SIMILAR BLOCK PAVING TO VEHICULAR ACCESS
- RUSTIC YORKSTONE FLAG PAVING TO PATHS & PATIO
- CLOSE BOARDED FENCING
- 1.8m HIGH TIMBER PALING FENCING TO FRONTAGE

ACCOMMODATION

8 No 2 BEDROOMED FLATS 62m² / 716 sq.ft.
2 No 1 BEDROOMED FLATS 38.4m² / 408 sq.ft.
10 No CAR PARKING SPACES

PROPOSED REDEVELOPMENT AT FOREST LODGE, OLD FOREST ROAD WOKINGHAM

FOR MILLGATE HOMES

SCALES 1:200 & 1:1250

JULY [redacted]

Rev A 9/8/01 Two Additional Car Parking Spaces Added.

MH-OFL-P 20A

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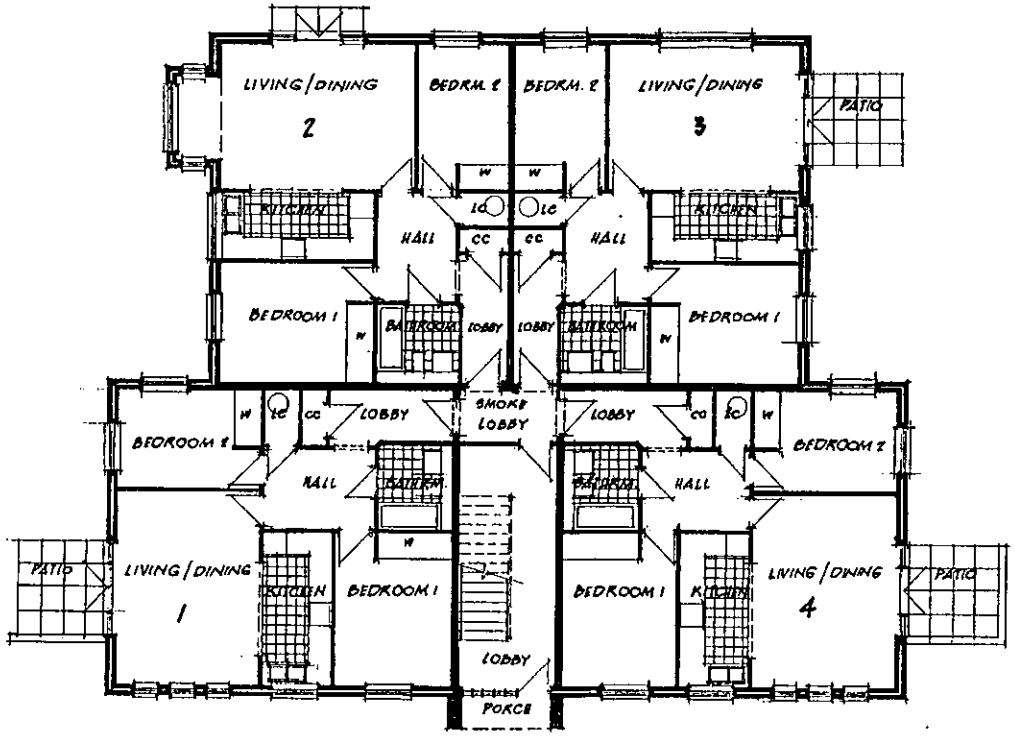
569



GROUND FLOOR PLAN

570

PROPOSED REDEVELOPMENT AT FOREST LODGE, OLD FOREST ROAD, WOKINGHAM

FOR MILLGATE HOMES

SCALE 1:100

JULY 2001

MH·OFL·P21

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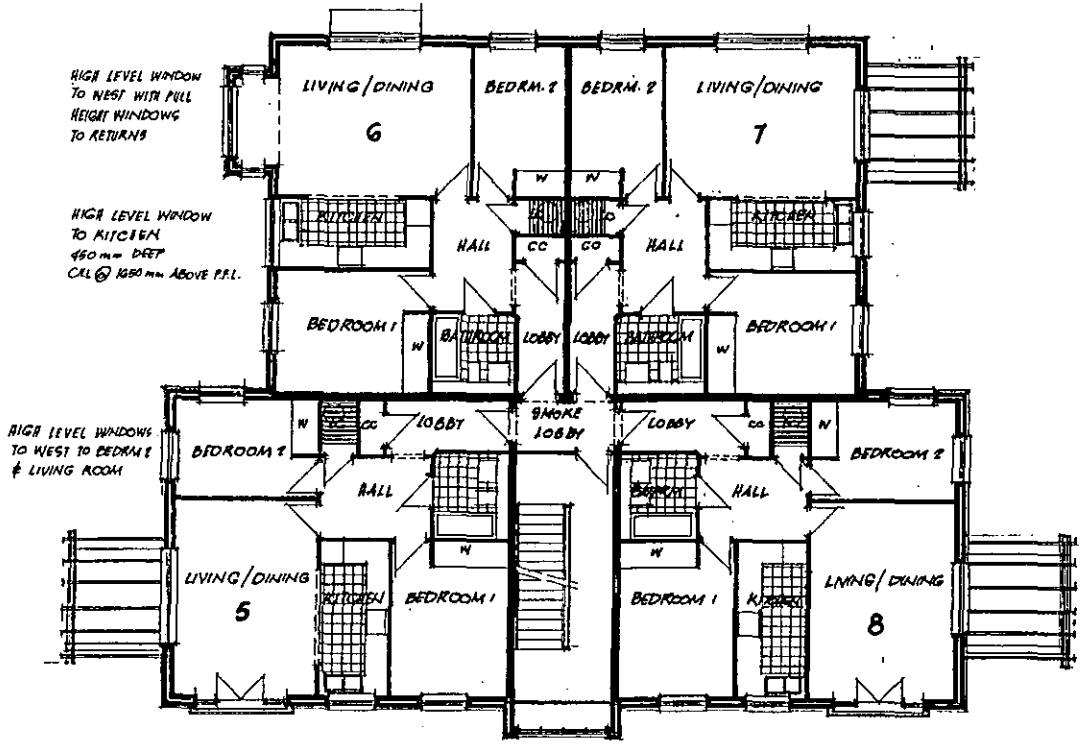

FIRST FLOOR PLAN

571

PROPOSED REDEVELOPMENT AT FOREST LODGE, OLD FOREST ROAD, WOKINGHAM

FOR MILLGATE HOMES

SCALE 1 : 100

JULY 2001

MH · OFL · P22

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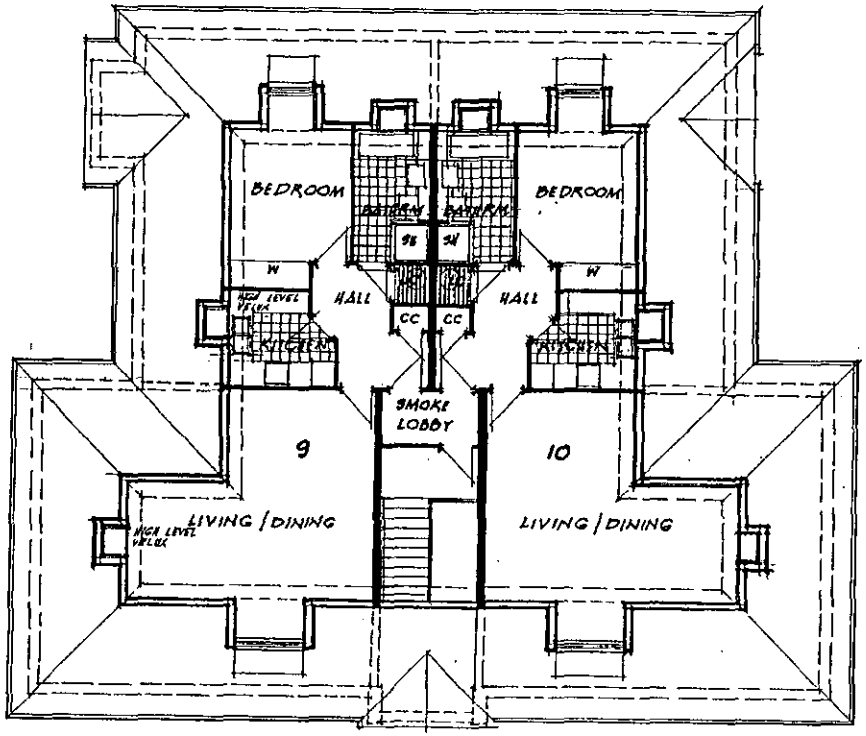

ATTIC FLAT PLANS

572

PROPOSED REDEVELOPMENT AT FOREST LODGE, OLD FOREST ROAD, WOKINGHAM

FOR MILLGATE HOMES

SCALE 1 : 100

JULY 2001

MH-OFL-P23

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SOUTH · WEST. ELEVATION

PROPOSED REDEVELOPMENT AT FOREST LODGE, OLD FOREST ROAD, WOKINGHAM

FOR MILLGATE HOMES

SCALE 1:100

JULY 2001

MH·OFL·P24

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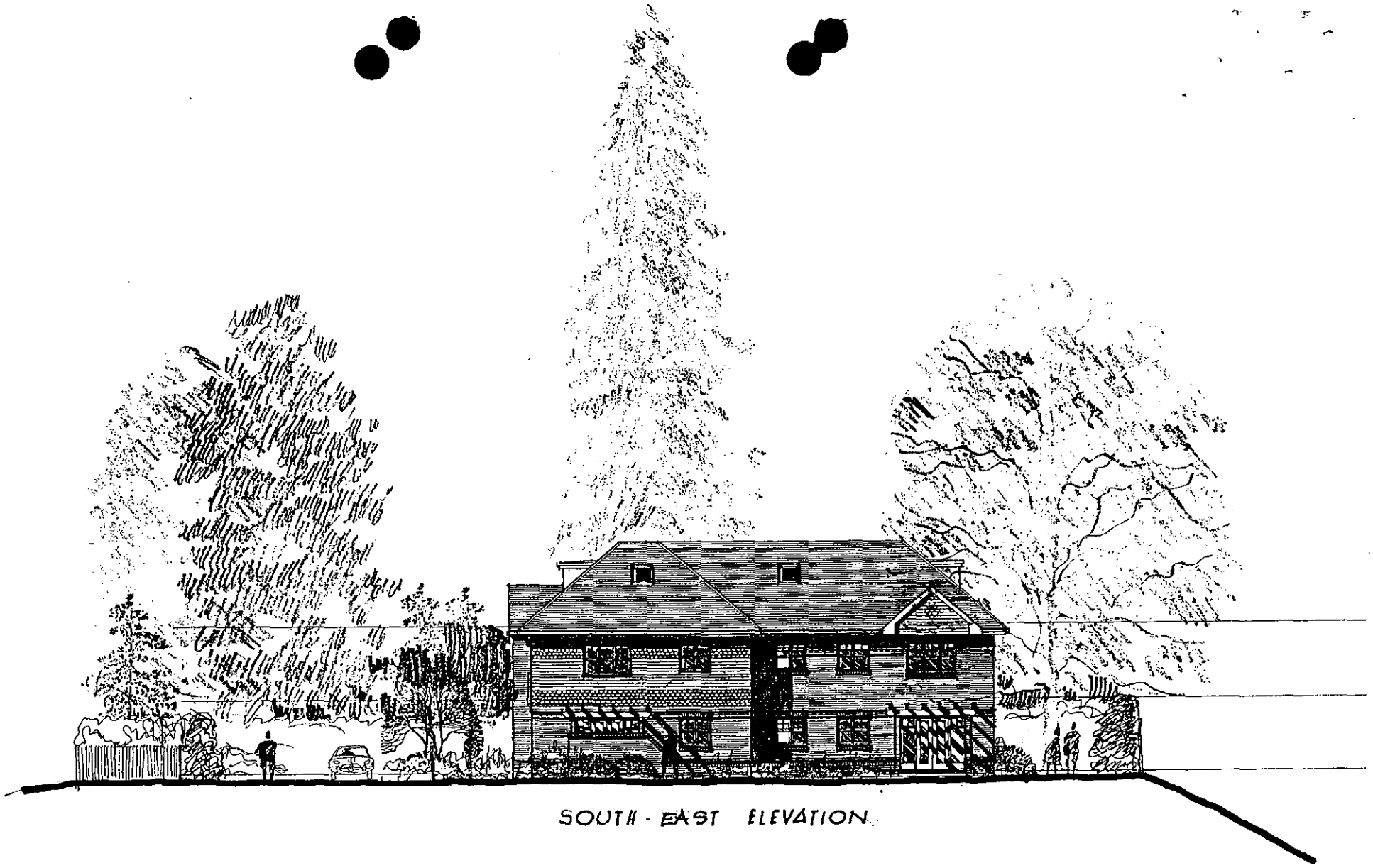

SOUTH - EAST ELEVATION

574

PROPOSED REDEVELOPMENT AT FOREST LODGE, OLD FOREST ROAD WOKINGHAM

FOR MILLGATE HOMES

SCALE 1:100

JULY 2001

MH·OFL·P 25

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NORTH-EAST ELEVATION

PROPOSED REDEVELOPMENT AT FOREST LODGE, OLD FOREST ROAD, WOKINGHAM

FOR MILLGATE HOMES

SCALE 1:100

JULY 2001

MH·OFL·P26

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NORTH-WEST ELEVATION

PROPOSED REDEVELOPMENT AT FOREST LODGE, OLD FOREST ROAD, WOKINGHAM

FOR MILLGATE HOMES

SCALE 1:100

JULY 2001

MH·OFL·P27

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SOUTH - WEST. ELEVATION

PROPOSED REDEVELOPMENT AT FOREST LODGE, OLD FOREST ROAD, WOKINGHAM

FOR MILLGATE HOMES

SCALE 1:100

JULY 2001

MH·OFL·P28

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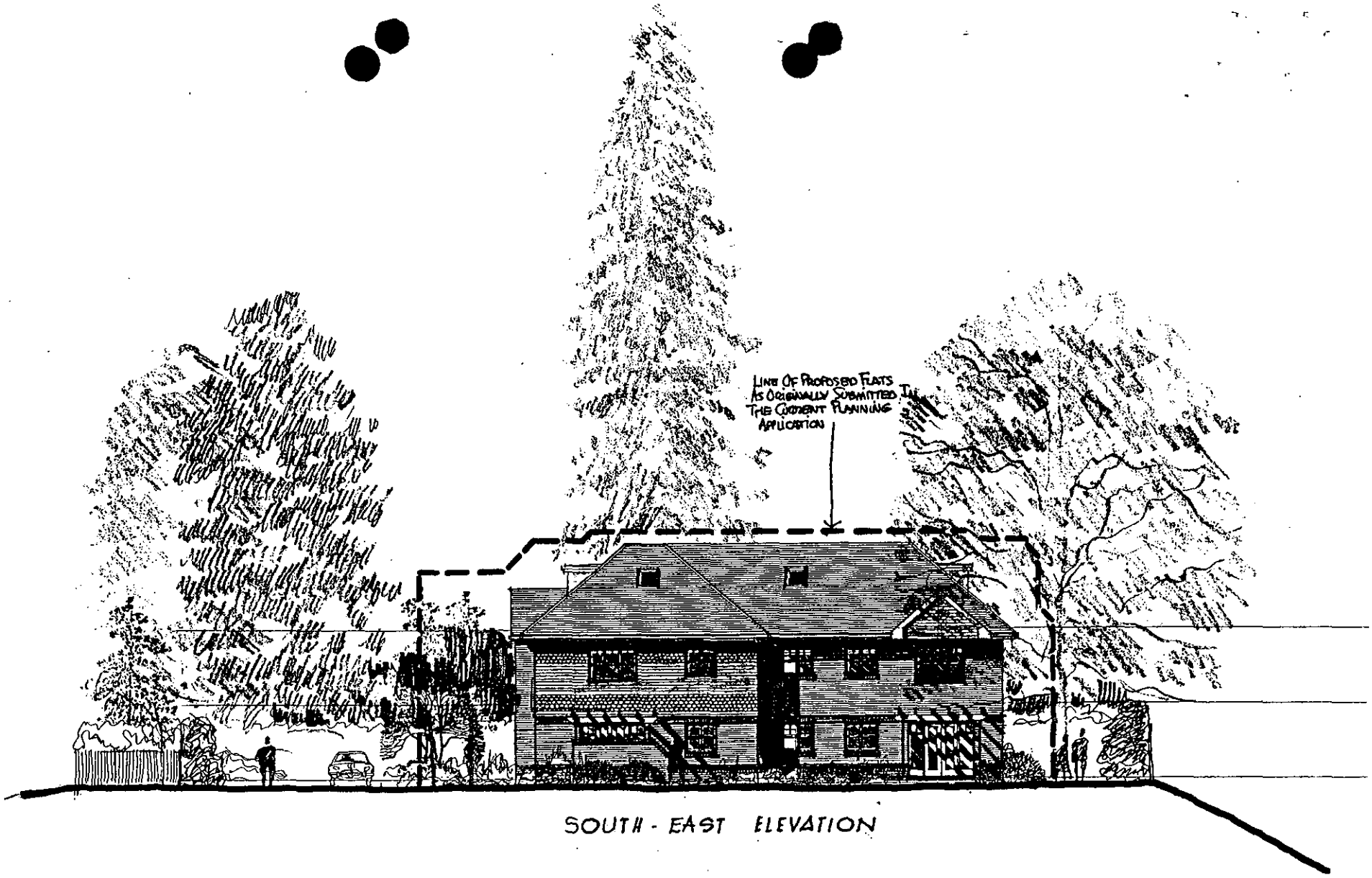

SOUTH - EAST ELEVATION

578

PROPOSED REDEVELOPMENT AT FOREST LODGE, OLD FOREST ROAD WOKINGHAM

FOR MILLGATE HOMES

SCALE 1:100

JULY 2001

MH·OFL·P 29

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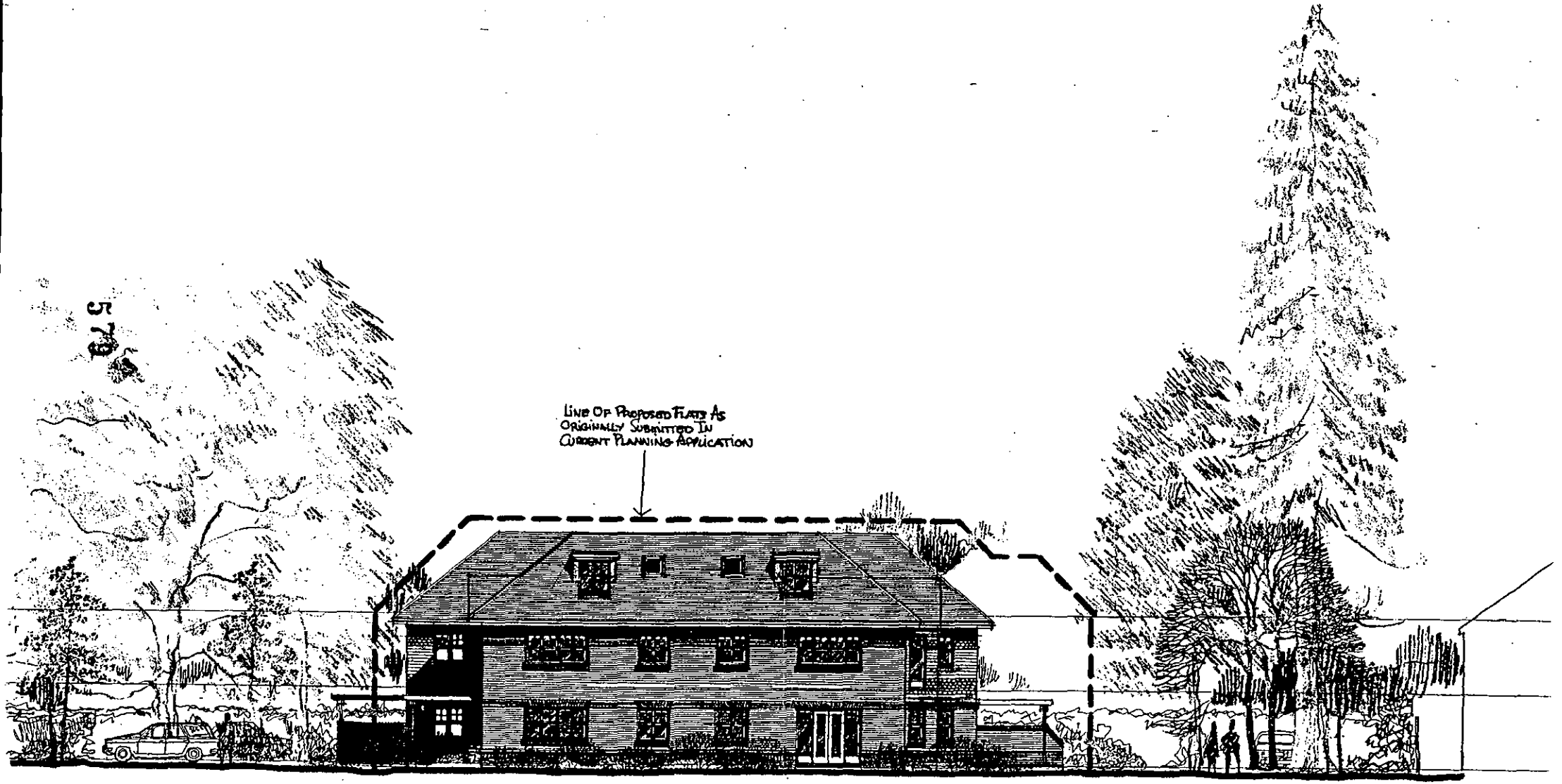

NORTH-EAST ELEVATION

PROPOSED REDEVELOPMENT AT FOREST LODGE, OLD FOREST ROAD, WOKINGHAM

FOR MILLGATE HOMES

SCALE 1:100

JULY 2001

MH·OFL·P30

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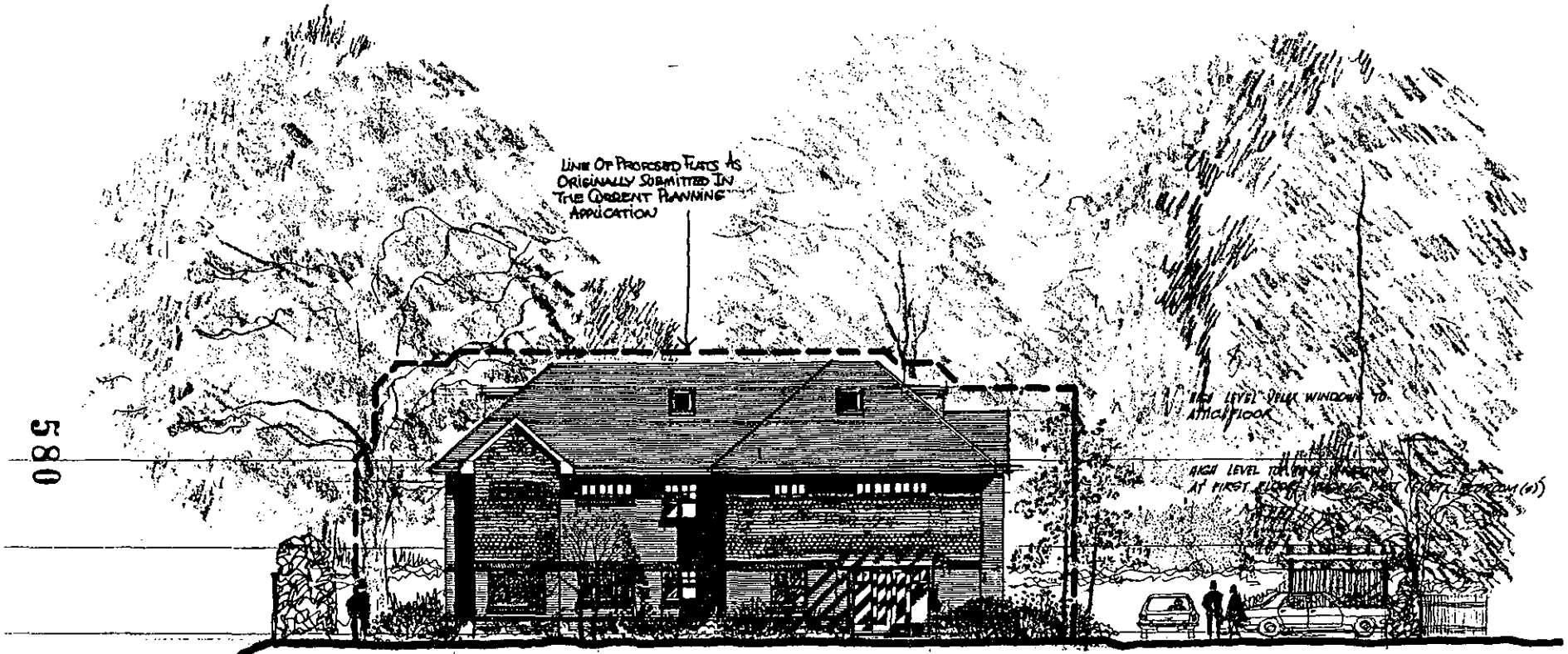

NORTH-WEST ELEVATION

PROPOSED REDEVELOPMENT AT FOREST LODGE, OLD FOREST ROAD, WOKINGHAM

FOR MILLGATE HOMES

SCALE 1:100

JULY 2001

MH·OFL·P31

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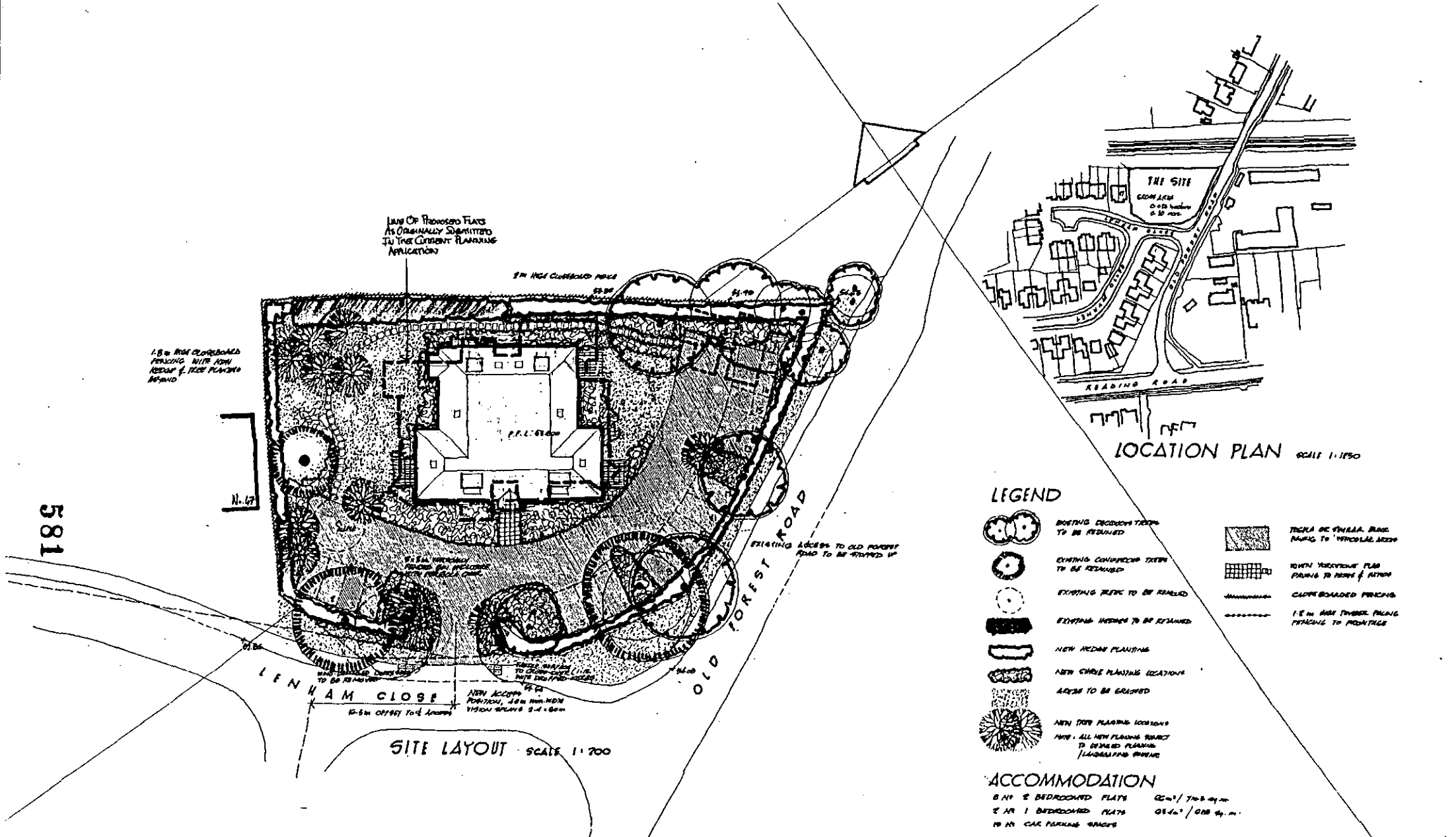

581

PROPOSED REDEVELOPMENT AT FOREST LODGE, OLD FOREST ROAD WOKINGHAM

FOR MILLGATE HOMES

SCALES 1:200 & 1:1250

JULY 01

MH·OFL·P32A

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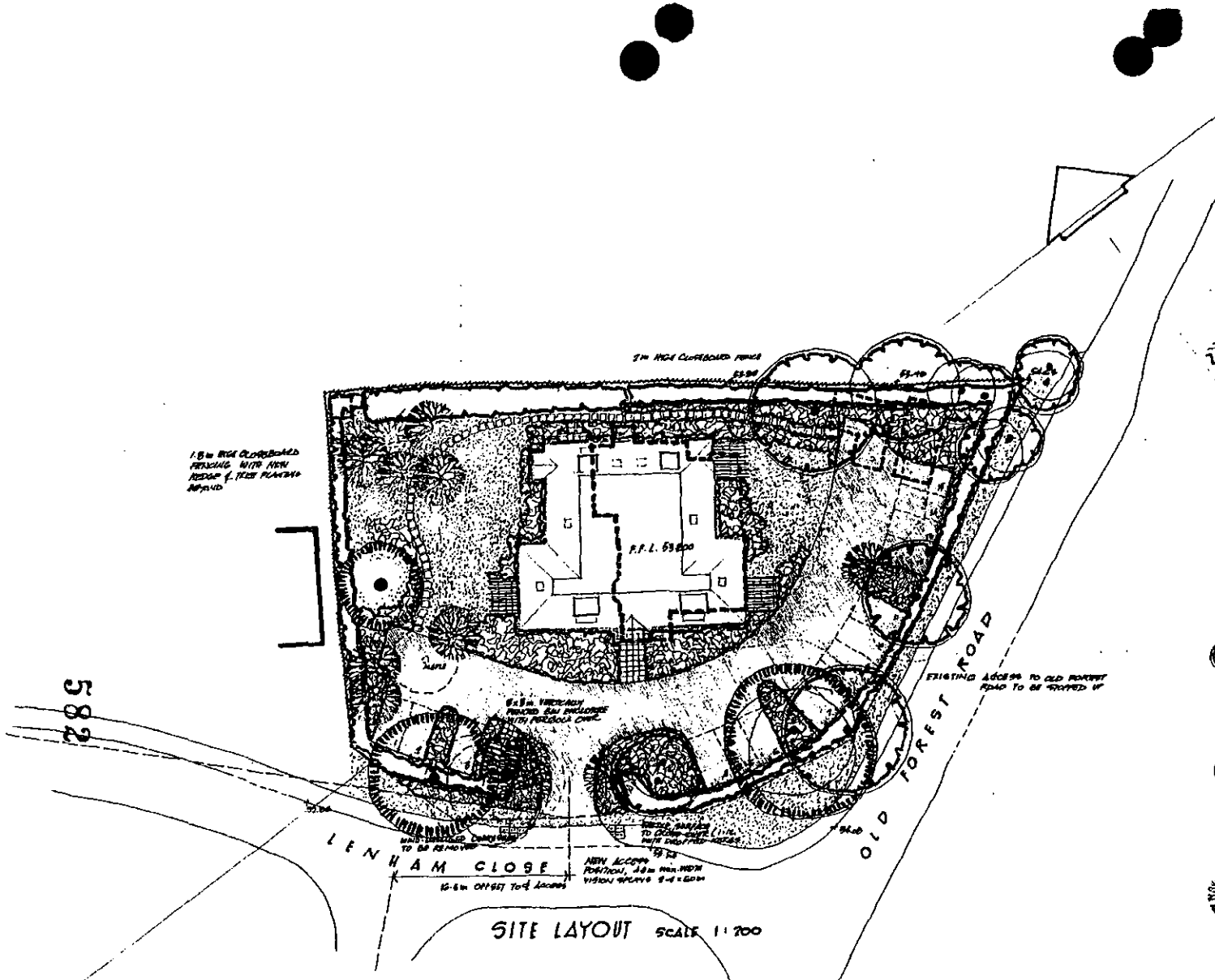

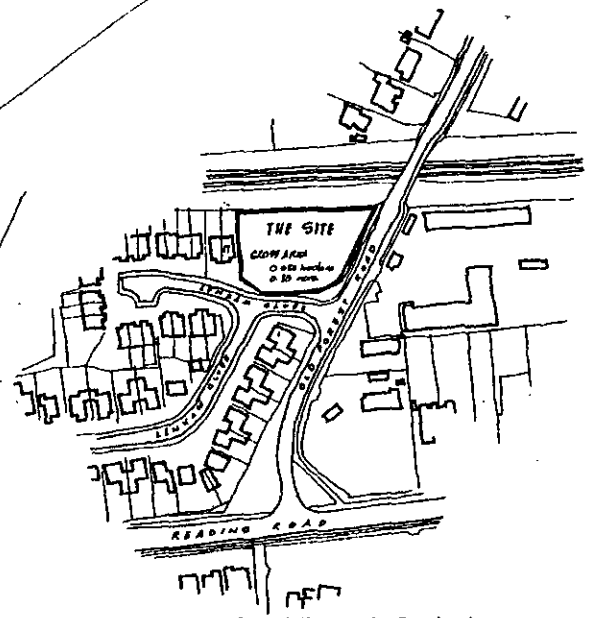

LEGEND

EXISTING DECIDUOUS TREES TO BE RETAINED

EXISTING CONIFEROUS TREES TO BE RETAINED

EXISTING TREES TO BE REMOVED

EXISTING HEDGES TO BE RETAINED

NEW HEDGE PLANTING

NEW SHRUB PLANTING LOCATIONS

AREAS TO BE GRASSED

NEW TREE PLANTING LOCATIONS

NOTE: ALL NEW PLANTING SUBJECT TO DETAILED PLANTING / LANDSCAPING SCHEME

TARMAC OR CHANNEL BLOCK PAVING TO VEHICULAR AREAS

BUFF YORKSTONE FLAG PAVING TO PATHS & PATIOS

CLOSE BOARDED FENCING

1.8m HIGH TIMBER PALING FENCING TO BOUNDARIES

ACCOMMODATION

8 NO 2 BEDROOMED FLATS 65m² / 700 sq.ft.

2 NO 1 BEDROOMED FLATS 64.4m² / 693 sq.ft.

10 NO CAR PARKING SPACES

31 JUL 2001

REVISED PLAN

3401

Superseded

PROPOSED REDEVELOPMENT AT FOREST LODGE, OLD FOREST ROAD WOKINGHAM

SCALES 1:200 & 1:1250

JULY 2001

MH-OFL-P20

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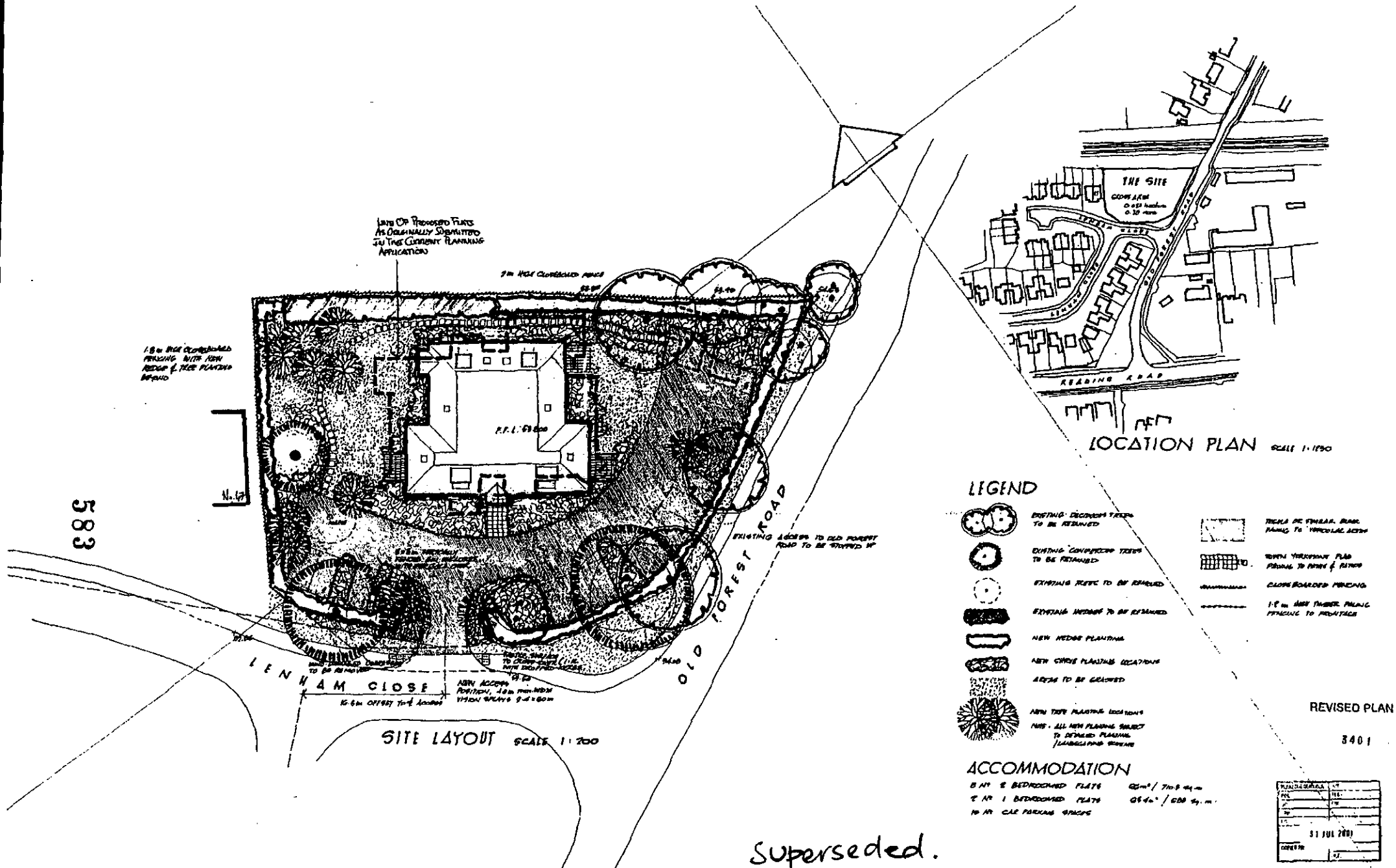

583

Superseded.

PROPOSED REDEVELOPMENT AT FOREST LODGE, OLD FOREST ROAD WOKINGHAM

SCALES 1:200 & 1:1250

JULY 20[redacted]

MH·OFL·P32

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DEVELOPMENT CONTROL COMMITTEE 20.6.2001
MEMBERS UPDATE

FOREST LODGE, OLD FOREST ROAD, WINNERSH
Application No. F/2001/3401- Pages 4-30

Letters of representation: Since writing of the committee report 2 additional letters of representation have been received. With the exception of the first point relating to whether there has been enough time for Members to view the site, no new issues have been raised. The objections can be summarised as follows:

- has there been enough time for appropriate number of Members to view the site in this post-election period
- impact on character of area
- loss of trees
- height of building
- traffic generation
- lack of parking
- inadequate sewage infrastructure
- construction works until 19.00 hours is inappropriate

RURALCRAFTS, READING ROAD, WINNERSH
Application No. F/2001/3517- Pages 31-45

The following amendments to conditions are proposed:

Condition 14: At the end of line one after "the" insert "existing and". Therefore condition 14 would now read as follows:

Development shall not commence until full details of the scheme to protect the existing and proposed dwellings from noise from the adjacent A1 use has been submitted and approved by the Local Planning Authority. Any works that form part of the scheme approved by the Authority shall be completed before any permitted dwelling is occupied unless the Authority agrees an alternative in writing.

Condition 20: Delete and replace with :

Upon the implementation of this consent any access from the site on to Melbourne Avenue shall be permanently closed and there shall be no pedestrian or vehicular access between the site and Melbourne Avenue thereafter.

Additional condition: Condition 26:

Access for construction traffic for both the residential and retail development shall be from Reading Road only.

Reason :

In the interests of residential amenity.

Application No.	Received	Winnersh
F/2001/3401	20/02/01	

Applicant: **Millgate Homes**
Location : **Forest Lodge, Old Forest Road, Winnersh**
Proposal : **Erection of a block of ten flats with new access from Lenham Close. Demolition of existing dwelling.**

1. **Planning History** – The application was considered by the Development Control Committee at their meeting on 23 May 2001 and was deferred for a Members' site visit. The was scheduled to take place on 15 June 2001. Any issues arising as a result of the site visit will be reported verbally at committee.

2. **Consultations** – Since the previous committee meeting, one local resident has written to confirm that the amendments to the scheme and proposed s106 contributions to not address their basic concerns regarding the proposal.

3. **Recommendation** - GRANT planning permission subject to a s106 agreement to secure £10,000 towards improvements at the junction of Reading Road/Old Forest Road and/or local sustainable transport initiatives/traffic management schemes and £3,000 towards community/leisure facilities and the conditions set out in the attached report.

Application No. **Received** **Winnersh**
F/2001/3401 **20/02/01**

Applicant: **Millgate Homes**
Location : **Forest Lodge, Old Forest Road, Winnersh**
Proposal : **Erection of a block of ten flats with new access from Lenham Close. Demolition of existing dwelling.**

1. **Planning History** – Forest Lodge is a substantial dwelling, located on a 0.22 hectare site at the junction of Old Forest Road and Lenham Close. The railway runs immediately to the north-east of the site and Reading Road is approximately 110 metres to the south-west. The area has a predominantly residential character, although there are a depot and a sports field on the opposite side of Old Forest Road. The site falls within the Identified Settlement of Wokingham but is in the parish of Winnersh. The area to the north is outside the settlement boundary and forms part of the Green Gap between Wokingham and Winnersh.

   Consent for the erection of a detached dwelling on land at the rear of Forest Lodge was refused in 1968 but in 1996 permission was granted for two semi-detached dwellings (now 46 & 47 Lenham Close).

2. **Proposal** – The proposal is for the demolition of the existing two-storey, detached dwelling and erection of a three-storey building to form ten flats: eight with two-bedrooms and two with three bedrooms. The existing access onto Old Forest Road would be closed and a new access provided from Lenham Close.

   The application is before the Development Control Committee because it is a major proposal involving a gross gain of ten dwellings.

3. **Consultations** -
   - ***Highway Officer*** – no objection, subject to a s106 contribution of £10,000, towards improvements at the junction of Reading Road/Old Forest Road and /or local sustainable transport initiatives/traffic management schemes and conditions
   - ***Arboricultural/Landscape Officers*** – subject to conditions, the proposals are acceptable in relation to trees
   - ***Environmental Health Officer*** – no objection subject to adequate noise attenuation measures, recommends conditions relating to this and hours of construction.
   - ***Railtrack*** – no objection in principle to the proposal
   - ***Thames Valley Police, Crime Prevention Design Advisor*** – no objection to the principle of residential development as proposed
   - ***Winnersh Parish Council*** - commented that the impact of increased traffic in this location should be taken into account. No additional comments on additional/revised plans.
   - ***Wokingham Town Council*** (adjoining parish) – no objection but suggest that a contribution should be made towards improvement of the Reading Road/Old Forest Road junction and that a 1.8 metre fence along the Old Forest Road boundary could be intrusive.
   - ***Local residents*** – 30 letters of objection were received from 27 households and five further letters, from four of these households, were received in

response to the revised plans, which were not considered to resolve previous concerns.

The most commonly raised concerns relate to highway issues:

- there is an existing congestion problem, which would be exacerbated – access from Old Forest Road to Reading Road is difficult, particularly at peak times
- the proposed parking is not adequate/does not meet Council standards, which would exacerbate the existing on street parking problem and resulting highway hazard, particularly close to the junction with Old Forest Road – many properties in Lenham Close only have one off-street space and residents from Arnwood also park in the road; the site is en route for pupils at Emmbrook schools.
- the location of the access would reduce the area available for on-street parking
- the proposed access would be hazardous due to the proximity to the fork in Lenham Close.

The character and amenities of the area were also frequently raised:

- the existing house and garden are attractive and add to the character of the area
- the size and style of the proposal are out of character and would be dominant/an eyesore.
- there are concerns regarding removal of/damage to existing trees and screening of the site
- the proposal would result in loss of privacy to Tiergarten, Old Forest Road and 46 & 47 Lenham Close and overshadowing of No 47

Other matters raised were:

- population density would increase
- there are already enough dwellings being constructed the area
- the existing dwelling should be retained to maintain an appropriate mix of flats and houses
- it would be preferable to retain access from Old Forest Road
- if approved a roundabout should be installed at the Reading Road/Old Forest Road junction
- the bin store would attract vermin
- existing problems with drainage – foul and surface water- would be exacerbated – Thames Water are due to replace the water main in April
- queuing traffic in Reading Road/Old Forest Road causes noise and air pollution
- there is an existing problem with noise from the M4 – measures would be taken to ameliorate disturbance to the new residents but nothing has been done regarding existing residents
- PD rights for 'for sale' boards should be removed
- the construction work would cause disturbance
- the proposal would result in additional traffic using residential roads in Emmbrook as a by-pass to the town
- the proposal would devalue existing properties (*officer comment* – not a planning matter)
- development would provide grounds for reassessment of Council Tax bands (*officer comment* – not a planning matter)
-

4. **Appraisal** – The main issues are:

   A. The principle of development (policies EN1 of the Berkshire Structure Plan, LTV1 of the Loddon Area Local Plan and WOS1 and WOS2 of the Wokingham District Local Plan Deposit Draft)
   B. Housing mix (PPG3, policies H9 of the Berkshire Structure Plan , LH8 of the Loddon Area Local Plan and WH6 of the Wokingham District Local Plan Deposit Draft)
   C. The impact on the character of the area (policies EN1 of the Berkshire Structure Plan,LBE1 and LBE2 of the Loddon Area Local Plan and WOS3 and WBE1 of the Wokingham District Local Plan Deposit Draft)
   D. The impact on the residential amenity of neighbouring dwellings and future residents(policies LBE1 and LBE2 of the Loddon Area Local Plan and WOS3 and WBE1 of the Wokingham District Local Plan Deposit Draft)
   E. Highway issues
   F. Service, amenities and infrastructure
   G. Issues raised by the Parish Councils
   H. Issues raised by local residents

A. The principle of development

The proposal is for redevelopment of a site within the Identified Settlement and, as such, is acceptable in principle, subject to the impact on the character and amenities of the area, highway issues and other development plan policies.

B. Housing mix

The development would comprise of eight two-bedroom and two three-bedroom flats and, which would contribute towards meeting local need for smaller dwellings.

C. The impact on the character of the area

Dwellings in Old Forest Road and nearby on Reading Road are of a variety of ages and styles, whereas the houses in Lenham Close are more homogeneous and are located on smaller plots. Forest Lodge is a substantial detached dwelling on a spacious plot and relates to development on Old Forest Road, rather than Lenham Close, which it pre-dates.

The proposal, for the replacement of a single dwelling with ten flats, would result in a considerable increase in the intensity of use and the scale of development on the site. However, it would remain a large detached residential property within mature gardens. There are existing flat developments in the area, Arnwood, on the Old Forest Road/Reading Road junction being the nearest, and it is not considered that flats would be out of place, given the varied character of residential development in the area.

The footprint of the building would be increased and also its height. The proposed building would extend nine to eleven metres further to the west than the existing house but it would remain at least thirteen metres from the western, southern and eastern boundaries and would be separated from dwellings to the north by the railway. Sufficient space would remain around

the building to accommodate the necessary parking and adequate amenity space.

Compared to the existing building, which has a ridge height of over seven metres, the proposed flats would have a maximum height of nine metres. The proposal is designed as a two-and-a-half storey building with a crown pitched roof and dormer and velux windows to the second-floor accommodation, which would prevent the height and bulk of the building appearing too great. Given the wide variety of house types in the surrounding area, it is considered that the design is acceptable and that the siting and design of the proposal would enable the development to retaining a reasonably spacious appearance, in keeping with the surroundings.

There are a number of trees on the site, concentrated around the boundaries, and these make a positive contribution to the character of the area and partially screen the site. A tree survey has been provided and this accurately identifies the best trees. The majority are to be retained but three of the twenty-five are in a poor condition and should be removed. One of the trees identified as in poor condition has since fallen. The proposed building would be located fairly centrally and would be sufficiently far from the trees to have a significant impact upon them. In addition, much of the western part of the site, where parking provision would be concentrated, is already hard surfaced. Subject to adequate protection during construction and appropriate methods of construction of hardstanding the Arboricultural Officer has indicated that these trees could be successfully retained.

D. <u>The impact on the residential amenity of neighbouring dwellings and future residents</u>

The greatest potential impact would be on 47 Lenham Close. Forest Lodge is about 24 metres from the boundary with this property, whereas the proposed flats would be a minimum of 13.8 metres away. In addition to two bathrooms and a WC, No 47 has a living room window in the south-east, side elevation. This is not the only window to the room but it is a deep room and the other window is in the rear elevation of the property, so the side window is an important source of light, although only one metre from the boundary fence. The distance between the two-buildings would be sufficient to prevent the proposal causing an unacceptable reduction in daylight to the windows in the side elevation of No 47 or being overbearing. Of the first and second-floor windows in the north-west elevation, those closest to the boundary of the would be high level windows, with a lower sill height of 1.8 metres, while the larger bedroom and kitchen windows would be 22.6 metres and 29 metres from the boundary respectively. Hence, it is not considered that an unacceptable level of overlooking would arise.

The proposed building would be a similar distance from the Lenham Road boundary to the existing dwelling and over 25 metres from the flank of No 1 and the flank/front of 27 Lenham Close, while the railway forms a 27 metre separation between the boundaries of Forest Lodge and Tiergarten (a bungalow). It is considered that these distances, combined with the retained screening, would be sufficient to prevent the proposal, including the addition of second-storey accommodation, having an unacceptable impact on these neighbours.

The site is affected by noise from the railway and the M4 Motorway. On the basis of the acoustic report provided by the applicant, the Environmental Health Officer is satisfied that adequate noise attenuation measures can be installed to ensure a satisfactory level of amenity for future residents.

E. Highway issues

Closure of the existing access onto Old Forest Road and provision of a new one from Lenham Close is proposed. Due to the proximity of the existing access to the Lenham Close/Old Forest Road junction and the traffic light control for the narrow railway bridge, increased use of this access would not be considered acceptable, on grounds of highway safety, whereas the proposed access would be onto a residential road and permit use of the purpose designed junction with the busier Old Forest Road.

Where parking spaces are not allocated, the Council's maximum standard is 1.75 spaces per dwelling, for dwellings with up to three bedrooms. On this basis, up to provide 18 spaces could be required and the proposal would provide 16 spaces, which is close to this maximum standard.

Subject to a s106 agreement to secure financial contributions towards improvements at the junction of Reading Road/ Old Forest Road and/or local sustainable transport initiatives/traffic management schemes and conditions, there is no highway objection to the proposal.

F. Service, amenities and infrastructure

Development plan policies and supplementary planing guidance require proposals to have regard to existing services amenities and infrastructure. Provision of additional facilities or contributions need to be as a consequence of the development and directly related to it. In this instance, in addition to the highway issues, dealt with in E above, a contribution of £3,000, towards enhancement of off-site open space facilities in the local area is sought.

The applicant has indicated verbally that the contributions sought are acceptable to them and written confirmation is awaited.

G. Issues raised by the Parish Councils

Highway issues have been considered at E above.

The existing boundary fences are of a similar height to those proposed and are not considered unacceptably prominent in this location.

H. Issues raised by local residents

Concerns relating to highway issues and the character and amenities of the surrounding area have been noted. The highway impact of the proposals, including traffic generation, parking provision and the location of the access are considered acceptable, providing a contribution is made towards highway initiatives. In terms of the effect on the character and amenities of the area, replacement of a single large dwelling with flats, the scale and appearance of the proposal and the impact on the residential amenity of neighbouring dwellings are considered acceptable. The majority of trees on the site are to be retained and details of protection measures are to be submitted. These issues are addressed in more detail in C, A and B above. A condition is

proposed to prevent undue disturbance during construction. Since, the development would not contribute to the existing noise disturbance experienced in the vicinity and measures will be incorporated to protect future residents, it would not be reasonable to expect contributions towards offsite noise amelioration measures. Restriction of deemed consent for 'for sale' boards would not be reasonable. Provision of drainage infrastructure is not a planning consideration. A condition requiring submission of waste storage arrangements is proposed.

5. **Conclusion** – The character of a development of flats would be different to that of a single dwelling but, given the varied residential character of the surrounding area it is not considered that this would be unacceptable and approval is recommended.

6. **Recommendation** – GRANT planning permission subject to a s106 agreement to secure £10,000 towards improvements at the junction of Reading Road/Old Forest Road and/or local sustainable transport initiatives/traffic management schemes and £3,000 towards community/leisure facilities and the following conditions:

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. 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 treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.
4. Development shall not begin until a scheme for protecting the proposed dwellings and gardens/private amenity open space from noise and vibration from the road and railway has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the approved scheme shall be completed before any dwelling hereby approved is occupied. The scheme shall be implemented as approved and retained and maintained for the duration of the use.
5. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays
6. Details for the storage of waste on the premises shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, and the approved provision shall be made prior to the commencement of the use hereby approved, and be retained permanently thereafter.
7. The en suite bathroom window in the north-west elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.
8. 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.
9. 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.

10. 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.

11. Before any other part of the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number MH-OFL-P5/2/A. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

12. 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.

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

14. Notwithstanding the plans submitted, the access shall have a minimum width of 5 metres and kerb radii of 6 metres.

15. The existing vehicular access to the site shall be stopped up and abandoned, and footway and/or verge crossings shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

16. The flats shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

17. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of eight metres measured from the carriageway edge.

18. No residential unit shall be occupied until secure cycle parking has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

19. *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.

20. 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.

21. 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.

22. 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.

23. 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 fences, gates, walls or other means of enclosure shall be erected within the curtilage of the flats hereby approved. This condition shall not be construed as prohibiting the erection of any means of enclosure shown on the approved drawings, or its replacement in the same location to the same or lower height as originally approved.

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 ensure that the occupants do not suffer from unacceptable high noise levels within the proposed dwellings and garden areas.
5. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
6. To ensure that satisfactory provision is made, in the interests of amenity.
7. To safeguard the residential amenities of the occupiers of neighbouring properties.
8. To safeguard visual amenities.
9. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
10. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
11. In the interests of highway safety and convenience.
12. To prevent queuing and parking off site, in the interests of highway safety and convenience.

13, 14, 15, 16 In the interests of highway safety and convenience.

17. To avoid spillage of loose material onto the carriageway and in the interests of road safety.
18. In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel.

19 & 20. 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.

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

23. To safeguard the visual amenities of neighbouring residents and the locality.

INFORMATIVES

1. Reference should be made to the legal agreement under Section 106 of the Town and Country Planning Act 1990 the contents of which relate to this approval.
2. This permission relates to the application as amended with revised drawing number MH-OFL-P52/A submitted to the Local Planning Authority on 02/04/01 showing provision of an additional parking space (16 spaces), enlarged visibility splays and details of the junction with Lenham Close and does not approve the proposals as originally submitted.
3. The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section of the Planning Department be contacted for further advice.
4. The applicant is reminded that this permission relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the

applicant should contact the Building Control Section of the District Council's Planning Department.

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

6. You are advised to contact Railtrack (Outdoor Party Engineer (West), Railtrack Southern, CP2-2-H, Waterloo Station, London SE1 8SW) to ensure that adequate steps are taken to ensure the integrity of Railtrack's infrastructure and the safety of operational railway at all times.

