APPLICATION NO:
O/2000/1000

LOCATION:
Chadmore Dene & Chadmore Close Southlands Road, Wokingham.

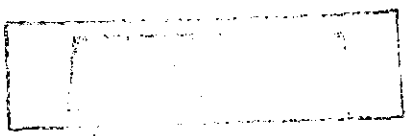
APPLICANT:
Mr Tibbs & Mr Taylor C/O Mr C E Tibbs

PROPOSAL:
Outline application for the erection of five dwellings and demolition of existing two dwellings.

EARLIEST DATE FOR DECISION: **24/04/2000**

APPLICATION EXPIRY DATE: **12/05/2000**

CASE OFFICER: **Mrs B Polnik**



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WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Tibbs & Mr Taylor
C/O Mr C E Tibbs
Chadmore Dene
Southlands Road
Wokingham
Berkshire
RG40 2HP

Application Number: O/2000/1000

Parish:	**WOKINGHAM**
Location:	**Chadmore Dene & Chadmore Close, Southlands Road, Wokingham.**
Proposal:	**Outline application for the erection of five dwellings and demolition of existing two dwellings.**

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. a) Approval of the details of the siting, design (including floorspace, height, massing, internal planning and refuse storage and disposal facilities) and external appearance of the building(s), and the landscaping treatment of the site)(hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

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

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

Condition
5. 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
6. 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
7. 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
8. Notwithstanding the plans submitted, prior to the commencement of development detailed plans of the proposed vehicular access shall be submitted to and approved in writing by the Local Planning Authority. Details shall include a minimum access width of 4.1m and visibility splays of 2.0 x 45m. This shall be implemented as approved prior to the occupation of any dwelling.

Condition
9. The details to be submitted in pursuance of condition (01) above shall show details of land reserved for the garaging, parking and turning of motor vehicles. The approved details shall be implemented prior to the occupation of any of the approved development, and thereafter be retained. No development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) or not; shall be carried out on the land so shown or in such a position as to preclude vehicular access to the reserved spaces.

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

Condition
11. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (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
12. Prior to the commencement of development a scheme for protecting the proposed dwellings from noise and vibration from the adjacent railway line, shall be submitted to and approved in writing by the Local Planning Authority and this shall be implemented as approved.

Condition
13. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

Condition
14. The existing dwellings on the site shall be demolished prior to the commencement of the development hereby approved.

Reason
1. a) No such details have been submitted.

b) & c) In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

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

Reason
3. In the interests of visual amenity.

Reason
4. In the interests of visual amenity.

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

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

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

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

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

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

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

Reason
12. In the interests of residential amenity.

Reason
13. To prevent the increased risk of flooding and to improve water quality.

Reason
14. In the interests of the satisfactory planning of the area and the amenity of future and existing occupiers.

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

South East Area Local Plan Policies STV1 and SBE1/2.

Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1 and density policy.

Informative
2. 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
3. Generally the design and site layout should aim to reduce the impact of railway noise both internally and externally (in gardens for example). This may be done by careful positioning of structures so that they act as noise barriers, positioning of sensitive rooms furthest from noise sources, the use of single aspect dwellings and siting of gardens furthest from the noise source.

Informative
4. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.

Informative
5. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Andrea Szabados on 01276 454373 for further details.

John Mitchell
Development Control Manager
Date: 22/12/2000

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

38265

Tel. (0118) 974 6426 (Direct Line)
Fax. (0118) 974 6484
Email. Sandra.Bayden@wokingham.gov.uk
Date 3 January 2001
My ref. SB/O/2000/1000
Your ref.

Mr J N & Mrs S Milner
'Gioconda'
Gipsy Lane
WOKINGHAM
Berkshire
RG40 2HP

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 and Mrs Milner

PLANNING PERMISSION O/2000/1000

Thank you for your letter of 1 January which has been passed to Basia Polnik, Senior Planning Officer and is receiving attention.

Yours sincerely

SB

SANDRA BAYDEN
Management Support Assistant

passed to Tom Callaghan to reply.

Barra => Engineering

REPLY BY

17 JAN 2001

PLANNING SERVICES	HPT
POL	TLS
DC BP	ENF
APP	
CS	38265
03 JAN 2001	
COPIES TO:	ACK: 3/1/01
	FILE:

Gioconda,
Gipsy Lane
WOKINGHAM.
Berks.
RG40 2HP

Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 2HP

Ref Planning Application No 0/2000/1000

1st January 2000

For the Attention of the Chief Planning Officer and Chairman of the Planning Committee

Dear Sirs

Thank you for your notification of planning permission for the above application. Would you please advise me when Gipsy Lane will now be closed to through Traffic from its junction with **Southlands Road** and its junction **with Murdoch Road**. You will recall in my letter to you of the 28th April 2000, that my agreement to the above application was subject to this portion of Gipsy Lane be closed to through traffic.

I look forward to your early implementation of this road traffic order as I was nearly killed by fast driven car during the recent Christmas holiday period. All neighbours in this section of road are eagerly awaiting this closure.