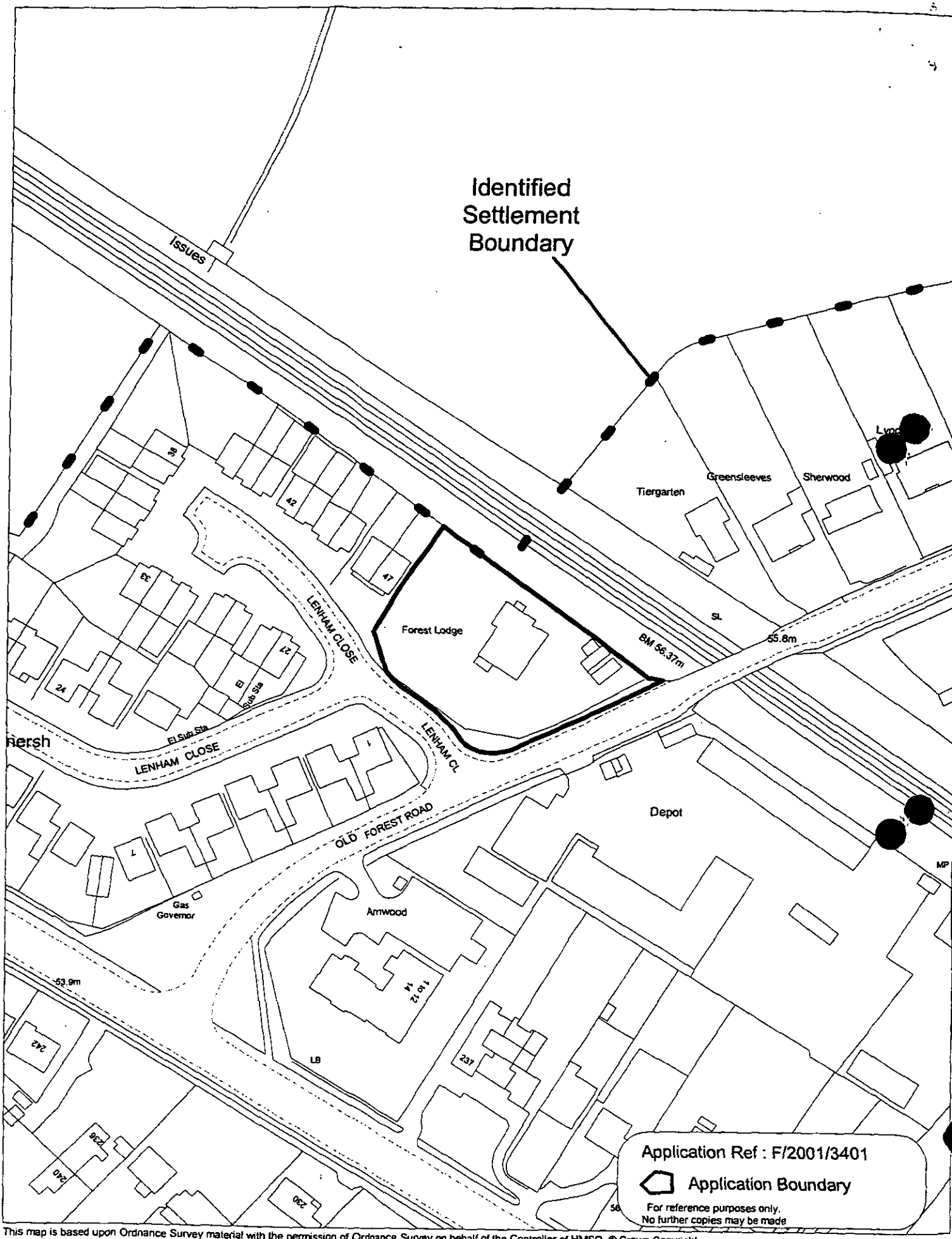
7. You are advised, in compliance with *The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000,* that the following policies and/or proposals in the development plan are relevant to this decision:

   Berkshire Structure Plan policies EN1, H9, LD6

   Loddon Area Local Plan policies LTV1, LBE1, LBE2, LBE5, LBE8, LBE9, LH1,

   Deposit Draft Wokingham District Local Plan policies WOS1, WOS2, WOS3, WOS4, WOS5. WOS7, WBE1, WBE10, WBE11, WH1 WH6, WR7, WT7

Emy Circuit



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Development Control Section, Environmental Services, Wokingham District Council.

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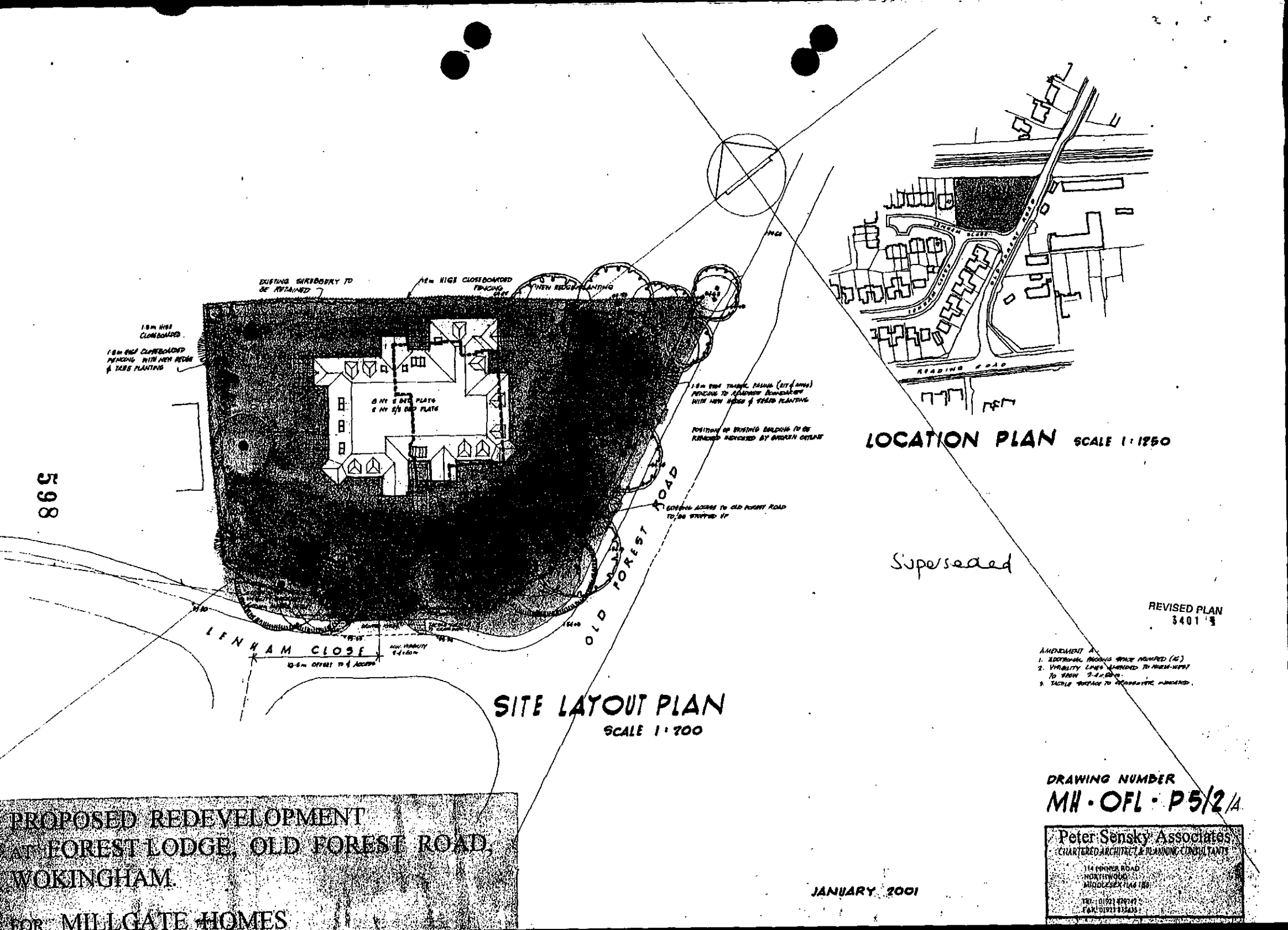
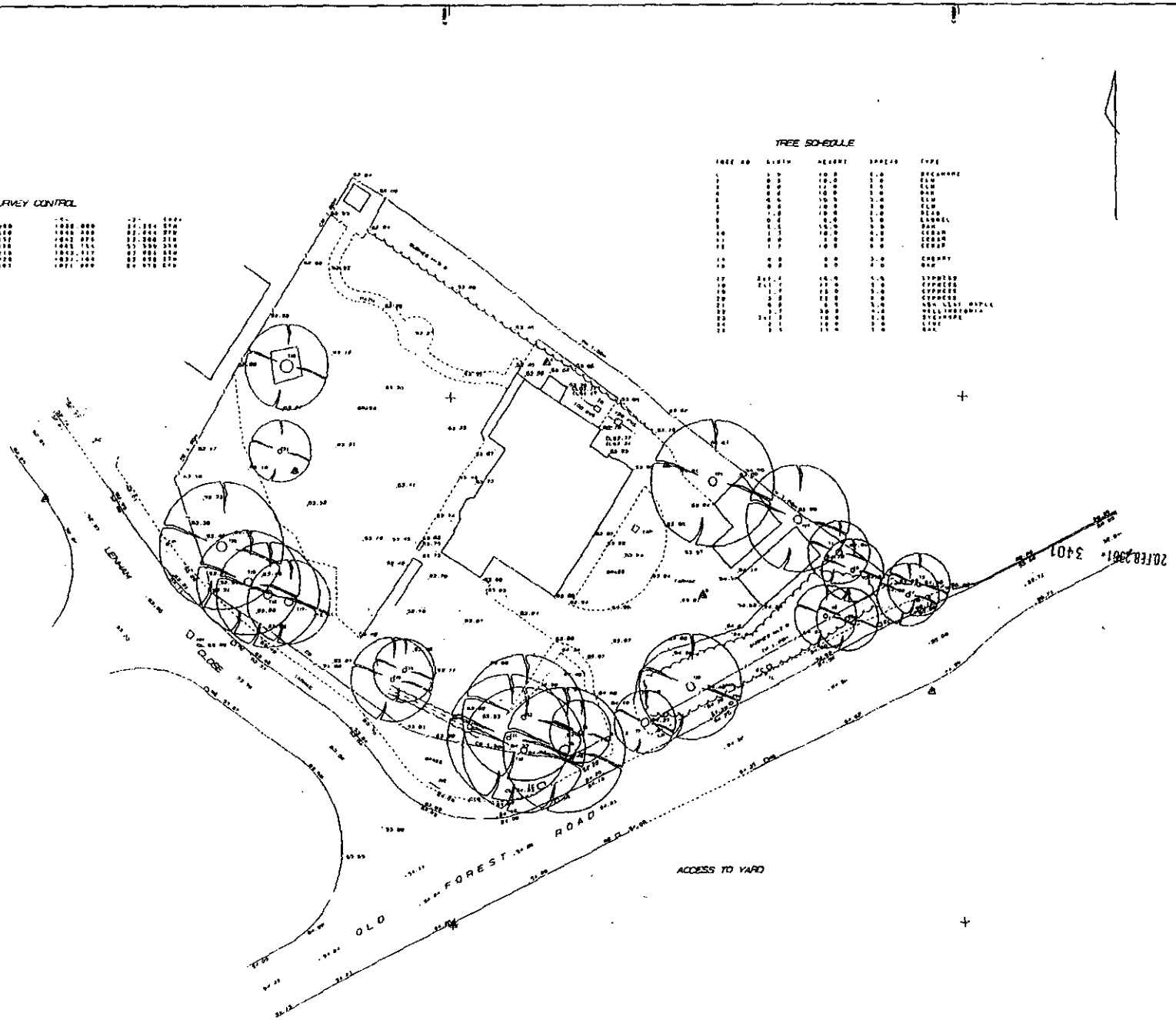

EXISTING SHRUBBERY TO BE RETAINED
NEW HIGH CLOSEBOARDED FENCING
NEW HEDGE PLANTING
1.8m HIGH CLOSEBOARDED
1.8m HIGH CLOSEBOARDED FENCING WITH NEW HEDGE & TREE PLANTING
1.8m HIGH TRIANGULAR PANELS (SET AT ANGLE) FENCING TO ADJOINING BOUNDARY WITH NEW HEDGE & TREES PLANTING
POSITION OF EXISTING BUILDING TO BE REMOVED INDICATED BY BROKEN OUTLINE
GENERAL ACCESS TO OLD FOREST ROAD TO BE STOPPED UP
LENHAM CLOSE
OLD FOREST ROAD
READING ROAD
LENHAM GLADE
LENHAM COURT
LOCATION PLAN SCALE 1:1250
SITE LAYOUT PLAN
SCALE 1:200
Superseded
REVISED PLAN
3401
AMENDMENT A
1. ADDITIONAL PARKING SPACE PROVIDED (1C)
2. VISIBILITY LINES AMENDED TO HORSE-HIPPY
TO MAIN 2.4x60m.
3. TACTILE SURFACE TO PEDESTRIAN CROSSING.
DRAWING NUMBER
MH·OFL·P5/2/A
JANUARY 2001
PROPOSED REDEVELOPMENT
AT FOREST LODGE, OLD FOREST ROAD,
WOKINGHAM.
FOR MILLGATE HOMES
Peter Sensky Associates
CHARTERED ARCHITECT & PLANNING CONSULTANTS
114 PINNER ROAD
NORTHWOOD
MIDDLESEX HA6 1BS
TEL: 01923 829747
FAX: 01923 835435

598



399

SURVEYED BY
GROUND SURVEYS
1 HIGH STREET
MAIDENHEAD
BERKS. SL6 1JN

TEL: 01628 629060
FAX: 01628 629060

CLIENT
MILLGATE HOMES

SITE
OLD FOREST LODGE
WOKINGHAM

TITLE
SITE SURVEY

DATE OCT 00

SCALE 1 / 200

DWG. NO. 1556 / 01

601



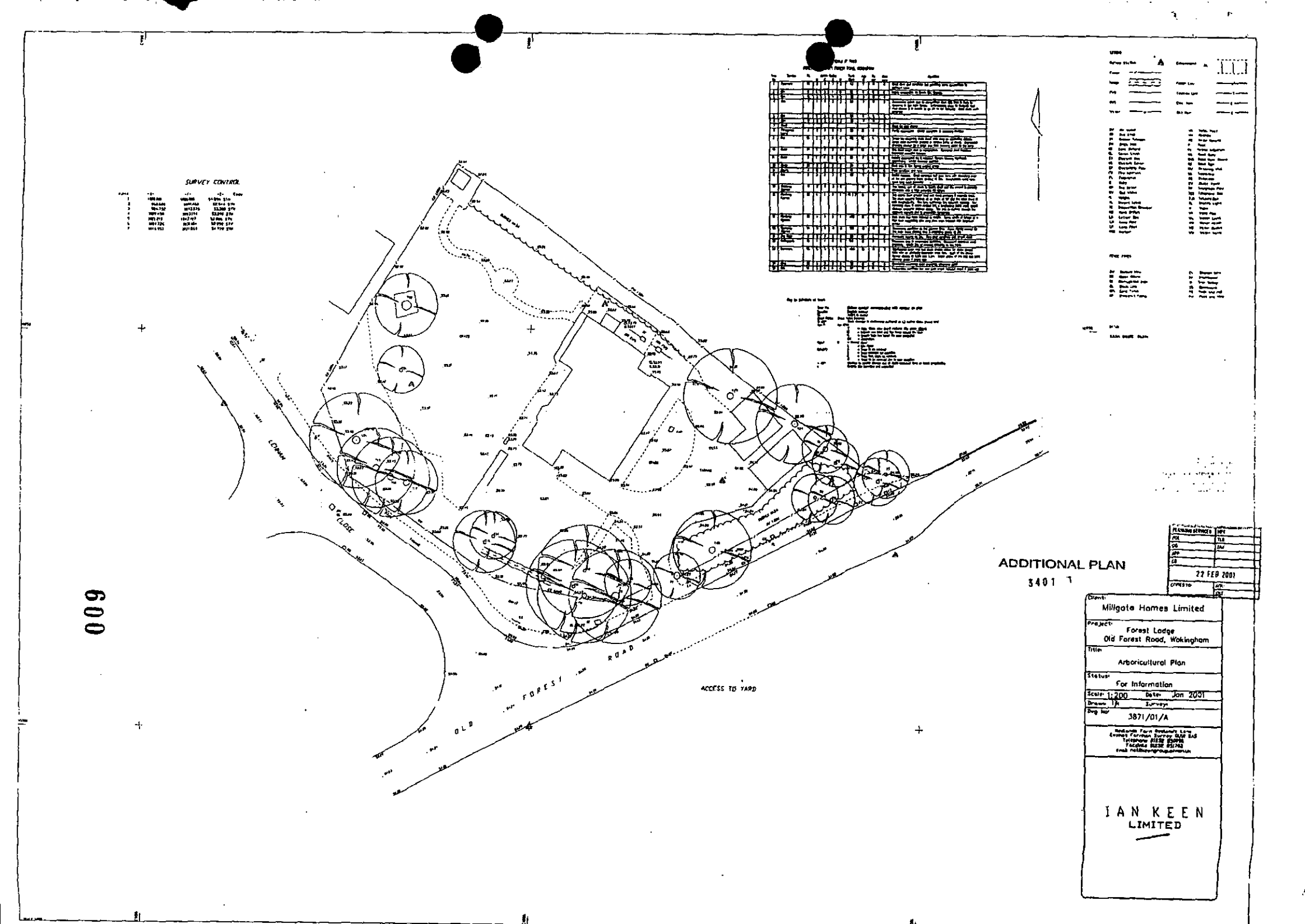
SOUTH WEST ELEVATION

Superseded

ROPOSED REDEVELOPMENT
T FOREST LODGE, ~~OLD FOREST ROAD~~
VOKINGHAM.

20 FEB 2001 340

Peter Sensky Associates CHARTERED ARCHITECT & PLANNING CONSULTANTS 114 PINNER ROAD NORTHWOOD MIDDLESEX HA6 1BS	Scale : 1:100 Date : JAN. 2001 Drawing Number :



ADDITIONAL PLAN

5401

22 FEB 2001

Client: Millgate Homes Limited

Project: Forest Lodge
Old Forest Road, Wokingham

Title: Arboricultural Plan

Status: For Information

Scale: 1:200 Date: Jan 2001

Drawn: JA Surveys

Dwg No: 3871/01/A

IAN KEEN LIMITED

009

602



NORTH WEST ELEVATION

Superseded

20 FEB 2001

3401

PROPOSED REDEVELOPMENT
AT FOREST LODGE, OLD FOREST ROAD,
WOKINGHAM.

FOR MILLGATE HOMES

Peter Sensky Associates
CHARTERED ARCHITECT & PLANNING CONSULTANTS

114 PINNER ROAD
NORTHWOOD
MIDDLESEX HA6 1BS

TEL: 01923 820747
FAX: 01923 835435

Scale: 1:100

Date: JAN. 2001

Drawing Number:
MIL-OFR-P10



Superseded

NORTH EAST ELEVATION

609

PROPOSED REDEVELOPMENT
AT FOREST LODGE, OLD FOREST ROAD,
WOKINGHAM.

20 FEB 2001

Peter Sensky Associates
CHARTERED ARCHITECT & PLANNING CONSULTANTS
114 PINNER ROAD
NORTHWOOD
MIDDLESEX HA6 1BS

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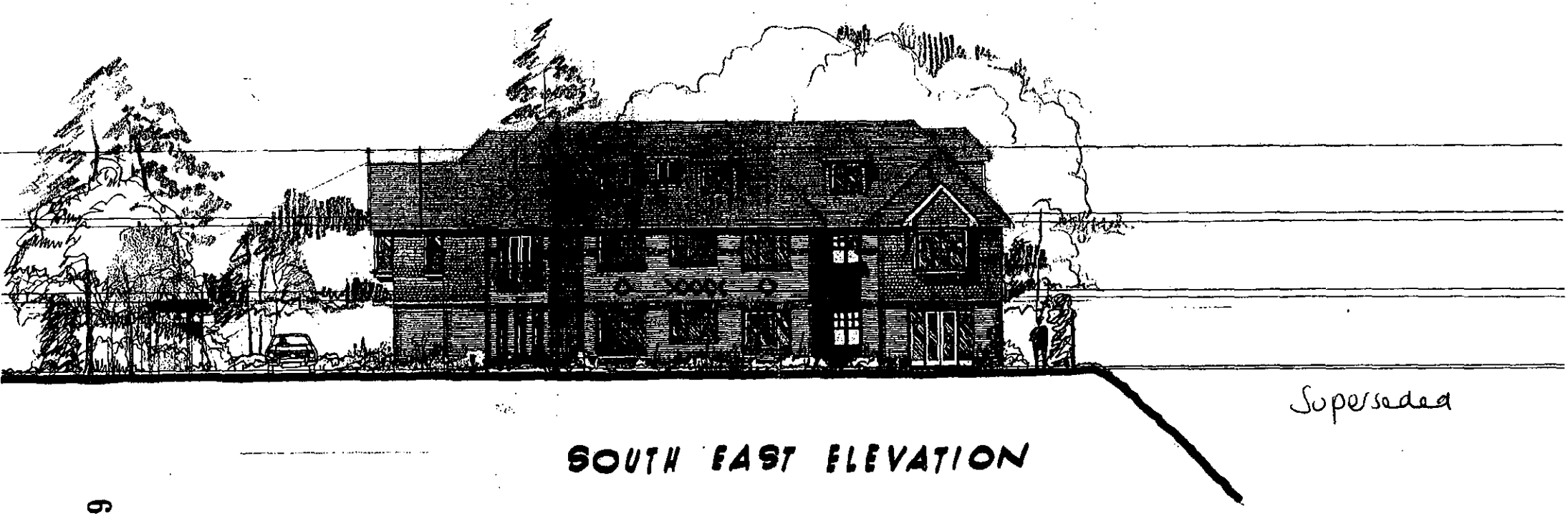
Date : JAN. 2001
Drawing Number :



Superseded

SOUTH EAST ELEVATION

604

PROPOSED REDEVELOPMENT
AT FOREST LODGE, ~~OLD~~ FOREST ROAD,
WOKINGHAM.

FOR MILLGATE HOMES

20 FEB 2001 3401

Peter Sensky Associates
CHARTERED ARCHITECT & PLANNING CONSULTANTS

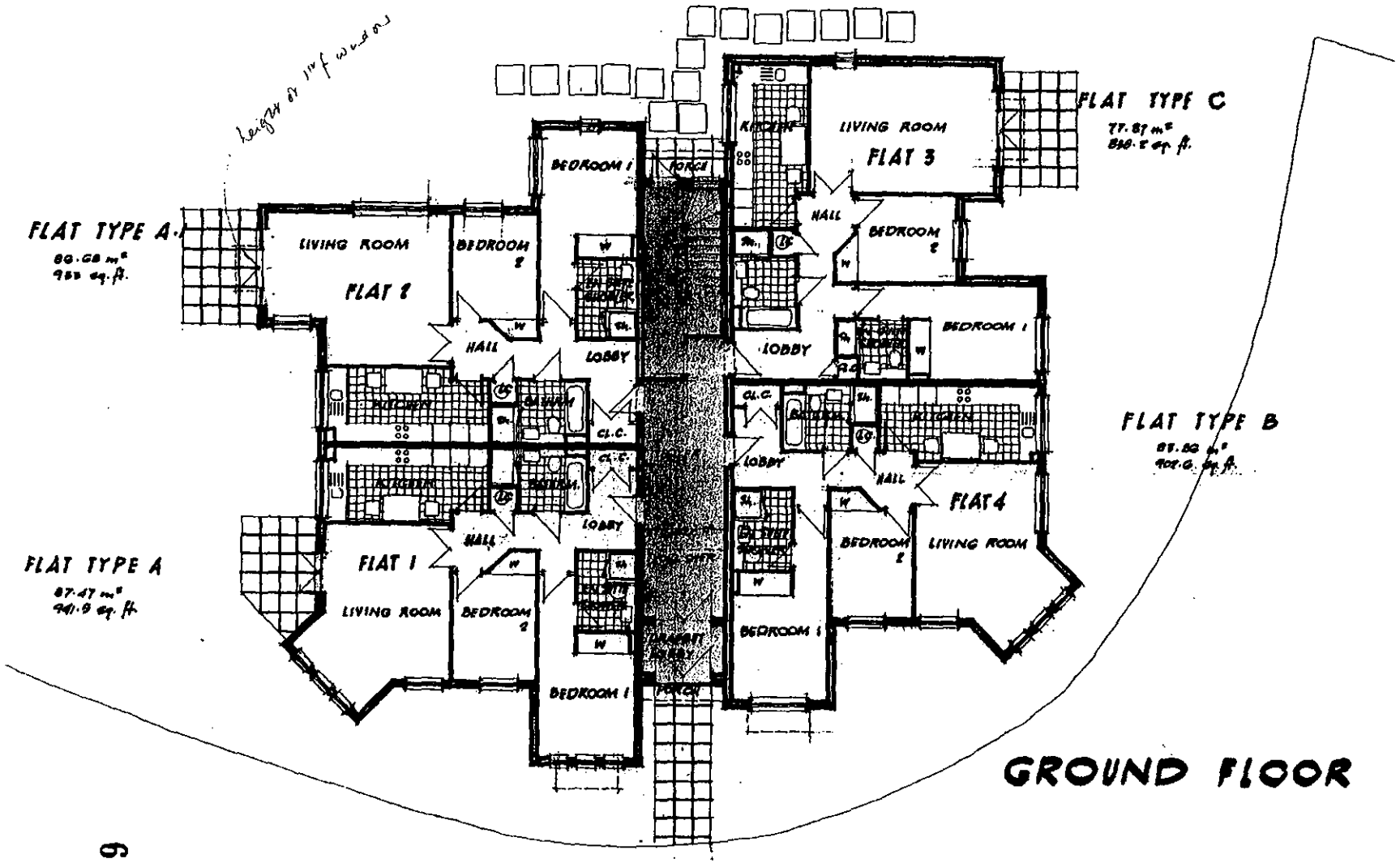
114 PINNER ROAD
NORTHWOOD
MIDDLESEX HA6 1BS

TEL : 01923 820747

Scale : 1:100

Date : JAN. 2001

Drawing Number :
MF-OFL-P12



GROUND FLOOR

Superseded

605

PROPOSED REDEVELOPMENT
AT FOREST LODGE, OLD FOREST ROA
WOKINGHAM.

Peter Sensky Associates
CHARTERED ARCHITECT & PLANNING CONSULTANTS
114 PINNER ROAD
NORTHWOOD
MIDDLESEX HA6 1BS

Scale : 1 : 100

Date : JAN. 2001

Drawing Number :

NOTE . WINDOWS TO NORTH EAST FACADE TO ALL HABITABLE ROOMS TO BE SUPPLEMENTARILY GLAZED TO ENHANCE SOUND ATTENUATION AS RECOMMENDED BY SPECIALIST CONSULTANTS.

FLAT TYPE C·1

FLAT TYPE A·3

FLAT 7

FLAT 6

NOTE : WINDOWS TO NORTH WEST FACADE TO BE FIXED LIGHT ONLY GLAZING AT 1075mm ABOVE FFL & ALL OPENING CASHES TO BE TOP HUNG

See subsequent Section – MH-OFL-PSK 13

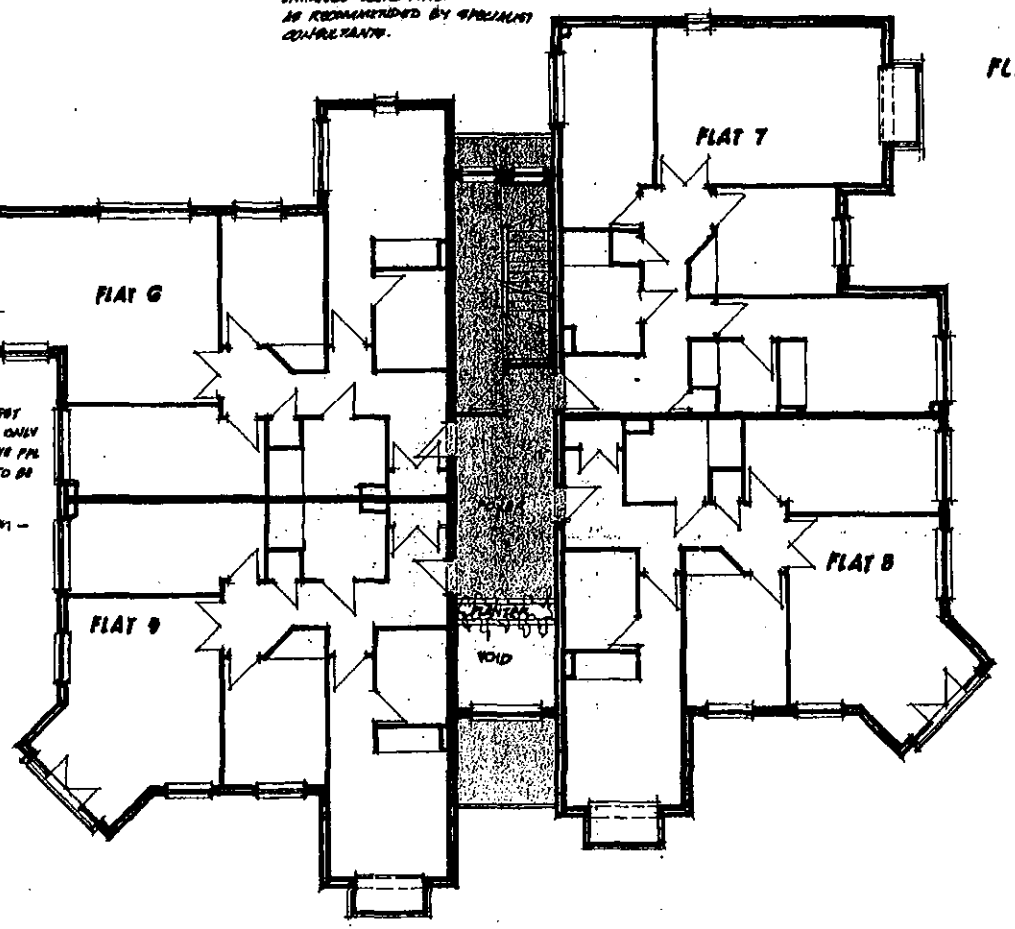
FLAT TYPE B·1

FLAT 8

FLAT 9

FLAT TYPE A·2

VOID



FIRST FLOOR

FLAT LAYOUTS IDENTICAL TO GROUND FLOOR FENESTRATION VARIATIONS ONLY

20.FEB.2001 3401

909

Superseded

PROPOSED REDEVELOPMENT AT FOREST LODGE, OLD FOREST ROAD, WOKINGHAM.

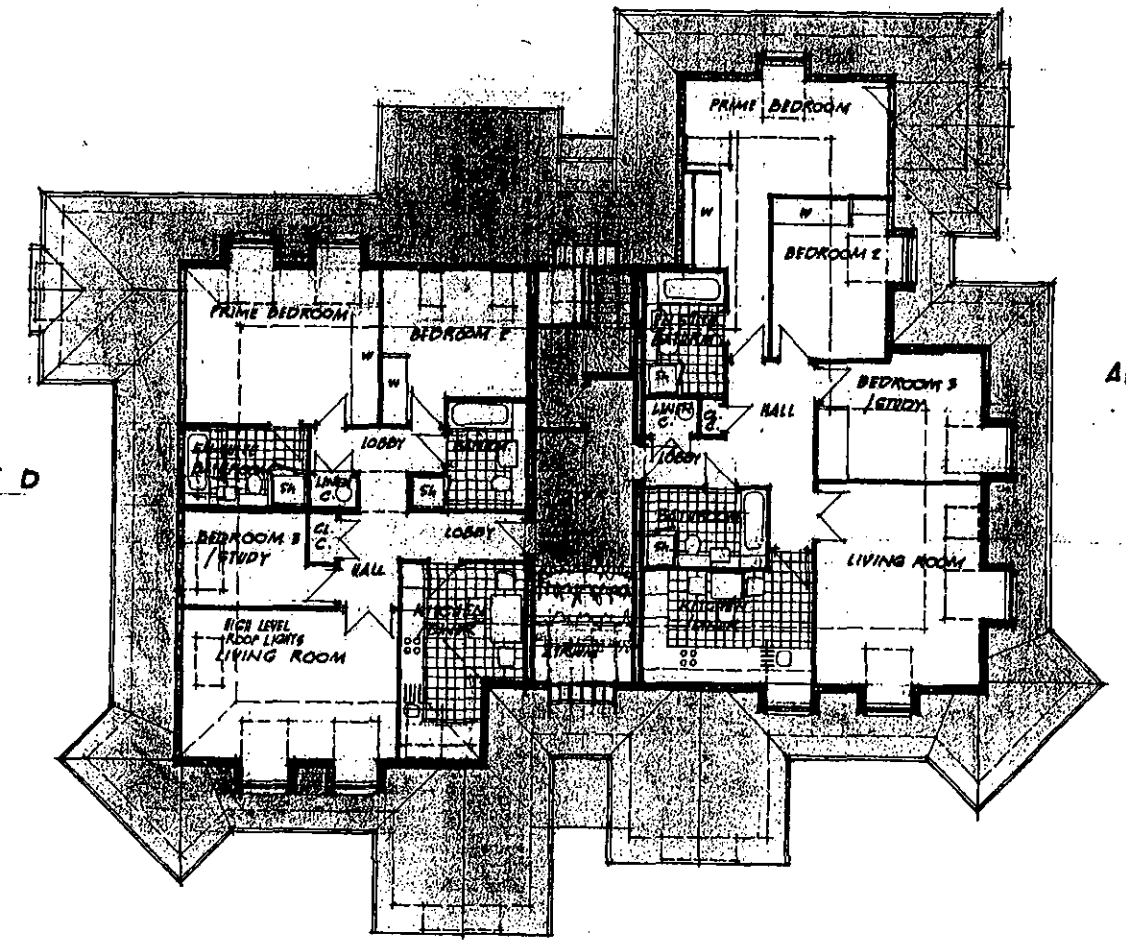
FOR MILLGATE HOMES

Peter Sensky Associates
CHARTERED ARCHITECT & PLANNING CONSULTANTS
114 PINNER ROAD
NORTHWOOD
MIDDLESEX HA6 1BS
TEL : 01923 820747

Scale : 1 : 100

Date : JAN. 2001

Drawing Number : MR·OFL·P7



APARTMENT D
118·75 m²
1278 sq. ft.

APARTMENT E
116.19 m²
1250.6 sq. ft.

ATTIC LEVEL

Superseded

207

PROPOSED REDEVELOPMENT
AT FOREST LODGE, OLD FOREST ROAD,
WOKINGHAM.

[redacted]

Peter Sensky Associates
CHARTERED ARCHITECT & PLANNING CONSULTANTS

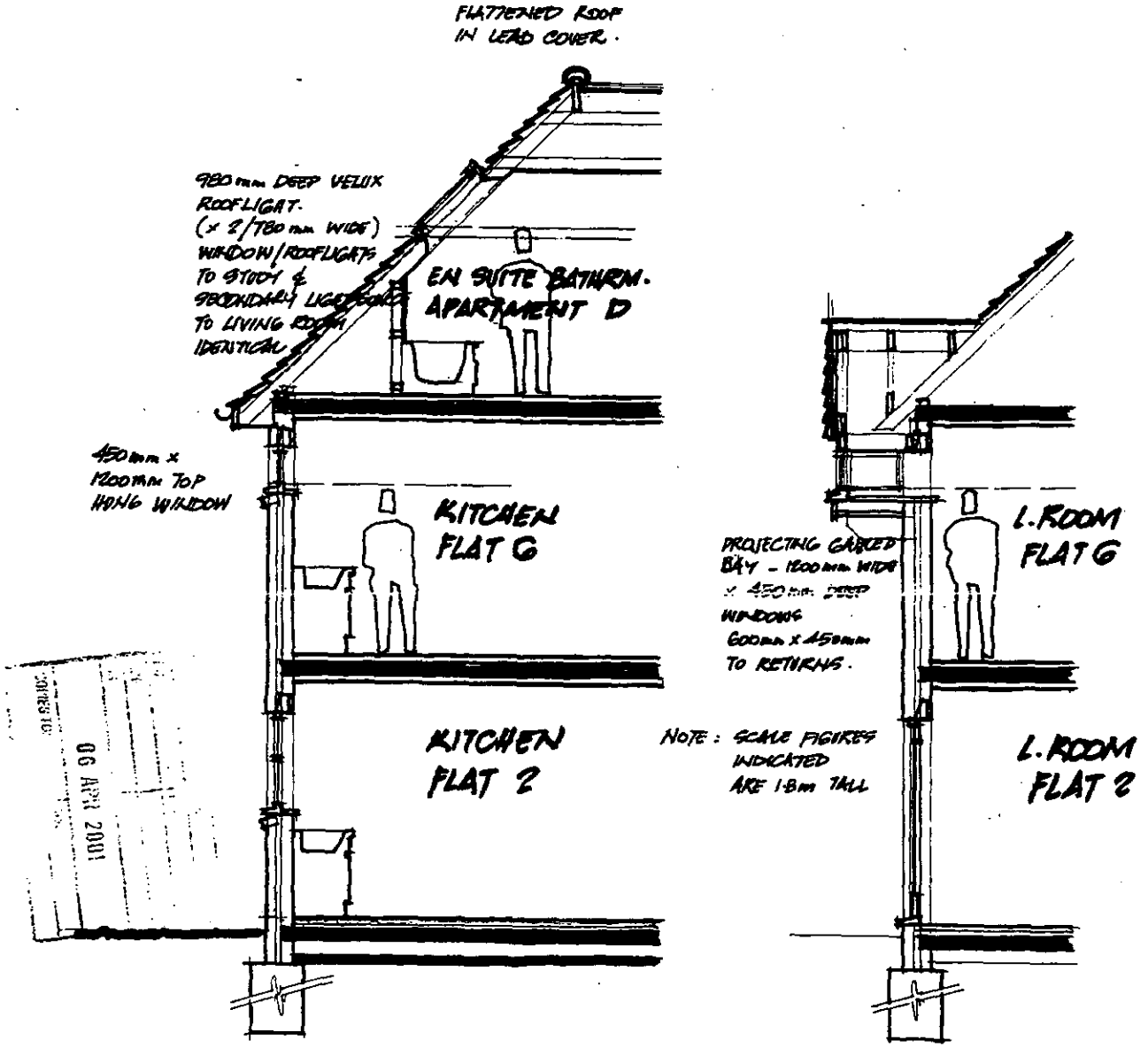
114 PINNER ROAD
NORTHWOOD
MIDDLESEX HA6 1BS

Scale : 1:100

Date : JAN. 2001

Drawing Number :

ADDITIONAL PLAN



06 APR 2001

INDICATIVE DETAIL SKETCH SECTIONS OF WINDOW OPENINGS IN NORTH-WEST FACADE

SCALE 1:50
APRIL 2001

PROPOSED REDEVELOPMENT FORREST LODGE, OLD FORREST RD., WOKINGHAM

MH-OFL - PSK 13

608

Peter Sensky Associates
CHARTERED ARCHITECT & PLANNING CONSULTANTS
113 PINNER ROAD
NORTHWOOD
MIDDLESEX HA6 1HS

ADDITIONAL PLAN

3401

undercloak close copper nailed.
code 4 lead
de 4 lead
ercloak
50mm
50 x 50mm wood roll
18mm tk roofing deck chipboard.
firring

detail
(FULL SIZE)

code 4 lead
code 4 lead turned over underlayer and timber upstand.
18mm tk roofing deck chipboard (chipboard straggred)
half round ridge tile
timber upstand 38mm tk
timber fillet
top tile to be fixed with top tile clip.
tile to be nail fixed.
firrings
trusses
noggings at 600mm ctrs
underlayer taken over timber upstand and turned behind timber fillet.
45°
38 x 25mm battens

section at a 1:10

de 4 lead turned over underlayer
timber upstand.
half round ridge tile
underlayer taken over timber upstand and turned behind timber fillet.
18mm tk roofing deck chipboard
code 4 lead over wood roll
code 4 lead min 150mm over top tile.
tiles to be nailed
to be nail fixed
timber fillet.
timber upstand 38mm tk.
top tile to be fixed with top tile clip.
truss
fillet
underlayer.
a
firring slop 1:40 (over trusses)
min 50mm
45°
38 x 25mm s w battens
45°
underlayer

section flat/pitch roof 1:10

09

Client

Site

Drawing Title
SECTIONS FLAT / PITCH ROOF

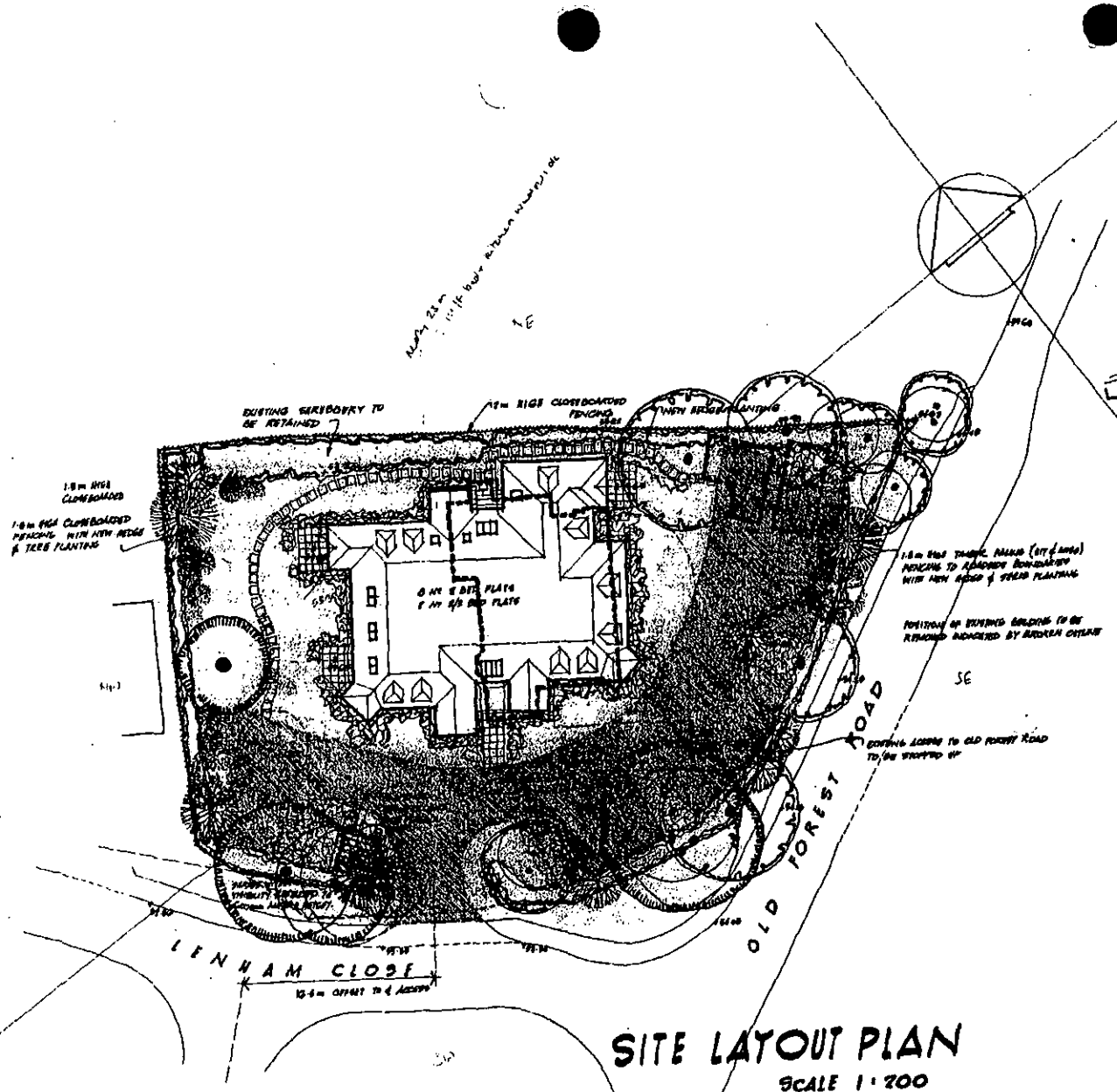
Peter Sensky Associates
CHARTERED ARCHITECT & PLANNING CONSULTANTS
114 PINNER ROAD
NORTHWOOD
MIDDLESEX HA6 1BS
TEL: 01923 820747
FAX: 01923 835435

Date FEB 2001 Scale AS SHOWN

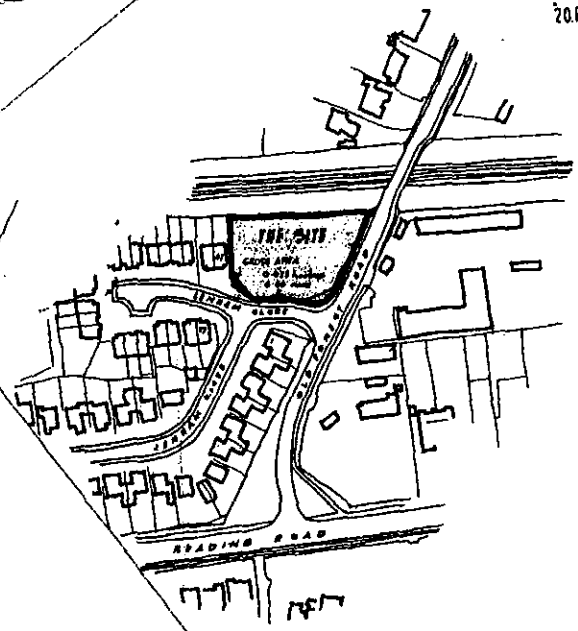
drawing number

20 FEB 2001 3401

610



SITE LAYOUT PLAN
SCALE 1:200



LOCATION PLAN SCALE 1:1250

SUPERSEDED

PROPOSED REDEVELOPMENT
AT FOREST LODGE, OLD FOREST ROAD,
WOKINGHAM.

JANUARY 2001

DRAWING NUMBER
MH · OFL · P5/2

Peter Sensky Associates
CHARTERED ARCHITECT & PLANNING CONSULTANTS
114 PINNER ROAD
NORTHWOOD
MIDDLESEX HA6 1BS
TEL. 01923 820747
FAX: 01923 835435

WOKINGHAM UNITARY
Aiming for Excellence

Applicationo	Name & Address
F/2001/3401	Mrs K Jones 46 Lenham Close Wokingham Berks RG41 1HR
F/2001/3401	Miss P Wilson 29 Lenham Close Winnersh Wokingham RG41 1HR
F/2001/3401	The Owner/ Occupier 22 Lenham Close Winnersh Wokingham RG41 1HR
F/2001/3401	P Martin & J Walsh 41 Lenham Close Winnersh Wokingham RG41 1HR
F/2001/3401	Mrs Elizabeth Smith 39 Lenham Close Winnersh Wokingham RG41 1HR
F/2001/3401	Jean Marchant 32 Lenham Close Winnersh WOKINGHAM Berkshire RG41 1HR
F/2001/3401	Brian Ashcroft 38 Lenham Close Winnersh WOKINGHAM Berkshire RG41 1HR
F/2001/3401	Jamie Mcmahon 40 Lenham Close Winersh WOKINGHAM Berkshire RG41 1HR

WOKINGHAM UNITARY
Aiming for Excellence

	MR Bowering
F/2001/3401	30 Lenham Close
	Winnersh
	WOKINGHAM
	Berkshire
	RG41 1HR
F/2001/3401	Gayle and Richard Watson
	3 Lenham Close
	Winnersh
	WOKINGHAM
	Berkshire
	RG41 1HR
F/2001/3401	MRS S & G Nelson
	19 Lenham Close
	Winnersh
	WOKINGHAM
	Berkshire
	RG41 1HR
F/2001/3401	MRS G CROCKETT
	C/o 4 Lenham Close
	Winnersh
	Wokingham
	RG41 1HR
F/2001/3401	Mr TGH & Mrs BV Cooper
	4 Lenham Close
	Winnersh
	Wokingham
	RG41 1HR
F/2001/3401	Mr Edan Gaskell
	7 Arnwood
	Old Forrest Road
	Wokingham
	Berkshire
	RG41 1HU
F/2001/3401	Anne Crabbe
	8 Lenham Close
	Winnersh
	Wokingham
	RG41 1HR
F/2001/3401	Jean Marchant
	32 Lenham Close
	Winnersh
	Wokingham
	Berkshire
	RG41 1HR

WOKINGHAM UNITARY
Aiming for Excellence

F/2001/3401	Brian Ashcroft 38 Lenham Close Winnersh Wokingham Berkshire RG41 1HR
F/2001/3401	Jamie McMahan 40 Lenham Close Winnersh Wokingham Berkshire RG41 1HR
F/2001/3401	Mr Bowering 30 Lenham Close Winnersh Wokingham Berkshire RG41 1HR
F/2001/3401	Mr J N Rose 47 Lenham Close Wokingham Berkshire RG41 1HR
F/2001/3401	TW & BR Edwards 2 Lenham Close Winnersh Wokingham Berkshire RG41 1HR
F/2001/3401	Rafael Lobato 1 Lenham Close Winnersh Wokingham RG41 1HR
F/2001/3401	Mrs Emma Turton 37 Lenham Close Winnersh Wokingham Berkshire RG41 1HR
F/2001/3401	Mr & Mrs A E Page 23 Lenham Close Winnersh Wokingham Berkshire RG41 1HR

WOKINGHAM UNITARY
Aiming for Excellence

F/2001/3401	Owner/Occupier 14 Lenham Close Winnersh Wokingham Berkshire RG41 1HR
F/2001/3401	Mr & Mrs RG Woodman 35 Lenham Close Winnersh Wokingham RG41 1 HR
F/2001/3401	Mr and Mrs G Nelson 19 Lenham Close Winnersh Wokingham Berkshire RG41 1HR
F/2001/3401	Michael McCarthy Tiergarten Old Forrest Road WOKINGHAM Berkshire RG41 1HY
F/2001/3401	Anthony William Gough 27 Lenham Close Winnersh WOKINGHAM Berkshire RG41 1HR
F/2001/3401	Mr & Mrs McDonald 11 Lenham Close WOKINGHAM Berkshire RG41 1HR
F/2001/3401	G Salathiel 14 Lenham Close Winnersh Wokingham Berkshire RG41 1HR
F/2001/3401	M & J Clark 52 Commons Road WOKINGHAM RG41 1JG

WOKINGHAM UNITARY
Aiming for Excellence

F/2001/3401	Colin Fallon 'Greensleeves' Old Forest Road Winnersh WOKINGHAM Berkshire RG41 1HY
F/2001/3401	Mr & Mrs R A Prior 22 Lenham Close Winnersh WOKINGHAM Berkshire RG41 1HR
F/2001/3401	R A & M P Prior 22 Lenham Close Winnersh WOKINGHAM Berkshire RG41 1HR
F/2001/3401	Miss Pat Wilson 29 Lenham Close WOKINGHAM Berkshire RG41 1HR
F/2001/3401	Mr Edan Gaskell No7 Arnwood Old Forest Road WOKINGHAM Berkshire RG41 1HU
F/2001/3401	T W & B R Edwards 2 Lenham Close Winnersh WOKINGHAM Berkshire RG41 1HR
F/2001/3401	Miss Pat Wilson 29 Lenham Close WOKINGHAM Berkshire RG41 1HR
Application Approved	Letters sent 19.02.02

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2001/3401

Applicant : Millgate Homes C/O Peter Sensky Associates.

Location : Forest Lodge, Old Forest Road, Winnersh, Wokingham.

Proposal : Proposed erection of a block of 10 flats with new access from Lenham Close. Demolition of existing dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		20 March 2001

Date of Neighbour Notifications : .....

Date of Site Visit : ....20 March 2001.....

Date Registered : 20/02/2001

Earliest Date for Decision : 23/03/2001

Latest Consultation Date/Site Notice Expiry Date : 23/03/2001

This application will have expired on: 17/04/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

Application Number: F/2001/3401

Appraisal :

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

Application Number F/2001/3401
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C012	R012	
3	C017	R017	

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

See C019

		R019	+ " and garden areas" at the end.
5.	C070	R070	
6.	C020	R020	
7.	C045	R045	2nd floor [redacted] bathroom / north-[redacted] east + delete end sentence
8.	C050	R050	
9.	C100	R100	
10.	C122	R122	

11. Before any other part of the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number MH-OFL-[redacted]A. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

C125

R125

12.	C129	R129	
13	C130	R130	

PTO.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: _____

14. Notwithstanding the plans submitted, the access shall have a minimum width of 5 metres and kerb radii of 6 metres. R135

15. The existing vehicular access to the site shall be stopped up and abandoned, and footway and/or verge crossings shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access. R135

16 | C137 | R137 | flats
17 | C140 | R140 |

18. No residential unit shall be occupied until secure cycle parking has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority. R124

C124

10. 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.

11. Before any other part of the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number MH-OFL-P5/2/A. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

12. 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.

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

14. Notwithstanding the plans submitted, the access shall have a minimum width of 5 metres and kerb radii of 6 metres.

15. The existing vehicular access to the site shall be stopped up and abandoned, and footway and/or verge crossings shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

16. The flats shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

17. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of eight metres measured from the carriageway edge.

18. No residential unit shall be occupied until secure cycle parking has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

19. 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.

20. 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.

21. 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.

22. 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.

23. 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 fences, gates, walls or other means of enclosure shall be erected within the curtilage of the flats hereby approved. This condition shall not be construed as prohibiting the erection of any means of enclosure shown on the approved drawings, or its replacement in the same location to the same or lower height as originally approved.

24 e030/a030

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 ensure that the occupants do not suffer from unacceptable high noise levels within the proposed dwellings and garden areas.
5. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
6. To ensure that satisfactory provision is made, in the interests of amenity.
7. To safeguard the residential amenities of the occupiers of neighbouring properties.
8. To safeguard visual amenities.
9. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
10. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
11. In the interests of highway safety and convenience.
12. To prevent queuing and parking off site, in the interests of highway safety and convenience.

13, 14, 15, 16 In the interests of highway safety and convenience.

17. To avoid spillage of loose material onto the carriageway and in the interests of road safety.
18. In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel.

19 & 20. 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.

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

23. To safeguard the visual amenities of neighbouring residents and the locality.

24 C080/R030

INFORMATIVES

N01 1. Reference should be made to the legal agreement under Section 106 of the Town and Country Planning Act 1990 the contents of which relate to this approval.

N02 2. This permission relates to the application as amended with revised drawing number MH-OFL-P52/A submitted to the Local Planning Authority on 02/04/01 showing provision of an additional parking space (16 spaces), enlarged visibility splays and details of the junction with Lenham Close and does not approve the proposals as originally submitted.

N03 3. The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section of the Planning Department be contacted for further advice.

N04 4. The applicant is reminded that this permission relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the

applicant should contact the Building Control Section of the District Council's Planning Department.

NOT 5. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

6. You are advised to contact Railtrack (Outdoor Party Engineer (West), Railtrack Southern, CP2-2-H, Waterloo Station, London SE1 8SW) to ensure that adequate steps are taken to ensure the integrity of Railtrack's infrastructure and the safety of operational railway at all times.

NIL 7. You are advised, in compliance with *The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000,* that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan policies EN1, H9, LD6

Loddon Area Local Plan policies LTV1, LBE1, LBE2, LBE5, LBE8, LBE9, LH1,

Deposit Draft Wokingham District Local Plan policies WOS1, WOS2, WOS3, WOS4, WOS5. WOS7, WBE1, WBE10, WBE11, WH1 WH6, WR7, WT7

8. This permission relates to the application as amended with drawing numbers MH-OFL-P21, P22, P23, P24, P25, P26, P27, P28, P29, P30 and P31 submitted to the Local Planning Authority on 31 July 2001, showing a reduction in the footprint and height of the proposed building and associated changes to the layout and elevations, and drawing numbers MH-OFL-P20/A and P32/A, received on 10 August 2001 showing a parking layout for 17 cars and does not approve the proposals as originally submitted.

RECORD OF SITE VISIT

SITE ADDRESS: Forest Lodge Old Forest Road Winnersh Wokingham.