Yours faithfully

J N & S. Milner

JN and Mrs S Milner.

Enclosed letter dated 28/04/2000

cc. T. Colloghon 5/1. - to draft reply

COPY

Gioconda,
Gipsy Lane
WOKINGHAM.
Berks.
RG40 2HP

The Planning Department
Wokingham District Council
Shute End
Wokingham
RG40 1WR

28th April 2000

Re: Gipsy Lane - Murdoch Road to Southlands Road. PA No 0/2000/1000

Dear Sir

You have given notice of receipt of an outline planning application number **0/2000/1000** for a Mr Tibbs and Mr Taylor. This application must be rejected on the grounds that it will unnecessarily further congest Gipsy Lane between Murdoch Road and Southlands Road. Having read the arguments, submitted with the application, regarding the proposed resiting of the new entrance to the development, reality is much closer to the truth, rather than what is suggested. Residents of the new development will not use Southlands Road, because Easthampstead Road is constantly blocked by the Railway Level Crossing being closed for so long!

I have lived in this area for over 60 years and resided in Gipsy lane for 18 years. During this period every new development locally, and in particular in Southlands Road, has increased the traffic flow in my part of Gipsy Lane. Instead of using the properly constructed Southlands Road, drivers use my part of Gipsy Lane as a "short" cut to Easthampstead Road. Outside my property drivers refuse to give way and drive onto my property to over take each other. Twice I have called out the Highways Department to repair the thoroughfare and to deal with damaged edges of the Road, which unfortunately have no kerbs or footpaths

The time has now come to halt what is now becoming potentially a highly dangerous scenario. **Gipsy Lane between Murdoch Road and Southlands Road MUST be Closed to through traffic.** I have previously written to the council suggesting this proposal but have received **NO** response. I can confirm that the majority of the residents in this section of Gipsy Lane are in favour of my proposal. Any costs for implementing this change would have to be borne by those requesting outline planning permission.

With regard to the application 0/2000/1000, provided my proposal for the closure of part of Gipsy Lane is implemented, I would have no objection in principle to the development.

NB: I have just been informed that a Developer has purchased the property next to that in application 0/2000/100, and proposes to build a further 7 to 10 houses. This gives total credence to my proposal for the part closure of Gipsy Lane outlined above.

Yours sincerely

John and Sheila Milner

17 MAR 2000* 1000

Proposed Redevelopment Of
Chadmore Dene & Chadmore Close, Southlands Road,
Wokingham RG40 2HP.

The Entrance. (Issue 2 - 28th March 2000)

The site of our proposed redevelopment has its entrance on to Southlands Road. This is almost certainly the widest and most underused road in Wokingham. It will remain so, as the locality is cut off by the railway and through traffic is discouraged by the delays at the Star Lane level crossing. No other road in Wokingham is as inherently safe to turn into as Southlands Road.

In redeveloping the site we propose resiting the entrance to be almost 50% further from the point where Gipsy Lane (west) turns into Southlands Road. This puts it 33.5 metres from the point where the traffic down Gipsy Lane (from Murdoch Road) turns into Southland's Road.

Drivers leaving this resited Southland Road entrance, would have a completely unrestricted field of vision for over 100 metres down Southlands Road and in both directions down Gipsy Lane - also for 80 metres up Erica Drive. Cars leaving the entrance would be visible from these distances in all four directions. Cars turning towards Gipsy Lane from Twin Pines would be visible from 80 metres within our proposed development.

The narrowness and pot holes in Gipsy Lane west forces traffic to crawl along it. It is still crawling when it reaches Southlands Road. The risks in the vicinity of this junction are therefore far lower than they would otherwise be.

Under normal circumstances the distance of the entrance from the Gipsy Lane west junction might be a cause for concern. But this is more than outweighed by very slow speed of the traffic and the unique field of vision at our proposed entrance. The safety standard we understand The Highways Authority are seeking might be justified if say 10 houses were involved, but seems unnecessarily high when only three extra houses are involved.

The Resited Chadmore Dene/Chadmore Close Entrance In Southlands Road Would Reduce The Traffic In Gipsy Lane.

1. The existing entrance is concealed by the 80 year old electricity switch/meter house (surrounded by vegetation), that projects out almost to the curb of the pedestrian pavement in Southlands Road. Our deeds show this projection is our property. On plan 3 this obstruction is highlighted in pink. By demolishing the meter house and removing the whole projection; the entrance - instead of being concealed - would become clearly visible from more than 100 metres away to cars approaching down Southlands

Road.

Twin Pines entrance would no longer be concealed from cars approaching from the Gipsy Lane junction.

By completely removing this projection the compulsion of drivers leaving our existing Southland's Road entrance to turn towards the Gipsy Lane junction (that they can clearly see) would no longer exist. It would become far more enticing to turn into Southland Road and thus completely avoid Gipsy Lane. In this way our proposed resited Southlands Road entrance would reduce the traffic in Gipsy Lane.