APPLICATION NUMBER: F/2001/3401

OFFICER: ~~Mrs B Polnik~~ Bny Council

DATE OF SITE VISIT: 20 March 2001

1 SITE/STATUTORY NOTICE DISPLAYED ? on fence near gate

2. DESCRIPTION OF SURROUNDINGS

residential - 2 storey detached in Lenham Close
Arnwood - 3-storey flats
railway line to NW

3. DESCRIPTION OF SITE/BUILDING

two-storey detached dwelling in mature grounds

4. RELATIONSHIP TO ADJOINING PROPERTIES

greatest direct impact on 47 Lenham Close - side windows

5. SITE CONSTRAINTS

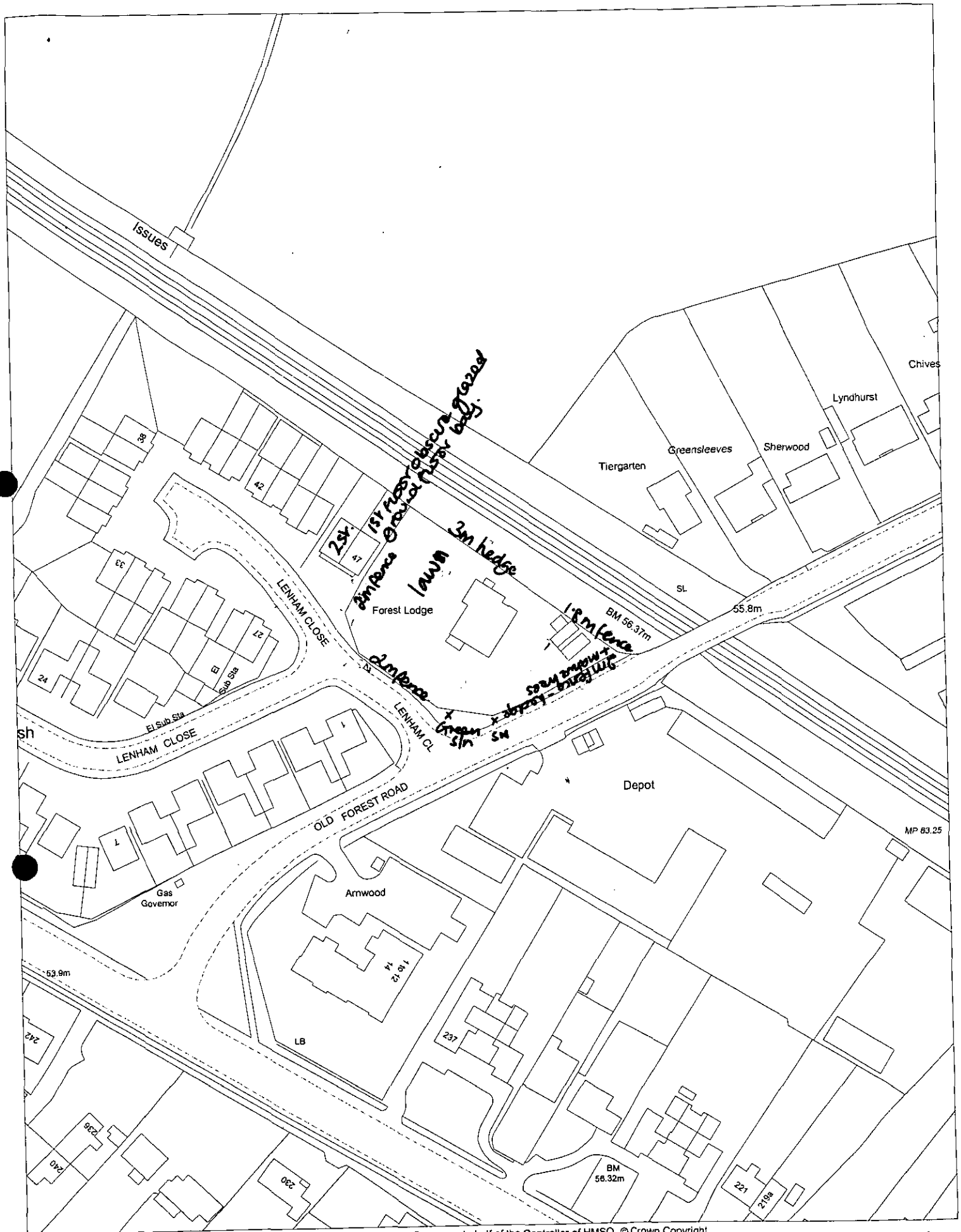
TREES - several mature trees on site

ACCESS/PARKING from Old Bear Rd

LEVELS slight change in level across site, NW of site is lower

BOUNDARY TREATMENT 1·8/2m fences enclose site +

OTHERS mature vegetation/trees around edges of site



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Development Control Section, Environmental Services, Wokingham District Council.

19 March 2001

Scale: 1 : 1250

1933

1-14 Arnwood

ADDRESS Old Forest Road **PARISH** Wokingham

PLOT No.

BUILDER

ORD. SHEET No. SU 7969 (6F)

Plan No.	Applicant	Description of Development	Date of Decision	Decision
97/65464/F	* APPEAL = MILLGATE HOMES	15 FLATS PARKING ON SITE OF	5.6.97	REF
97/65465/O	" "	Erection 3 Dwellings	5.6.97	CA
97/66334/F	"	13 FLATS	2.4.98	CA/LA
DW98/0138	"	DEM. HOUSE ETC.		
FP98/7830	"	13 Flats		

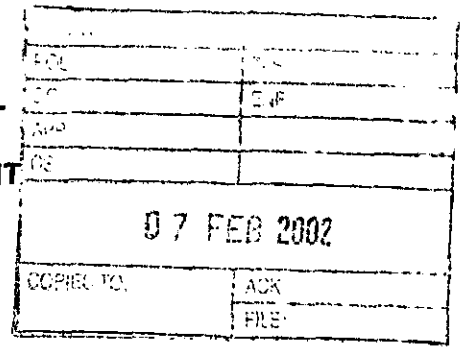
MINISTRY DECISION * 97/65464/F. APPEAL DISMISSED. 15TH APRIL 1998.

SPECIAL ORDERS TPO 870/97

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT
LEGAL SERVICES

MEMORANDUM



FROM: Kate Wells
Trainee Solicitor

MY REF: KAW/MM/106/WIN/13
EXT: 6526

TO: Emy Circuit
Planning

YOUR REF:

DATE: 7th February 2002

SECTION 106 AGREEMENT - FOREST LODGE, OLD FOREST ROAD, WINNERSH MILLGATE DEVELOPMENTS LIMITED - PLANNING APPLICATION NO. F/2001/3401

Attached for your information is a copy of a completed S.106 Agreement. I would be grateful if you could now issue the planning consent.

Please note clauses 4.1 and 4.2 require the developer to pay the Council prior to commencement of the development the sums of £10,000 towards improvement of the junction at Reading Road/Old Forest Road and/or sustainable transport initiatives or traffic management schemes, and £3,000 towards community/leisure facilities.

Please do not hesitate to contact me if you have any questions.

Regards.

Kate Wells

Enc.

DATED 5th February 2002

WOKINGHAM DISTRICT COUNCIL

and

MILLGATE DEVELOPMENTS LIMITED

and

NATIONAL WESTMINSTER BANK PLC

A G R E E M E N T

under Section 106 of the Town and Country Planning Act 1990
and Section 111 of the Local Government Act 1972
Forest Lodge, Old Forest Road, Winnersh, Berkshire
Planning Application Number F/2001/3401

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

KAW/106/WIN/13
mm/S106 Agreement - Millgate

THIS AGREEMENT is made the 5th day of February Two thousand and ~~one~~ two BETWEEN WOKINGHAM DISTRICT COUNCIL of Civic Offices Shute End Wokingham Berkshire ("the Council") (1) and MILLGATE DEVELOPMENTS LIMITED whose registered office is at Amberley Place 107-111 Peascod Street Windsor Berkshire (Company No. 2229073) ("the Applicant") (2) and NATIONAL WESTMINSTER BANK PLC of Abbey Gardens 4 Abbey Street Reading Berkshire RG1 3BA ("the Mortgagee")

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 Forest Lodge Old Forest Road Winnersh Berkshire ("the Site")

B. On the 20th day of February Two thousand and one the Applicant made an application for planning permission ("Application No. F/2001/3401") for the erection of ten flats and the demolition of one dwelling known as Forest 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 No. F/2001/3401 and the Applicant has agreed to enter into this Agreement conditionally upon planning permission being granted in respect of Application No. F/2001/3401 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

F. The Mortgagee has a Legal Charge secured on the Site by virtue of a Deed dated 6th November 2001 and has agreed to enter into this Agreement

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 To pay to the Council prior to commencement of the Development the sum of TEN THOUSAND POUNDS (£10,000) index-linked to be used by the Council as a contribution towards improvements at the junction of Reading Road/Old Forest Road and/or local sustainable transport initiatives and/or traffic management schemes

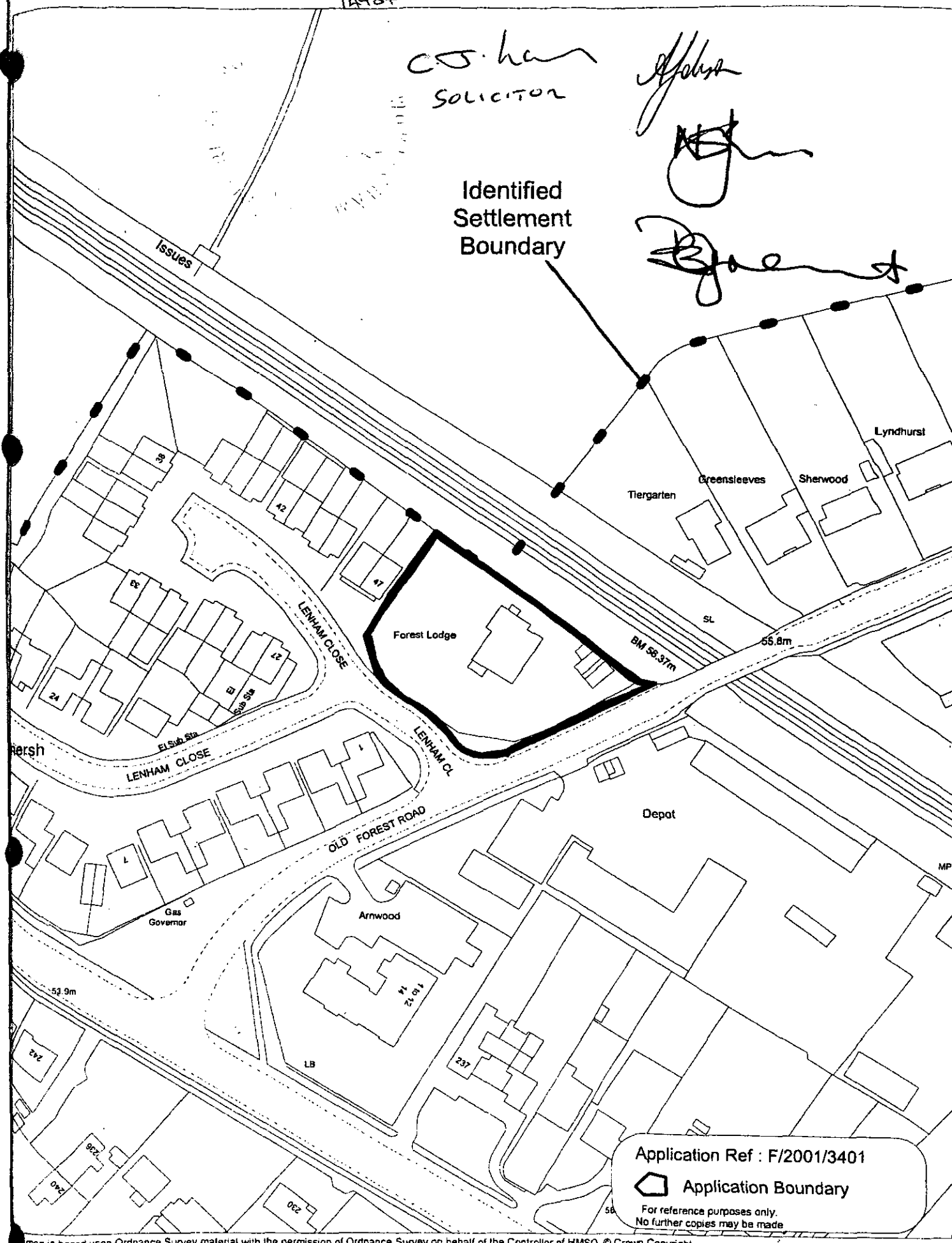
4.2 To pay the Council prior to commencement of the Development the sum of THREE THOUSAND POUNDS (£3,000) index-linked to be used by the Council as a contribution towards community/leisure facilities

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:

14967

C.J. Ham
Solicitor



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Development Control Section, Environmental Services, Wokingham District Council.

Scale: 1 : 1250

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

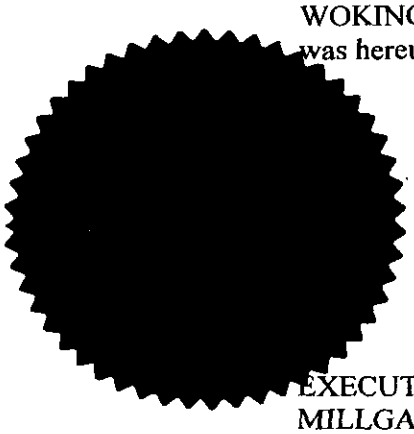
5.6 The Council will effect a cancellation of any entry made in the Local Land Charges Register in regard to this Agreement forthwith after the obligations of the Applicant hereunder have been wholly performed or discharged

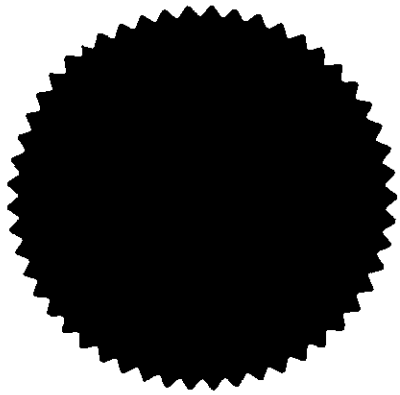
6.0 The Mortgagee hereby covenants in favour of the Council that in the event of the Mortgagee exercising its statutory powers of sale under the said legal charge or any subsequent further or other mortgage or charge on the Site it will observe and perform the covenants in Clause 4

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

14987

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





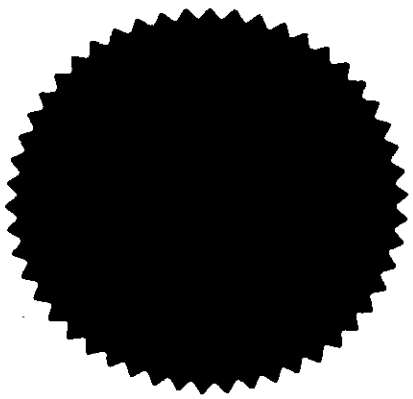
Solicitor

EXECUTED as a Deed by
MILLGATE DEVELOPMENTS
LIMITED acting by:

Director

Director/Secretary

THE COMMON SEAL of
NATIONAL WESTMINSTER BANK PLC
was hereunto affixed in execution
of this Deed in the presence of:



Authorised Sealing Officer

Signed and Delivered as a deed
For and on behalf of
The National Westminster Bank PLC
By a duly authorised Attorney

In the presence of

Witness' Signature-Bank employee

WOKINGHAM DISTRICT COUNCIL

PLANNING SERVICES

M E M O R A N D U M

FROM :	**Mike Thorp** **Development Control**	☎	**6479**
TO :	**Colin Lawley** **Legal**	**DATE :**	**30 August 2001**

Application F/2001/3401
Forest Lodge, Old Forest Road, Winnersh

The above application was approved by Development Control Committee on 22 August 2001, subject to a s106 agreement to secure £10,000 towards improvements at the junction of Reading Road/Old Forest Road and/or local sustainable transport initiatives/traffic management schemes and £3,000 towards community/leisure facilities. Please can you draw up the necessary legal agreement.

If you have any queries or require further information please contact the case officer, Emy Circuit on ext. 6479.

M L Thorp,
Principal Development Control Officer

Applicationo	Name & Address
F/2001/3401	Mrs K Jones 46 Lenham Close Wokingham Berks RG41 1HR
F/2001/3401	Miss P Wilson 29 Lenham Close Winnersh Wokingham RG41 1HR
F/2001/3401	The Owner/ Occupier 22 Lenham Close Winnersh Wokingham RG41 1HR
F/2001/3401	P Martin & J Walsh 41 Lenham Close Winnersh Wokingham RG41 1HR
F/2001/3401	Mrs Elizabeth Smith 39 Lenham Close Winnersh Wokingham RG41 1HR
F/2001/3401	Jean Marchant 32 Lenham Close Winnersh WOKINGHAM Berkshire RG41 1HR
F/2001/3401	Brian Ashcroft 38 Lenham Close Winnersh WOKINGHAM Berkshire RG41 1HR
F/2001/3401	Jamie Mcmahon 40 Lenham Close Winersh WOKINGHAM Berkshire RG41 1HR

	MR Bowering
F/2001/3401	30 Lenham Close Winnersh WOKINGHAM Berkshire RG41 1HR
F/2001/3401	Gayle and Richard Watson 3 Lenham Close Winnersh WOKINGHAM Berkshire RG41 1HR
F/2001/3401	MRS S & G Nelson 19 Lenham Close Winnersh WOKINGHAM Berkshire RG41 1HR
F/2001/3401	MRS G CROCKETT C/o 4 Lenham Close Winnersh Wokingham RG41 1HR
F/2001/3401	Mr TGH & Mrs BV Cooper 4 Lenham Close Winnersh Wokingham RG41 1HR
F/2001/3401	Mr Edan Gaskell 7 Arnwood Old Forrest Road Wokingham Berkshire RG41 1HU
F/2001/3401	Anne Crabbe 8 Lenham Close Winnersh Wokingham RG41 1HR
F/2001/3401	Jean Marchant 32 Lenham Close Winnersh Wokingham Berkshire RG41 1HR

F/2001/3401	Brian Ashcroft 38 Lenham Close Winnersh Wokingham Berkshire RG41 1HR
F/2001/3401	Jamie McMahan 40 Lenham Close Winnersh Wokingham Berkshire RG41 1HR
F/2001/3401	Mr Bowering 30 Lenham Close Winnersh Wokingham Berkshire RG41 1HR
F/2001/3401	Mr J N Rose 47 Lenham Close Wokingham Berkshire RG41 1HR
F/2001/3401	TW & BR Edwards 2 Lenham Close Winnersh Wokingham Berkshire RG41 1HR
F/2001/3401	Rafael Lobato 1 Lenham Close Winnersh Wokingham RG41 1HR
F/2001/3401	Mrs Emma Turton 37 Lenham Close Winnersh Wokingham Berkshire RG41 1HR
F/2001/3401	Mr & Mrs A E Page 23 Lenham Close Winnersh Wokingham Berkshire RG41 1HR

F/2001/3401	Owner/Occupier 14 Lenham Close Winnersh Wokingham Berkshire RG41 1HR
F/2001/3401	Mr & Mrs RG Woodman 35 Lenham Close Winnersh Wokingham RG41 1 HR
F/2001/3401	Mr and Mrs G Nelson 19 Lenham Close Winnersh Wokingham Berkshire RG41 1HR
F/2001/3401	Michael McCarthy Tiergarten Old Forrest Road WOKINGHAM Berkshire RG41 1HY
F/2001/3401	Anthony William Gough 27 Lenham Close Winnersh WOKINGHAM Berkshire RG41 1HR
F/2001/3401	Mr & Mrs McDonald 11 Lenham Close WOKINGHAM Berkshire RG41 1HR
F/2001/3401	G Salathiel 14 Lenham Close Winnersh Wokingham Berkshire RG41 1HR
F/2001/3401	M & J Clark 52 Commons Road WOKINGHAM RG41 1JG

F/2001/3401	Colin Fallon 'Greensleeves' Old Forest Road Winnersh WOKINGHAM Berkshire RG41 1HY
F/2001/3401	Mr & Mrs R A Prior 22 Lenham Close Winnersh WOKINGHAM Berkshire RG41 1HR
F/2001/3401	R A & M P Prior 22 Lenham Close Winnersh WOKINGHAM Berkshire RG41 1HR
F/2001/3401	Miss Pat Wilson 29 Lenham Close WOKINGHAM Berkshire RG41 1HR
F/2001/3401	Mr Edan Gaskell No7 Arnwood Old Forest Road WOKINGHAM Berkshire RG41 1HU
F/2001/3401	T W & B R Edwards 2 Lenham Close Winnersh WOKINGHAM Berkshire RG41 1HR
F/2001/3401	Miss Pat Wilson 29 Lenham Close WOKINGHAM Berkshire RG41 1HR

DEVELOPMENT CONTROL COMMITTEE 22.08.01
MEMBERS UPDATE

FOREST LODGE OLD, FOREST ROAD, WINNERSH.
Application No. F/2001/3401 Pages 567-610.

3 Three letters of objection have been received since the agenda was compiled. The writers do not consider that the revised scheme overcomes their previous concerns and mention that the additional traffic generated will add to existing congestion; that there are enough apartments in the area already; comparison of the exiting and proposed roofline is misleading as the roof of the proposed building would be more bulky than that of the existing house, which has a steeply pitched roof and chimney; the flats would become part of Lenham Close and would not fit in with its character; parking will not be adequate which would result in parking in the street; the consultation period is not over.

The 21 day consultation on the revised scheme ended on the 21 August but the 7 day consultation on the revised parking layout, which was received subsequently, will not end until 23 August. Hence, the recommendation is revised as follows:

Recommendation: to resolve to direct the Head of Planning and Transportation to approve the application under delegated powers, provided that no further objections, which raise new issues, are received on 23 August 2001.

PARKER PLATING, STATION ROAD, EARLEY.
Application No. F/2001/3273 - Pages 611-629.

A further letter of objection has been received from a resident in Station Road, who is concerned about the impact the proposed development will have upon the highway safety of the surrounding area during exceptions times, when trains are terminated at Earley or if emergency vehicles require access to the station and railway lines. The Highways Authority, RailTrack and Royal Berkshire Fire & Rescue Service have all been consulted and have no objection subject to conditions to the proposed development.

CROSFIELDS SCHOOL, SHINFIELD ROAD, SHINFIELD.
Application Number: F/2001/3847 – Pages 654-664.

Neighbour comments on revised scheme:

Since the report has been written 2 neighbours have commented on the revised scheme. These comments reiterate earlier concerns regarding the bulk of the proposed building and the overshadowing impact that this will have especially upon the dwelling, 'The End' on Crosfields Close. Neighbours are also concerned about the impact upon their outlook and the issue of traffic generation and congestion along Crosfields Close.

Additional conditions:

9. No additional windows or similar openings shall be constructed in the side north east elevation of the building hereby permitted.

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. 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

12. Prior to the development being occupied, the applicant shall prepare and submit for approval by the LPA which shall detail measures to increase the amount of travel to and from the school by pupils, parents and staff by means other than the private car. The plan shall be thereafter implemented and permanently maintained.

Reason:
9. To safeguard the residential amenities of occupiers of neighbouring properties.

10,11 &12 In the interests of highway safety

CASTLE END FARM, CASTLE END, RUSCOMBE.
Application Number: F/2001/4166 – Pages 681-692.
Due to an administrative error, page 2 of a previous appeal statement submitted as part of this committee report, has been left out. This page is now attached to the update.

HOMESIDE, CRAZIES HILL, WARGRAVE.
Application Number: F/2001/3945 – Pages 705-711.
Wargrave Parish Council: The parish council supports this application as there is a genuine need for this property to be upgraded. The complimentary design will improve the appearance of the property and will be in keeping with the locality.

LENHAM, CRAIZES HILL, WARGRAVE.
Application Number: F/2001/3946 – Pages 712-718.

Wargrave Parish Council: The parish council supports this application as there is a genuine need for this property to be upgraded. The complimentary design will improve the appearance of the property and will be in keeping with the locality.

F/2001/4166 - Castle End Farm, Castle End, Ruscombe.

4. The proposed new tower is intended to take the place of the telecommunications installation at MSF Mill, the site of which is to be redeveloped. It is not disputed that a replacement installation is required to enable the appellants to maintain their telecommunications service to the area in accordance with the terms of their operating licence. That leads me to the conclusion that there is a need for the facility to be provided somewhere in the general area.

5. Since the surrounding area forms part of the Metropolitan Green Belt it appears that the siting of the proposed tower is of necessity in the Green Belt. While telecommunication installations do not fall within any of the categories of development identified in PPG2 as appropriate in the Green Belt the special needs of telecommunications development are set out in PPG8 and this is recognised in Policy 16 of the Green Belt Local Plan.

6. Since there is clearly conflict between the proposal and environmental objectives it is necessary to consider the proposal with regard to the criteria for the assessment of proposals for telecommunications development set out in Policy TC1 which I find it convenient to address in reverse order.

(i) It is not disputed that there are no other high buildings in the area where antennae could be erected to obviate the need for a tower.

(ii) The possibility of sharing facilities on the site of the railway mast adjacent to the railway line south east of Castle End Farm was suggested. I accept the appellants submission that this would not provide the required replacement coverage even if the mast was substantially increased in height and consequential reconfiguration of the network could lead to a requirement for an additional mast elsewhere. The railway mast is on lower ground than the appeal site but in my opinion it is more exposed to view than the Castle End Farm site.

(iii) A number of alternative sites have been examined. However for technical and/or environmental reasons the alternative sites have been rejected as less suitable than the appeal site.

(iv) Castle End Farm occupies an elevated position and the upper part of the tower would be visible over a wide area. However the compound is sited well off the road, well screened from houses fronting Castle End Road to the west, by farm buildings and an area of tall dense trees. From the south, the compound and lower part of the tower would be screened by farm buildings, while from the north and east, they would be backgrounded against buildings and trees.

7. The existing temporary tower a short distance to the south east is clearly visible over a wide area. This reinforces my view that a 25 m high tower on the appeal site would inevitably have an adverse visual impact over a wide area of countryside in the Green Belt. However, most views from public vantage points are from a distance, and the compound and lower part of the tower would be screened or backgrounded by buildings and trees, all of which would contribute to reducing their visual impact.

DEVELOPMENT CONTROL COMMITTEE 20.6.2001
MEMBERS UPDATE

FOREST LODGE, OLD FOREST ROAD, WINNERSH
Application No. F/2001/3401- Pages 4-30

Letters of representation: Since writing of the committee report 2 additional letters of representation have been received. With the exception of the first point relating to whether there has been enough time for Members to view the site, no new issues have been raised. The objections can be summarised as follows:

- has there been enough time for appropriate number of Members to view the site in this post-election period
- impact on character of area
- loss of trees
- height of building
- traffic generation
- lack of parking
- inadequate sewage infrastructure
- construction works until 19.00 hours is inappropriate

RURALCRAFTS, READING ROAD, WINNERSH
Application No. F/2001/3517- Pages 31-45

The following amendments to conditions are proposed:

Condition 14: At the end of line one after "the" insert "existing and". Therefore condition 14 would now read as follows:

Development shall not commence until full details of the scheme to protect the existing and proposed dwellings from noise from the adjacent A1 use has been submitted and approved by the Local Planning Authority. Any works that form part of the scheme approved by the Authority shall be completed before any permitted dwelling is occupied unless the Authority agrees an alternative in writing.

Condition 20: Delete and replace with :

Upon the implementation of this consent any access from the site on to Melbourne Avenue shall be permanently closed and there shall be no pedestrian or vehicular access between the site and Melbourne Avenue thereafter.

Additional condition: Condition 26:

Access for construction traffic for both the residential and retail development shall be from Reading Road only.

Reason :

In the interests of residential amenity.

WHITE LODGE, THE RIDGES, FINCHAMPSTEAD
Application No. F/2000/2818 - Pages 61-68

Letter received from the National Trust stating there are no known objections to the application from any members of their Committee.

LAND ADJOINING GRANGE LODGE, CUTBUSH LANE, SHINFIELD
Application No. F/2001 3767 – Pages 83-97

1. A second petition has been received, bringing the total number of signatures to 285. Also a third petition has been received, but asks for the names and addresses not to be made public.
2. Highway Officer advises no objection to the additional plan showing visibility splays.

LAND AT HOLSWORTHY CLOSE/TOSELAND WAY, LOWER EARLEY
Application No. F/2001/3733- Pages 143-152

A copy of a petition containing 15 signatures objecting to the application and a letter from the Waste & Recycling Manager at WDC are attached.

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 20 JUNE 2001 FROM 7.00 PM TO 10.10 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr SR Conway, Mr RH Cundy, Mr TP Dredge, Mr JL Earnshaw, Mrs MA Long, Mrs M Robertson, Mr ND Rose and Mr AJ Ross.

Also present under Standing Order 39:- Mrs P Bray, Mrs ANMC Drake, Mrs D King, Mrs T Marinos and Mrs C Smith.

PART I

4. MINUTES

The Minutes of the meeting of the Committee held on 18 June 2001 were confirmed as a correct record and signed by the Chairman.

5. ORDER OF BUSINESS

With the agreement of Committee it was;

RESOLVED: That the order of business detailed on the agenda be varied to enable those items for which Members of the public had attended to be considered first.

In explaining, the report, the Head of Planning and Transportation informed Members that since the dispatch of the Agenda, a further two letters of objection had been received.

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

Mrs. P Bray, a local Member attended the meeting and spoke against the proposal. In discussing the proposal, Members commented on the ridge height of the proposed development, massing, footprint and parking issues.

They also commented on the effect of the proposed development on the local street scene and local amenity.

RESOLVED: That Application No: 2001/3401, be deferred to enable further negotiation with the applicant regarding the effect of the proposal on the street scene and parking arrangements.

9. APPLICATION NO: 2001/3401, ERECTION OF A BLOCK OF TEN FLATS WITH NEW ACCESS FROM LENHAM CLOSE. DEMOLITION OF EXISITING DWELLING, FOREST LODGE OLD FOREST ROAD WINNERSH, FOR MILLGATE HOMES

The Committee considered a report about this application set out on Agenda pages 4 to 30.

Members were reminded that consideration of the above application had been deferred at the Committee meeting of 23 May 2001, to enable a site visit to be undertaken.

Application No. **Received** **Winnersh**
F/2001/3401 **20/02/01**

Applicant: **Millgate Homes**
Location : **Forest Lodge, Old Forest Road, Winnersh**
Proposal : **Erection of a block of ten flats with new access from Lenham Close. Demolition of existing dwelling.**

1. **Planning History** – The application was considered by the Development Control Committee at their meeting on 23 May 2001 and was deferred for a Members' site visit. The was scheduled to take place on 15 June 2001. Any issues arising as a result of the site visit will be reported verbally at committee.

2. **Consultations** – Since the previous committee meeting, one local resident has written to confirm that the amendments to the scheme and proposed s106 contributions to not address their basic concerns regarding the proposal.

3. **Recommendation** - GRANT planning permission subject to a s106 agreement to secure £10,000 towards improvements at the junction of Reading Road/Old Forest Road and/or local sustainable transport initiatives/traffic management schemes and £3,000 towards community/leisure facilities and the conditions set out in the attached report.

Application No. F/2001/3401 | **Received** 20/02/01 | **Winnersh**

Applicant: Millgate Homes
Location : Forest Lodge, Old Forest Road, Winnersh
Proposal : Erection of a block of ten flats with new access from Lenham Close. Demolition of existing dwelling.

1. **Planning History** – Forest Lodge is a substantial dwelling, located on a 0.22 hectare site at the junction of Old Forest Road and Lenham Close. The railway runs immediately to the north-east of the site and Reading Road is approximately 110 metres to the south-west. The area has a predominantly residential character, although there are a depot and a sports field on the opposite side of Old Forest Road. The site falls within the Identified Settlement of Wokingham but is in the parish of Winnersh. The area to the north is outside the settlement boundary and forms part of the Green Gap between Wokingham and Winnersh.

   Consent for the erection of a detached dwelling on land at the rear of Forest Lodge was refused in 1968 but in 1996 permission was granted for two semi-detached dwellings (now 46 & 47 Lenham Close).

2. **Proposal** – The proposal is for the demolition of the existing two-storey, detached dwelling and erection of a three-storey building to form ten flats: eight with two-bedrooms and two with three bedrooms. The existing access onto Old Forest Road would be closed and a new access provided from Lenham Close.

   The application is before the Development Control Committee because it is a major proposal involving a gross gain of ten dwellings.

3. **Consultations** -
   - ***Highway Officer*** – no objection, subject to a s106 contribution of £10,000, towards improvements at the junction of Reading Road/Old Forest Road and /or local sustainable transport initiatives/traffic management schemes and conditions
   - ***Arboricultural/Landscape Officers*** – subject to conditions, the proposals are acceptable in relation to trees
   - ***Environmental Health Officer*** – no objection subject to adequate noise attenuation measures, recommends conditions relating to this and hours of construction.
   - ***Railtrack*** – no objection in principle to the proposal
   - ***Thames Valley Police, Crime Prevention Design Advisor*** – no objection to the principle of residential development as proposed
   - ***Winnersh Parish Council*** - commented that the impact of increased traffic in this location should be taken into account. No additional comments on additional/revised plans.
   - ***Wokingham Town Council*** (adjoining parish) – no objection but suggest that a contribution should be made towards improvement of the Reading Road/Old Forest Road junction and that a 1.8 metre fence along the Old Forest Road boundary could be intrusive.
   - ***Local residents*** – 30 letters of objection were received from 27 households and five further letters, from four of these households, were received in

response to the revised plans, which were not considered to resolve previous concerns.

The most commonly raised concerns relate to highway issues:

- there is an existing congestion problem, which would be exacerbated – access from Old Forest Road to Reading Road is difficult, particularly at peak times
- the proposed parking is not adequate/does not meet Council standards, which would exacerbate the existing on street parking problem and resulting highway hazard, particularly close to the junction with Old Forest Road – many properties in Lenham Close only have one off-street space and residents from Arnwood also park in the road; the site is en route for pupils at Emmbrook schools.
- the location of the access would reduce the area available for on-street parking
- the proposed access would be hazardous due to the proximity to the fork in Lenham Close.

The character and amenities of the area were also frequently raised:

- the existing house and garden are attractive and add to the character of the area
- the size and style of the proposal are out of character and would be dominant/an eyesore.
- there are concerns regarding removal of/damage to existing trees and screening of the site
- the proposal would result in loss of privacy to Tiergarten, Old Forest Road and 46 & 47 Lenham Close and overshadowing of No 47

Other matters raised were:

- population density would increase
- there are already enough dwellings being constructed the area
- the existing dwelling should be retained to maintain an appropriate mix of flats and houses
- it would be preferable to retain access from Old Forest Road
- if approved a roundabout should be installed at the Reading Road/Old Forest Road junction
- the bin store would attract vermin
- existing problems with drainage – foul and surface water- would be exacerbated – Thames Water are due to replace the water main in April
- queuing traffic in Reading Road/Old Forest Road causes noise and air pollution
- there is an existing problem with noise from the M4 – measures would be taken to ameliorate disturbance to the new residents but nothing has been done regarding existing residents
- PD rights for 'for sale' boards should be removed
- the construction work would cause disturbance
- the proposal would result in additional traffic using residential roads in Emmbrook as a by-pass to the town
- the proposal would devalue existing properties (*officer comment* – not a planning matter)
- development would provide grounds for reassessment of Council Tax bands (*officer comment* – not a planning matter)
-

4. **Appraisal** – The main issues are:

   A. The principle of development (policies EN1 of the Berkshire Structure Plan, LTV1 of the Loddon Area Local Plan and WOS1 and WOS2 of the Wokingham District Local Plan Deposit Draft)
   B. Housing mix (PPG3, policies H9 of the Berkshire Structure Plan , LH8 of the Loddon Area Local Plan and WH6 of the Wokingham District Local Plan Deposit Draft)
   C. The impact on the character of the area (policies EN1 of the Berkshire Structure Plan,LBE1 and LBE2 of the Loddon Area Local Plan and WOS3 and WBE1 of the Wokingham District Local Plan Deposit Draft)
   D. The impact on the residential amenity of neighbouring dwellings and future residents(policies LBE1 and LBE2 of the Loddon Area Local Plan and WOS3 and WBE1 of the Wokingham District Local Plan Deposit Draft)
   E. Highway issues
   F. Service, amenities and infrastructure
   G. Issues raised by the Parish Councils
   H. Issues raised by local residents

A. The principle of development

The proposal is for redevelopment of a site within the Identified Settlement and, as such, is acceptable in principle, subject to the impact on the character and amenities of the area, highway issues and other development plan policies.

B. Housing mix

The development would comprise of eight two-bedroom and two three-bedroom flats and, which would contribute towards meeting local need for smaller dwellings.

C. The impact on the character of the area

Dwellings in Old Forest Road and nearby on Reading Road are of a variety of ages and styles, whereas the houses in Lenham Close are more homogeneous and are located on smaller plots. Forest Lodge is a substantial detached dwelling on a spacious plot and relates to development on Old Forest Road, rather than Lenham Close, which it pre-dates.

The proposal, for the replacement of a single dwelling with ten flats, would result in a considerable increase in the intensity of use and the scale of development on the site. However, it would remain a large detached residential property within mature gardens. There are existing flat developments in the area, Arnwood, on the Old Forest Road/Reading Road junction being the nearest, and it is not considered that flats would be out of place, given the varied character of residential development in the area.

The footprint of the building would be increased and also its height. The proposed building would extend nine to eleven metres further to the west than the existing house but it would remain at least thirteen metres from the western, southern and eastern boundaries and would be separated from dwellings to the north by the railway. Sufficient space would remain around

the building to accommodate the necessary parking and adequate amenity space.

Compared to the existing building, which has a ridge height of over seven metres, the proposed flats would have a maximum height of nine metres. The proposal is designed as a two-and-a-half storey building with a crown pitched roof and dormer and velux windows to the second-floor accommodation, which would prevent the height and bulk of the building appearing too great. Given the wide variety of house types in the surrounding area, it is considered that the design is acceptable and that the siting and design of the proposal would enable the development to retaining a reasonably spacious appearance, in keeping with the surroundings.

There are a number of trees on the site, concentrated around the boundaries, and these make a positive contribution to the character of the area and partially screen the site. A tree survey has been provided and this accurately identifies the best trees. The majority are to be retained but three of the twenty-five are in a poor condition and should be removed. One of the trees identified as in poor condition has since fallen. The proposed building would be located fairly centrally and would be sufficiently far from the trees to have a significant impact upon them. In addition, much of the western part of the site, where parking provision would be concentrated, is already hard surfaced. Subject to adequate protection during construction and appropriate methods of construction of hardstanding the Arboricultural Officer has indicated that these trees could be successfully retained.

D. <u>The impact on the residential amenity of neighbouring dwellings and future residents</u>

The greatest potential impact would be on 47 Lenham Close. Forest Lodge is about 24 metres from the boundary with this property, whereas the proposed flats would be a minimum of 13.8 metres away. In addition to two bathrooms and a WC, No 47 has a living room window in the south-east, side elevation. This is not the only window to the room but it is a deep room and the other window is in the rear elevation of the property, so the side window is an important source of light, although only one metre from the boundary fence. The distance between the two-buildings would be sufficient to prevent the proposal causing an unacceptable reduction in daylight to the windows in the side elevation of No 47 or being overbearing. Of the first and second-floor windows in the north-west elevation, those closest to the boundary of the would be high level windows, with a lower sill height of 1.8 metres, while the larger bedroom and kitchen windows would be 22.6 metres and 29 metres from the boundary respectively. Hence, it is not considered that an unacceptable level of overlooking would arise.

The proposed building would be a similar distance from the Lenham Road boundary to the existing dwelling and over 25 metres from the flank of No 1 and the flank/front of 27 Lenham Close, while the railway forms a 27 metre separation between the boundaries of Forest Lodge and Tiergarten (a bungalow). It is considered that these distances, combined with the retained screening, would be sufficient to prevent the proposal, including the addition of second-storey accommodation, having an unacceptable impact on these neighbours.

The site is affected by noise from the railway and the M4 Motorway. On the basis of the acoustic report provided by the applicant, the Environmental Health Officer is satisfied that adequate noise attenuation measures can be installed to ensure a satisfactory level of amenity for future residents.

E. Highway issues

Closure of the existing access onto Old Forest Road and provision of a new one from Lenham Close is proposed. Due to the proximity of the existing access to the Lenham Close/Old Forest Road junction and the traffic light control for the narrow railway bridge, increased use of this access would not be considered acceptable, on grounds of highway safety, whereas the proposed access would be onto a residential road and permit use of the purpose designed junction with the busier Old Forest Road.

Where parking spaces are not allocated, the Council's maximum standard is 1.75 spaces per dwelling, for dwellings with up to three bedrooms. On this basis, up to provide 18 spaces could be required and the proposal would provide 16 spaces, which is close to this maximum standard.

Subject to a s106 agreement to secure financial contributions towards improvements at the junction of Reading Road/ Old Forest Road and/or local sustainable transport initiatives/traffic management schemes and conditions, there is no highway objection to the proposal.

F. Service, amenities and infrastructure

Development plan policies and supplementary planing guidance require proposals to have regard to existing services amenities and infrastructure. Provision of additional facilities or contributions need to be as a consequence of the development and directly related to it. In this instance, in addition to the highway issues, dealt with in E above, a contribution of £3,000, towards enhancement of off-site open space facilities in the local area is sought.

The applicant has indicated verbally that the contributions sought are acceptable to them and written confirmation is awaited.

G. Issues raised by the Parish Councils

Highway issues have been considered at E above.

The existing boundary fences are of a similar height to those proposed and are not considered unacceptably prominent in this location.

H. Issues raised by local residents

Concerns relating to highway issues and the character and amenities of the surrounding area have been noted. The highway impact of the proposals, including traffic generation, parking provision and the location of the access are considered acceptable, providing a contribution is made towards highway initiatives. In terms of the effect on the character and amenities of the area, replacement of a single large dwelling with flats, the scale and appearance of the proposal and the impact on the residential amenity of neighbouring dwellings are considered acceptable. The majority of trees on the site are to be retained and details of protection measures are to be submitted. These issues are addressed in more detail in C, A and B above. A condition is

proposed to prevent undue disturbance during construction. Since, the development would not contribute to the existing noise disturbance experienced in the vicinity and measures will be incorporated to protect future residents, it would not be reasonable to expect contributions towards offsite noise amelioration measures. Restriction of deemed consent for 'for sale' boards would not be reasonable. Provision of drainage infrastructure is not a planning consideration. A condition requiring submission of waste storage arrangements is proposed.

5. **Conclusion** – The character of a development of flats would be different to that of a single dwelling but, given the varied residential character of the surrounding area it is not considered that this would be unacceptable and approval is recommended.

6. **Recommendation** – GRANT planning permission subject to a s106 agreement to secure £10,000 towards improvements at the junction of Reading Road/Old Forest Road and/or local sustainable transport initiatives/traffic management schemes and £3,000 towards community/leisure facilities and the following conditions:

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. 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 treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.
4. Development shall not begin until a scheme for protecting the proposed dwellings and gardens/private amenity open space from noise and vibration from the road and railway has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the approved scheme shall be completed before any dwelling hereby approved is occupied. The scheme shall be implemented as approved and retained and maintained for the duration of the use.
5. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays
6. Details for the storage of waste on the premises shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, and the approved provision shall be made prior to the commencement of the use hereby approved, and be retained permanently thereafter.
7. The en suite bathroom window in the north-west elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.
8. 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.
9. 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.

10. 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.

11. Before any other part of the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number MH-OFL-P5/2/A. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

12. 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.

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

14. Notwithstanding the plans submitted, the access shall have a minimum width of 5 metres and kerb radii of 6 metres.

15. The existing vehicular access to the site shall be stopped up and abandoned, and footway and/or verge crossings shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

16. The flats shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

17. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of eight metres measured from the carriageway edge.

18. No residential unit shall be occupied until secure cycle parking has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

19. 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.

20. 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.

21. 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.

22. 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.

23. 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 fences, gates, walls or other means of enclosure shall be erected within the curtilage of the flats hereby approved. This condition shall not be construed as prohibiting the erection of any means of enclosure shown on the approved drawings, or its replacement in the same location to the same or lower height as originally approved.

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 ensure that the occupants do not suffer from unacceptable high noise levels within the proposed dwellings and garden areas.
5. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
6. To ensure that satisfactory provision is made, in the interests of amenity.
7. To safeguard the residential amenities of the occupiers of neighbouring properties.
8. To safeguard visual amenities.
9. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
10. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
11. In the interests of highway safety and convenience.
12. To prevent queuing and parking off site, in the interests of highway safety and convenience.

13, 14, 15, 16 In the interests of highway safety and convenience.

17. To avoid spillage of loose material onto the carriageway and in the interests of road safety.
18. In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel.

19 & 20. 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.

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

23. To safeguard the visual amenities of neighbouring residents and the locality.

INFORMATIVES

1. Reference should be made to the legal agreement under Section 106 of the Town and Country Planning Act 1990 the contents of which relate to this approval.
2. This permission relates to the application as amended with revised drawing number MH-OFL-P52/A submitted to the Local Planning Authority on 02/04/01 showing provision of an additional parking space (16 spaces), enlarged visibility splays and details of the junction with Lenham Close and does not approve the proposals as originally submitted.
3. The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section of the Planning Department be contacted for further advice.
4. The applicant is reminded that this permission relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the

applicant should contact the Building Control Section of the District Council's Planning Department.

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

6. You are advised to contact Railtrack (Outdoor Party Engineer (West), Railtrack Southern, CP2-2-H, Waterloo Station, London SE1 8SW) to ensure that adequate steps are taken to ensure the integrity of Railtrack's infrastructure and the safety of operational railway at all times.

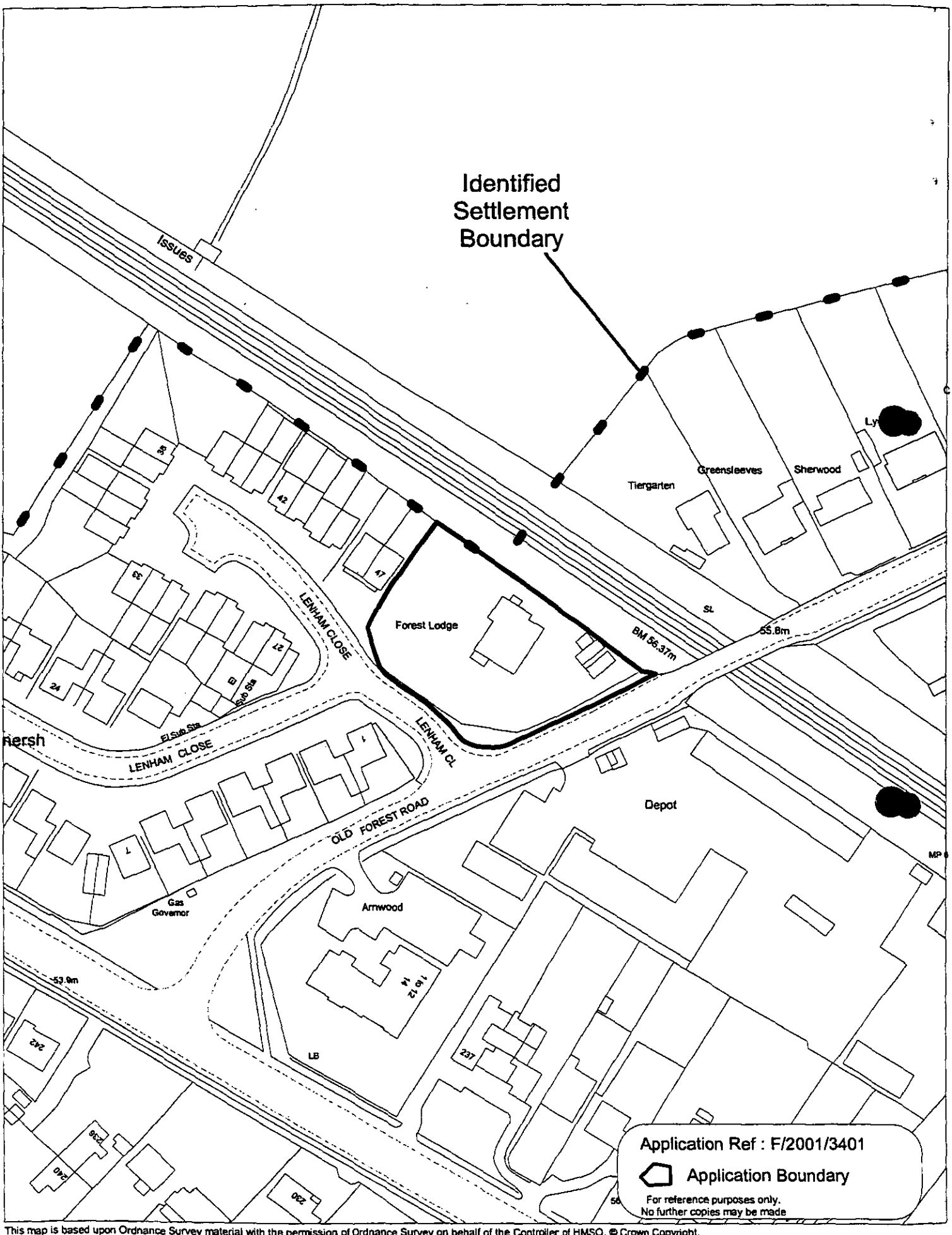
7. You are advised, in compliance with *The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000,* that the following policies and/or proposals in the development plan are relevant to this decision:

   Berkshire Structure Plan policies EN1, H9, LD6

   Loddon Area Local Plan policies LTV1, LBE1, LBE2, LBE5, LBE8, LBE9, LH1,

   Deposit Draft Wokingham District Local Plan policies WOS1, WOS2, WOS3, WOS4, WOS5. WOS7, WBE1, WBE10, WBE11, WH1 WH6, WR7, WT7

Emy Circuit



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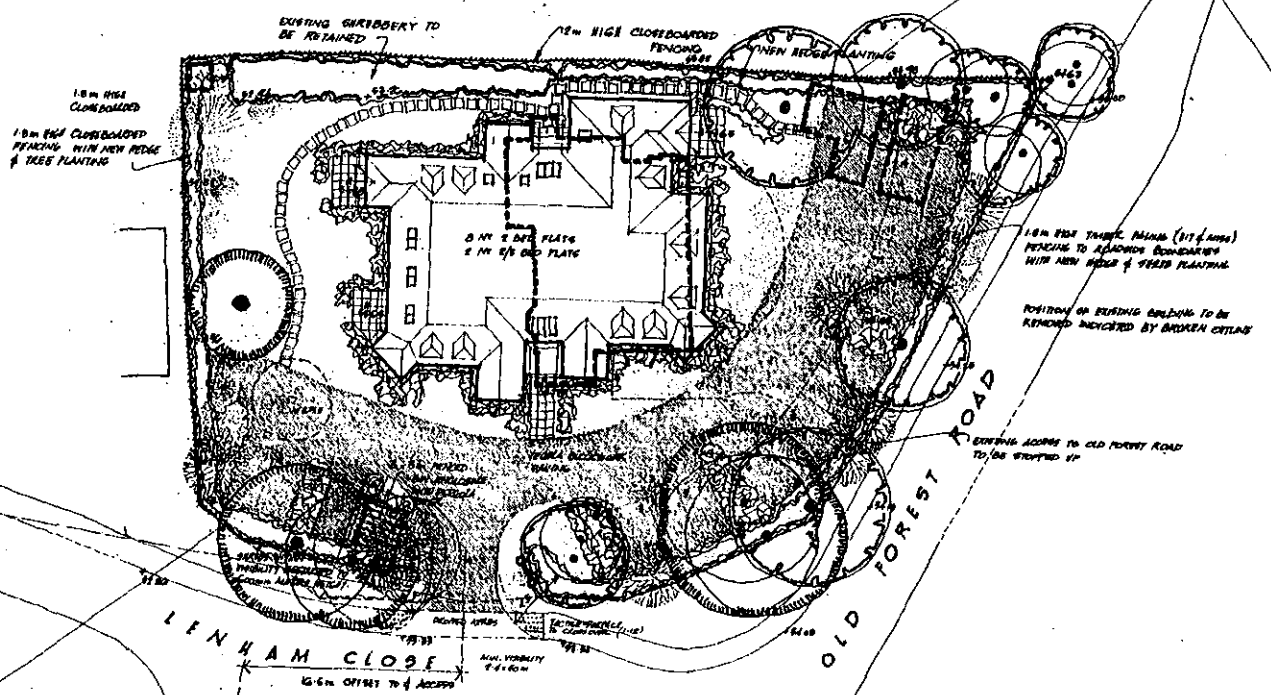
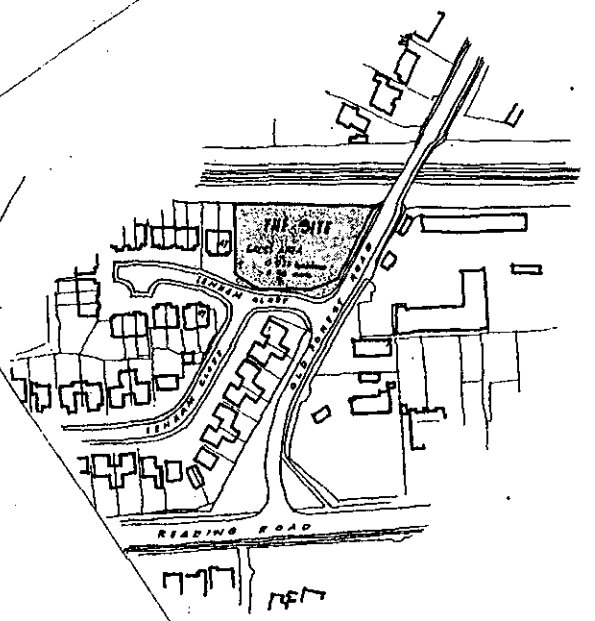
Development Control Section, Environmental Services, Wokingham District Council.

Scale: 1 : 1250



SITE LAYOUT PLAN
SCALE 1:200



LOCATION PLAN SCALE 1:1250

AMENDMENT A
1. ADDITIONAL PARKING SPACE PROVIDED (1G)
2. VISIBILITY LINES AMENDED TO NORTH-WEST TO 90M 2.4 x 60m.
3. TACTILE SURFACE TO PEDESTRIAN CROSSING INDICATED.

PROPOSED REDEVELOPMENT AT FOREST LODGE, OLD FOREST ROAD, WOKINGHAM.