2. Plan 3 shows we propose the Chadmore Dene boundary wall is moved back to 13 metres from the carriage way at the Gipsy Lane junction. This distance tapers down to 3.7 metres at our boundary with Chadmore House. We propose that the spreading bramble thicket on the council frontage land between these two points should be removed and the whole area between the carriage way and our resited boundary wall is put under grass. On plan 3 this area has been highlighted in green.

For the first time this would give drivers coming west along Gipsy Lane a completely unrestricted field of vision down Southlands Road. And for the first time cars leaving Twin Pines would be visible to cars approaching from Gipsy lane west.

Gipsy Lane is a medieval sunken green lane. The carriage way is 1.5 metres below the ground on either side. The field of vision of drivers approaching Southlands Road from Gipsy Lane west, is blocked by the 1.5 metre high ground to their left and by the thicket on their right. By opening up a new clear field of vision down Southland Road, this would entice many drivers to take the only road they are able to see and go on down Southlands Road - instead of turning north up Gipsy Lane.

In this way the resiting and redevelopment of Chadmore Dene/Chadmore Close entrance would reduce the traffic passing along Gipsy Lane to the north.

17 MAR 2000* 1000

CONTENTS

1 Planning Application Form.

2. Plan 1. Site location. Scale 1 - 2500.

3. Plan 2. The Site. Scale 1 - 500.

4. Plan 3. Details of resited entrance, tree positions, and spot heights. Scale 1 - 250.

5. Explanatory Note of the resited entrance.

6. Tree schedule with notes showing which trees are to be retained and which are to be removed.

7 Explanatory Note of the site plan.

16th March 2000

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

17 MAR 2000* 1000

1. JOINT APPLICANTS — APPLICANT'S NAME: MR C.E.TIBBS (ACTING AS AGENT – ADDRESS BELOW)
ADDRESS: MR R. TAYLOR, CHADMORE CLOSE, SOUTHLANDS ROAD, WOKINGHAM.
POST CODE: RG40 2HP PHONE: 9786847

AGENT'S NAME: MR C.E. TIBBS, CHADMORE DENE,
2. If the applicant has an agent, all correspondence will be sent to the agent — ADDRESS: SOUTHLANDS ROAD, WOKINGHAM,
POST CODE: RG40 2HP PHONE: 9780553

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: SOUTHLANDS ROAD WOKINGHAM, RG40 2HP.

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used. — REDEVELOPMENT OF THE ABOVE TWO BUNGALOWS AS 5 x 5BEDROOM HOUSES.

5. Give the area in hectares or part of a hectare — AREA OF SITE: 0.59 HECTORS.

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee — OWNERSHIP: THE JOINT APPLICANTS EACH OWN THEIR OWN PROPERTY.

7. List all the plans and drawings submitted with the application — PLANS/DRAWINGS: LOCATION PLAN 1.2500
REDEVELOPMENT PLAN 1.500
TREES & ENTRANCE PLAN 1.250

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ? Tick the boxes(x)

CHANGE OF USE	[ ]	REDEVELOPMENT	[X]	
ERECTION OF NEW BUILDING	[ ]	ALTERATION or EXTENSION	[ ]	

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

OUTLINE PERMISSION	[X]	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	[X]
EXTERNAL APPEARANCE	[ ]	DESIGN	[ ]
MEANS OF ACCESS	[X]	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.

AS ONLY OUTLINE APPLICATION IS BEING MADE THIS WILL BE LEFT TO THE FINAL APPLICATION

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.

SHOW ON PLAN/EXPLANATION SITE PLOTS WILL BE ENCLOSED BY FENCES

16. HOW WILL SURFACE WATER BE DISPOSED OF?

HOUSES — SOAKAWAYS.
ROAD — ASSUME STORM WATER DRAIN IN SOUTHLANDS ROAD

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/[redacted]

If no, please give details

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

FROM SOUTHLANDS RD. ENTRANCE IS 6M. FURTHER FROM GIPSY LANE THAN EXISTING. FIELD OF VISION IS INCOMPARABLY BETTER THAN EXISTING.

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

YES — DETAILS WITH FINAL APPLICATION

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	FIVE / NINE*	/ *	/
BUNGALOW	/ *	/ *	TWO / SIX *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

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

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

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

CHEQUE FOR £1140

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 C. E. Tibbs ON BEHALF OF MR C. TIBBS & MR R. TAYLOR DATE 15TH MARCH 2000

C.E. TIBBS

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
(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'.

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.'

17 MAR 2000* 1000

Redevelopment of Chadmore Dene and Chadmore Close, Gipsy Lane, Wokingham, RG40 2HP.

The Site.

(Issue 2. 20th March 2000)

The application is for outline planning permission for 5 five bedroomed houses on the above site; together with approval for the proposed entrance and the site layout.

The site layout is shown on Plan 2 1- 500. The location of the trees on the site (listed in the tree schedule) is shown in Plan 3 1 - 250 scale. Plan 3 also shows the details of the resited entrance and spot heights. A separate note explains the details of the proposed resited entrance.

Approval for the design of the houses shown on the site plan will be made by the final developer.

We are seeking approval for entrance and siting at this stage as there are so many constraints. The largest is a magnificent large Turkish Oak which (after allowing for further growth) makes it impractical to move house 3 further to the south. This tree also makes it impossible to arrange houses 4 and 5 in line or to move house 5 to the north.

Another constraint is a no-build covenant covering the area shown hatched on plan 2.

One of the main features of the redevelopment is the splendid 3 metre high Golden Conifer hedge boundary hedge (13 on plan 3) between Chadmore House and Chadmore Dene.

On the other side of the railway cutting at the back of the site, there is an electricity pylon. It would completely dominate the site were it not for the trees - both those on the site itself and on the railway embankment. House 5 is angled so that it will not look at the pylon but instead look through a group of small oak trees on the railway embankment to the open country beyond. As a result the pylon will not be seen from inside the house - and you will only be conscious of the pleasing open country in front of you.

The positioning of the house 5 relative to house 4 is at first sight undesirable. However, it is a question of the lesser of two evils. The group of oak trees on the embankment to the south of house 5 does not extend to the south of house 4. House 4, being a little further from the pylon, makes its overall size if anything even more overwhelming. However, the position of house 5 largely stops house 4 being dominated by the size, height and starkness of the pylon. It is envisaged that ornamental walls would divide the gardens of houses 4 and 5 from the open area of the estate.

Houses 1, 2 and 3 have the same orientation as Chadmore House and the first house in Erica Drive. At their front they are no nearer to neighbouring Twin Pines house or to house 4 than, for example the houses facing each other in Starmead Drive. The side view of Twin Pines house is

not unattractive. The corner of house 1 is no nearer to Gipsy Lane than the majority of other houses in the vicinity.

The orientation of houses 1, 2 and 3 makes it easy to redevelop the Chadmore House site without overlooking difficulties. Keeping house 3 well clear of the boundary of the Chadmore House 'developable area' makes it possible to site houses in this area with their fronts as far from the end of house 3, as for example, the houses facing each other are in Starmead Drive. House 5's garden also ensures it is far enough away not hamper the redevelopment of Chadmore House's land.

Spot heights are taken from the survey made when Southfield School/Erica Drive were being laid out; also from the information Mr Tibbs obtained 40 years ago when planing the landscaping shown on plan 3.

Issue 2. 20th March 2000.

17 MAR 2000 1060

10th March 2000

**CHADMORE DENE & CHADMORE CLOSE,
GIPSY LANE, WOKINGHAM, RG40 2HP.**

SCHEDULE OF TREES

All tree positions are shown on Plan 3

Trees that would need to be felled to permit this redevelopment are indicated in this schedule. All other trees would remain although some thinning is desirable.

Tree No	Species	Trunk Diam	Vigour	Category	Notes
1	Ash	75	N	B	A very untidy tree with too big a spread for its position. Although useful for obscuring the Electricity Pylon (see plan 2) this function is better served by the group of oak trees 2,3 & 4. Tree to be felled to permit house 5 to be built.
2.	Oak	40	N	A	Healthy and a perfect shape. On railway land. Ideally placed to obscure pylon. An excellent skyline tree.
3 & 4.	Oaks	20	N	C	Typical of 5 others in this group on railway land. All were cut to ground level 25 years ago but are growing strongly. Collectively they will soon replace tree 1 providing a skyline that will obscure the pylon.
5.	Leylandii	70	H	A	A healthy tree. Perfect Shape. Planted 40 years ago to hide the pylon. Located behind an ornamental wall which it will probably disrupt in 10/20 years.
6.	Prunus	40	L	L	Behind end of Golden Conifer hedge 13.
7, 8, 9,10 & 11.					An assorted group of 100 year old trees along railway fence in neighbour's garden. They provide a useful skyline that obscures electricity power line.
12.	Black Walnut	23	H	A	Perfect shape. Retained as a feature in the redevelopment.
13.	Golden Conifer Hedge.	-	H	A	This 55 m. run of 1.5 m. thick & 3 m high hedge provides the boundary with Chadmore House. It is an extremely attractive feature which is retained in the redevelopment. The hedge is 21 years old.
14.	Copper Beech	50	L	B	A 100 year old tree on a little 0.5 metre hump. Retained in the redevelopment, as it is in harmony with the surroundings.
15.	Turkish Oak	110	N	A	A 100 year old tree in very good condition. It will become the central feature in the redevelopment. Spread 9 m. except to south where 8 m.