FOR MILLGATE HOMES

JANUARY 2001

DRAWING NUMBER
MH · OFL · P5/2/A

Peter Sensky Associates
CHARTERED ARCHITECT & PLANNING CONSULTANTS
114 PINNER ROAD
NORTHWOOD
MIDDLESEX HA6 1BS
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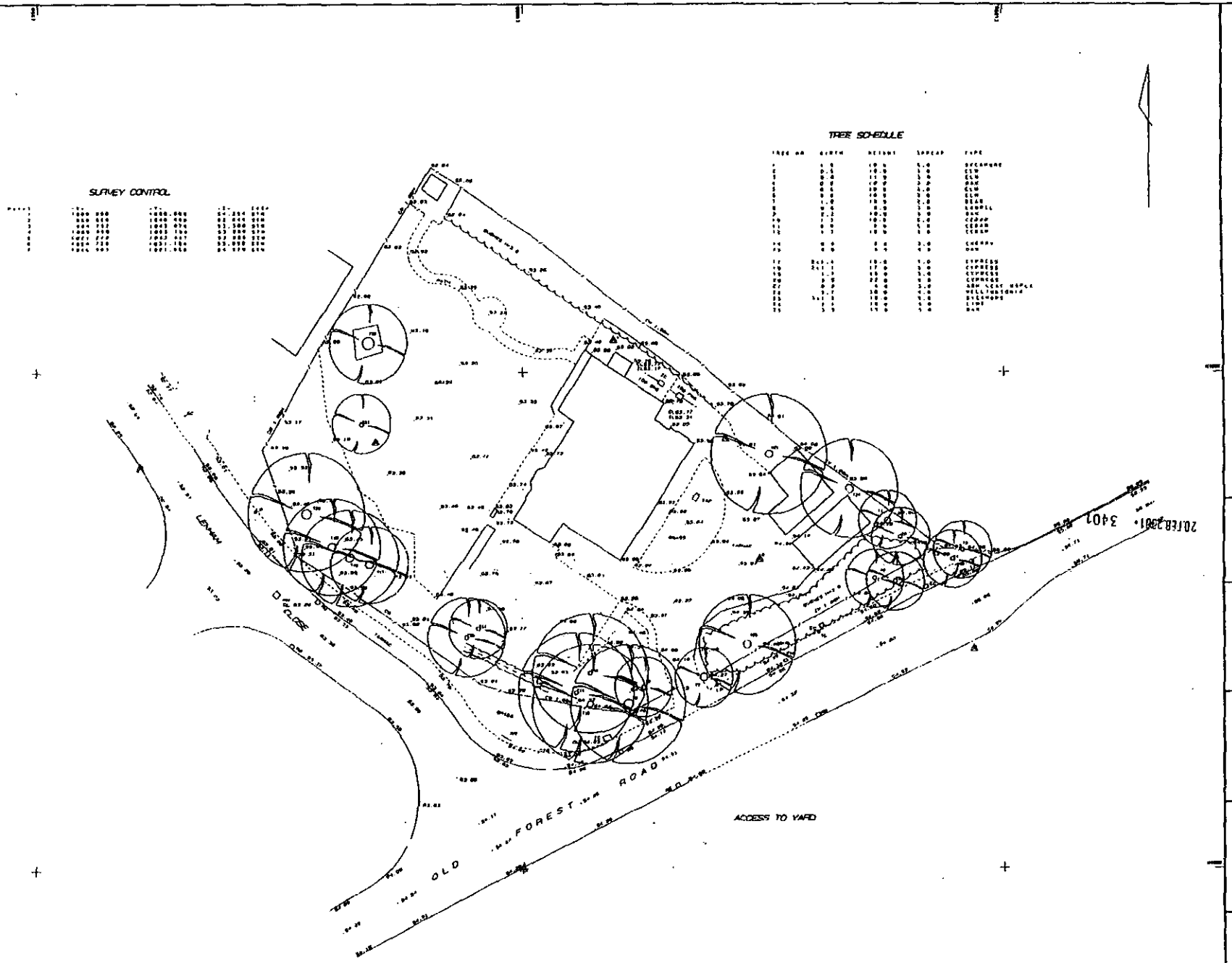


SURVEYED BY
GROUND SURVEYS
1 HIGH STREET
MAIDENHEAD
BERKS. SL6 1JN
TEL: 01628 629060
FAX: 01628 629060

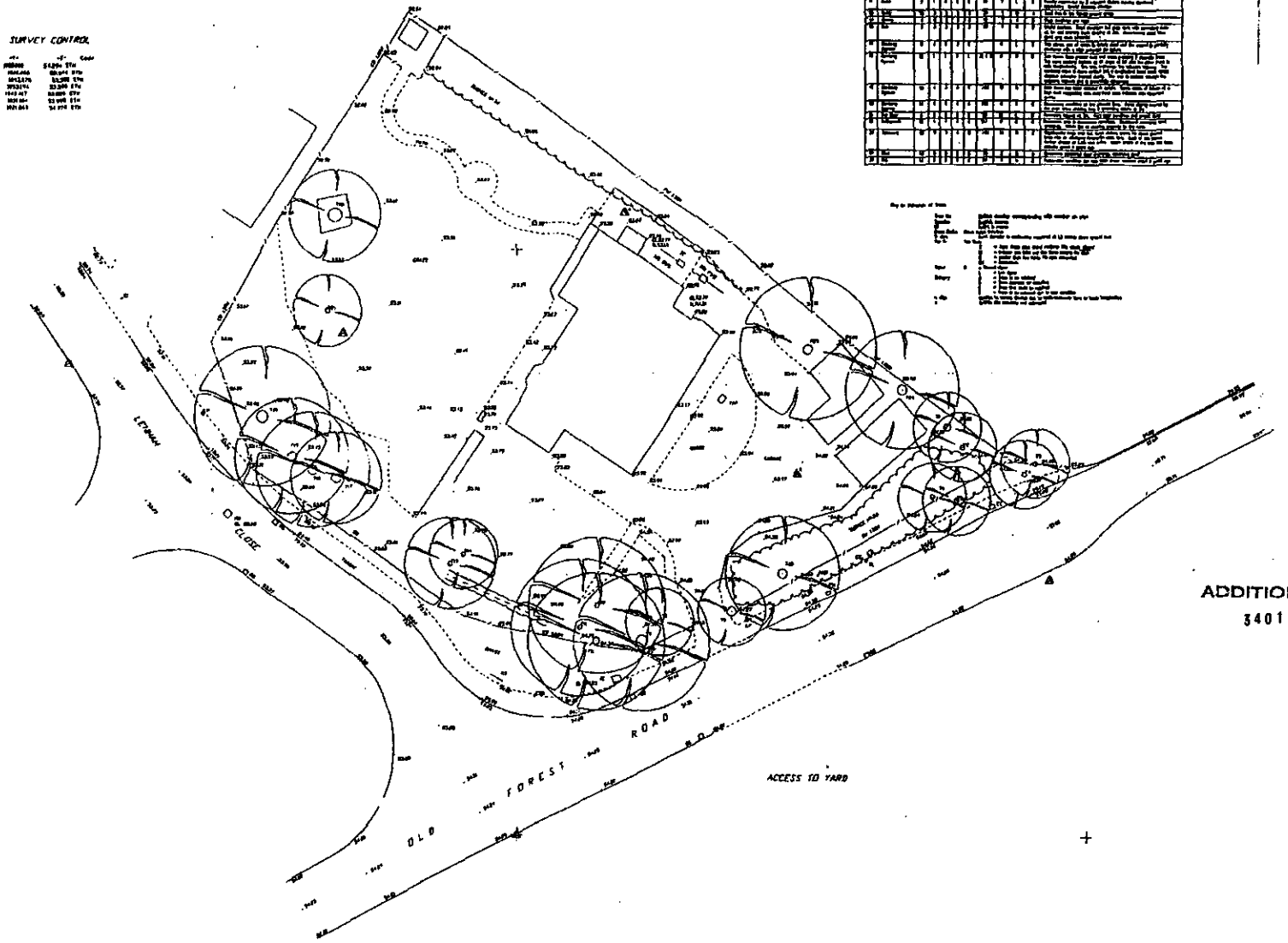
CLIENT
MILLGATE HOMES

SITE
OLD FOREST LODGE
WOKINGHAM

TITLE
SITE SURVEY

DATE	OCT 00
SCALE	1 / 200
DWG. NO.	1998 / 01

18



ADDITIONAL PLAN

3401

22 FEB 2001

Client: Millgate Homes Limited

Project: Forest Lodge
Old Forest Road, Wokingham

Title: Arboricultural Plan

Status: For Information

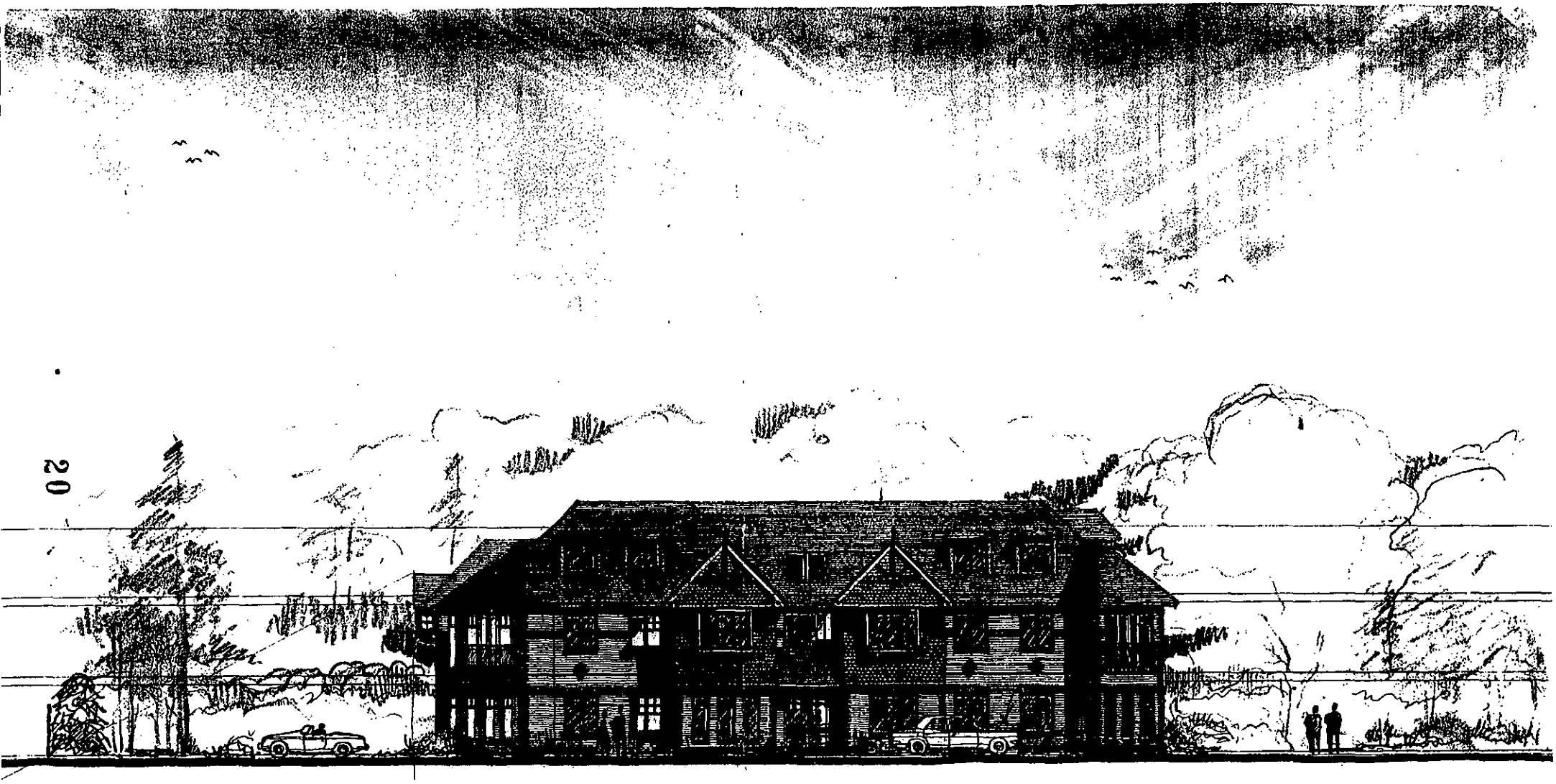
Scale: 1:200 Date: Jan 2001

Drawn: JK Survey:

Dwg no: 3871/01/A

IAN KEEN LIMITED

19



20

SOUTH WEST ELEVATION

ROPOSED REDEVELOPMENT
FOREST LODGE, ~~OLD FOREST ROAD~~
OKINGHAM.

MILLGATE HOMES

20 FEB 2001 3401

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MIDDLESEX HA6 1BS
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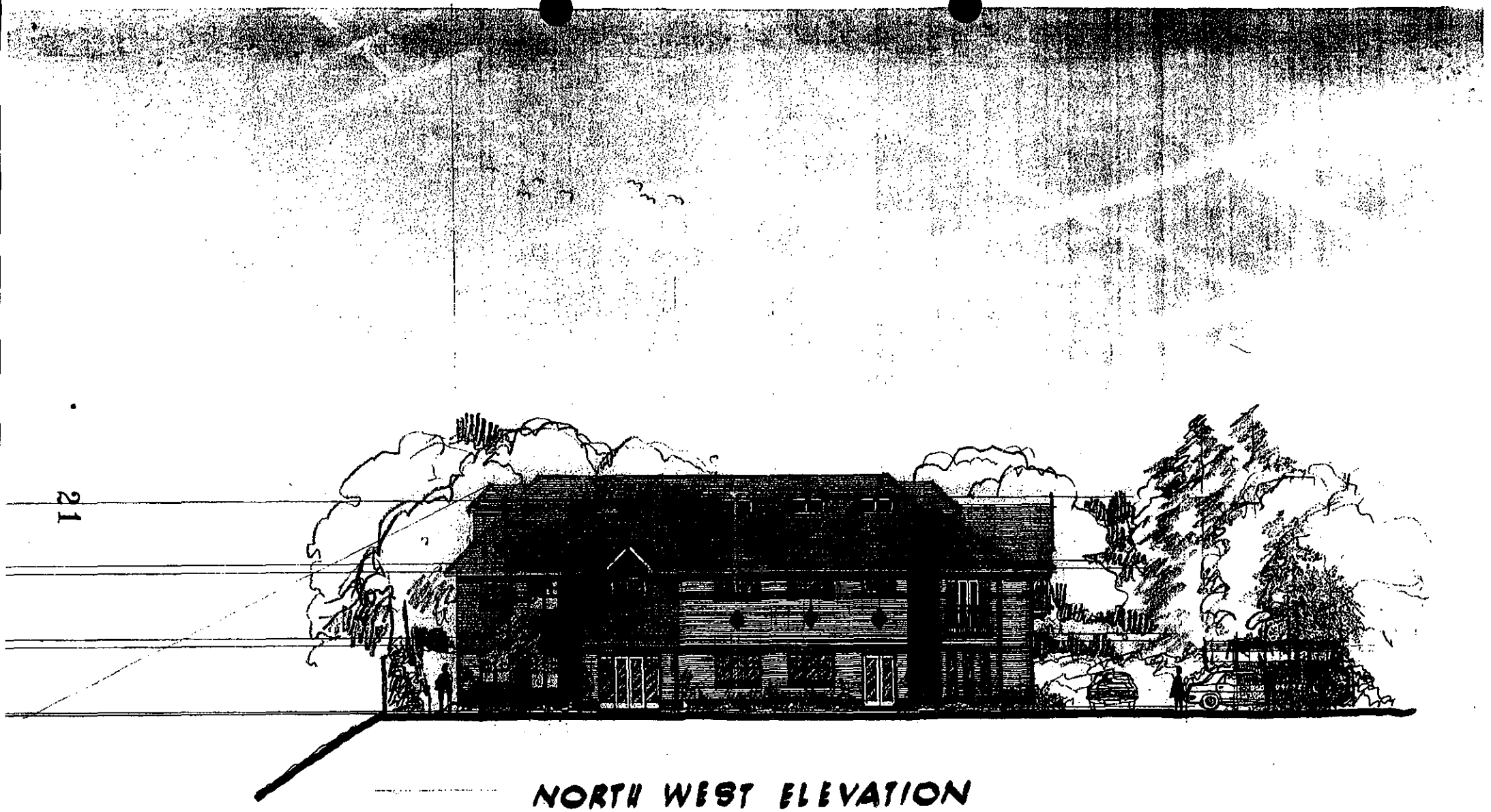
Scale : 1 : 100
Date : JAN. 2001
Drawing Number : MH-OFL-P9



NORTH WEST ELEVATION

21

PROPOSED REDEVELOPMENT
AT FOREST LODGE, OLD FOREST ROAD,
WOKINGHAM.

FOR MILLGATE HOMES

20 FEB 2001 5401

Peter Sensky Associates
CHARTERED ARCHITECT & PLANNING CONSULTANTS

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NORTHWOOD
MIDDLESEX HA6 1BS

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Scale : 1 : 100

Date : JAN. 2001

Drawing Number :
MIL-OFL - P10

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NORTH EAST ELEVATION

PROPOSED REDEVELOPMENT
AT FOREST LODGE, OLD FOREST ROAD,
WOKINGHAM.

FOR MILLGATE HOMES

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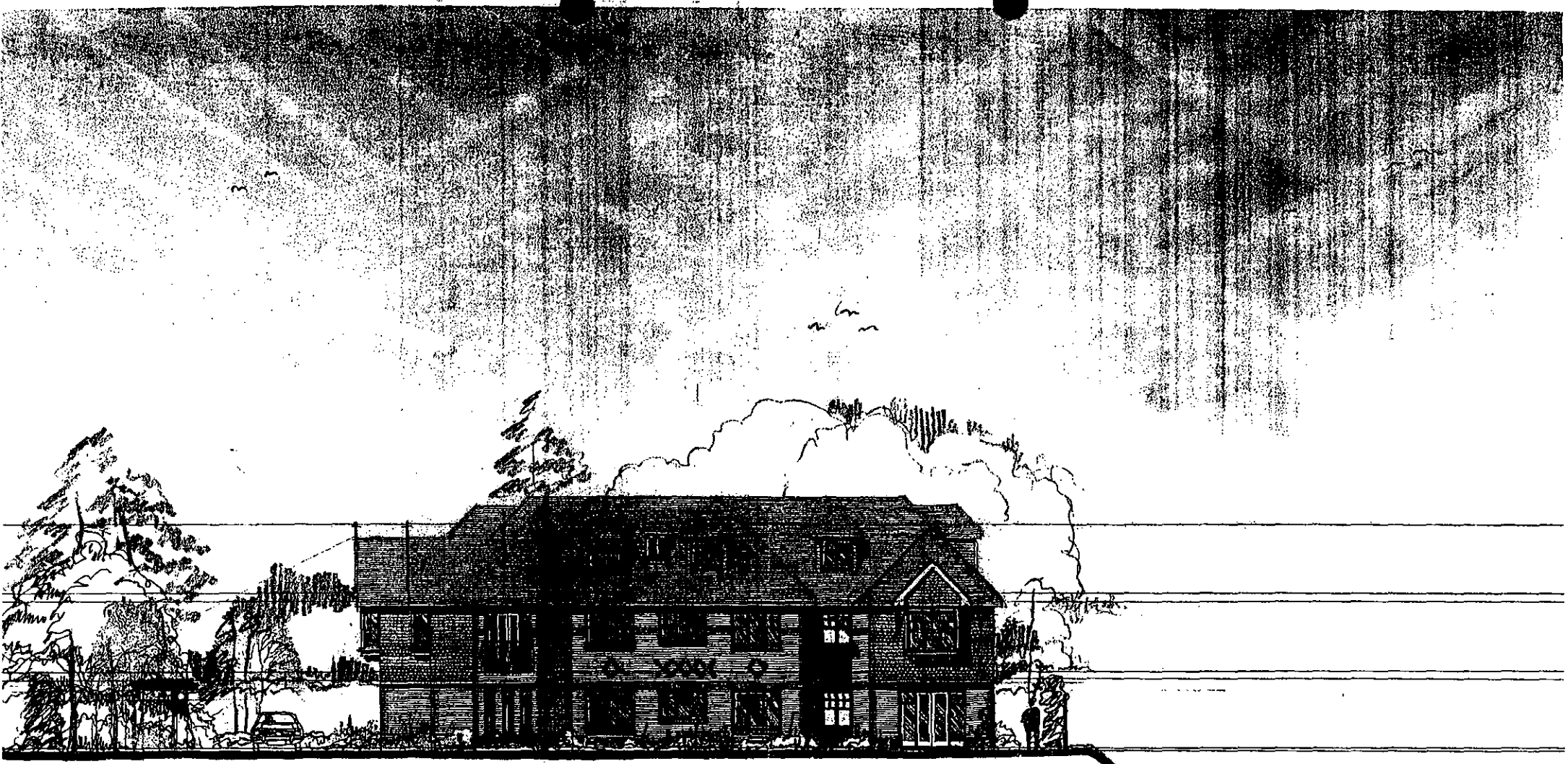
Date : JAN. 2001
Drawing Number :
MR-OFL-P11.



SOUTH EAST ELEVATION

23

PROPOSED REDEVELOPMENT
AT FOREST LODGE, ~~OLD~~ FOREST ROAD,
WOKINGHAM.

FOR MILLGATE HOMES

20 FEB 2001 * 3401

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114 PINNER ROAD
NORTHWOOD
MIDDLESEX HA6 1BS

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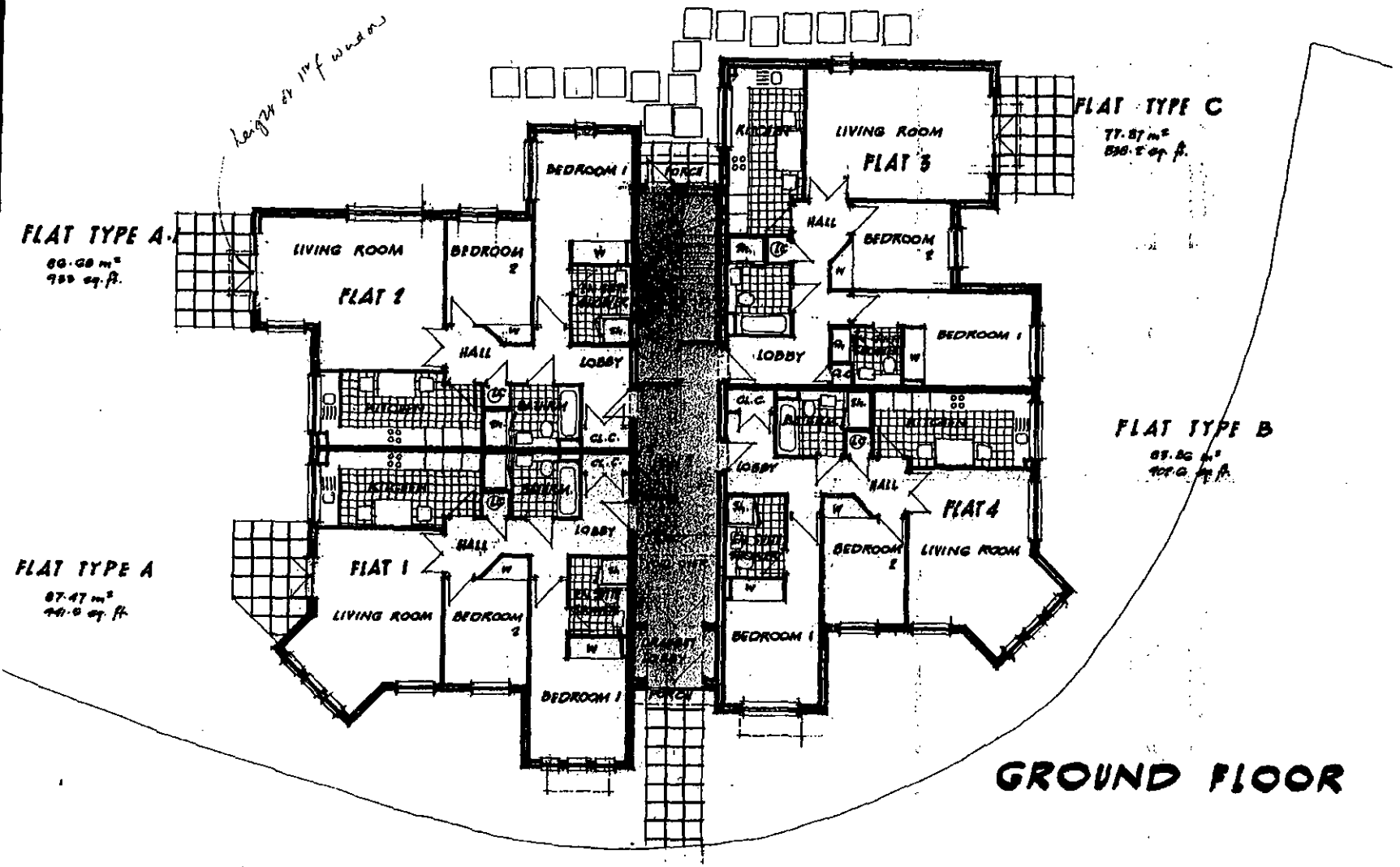
Scale : 1 : 100

Date : JAN. 2001

Drawing Number : MH-OFL-P12



GROUND FLOOR

24

ROPOSED REDEVELOPMENT
FOREST LODGE, OLD FOREST ROAD
OKINGHAM.

Peter Sensky Associates
CHARTERED ARCHITECT & PLANNING CONSULTANTS
114 PINNER ROAD
NORTHWOOD
MIDDLESEX HA6 1BS

Scale : 1:100

Date : JAN. 2001

Drawing Number :-

NOTE : WINDOWS TO NORTH EAST FACADE TO ALL HABITABLE ROOMS TO BE SUITABLY/ACOUSTICALLY GLAZED TO ENHANCE SOUND ATTENUATION AS RECOMMENDED BY SPECIALIST CONSULTANTS.

FLAT TYPE C-1

FLAT TYPE A-3

FLAT 7

FLAT 6

NOTE : WINDOWS TO NORTH WEST FACADE TO BE HIGH LEVEL ONLY GLAZING AT 1575mm ABOVE FFL & ALL OPENING CASEMENTS TO BE TOP HUNG

See subsequent Section -- MH-OFL-PSK 13

FLAT TYPE B-1

FLAT 8

FLAT 9

FLAT TYPE A-2

VOID

23

FIRST FLOOR

FLAT LAYOUTS IDENTICAL TO GROUND FLOOR PENETRATION VARIATIONS ONLY

'ROPOSED REDEVELOPMENT
.T FOREST LODGE, OLD FOREST ROAD,
WOKINGHAM.

OR MILLGATE HOMES

Peter Sensky Associates
CHARTERED ARCHITECT & PLANNING CONSULTANTS
114 PINNER ROAD
NORTHWOOD
MIDDLESEX HA6 1BS
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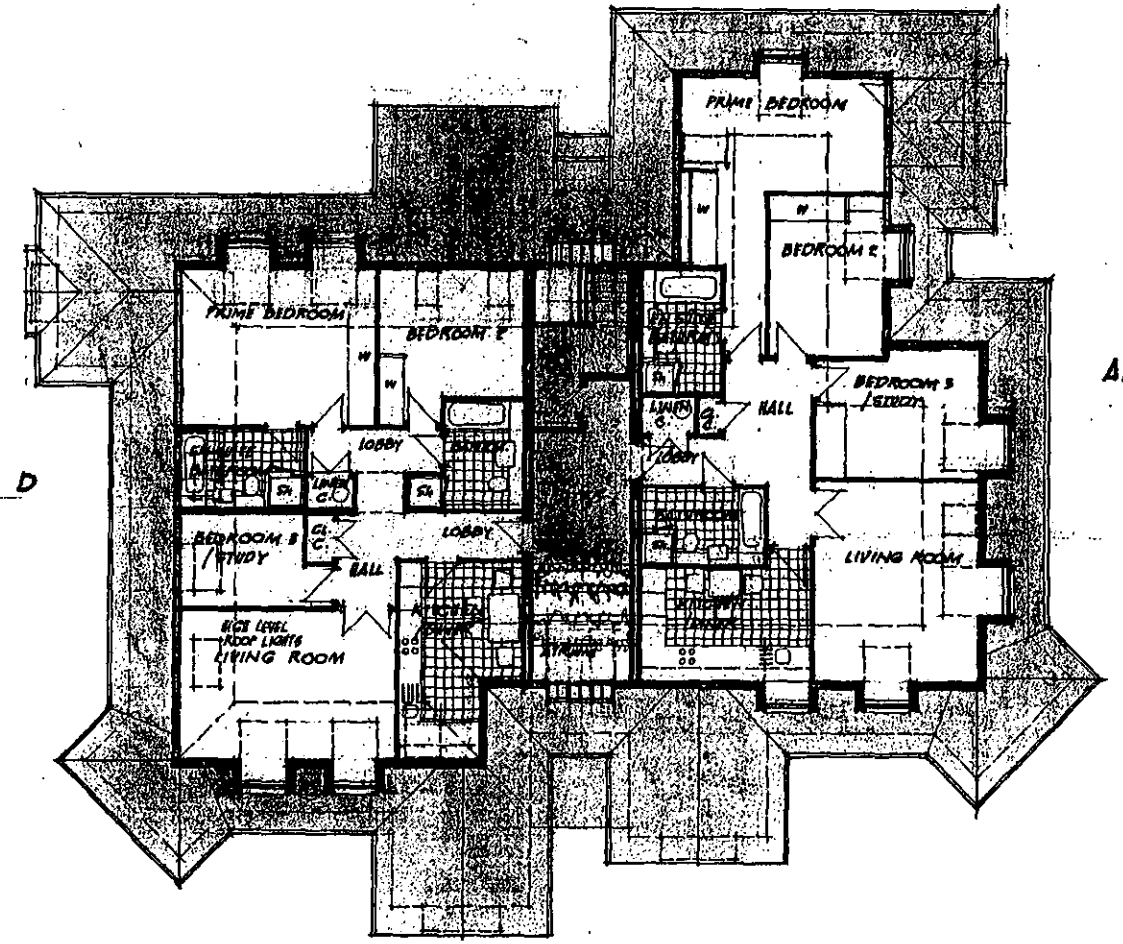
Scale : 1 : 100

Date : JAN. 2001

Drawing Number : MH-OFL-P7



APARTMENT D
118·78 m²
1278 sq. ft.

APARTMENT E
116·19 m²
1250·6 sq. ft.

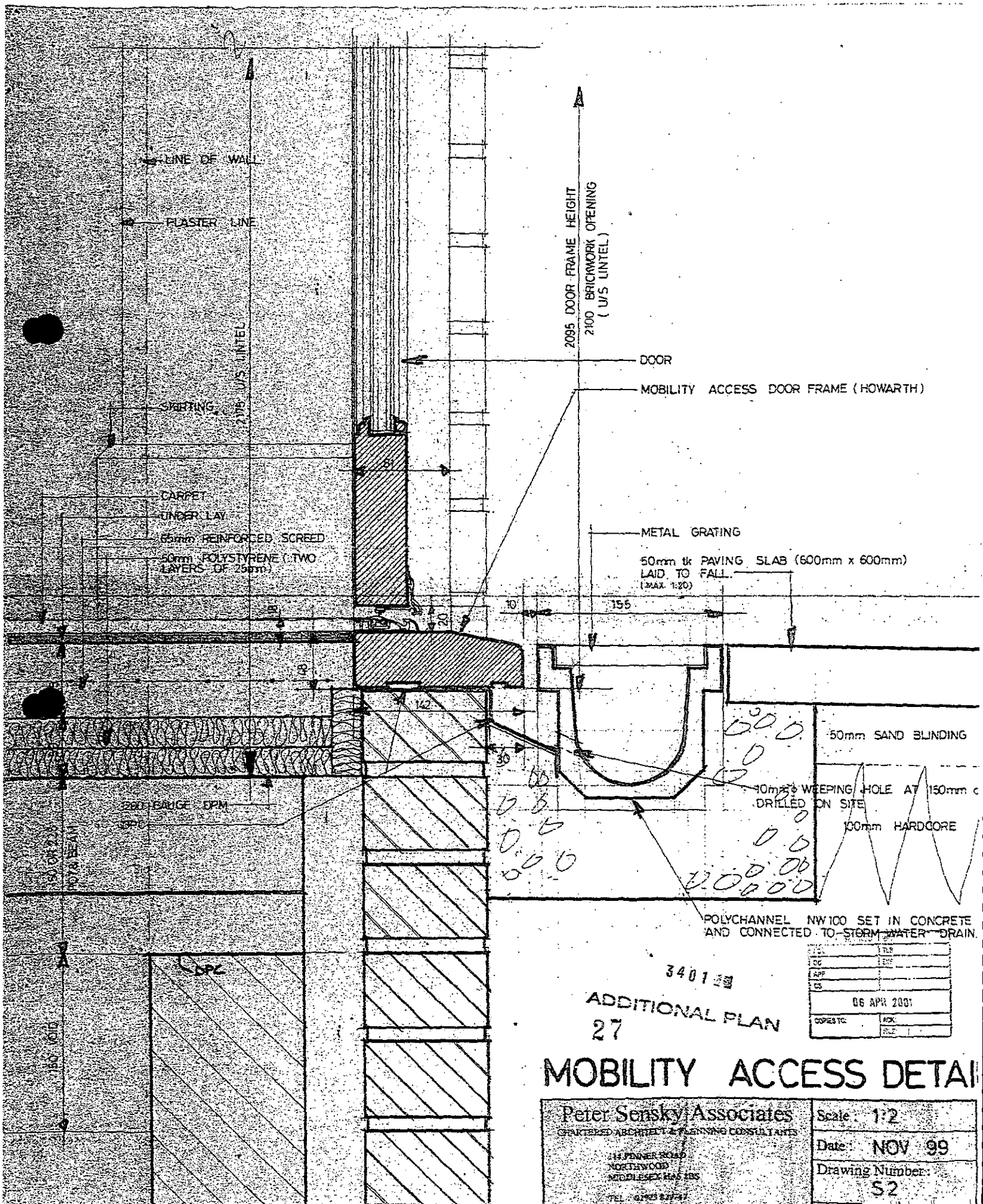
ATTIC LEVEL

PROPOSED REDEVELOPMENT
AT FOREST LODGE, OLD FOREST ROAD,
WOKINGHAM.

FOR MILLGATE HOMES

Peter Sensky Associates
CHARTERED ARCHITECT & PLANNING CONSULTANTS
114 PINNER ROAD
NORTHWOOD
MIDDLESEX HA6 1BS

Scale : 1·100
Date : JAN. 2001
Drawing Number : MH · OFL · PB ·



MOBILITY ACCESS DETAI

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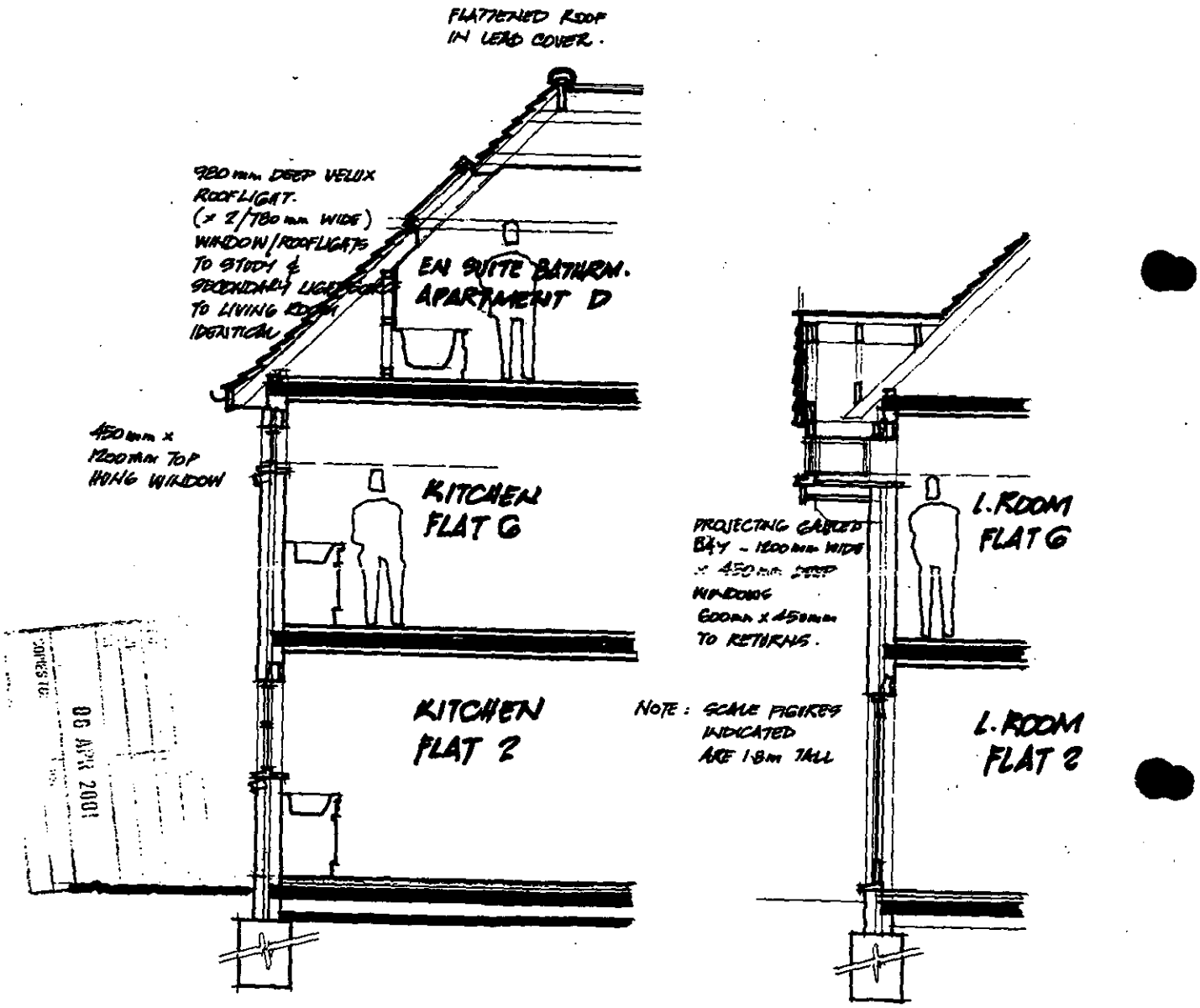
114 PINNER ROAD
NORTHWOOD
MIDDLESEX HA6 1BS
TEL: 01923 827747

Scale: 1:2
Date: NOV 99
Drawing Number: S2

ADDITIONAL PLAN



RECEIVED 08 APR 2001

INDICATIVE DETAIL SKETCH SECTIONS OF WINDOW OPENINGS IN NORTH-WEST FACADE

SCALE 1:50

APRIL 2001

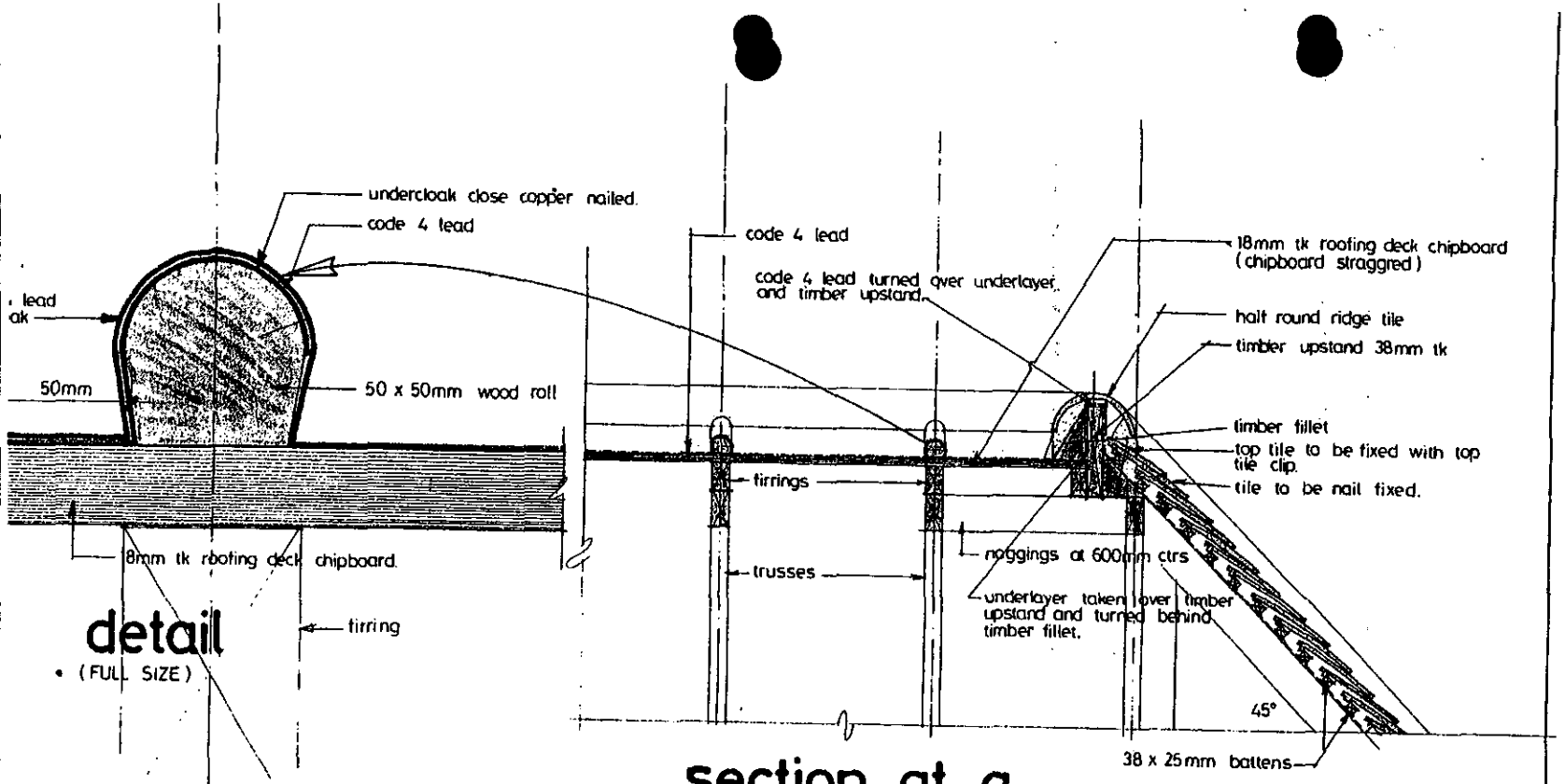
PROPOSED REDEVELOPMENT FOREST LODGE, OLD FOREST RD., WOKINGHAM

MH-OFL-PSK 13

Peter Sensky Associates
CHARTERED ARCHITECTS & PLANNING CONSULTANTS
114 PINNER ROAD
NORTHWOOD

ADDITIONAL PLAN

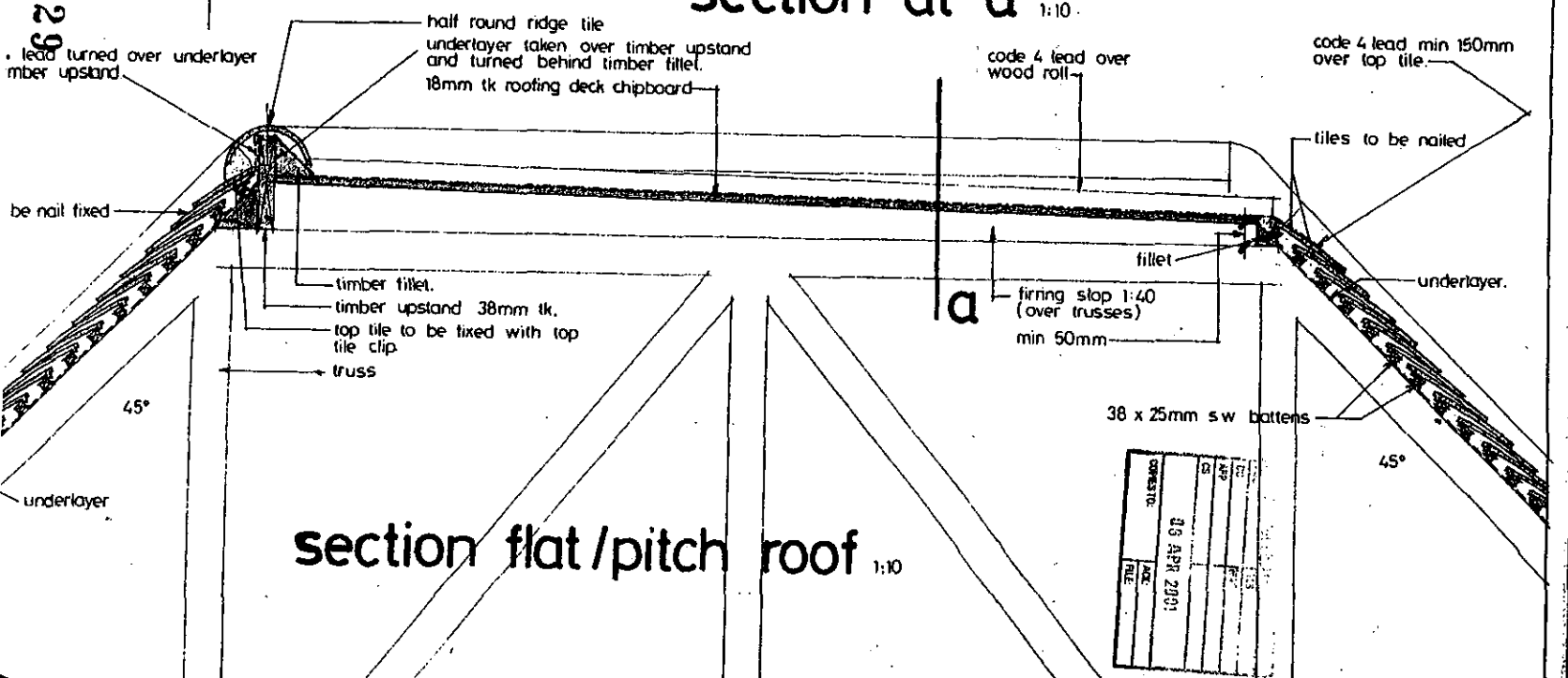
3401



detail

• (FULL SIZE)

section at a 1:10



section flat/pitch roof 1:10

29

Client	
Site	
Drawing Title	SECTIONS FLAT / PITCH ROOF

Peter Sensky Associates
CHARTERED ARCHITECT & PLANNING CONSULTANTS
114 PINNER ROAD
NORTHWOOD
MIDDLESEX HA6 1BS
TEL: 01923 820747
FAX: 01923 835435

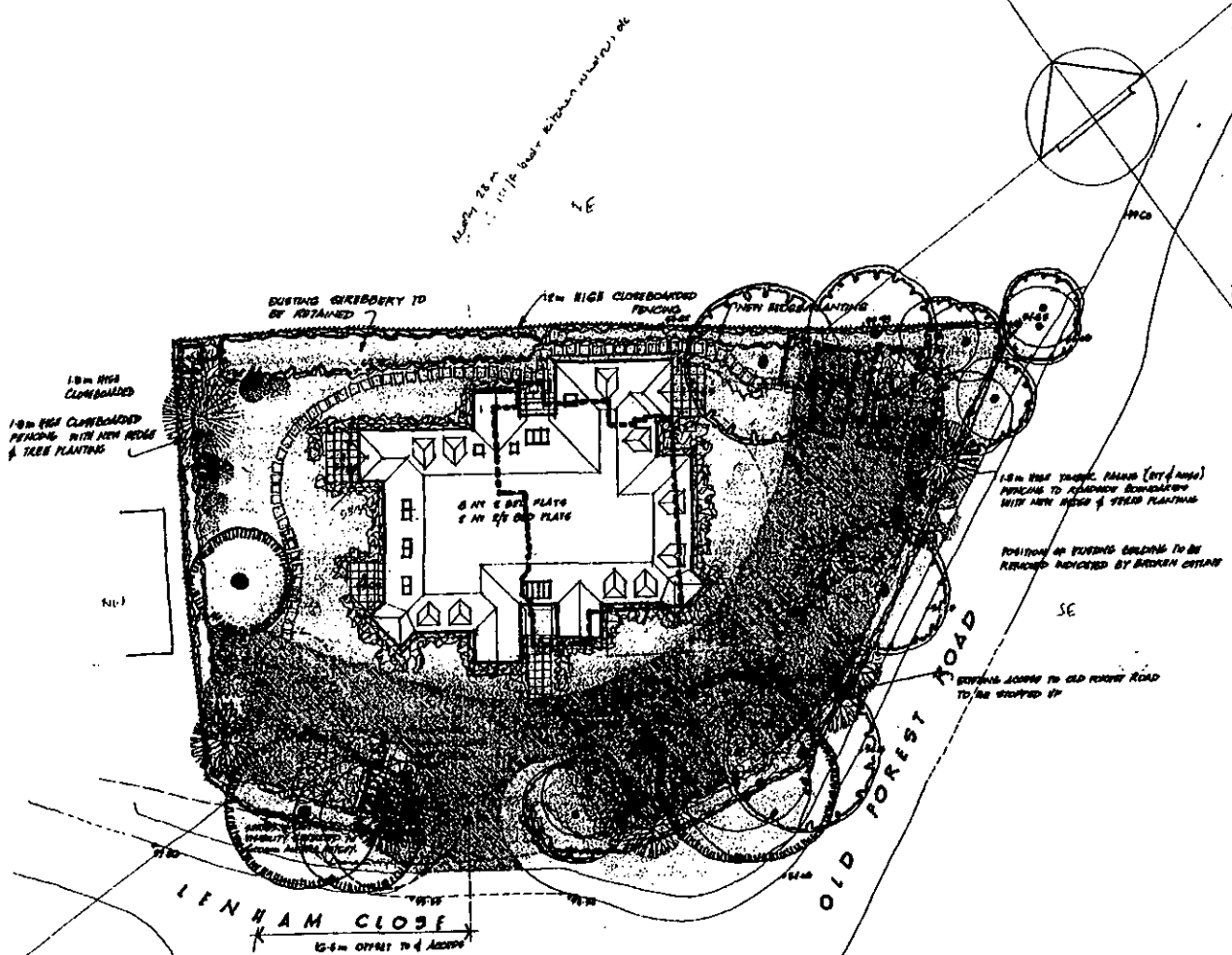
Date: FEB 2001 Scale AS SHOWN

drawing number

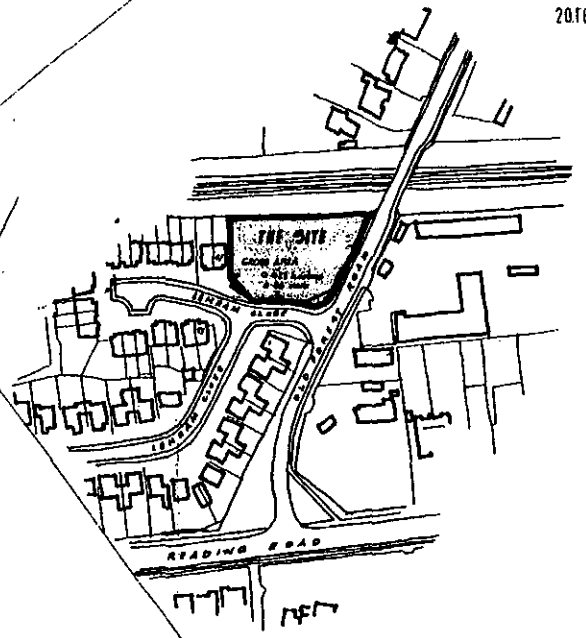
S5

CONSTR. 06 APR 2001 DR APP
ARC REC

20 FEB 2001 3401



SITE LAYOUT PLAN
SCALE 1:200



LOCATION PLAN SCALE 1:1250

SUPERSEDED

30

PROPOSED REDEVELOPMENT
AT FOREST LODGE, OLD FOREST ROAD,
WOKINGHAM.

FOR MILLGATE HOMES

JANUARY 2001

DRAWING NUMBER
MH · OFL · P5/2

Peter Sensky Associates
CHARTERED ARCHITECT & PLANNING CONSULTANTS
114 PINNER ROAD
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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.

328. APPLICATION NO: 2001/3401, ERECTION OF A BLOCK OF TEN FLATS WITH NEW ACCESS FROM LENHAM CLOSE DEMOLITION OF EXISTING DWELLING, FOREST LODGE OLD FOREST ROAD WINNERSH, FOR MILLGATE HOMES

The Committee considered a report about this application set out on Agenda pages 3392 to 3417.

Mr. Prior, a local resident attended the meeting and spoke against the application.

Mr. Meier, representing the applicant attended the meeting and spoke in support of the application.

Mrs. P Bray, a local Member attended the meeting and spoke against the proposal.

During the discussion of the application, Members commented on the density of the proposed development and its effect on streetscene and;

RESOLVED: That Application No: 2001/3401 be deferred for a site visit to be undertaken.

Application No. F/2001/3401 | **Received** 20/02/01 | **Winnersh**

Applicant: Millgate Homes
Location : Forest Lodge, Old Forest Road, Winnersh
Proposal : Erection of a block of ten flats with new access from Lenham Close. Demolition of existing dwelling.

1. **Planning History** – Forest Lodge is a substantial dwelling, located on a 0.22 hectare site at the junction of Old Forest Road and Lenham Close. The railway runs immediately to the north-east of the site and Reading Road is approximately 110 metres to the south-west. The area has a predominantly residential character, although there are a depot and a sports field on the opposite side of Old Forest Road. The site falls within the Identified Settlement of Wokingham but is in the parish of Winnersh. The area to the north is outside the settlement boundary and forms part of the Green Gap between Wokingham and Winnersh.

   Consent for the erection of a detached dwelling on land at the rear of Forest Lodge was refused in 1968 but in 1996 permission was granted for two semi-detached dwellings (now 46 & 47 Lenham Close).

2. **Proposal** – The proposal is for the demolition of the existing two-storey, detached dwelling and erection of a three-storey building to form ten flats: eight with two-bedrooms and two with three bedrooms. The existing access onto Old Forest Road would be closed and a new access provided from Lenham Close.

   The application is before the Development Control Committee because it is a major proposal involving a gross gain of ten dwellings.

3. **Consultations** -
   - ***Highway Officer*** – no objection, subject to a s106 contribution of £10,000, towards improvements at the junction of Reading Road/Old Forest Road and /or local sustainable transport initiatives/traffic management schemes and conditions
   - ***Arboricultural/Landscape Officers*** – subject to conditions, the proposals are acceptable in relation to trees
   - ***Environmental Health Officer*** – no objection subject to adequate noise attenuation measures, recommends conditions relating to this and hours of construction.
   - ***Railtrack*** – no objection in principle to the proposal
   - ***Thames Valley Police, Crime Prevention Design Advisor*** – no objection to the principle of residential development as proposed
   - ***Winnersh Parish Council*** - commented that the impact of increased traffic in this location should be taken into account. No additional comments on additional/revised plans.
   - ***Wokingham Town Council*** (adjoining parish) – no objection but suggest that a contribution should be made towards improvement of the Reading Road/Old Forest Road junction and that a 1.8 metre fence along the Old Forest Road boundary could be intrusive.
   - ***Local residents*** – 30 letters of objection were received from 27 households and five further letters, from four of these households, were received in

response to the revised plans, which were not considered to resolve previous concerns.

The most commonly raised concerns relate to highway issues:

- there is an existing congestion problem, which would be exacerbated – access from Old Forest Road to Reading Road is difficult, particularly at peak times
- the proposed parking is not adequate/does not meet Council standards, which would exacerbate the existing on street parking problem and resulting highway hazard, particularly close to the junction with Old Forest Road – many properties in Lenham Close only have one off-street space and residents from Arnwood also park in the road; the site is en route for pupils at Emmbrook schools.
- the location of the access would reduce the area available for on-street parking
- the proposed access would be hazardous due to the proximity to the fork in Lenham Close.

The character and amenities of the area were also frequently raised:

- the existing house and garden are attractive and add to the character of the area
- the size and style of the proposal are out of character and would be dominant/an eyesore.
- there are concerns regarding removal of/damage to existing trees and screening of the site
- the proposal would result in loss of privacy to Tiergarten, Old Forest Road and 46 & 47 Lenham Close and overshadowing of No 47

Other matters raised were:

- population density would increase
- there are already enough dwellings being constructed the area
- the existing dwelling should be retained to maintain an appropriate mix of flats and houses
- it would be preferable to retain access from Old Forest Road
- if approved a roundabout should be installed at the Reading Road/Old Forest Road junction
- the bin store would attract vermin
- existing problems with drainage – foul and surface water- would be exacerbated – Thames Water are due to replace the water main in April
- queuing traffic in Reading Road/Old Forest Road causes noise and air pollution
- there is an existing problem with noise from the M4 – measures would be taken to ameliorate disturbance to the new residents but nothing has been done regarding existing residents
- PD rights for 'for sale' boards should be removed
- the construction work would cause disturbance
- the proposal would result in additional traffic using residential roads in Emmbrook as a by-pass to the town
- the proposal would devalue existing properties (*officer comment* – not a planning matter)
- development would provide grounds for reassessment of Council Tax bands (*officer comment* – not a planning matter)

4. **Appraisal** – The main issues are:

   A. The principle of development (policies EN1 of the Berkshire Structure Plan, LTV1 of the Loddon Area Local Plan and WOS1 and WOS2 of the Wokingham District Local Plan Deposit Draft)
   B. Housing mix (PPG3, policies H9 of the Berkshire Structure Plan , LH8 of the Loddon Area Local Plan and WH6 of the Wokingham District Local Plan Deposit Draft)
   C. The impact on the character of the area (policies EN1 of the Berkshire Structure Plan,LBE1 and LBE2 of the Loddon Area Local Plan and WOS3 and WBE1 of the Wokingham District Local Plan Deposit Draft)
   D. The impact on the residential amenity of neighbouring dwellings and future residents(policies LBE1 and LBE2 of the Loddon Area Local Plan and WOS3 and WBE1 of the Wokingham District Local Plan Deposit Draft)
   E. Highway issues
   F. Service, amenities and infrastructure
   G. Issues raised by the Parish Councils
   H. Issues raised by local residents

A. The principle of development

The proposal is for redevelopment of a site within the Identified Settlement and, as such, is acceptable in principle, subject to the impact on the character and amenities of the area, highway issues and other development plan policies.

B. Housing mix

The development would comprise of eight two-bedroom and two three-bedroom flats and, which would contribute towards meeting local need for smaller dwellings.

C. The impact on the character of the area

Dwellings in Old Forest Road and nearby on Reading Road are of a variety of ages and styles, whereas the houses in Lenham Close are more homogeneous and are located on smaller plots. Forest Lodge is a substantial detached dwelling on a spacious plot and relates to development on Old Forest Road, rather than Lenham Close, which it pre-dates.

The proposal, for the replacement of a single dwelling with ten flats, would result in a considerable increase in the intensity of use and the scale of development on the site. However, it would remain a large detached residential property within mature gardens. There are existing flat developments in the area, Arnwood, on the Old Forest Road/Reading Road junction being the nearest, and it is not considered that flats would be out of place, given the varied character of residential development in the area.

The footprint of the building would be increased and also its height. The proposed building would extend nine to eleven metres further to the west than the existing house but it would remain at least thirteen metres from the western, southern and eastern boundaries and would be separated from dwellings to the north by the railway. Sufficient space would remain around

the building to accommodate the necessary parking and adequate amenity space.

Compared to the existing building, which has a ridge height of over seven metres, the proposed flats would have a maximum height of nine metres. The proposal is designed as a two-and-a-half storey building with a crown pitched roof and dormer and velux windows to the second-floor accommodation, which would prevent the height and bulk of the building appearing too great. Given the wide variety of house types in the surrounding area, it is considered that the design is acceptable and that the siting and design of the proposal would enable the development to retaining a reasonably spacious appearance, in keeping with the surroundings.

There are a number of trees on the site, concentrated around the boundaries, and these make a positive contribution to the character of the area and partially screen the site. A tree survey has been provided and this accurately identifies the best trees. The majority are to be retained but three of the twenty-five are in a poor condition and should be removed. One of the trees identified as in poor condition has since fallen. The proposed building would be located fairly centrally and would be sufficiently far from the trees to have a significant impact upon them. In addition, much of the western part of the site, where parking provision would be concentrated, is already hard surfaced. Subject to adequate protection during construction and appropriate methods of construction of hardstanding the Arboricultural Officer has indicated that these trees could be successfully retained.

D. <u>The impact on the residential amenity of neighbouring dwellings and future residents</u>

The greatest potential impact would be on 47 Lenham Close. Forest Lodge is about 24 metres from the boundary with this property, whereas the proposed flats would be a minimum of 13.8 metres away. In addition to two bathrooms and a WC, No 47 has a living room window in the south-east, side elevation. This is not the only window to the room but it is a deep room and the other window is in the rear elevation of the property, so the side window is an important source of light, although only one metre from the boundary fence. The distance between the two-buildings would be sufficient to prevent the proposal causing an unacceptable reduction in daylight to the windows in the side elevation of No 47 or being overbearing. Of the first and second-floor windows in the north-west elevation, those closest to the boundary of the would be high level windows, with a lower sill height of 1.8 metres, while the larger bedroom and kitchen windows would be 22.6 metres and 29 metres from the boundary respectively. Hence, it is not considered that an unacceptable level of overlooking would arise.

The proposed building would be a similar distance from the Lenham Road boundary to the existing dwelling and over 25 metres from the flank of No 1 and the flank/front of 27 Lenham Close, while the railway forms a 27 metre separation between the boundaries of Forest Lodge and Tiergarten (a bungalow). It is considered that these distances, combined with the retained screening, would be sufficient to prevent the proposal, including the addition of second-storey accommodation, having an unacceptable impact on these neighbours.

The site is affected by noise from the railway and the M4 Motorway. On the basis of the acoustic report provided by the applicant, the Environmental Health Officer is satisfied that adequate noise attenuation measures can be installed to ensure a satisfactory level of amenity for future residents.

E. Highway issues

Closure of the existing access onto Old Forest Road and provision of a new one from Lenham Close is proposed. Due to the proximity of the existing access to the Lenham Close/Old Forest Road junction and the traffic light control for the narrow railway bridge, increased use of this access would not be considered acceptable, on grounds of highway safety, whereas the proposed access would be onto a residential road and permit use of the purpose designed junction with the busier Old Forest Road.

Where parking spaces are not allocated, the Council's maximum standard is 1.75 spaces per dwelling, for dwellings with up to three bedrooms. On this basis, up to provide 18 spaces could be required and the proposal would provide 16 spaces, which is close to this maximum standard.

Subject to a s106 agreement to secure financial contributions towards improvements at the junction of Reading Road/ Old Forest Road and/or local sustainable transport initiatives/traffic management schemes and conditions, there is no highway objection to the proposal.

F. Service, amenities and infrastructure

Development plan policies and supplementary planing guidance require proposals to have regard to existing services amenities and infrastructure. Provision of additional facilities or contributions need to be as a consequence of the development and directly related to it. In this instance, in addition to the highway issues, dealt with in E above, a contribution of £3,000, towards enhancement of off-site open space facilities in the local area is sought.

The applicant has indicated verbally that the contributions sought are acceptable to them and written confirmation is awaited.

G. Issues raised by the Parish Councils

Highway issues have been considered at E above.

The existing boundary fences are of a similar height to those proposed and are not considered unacceptably prominent in this location.

H. Issues raised by local residents

Concerns relating to highway issues and the character and amenities of the surrounding area have been noted. The highway impact of the proposals, including traffic generation, parking provision and the location of the access are considered acceptable, providing a contribution is made towards highway initiatives. In terms of the effect on the character and amenities of the area, replacement of a single large dwelling with flats, the scale and appearance of the proposal and the impact on the residential amenity of neighbouring dwellings are considered acceptable. The majority of trees on the site are to be retained and details of protection measures are to be submitted. These issues are addressed in more detail in C, A and B above. A condition is

proposed to prevent undue disturbance during construction. Since, the development would not contribute to the existing noise disturbance experienced in the vicinity and measures will be incorporated to protect future residents, it would not be reasonable to expect contributions towards offsite noise amelioration measures. Restriction of deemed consent for 'for sale' boards would not be reasonable. Provision of drainage infrastructure is not a planning consideration. A condition requiring submission of waste storage arrangements is proposed.

5. **Conclusion** – The character of a development of flats would be different to that of a single dwelling but, given the varied residential character of the surrounding area it is not considered that this would be unacceptable and approval is recommended.

6. **Recommendation** – GRANT planning permission subject to a s106 agreement to secure £10,000 towards improvements at the junction of Reading Road/Old Forest Road and/or local sustainable transport initiatives/traffic management schemes and £3,000 towards community/leisure facilities and the following conditions:

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. 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 treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.
4. Development shall not begin until a scheme for protecting the proposed dwellings and gardens/private amenity open space from noise and vibration from the road and railway has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the approved scheme shall be completed before any dwelling hereby approved is occupied. The scheme shall be implemented as approved and retained and maintained for the duration of the use.
5. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays
6. Details for the storage of waste on the premises shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, and the approved provision shall be made prior to the commencement of the use hereby approved, and be retained permanently thereafter.
7. The en suite bathroom window in the north-west elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.
8. 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.
9. 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.

10. 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.

11. Before any other part of the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number MH-OFL-P5/2/A. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

12. 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.

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

14. Notwithstanding the plans submitted, the access shall have a minimum width of 5 metres and kerb radii of 6 metres.

15. The existing vehicular access to the site shall be stopped up and abandoned, and footway and/or verge crossings shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

16. The flats shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

17. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of eight metres measured from the carriageway edge.

18. No residential unit shall be occupied until secure cycle parking has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

19. 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.

20. 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.

21. 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.

22. 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.

23. 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 fences, gates, walls or other means of enclosure shall be erected within the curtilage of the flats hereby approved. This condition shall not be construed as prohibiting the erection of any means of enclosure shown on the approved drawings, or its replacement in the same location to the same or lower height as originally approved.

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 ensure that the occupants do not suffer from unacceptable high noise levels within the proposed dwellings and garden areas.
5. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
6. To ensure that satisfactory provision is made, in the interests of amenity.
7. To safeguard the residential amenities of the occupiers of neighbouring properties.
8. To safeguard visual amenities.
9. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
10. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
11. In the interests of highway safety and convenience.
12. To prevent queuing and parking off site, in the interests of highway safety and convenience.

13, 14, 15, 16 In the interests of highway safety and convenience.

17. To avoid spillage of loose material onto the carriageway and in the interests of road safety.
18. In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel.

19 & 20. 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.

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

23. To safeguard the visual amenities of neighbouring residents and the locality.

INFORMATIVES

1. Reference should be made to the legal agreement under Section 106 of the Town and Country Planning Act 1990 the contents of which relate to this approval.
2. This permission relates to the application as amended with revised drawing number MH-OFL-P52/A submitted to the Local Planning Authority on 02/04/01 showing provision of an additional parking space (16 spaces), enlarged visibility splays and details of the junction with Lenham Close and does not approve the proposals as originally submitted.
3. The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section of the Planning Department be contacted for further advice.
4. The applicant is reminded that this permission relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the

applicant should contact the Building Control Section of the District Council's Planning Department.

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

6. You are advised to contact Railtrack (Outdoor Party Engineer (West), Railtrack Southern, CP2-2-H, Waterloo Station, London SE1 8SW) to ensure that adequate steps are taken to ensure the integrity of Railtrack's infrastructure and the safety of operational railway at all times.

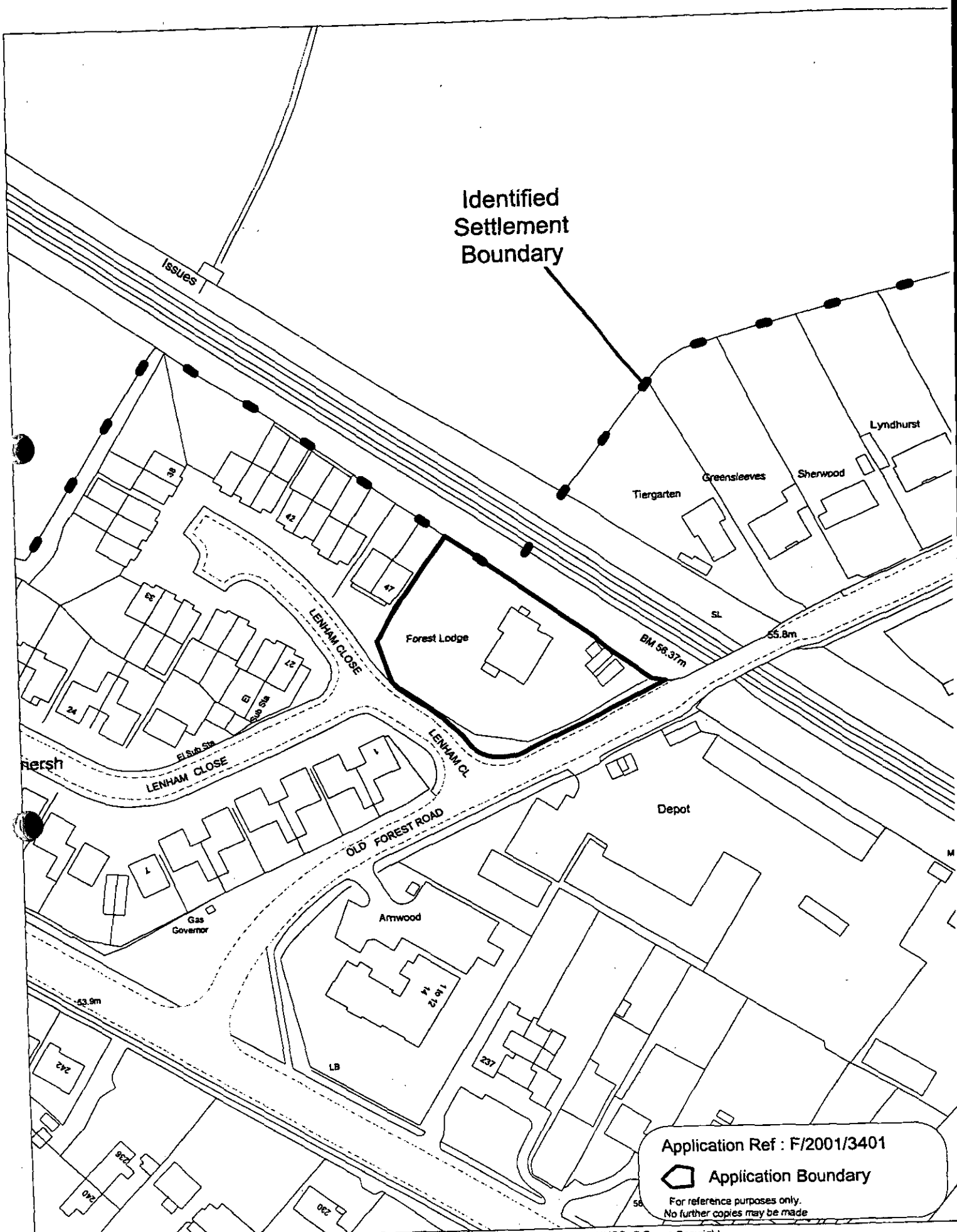
7. You are advised, in compliance with *The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000,* that the following policies and/or proposals in the development plan are relevant to this decision:

   Berkshire Structure Plan policies EN1, H9, LD6

   Loddon Area Local Plan policies LTV1, LBE1, LBE2, LBE5, LBE8, LBE9, LH1,

   Deposit Draft Wokingham District Local Plan policies WOS1, WOS2, WOS3, WOS4, WOS5. WOS7, WBE1, WBE10, WBE11, WH1 WH6, WR7, WT7

Emy Circuit



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Development Control Section, Environmental Services, Wokingham District Council.

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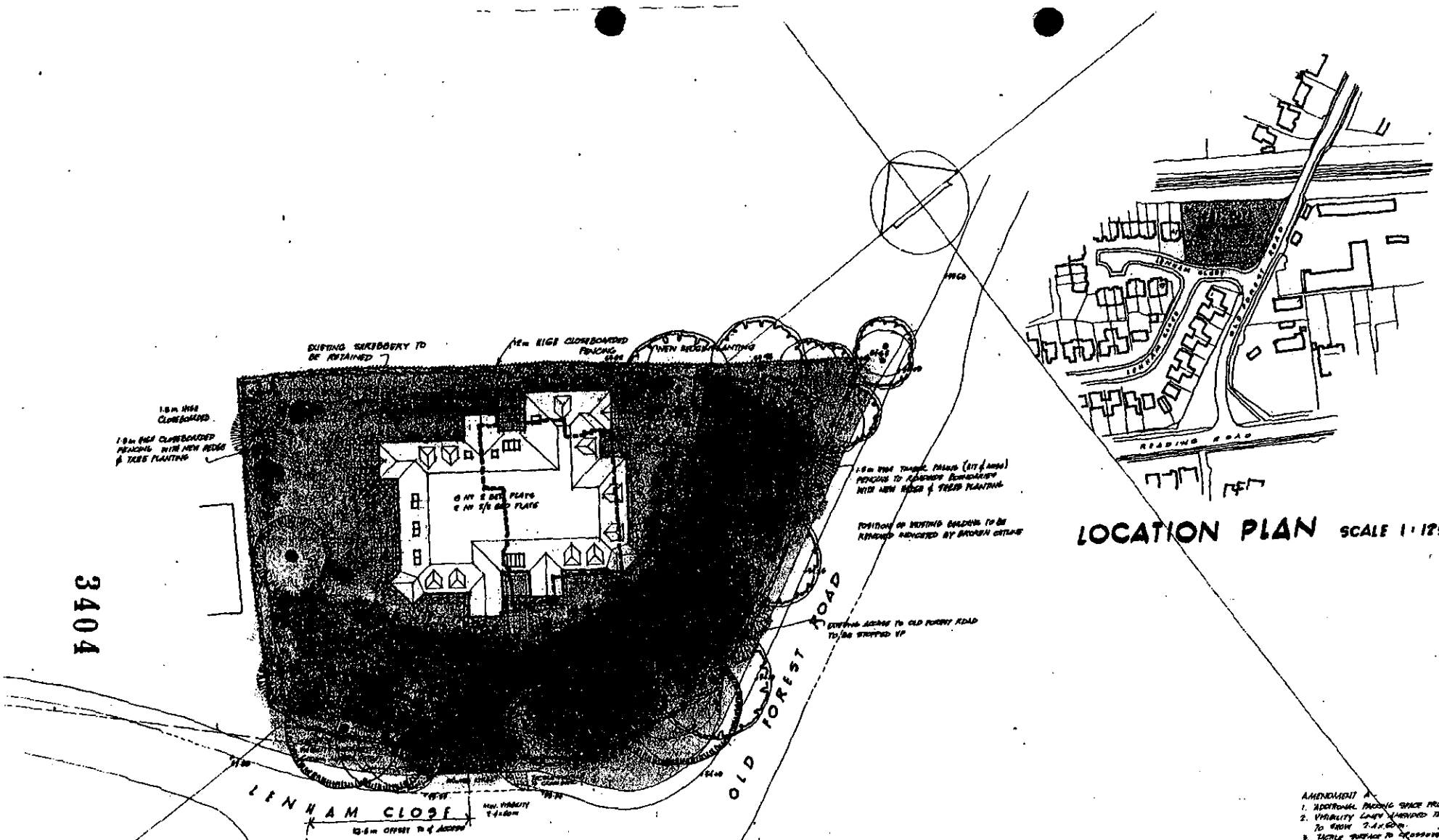


SITE LAYOUT PLAN
SCALE 1:200

LOCATION PLAN SCALE 1:1250

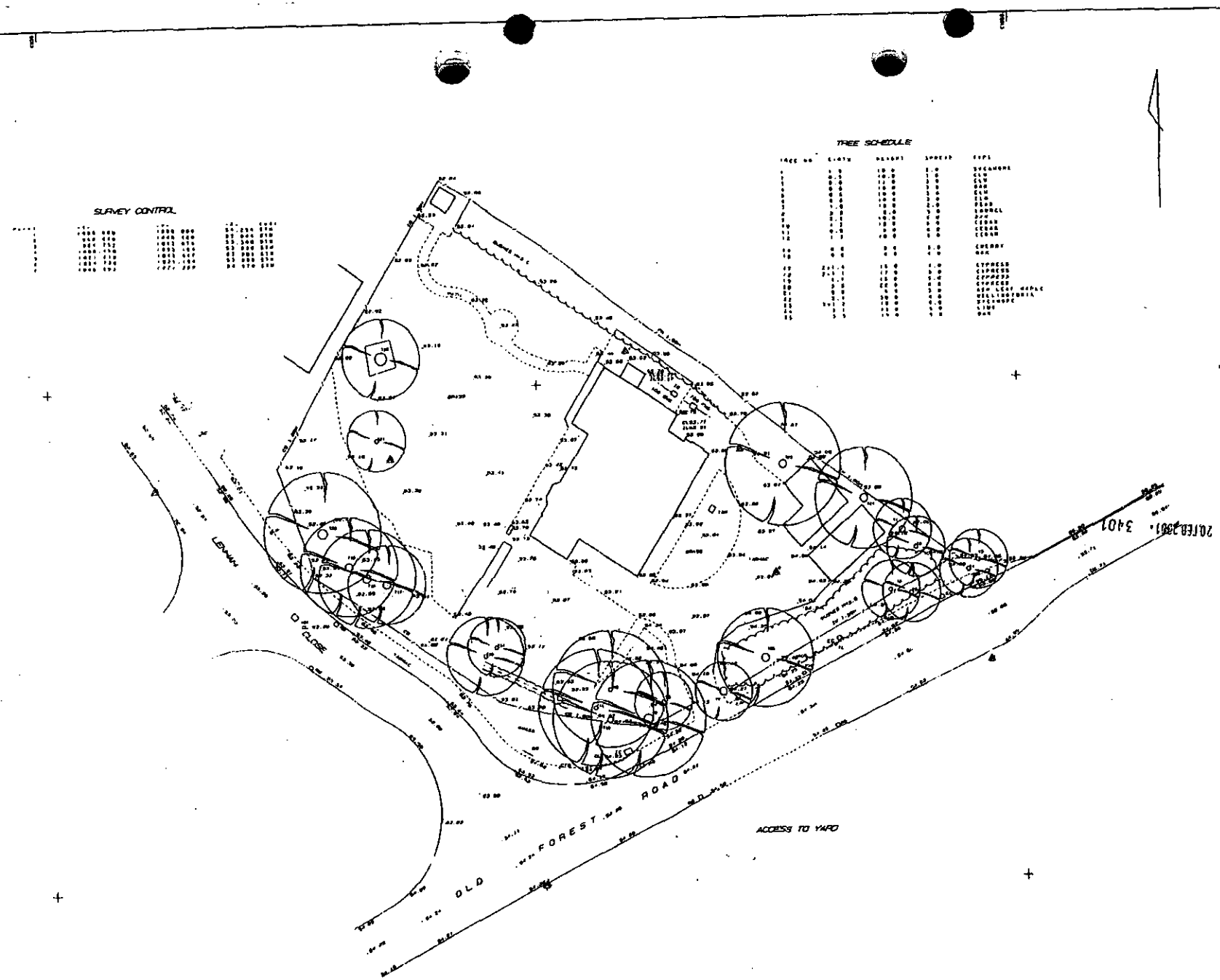
REVISED PLAN
3401 'B'

AMENDMENT 'A'
1. ADDITIONAL PARKING SPACE PROVIDED (1C.)
2. VISIBILITY LINES AMENDED TO NORTH-WEST TO 90M 2.4x90m.
3. TACTILE SURFACE TO PEDESTRIAN CROSSING INDICATED.

PROPOSED REDEVELOPMENT
AT FOREST LODGE, OLD FOREST ROAD,
WOKINGHAM

DRAWING NUMBER
MH · OFL · P5/2/A

Peter Sensky Associates
CHARTERED ARCHITECT & PLANNING CONSULTANTS
114 PINNER ROAD
NORTHWOOD
MIDDLESEX HA6 1BS



SURVEYED BY

GROUND SURVEYS
1 HIGH STREET
MAIDEN-HEAD
BERKS. SL6 1JN

TEL: 01628 629060
FAX: 01628 629060

CLIENT

MILLGATE HOMES

SITE

OLD FOREST LODGE
WOKINGHAM

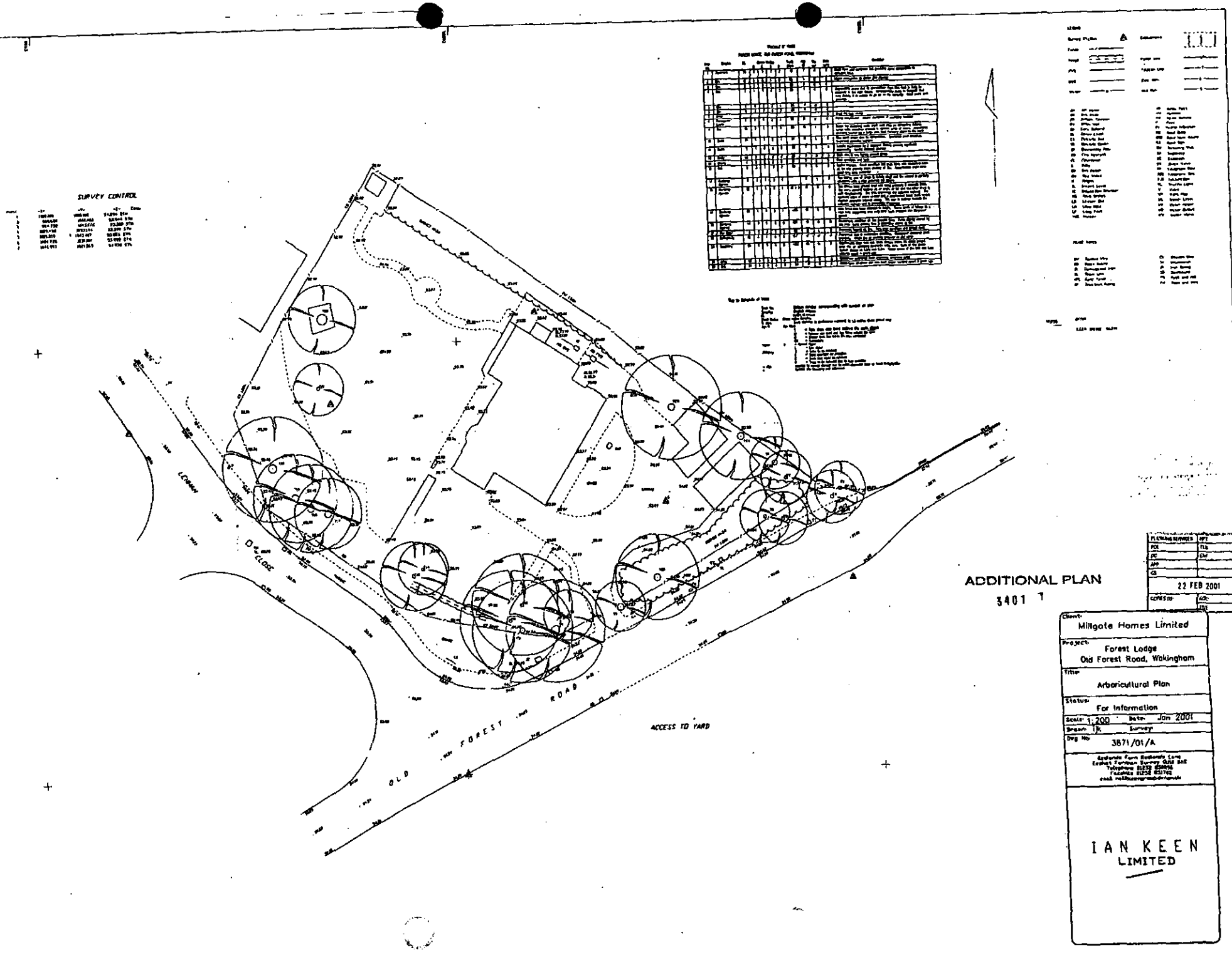
TITLE

SITE SURVEY

DATE OCT 00

SCALE 1 / 200

DWG. NO. 1558 / 01



3406

ADDITIONAL PLAN
3401 1

PLANNING NUMBER	
POI	
DR	
APP	
GA	
22 FEB 2001	
COMMENTS	

Client: Millgate Homes Limited

Project: Forest Lodge
Old Forest Road, Wokingham

Title: Arboricultural Plan

Status: For Information

Scale: 1:200 Date: Jan 2001

Drawn: JK Surveyed:

Drg No: 3871/01/A

IAN KEEN LIMITED



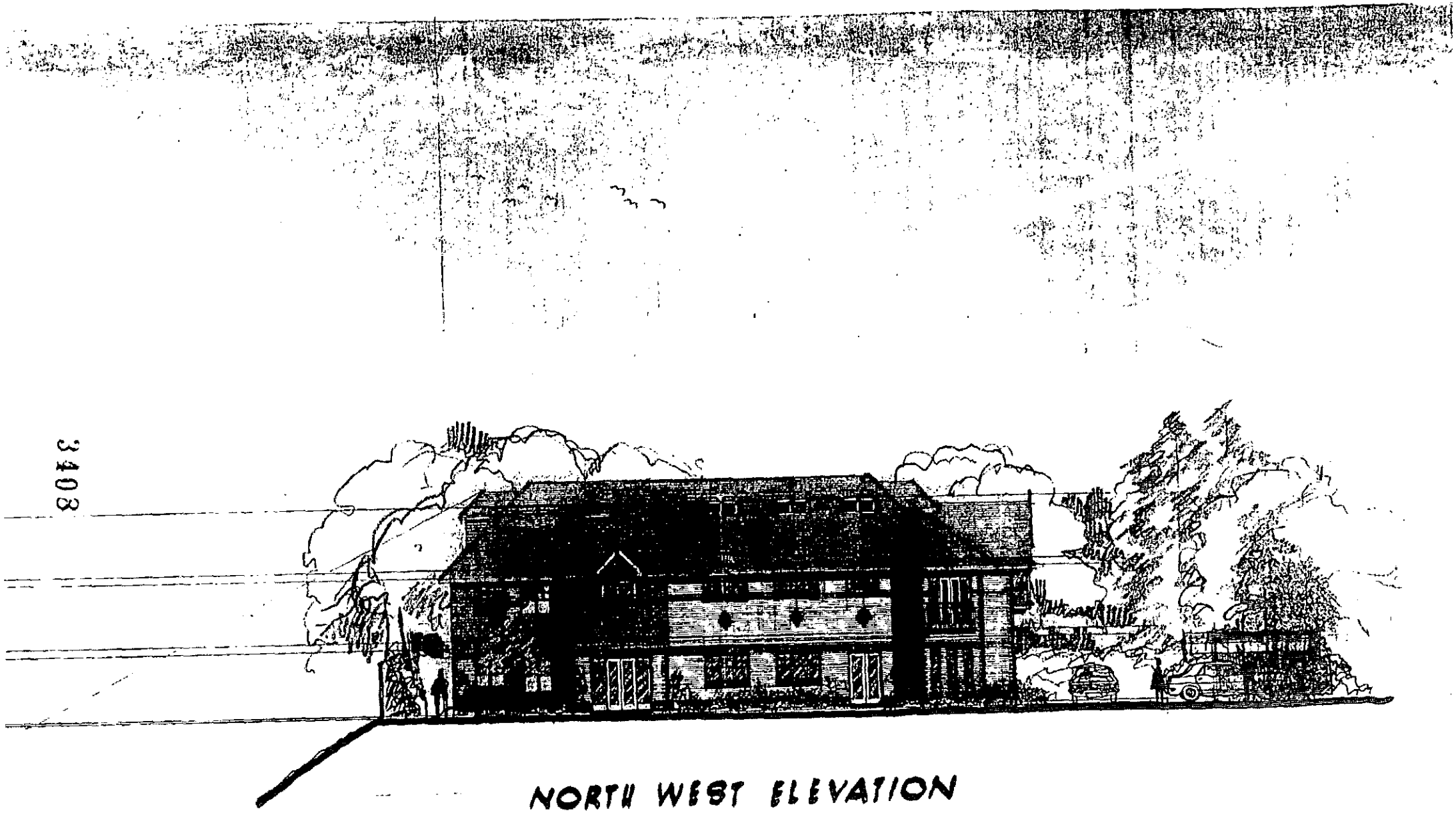
3407

SOUTH WEST ELEVATION

OPOSED REDEVELOPMENT
FOREST LODGE, ~~OLD FOREST ROAD,~~
)KINGHAM.

20.FEB.2001

Peter Sensky Associates CHARTERED ARCHITECT & PLANNING CONSULTANTS 114 PINNER ROAD NORTHWOOD MIDDLESEX HA6 1BS	Scale : 1 : 100 Date : JAN. 2001 Drawing Number :



NORTH WEST ELEVATION

3408

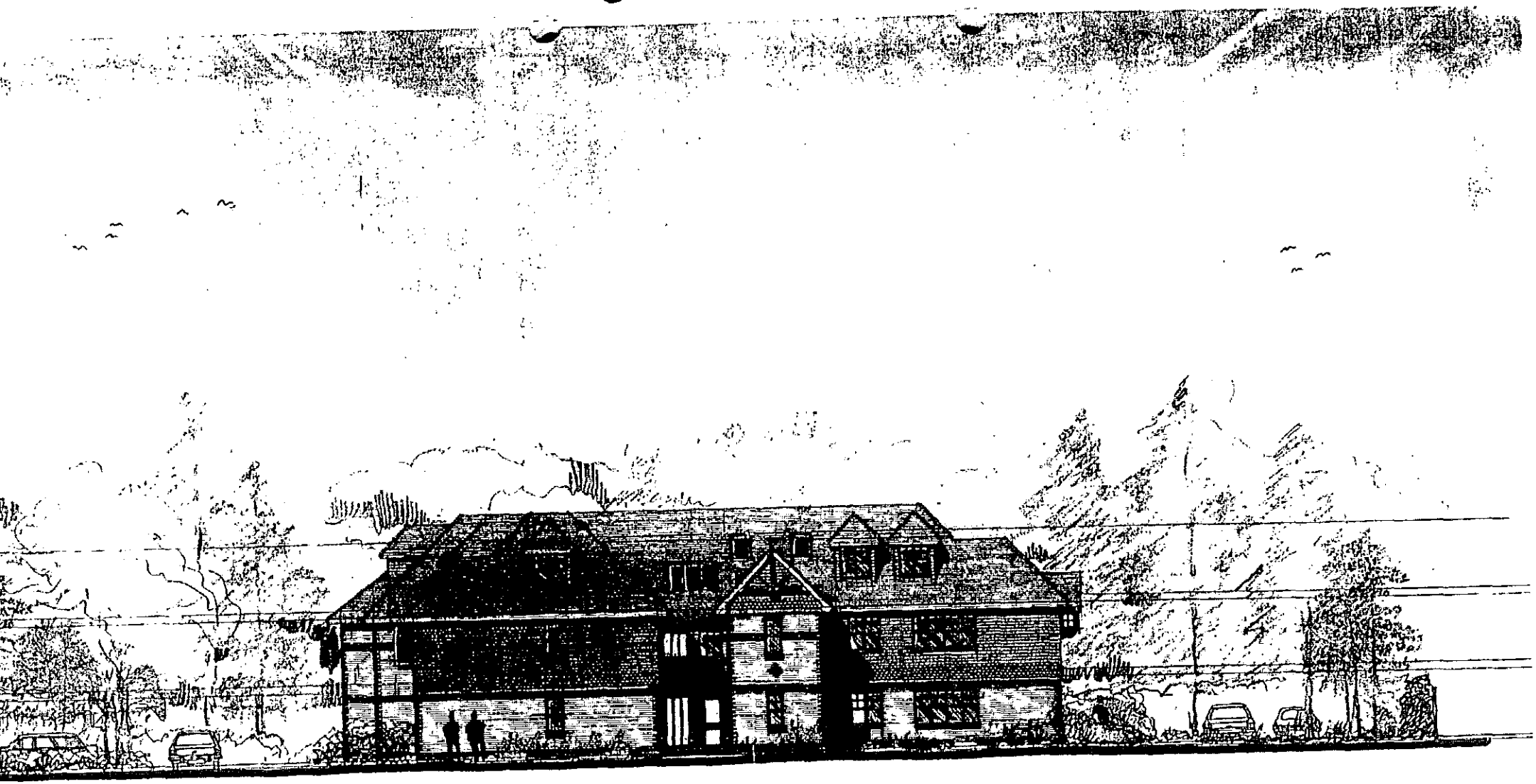
PROPOSED REDEVELOPMENT
AT FOREST LODGE, OLD FOREST ROAD,

20.FEB.2001

Peter Sensky Associates
CHARTERED ARCHITECT & PLANNING CONSULTANTS

Scale : 1:100

Date : JAN. 2001



NORTH EAST ELEVATION

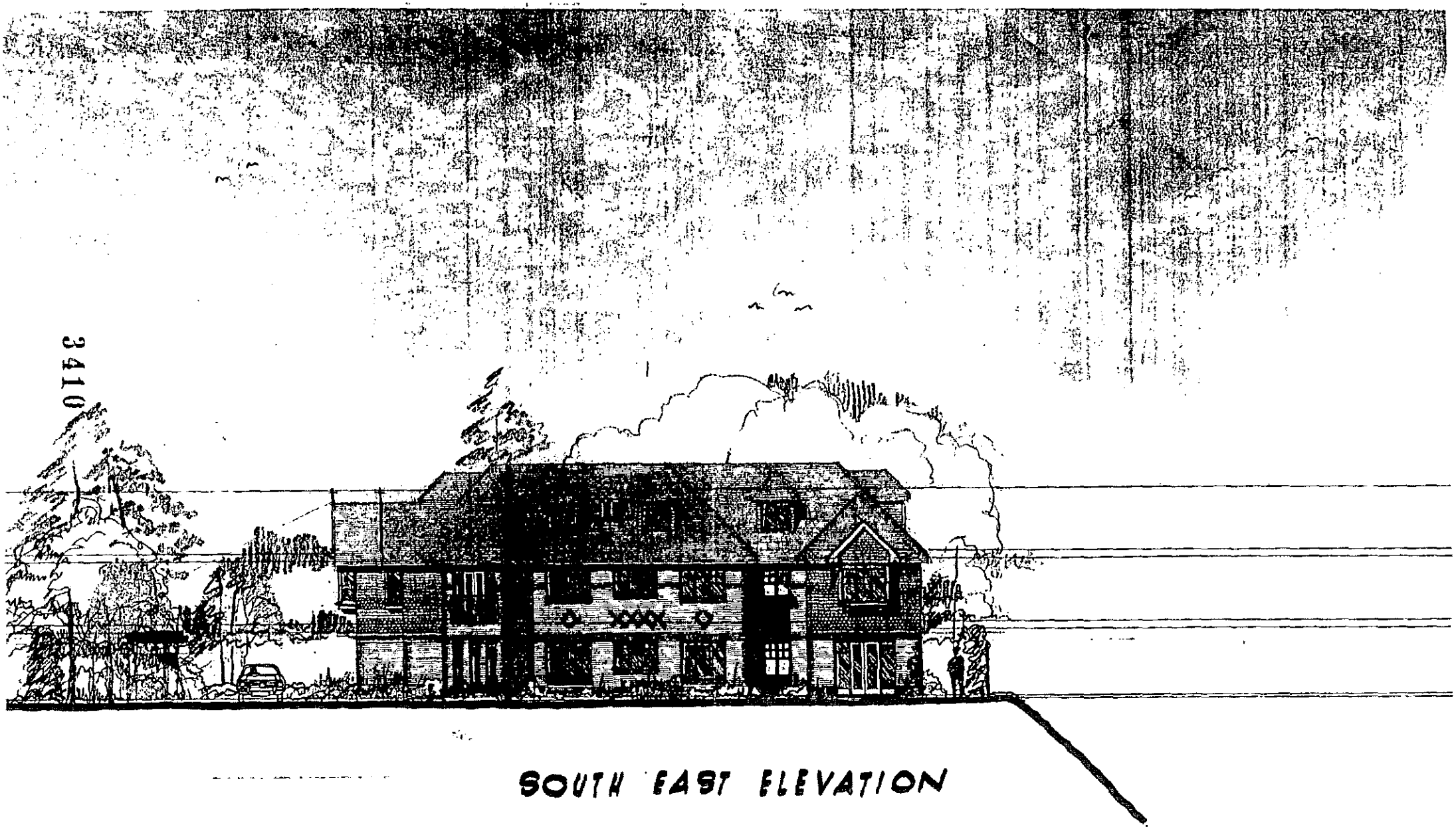
3406

PROPOSED REDEVELOPMENT
AT FOREST LODGE, OLD FOREST ROAD,
WOKINGHAM.

20 FEB 2001 - 3

Peter Sensky Associates
CHARTERED ARCHITECT & PLANNING CONSULTANTS
114 PINNER ROAD
NORTHWOOD
MIDDLESEX HA6 1BS

Scale : 1 : 100
Date : JAN. 2001
Drawing Number : MH-OFR - P11



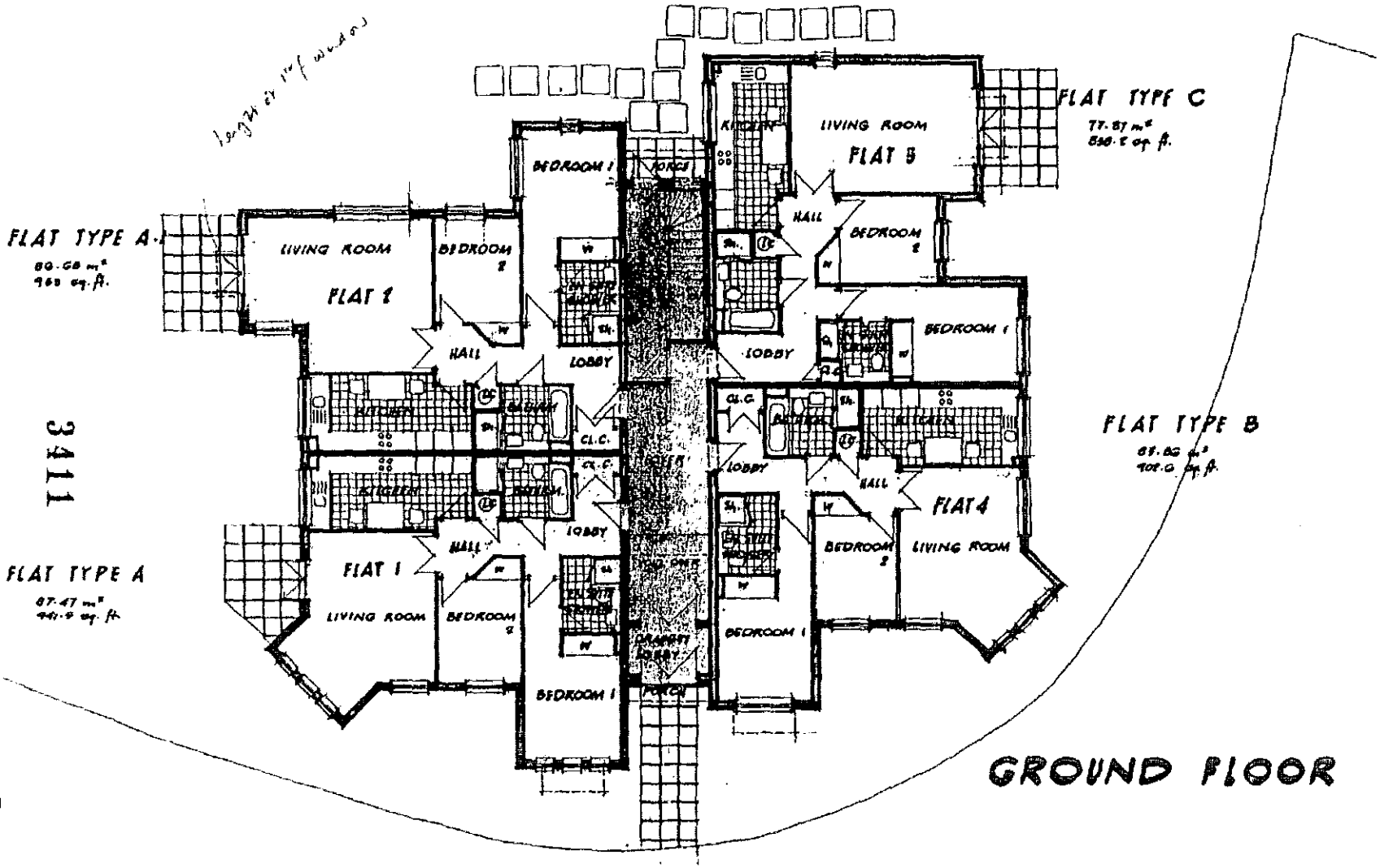
3410

SOUTH EAST ELEVATION

PROPOSED REDEVELOPMENT
AT FOREST LODGE, ~~OLD~~ FOREST ROAD,

20 FEB 2001

Peter Sensky Associates CHARTERED ARCHITECT & PLANNING CONSULTANTS	Scale : 1 : 100 Date : JAN. 2001



OPOSED REDEVELOPMENT
FOREST LODGE, OLD FOREST ROAD,
OKINGHAM.

Peter Sensky Associates CHARTERED ARCHITECT & PLANNING CONSULTANTS 114 PINNER ROAD NORTHWOOD MIDDLESEX HA6 1BS	Scale : 1:100
	Date : JAN. 2001
	Drawing Number :

NOTE - WINDOWS TO NORTH EAST FACADE TO ALL HABITABLE ROOMS TO BE SUPPLEMENTARILY GLAZED TO ENTRANCE ROAD ATTENUATION AS RECOMMENDED BY ACOUSTICS CONSULTANTS.

FLAT TYPE C-1

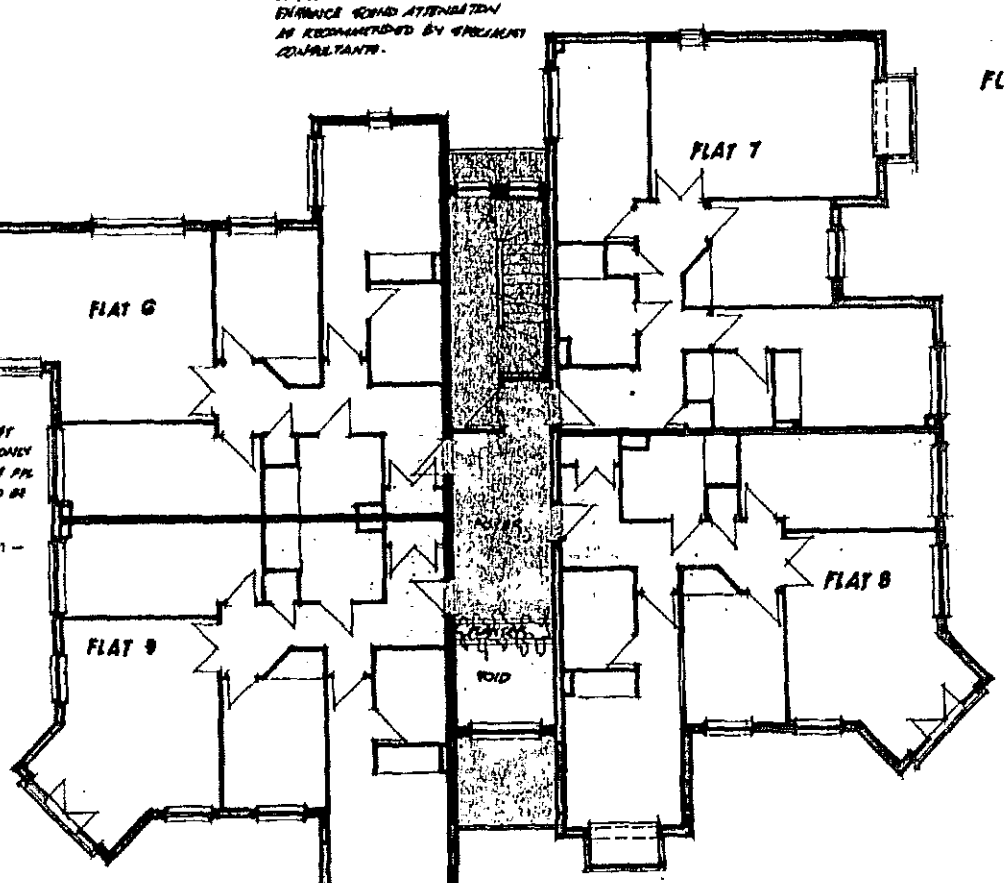
FLAT TYPE A-3

FLAT TYPE B-1

NOTE - WINDOWS TO SOUTH WEST FACADE TO BE EGG LEVEL ONLY GLAZING AT 1070mm ABOVE FFL & ALL OPENING CASHES TO BE TOP HUNG

See subsequent Section - MH-OFL-PSE 13

FLAT TYPE A-2



FIRST FLOOR

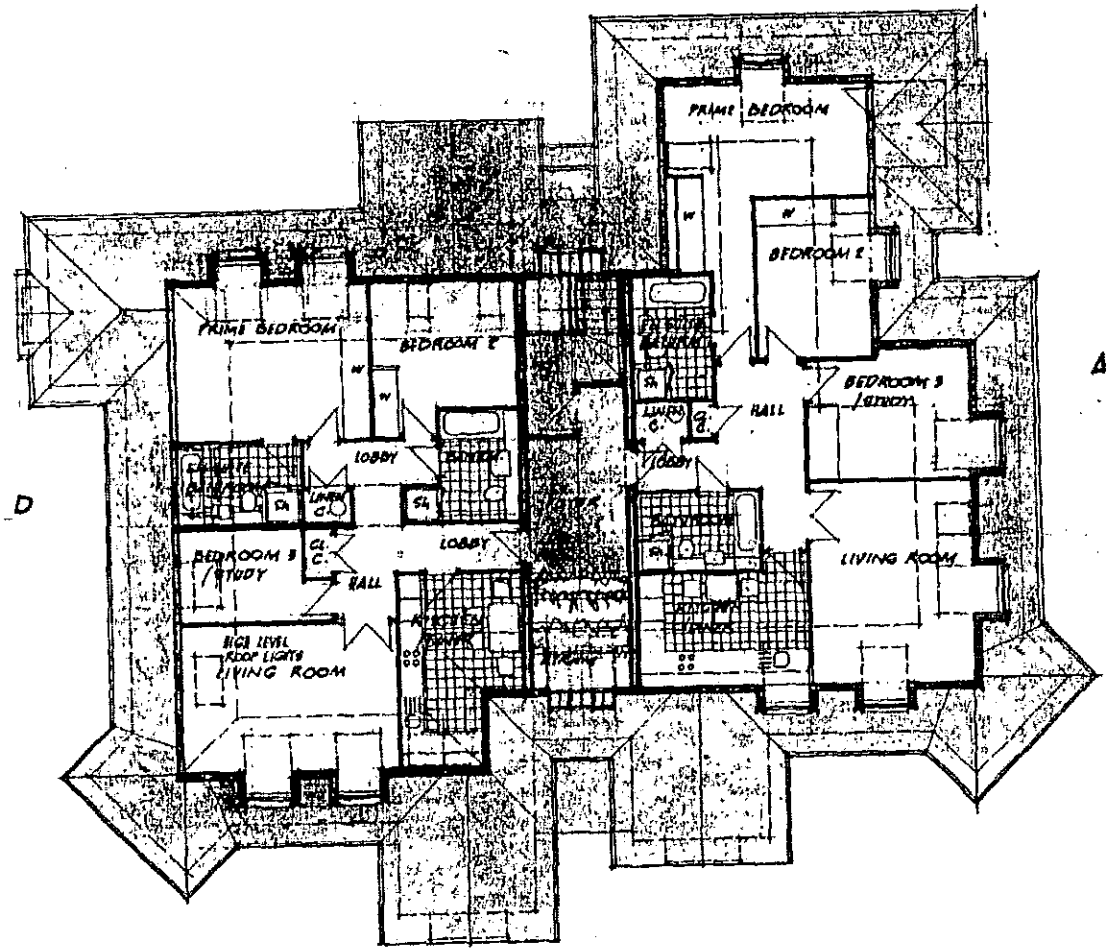
FLAT LAYOUTS IDENTICAL TO GROUND FLOOR FENESTRATION VARIATIONS ONLY

3412

PROPOSED REDEVELOPMENT
AT FOREST LODGE, OLD FOREST ROAD,

Peter Sensky Associates
CHARTERED ARCHITECT & PLANNING CONSULTANTS

Scale : 1 : 100



APARTMENT D
118·75 m²
1278 sq. ft.

APARTMENT E
116·19 m²
1250·6 sq. ft.

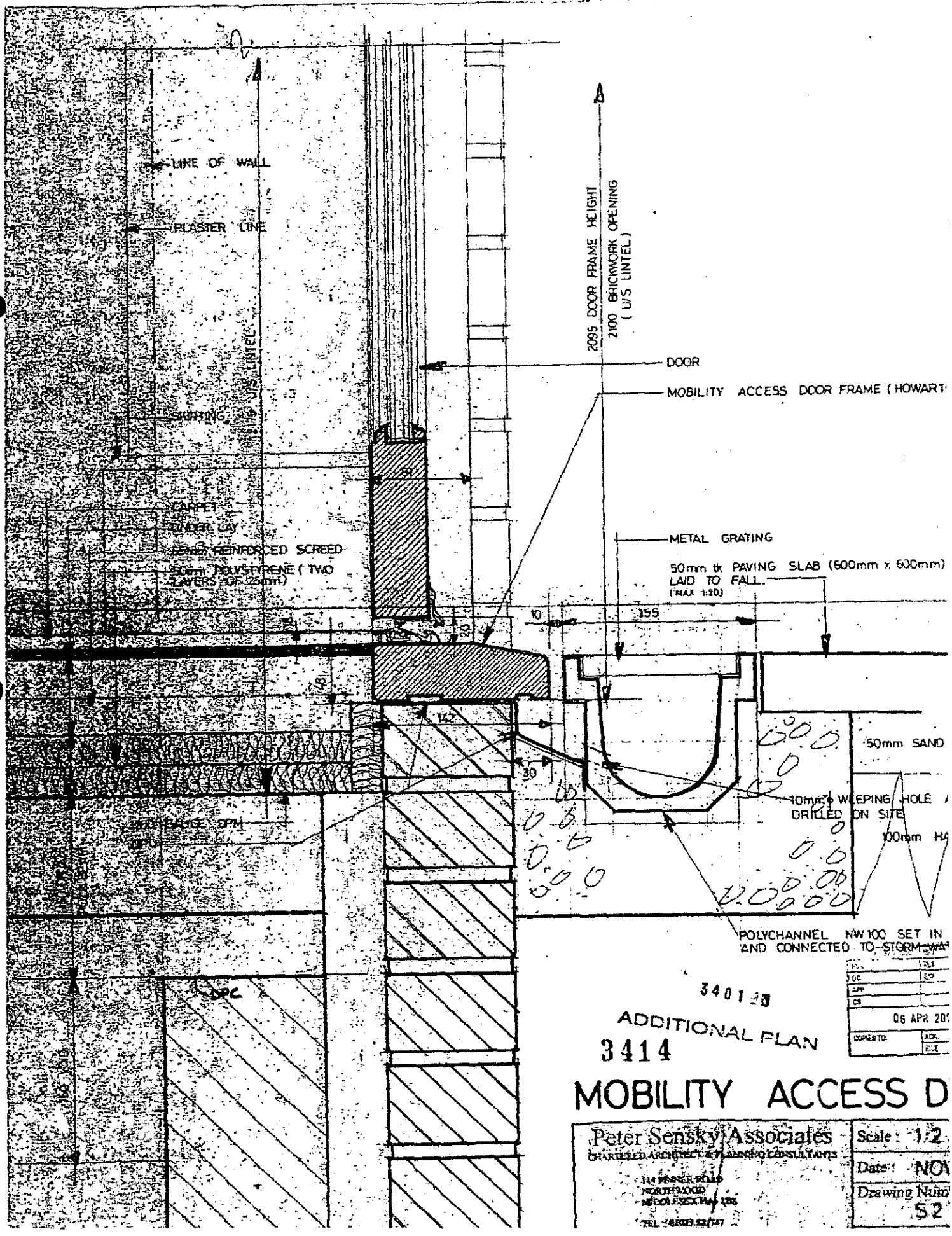
ATTIC LEVEL

3413

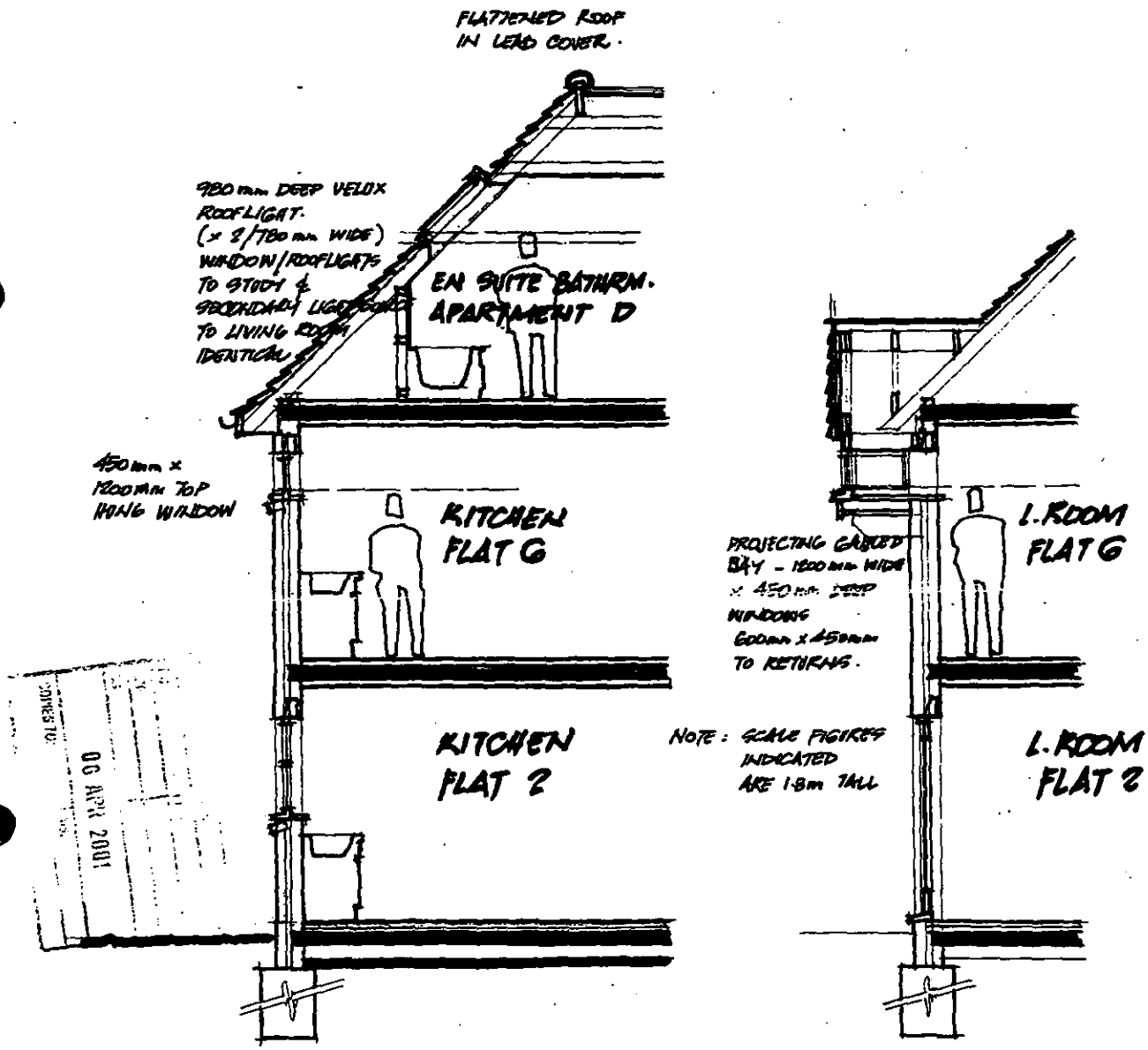
PROPOSED REDEVELOPMENT
AT FOREST LODGE, OLD FOREST ROAD,
WOKINGHAM.