Tree No	Species	Trunk Diam	Vigour	Cate-gory	Notes
16.	Golden Conifer	18	N	B	The last tree in the hedge. It has never been trimmed. 18 months ago it was pushed over to 45 degrees by a falling tree. Pulled upright it now seems OK.
17	Flame of forest.	10	L	A	21 years old. In excellent condition. Retained in the redevelopment.
18.	Holly - silver edged leaf.	15	L	C	Leans to east at 45 degrees before becoming vertical. Retain.
19	Maple	35	N	A	Will grow into a skyline tree. Retain in redevelopment.
20	Acacia	20	N	C	Growing out of neighbour's shrubbery.
21	Holly	15	L	C	Growing out of neighbour's shrubbery.
22	Laurel	15/20	N	C	Multi trunked. Forms boundary with neighbour. Retain.
23	Turkish Oak	18	N	B	Will grow to replace a tree that blew down.
24	Maple	50	N	C	Lost the whole of its upper main trunk in 1990 gale. Now unsightly. To be felled in redevelopment.
25	Turkish Oak	15	N	B	
26	Beech	8	N	A	Could be moved.
27	Laurel	15/20	N	C	Multi trunked with trees 24, 25 & 26 growing through it.
28	Box	10/20	L	C	Multi trunked. Part of the boundary shrubbery. Retain.
29	Oak	20	N	A	Well shaped. Will grow to be a skyline tree. Retain in redevelopment.
30	Yew Hedge	-	L	A	100 year old boundary hedge. 2 m. high. Retain.
31	Blue Conifer Hedge	-	N	B	Planted 21 years ago to extend yew hedge Retain.
32	Sycamore	20	N	A	Retain in redevelopment.
33	Copper Beech	38	N	C	Leaning to south. Fell as too close to first house.
34	Maple	25	N	A	Retain in the redevelopment. 2 m. within new frontage wall.
35	Acers	10/25	N	C	All except one of this group of young trees is outside the proposed new frontage wall. They will have to be felled to provide improved highway vision.
36	Oaks	10/15	N	C	All three felled to provide improved highway vision.

Tree No	Species	Trunk Diam.	Vigour	Category	Notes
37	Laurel	20/25	N	C	Four major trunks and many minor trunks. Half this shrubbery to be removed to provide improved highway vision.
38	Holly	125	N	C	Three trunked holly tree at edge of above shrubbery. Retain
39	Oak	30	N	A	Growing at edge of shrubbery. Retain in redevelopment.
40.	Laurel	12/20	N	C	Multi trunked Laurel shrubbery. Remove in redevelopment.
41.	Pine	25/25	L	C	Twin trunked pine. Remove to provide improved highway vision.
42	Pine	25/25	L	C	Twin trunked pine. Remove as it is in the redevelopment footpath.
43	Acer	10/10	L	D	Three trunked acer in poor condition. Fell.
44	Beech	50	L	C	100 years old. Had top cut off 8 years ago. Is now making a very slow recovery. Retain.
45	Oak	10	N	C	Not a good shape. Is in a position where it could remain.
46	Beech	45	L	C	A second 100 year old beech that was very heavily trimmed 8 years ago. It seems to be recovering far better than 44. Retain
47	Acers	8/20	N	B	A group of 5 acers. Remove those nearest to fence. Retain the one furthest away.
48	Silver Birch	30	N	B	Fully grown - so may only have a 10/15 year life. Very attractive tree. Tried hard to save but it will come in middle of estate road. Fell.
49	Oak	20	N	B	Tried hard to save this tree but it will come on the edge of the estate road. Fell.
50	Laurel	8/150	N	C	Multi trunked. Too near edge of road. Remove.
51	Silver Birch	37	N	B	Full grown so may only have 10/15 year life. Very attractive tree but it would be far too close to house 2. Fell.
52	Dwarf Conifer	8	L	C	Very attractive little tree but all growth to the east. Remove.
53	Cypress	20/20	N	C	Three trunked. Tree 54 is a far better specimen to save. Fell
54	Cypress	30	N	A	The best of 3 Cypress. Retain.
55	Cypress	30	N	C	All lower branches dead. Upper part OK. Fell.
56	Dwarf Conifer	8	L	C	A poor shape. All growth to east. Remove.

Tree No.	Species	Trunk Diam.	Vigour	Cate-gory	Notes
57	Laurel	20/25	N	B	Multi Trunked. Retain as screen for Twin Pines (next door).
58	Fir	20	N	C	Growing on edge of shrubbery 57. A poor shape low down but OK higher up. Retain as a component of 57.
59	Chestnut	80	H	B	It was reduced in size. This reduction was done well. Retain
60	Conifer	17	N	C	Four trunked. Lower part dead on west. Can not retain as would come in drive of house 3. Fell.
61	Palm	17/17	N	C	Twin trunked. About 3m. high. Very little growth on west but looks attractive from other directions. Retain initially.
62	Conifer hedge.	-	N	B	Boundary hedge 2.5 m. high. Retain.
63	Conifer	25	N	B	A nondescript skyline tree just within next garden.
64	Conifer Hedge	-	L	C	This 100 year old hedge is 3 m. thick and 3 m high. Remove to permit house 4 and road to be built.
65	Leylandii Hedge.	-	H	C	Remove to permit house 2 and the drive to house 3 to be built.
66	Acer	8	L	B	Remove to permit house 2 to be built.