Peter Sensky Associates
CHARTERED ARCHITECT & PLANNING CONSULTANTS
114 PINNER ROAD
NORTHWOOD
MIDDLESEX HA6 1BS

Scale : 1:100
Date : JAN. 2001
Drawing Number :
MII - OPL - P8


LINE OF WALL
PLASTER LINE
2095 DOOR FRAME HEIGHT
2100 BRICKWORK OPENING
(U/S LINTEL)
DOOR
MOBILITY ACCESS DOOR FRAME (HOWART
U/S LINTEL
SKIRTING
CARPET
UNDER LAY
REINFORCED SCREED
50mm POLYSTYRENE (TWO
LAYERS OF 25mm)
METAL GRATING
50mm tk PAVING SLAB (600mm x 600mm)
LAID TO FALL.
(MAX 1:20)
155
50mm SAND
10mm ø WEEPING HOLE
DRILLED ON SITE
100mm H
POLYCHANNEL NW100 SET IN
AND CONNECTED TO STORM
DPC
DPM
3401
ADDITIONAL PLAN
3414
MOBILITY ACCESS D
Peter Sensky Associates
CHARTERED ARCHITECT & PLANNING CONSULTANTS
Scale 1:2
Date NO
Drawing Numb
52

ADDITIONAL PLAN



RECEIVED 06 APR 2001

INDICATIVE DETAIL SKETCH SECTIONS OF WINDOW OPENINGS IN NORTH-WEST FACAD

SCALE 1:50

APRIL 2001

PROPOSED REDEVELOPMENT FORREST LODGE, OLD FORREST RD., WOKINGHAM

3415

MH-OFL-PSK 13

Peter Sensky Associate
CHARTERED ARCHITECT & PLANNING CONSULTAN
111 PINNER ROAD

ADDITIONAL PLAN

3401

undercloak close copper nailed.
code 4 lead
lead
3lk
50mm
50 x 50mm wood roll
8mm tk roofing deck chipboard
firring
code 4 lead
code 4 lead turned over underlayer and timber upstand
firrings
trusses
18mm tk roofing deck chipboard (chipboard straggred)
half round ridge tile
timber upstand 38mm tk
timber fillet
top tile to be fixed with top tile clip.
tile to be nail fixed.
noggings at 600mm ctrs
underlayer taken over timber upstand and turned behind timber fillet.
45°
38 x 25mm battens

detail
(FULL SIZE)

section at a 1:10

lead turned over underlayer
mber upstand.
half round ridge tile
underlayer taken over timber upstand and turned behind timber fillet.
18mm tk roofing deck chipboard
code 4 lead over wood roll
code 4 lead min 150mm over top tile.
tiles to be nailed
be nail fixed
timber fillet.
timber upstand 38mm tk.
top tile to be fixed with top tile clip.
truss
45°
underlayer
a
firring slop 1:40 (over trusses)
min 50mm
fillet
underlayer.
38 x 25mm s w battens
45°

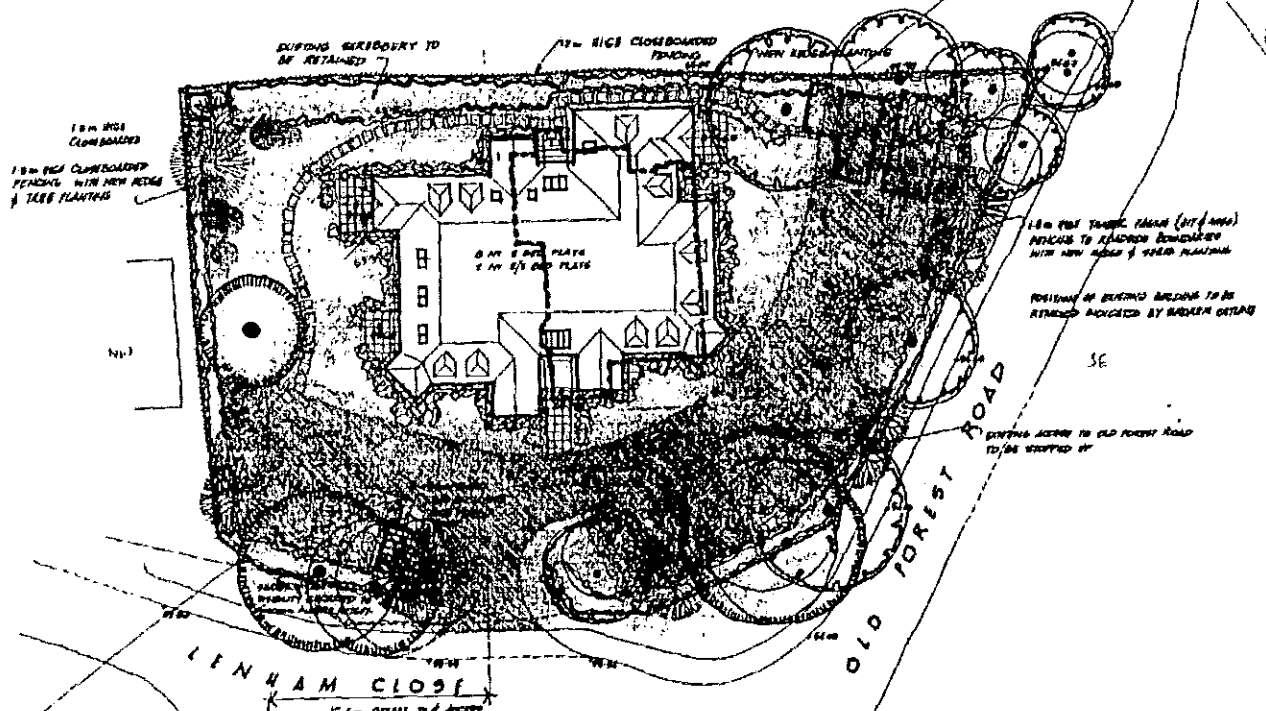
section flat/pitch roof

3401

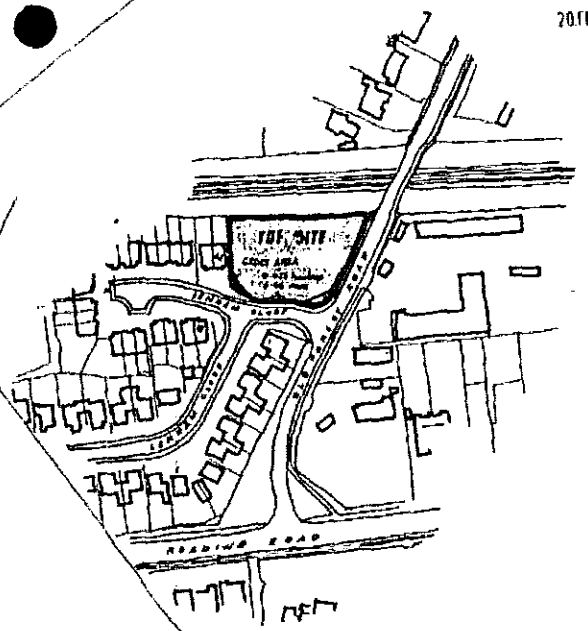
Client	
Site	
Drawing Title	SECTIONS FLAT / PITCH ROOF

Peter Sensky Associates
CHARTERED ARCHITECT & PLANNING CONSULTANTS
114 PINNER ROAD
NORTHWOOD
MIDDLESEX HA6 1BS
TEL: 01923 820747
FAX: 01923 835435

20 FEB 2001 3431



SITE LAYOUT PLAN
SCALE 1:100



LOCATION PLAN SCALE 1:1250

SUPERSEDED

3417

PROPOSED REDEVELOPMENT
AT FOREST LODGE, OLD FOREST ROAD;
WOKINGHAM.

FOR MILLGATE HOMES

JANUARY 2001

DRAWING NUMBER
MH · OFL · P5/2

Peter Sensky Associates
CHARTERED ARCHITECT & PLANNING CONSULTANTS
114 PINNER ROAD
NORTHWOOD
MIDDLESEX HA6 1BS
TEL: 01923 820347
FAX: 01923 833435

COPYRIGHT RESERVED

See officer file

Date: 16 August 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2001/3401

Location: Forest Lodge, Old Forest Road, Winnersh, Wokingham.

Proposal: Proposed erection of a block of 10 flats with new access from Lenham Close. Demolition of existing dwelling.

Applicant: Millgate Homes C/O Peter Sensky Associates.

Case Officer: Emy Circuit

The new plans show the following: Parking layout for 17 cars.

MH - OFL - P20A & MH-OFL-P32A

Comments are required by 23/08/2001.

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

Comments as per memo dated 12/04/01.

AC 7/08/01

Date: 16 August 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3401

Location: Forest Lodge, Old Forest Road, Winnersh, Wokingham.

Proposal: Proposed erection of a block of 10 flats with new access from Lenham Close. Demolition of existing dwelling.

Applicant: Millgate Homes C/O Peter Sensky Associates.

Case Officer: Emy Circuit

The new plans show the following: Parking layout for 17 cars.

MH - OFL - P20A & MH-OFL-P32A

Comments are required by 23/08/2001.

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

(RING ONE)

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

App No. F/2001/3401 (Planaps) / (Ludhouse) Date Rec. VBA 10/8/01

Location: Forest Lodge, Old Forest Road

Parish Winnersh

Applicant: Millgate homes

Description of attached plans Parking layout for 17 cars

Drawing No's: MH - OFL - P20A & MH - OFL - P32A

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____

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

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

NEIGHBOURS: As for previous revised plans

Date for Responses 7 days 23.8.01

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER Exc

Consultations Sent by Admin. on 16.8.01

Yellow - Part One Copy
Green - Officer's Copy

REVISED PLAN

ES 46597

MILLGATE HOMES

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

Emy Circuit
Senior Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire

Ref:GM/SC/327
9th August 2001

13 AUG 2001
COPIES TO: | ACK: | FILE:

Dear Ms Circuit,

RE: TOWN & COUNTRY PLANNING ACT 1990 REF. NO. F/2001/3401.
Forest Lodge, Old Forest Road, Wokingham.

Further to our telephone conversation, we have pleasure in enclosing 4 copies of amended drawing nos. MH/OFL/P20A and P32A, showing two additional car parking spaces, giving a total of 17 spaces.

In addition we enclose a set of A4 reductions of the current planning drawings relevant to this application for you to insert into the committee report, and for you to use as part of the overhead projector negatives, on the evening of the committee meeting.

When writing up your report, and also tabling to committee members on 22nd August, would you emphasise the overall reductions we have made to this revised block of flats. These are as follows

	Previous	Current	Change
Footprint	4560 sq. ft.	3480 sq. ft.	24 % Reduction
Total Gross Floor Area	12,290 sq. ft.	8780 sq. ft.	28 % Reduction
Ridge Height	9100 mm	8600 mm	500mm Reduction
Proximity to N47 Lenham Close	15000 mm	18000 mm	3000 mm Increase
Front Elevation Width	27000 mm	21500 mm	5500 mm Reduction

We hope that the enclosed is to your satisfaction, and that the above information can be reported to the committee on the evening of the 22nd of August.

Yours sincerely

G. Meier

GREG MEIER Dip Arch RIBA
Chief Architect

Best Family Home 1994 - 1996 - 1997 - 1998 - 1999 Best 3 bed Home - 1999
Best Luxury Home 1998 - 1999
House Beautiful magazine Family Home of the Year 1997
Best Luxury Home 1998 - 1999
Best Small Builder 1996

Millgate Developments Ltd. Registered in England No. 2229073

Date: 31 July 2001

- 2 AUG 2001

To: Winnersh Parish Council

We have received Revised Plans for the following planning application:

Application Number: F/2001/3401

Location: Forest Lodge, Old Forest Road, Winnersh, Wokingham.

Proposal: Proposed erection of a block of 10 flats with new access from Lenham Close. Demolition of existing dwelling.

Applicant: Millgate Homes C/O Peter Sensky Associates.

Case Officer: Emy Circuit

The new plans show the following: Reduction in footprint and height, plus associated changes to layout and elevations. Drawing nos P20, P21, P22, P23, P24, P25, P26, P27, P28, P29, P30, P31, P32.

Comments are required by 21/08/2001.

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

Original comments still stand

ES

PLANNING SERVICES	RPT
POL	
D..	
APP	
CS	
15 AUG 2001	
COPIES TO:	ACK:
	FILE:

Recd 10·30AM 21·8·01 EMY

PLANNING SERVICES	HPT 46960
POL	TLS
DC	ENF
APP	
CS	
22 AUG 2001	
COPIES TO:	

22 Lenham Close
Winnersh
Wokingham
Berkshire
RG41 1HR

21 August 2001

Wokingham District Council
Environmental Services Department
Planning services
PO Box 157
Shute End, Wokingham
Berkshire. RG40 1WR

Ref: Planning Application F/2001/3401 – FAO: Ms Emy Circuit

Dear Ms Circuit

I have taken note of the revised plans that have been submitted for the above application and I wish to inform you that they still do not satisfy my objections. I would therefore wish that those objections that I have formerly lodged with you be re-iterated.

- The comparisons with the current "roof line" of the present Lodge and the new proposal is somewhat misleading: it would appear that the height of the chimney tops on the apex of a sharply pitched roof are being compared with the huge block outline of the proposed flats: the resulting outline will still present a very large aspect, considerably different from that which is there at the moment.

- There has been no mention of the fact that the new development will become part of Lenham Close and not Old Forest Road and as such will in no way fit in with the style of houses in the Close. These are flats and there are no precedents for building flats in this Close.

- Even with the increase in car parking spaces, I am still of the opinion that the residents of the Close will be encumbered with overflow parking from this development and as such is quite unacceptable.

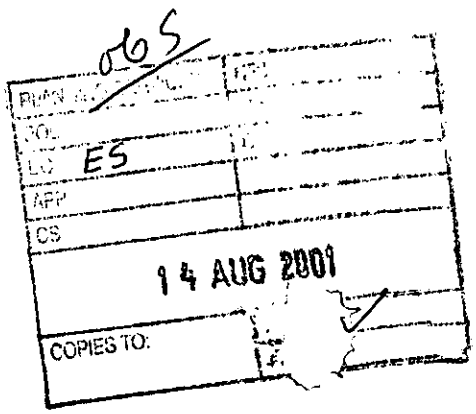
Most Importantly, I believe that this application is going before the committee tomorrow evening (22/08/01), and yet I have to hand a letter from yourself that states quite clearly that objections to the latest set of modified plans do not have to be in until Thursday 23/08/01. This would appear to be against the regulations concerning committee procedures and as such surely the application must be dropped from tomorrow evening's agenda.

Yours truly,

R A & M P Prior

Tel: +44(0)118 9785590 Mobiles: +44(0)7860 662824 (RAP) +44(0)7802 533374 (MPP)
Fax: +44(0)8700520181 e-mail: rog@winnersh1.demon.co.uk R A & M P Prior

Mr. Edan Gaskell
No.7 Arnwood
Old Forest Road
Wokingham
Berkshire RG41 1HU



August 13th, 2001

Wokingham District Council
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

Subject: application number: f/2001/3401

I write to you concerning the revised planning application for a block of flats at Forest Lodge, Old Forest Road, Wokingham.

These new plans will still cause problems for the community. Such as, the roads in the surrounding area being very busy especially during the peak rush hour times. It can take over ten minutes to get onto the Reading Road (A329) from the junction with Old Forest Road. With the influx of at least ten new vehicles, although more likely to be nearer twenty new vehicles, on the road. This could lead to gridlock in this area at certain times.

I think we already have enough apartments in the area. Forest Lodge is a nice house and should be kept as it is, in order to keep a balance of different properties in this area. Otherwise this area will end up over-weighted with apartments.

I moved into the Arnwood development when it was first built, two years ago. Because it was an exclusive development in a nice area. Had I been aware that another two developments were going to be built (Highgrove) a quarter of a mile away and now the proposed Forest Lodge, which is just across the road. All built by the same developer. I would not of brought my flat as it has now been devalued. The developers market these properties as exclusive developments. Therefore it is wrong of them to then build similar properties practically next door. There are many other areas that would be suitable for a block of flats, which would not interfere with the infrastructure of the people already living there. Therefore please do not allow this development to proceed.

yours sincerely

EDAN GASKELL

29 Lenham Close
Winnersh
Berks. RG41 1HR

9th August 2001

For the attention of:-
Emy Circuit
Development Control Office
Environmental Services Department
Wokingham District Council
P. O Box 157
Shute End
Wokingham
Berks. RG40 1WR

Dear Madam

Re: Application Number F/2001/3401 – Revised Plans Notification

Following your letter of 31st July I would once again refer you to my previous letters.

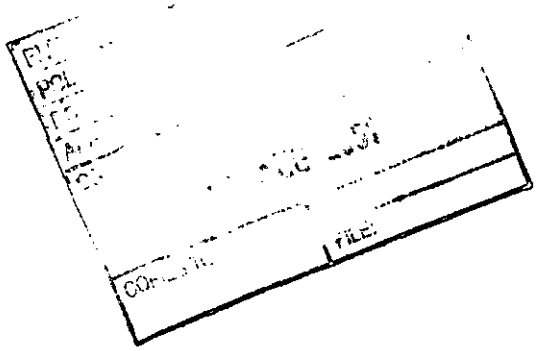
The revised plans, amending the elevations of the proposed development, do not address my objections.

I trust these objections are being carefully considered.

Yours faithfully

Pat Wilson (Miss)

ES 46654



Date: 31 July 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2001/3401

Location: Forest Lodge, Old Forest Road, Winnersh, Wokingham.

Proposal: Proposed erection of a block of 10 flats with new access from Lenham Close. Demolition of existing dwelling.

Applicant: Millgate Homes C/O Peter Sensky Associates.

Case Officer: Emy Circuit

The new plans show the following: Reduction in footprint and height, plus associated changes to layout and elevations. Drawing nos P20, P21, P22, P23, P24, P25, P26, P27, P28, P29, P30, P31, P32.

Comments are required by 21/08/2001.

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

Comments as previous dated 12/04/01.

Adam Coggins 7/8/01

Date: 31 July 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3401

Location: Forest Lodge, Old Forest Road, Winnersh, Wokingham.

Proposal: Proposed erection of a block of 10 flats with new access from Lenham Close. Demolition of existing dwelling.

Applicant: Millgate Homes C/O Peter Sensky Associates.

Case Officer: Emy Circuit

The new plans show the following: Reduction in footprint and height, plus associated changes to layout and elevations. Drawing nos P20, P21, P22, P23, P24, P25, P26, P27, P28, P29, P30, P31, P32.

Comments are required by 21/08/2001.

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

(RING ONE)

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

App No. F/2001/3401 (Planaps) / (Ludhouse) Date Rec. 31.07.01

Location: and Forest Lodge, Old Forest Road

Parish Winnersh

Applicant: Millgare Homes

Description of attached plans reduction in footprint and height + plus associated changes to layout and elevations

Drawing No's: MH. OFL. P20, P21, P22, P23, P26, P25, P26, P27, P28, P29, P30, P31, P32

CONSULTEES

Copies of plans wil ary, Part 1 Reg., Parish Council, Ward Councillors a + Wokingham

Please tick which o

OTHERS: _____

Penny, this is the application I was talking to you about this morning. Revised plans should come in next week - if the start of the consultation is any late than 27/7 can you talk to Mike F (think 21 days is advisable but may not be essential.

Thanks for doing this

Elmy

Drawing No's

scape & Trees) _____ ✓

Design) _____

ways) _____ ✓

ng Control) _____

ison _____

ns will be sent to all consultees
ar drawing No's are specified in
ve.

NEIGHBOURS: see file (original/revised plans/following 23 May DC)

Date for Responses 21 days.

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice (Y) / N

New Description _____

CASE OFFICER Exc

Consultations Sent by Admin. on 31.07.01

Yellow - Part One Copy
Green - Officer's Copy

Planning Application

Received by Wokingham District Council

Application No: F/2001/3401

Proposal:
Proposed erection of a block of 10 flats with new access from Lenham Close. Demolition of existing dwelling.

Location:
Forest Lodge, Old Forest Road, Winnersh, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to take this letter with you or quote application number F/2001/3401 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/08/2001. 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 be possible for an individual reply to be issued 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

01 August 2001

Revised Plans

MILLGATE HOMES

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

PLANNING SERVICES | HPT
POL | TLS
C | SNF
PP |
S |
31 JUL 2001
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FILE:

Penny Stoodley
Planning Administrator
Wokingham District Council
Shute End
Wokingham
Berkshire

Ref:GM/SC/318
31st July 2001

3401

REVISED PLAN

Dear Ms Stoodley,

RE: TOWN & COUNTRY PLANNING ACT, 1990 REF N^{O} F/2001/3401
FOREST LODGE, OLD FOREST ROAD, WOKINGHAM

With reference to the above planning application which was deferred at the 20th June 2001 Committee Meeting pending further design considerations on reducing the scale and mass of the proposals.

Prior to Emy Circuit taking her leave, we had a brief meeting on the 18th July 2001, where I tabled alternative proposals, which were to her approval.

We had also discussed the next earliest Committee date feasible, and 22nd August was suggested, subject to the revised drawings being complete and issued to the Council by the end of July.

She had also advised, that in her absence, you would be able to distribute the amended drawings for their 10 day consultation, so that when she gets back from leave, Emy Circuit would be in a position to complete her report to Committee.

We therefore enclose for substitution to those original drawings, six copies of our drawing n°s MH/OFL/P20-P32.

The proposals have reduced not only the footprint, but also the height and scale of the block of flats, more in keeping to the adjacent properties. By doing this, the size of the flats have been reduced in area, and the top floor flats are now 1 bed apartments as opposed to 3 bed apartments.

In addition, we have moved the block away from n°47 Lenham Close, giving a flank to flank distance of approx. 20m, and a distance to their back garden of 21.5m.

The ridge line of the proposals have been reduced between 1.5m and 2m in height, and dormer positions reduced to 4 in total.

Best Family Home 1994 - 1996 - 1997 - 1998 - 1999
Best 3 bed Home - 1999
Best Luxury Home 1998 - 1999
House Beautiful magazine
Family Home of the Year 1997
Best Luxury Home 1998 - 1999
Best Small Builder 1996
Millgate Developments Ltd. Registered in England No. 2229073

Please refer to the following drawings for clarification:-

Drawing MH/OFL/P28-32 Show the reduction in size of our revised proposals to that heard at the last Committee Meeting.

Drawing MH/OFL/P24 Shows the approx. heights of the existing building on the site, and those of N°47 Lenham Close, with the revised proposals being slightly lower.

We hope that the enclosures are acceptable to yourselves and that you can submit these drawings for consultation without delay, so that the next Committee date can be met (22/08/01).

Please do not hesitate to contact me should you have any comments or queries.

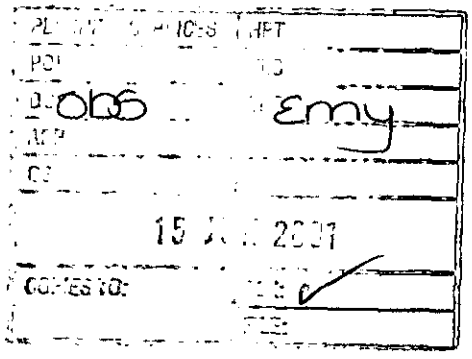
Yours sincerely



GREG MEIER Dip Arch RIBA
Chief Architect

cc: Peter Senksy

Ref: F/2002/3401



30 LENHAM CLOSE
WINNERSH
WOKINGHAM
BERKS
RG41 1HR

14/06/01

Emy Circuit
WDC Planning Services
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

Dear Madam

Forest Lodge Planning Application
Application Number: F/2001/3401

I wish to make the following comments regarding the above application .

(1) A three storey building with the area shown on the planning application would adversely dominate the established two storey properties in the adjacent area.

(2)An entrance from Lenham Close near its junction with Old Forest Road would dramatically increase the danger for traffic approaching the junction bearing in mind that there is already restricted vision for drivers turning from Lenham Close.

(3)The provision of 15 parking places for 10 flats is totally inadequate with the resultant risk of overflow parking of visitors etc. in Lenham Close. This , in addition to the danger highlighted in point (2) above , would prove extremely hazardous for traffic in the area.

Yours faithfully

M.R.Bowring

c.c. Liz Siggery, Willow, 375 Reading Road, Winners RG41 5LT

Public comments
received following
23 May D. C. committee

Emy Circuit BDS

PLANNING SERVICES	HPT
POL	TLS
DC ES	ENF
APP	
CS	
07 JUN 2001	
COPIES TO:	ACK:
	FILE:

29 Lenham Close
Winnersh
Wokingham
Berks. RG41 1HR

4th June 2001

Mrs. L. Siggery
Willow
375 Reading Road
Winnersh
Berks. RG41 5LT

Dear Mrs. Siggery,

Ref: Planning Application No. F/2001/3401

I am writing to ask for your support in my (and other Lenham Close residents' objections) to the above application for the development of 10 flats on the site of Forest Lodge.

I have already lodged 3 letters of objection with the Council Case Officer but no amendments to plans or offers by the developers of a contribution towards an improvement to the Old Forest Road/Reading Road junction can address my basic objections which remain as follows:-

- The proposed building will not be in keeping with the current dwellings in Lenham Close.
- Insufficient space has been allocated for parking – adding to the problems we already experience in the close both from an actual parking point of view and the increased opportunity for vandalism and theft from ungaraged vehicles.
- The movement of additional vehicles will exacerbate the already hazardous situation we face driving in and out of Lenham Close.

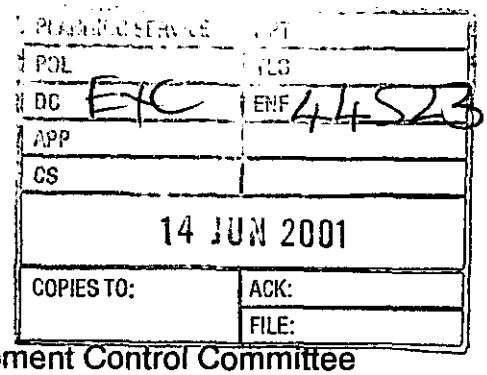
I would ask that you make our other councillors aware of this situation and ensure that any newly-elected councillors visit the site before any decision is taken. A visit during the next 2-3 weeks whilst we still have Thames Water working in the Close would give a flavour of the disruption we would be expected to suffer, purely to see a 3-storey development totally out of character with the rest of the Close, looking down on us.

If you need copies of my previous letters or any further information, please call me on 978 2717.

I thank you for your support.

Yours sincerely

Pat Wilson
cc. Emy Circuit



22 Lenham Close
Winnersh
Wokingham
Berkshire
RG41 1HR

13 June 2001

The Chair, Development Control Committee
Wokingham District Council
PO Box 157, Shute End
Wokingham
RG40 1WR

Re: Planning Application No: F/2001/3401, Forest Lodge, Old Forest Road

Dear Chair,

Although we were able to attend and speak at the last Committee Meeting when a decision on this application was deferred, because of a long term commitment we will not be at the next one if it comes up on June 20th. If possible we would therefore be obliged if you and your fellow councillors could reiterate our objections.

- Firstly on a point of order, as the subcommittee has only recently been reformed following the election, has there been time for the appropriate number of members to view the site?

- The homogenous nature of the houses on this Close will be totally destroyed. We are not Reading Road, we are not even Old Forest Road and because of the way the Close is laid out, we are an enclosed entity with a distinct appearance that will be completely overshadowed by this development – it would more than double the footprint of the present Lodge, (that being just the building, let alone the tarmac parking, turning and bin areas), and this is without consideration of the increased height. Comparisons with surrounding properties should therefore be made within the Close, not outside it.

- The parking and movements of additional vehicles will create major problems, and any compensation offered by the developers as a sweetener will go no way to alleviate this. The Council's Officer who spoke in agreement with the application regarding the number of car parking places and the "proximity of good Public Transport Services" had surely reached his view on a false premise – I wonder how he was getting home that evening?

- I may be cynical but is it not strange that the only trees that were supposedly either dead or diseased lay in the path of the proposed entrance. Has the Arboricultural Officer an opinion on this?

- There are no other 3 storey buildings in Lenham Close or Old Forest Road (Arnwood is on the Reading Road), and by relocating the entrance to the Close, this overpowering building will dominate our estate.

- Although not directly a planning issue, the fact that the pumping station on the Reading Road is barely adequate (and in times of heavy or sudden rainfall totally inadequate) at removing sewage from the Close, to quote one of the councillors at the meeting, "even though this is not technically within our remit, there is little point in approving an application that will adversely affect others in this way". (Not a word for word quote, but the sense is there).

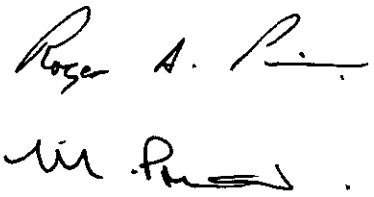
Tel: +44(0)118 9785590 Mobiles: +44(0)7860 662824 (RAP) +44(0)7802 533374 (MPP)
Fax: +44(0)8700520181 e-mail: rog@winnersh1.demon.co.uk R A & M P Prior

- Should we lose our arguments and the application be approved, some of the council's suggested restrictions are not tight enough; e.g. allowing work to continue on the site until 7pm

At the end of the day we are being asked to put up with an eyesore, have our footpaths used as car parks and suffer even more disruption due to building works (especially following the mess caused by Thames Water), purely for the profit of some developer and with no benefit or recompense to ourselves. **This development is UNSAFE, UNSIGHTLY, UNNECESSARY AND UNWANTED!**

Thanking you in anticipation of this application being refused,

Yours sincerely,



Roger & Maureen Prior

Tel: +44(0)118 9785590 Mobiles: +44(0)7860 662824 (RAP) +44(0)7802 533374 (MPP)
Fax: +44(0)8700520181 e-mail: rog@winnersh1.demon.co.uk R A & M P Prior

Peter Sensky Associates

CHARTERED ARCHITECT & PLANNING CONSULTANTS

PETER SENSKY, B.ARCH., R.I.B.A., DIP.T.P.

114 PINNER ROAD
NORTHWOOD
MIDDLESEX HA6 1BS
Tel: 01923 820747
Fax: 01923 835435

Your Ref.:
Our Ref. : MH/333
Date : 30th May 2001

Miss Emy Circuit
Dept of Environmental Services
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berks RG40 1WR

Dear Miss Circuit,

Forest Lodge, Old Forest Road, Winnersh, Wokingham
Application Reference: F/2001/3401

As requested, I enclose print of drawing No MH-OFL-P5/2A. The conte background has been removed and I trust that the information will now be reproducable.

Yours sincerely,

Peter Sensky

Enc

42915

PLANNING SERVICES	HPT
POL	TLS
DC ES	ENF
APP	
CS	
31 MAY 2001	
COPIES TO:	ACK:
	FILE:

Revised 14/4

Date: 05 April 2001

- 6 APR 2001

To: Winnersh Parish Council

We have received Revised Plans for the following planning application:

Application Number: F/2001/3401

Location: Forest Lodge, Old Forest Road, Winnersh, Wokingham.

Proposal: Proposed erection of a block of 10 flats with new access from Lenham Close. Demolition of existing dwelling.

Applicant: Millgate Homes C/O Peter Sensky Associates.

Case Officer: Emy Circuit

The new plans show the following: Amendments to the layout to take into consideration Highway comments: provision of one additional parking space (16), enlarged visibility splays and details of junction (access from Lenham Close). Drawing no MH-OFL-P5/2/A.

Comments are required by 19/04/2001.

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

No comments to revised plans

Original comments still stand

RECEIVED
17 APR 2001

Date: 12 April 2001

To: Winnersh Parish Council

We have received Additional Plans Plans for the following planning application:

Application Number: F/2001/3401

Location: Forest Lodge, Old Forest Road, Winnersh, Wokingham.

Proposal: Proposed erection of a block of 10 flats with new access from Lenham Close. Demolition of existing dwelling.

Applicant: Millgate Homes C/O Peter Sensky Associates.

Case Officer: Emy Circuit

The new plans show the following:
1. Section through north-west facade showing window heights.
2. Detail of 'level' front entrance
3. Section through flat/pitched roof showing detail of change of slope.
Drawing nos MH-OFL-PSK13, /S2, /S5.

Comments are required by 22/04/2001.

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

No comments to additional plans

Original comments still stand.

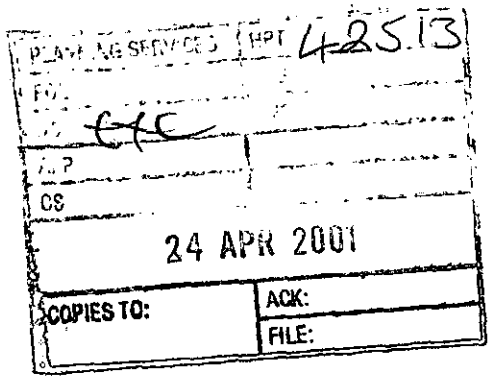
Peter Sensky Associates

CHARTERED ARCHITECT & PLANNING CONSULTANTS

PETER SENSKY, B.ARCH., R.I.B.A., DIP.T.P.

114 PINNER ROAD
NORTHWOOD
MIDDLESEX HA6 1BS
Tel: 01923 820747
Fax: 01923 835435

Your Ref.:
Our Ref. : MH/333
Date : 20th April 2001



Miss E Circuit
Planning Services
Environmental Services Dept
Wokingham District Council
P O Box 157
Shoot End
Wokingham
Berks RG40 1WR

Dear Miss Circuit,

Application Number: F/2001/3401
Forest Lodge, Old Forest Road, Winnersh, Wokingham

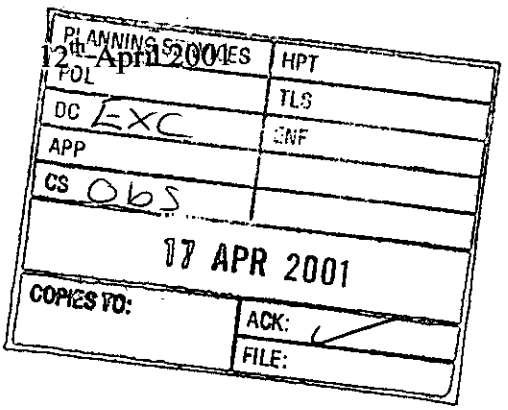
I write with reference to our telephone conversation earlier this week from which I am assured that you have all the information necessary to prepare a report to the Committee. I was obviously sorry to learn that it proved impossible to complete the report before the deadline for the planning meeting which is to take place in the first week of May but am reassured by your indication that the application will be tabled for determination later in the same month.

Yours sincerely,

Peter Sensky

29 Lenham Close
Winnersh
Wokingham
Berks. RG41 1HR

12th April 2001



For the attention of:-

Emy Circuit
Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berks. RG40 1WR

Dear Madam

Ref: Application Number F/2001/3401

In response to the letter from Mr. Mitchell concerning the revised plans for the above proposed development I feel that the comments made in my original letter (copy attached) still apply.

The proposed addition of 1 parking space still means that there will be less than 2 parking spaces for each dwelling. The siting of the entrance to the flats is not only dangerous but will add to the already existing problem of parked cars in this area.

I sincerely hope you will consider these objections very carefully. I would suggest that you view this area for yourself – particularly after 23rd April when we shall have Thames Water in the Close for 10 weeks relaying the water main!

Yours faithfully

Pat Wilson (Miss)

Public comments - revised plans.

29 Lenham Close
Winnersh
Wokingham
Berks. RG41 1HR

9th March 2001

For the attention of:-

Mrs. B. Polnik
Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berks. RG40 1WR

Ref: Application Number F/2001/3401

Dear Mrs. Polnik

I wish to object most strongly to the above application for the proposed erection of a block of 10 flats with new access from Lenham Close. My reasons are as follows:-

- The proposed building will not be in keeping with the current dwellings in Lenham Close and the value of our properties could be affected because of this.
- There will be insufficient screening between the proposed 3-storey building and the current dwellings.
- Insufficient space has been allocated for parking. The plans show 15 spaces for 10 flats – in the current climate where most houses have 2 cars this will mean an exacerbation to the problem we already have with vehicles being parked on the highway leaving very little space for any visitors to park.
- Additional cars not being garaged will offer an even greater opportunity for vandalism to and theft from cars (which has been experienced recently in the close).
- The proposed entrance from Lenham Close will cause a **real safety hazard** due to the increased amount of traffic coming into the close and the issue of parked cars already mentioned. Driving towards the junction of Lenham Close and Old Forest Road can be hazardous now; adding to this problem would be acting irresponsibly.

I trust these objections will be carefully considered.

I would also like to express my concern that it seems Millgate Homes are assuming planning permission will be granted as some felling of trees has already taken place and a sales office type building has been erected in the grounds of Forest Lodge.

Yours sincerely

Pat Wilson (Miss)

~~FL~~ F/2001/3401

F.A.O Mrs B Polnik.

From Rafael Lobato

41723

1 Lahan Close BP

RG41 1HR

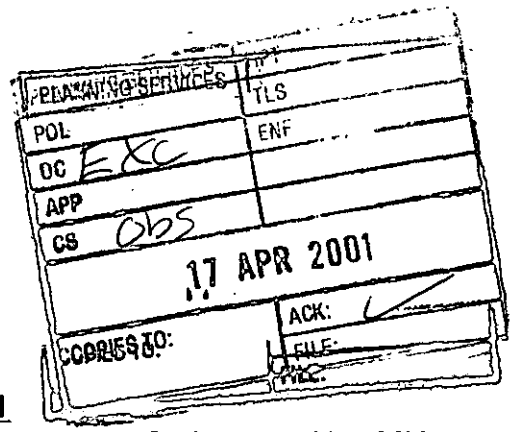
COPIES

Nine Photo's enclosed of picking problems

& tree that fell down.

22 Lenham Close
Winnersh
Wokingham
Berkshire
RG41 1HR

12 April 2001



WDC Environmental Services Dept.
Planning Services
PO Box 157
Shute End, Wokingham
Berkshire. RG40 1WR

FAO: Ms Emy Circuit, ref. Application number F/2001/3401
Re 'Forest Lodge, Old Forest Road, Winnersh, Wokingham & drawing No. MH-OFL-P5/2/A

Dear Ms Circuit

We have already sent in an objection to the above application (11-03-01) and having studied the new drawing (MH-OFL-P5/2/A), we conclude that our opinions are unaltered. We would therefore hope that our previous letter will still be taken into consideration along with some extra points.

- The style and size of the proposal (i.e. Flats and 3 storeys) is totally out of character with the rest of the Close and will present an overbearing and dominant aspect.

- The population increase in this small area is likely to be in the region of 15%.

- The amended proposal does not answer any of our previous objections: the one extra car parking space is gained at the expense of losing some foliage and is likely to be used as an overflow for the bin area. By moving the fence line back to gain a better "line of sight" into the close for emerging traffic, no thought appears to have been taken regarding the over hanging branches and or roots of the trees – unless *these too are expected to blow down on a windless night!*

- The number of car parking spaces still does not reach the Council's preferred target of 1.75 per flat.

- Should the development go ahead, there will be ample grounds for a re-assessment of our council tax bands on the grounds of a major change to the nature of housing within the Close.

cont.

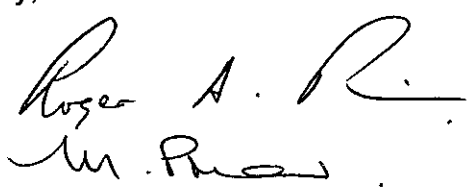
Tel: +44(0)118 9785590 Mobiles: +44(0)7860 662824 (RAP) +44(0)7802 533374 (MPP)
Fax: +44(0)8700520181 e-mail: rog@winnersh1.demon.co.uk R A & M P Prior

- This area suffers greatly from environmental noise – the M4 and the railway, for example. Any more generated from a neighbouring building site would be intolerable.

Without prejudice to our forgoing objections, should this planning application be approved we would welcome some fairly stringent conditions applied to activity on the site with regard to working hours, material deliveries – both when & where – mud or debris on the road, parking of contractors' vehicles, noise and pollution from bonfires & dust etc.

In recent months we have suffered from traffic congestion on the Reading Road due to traffic light "improvements" at the Winnersh cross roads, several pipe laying companies working along this route and now we hear that Thames Water is going to lay a new main in the Close itself over the next three months; surely enough is enough.

Yours truly,



Enc: re-addressed copy of our letter of 11th March

Tel: +44(0)118 9785590 Mobiles: +44(0)7860 662824 (RAP) +44(0)7802 533374 (MPP)
Fax: +44(0)8700520181 e-mail: rog@winnersh1.demon.co.uk R A & M P Prior

22 Lenham Close
Winnersh
Wokingham
Berkshire
RG41 1HR

11 March 2001

WDC Environmental Services Dept.
Planning Services
PO Box 157
Shute End, Wokingham
Berkshire. RG40 1WR

Copy of Previous letter

FAO: Ms Emy Circuit, ref. Application number F/2001/3401
Re 'Forest Lodge, Old Forest Road, Winnersh, Wokingham

Dear Ms Circuit

We wish to object to the above mentioned Planning application on the following grounds:

- The proposed change of dwelling from a single family home to a block of ten flats likely to be housing up to 30 or more people is changing the area population density excessively especially as Millgate Homes has already done this only yards away on the other side of the road in recent months.

- As indicated on the plan, 15 car parking spaces would seem totally inadequate as in this area there are most likely to be at least two cars per dwelling. It would also be opportune for the Council to note the current parking in Lenham Close, as the area where the proposed new entrance is situated invariably has cars parked at most times of the day and night. Any increase in population density will undoubtedly add to the hazards already present when trying to drive in or out of the Close. This would be particularly relevant when children are going to school and should the emergency services need to get into the road.

- We are also concerned about the proposed siting of the Bin Enclosure; being so close to the footpath used by all residents of the Close this could well attract urban vermin. Other points that this raises are, is the proposal large enough to take the number of bins required for the flats and, when the rubbish is collected, will the lorry have room to enter the Flats' area or will the empty bins be left on the pavement outside?

Cont.

Tel: +44(0)118 9785590 Mobiles: +44(0)7860 662824 (RAP) +44(0)7802 533374 (MPP)
Fax: +44(0)8700520181 e-mail: rog@winnersh1.demon.co.uk R A & M P Prior

- We would like to know how the developers intend to connect these flats to the drainage system. Our garden has been flooded with sewage this winter when the pumping sub-station on the Reading Road became overloaded and we are most worried that this large increase in local amenity usage will overwhelm an already full facility. If the development should go ahead then the builders must be persuaded to contribute to improving the local drainage, including the constantly forming large puddle at the junction of Old Forest and Reading roads.

  In a similar vein, can we be assured that the electricity supply can cope with the increased demand as power cuts are not uncommon in the Close?

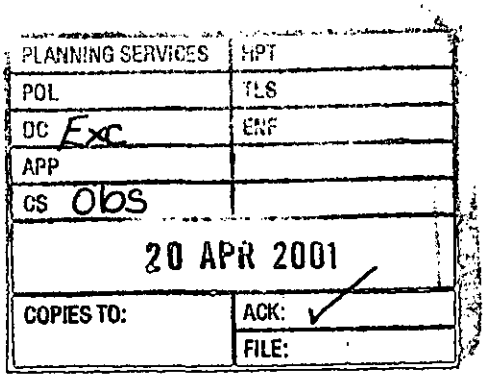
- We have in the past objected to further increases in dwellings in this area on the grounds that access to and from the Reading Road is very bad considering the already large number of vehicle movements; Toutley Industrial Estate, Flagons Estate, Commons & Lowther Roads, Lenham Close and Hewden Hire Depot all using the one exit and entrance with no traffic control whatsoever. These extra dwellings can only exacerbate the situation.

We object most strongly to this planning application, and as it affects us and all our neighbours in Lenham Close directly (all of whom pay considerable Council Tax), we would like to know why we were not informed of this application in writing. We would be obliged if you would acknowledge the receipt of this objection.

Yours truly,

Copy of Previous letter

Tel: +44(0)118 9785590 Mobiles: +44(0)7860 662824 (RAP) +44(0)7802 533374 (MPP)
Fax: +44(0)8700520181 e-mail: rog@winnersh1.demon.co.uk R A & M P Prior



29 Lenham Close
Winnersh
Wokingham
Berks. RG41 1HR

18th April 2001

For the attention of Emy Circuit
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berks. RG40 1WR

Dear Madam

Ref: Application Number F/2001/3401

Further to your letter of 12th April giving details of additional changes to the plans for the proposed erection referred to in the above application I am writing again to object to this construction.

The reasons for my objections remain as in my two previous letters to your department, copies of which I assume you still have on file.

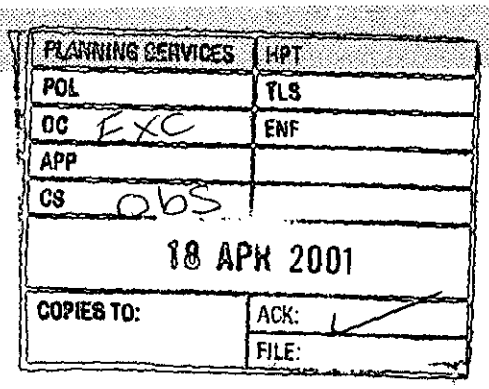
None of the revisions made to the plans addresses the fundamental issues raised in my letters which hinge around the proposed types of dwelling being totally out of keeping with the existing residences in Lenham Close (thus devaluing our properties) and the concerns I have regarding safety caused by the increase in vehicles and traffic at what can already be a dangerous junction.

Once again I ask you to consider these objections very carefully.

Yours faithfully

Pat Wilson (Miss)

Mr. Edan Gaskell
No.7 Arnwood
Old Forest Road
Wokingham
Berkshire RG41 1HU



April 13th, 2001

Wokingham District Council
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr. Mitchell

Subject: application number: f/2001/3401

I write to you concerning the revised planning application for a block of flats at Forest Lodge, Old Forest Road, Wokingham.

These new plans will still cause problems for the community. Such as, the roads in the surrounding area being very busy especially during the peak rush hour times. It can take over ten minutes to get onto the Reading Road (A329) from the junction with Old Forest Road. With the influx of at least ten new vehicles, although more likely to be nearer twenty new vehicles, on the road. This could lead to gridlock in this area at certain times.

I think we already have enough apartments in the area. Forest Lodge is a nice house and should be kept as it is, in order to keep a balance of different properties in this area. Otherwise this area will end up over-weighted with apartments.

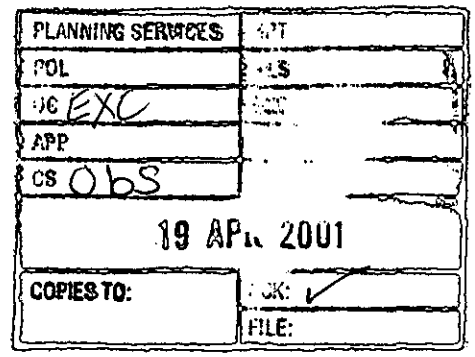
I moved into the Arnwood development when it was first built, two years ago. Because it was an exclusive development in a nice area. Had I been aware that another two developments were going to be built (Highgrove) a quarter of a mile away and now the proposed Forest Lodge, which is just across the road. All built by the same developer. I would not of brought my flat as it has now been devalued. The developers market these properties as exclusive developments. Therefore it is wrong of them to then build similar properties practically next door. There are many other areas that would be suitable for a block of flats, which would not interfere with the infrastructure of the people already living there. Therefore please do not allow this development to proceed.

yours sincerely

Edan Gaskell

Edan Gaskell

2 Lenham Close
Winnersh
Wokingham
Berks
RG41 1HR
Tel: 0118 977 5232



17 April, 2001

Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
RG40 1WR

For the attention of Emy Circuit

Dear Ms Circuit,

Re: Planning Application No. F/2001/3401

Further to your letters of 5th & 12th April 2001, detailing revisions and additions to the original proposals, we do not believe that the addition of one parking space will help to allay the concerns that we raised in our letter of 18 March 2001.

We, therefore, reaffirm our objection to the proposed erection of 10 flats at Forest Lodge.

We also feel that the design of the flats will not complement the existing "Neo-Georgian" design of the houses and could affect the valuation of the properties in the Close.

Also of concern is the general capacity of the services in this area, given that Thames Water are about to commence major works in the Close to replace the water main, following years of problems.

Yours sincerely,

T W Edwards B R Edwards

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
HIGHWAYS

MEMORANDUM

FROM: Adam Coggins, Highways

MY REF: F/2001/3401

YOUR REF: F/2001/3401

TO: Emy Circuit, Planning
CC:

DATE: 12th April 2001

PLANNING APPLICATION F/2001/3401
PROPOSED ERECTION OF A BLOCK OF 10 FLATS WITH NEW ACCESS FROM LENHAM CLOSE AND DEMOLITION OF EXISTING DWELLING.
FOREST LODGE, OLD FOREST ROAD, WINNERSH, WOKINGHAM.

SUBJECT TO THE PROVISION OF A 106 AGREEMENT TO SECURE FINANCIAL CONTRIBUTIONS TOWARDS IMPROVEMENTS AT THE JUNCTION READING ROAD/OLD FOREST ROAD AND/OR LOCAL SUBSTAINABLE TRANSPORT INITIATIVES/TRAFFIC MANAGEMENT SCHEMES, THE HIGHWAY AUTHORITY WILL RECOMMEND APPROVAL SUBJECT TO THE CONDITIONS SET OUT BELOW.

THE AMOUNT CALCULATED BY THE HIGHWAY AUTHORITY IS £10,000. PLEASE CAN THE APPLICANT CONFIRM THAT THEY ARE WILLING TO ACCEPT THIS LEVEL OF CONTRIBUTION.

1. C122, R122 – parking
2. C126 (INSERT: MH OFL P5/2), R126 – visibility
3. C129, R129 – construction vehicles
4. C130, R130 – mud
5. Notwithstanding the plans submitted, the access shall have a minimum width of 5 metres and kerb radii of 6 metres. R134
6. C135, R135 – stopping up access
7. C137, R137 – turning
8. C140 (INSERT: 8 metres), R140 – surfacing access
9. No building shall be occupied until secure cycle parking has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority. R124

NO7

Adam Coggins

Highways Officer

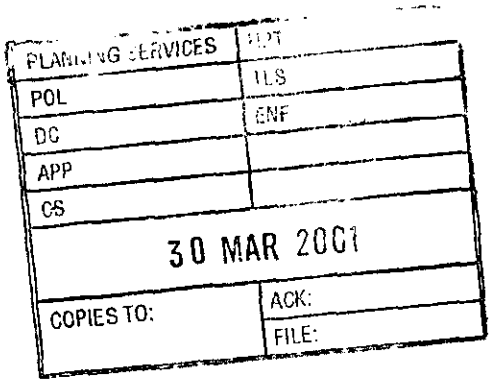
Peter Sensky Associates

CHARTERED ARCHITECT & PLANNING CONSULTANTS

Peter Sensky, B.ARCH., R.I.B.A., DIPT.P.

114 PINNER ROAD
NORTHWOOD
MIDDLESEX HA6 1BS
Tel: 01923 820747
Fax: 01923 835435

Mr A Coggins
Highways Department
Wokingham District Council
PO Box 157, Shoot End
Wokingham
Berkshire RG40 1WR



29th March 2001

Dear Mr Coggins

Re: Proposed Development at Forest Lodge, Old Forest Road, Winnersh, Wokingham
Application No: F/2001/3401

I enclose a print of drawing MH-OFL-P5/2A which reflects and accommodates the comments contained in your recent memorandum to Mrs Polnik, who was then the Case Officer for this application. The matter is now being looked after by Miss Circuit and a copy of this letter together with additional prints are being sent directly to her as well. Although the drawing does not allow for sufficient projection of Lenham Close to the north west, I had projected this on a separate overlay and the line indicating the 2.4m x 60m visibility is as accurate as I can make it. The main issue arising from this projection is that in fact the visibility line misses the trees to the frontage of the site, about which I had expressed 'misleading' concern when we first spoke about the matter on the telephone.

The access into the site has been rearranged as we also agreed, including the introduction of tactile surfacing to the pedestrian crossover.

A further parking space (No. 16) has been added to the layout in a location close to the bin enclosure.

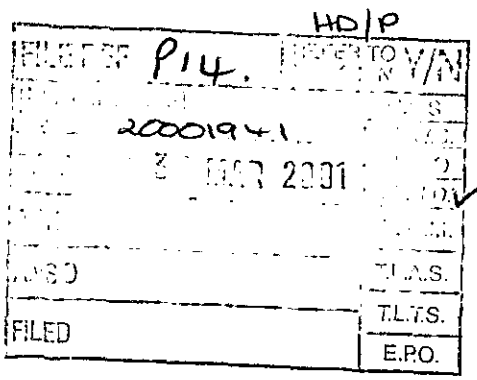
I trust that you will find all the foregoing modifications acceptable and will affirm this to the Case Officer in the near future.

Yours sincerely

Peter Sensky

Enc.

cc. Miss E Circuit
Greg Meier, Millgate Homes



Tel. (0118) 974 6469 (Direct Line)
Fax. (0118) 974 6484
Email. Neil.Etherington@wokingham.gov.uk
Date April 5, 2001
My ref. NE/442/WH/O

Mr G Meier
Millgate Homes
Millgate Court
Terrace Road North
Binfield
Berkshire
RG42 5HZ

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

Dear Mr Meier

FOREST LODGE, OLD FOREST ROAD, WINNERSH

Thank you for meeting me at the above site on 3rd April.

I confirm that the two stems of Monterey Cypress (Tree 18 on Ian Keen Ltd's survey), the Cherry (14) and Box Elder (21) all should be removed due to their very poor condition.

I confirm that the District Council has no objection to this work being carried out prior to your planning application being determined.

Yours sincerely

NB.

NEIL ETHERINGTON
Senior Arboriculturist

cc: Emy Circuit – Development Control
Winnersh Parish Council
Councillor Bray
Councillor Siggery
Councillor Turner

42068

CC EXC
APP
CS
06 APR 2001
COPIES TO:
ACK:
FILE:

Date: 12 April 2001

To: Case Officer

We have received Additional Plans Plans for the following planning application:

Application Number: F/2001/3401

Location: Forest Lodge, Old Forest Road, Winnersh, Wokingham.

Proposal: Proposed erection of a block of 10 flats with new access from Lenham Close. Demolition of existing dwelling.

Applicant: Millgate Homes C/O Peter Sensky Associates.

Case Officer: Emy Circuit

The new plans show the following:
1. Section through north-west facade showing window heights.
2. Detail of 'level' front entrance
3. Section through flat/pitched roof showing detail of change of slope.

Drawing nos MH-OFL-PSK13, /S2, /S5.

Comments are required by 22/04/2001.

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

(RING ONE)

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

App No. F/2001/3401 (Planaps) / (Ludhouse) Date Rec. 6/4/01

Location: Forest Lodge, Old Forest Road,

Parish Winnersh

Applicant: Millgate Homes

Description of attached plans ① section through north-west facade showing window heights ② detail of "level" front entrance ③ section through flat/pitched roof showing detail of change of slope.

Drawing No's: MH-OFL-PSK 13/S2/S5

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

Drawing No's

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ☐
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

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

NEIGHBOURS: Neighbours who have commented to date

_____ Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER EXC

Consultations Sent by Admin. on 12.04.01

Yellow - Part One Copy
Green - Officer's Copy

ADDITIONAL PLAN

3401

Peter Sensky Associates

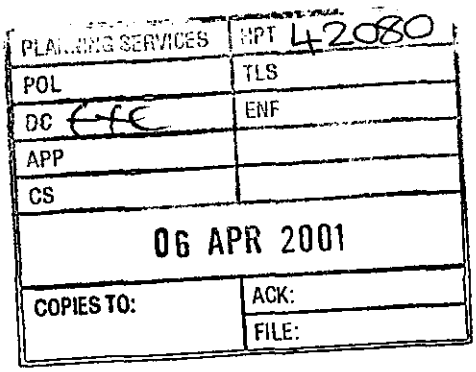
CHARTERED ARCHITECT & PLANNING CONSULTANTS

PETER SENSKY, B.ARCH., R.I.B.A., DIP.T.P.

114 PINNER ROAD
NORTHWOOD
MIDDLESEX HA6 1BS
Tel: 01923 820747
Fax: 01923 835435

Your Ref.:
Our Ref. : MH/333
Date : 4th April 2001

Miss E Circuit
Planning Services
Environmental Services Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berks RG40 1WR



Dear Miss Circuit,

Application No: F/2001/3401
Forest Lodge, Old Forest Road, Winnersh, Wokingham

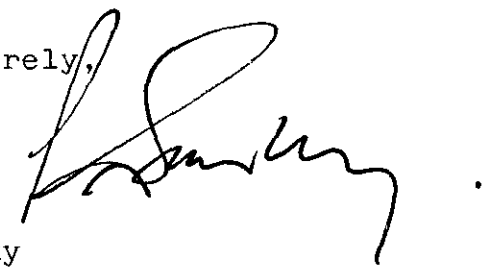
Following our telephone conversation on Monday, I enclose sketch/drawing numbered MH-OFL-PSK13 which illustrates the detail sections through the north west facade showing the various window positions. I was mindful of the potential "hazard" of creating an overlooking situation toward No 47 Lenham Gardens during the design process and positioned the primary rooms so that they could obtain a natural lighting from "other directions". The windows to the north west facade which at first floor level are restricted to 450 overall depth (+/- 375mm glass area) therefore provide either secondary source of light to primary living rooms or are otherwise restricted to serving kitchens and bathrooms and at the top level the "third" bedroom/study. For easier reference I have shown a "figure" which is 1.8 metres tall.

Further I also enclose details of the "level" front entrance to provide access for the disabled, complying with Part M of the Building Regulations, together with the detail of the leaded flat roof portion as you requested. Four prints of each are enclosed.

I accept that a determination of our application within the statutory period which ends on the 17th of this month is unlikely but sincerely hope that it might be possible to bring the matter to Committee at their May Meeting.

Hopefully, your have all the information that is required to formulate your report at this stage. If there are any loose ends I would be grateful if you could let me know straightaway to reinforce the chances of the application being determined in May. For good order, I confirm my agreement to extend the statutory period until the end of May.

Yours sincerely,



Peter Sensky

Enc

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 3rd April 2001

Location: Forest Lodge, Old Forest Road, Winnersh, Wokingham

Proposal: Proposed erection of a block of 10 flats with new access from Lenham Close. Demolition of existing dwelling.

Application Number: F/2000/3401

In response to your consultation dated 20th March 2001 for the above application, the arboricultural comments are as follows:

The tree survey accurately identifies the best trees on the site, which will be retained as part of the proposed development. Tree 18, a Monterey Cypress recently uprooted. Tree 17, two stems of Monterey Cypress, one of which is dead needs to be felled regardless of whether the site is developed. Tree 14, a Cherry and 21 a Box Elder are also in very poor condition and will need to be removed.

The proposals are acceptable in relation to trees. If planning permission is granted the attached conditions should be imposed. In addition details should be submitted of how the car parking spaces will be constructed to avoid damaging the roots and rooting areas of trees, in particular trees number 19 and 20.

Neil Etherington
Senior Arboriculturist

WHAT PLANNING CONDITIONS RELATE TO TREES, FORESTRY AND LANDSCAPING

Condition 01	Attached to Detailed Planning Consent

19

(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

20

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	
21	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	
22	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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Date: 05 April 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3401

Location: Forest Lodge, Old Forest Road, Winnersh, Wokingham.

Proposal: Proposed erection of a block of 10 flats with new access from Lenham Close. Demolition of existing dwelling.

Applicant: Millgate Homes C/O Peter Sensky Associates.

Case Officer: Emy Circuit

The new plans show the following: Amendments to the layout to take into consideration Highway comments: provision of one additional parking space (16), enlarged visibility splays and details of junction (access from Lenham Close). Drawing no MH-OFL-P5/2/A.

Comments are required by 19/04/2001.

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

1970

(RING ONE)

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

App No. F/2000/3401 (Planaps) / (Ludhouse) Date Rec. 2/4/01

Location: Forest Lodge, Old Forest Rd

Parish Winnersh

Applicant: Millgate Homes

Description of attached plans amendments to the layout to take into consideration highway comments: provision of one additional parking space (16), enlarged visibility splays and details of junction (access from Lenham Close)

Drawing No's: MH-OFL-P5/2/A

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____

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

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

NEIGHBOURS: ~~Neighbours who have commented to date~~ all original consultees + additional neighbours 7-23 Lenham Close. Date for Responses 14 days

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER Exc

Consultations Sent by Admin. on _____

Yellow - Part One Copy
Green - Officer's Copy

Peter Sensky Associates

CHARTERED ARCHITECT & PLANNING CONSULTANTS

REVISED PLAN
3401

Peter Sensky, B.ARCH., R.I.B.A., DIPT.P.

114 PINNER ROAD
NORTHWOOD
MIDDLESEX HA6 1BS
Tel: 01923 820747
Fax: 01923 835435

Mr A Coggins
Highways Department
Wokingham District Council
PO Box 157, Shoot End
Wokingham
Berkshire RG40 1WR

29th March 2001

Dear Mr Coggins

Re: Proposed Development at Forest Lodge, Old Forest Road, Winnersh, Wokingham
Application No: F/2001/3401

I enclose a print of drawing MH-OFL-P5/2A which reflects and accommodates the comments contained in your recent memorandum to Mrs Polnik, who was then the Case Officer for this application. The matter is now being looked after by Miss Circuit and a copy of this letter together with additional prints are being sent directly to her as well. Although the drawing does not allow for sufficient projection of Lenham Close to the north west, I had projected this on a separate overlay and the line indicating the 2.4m x 60m visibility is as accurate as I can make it. The main issue arising from this projection is that in fact the visibility line misses the trees to the frontage of the site, about which I had expressed 'misleading' concern when we first spoke about the matter on the telephone.

The access into the site has been rearranged as we also agreed, including the introduction of tactile surfacing to the pedestrian crossover.

A further parking space (No. 16) has been added to the layout in a location close to the bin enclosure.

I trust that you will find all the foregoing modifications acceptable and will affirm this to the Case Officer in the near future.

Yours sincerely

Peter Sensky

Enc.

cc. Miss E Circuit
Greg Meier, Millgate Homes

PLANT MANAGER	HPT
TOL	TLS
QC	ENF
APP	
CS	
02 APR 2001	
COPIES TO:	ACK:
	FILE:

REVISED PLAN

3401

Peter Sensky Associates

CHARTERED ARCHITECT & PLANNING CONSULTANTS

Peter Sensky, B.ARCH., R.I.B.A., DIPT.P

114 PINNER ROAD
NORTHWOOD
MIDDLESEX HA6 1BS
Tel: 01923 820747
Fax: 01923 835435

PLANNING SERVICES	HPT 41850
POL	TLS
DC ETC	ENF
APP	
CS	
02 APR 2001	
COPIES TO:	ACK:
	FILE:

Miss E Circuit
Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157, Shoot End
Wokingham
Berks RG40 1WR

29th March 2001

Dear Miss Circuit

Re: Proposed Development at Forest Lodge, Old Forest Road, Winnersh, Wokingham
Application No: F/2001/3401

I enclose four prints of the amended site layout plan, drawing No: MH-OFL-P5/2A, together with a copy of my letter to Mr Coggins in your Highway Department. You will find a memorandum which Mr Coggins sent to Mrs Polnik some time ago. I had discussed the contents of the memorandum directly with Mr Coggins and his concerns were reduced and to some extent whittled away. The drawing represents the total accommodation of the residual matters and I trust that he will confirm acceptance of the modifications to you in the near future.

I also note that Railtrack have made a representation to you since they sent a copy of that communication, dated 26th March to me as well. I have passed a copy of my communication to the clients for their attention.

I trust that in the meantime you have had an opportunity of picking up and digesting the thrust of the application following your succession to Mrs Polnik. When we spoke last week, the consultation period was just ending and accordingly I hope that it might be possible to establish a clear view of the programme to determination of the application. I will telephone you towards the end of next week to discuss this with you.

I am also advised that some of the conifers on the frontage were recently badly affected by high winds and may cause hazard. Our clients intend to get in touch with your Council to consider appropriate action, in the near future.

Yours sincerely

Peter Sensky

Enc.

cc. Greg Meier, Millgate Homes

PS. I was away for most of the day and heard your message on the answerphone only in the evening. I shall contact you on Monday as suggested.

Date: 20 March 2001

2 1 MAR 2001

To: Winnersh Parish Council

We have received Additional Plans for the following planning application:

Application Number: F/2001/3401

Location: Forest Lodge, Old Forest Road, Winnersh, Wokingham.

Proposal: Proposed erection of a block of 10 flats with new access from Lenham Close. Demolition of existing dwelling.

Applicant: Millgate Homes C/O Peter Sensky Associates.

Case Officer: Emy Circuit

The new plans show the following: Arboricultural survey.

Comments are required by 30/03/2001.

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

No comments

PCL	LS
DC	ENF
APP	
CS	
30 MAR 2001	
COPIES TO:	ACK:
	FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Adjoining Parish Consultation

Case officer: Mrs B Polnik

Application Number: F/2001/3401

Proposal: Proposed erection of a block of 10 flats with new access from Lenham Close. *Demolition of existing dwelling.*

Site Address: Forest Lodge, Old Forest Road, Winnersh, Wokingham

Applicant: Millgate Homes C/O Peter Sensky Associates

Your observations are required in respect of this application **by 20/03/01**

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

- **no objection but suggest a planning obligation to contribute towards improvement of the Reading Road/Old Forest Road junction**
- **the 1.8metre high fence along the Old Forest Road boundary could be intrusive in the street scene**

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

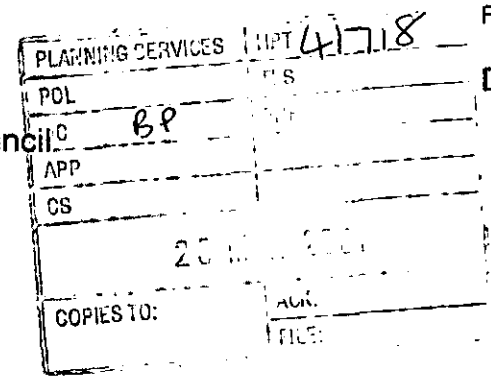
CLERK TO Wokingham Town Council

THAMES VALLEY
POLICE

P.C. Dave STUBBS
Crime Prevention Design Adviser
(Berks)

Thatcham Police Station
20, Chapel Street
Thatcham, BERKS.
RG18 4QL
Tel. 01635 295156
Fax. 01635 295126

Mrs. B. Polnik
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKS.
RG40 1WR



Date 23rd March 2001

For 'Secured by Design' standards and application forms
Visit the 'SBD' website at :-
www.securedbydesign.com

Your Ref. 3401

Dear Mrs. Polnik

Forest Lodge, Old forest Road, Winnersh

Thank you for the details of this application.

There is no objection to the principle of residential development as proposed in crime prevention terms on this site.

In the light of the duty on local authorities to do all that they reasonably can to prevent crime & disorder under Section 17 of the Crime & Disorder Act 1998, the crime risks facing this development would include burglary and car crime.

The council can help to discharge its duty in respect of its planning function under Sec. 17 by taking the above comments into account when arriving at its decision.

I trust this will be of assistance and thank you for your consultation.

Yours sincerely.

P.C. Dave STUBBS
Thames Valley Police
CPDA. (Berks.)

RAILTRACK
SOUTHERN

41707

Wokingham District Council
Environmental Services Department
Planning Services, P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

BP

Application No: F/2001/3401
Fao: Mrs B. Polnik

Outside Party Engineer (West)
Railtrack Southern
CP2-2-H
Waterloo Station
London SE1 8SW

Tel 0207 902 3183
Fax 0207 902 3632
O/R: C7/01/523/1/073/BP
26th March 2001

Dear Madam,

Re: TOWN & COUNTRY PLANNING ACT 1990:

Location: Forest Lodge, Old Forest Road, Downside, L/End, Winnersh.

Proposal: Demolish Existing Dwelling, Erect a Block of x10 Flats with Access from Lenham Close.

Thank you for your letter dated 27th February 2001 asking for Railtrack's comments about the above application for planning permission, which has been **re-directed** to this Zone, I apologise for the **very late** response.

Please find attached copy of Railtrack's standard requirements i.e. (**Comments/Conditions** to be observed in connection with all development of land adjacent to the railway) which as appropriate will need to be taken into account by the developer, **to ensure the integrity of Railtrack's infrastructure and the safety of operational railway at all times.**

I have examined drawing no. **MH-OFL-P5/2** that was enclosed and there are no objections in principle to what is shown, however I do have the following comments:

1/ As the proposal consists of the **demolition** of an existing dwelling, please find attached a copy of Railtrack's ***CG.1 & 4 guidelines*** which outline the safety concerns about plant and demolition works adjacent / near to the railway.

2/ If the above proposal involves the use of crane/s, a **method of work statement** is requested by Railtrack i.e. if any **crane/s** are to be used at any time near the railway during the temporary work stage. The statement/s should include a crane/s **radius plan** showing what restrictions will be in place to ensure that **no** load/s can **oversail** the railway boundary. Also that any crane/s will be **positioned** in such a manner that in the event of a **mechanical / operational failure** no part of its infrastructure can **fall** towards the railway.

3/ Details of any proposed adjacent lighting especially 'road access' or 'security lighting', which may affect the railway, is requested when available

4/ I note that a close-boarded fence is proposed adjacent to the railway boundary fence . It is requested that a **practical** and **safe** distance is left between both fences **i.e.** to ensure the stability of the railway fence and to avoid potential trespass and vandalism problems.

5/ It is requested that if any trees are to be removed adjacent to the railway boundary, a **method of work statement** be supplied in advance to Railtrack, it should include details of what safety precautions will be taken to ensure that **at no time** will the operational railway be affected.

Please note, for your assistance with all future developments that are adjacent to the railway on the **'Southern Zone'** I have attached a copy of a **'Wessex Area Map'**.

If planning permission is **granted** for the proposed development, Railtrack will be obliged if you would request the **applicant / developer** to respond direct to this office with regards to the above concerns and the standard **'Comments & Conditions'**, where applicable in this case.

Your assistance with all of Railtrack's interests and safety concerns will be very much appreciated, once again I apologise for the late response and any inconvenience caused, will you please advise me of the outcome of this application at your earliest convenience.

Yours faithfully,

Bernard Purcell
For Engineering Manager

cc: Peter Sensky Associates, 114 Pinner Road, Northwood, Middlesex HA6 1BS.

Enclosure: Comments/Conditions to be observed in connection with the development of land adjacent to the Railway, 'Wessex Area Map' and CG1. & 4. guidelines. (Additional Guidelines are available on request).

RAILTRACK

Southern

Comments / Conditions To Be Observed In Connection With The Development Of Land Adjacent To The Railway

Planning Matters

1. If there are any trees on Railtrack's property adjacent to the development site, the design of the foundations of any proposed buildings close to the boundary must take into account the possibility of damage etc. caused by penetration of tree roots. Furthermore, it should be noted that Railtrack cannot accept liability for any such damage caused at a later date. The Building Research Establishment's guidance notes should be implemented.

2. You are no doubt aware that in Autumn leaves falling on to the rails can cause potential hazards to rail traffic, particularly where the railway is at or below the general ground level.

   Any new trees to be planted adjacent to the railway boundary should be in accordance with the attached information sheet on page 5 headed "Tree Species", and be located sufficiently clear of the common boundary not to create a nuisance through penetration of tree roots or overhanging branches which could provide a means of gaining access to the Railtrack's property, or inhibit the maintenance of Railtrack's fencing.

   Proposed tree species should be selected with due consideration for their mature height and root size. Where an inappropriate specie is selected regular maintenance lopping etc. may be required to prevent damage to Railtrack's infrastructure and the train operators' trains. This may be costly if stoppages of the train service are required to undertake maintenance safely.

3. It may be necessary to enhance /renew Railtrack's existing lineside boundary fencing as a result of the development in order to reduce the risk of trespass and possible vandalism. Railtrack will seek payment for any improvements necessary, but would (for their part) continue to maintain the fence for as long as it is required for railway purposes. This will apply only if the enhanced fencing is to a standard acceptable to Railtrack.

   Any additional fencing required on the railway boundary e.g. for screening purposes, must be independent of Railtrack's fencing and allow room for maintenance of both fences.

Building Regulation Matters

4. One set of detailed and fully dimensional drawings should be submitted for approval prior to commencement of work showing full structural details, particularly in respect of foundations (i.e. size, type and depth), services and drainage.

   A location plan will also be required (scale 1:1250 preferred) showing the distance of the scheme from the railway boundary, with special reference to new / existing structures and the nearest railway feature, such as a level crossing, bridge or station.

DevCondBP

Issued by : Railtrack PLC Outside Party Section, CP2 2H, Waterloo General Offices, London SE1 8SW
Date : October 2000

5. Full details of any proposed alteration to ground levels adjacent to Railtrack's lineside fencing should be submitted to Railtrack at the earliest opportunity for approval in the form of cross-sections to a natural scale showing existing and proposed levels. In any event the alteration must not reduce the effective height of Railtrack's fencing.

6. Full details of proposed drainage systems will be required. All drainage needs to be directed away from the railway and into local authority sewers, and it should be installed a minimum distance of 2 metres from the railway boundary.

   The use of soakaways is not favoured by Railtrack and therefore is unacceptable as they could have a detrimental effect on Railtrack's land. The drainage system should be designed to take this into account.

   No increases in surface water discharge into a Railtrack maintained drain or culvert may be made without prior written consent.

Additional Requirements for Protecting Railtrack's Interests

7. For all new developments adjacent to operational lines Railtrack accepts no liability in respect of noise and vibration. Developers should undertake their own investigations to establish any level of noise and vibration likely to originate from the operation of the railway, and design their mitigation measures accordingly.

8. All works, both temporary and permanent, should be designed and constructed so that they will have no influence on the stability of Railtrack's structures and adjoining land.

9. Common boundary or support walls must be of reinforced concrete. Sheet piling will not be acceptable, due to early corrosion.

10. Vibro-compaction will not be permitted, especially in the vicinity of structures, embankments or cutting slopes.

11. Railtrack advise that the use of bored, cast in-situ reinforced concrete piles are recommended. Normally these have no detrimental vibration effects during construction.

12. All structures should be situated at a minimum distance of 2 metres from Railtrack's boundary fence and at a sufficient distance to enable construction to proceed without, in the Railtrack Engineer's opinion, the risk of affecting the normal and safe running of the railway. This clearance will also enable construction and maintenance to proceed without the need to enter on to Railtrack property. Please note that unless previous safety protection has been arranged, access on to Railtrack property will not be permitted for any activity associated with any works.

13. Where the proposal includes the demolition of any existing buildings Railtrack will need to approve full details of the proposed method of demolition (together with those for temporary works) in the form of a Method Statement.

14. All new construction should be sufficiently clear of the boundary, and all foundations should be so designed, that they do not impose any surcharge on railway cutting slopes or structures. In addition, it should be borne in mind that cutting slopes could be subject to erosion through the effects of weathering, and all new construction should be at a sufficient distance from the slope to take this into account.

    At no time should an embankment supporting the railway be cut into or built upon.

15. A suitable kerb or approved crash barrier must be provided along any road or parking area adjacent to Railtrack's fencing to prevent damage by vehicles. Such barriers are to be positioned so as not to afford a means of scaling the fencing.

16. Railtrack reserves the right to request the screening of any light, including vehicular lights, which may interfere with the sighting of signalling apparatus and /or train drivers' vision on approaching trains.

17. Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that at no time will any poles over-sail or fall on to the railway. Black protective netting around the scaffold may need to be installed. A Method Statement for construction and dismantling of the scaffold will need to be provided for acceptance. Scaffolding may need to be erected under a track closure (possession) of the railway because of the dangers to trains and from the electrified conductor rail. A minimum of 16 weeks notice is required to arrange any possessions of the track.

18. Any cranes or other plant to be used on site must be positioned and operate in such a way that, in the event of mishandling or failure of any part of the equipment or subsidence of the ground supporting the equipment, they will not move or fall within 3 metres of the nearest rail. Their loads or jibs should not under any circumstances oversail Railtrack's property.

19. Full details of any tower cranes to be used on site should be submitted for approval, together with a plan showing the relevant jib radii. The cranes (and any other plant) must be positioned in such a way that, in the event of failure, they will not fall within 3 metres of the nearest rail, nor will their loads or jibs under any circumstances oversail Railtrack's property. A Method Statement must be prepared for Railtrack's approval e.g. it may be necessary to down-rate the crane capacity by 25% to reduce the risk of failure.

20. Railtrack is not in favour of play areas immediately adjacent to railway boundary fencing, due to the increased risk of trespass and vandalism. Should the proposal proceed, additional protection will need to be provided by the erection of a 3 metre high security fence adjacent to and parallel with Railtrack's own fence. he additional fence is to be maintained at the Developer's cost.

21. Golf courses will need to be screened to a minimum effective height in relation to the railway track of 6 metres, and in certain cases this may need to be increased. It is recommended that all shots/drives be directed away from the boundary to avoid the potential risk of a mis-hit golf ball causing damage or injury to passing trains, and railway staff or passengers.

22. Any hedge planted adjacent to Railtrack's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Railtrack from maintaining its boundary fencing.

23. All costs incurred by Railtrack in connection with the works should be reimbursed by the Developer. A Third Party Works Request Form is to be completed and submitted to this office before work commences. This form is available on request.

TREE SPECIES

Not Recommended	**Permitted**
Alnus glutinosa (Alder)	Betula (spp) (Birch)
Populus (spp) (Aspen, Poplar)	Malus Sylvestris (Crab Apple)
Fagus Sylvatica (Beech)	Acer Campestre (Field Maple)
Prunus Avium (Wild Cherry)	Prunus Padus (Bird Cherry)
Carpinus Betulus (Hornbeam)	Pyrys Communis (Wild Pear)
Tilia Cordata (Small-leaved Lime)	Pinus (spp) (Fir Trees - Pines)
Quercus (spp) (Oak)	Cretaegus (spp) (Hawthorn)
Salix Willow (spp) (Willows)	Corylus Avellana (Hazel)
Acer (spp) (Sycamore, Norway Maple)	Sorbus (spp) (Mountain Ash, Whitebeams)
Aesculus Hippocastanum (Horse Chestnut)	Robinia (Pseudo) (False Acacia)
Castanea Sativa (Sweet Chestnut)	Shrubby Salix (Willow Shrubs)
Platanus Hispanica (London Plane)	Thuja Plicata 'Zebrina'

BORDER LINE

Fraximus Excelsior (Ash)

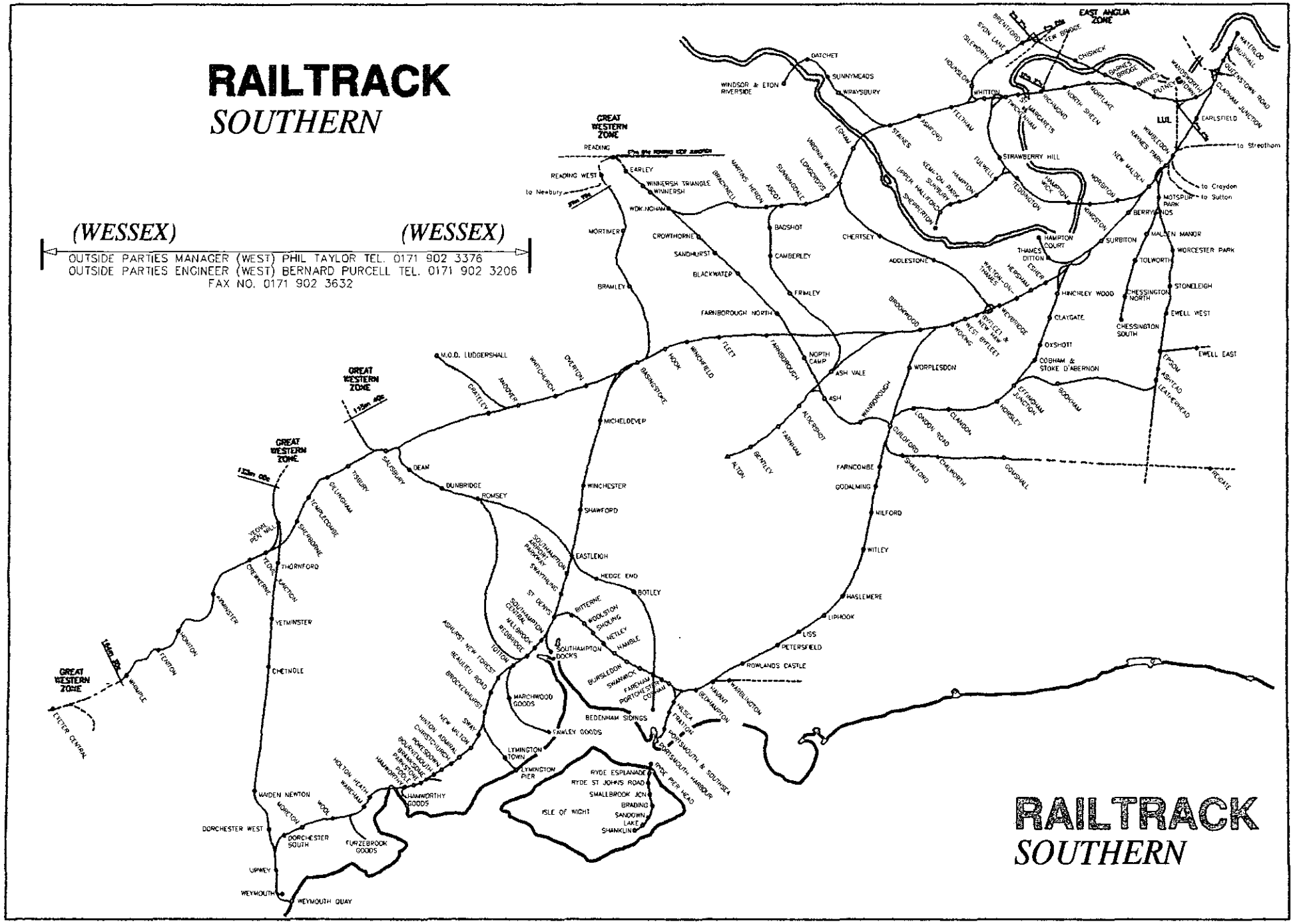
OTHER TREES TO BE REFERRED.

Please note, the following complimentary guidelines are also available, which highlight some of Railtrack's safety concerns on the following subjects:

CG1- Mechanical Plant Working Adjacent to the Railway.
CG2- Development Above/Adjacent to Railway Tunnels.
CG3- Lighting Schemes Adjacent to the Railway.
CG4- Demolition Adjacent to the Railway.
CG5- Tree/Scrub Planting Adjacent to the Railway.
CG6- New Golf Course Schemes Adjacent to the Railway.
CG7- Recreational Schemes Adjacent to the Railway.
CG8- New Development Boundary Fencing Adjacent to the Railway.
CG9- Cranes Working Adjacent to the Railway.
CG10- Fire precautions for installations/Storage of Hazardous Substances/Materials adjacent to the Railway.
CG11- Railway Bridge Attachments.
CG12- Laying Services Overline Railway Structures.
CG13- Laying Services Underline Railway Structures.
CG14- Remedial Works to Services Under/ Adjacent to Railtrack's Infrastructure.

CG16- Near / Adjacent 'Piling' Scheme.

However it needs to be be noted that the above guidelines are only to be used as an informative ofsome of Railtrack's additional safety concerns.


RAILTRACK
SOUTHERN
(WESSEX)
(WESSEX)
OUTSIDE PARTIES MANAGER (WEST) PHIL TAYLOR TEL. 0171 902 3376
OUTSIDE PARTIES ENGINEER (WEST) BERNARD PURCELL TEL. 0171 902 3206
FAX NO. 0171 902 3632
GREAT WESTERN ZONE
EAST ANGLIA ZONE
LUL
WINDSOR & ETON RIVERSIDE
DATCHET
SUNNYMEADS
WRAYSBURY
READING
READING WEST
to Newbury
EARLEY
WINNERSH TRIANGLE
WINNERSH
WOKINGHAM
BRACKNELL
MARTINS HERON
ASCOT
SUNNINGDALE
LONGCROSS
VIRGINIA WATER
EGHAM
STAINES
ASHFORD
FELTHAM
WHITTON
ISLEWORTH
SYON LANE
BRENTFORD
KEW BRIDGE
CHISWICK
HOUNSLOW
BARNES BRIDGE
BARNES
MORTLAKE
NORTH SHEEN
RICHMOND
ST MARGARETS
TWICKENHAM
STRAWBERRY HILL
FULWELL
TEDDINGTON
HAMPTON WICK
KINGSTON
NORBITON
NEW MALDEN
KEMPTON PARK
SUNBURY
HAMPTON
UPPER HALLIFORD
SHEPPERTON
WIMBLEDON
RAYNES PARK
WIMBLEDON PARK
EARLSFIELD
CLAPHAM JUNCTION
QUEENSTOWN ROAD
VAUXHALL
WATERLOO
to Streatham
to Croydon
to Sutton
MOTSPUR PARK
BERRYLANDS
MALDEN MANOR
WORCESTER PARK
TOLWORTH
SURBITON
HAMPTON COURT
THAMES DITTON
ESHER
HERSHAM
WALTON-ON-THAMES
CHERTSEY
ADDLESTONE
BYFLEET & NEW HAW
WEYBRIDGE
BROOKWOOD
WEST BYFLEET
WOKING
HINCHLEY WOOD
CLAYGATE
OXSHOTT
COBHAM & STOKE D'ABERNON
CHESSINGTON NORTH
CHESSINGTON SOUTH
STONELEIGH
EWELL WEST
EWELL EAST
EPSOM
ASHTEAD
LEATHERHEAD
EFFINGHAM JUNCTION
HORSLEY
SOUTHAM
GUILDFORD
LONDON ROAD
CLANDON
WORPLESDON
CHILWORTH
SHALFORD
GOUSHALL
REDGATE
FARNCOMBE
GODALMING
MILFORD
WITLEY
HASLEMERE
LIPHOOK
LISS
PETERSFIELD
ROWLANDS CASTLE
HAVANT
HARBLINGTON
GUILDFORD
WANBOROUGH
ASH
ASH VALE
NORTH CAMP
FARNBOROUGH
BROOKWOOD
ALDERSHOT
FARNHAM
BENTLEY
ALTON
BASINGSTOKE
HOOK
WINCHFIELD
FLEET
MICHELDEVER
WINCHESTER
SHAWFORD
EASTLEIGH
HEDGE END
BOTLEY
SOUTHAMPTON AIRPORT PARKWAY
SWAYTHLING
ST DENYS
SOUTHAMPTON CENTRAL
BITTERNE
WOOLSTON
SHOLING
NETLEY
HAMBLE
SOUTHAMPTON DOCKS
BURSLEDON
SWANWICK
FAREHAM
PORTCHESTER
COSHAM
HILSEA
FRATTON
PORTSMOUTH & SOUTHSEA
PORTSMOUTH HARBOUR
PIER HEAD
HILL BROOK
REDBRIDGE
TOTTON
ASHURST NEW FOREST
BEAULIEU ROAD
BROCKENHURST
MARCHWOOD GOODS
CROWLEY GOODS
BEDENHAM SIDINGS
LYMINGTON TOWN
LYMINGTON PIER
SWAY
NEW MILTON
HINTON ADMIRAL
CHRISTCHURCH
POKESDOWN
BOURNEMOUTH
BRANKSOME
PARKSTONE
POOLE
HOLTON HEATH
WAREHAM
HAMWORTHY GOODS
WOOL
MORETON
DORCHESTER WEST
DORCHESTER SOUTH
FURZEBROOK GOODS
UPWEY
WEYMOUTH
WEYMOUTH QUAY
RYDE ESPLANADE
RYDE ST JOHNS ROAD
SMALLBROOK JCN
BRADING
SANDOWN
LAKE
SHANKLIN
ISLE OF WIGHT
M.O.D. LUDGERSHALL
ANDOVER
GRATELEY
WHITCHURCH
OVERTON
DEAN
SALISBURY
DUNBRIDGE
ROMSEY
TISBURY
GILLINGHAM
TEMPLECOMBE
SHERBORNE
YEOVIL PEN MILL
YEOVIL JUNCTION
THORNFORD
CREWKERNE
MARTOCK
AXMINSTER
YETMINSTER
CHETNOLE
SEATON
HONITON
EXETER CENTRAL
WHIMPLE
1 in 80
1 in 100
1 in 125
1 in 135
1 in 200
1 in 250
1 in 400
RAILTRACK
SOUTHERN

1st June 2000

RAILTRACK

Southern

ADDITIONAL COMPLIMENTARY GUIDELINES IT IS REQUESTED BE OBSERVED IN CONNECTION WITH MECHANICAL PLANT WORKING ADJACENT TO THE RAILWAY.

CG1

To ensure that any plant (other than cranes) working on a development site adjacent to the railway, does not cause an operational hazard to the railway infrastructure, will you please assist with the following points.

1 Before any (earth, clearance or installation) work commences adjacent to the railway using **plant machinery**, a method of work statement is required for a risk assessment by Railtrack to ensure that at no time will the operational railway be put at risk. Please note that if there is deemed to be a **safety hazard**, Railtrack **reserves the right** to arrange for the **necessary railway supervision** to be provided, which will be at the expense of the developer.

2 It is a requirement that all plant be positioned in such a manner that if a machine or operator fault occurs, **no part of the plant or its attachments can oversail the boundary fence**, i.e. the operating radius of a machine or its equipment at maximum reach must be within the confines of the development site and clear of the boundary fence.

3 **Please note**: Under **no circumstances** can any **earthworks** i.e.. drainage, structural footings or any other works, be carried out on or adjacent to any embankment slope which **directly supports** the railway's infrastructure. This restriction applies even if the railway's boundary fence is **situated** on the embankment slope itself.

3a The **minimum distance** required for any earthworks from the toe of the railway's support **embankment** is at least **2 metres** and both **temporary and permanent support** will need to be **provided at all times**. to ensure the **safety of the railway.** The **minimum distance** required for any earthworks from the top of a railway **cutting** slope is **2m or more,** this is **essential** especially if the embankment is made up of very loose material as it could become unstable and **cause a slip** to occur.

3b In the above circumstances, a detailed **method of work** statement and a soil survey report, covering any such earthworks will need to be provided well in advance for a Geotechnical evaluation by Railtrack.

3c Please note: It may be **deemed necessary** that any earthworks in the above situation, could also require the appointment of railway **safety supervision**, the cost of which will need to be underwritten by the developer.

3d Please also note: If there is a difficult site next to the railway, there may be a need to arrange for a **possession** of the adjacent railway lines, to avoid a **potential hazard** of the operational railway. Any such possessions, if required, are expensive and normally limited to the local operational railway maintenance requirements, so they would need to be requested well in advance. There are some **locations** where possession of the railway lines will require long term planning and are available only at extremely high cost.

4 Railtrack **reserves** the right to **stop immediately** any plant work which is deemed to put the operational railway or its infrastructure **at risk.**

Your co-operation and assistance with the above will be very much appreciated.

December 2000

RAILTRACK

Southern

ADDITIONAL COMPLIMENTARY GUIDELINES IT IS REQUESTED BE OBSERVED IN CONNECTION WITH ALL DEMOLITION WORK ADJACENT TO THE RAILWAY

CG4

To ensure that any proposed demolition work adjacent to the railway will not cause an operational hazard at any time, will you please assist with the following points:

1. **Demolition** of a single storey building **immediately adjacent** to the railway line **boundary fence** will need to be taken down by hand.

2. **Demolition** of a single storey building 3m or more from the railway line boundary can use mechanical plant, as long as all sections of the structure are pulled down **directly away** from the railway.

3. **Demolition** of a two or more storey building **less than 5m** from the railway line boundary must be taken down by hand.

4. **Demolition** undertaken between 5m and 30m from the railway line boundary, may use mechanical plant, depending on the height of the structure.

5. **Demolition** using a **ball and chain method** can only be used **30m away** from the railway line boundary, details of both the jib height and working radius will required and a special screen which encompasses the full height of the structure will need to be erected. This particular precaution is deemed necessary to ensure the safety of the infrastructure, i.e. **protection of the operating railway from any flying debris.**

6. **Demolition** of any **chimneys or tall structures** with a height which exceeds the distance from the railway boundary, **will in all cases require railway supervision** and possible possession of the nearest lines.

7. **In all cases** screening protection of the railway line boundary will be required.

8. **Any costs** incurred by Railtrack's engineering supervisor or operational department, whilst **safeguarding the railway's infrastructure**, will need to be reimbursed to Railtrack.

9. **In all cases** a detailed method statement and a programme of works will need to be sent to Railtrack's Engineering Manager, a minimum of eight weeks in advance **in case it is deemed necessary** to arrange possession of the adjacent railway line.

10. **In all cases** Railtrack reserves the right to assess each site and appoint a railway engineering supervisor if deemed necessary, to ensure the safety of Railtrack's infrastructure. The assessment will involve checking the demolition site's position in relation to the railway line and surrounding land levels, i.e. embankments, cuttings, also any other infrastructure which may be affected.

11. **At no time** must any demolition work be carried out on land adjacent to the railway lines on the Southern zone, without prior consultation with the **Outside Parties Section, Engineering Manager , Railtrack Southern, CP 2-2-H, Waterloo Station, London SE1 8SW.**

Your co-operation and assistance in this matter will help to ensure the safety of the railway infrastructure and will be very much appreciated.

Date: 20 March 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/3401

Location: Forest Lodge, Old Forest Road, Winnersh, Wokingham.

Proposal: Proposed erection of a block of 10 flats with new access from Lenham Close. Demolition of existing dwelling.

Applicant: Millgate Homes C/O Peter Sensky Associates.

Case Officer: Emy Circuit

The new plans show the following: Arboricultural survey.

Comments are required by 30/03/2001.

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

(RING ONE)

1970

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

App No. F/2001/3401 (Planaps) / (Ludhouse) Date Rec. 22.2.01

Location: FOREST LODGE, FOREST RD

Parish WINNERSH

Applicant: MILLGATE HOMES

Description of attached plans Arboricultural survey

Drawing No's:

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

Drawing No's

1. NK (Landscape & Trees) _____ ✓
2. NK (Env. Design) _____
3. XA (Highways) _____
4. NF (Building Control) _____
5. BC/DC Liaison _____

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

NEIGHBOURS: _____

_____ Date for Responses

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER BP EXC.

Consultations Sent by Admin. on 20.03.01

Yellow - Part One Copy
Green - Officer's Copy

ADDITIONAL PLAN

3401 J

MILLGATE HOMES

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

PLANNING SERVICES	40234
POL	TLS
DC	ENF
APP	
CS	
22 FEB 2001	
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	FILE:

Basia Polnik
Senior Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire

Ref:GM/S
21st February 2001

Dear Mrs Polnik,

RE: PROPOSED RESIDENTIAL DEVELOPMENT @ FOREST LODGE, OLD FOREST ROAD, WOKINGHAM

With reference to our planning application submitted to you in 25th January 2001, please find enclosed six copies of our Arboricultural Survey, drawing n° 3871/01A prepared by Ian Keen Ltd.

Please attach this supporting information with the planning application to enable you to make the necessary decision.

Yours sincerely

GREG MEIER Dip Arch RIBA
Chief Architect

Best Family Home 1994 - 1996 - 1997 - 1998 - 1999
Best 3 bed Home - 1999
Best Luxury Home 1998 - 1999
House Beautiful magazine
Family Home of the Year 1997
Best Luxury Home 1998 - 1999
Best Small Builder 1996
Millgate Developments Ltd. Registered in England No. 2229073

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health — My Ref: jpe/forest

To: Basia Polnik, Development Control — Your Ref: F/2001/3401

Date: 14 March 2001

PROPOSAL: ERECTION OF BLOCK OF 10 FLATS WITH NEW ACCESS FROM LENTHAM CLOSE. DEMOLITION OF EXISTING DWELLINGS

ADDRESS: FOREST LODGE, OLD FOREST ROAD, WINNERSH

I reviewed the noise assessment submitted on the 20th February 2001 and have the following comments:-

The assessment concludes that the site falls within the upper range of Noise Exposure Category B, the guidance given in PPG 24 states that in such case "noise should be taken into account when determining planning applications and where appropriate conditions imposed to ensure an adequate level of protection against noise"

The proposals will be acceptable if adequate noise attenuation measures, as detailed in the acoustic report, are installed prior to occupation of the flats. However I recommend that mechanical ventilation is installed rather than passive trickle vents as trickle vents would not replace the need to open windows.

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

1 No development shall be commenced until a scheme for protecting the proposed dwellings and gardens/private amenity open space from noise and vibration from the road and railway has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be completed before any dwelling hereby approved is occupied. The approved scheme shall be retained and maintained for the duration of the use.
Reason - To ensure that the occupants do not suffer from unacceptable high noise levels within the proposed dwellings and garden areas.

adopt c/2019

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

to c/2019

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

13 ...

COPIES TO: | ACK: | FILE:

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik **Date:** 27 February 2001

Application Number: F/2001/3401

Proposal: Proposed erection of a block of 10 flats with new access from Lenham Close. Demolition of existing dwelling.

Parish: WINNERSH PARISH

Site Address:
Forest Lodge, Old Forest Road, Winnersh, Wokingham.

Applicant:
Millgate Homes C/O Peter Sensky Associates.

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

✓ below as applicable;

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

Comments.

(1) Please could Highways have a revised plan indicating visibility splays of 2.4 m by 60 m from the proposed access onto Lenham Close

(2) Entrance to the site will be via a properly formed junction rather than a footway crossover.

(3) Please provide 16 car parking spaces.

(4) The Highway Authority will be seeking contributions towards improving the junction Old Forest Road / Reading Road or other improvements necessary along the A329 Reading Road. This will be a similar sum as that secured by the planning inspector for the nearby 'Arnwood' Residential development.

Adam Coggins 8/3/01

FROM: Mrs B Polnik

DATE: 27 February 2001

- 1 MAR 2001

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2001/3401

Proposal: Proposed erection of a block of 10 flats with new access from Lenham Close. Demolition of existing dwelling..

Site Address: Forest Lodge, Old Forest Road, Winnersh, Wokingham.

Applicant: Millgate Homes C/O Peter Sensky Associates.

Your observations are required in respect of this application **by 23/03/2001** .

Whilst not objecting to this application, the Sub-Committee **COMMENTED**

1 That the impact of increased traffic at this location should be taken into account

PLANNING SERVICES	HPT 40775
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CS	
07 MAR 2001	
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SIGNED: _____

Clerk To Winnersh Parish/Town Council.

DATE: 06.03.01

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 05 March 2001 13:49
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2001/3401
Correspondent_FullName: Mrs Kerry Jones
Correspondent_StreetAddress: 46 Lenham Close
Correspondent_Address2:
Correspondent_Town: Wokingham
Correspondent_County: Berkshire
Correspondent_PostCode: RG41 1HR
Correspondent_Telephone: 0118 977 4975
Correspondent_Email: Kerryeliz2001@yahoo.co.uk

Comments:

FAO: Mr John Mitchell

I have received today, your letter regarding the plans for a block of 10 flats to be built at Lenham Close.

I would like to strongly object to this proposal for the following reasons:

1. The traffic leaving Old Forest Road is congested already, without additional vehicles.
2. The flats will overlook the rear of my garden, so we will loose the privacy which was part of the reason that we purchased the house.
3. The building work will be intrusive and I am assuming that it will commence during the summer months, where we would want to use our garden without the sound of machinery and the dust that building work generates.
4. We feel that the addition of flats so close to our property could effect the value of our property.

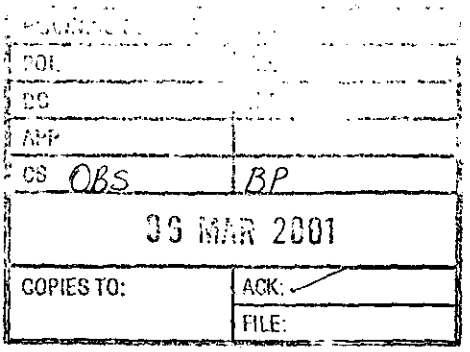
We moved to Lenham CLose only fifteen months ago, and I cannot begin to tell you how disappointed my husband and I are that this is the second occasion that I have had to write to Wokingham District Council to object to plans that will have a direct impact on our home and that of our neighbours.

I would also like to know how far this application has gone, as the property that is due to be demolished, has a sign for the company that are looking to build in the front of the property. This indicates to me that the plans will go ahead regardless and that this is a lip servicing exercise.

Could you please acknowledge that you have received my objection in writing as soon as possible? My details are below (in case of appeals section).

Thank you for your attention.

Regards - Kerry Jones



Public comments.

Tel: 0118 9787238

52 Commons Road
Wokingham
Berkshire
RG41 1JG

1st April, 2001.

Mrs B Polhill
P.O Box 157
Council offices
Shute End,
Wokingham
Berkshire
RG40 1WR.

BP
Obs
COPIES TO:

Dear Madam,

Re: Application No F/2001/34401
Proposed Ten Flats in Old Forest Road

We write to object to the above mentioned proposed development which would add to the volume of traffic using the residential roads of Emmbrook as a by-pass to the town.

We are particularly concerned about Common Road, where we live, as the traffic here has increased in volume and speed since the introduction of humps on neighbouring roads.

Yours faithfully

M J. Clark

EXC
JC
AP
CS Obs

11, LENHAM CLOSE
WINNERSH
WOKINGHAM
RG41 1HR

Your Ref
KEMY CIRCUIT
F/2001/3401

25 MARCH 2001

Dear Sir/Madam

I am writing to object to the proposed erection of 10 flats on the site of Forest Lodge.

The roads in this area are congested now, if we, in Lenham Close, have to cope with another 10+ cars pulling out onto Old Forest Road and then trying to get onto the Reading Road, this manoeuvre can take up to 5 minutes now.

G. SALATHIEL

26-3-01

11, Lenham Close
Wokingham
Berks
RG41 1HR

EXC
OBBS
COPIES TO:
ACK:
FILE:

Dear Sir/madam,

I am writing with reference to a proposed erection of 10 flats in my street.

We are not at all happy with this proposal due to last years developement of flats right opposite our street.

We feel very strongly about this especially as the entrance is to be located at the top of our road.

We have a very nice and quiet cul-de-sac situation in

Lenham Close, which would be totally destroyed with the comings and goings of vehicles for 10 flats.

We have quite a problem exiting Lenham Close at the moment due to traffic congestion, heaven knows how this proposal will add to an existing problem.

We feel very strongly against erecting flats at every possible site in Wokingham just to line builders pockets.

Please keep this a quiet and vehicle-free close!

I am sure you will recieve many letters refering to this proposal and hope that you take this on board when making your decision.

This proposal of flats can only make matters worse between 8.00 – 9.00 am every morning.

Yours faithfully
Mr + Mrs McDonald

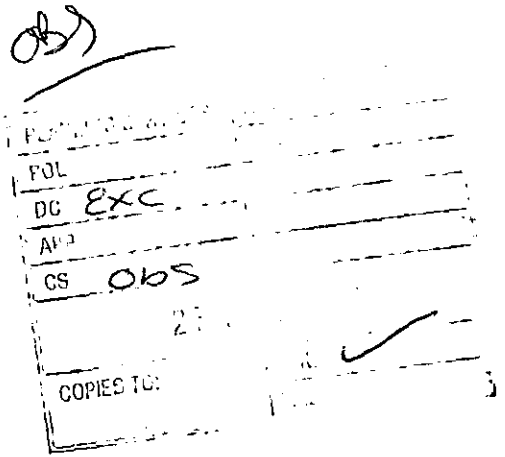
Application No.
F/2001/3401.

Cancel□da

From: WebComments@wokingham.gov.uk
Sent: 19 March 2001 10:13
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2001/3401
Correspondent_FullName: Michael McCarthy
Correspondent_StreetAddress: Tiergarten
Correspondent_Address2: Old Forest Road
Correspondent_Town: Wokingham
Correspondent_County: Berkshire
Correspondent_PostCode: RG41 1HY
Correspondent_Telephone:
Correspondent_Email: mmccarthy@mmm.com



Comments:

I would like to object on the following three points:

1) This building would add to an already very congested junction to the Reading Road from Old Forest Road.

2) It would remove the privacy of my home, as these flats would overlook my house.

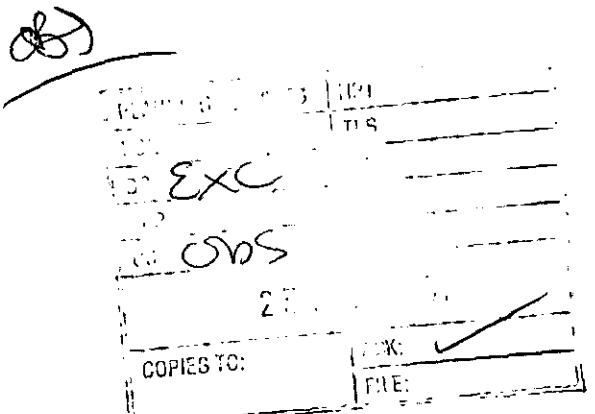
3) The existing house (Forest Lodge) is an attractive building that adds character to the area.

Cancel□da

From: WebComments@wokingham.gov.uk
Sent: 20 March 2001 12:23
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2001/3401
Correspondent_FullName: Anthony William Gough
Correspondent_StreetAddress: 27 Lenham Close
Correspondent_Address2: Winnersh
Correspondent_Town: Wokingham
Correspondent_County: Berks
Correspondent_PostCode: RG41 1HR
Correspondent_Telephone: 0118 978 2957
Correspondent_Email: tony.gough@yellowpages.co.uk



Comments:

As a resident of Lenham Close I object in the strongest possible term to this application. Population density in this immediate area will have almost doubled if this application goes ahead. The main problem is the lack of amenity parking on Lenham Close if the proposal to make access to this development via Lenham Close goes ahead - we already have a severe lack of on street parking in one half of the close No's 27 to 45 because of the fact that most households have at least 2 cars and only space for one car on their own property. This has been made worse as part of the property Forest Lodge has already been sold & developed, this has led to the entrance to Lenham Close being half blocked by cars during the evening & weekends, leading to a number of near misses as vehicles try to enter & exit The Close at the same time. This development can only make this worse and utimately lead to traffic accidents at this location. The fact that we have already had one development of flats right on our doorstep does not mean we are prepared to tolerate another. I urge Wokingham DC to reject this proposal as it seems this is a very opportunistic property speculation - The developers are obviously certain of their ground as they have already moved in a site office and are proceeding with their plans. I urge you to put a stop to this.

BP

CDS

Mr T G H and Mrs B V Cooper
Mrs G Crockett
4 Lenham Close, Winnersh, Wokingham RG41 1HR
Tel: 0118 978 2856

Re: **Application Number:** F/2001/3401

Site Address: Forest Lodge, Old Forest Road, Winnersh, Wokingham.

Proposal: Proposed erection of a block of ten flats with new access from Lenham Close. Demolition of existing building.

We object to this proposal on the following grounds:-

1. NOISE POLLUTION

(a) The area surrounding the site address suffers very badly from noise pollution from the M4 motor way and has done since the installation of the noise reflecting barrier was erected on the north side of the motor way. This pollution has increased steadily over the years and will continue to do so until a noise reflecting barrier is erected on the south side of the motor way.

(b) Properties that back onto the junction of Old Forest Road and Reading Road suffer very badly from noise pollution from traffic queuing to access Reading Road. The traffic using Old Forest Road has steadily increased over the years and along with it the corresponding increase in noise pollution. This has been further aggravated by the increase in traffic on the Reading Road causing even longer delays to traffic waiting on Old Forest Road and therefore creating even longer periods of noise pollution.

Recent development at the entrance to Old Forest Road (Arnwood – a block of 12 flats) have added to the traffic levels and again increased the level of noise pollution.

2. AIR POLLUTION

Air pollution caused by car exhaust fumes is excessive in the area at the entrance of Old Forest Road. This is caused by the volume of traffic waiting to turn into the Reading Road and the time it takes to clear waiting traffic (see reasons in 1.(a) and 1.(b) above).

3. CAR PARKING

The development of Arnwood (a block of 12 flats at the entrance to Old Forest Road) car parking in Lenham Close has increased considerably and often creates

dangerous situations. The reason for this increase is due to the lack of parking available within the Arnwood complex. There should be at least two parking billets for each flat and at least another 50% increase on that number to allow for visitors.

Careless parking at the entrance to Old Forest Road makes it difficult for vehicles to leave Lenham Close and if cars are parked on the pavements, pedestrians are forced to walk in the road at a busy junction.

A new access, for possibly 20+ extra cars, will make an already dangerous situation into a potential death trap.

We therefore object to the proposed development on the grounds outlined above.

Signed: T G H Cooper
T G H Cooper

Signed: B. V. Cooper.
B V Cooper

Signed: G. Crockett
G Crockett

Date: 19.03.01

19 Lenham close
Winnersh
Wokingham
Berks
RG41 1HR

19th March 2001

Mr J Mitchell
Development Control Manager
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1WR

Exc
Obs
21
COPIES TO:
FILE:

Dear Mr Mitchell

Re : Application Number F/2001/3401
Forest Lodge, Old Forest Road, Winnersh, Wokingham

Further to our letter dated 19th March we would also like to point out that land acquired from Forest Lodge which enabled two semi –detatched houses to be built has already added to the number of dwellings in Lenham Close. As indicated by the road name, Lenham Close comprises of two cul-de-sac roads which are sandwiched between the railway line and the Reading Road for which the parking is already very limited. With the very possible overflow of cars this application would create we have no nearby roads for these excess cars to park in and should access be granted on this case we would see a major problem occur. Another ten apartments on this proposed site would only create a very dense area.

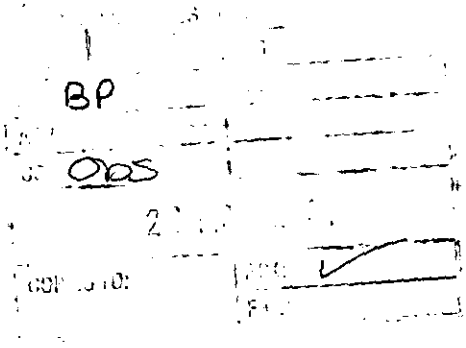
If permission is granted for ten apartments on the Forest Lodge site we will be living in a very dense area for which the existing residents is totally unacceptable.

In every sense this proposed application should be refused

Yours sincerely

Mrs S. Nelson

Mr G Nelson



47, LENHAM CLOSE
WOKINGHAM,
Berkshire
RG41 1HR.
16-3-01

RE PLANNING APPLICATION F/2001/3401

Dear Mrs Polnik

I would like to make the following objections to the proposed planning application.

It will greatly invade our privacy as the building will be considerably closer to our house than the existing building - the upstairs rooms will look directly into the bay window of our reception room which is located on the side of our house. This will lead to no privacy for us using our reception room.

I am also concerned about a decrease in natural light into this window and two side upstairs windows. This is because of the proximity of the proposed development blocking sunlight compared to the existing building. The proposed is also for a three storey building closer than the existing two storey building leading to reduced light in the reception room and first floor rooms.

Finally, at weekends we often have a problem with congestion with cars parked in the street - often overhanging the entrance to our drive leading to difficulties going in and out.
The entrance to the proposed development is

to be moved from Forest road to LENHAM CLOSE and would therefore remove street parking for approximately two or three cars. This would exasperate an already considerable problem at our end of the close.

I would appreciate being kept informed of developments in this planning application.

Yours faithfully

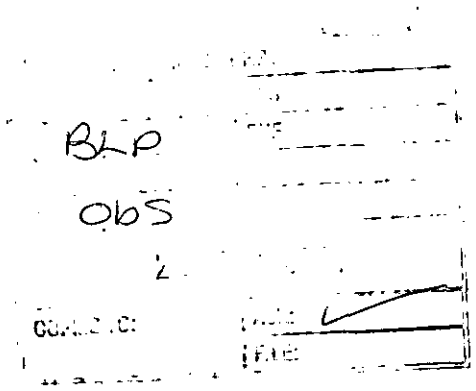
J N Rose

MR. J. N. ROSE A.C.M.A.

2 Lenham Close
Winnersh
Wokingham
Berks
RG41 1HR
Tel: 0118 977 5232

18 March, 2001

Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
RG40 1WR



For the attention of Mrs B Polnik

Dear Mrs Polnik,

Re: Planning Application No. F/2001/3401

We would like to record our objection to the proposed erection of 10 flats at Forest Lodge, on the grounds that it will severely add to the congestion at the entrance to Lenham Close and increase the likelihood of serious accidents occurring.

Already access to the Close is often restricted by cars being parked by the residents, or their visitors, from the flats recently erected at Arnwood in Old Forest Road. There is also an increasing number of non-residents cars being parked further into the Close, often double parked or obstructing access to driveways. Apart from being inconvenient this also presents a hazard to the residents of the Close and their vehicles.

In addition, the extra number of vehicles leaving and entering the Close during the peak traffic hours, likely to be between 10 to 20, will only increase the already heavy congestion that occurs mornings and evenings at the junction of Old Forest Road and the Reading Road. This presently causes difficulties in joining Old Forest Road from the Close at these times.

We trust that you will give our observations consideration when making your judgement and help to maintain the safety and quality of life within Lenham Close.

Yours sincerely,

B R Edwards

T W Edwards B R Edwards

1 Lenham Close
Winnersh
Wokingham
RG41 1HR
19/03/01

BP
005

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
RG40 1WR

COPIES

Ref: F/2001/3401

Mrs Polnik,

With reference to the planning application for ten new flats in Lenham Close and the demolition of Forest Lodge on Old Forest Road. There are several points that I would like to be addressed:

1. The entrance to Lenham Close is often used for parking and, assuming the number of cars will only increase with the building of these new flats, means a driveway to the flats from Lenham Close would reduce this parking area and inevitably push the parkers closer to the junction with Old Forest Road, increasing dramatically the likelihood of an accident.

Please note putting double yellow lines near the junction will not work and that out of interest many of the parkers in Lenham Close, are overflows from the new flats across the road.

2. On all weekday mornings and some weekend mornings exiting Old Forest Road onto the A329 is extremely difficult due to traffic congestion, which the building of the proposed flats will only add to.

3. Traffic along the Reading Road (A329) is the worst is has ever been, especially around the Sainsbury cross roads, the building of these flats will only add to this traffic congestion.

4. Are there not enough new houses/flats being built in the Winnersh area along the Reading Road?

5. Why can the entrance not be in Old Forest Road rather than Lenham Close? Also, please ensure there is not a walk way from Lenham Close, to the flats to the use of Lenham Close as a car park.

6. Having For Sale/Let notices continuously displayed is not in keeping with the area and encourages traffic and distraction. Planning permission for the proposed flats should state these notices are not permitted.

7. What about the trees that are in the garden of Forest Lodge?

Point 1 is objective and a study of the amount of cars that park in this part of the road must be made before planning is permitted. Indeed a study of what percentage of these cars belong to visitors of or residents of Lenham Close and how many belong to the flats across the road must be conducted.