ADDRESS CHADMORE DENE PARISH [redacted]INGHAM

PLOT No. GIPSY LANE ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
09722	MR. C. TIBBS	BUNGALOW & GARAGE	18·1·79	Re
BR 9873	"	"	15·1·79	APP
10164	"	"	15·3·79	C
10628	"	"	8·6·79	C
BR 10909	"	"	6·6·79	REF
BR 11369	"	"	24·7·79	APP
11755	"	C/O/BOUNDARY & ACCESS	23·10·79	C

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(3) CHADMORE ~~DEM~~ HOUSE

ADDRESS GIPSY LANE PARISH WOKINGHAM

PLOT No. ANNEXE DEMOLISHED TO MAKE WAY FOR ORD. SHEET No.

BUILDER TRAVELLER'S PEACE ADJ.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/13/66	TIBBS	DEM GARAGE REMOVE 2 WALLS OF OUTHOUSE & CONSTRUCT NEW GARAGE.	24.2.66	A
R/136/67	"	EXT. TO PROVIDE LIVING ACCOMMODATION	25.12.67	C
11755	"	VEH ACCESS & CHANGE BOUNDARY	25.10.79	N/A C/
12489	"	O/L PART TO GRANNY ANNEXE	14.2.80	RE
14011	"	ALTS & ADDS TO PROVIDE "	28.8.80	C/
BR 15579	MR. B. BOVEY	"	2.10.80	APP
B(2a) R81/1046	"	DOUBLE GARAGE	10.5.83	
19384	"	"	30.6.83	C/
27625	MR. K. ANDERSON	GRANNY ANNEXE	12.6.87	RE
BRA 2882	"	O/BLDGS. TO GRANNY ANNEXE	28.5.8	APP
28616	"	"	2.10.87	C/
37798	W/DR "			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS ~~AND CHADMORE HOUSE~~ TRAVELLER'S PEACE PARISH WOKINGHAM

PLOT No. GIPSY LANE ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
38404	MR. K. ANDERSON	DEM. ANNEXE & GARAGE ERECT HOUSE & GARAGE	25.10.91	RE
38938	"	"	24.2.92	C/
39980	MR & MRS C. HARRISON	"	2.11.92	C/
FP/93/1229	"	"	8.4.93	APP
41381	"	NEW DRIVEWAY & ENTRANCE ONTO GIPSY LANE	12.8.93	RE

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1)

ADDRESS CHADMORE DENE, GIPSY LANE (Houses) PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/31/61				
B/39/61 & B/65/61	1/8/61 Tibbs	Erect 4 det house and garage on site of	31/8/61	C/A
B/44/61	25/9/61 Frank & Barrett	Erect 2 det houses and garages on land adj	28/9/61	C/A
B/54/61	27/11/61 Frank & Barrett	Erect 1 det house and double garage, superseded B/44/61	30/11/61	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

2)

ADDRESS PARISH

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/14/61	25/2/61 Watt	Erect 12 det houses or bungalows	13/4/61	Ref
O/38/61	3/4/61 Tibbs	Demo exist house, divide site into 3 plots and erect 3 separate houses	29/6/61	C/A
R/125/64	3/12/64 Tibbs	Erect new garden wall & concrete fence & tool shed	31/12/64	App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

ADDRESS CHADMORE DENE PARISH WOKINGHAM

PLOT No. GIPSY LANE ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
09722	MR. C. TIBBS	BUNGALOW & GARAGE	18.1.79	Re
BR 9873	"	"	15.1.79	APP
10164	"	"	15.3.79	Cl
10628	"	"	8.6.79	Cl
BR 10909	"	"	6.6.79	Rex
BR 11369	"	"	24.7.79	APP
11755	"	C/O/BOUNDARY & ACCESS	25.10.79	Cl

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

CHADMORE CLOSE, GYPSY LANE.

PLAN NUMBERS PLANNING	PLAN NUMBERS BUILDING	DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS PLANNING	DECISIONS BUILDING	DATE STARTED
B/15/59		13/4/59	J D Heron / Erect 1 det bungalow & garage	11/6/59 C		
B/14/66		19.3.66	Extension to form additional living Unit and double garage	31.3.66 Unc.		
B/R/136/67		7.12.67	Extension to provide additional living accommodation.	28.12.67 C		
	7089					
	8627X	8.12.71	Installation of bathroom in roof space		4.1.72	
17297			ALTS. LR. EXT., INCR ROOF HEIGHT, SWIMMING POOL ENCL (R-TAILOR)	3.6.82 C/A		
	BR 20077		PHASE I - ALTS & ADDS. "		18.3.83 R	
	BR 21076		" " "		15.7.83 APP	
	BRA1445		FLOOR SLAB ATTENTION "		18.8.86 APP	
29661				19.2.88 C/A		
	BRA4195		GARAGES "		27.1.88 APP	
32147				24.2.89 C/A		
	BRA6297		ROOM IN ROOF "		2.11.88 APP	

Tel: 0118 974 6450

Date: 12.12.00

My ref: O/2000/1000

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

CONFIDENTIAL

Councillor Wyatt
33 Sturges Road
Wokingham
RG40 2HG

Dear Councillor

Application Number: O/2000/1000
Chadmore Dene & Chadmore Close, Southlands Road, , Wokingham.
Outline application for the erection of five dwellings and demolition of existing two dwellings.