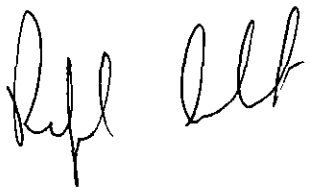
Point 2, 3 & 4 are subjective, but I am sure not difficult to prove.

Points 5 & 6 I believe would be sensible options if planning application is to be approved.

Point 7, I am assuming that the trees in Forest Lodge garden have a preservation order on them and will not be killed.

As you can see I am vehemently opposed to this planning application on the grounds of increased traffic congestion, safety and maintaining the local environment and I hope that you take my comments seriously. However, I am concerned that I am in a no-win situation. Are there statistics on how many planning applications have been approved at the first attempt and after appeal compared to how many have not been accepted. These types of numbers could help to kerb my cynicism.

Yours Sincerely

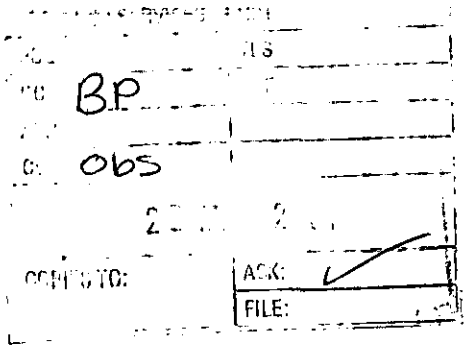


Rafael Lobato

REF: F/2001/3401

37 Lenham Close,
Winnersh.
Wokingham,
Berkshire.
RG41 1HR.
Tel: 01189 619 619

14th March 2001.



Dear Mrs Polnick,

Ref: Proposed Erection of block of 10 Flats and Car Park with Access via Lenham Close.

Firstly, I must express my opposition to planning being granted for these flats.

My first concern would be the danger of the proposed entrance/Exit directly opposite the Junction of the two forks in the close. This is already quite hazardous, the suggested new exit would just add to this Problem.

Secondly, residents already living in Lenham close have problems with parking.

Our houses & driveways were only designed for one car and seeing as most families have two plus visitors cars, we already have quite a situation with car parking problems, hence if we are unable to park at the top of the road, we will have no alternative but to park in the flats car park.

After reading in your plans you wish to achieve PPG24 noise level standards for the new

residents in Lenham close, I find it a complete insult to the residents whom have been campaigning for over fifteen years to get barriers put up on our side of the M4.

The noise levels cause us constant misery in the summer months, but the council Highways have just pushed these issues under the carpet, but now with proposal of new flats, the noise levels will be taken into consideration for those residents, this I feel is total discrimination.

Since it is Wokingham District Councils aim to keep garden noise level below 45dbl, I would request that you consider constructing the barrier on the Lenham close side of the M4.

If you have any consideration for the welfare of the people already living in Lenham Close, I respectfully ask that you turn down this application.

Yours Sincerely

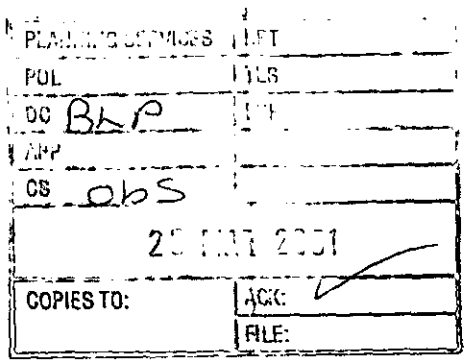
Emma Turton.

MRS EMMA TURTON.

23 Lenham Close,
Winnersh,
WOKINGHAM,
Berkshire.
RG41 1HR

15th March, 2001

Mrs. B. Polnik,
WDC Environmental Services Dept.,
Planning Services,
P.O. Box 157,
Council Offices,
Shute End,
WOKINGHAM,
Berkshire.
RG40 1WR



Dear Mrs. Polnik,

APPLICATION NUMBER F/2001/3401
FOREST LODGE, OLD FOREST ROAD, WINNERSH, WOKINGHAM

With reference to the above-mentioned planning application, we are very unhappy that we, along with other residents in Lenham Close, did not receive direct communication from your department. All residents in Lenham Close are affected by this application and should be contacted.

Regarding the application itself, we wish to object to it on the following grounds:

1. The infrastructure for this local area is already overloaded:

   a) The sewage and surface water pumping station on the Reading Road, ref. READ P2 ZZ, frequently fails due to overloading, resulting in some Lenham Close gardens being flooded with sewage.

   b) The road junction of Old Forest Road/Reading Road is frequently plagued with surface water unable to drain away.

   c) The road junctions Lenham Close Old Forest Road and Old Forest Road/Reading Road are already congested. An estimated ten/twenty additional vehicles can only make matters worse.

2. There are only fifteen parking places allowed for ten two/three bedroom flats. The new occupants are likely to be business people, each with a car, and no doubt having visitors. There will therefore be more cars than parking spaces. These additional vehicles will overflow into Lenham Close, causing even greater obstructions. The Close currently suffers from numerous vehicles parked on the road, on occasions, some from 'Arnwood', an earlier development of flats on the Old Forest Road.

3. The proposed exit into Lenham Close will cause additional hazards to school children going to the Emmbrook schools.

4. The proposed siting of dustbins for the new flats in an open enclosure adjacent to Lenham Close will attract rats and other vermin and may present a health hazard.

5. A major development like this at the entrance to Lenham Close will have a detrimental effect on the value of properties in Lenham Close.

Yours sincerely,

M.J. & MRS. A.E. PAGE

14, LENHAM CLOSE
WINNERSH
WOKINGHAM
BERKS
RG41 1HR
18th MARCH 2001

Dear Madam,

MRS B. POLNIK

APPLICATION NUMBER F/2001/3401

I am writing to object to the proposed erection of a block of 10 flats on the site of Forest Lodge. The roads in this area are congested now, if we in Lenham Close have to cope with another 10+, car's pulling in and out of Old Forest Road and then trying to pull out onto the Reading Road. This manoeuvre can take up to 5 minutes now.

If you grant permission to these flats then you should ensure that the construction company provide a roundabout at the junction with old Forest Road / Reading Road.

Yours faithfully

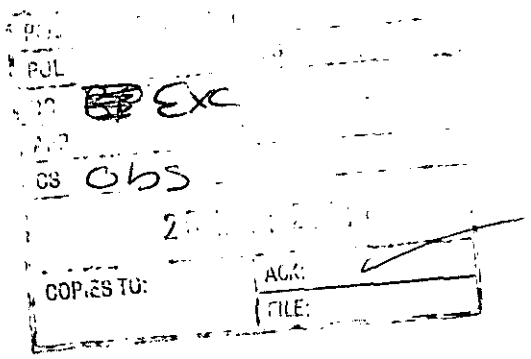
G Calathiel

BP
CC CDS
CJ

Mr & Mrs R.G. Woodman
35 Lenham Close
Winnersh
Berkshire RG41 1HR

14.03.01

Mrs B. Polnik
Environmental Services Department
Planning Services
P.O. Box 157Shute End,
Wokingham
Berkshire
RG40 1WR



Dear Madam

Regarding application number F/2001/3401

We are writing in connection with the planning application for a proposed block of flats to replace the beautiful old house at the top of Lenham Close.

My wife and I object very strongly to this proposal for several reasons as follows;

1. Traffic congestion. This area is already virtually grid-locked during peak hours as was obvious one day this week when nothing moved for an hour or more. Adding even more vehicles to to the local tally just does not make sense, particularly at the entrance toLenham Close.

2. Parking. People are already using the top end of Lenham Close as an overflow car park for the existing block of flats across the road. Where are the extra overflow vehicles from the proposed new building going to park? We can answer that, in Lenham Close. This will make access for service vehicles (refuse etc) extremely difficult particularly as the Close is already congested with existing residents vehicles, particularly early in the morning and later in the evening when everyone is at home.

3. Ruining the aesthetics of the approach to Lenham Close. I think most people in the Close would prefer the house that stands there at present rather than a new three storey bock of flats and of course there is the question of trees. Would they remain unharmed, or would we lose them?

We strongly object to this proposal, it seems that this project is as much to do with financial gain as providing housing for local people.

Yours sincerely

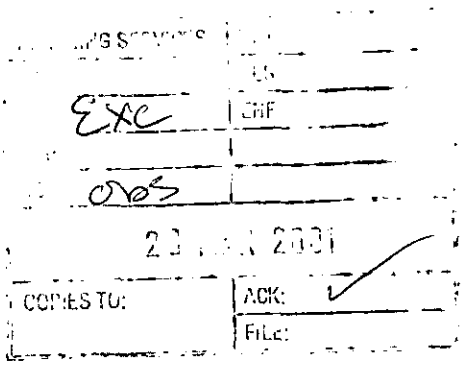
J E F Woodman

R.G. & J.E.F. Woodman

19 Lenham Close
Winnersh
Wokingham
Berks
RG41 1HR

19th March 2001

Mr John Mitchell
Development Control Manager
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR



Dear Mr Mitchell,

Re Application Number : F/2001/3401
Forest Lodge, Old Forest Road, Winnersh, Wokingham

We wish to register our objection to the above application on the grounds of where the developer plans to access the flats via (Lenham Close) and the additional traffic it would create on roads already unable to cope with the volume of cars. We also feel that the flats are not in keeping with the adjacent housing and would impose itself in an ugly fashion on the residents of Lenham Close.

At peak times it is difficult to turn right onto Old Forest Road from Lenham Close because of the traffic queuing to access the main Reading Road. It is even more difficult to turn right onto the Reading Road from Old Forest Road as the traffic is normally tailing back from the Sainsbury's traffic lights all the way back to the Woosehill roundabout.

Continued.....

Residents of Lenham Close already have access restricted by parked cars as you turn into the Close. Some of these vehicles, particularly evenings and weekends, are belonging to either residents or visitors of this developers site at "Arnwood" in Old Forest Road. Their alloted parking spaces within the development are obviously insufficient and so they park in the nearest side roads. The site at Forest Lodge is not very large for this size of increased housing and would in our opinion cause major parking and access problems within the Close.

Finally, we did not receive a letter from you regarding this application. Could you please keep us informed on any further communications.

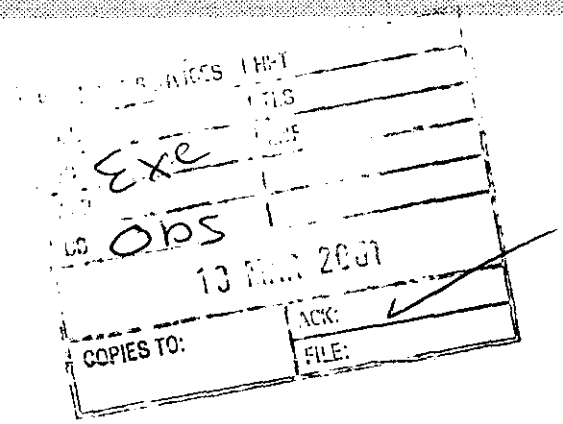
Yours sincerely,

Mr G Nelson

Mrs S Nelson

Mr. Edan Gaskell
No.7 Arnwood
Old Forest Road
Wokingham
Berkshire RG41 1HU

March 15, 2001



Wokingham District Council
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr. Mitchell

Subject: application number: f/2001/3401

I write to you concerning the planning application for a block of flats at Forest Lodge, Old Forest Road, Wokingham.

I oppose this application, for the following reasons. The roads in the surrounding area are very busy especially during the peak rush hour times. It can take over ten minutes to get onto the Reading Road (A329) from the junction with Old Forest Road. With the influx of at least ten new vehicles, although more likely to be nearer twenty new vehicles, on the road. This could lead to gridlock in this area at certain times.

I think we already have enough apartments in the area. We have Arnwood just across the road, as well as Highgrove half a mile away. Forest Lodge is a nice house and should be kept, as it is in order to keep a balance of different properties in this area. Otherwise this area will end up over weighted with apartments.

I moved into the Arnwood development when it was first built, two years ago. Because it was an exclusive development in a nice area. Had I been aware that another two developments were going to be built (highgrove) half a mile away and now the proposed forest lodge, which is just across the road. I would not of brought my flat as it has been devalued. The developers market these properties as exclusive developments. Therefore it is wrong of them to then build similar properties practically next door. There are many other areas that would be suitable for a block of flats, which would not interfere with the infrastructure of the people already living there. Therefore please do not allow this development to proceed.

yours sincerely

Edan Gaskell

ANNE CRABBE
8 Lenham Close. Winnersh, Wokingham RG41 1HR Berkshire
Home Phone 0118 9788532
E-mail ACr9841748@aol.com

15 March 2001

Mrs B Polnik
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR

Dear Mrs Polnik

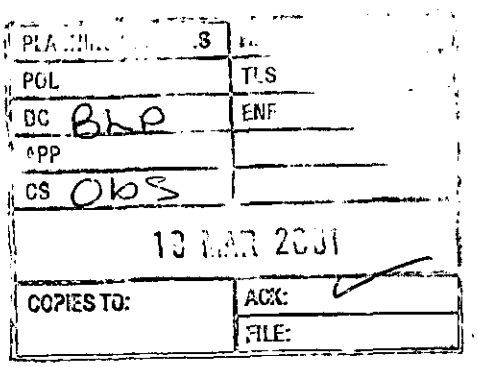
Application F/2001/3401
Forest Lodge, Old Forest Road, Winnersh

The only comment I would like to make regarding the proposed erection of a block of flats in this location is a concern that it will add to the problem of driving out on to the Wokingham at busy times when the traffic is heavy. Perhaps the time has come to consider the construction of a mini roundabout at the junction with the main road.

I note that the access is to be from Lenham Close. May I request that serious consideration is given to retaining the trees on the Lenham Close side of the property. They are beautiful mature specimens and will give some privacy both to the residents of the proposed development and to the residents of LenhamClose.

Yours sincerely,

A C. Crabbe.



1327

WOKINGHAM DISTRICT COUNCIL

To Mrs. B. P. Clark

Date _____ Time _____

WHILE YOU WERE OUT

Name TERENCE HOLLOWAY

Of 44 LENHAM CLOSE, WINNERSH RG41 1HR

Phone No. 0118 989 3051 Ext. _____

Phoned		Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE RE PLANNING APPLICATION F/2001/5401, Forest ~~Park~~ Lodge

HAVING LOOKED AT THE PLANS, REGARDING TREES TO BE CUT DOWN, THE APPLICATION STATES YES, BUT I CANNOT DETERMINE FROM ~~PLAN~~ THE PLAN, WHAT TREES ARE TO BE CUT DOWN. PLEASE ADVISE.

Signed T Holloway

PLANNING SERVICES | HPT
POL | TLS
DC BP | TPO
APP
CS Obs
16 MAR 2001
COPIES TO: | ACK:
FILE:

3 Lenham Close
Winnersh
Wokingham
Berkshire
RG41 1HR

Tel. 0118 9619404

Date: 05 March 2001

Your Ref: Mrs B Polnick F/2001/3401

Dear Mrs Polnik,

Application Number:	F/2001/3401
Site Address:	Forest Lodge, Old Forest Road, Winnersh, Wokingham
Proposal:	Proposed erection of a block of flats with new access from Lenham Close. Demolition of existing dwelling.

We are writing to comment on the application for the above development. My main concern about this new development is the increase in the number of cars that will result from the increase in tenants at this dwelling. We already have a problem with cars parking at the entrance of Lenham Close as well as along Lenham Close in front of our house. To provide adequate parking for this new property it would require at least two allocated parking spaces for each flat as well as additional guest spaces.

The new access will add to the existing congestion when trying to exit Lenham Close onto the Old Forest Road. This increase congestion into Forest Road will also have an impact on the Reading/Wokingham Road. This is a particular problem at peak traffic times in the morning and evening.

The houses in Lenham Close are all three and four bedroom family homes and we are concerned that the occupants of one or two bedroom flats would not blend into the current ethos in this community.

We are also concerned with the amount of noise and mess, which will be generated by the actual demolition and rebuilding on this site.

We hope that you take each of these points into consideration when making your decision on this application.

Yours sincerely

Gayle Watson

Gayle and Richard Watson

PLANNING SERVICES	HPT
POL	TTS
DC BP	CNF
APP	
KS OBS	
16 MAR 2001	
COPIES TO:	ACK: ✓
	FILE:

Jean Marchant
32 Lenham Close
Winnersh, WOKINGHAM
Berks
RG41 1HR
Tel 01734 786502
01189

Your Ref:
MRS B. Patnicks
F/2001/3401

14.03.2001.

Dear MRS Patnick,

Proposed erection of block of 10 flats at Forest Lodge

I am against the erection of the above for the following reasons.

1. The increased traffic in Lenham Close would be a hazard to children living in the Close.

2. The access from Lenham Close would remove the present parking area for visitors cars to the Close made necessary by the bad layout of our properties which were obviously passed by the planning dept. 23 years ago when they were built.

3. The erection of three ... Storey flats in Newham Close is not in keeping with the present Semi detached / detached properties.

4. The extra traffic at Peak Hours with the flats on the other side of Old Forest Road will cause problems for people trying to get to work on time, and for school children.

5. With regard to your concern for the new residents with regard to noise. May I point out that we have on numerous occasions complained of noise since the barriers were put up on the Womersh Farm side of the motorway, and still nothing has been done to improve this.

For these reasons I am totally against the erection of these flats, and would request that you turn down this application, which would totally alter our peaceful residential area.

Yours Sincerely.

Jean Marchant (MRS)

PLANNING SERVICES | RPT
POL | TLS
DC ES(exc) | CHF
APP |
CS CDS |
16 MAR 2001
COPIES TO: | ACK: ✓
FILE:

Jamie McMahon
40 Lenham Close
Winnersh
Wokingham
Berkshire
RG41 1HR
Tel: 01189 792919

14th March 2001

Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

For the Attention of: **Mr John Mitchell, Development Control Manager**

Application Number: F/2001/3401

Dear Mr Mitchell,

Re: Proposed Flats at Forest Lodge, Old Forest Road, Winnersh, Wokingham.

Further to your letter dated 27th February 2001, Ref; Mrs B Polnik F/2001/3401, regarding the planning application for the proposed erection of a block of 10 flats with new access from Lenham Close, I would like to object to this application for the following reasons: -

1. The block of flats would become an eyesore at the entrance of our estate and thus would ward off any potential house buyers/homeowners.

2. Relocating the entrance from Old Forest Road into Lenham Close would cause major road congestion, especially as the entrance into Lenham Close from the Reading Road is a blind bend which has cars parked on the opposite side already, therefore, the risk of an accident is greatly increased.

3. The junction between Old Forest Road and Reading Road is already too congested and even though that junction has only recently been re-surfaced, no alteration / allowance was made to widen the junction, as to allow traffic to queue appropriately if turning left or right. At present the road is a single lane road ad is subject to large tailbacks at peak time, especially as the Metro Business Park is located at the end of Old Forest Road.

4. The Old Forest Road is an access route which the local children use when commuting to the schools located in Emmbrook, therefore, this is another potentially high risk area which will be threatened if more traffic were brought into Lenham Close.

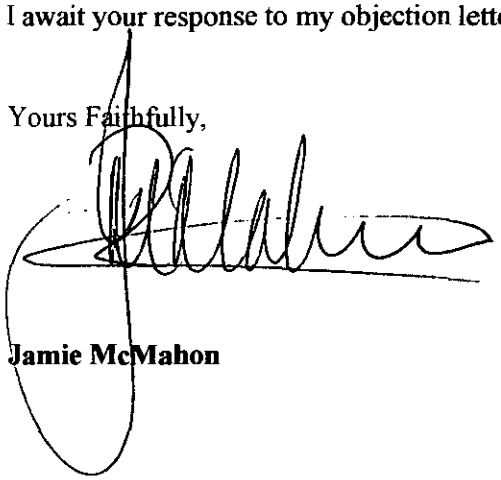
Cont'd/.

Cont'd/2.

As you can see from the points I have raised above, the development of the new block of flats will not only reduce the value of our properties but also increase the potential risk of a fatal accident happening on or around the junction between Old Forest Road and Lenham Close.

I await your response to my objection letter advising me of your decision on this matter.

Yours Faithfully,



Jamie McMahon

30 LENHAM CLOSE
WINNERSH
WOKINGHAM
BERKS
RG41 1HR

15/3/01

Application Number: F/2001/3401

Dear Sirs
I wish to make the following comments regarding the above application .

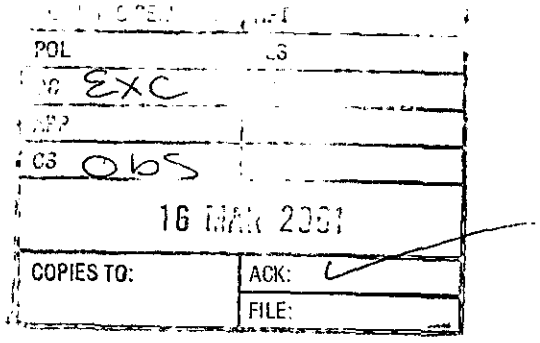
(1) A three storey building with the area shown on the planning application would adversely dominate the established two storey properties in the adjacent area.

(2)An entrance from Lenham Close near its junction with Old Forest Road would dramatically increase the danger for traffic approaching the junction bearing in mind that there is already restricted vision for drivers turning from Lenham Close.

(3)The provision of 15 parking places for 10 flats is inadequate with the resultant risk of overflow parking of visitors etc. in Lenham Close. This , in addition to the danger highlighted in point (2) above , would prove extremely hazardous for traffic in the area.

Yours faithfully

M.R.Bowring



John Mitchell
Development Control Manager
Wokingham District Council
Environmental Services Dept.
P O Box 157, Shute End
Wokingham
RG40 1WR

Mrs Elizabeth Smith
39 Lenham Close
Winnersh
Wokingham
Berkshire
RG41 1HR

01189 894637

DC EXC
CS OBS
14 MAR 2001
COPIES TO:
ACK:
FILE:

Monday 2001-03-12

Dear Mr Mitchell

Application Number: F/2001/3401

Site Address: Forest Lodge, Old Forest Road, Winnersh, Wokingham.

Proposal: Proposed erection of a block of 10 flats with new access from Lenham Close. Demolition of existing dwelling.

With reference to the above proposal, I have no objections to the demolition of Forest Lodge or the erection of 10 flats. The only problem I can see is having the entrance to these flat in Lenham Close.

We have very little parking space in Lenham Close. Each house does have a garage but very few of us can use them as only a small car will fit, therefore if the house has more than one car it means you have one on the drive and the other in the road. We are lucky at No.39 because we have parking space for two cars but if we or any other residents have visitors they have to park in the road. There aren't many spaces in the road to park where you won't be blocking someone's drive so often these extra cars have to be parked at the end of Lenham Close, exactly where you are planning to put the entrance to the new flats. Why can't the entrance be where the existing one is for Forest Lodge? I know there would be more movements in and out than there is now but surely this would be a better idea than to have the entrance in Lenham Close. The only problem I think may exist if you have the entrance in Old Forest Road would be when cars try to beat the lights and come over the bridge at quite a fast speed and someone may be trying to turn right into the flats. Do you have any ideas on how to slow down this type of traffic?

I hope you will seriously consider my proposal as I know many of the residents feel the same as my husband and I do. I look forward to your reply.

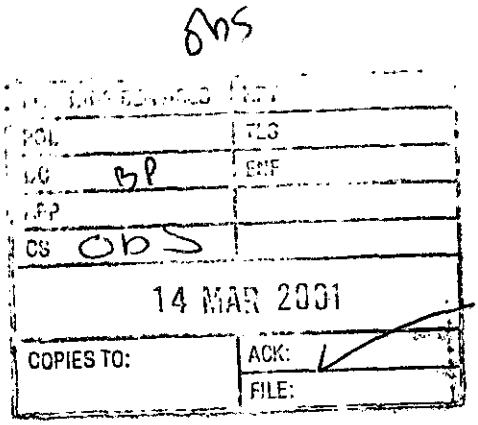
Yours sincerely

E.A Smith

Mrs Elizabeth Smith

Your Ref: Mrs B Polnick
F/2001/3401

My Ref: BRMA/LC/01/01



Brian Ashcroft
38 Lenham Close
Winnersh
Wokingham
Berkshire
RG41 1HR

Tel: 01189 781 835

11 Mar 01

See Distribution Below

Dear Mrs Polnick,

PROPOSED ERECTION OF A BLOCK OF 10 FLATS AND A CAR PARK FOR 20 CARS WITH NEW EXIT/ACCESS FROM LENHAM CLOSE

Introduction

Many thanks for allowing me to view the plans of the proposed new complex of flats and car parks in Lenham Close. Your very busy receptionist/administrator was very helpful.

I must at the outset express my opposition to this ill-conceived development.

Traffic Hazard

One of the most disturbing aspect of this latest attempt to shoe horn more people into this once quiet residential area is the plan to re-site the existing exit/entrance to the property directly opposite the junction of the two forks of the Close and the junction of the busy Lenham Close/Old Forest Road.

There are problems now with no clearly marked or obvious right of way and traffic turning quickly but not necessarily speeding from the Old Forest Road into the close. The suggested new exit will serve only to exacerbate the situation.

Car Parking

At present, the area at and surrounding the proposed new exit on the Close is used as overflow parking for visitors, tradespersons, deliveries, care workers etc. It may be that the developers have unwittingly answered our problems and provided a 20-space car park within the new complex. I doubt very much that this was their intention, but you can rest assured, that we will take advantage of the situation.

Peak Hour Congestion – Danger to Children

The congestion at peak hours with the new complex on the other side of the Old Forest Road, the proposed new site plus the existing residents traffic will cause problems for those trying to get to work on time each morning. It will also be dangerous for the many school children who walk and cycle past the area daily.

Environment Issues

From an environmental point of view, you may not have noticed or even be interested in the wild life that occupies that neck of the woods. There will undoubtedly need to be some tree felling (not clear from the plans) which will not only rob the wild life of their homes but also cause further loss of "green" from our mini countryside.

WDC'S PPG24 Noise Levels

I am very interested to read in your plans that you wish to achieve PPG24 noise level standards for the new arrivals to Lenham Close. You have consistently failed to deliver the maximum garden level of 55dBL Aeq for the existing residents – so why the discrimination??

You may recall that your clueless, pre-Unitary predecessors allowed the Highway department to construct a noise barrier on ONE side of the road only – thus heightening the noise levels on the Lenham Close side of the M4 (well above your stated maximum allowable). You will find that if you kept to your predecessor's word, you wouldn't need the planned high fences around the new property and you would end the summer misery of constant white noise, which can be very disorientating and disturbing over a long period..

Summary

In summary, if you have any consideration for what is left of our quality of life in this area, you are respectfully requested to turn down this appalling application which will not only cause disruption and traffic congestion but also completely alter the nature of our detached/semi-detached residential area.

Since the plans mention Wokingham District Council's aim is to keep the maximum garden noise level below 45dBL, then I also respectfully request that you look at righting the wrong of your predecessors and construct the barrier on the Lenham Close side of the M4.

Yours Sincerely



Brian Ashcroft

Distribution:-

F.A.O **Mrs B Polnik – WDC**

F.A.O **Mr Tom Callaghan – Highways – WDC**

F.A.O **Mr Etherington – Environment - WDC**

F.A.O **Mr John Mitchell – Development Control Manager - WDC**

22 Lenham Close
Winnersh
Wokingham
Berkshire
RG41 1HR

11 March 2001

PLANNING SERVICES	HPT
POL	TLS
OC	ENF
APP	B.P
CS 065	
13 MAR 2001	
COPIES TO:	ACK: ✓
	FILE:

WDC Environmental Services Dept.
Planning Services
PO Box 157
Shute End, Wokingham
Berkshire. RG40 1WR

FAO: Mrs B Polnik, ref. Application number F/2001/3401
Re 'Forest Lodge, Old Forest Road, Winnersh, Wokingham

Dear Mrs Polnik

We wish to object to the above mentioned Planning application on the following grounds:

- The proposed change of dwelling from a single family home to a block of ten flats likely to be housing up to 30 or more people is changing the area population density excessively especially as Millgate Homes has already done this only yards away on the other side of the road in recent months.

- As indicated on the plan, 15 car parking spaces would seem totally inadequate as in this area there are most likely to be at least two cars per dwelling. It would also be opportune for the Council to note the current parking in Lenham Close, as the area where the proposed new entrance is situated invariably has cars parked at most times of the day and night. Any increase in population density will undoubtedly add to the hazards already present when trying to drive in or out of the Close. This would be particularly relevant when children are going to school and should the emergency services need to get into the road.

- We are also concerned about the proposed siting of the Bin Enclosure; being so close to the footpath used by all residents of the Close this could well attract urban vermin. Other points that this raises are, is the proposal large enough to take the number of bins required for the flats and, when the rubbish is collected, will the lorry have room to enter the Flats' area or will the empty bins be left on the pavement outside?

Cont.

Tel: +44(0)118 9785590 Mobiles: +44(0)7860 662824 (RAP) +44(0)7802 533374 (MPP)
Fax: +44(0)8700520181 e-mail: rog@winnersh1.demon.co.uk R A & M P Prior

- We would like to know how the developers intend to connect these flats to the drainage system. Our garden has been flooded with sewage this winter when the pumping sub-station on the Reading Road became overloaded and we are most worried that this large increase in local amenity usage will overwhelm an already full facility. If the development should go ahead then the builders must be persuaded to contribute to improving the local drainage, including the constantly forming large puddle at the junction of Old Forest and Reading roads.

  In a similar vein, can we be assured that the electricity supply can cope with the increased demand as power cuts are not uncommon in the Close?

- We have in the past objected to further increases in dwellings in this area on the grounds that access to and from the Reading Road is very bad considering the already large number of vehicle movements; Toutley Industrial Estate, Flagons Estate, Commons & Lowther Roads, Lenham Close and Hewden Hire Depot all using the one exit and entrance with no traffic control whatsoever. These extra dwellings can only exacerbate the situation.

We object most strongly to this planning application, and as it affects us and all our neighbours in Lenham Close directly (all of whom pay considerable Council Tax), we would like to know why we were not informed of this application in writing. We would be obliged if you would acknowledge the receipt of this objection.

Yours truly,

Roger A. Prior

M Prior

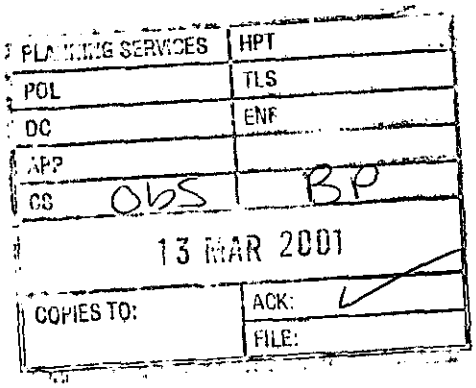
Tel: +44(0)118 9785590 Mobiles: +44(0)7860 662824 (RAP) +44(0)7802 533374 (MPP)
Fax: +44(0)8700520181 e-mail: rog@winnersh1.demon.co.uk R A & M P Prior

29 Lenham Close
Winnersh
Wokingham
Berks. RG41 1HR

9th March 2001

For the attention of:-

Mrs. B. Polnik
Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berks. RG40 1WR



Ref: Application Number F/2001/3401

Dear Mrs. Polnik

I wish to object most strongly to the above application for the proposed erection of a block of 10 flats with new access from Lenham Close. My reasons are as follows:-

- The proposed building will not be in keeping with the current dwellings in Lenham Close and the value of our properties could be affected because of this.
- There will be insufficient screening between the proposed 3-storey building and the current dwellings.
- Insufficient space has been allocated for parking. The plans show 15 spaces for 10 flats – in the current climate where most houses have 2 cars this will mean an exacerbation to the problem we already have with vehicles being parked on the highway leaving very little space for any visitors to park.
- Additional cars not being garaged will offer an even greater opportunity for vandalism to and theft from cars (which has been experienced recently in the close).
- The proposed entrance from Lenham Close will cause a **real safety hazard** due to the increased amount of traffic coming into the close and the issue of parked cars already mentioned. Driving towards the junction of Lenham Close and Old Forest Road can be hazardous now; adding to this problem would be acting irresponsibly.

I trust these objections will be carefully considered.

I would also like to express my concern that it seems Millgate Homes are assuming planning permission will be granted as some felling of trees has already taken place and a sales office type building has been erected in the grounds of Forest Lodge.

Yours sincerely

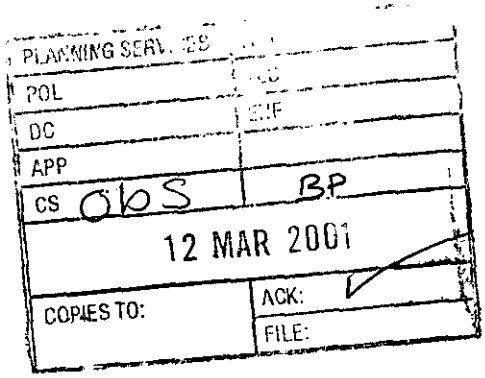
P A Wilson

Pat Wilson (Miss)

41, Lenham Close,
Winnersh,
WOKINGHAM
Berks
RG41 1HR

March 6, 2001

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



Dear Sir

Application Number: F/2001/3401

I am writing to express my concern about the development of Forest Lodge, Old Forest Road, Winnersh, Wokingham.

I think it would be a terrible mistake to demolish such a lovely old building and its tree filled gardens and replace it with more flats in this area. We have lost so much of the of the old Wokingham it would be very sad not to hold on to something that enhances our town rather than build more accommodation which by its nature means a constantly changing occupancy with little regard for the surrounding area.

The proposed access from Lenham Close can only cause more traffic problems for residents in this area . Turning right, at peak times, on to the Reading Road from Old Forest Road is extremely hazardous and can normally only be achieved by forcing oneself out and hoping to be let in by cars coming from Wokingham. There is already a recently built block of flats opposite to Lenham Close and this has added to the congestion . Some occupants from these flats park their cars in the Close making exit from the Close dangerous.

I do hope that some consideration will be given to preserving a little bit of the old Wokingham.

Yours faithfully,

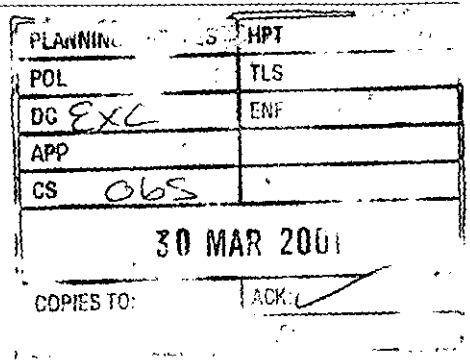
J. M. WALSH

The undersigned would like to endorse the above comments.

C.S.Walsh, 41, Lenham Close, Winnersh, Wokingham, Berks. RG41 1HR

P.N. Martin, 41, Lenham Close, Winnersh, Wokingham, Berks. RG41 1HR

805



Cancel□da

From: WebComments@wokingham.gov.uk
Sent: 26 March 2001 16:43
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2001/3401
Correspondent_FullName: Mr & Mrs R A Prior
Correspondent_StreetAddress: 22 Lenham Close
Correspondent_Address2: Winnersh
Correspondent_Town: Wokingham
Correspondent_County: Berkshire
Correspondent_PostCode: RG41 1HR
Correspondent_Telephone: 0118 9785590
Correspondent_Email: rog@winnersh1.demon.co.uk

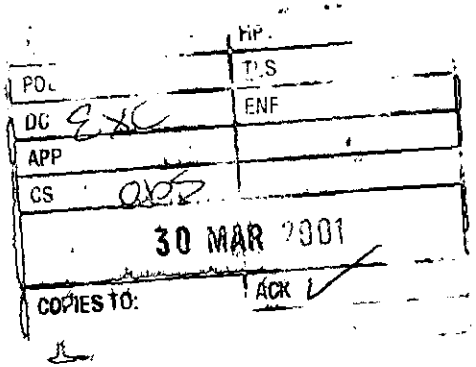
Comments:

Further to comments made by letter, I wish to emphasise the problems with drainage in this area. Last week the pumping sub-station on the Reading Road again overheated and failed to clear the sewage from our ground floor toilet although this time our garden was not flooded with effluent! If the proposed development is to be connected to this system, operated by Thames Water, then it will cause a much increased likeyhood of flooding and health risks, unless the sub-station is considerably up-rated.

Cancel□da

Cancel□da 6N5

From: WebComments@wokingham.gov.uk
Sent: 23 March 2001 14:27
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications



****

NatureofEmail: Object
ApplicationNumber: F/2001/3401 Forest Lodge
Correspondent_FullName: Colin Fallon
Correspondent_StreetAddress: Greensleeves, Old Forest Rd
Correspondent_Address2: Winnersh
Correspondent_Town: Wokingham
Correspondent_County: Berks
Correspondent_PostCode: RG41 1HY
Correspondent_Telephone:
Correspondent_Email: colinf@mac.com

Comments:

I would like to make three comments with regards to the proposed erection of 10 flats on the site of Forest Lodge, Old Forest Road (application no. F/2001/3401):

1. The Reading Road is extremely congested and consequently there are often delays at the junction of Old Forest Road and Reading Road. Increasing the number of dwellings, and thus vehicles, will worsen this problem.

2. The nature of the surrounding properties in Lenham Close and Old Forest Road is detached and semi-detached. I do not believe that the proposed development is in keeping with this style. Permission has already been granted for a block of flats on the junction of Old Forest Road with Reading Road (Arnwood). The nature of the properties on Reading Road is mixed - both residential and commercial - and it it is therefore understandable that permission was given in that instance. However, this is not the case for the new block of flats and I feel that the Council needs to carefully consider the impact which permission would have on the character/appearance of the area.

3. The flats may overlook some of the surrounding properties both in Lenham Close and on Old Forest Road across the railway lines.

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: F/2001/3401

Proposal:
Proposed erection of a block of 10 flats with new access from Lenham Close. Demolition of existing dwelling.

Location:
Forest Lodge Old Forest Road Winnersh Wokingham

This application is being advertised in the Wokingham Times *newspaper on the 14/03/2001 for the following reason(s);*

PROPOSAL IS A MAJOR DEVELOPMENT

The application can be inspected 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)

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

In view of the very large number of planning applications and letters of comment received, it will not 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.

Date: 14/03/2001

Green SN put up by B. Polnik
14.3.01 on fence
facing Lenham Close at junction
with Forest Rd.

Received by Wokingham District Council

Application No: F/2001/3401

Proposal:
Proposed erection of a block of 10 flats with new access from Lenham Close. Demolition of existing dwelling.

Location:
Forest Lodge, Old Forest Road, Winnersh, Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 23/03/2001. 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

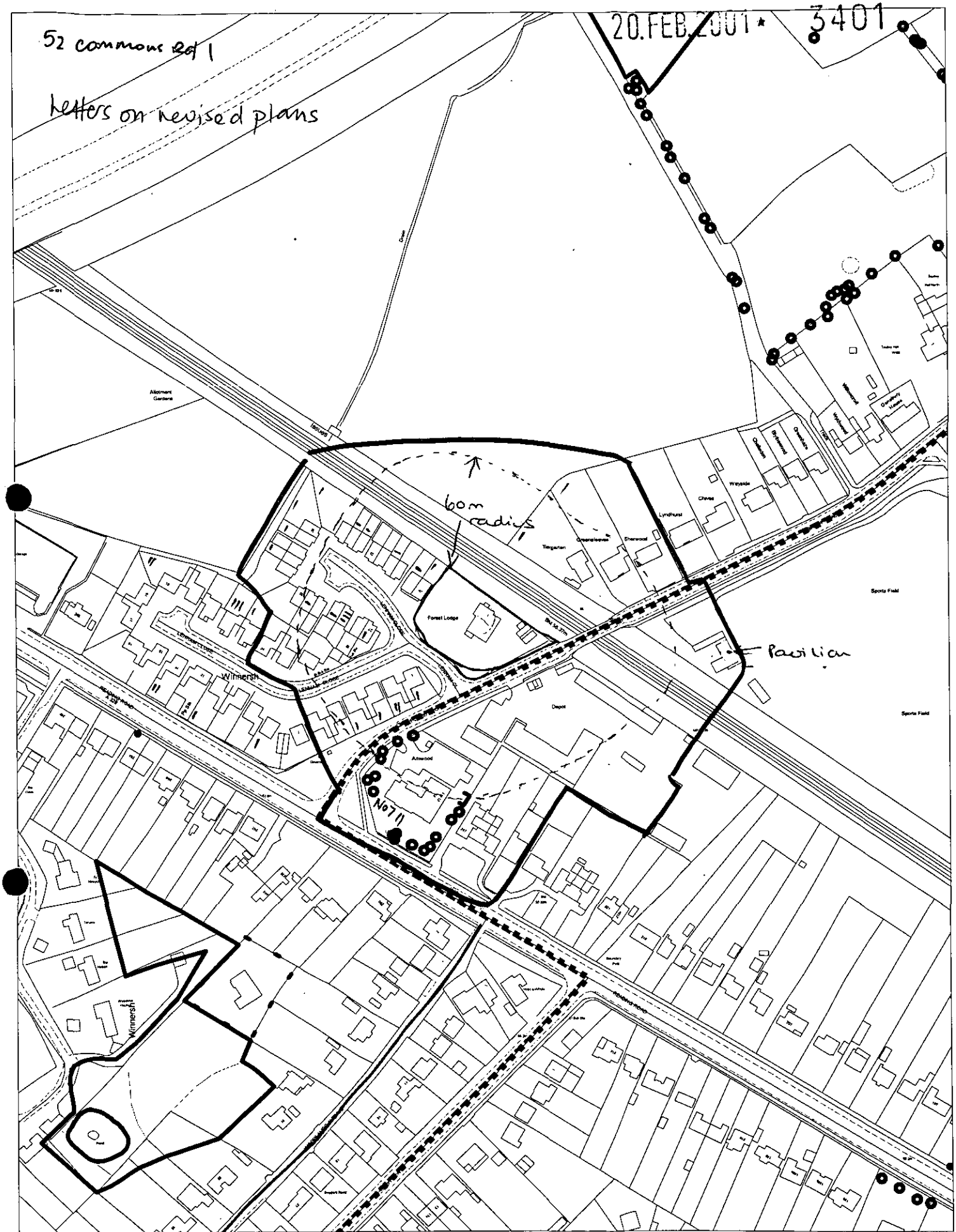
27 February 2001

Letters received.

52 commons Rd 1

letters on revised plans

20.FEB.2001 * 3401



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Development Control Section, Environmental Services, Wokingham District Council.

2 February 2001

Scale: 1 : 2500

N W E S

(A) 2 x PRE-APPS ATTACHED (A) 1

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 20 FEB 2001 Valid	Map No. 60 Site 0:22
Officer: BP Application No. F/2001/3401	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED ERECTION OF A BLOCK OF 10 FLATS WITH NEW ACCESS FROM LENHAM CLOSE. DEMOLITION OF EXISTING DWELLING

Location: FOREST LODGE, FOREST ROAD

Parish: WINNERSH Ward: Winnersh 27.2.01 B

Applicant: MILLGATE HOMES

Fee Received 1900-00 (3) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate	Serve notice on WDC for new access.	phoned 6/2	7/2
5	Elevation plans		to follow.	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	Noise & Vibration Attenuation Report should have been submitted with application (see pre-app memos)	requested 20 6/2	Received 27/2

See note.

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required ..... Major development .....

Date Site Notice Sent : 27.2.01 B Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	✓ Wokingham
Southern Electricity Board	.....
British Gas	.....
PSA Oil Pipeline	.....
Transco	: .....
Environment Agency	.....
Rail Track	✓ .....
Police Arch. Liaison Officer	✓ .....

HERITAGE BODIES

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

OTHERS:

.....

....

..... 2x pre-apps attached .....

NEIGHBOURS:

..... SIN + See map .....

..... + Forest Lodge, old Forest Road (Site within red line) .....

.....

.....

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.....

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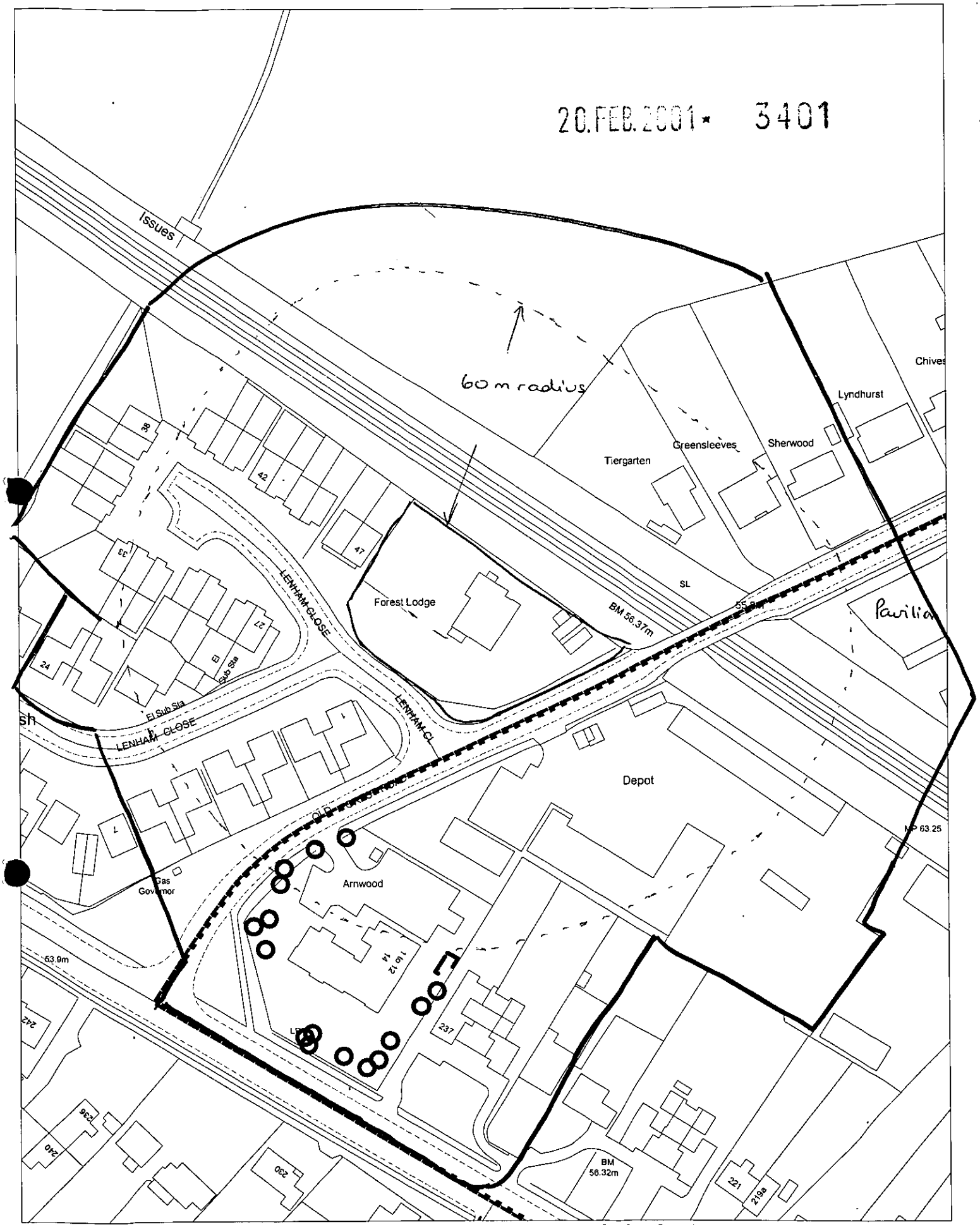
ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3401
CASE OFFICER: ~~Mrs B Polnik~~ Emy Circuit

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)
7 – 23 Heaham Close, Winnersh	21.	20.03.01

20.FEB.2001 * 3401



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Development Control Section, Environmental Services, Wokingham District Council.
2 February 2001 Scale: 1 : 1250

N
W E
S

MILLGATE HOMES

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

07 FEB 2001

Mrs C Hurst
Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire

Ref:GM/SC/99
6th February 2001

3401

Dear Mrs Hurst,

RE: PROPOSED RESIDENTIAL DEVELOPMENT @ FOREST LODGE, OLD FOREST ROAD, WOKINGHAM

Further to our telephone discussion, we enclose for your attention four copies of the amended Section 66 Certificate dated 6th February 2001, confirming the issue of the required notice to the Highway Department.

We would also confirm that during the course of future planning negotiation, we shall be arranging a noise and attenuation report for your approval. However please could you commence the consultation period in the meantime.

Yours sincerely

GREG MEIER Dip.Arch.RIBA
Chief Architect

Best Family Home 1994 - 1996 - 1997 - 1998 - 1999 Best 3 bed Home - 1999

Best Luxury Home 1998 - 1999

House Beautiful magazine
Family Home of the Year 1997

Best Luxury Home 1998 - 1999

Best Small Builder 1996

MILLGATE HOMES

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

20 FEB 2001

Mrs Hurst
Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire

Ref:GM/SC/115
19th February 2001

20.FEB.2001* 3401

Dear Mrs Hurst,

RE: PROPOSED RESIDENTIAL DEVELOPMENT @ FOREST LODGE, OLD FOREST ROAD, WOKINGHAM

Further to our planning applications submitted to you on 25th January 2001 for the above site, we have pleasure in enclosing three copies of the "Noise Assessment" report dated February 2001, prepared by Peter Brett Associates.

Could you please ensure, this application is registered without delay, and for consultations to go out.

Yours sincerely

GREG MEIER Dip.Arch.RIBA
Chief Architect

Best Family Home 1994 - 1996 - 1997 - 1998 - 1999
Best 3 bed Home - 1999

Best Luxury Home 1998 - 1999

House Beautiful magazine
Family Home of the Year 1997

Best Luxury Home 1998 - 1999

Best Small Builder 1996

MILLGATE HOMES

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BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

20.FEB.2001* 3401

Head of Planning & Transportation
Wokingham District Council
Shute End
Wokingham
Berkshire

Ref:GM/SC/83
25th January 2001

Dear Sirs,

RE: PROPOSED RESIDENTIAL DEVELOPMENT AT FOREST LODGE, OLD FOREST ROAD, WOKINGHAM

Please find enclosed for your consideration, a detailed planning application in respect to a residential development at the above location, together with a cheque in the sum of £1,900, which we believe is the appropriate planning fee.

In support of our proposals, the application includes the following drawings:

MH/0FL/P5/2	Site and Location plan and Site Layout
MH/0FL/P6	Proposed ground floor layout
MH/0FL/P7	Proposed first floor layout
MH/0FL/P8	Proposed second floor layout
MH/0FL/P9	Proposed southwest elevation
MH/0FL/P10	Proposed northwest elevation
MH/0FL/P11	Proposed northeast elevation
MH/0FL/P12	Proposed southeast elevation
1556/O1	Site survey

We confirm that these proposals have been subject to extensive pre-application discussions between ourselves and Mrs Nicola Lake, formulating in the letters dated 12th September 2000 and the 12th October 2000 from your department.

We have currently commissioned a aborcultural report in respect to the existing trees, which will be forwarded to you upon our receipt.

The application is for the demolition of Forest Lodge, in favour of the erection of ten two and three bedroom flats, varying in size from 900 sq. ft to 1200 sq. ft. The design is of a two-storey brick and tile elevation, with additional accommodation within the roof structure, providing small discreet dormer positions along sensitive elevations.

The new development will be served from a new access off Lenham Close, with the existing access being closed off from Old Forest Road. All existing trees are shown to be retained, which form the majority of the boundary screening, however we have indicated a couple of trees which are either in a poor condition, or dead, to be removed. Parking is provided to the front of these flats of which a majority are located along the Old Forest Road boundary. The parking provision equates to 1.5 spaces per dwelling, which conforms to the recent Government guidelines in PPG3.

Best Family Home
1994 - 1996 - 1997 - 1998 - 1999
Best 3 bed Home - 1999

Best Luxury Home
1998 - 1999

House Beautiful magazine
Family Home of the Year 1997

Best Luxury Home 1998 - 1999

Best Small Builder 1996

Millgate Developments Ltd. Registered in England No. 2229073

The footprint of the new building has been kept as closely as possible to the existing footprint, allowing for the new building to be an appropriate distance from the existing tree screening, existing buildings, and to the railway line.

In addition the height of the building has been kept to a very similar height to the existing building, with a flat section and as previously mentioned a number of dormer and skylights have been discreetly positioned.

Provision has been made for a large area of private amenity space, ensuring all existing hedgerow/tree screening around the boundaries have been retained, providing privacy, to adjoining properties, and the existing railway line. We shall be providing a new planting scheme, with additional tree screening, which we understand will be subject to further discussions with yourselves and your landscape department as part of a planning condition.

We hope that the enclosed application will be viewed favourably, and a decision can be reached at your earliest convenience. Should you require any further information, or have any queries with regard to this application, then please do not hesitate to either contact myself, or our agent Peter Senksy Associates.

Yours faithfully



GREG MEIER Dip.Arch.RIBA
Chief Architect

cc: Peter Sensky Associates

1789/a

SECTION 66 CERTIFICATE

Application No.

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

20.FEB.2001* 3401

CERTIFICATE A

I certify that:

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

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

OR

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
HIGHWAYS DEPARTMENT	WOKINGHAM D.C.	06/02/01.

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) .....

.....

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

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

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

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . . . MILLGATE HOMES . . . . . .

Date . . . 06/02/01 . . . . . .

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

1789/a

SECTION 66 CERTIFICATE

Application No.

20.FEB.2001* 3401

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

(b) . . . . . .

. . . . . .

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

on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . G. Meier . . . . . .

On behalf of . . . . MILLGATE HOMES . . . . . .

Date . . . . 26/01/01 . . . . . .

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent: for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

Advertisement Consent: for the display of advertisements or signs

Building Regulation Approval: for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY
20.FEB.[illegible] 3401

1.	APPLICANT'S NAME	MILLGATE HOMES
	ADDRESS	MILLGATE COURT, TERRACE ROAD NORTH BINFIELD, BERKSHIRE
	POST CODE	RG42 5HZ PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	PETER JENSEN ASSOCIATES
	ADDRESS	114 PINNER ROAD, NORTHWOOD MIDDX.
	POST CODE	HA6 1BS PHONE 01923 820747
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	FOREST LODGE, OLD FOREST ROAD, WINNERSH, WOKINGHAM
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		DEMOLITION OF EXISTING HOUSE, ERECTION OF BLOCK OF 10 FLATS WITH NEW ACCESS TO SERVE FROM LENHAM CLOSE
5. Give the area in hectares or part of a hectare	AREA OF SITE	0·023 hectare
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER.
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	MH-OFL-P5/2, P6, P7, P8, P9, P10, P11 & P12 1556/01.

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ? Tick the boxes(x)	CHANGE OF USE	☐	REDEVELOPMENT	☑
	ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☐

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

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

		SITING	☐
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

ROOFS: DARK BROWN PLAIN TILES WITH BONNETT HIPS
WALLS: RED MULTI-STOCK FACINGS WITH RED/ORANGE CONTRAST COURSING & DETAILING BRICKWORK.
TILEHANGING TO MATCH ROOF WITH CONTRAST ORNAMENTAL TILE COURSING.

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

REFER TO SITE PLAN - MHP DPL - P5/2
GENERALLY 1.8m HIGH CLOSEBOARDED FENCING WITH TIMBER PALISADE (HIT & MISS) TO ROADSIDES.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

CONNECTED TO PUBLIC DRAINS

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

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

EXISTING DRIVE-IN FROM OLD FOREST ROAD TO BE STOPPED UP.
NEW ACCESS TO BE FORMED OFF LEYHAM CLOSE.

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

YES.

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED		TO BE RETAINED		TO BE LOST	
HOUSE	1	*	1	*	117	*
BUNGALOW	1	*	1	*	1	*
FLAT/MAISONETTE	101 32	*	1	*	1	*
OTHER	1	*	1	*	1	*

* STATE No. OF HABITABLE ROOMS

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

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

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

£ 1,900.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF MILLGATE HOMES DATE 16TH JANUARY 2001.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

PLANNING APPLICATION — PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

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

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

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

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

"FOREST LODGE,"

ADDRESS Opp FOREST ROAD PARISH WINNERSH

PLOT No. Old Property OLD SHEET No. SU 7970 60

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/131/68	Mrs M. Harrison	outline - Det. House on land part of rear garden	11.7.68	N/A Refuse
275/71	Mr N.J. Van Den Heuvel	Additions	18.3.71	App. C/A.
96/64256/FZ	WINDSOR HOMES NOW LENNAM CLOSE	2 DWELLINGS & GARAGES R/O	31.10.96	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE









F/2001/3401

Parking problems from 1 Lenham Close

4/9



F/2001/3401

Parking Problems from 1 Lenkara Close ...

5/9


F870 NRX

F/2001/3401

Parking Problems from 1 Laham Close

6/9



F/2001/3401

Parking problems from 1 LenLem Close

7/9



F/2001/3601

Parking Problems from 1 Lenham Close

8/9



F/2001/3401

Parking Problems from 1 Laham Close

9/9