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

If you have any questions please do not hesitate to contact **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 21.12.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **O/2000/1000**
Chadmore Dene & Chadmore Close, Southlands Road, , Wokingham.
Outline application for the erection of five dwellings and demolition of existing two dwellings.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Wyatt

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

Tel: 0118 974 6450

Date: 12.12.00

My ref: O/2000/1000

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

CONFIDENTIAL

Councillor Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Dear Councillor

Application Number: O/2000/1000
Chadmore Dene & Chadmore Close, Southlands Road, , Wokingham.
Outline application for the erection of five dwellings and demolition of existing two dwellings..

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

If you have any questions please do not hesitate to contact **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

WORK SHEET FOR : Mrs B Polnik

Application Number : O/2000/1000

Applicant : Mr Tibbs & Mr Taylor C/O Mr C E Tibbs.

Location : Chadmore Dene & Chadmore Close, Southlands Road, , Wokingham.

Proposal : Outline application for the erection of five dwellings and demolition of existing two dwellings.

Site Notice Displayed ? :	YES	NO	DATE
	✓		8.5.00

Date of Neighbour Notifications : .....

Date of Site Visit : 8.5.00

Date Registered : 17/03/2000

Earliest Date for Decision : 24/04/2000

Latest Consultation Date/Site Notice Expiry Date : 24/04/2000

Application Expiry Date: 12/05/2000

Consultation Responses :

- Highway Authority : recommend refusal on 3 grounds :
  - proximity to existing junction Southlands Rd / Gipsy Lane
  - intensification of a sub-standard road Gipsy Lane
  - access arrangements would result in confusing and hazardous movements.

Following further discussions with applicant has demonstrated that adequate visibility splays and access road 4.8m in width can be achieved and therefore no highway objection is raised subject to conditions

- Landscape / Arboricultural Officer - no objection in principle. However there are a number of quality trees on site which should be retained. Siting to be considered at a later date as reserved matters and relationship to trees can be considered at this stage.

~~Planning Issues :~~

- Env. Health - no objection subject to conditions regarding protection from noise / vibration from adj. railway, layout to reduce impact of railway noise and hours of construction.
- Environment Agency : no objection in principle subject to conditions re: surface water source control and soakaways
- Railtrack - recommend list of conditions / informatives
- Wokingham Town Council - no objection subject to highway approval

- Wokingham Without Parish Council – no objection

- Letters of representation: 5 letters received

  Concerns and objections can be summarised as follows:

  - increased traffic and impact on highway safety
  - impact on water table and ditches in area
  - increased overlooking and loss of privacy
  - Gipsy Lane is sub-standard
  - increased congestion

  (2 comment that they have no objection in principle to additional dwellings although strong concern over highway issues)

RELEVANT PLANNING HISTORY:

Chadmore House 0/14/61 O/L for 12 dwellings refused.

0/31/61 3 dwellings C/A.

PROPOSAL:

Outline appln. to demolish 2 existing dwellings and erection of 5 dwellings. Appln. as originally submitted both means of access and siting was to be considered. Siting has now been deleted (refer to applicants' letter dated 19th June 2000)

APPRAISAL:

A. PRINCIPLE OF DEVELOPMENT Policies ST1 of SCALP and WOS2 of WDLP

Application site located within settlement boundary of Wokingham where principle of development is normally acceptable subject to highway objection or adverse impact on neighbours/character of area.

Application Number: O/2000/1000

Appraisal :

B. IMPACT ON CHARACTER OF AREA Policy SBE1/2 of SEALP and NBE1 of WOLP

Area is predominantly characterised by detached dwellings, varying in design and style. In recent years there have been a number of new housing developments in the area ie. Erica Drive and plots have been subdivided to provide additional dwellings both frontage development and backland ie. Rivendell and Well Cottage immediately east of the site. Planning permission F/2000/909 for the demolition of Chadmore House and erection of 3 houses on the adj. site was approved recently 7.11.00

The applin site is 0.59 ha. in size with the railway forming the boundary to the south. Siting would be a reserved matter. In view of PPG 3 which encourages increased densities it is considered that the erection of 5 dwellings on this site would not adversely affect the character of the area.

C. IMPACT ON AMENITIES OF NEIGHBOURING OCCUPIERS Policy SBE1/2 of SEALP and NBE1 of WOLP

Siting and external appearance/design are to be left to reserved matters and therefore details of how the proposed would impact on amenities of neighbouring occupiers will be dealt with at a later stage.

D. IMPACT ON EXISTING TREES
Policies SBE1/2 of SEALP and NBE1 of WOLP

Number of trees on site which are worthy of retention. Detailed design, siting and relationship with existing trees will be dealt with at a later stage.

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

E. DENSITY OF DEVELOPMENT
WOLP density policy and PPG3

As site exceeds 0.3ha WOLP density policy applies. Whilst the proposed density (11.8 per ha) falls short of the minimum recommended in PPG3 an increase in density would be unacceptable in terms of access and highway safety.

F. HIGHWAY ISSUES WAS 3 of WDLP

Means of access is currently under consideration.
Proposed access would be in a similar position to existing onto Southlands Rd close to its junctions with Gipsy Lane and Erica Drive.

Following further discussions with the applicant the highway Authority is satisfied that an access road of adequate width (4.1m) and adequate visibility splays could be provided.

CONDITIONS: 0/2000/1000

1. C002 R002 a) insert 'siting, design'....
   delete 'the means of access thereto'
   b) and c)

2. C012 R012 External materials to be agreed

3. C150 R150 Landscaping details

4. C151 R151 Landscaping planting to be carried out

5. C017 R017 Boundary treatment

6. C100 R100 Site levels

7. C070 R070 Hours of construction

8. Notwithstanding the plans submitted, prior to the commencement of development detailed plans of the proposed vehicular access shall be submitted to and approved in writing by the LPA. Details shall include a minimum access width of 4.1m and visibility splays of 2.0 x 45m. This shall be implemented as approved prior to the occupation of any dwelling.
   R125

9. C120 R120 Insert: garaging, parking and turning

10. C129 R129 Construction vehicles

11. C130 R130 Mud on road

12. Prior to the commencement of development a scheme for protecting the proposed dwellings from noise and vibration from the adjacent railway line, shall be submitted to and approved in writing by the LPA and this shall be implemented as approved.

R. In the interests of residential amenity.

13. **CONDITION**: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

14. The existing dwellings on the site shall be demolished prior to the commencement of the development hereby approved
Reason – in the interests of the satisfactory planning of the area and the amenity of future and existing occupiers.

PTO.

INFORMATIVES:

1. N16 SEALP : STV1, SBE1/2
NOLP : WBS2 WS3, WBE1 and density policy

2. N14

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

4. ~~CONDITION~~ No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
~~REASON~~ To prevent pollution of groundwater.

~~PLANNING INFORMATIVES~~

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

5. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume

is permitted under the present conditions. *Contact Andrea Szabados on 01276 454373 for further details.*

RECORD OF SITE VISIT

SITE ADDRESS: Chadmore Dene & Chadmore Close Southlands Road Wokingham.

APPLICATION NUMBER: O/2000/1000

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 8.5.00

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ 8.5.00

2. DESCRIPTION OF SURROUNDINGS

Predominantly residential and detached.
Variety of styles and designs.

3. DESCRIPTION OF SITE/BUILDING

Chadmore Close – 4 bedroomed bungalow with detached triple garage.
Chadmore Dene – 3 bedroomed T-shaped bungalow

4. RELATIONSHIP TO ADJOINING PROPERTIES

Railway to rear. Chadmore House boundary comprises 4m hedge. Site to west Chadmore House currently subject of separate appln. for redevelopment. Boundary with Tivi Pines 1.8m woven fence. 2.3m privet hedge with Rivendell (although boundary treatment needs strengthening).

5. SITE CONSTRAINTS

TREES refer to plan – number of significant trees

ACCESS/PARKING refer to plan

LEVELS changes in levels – refer to plan

BOUNDARY TREATMENT refer to plan

OTHERS

Applicationo	Name & Address
O/2000/1000	M P McBride Riverdell Southlands Road Wokingham RG40 2HS
O/2000/1000	E Tizzard & V Stewart Omega Gipsy Lane Wokingham Rg40 2HP
O/2000/1000	Mr & Mrs J Milner 'Gioconda' Gipsy Lane Wokingham RG40 2HP
O/2000/1000	Grp. Capt. & Mrs J Dalley Mayfield Gipsy Lane Wokingham Rg40 2HR

App. approved
Letter sent 22/12/00

TO: **DEVELOPMENT CONTROL**
Mrs B Polnik

FROM: Environmental Design

DATE: 12th October 2000

Location: Chadmore Dean and Chadmore Close, Gipsy Lane, Wokingham.

Proposal: Outline application for five dwellings and demolition of two existing dwellings.

Application Number: O/2000/1000

I met the applicant on 22nd September 2000 and would make the following comments.

In principal I have no objection to the development of this site. However, there are a number of high quality trees on the site. Whilst the majority of good trees are shown to be retained there is a mature London Plane (number 1 on the survey) which I consider is essential to keep. This tree is currently shown to be removed. Some of the younger good trees could be transplanted and the applicant is willing to do this, perhaps in advance of any development.

From my meeting with the applicant I got the impression that it could be sometime before any development is carried out on this site. As the condition of trees will change it may be appropriate to agree the siting of dwellings as part of a future application for full planning permission rather than as part of the current outline application. This will allow a suitable site layout to be designed, which retains whichever are, the best trees at that time.

Neil Etherington
Senior Arboriculturist

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Tom Callaghan, Highways

To: Basia Polnik, Planning

My Ref: O/2000/1000

Your Ref: O/2000/1000

Date: 5th December 2000

PLANNING APPLICATION O/2000/1000
OUTLINE APPLICATION FOR THE ERECTION OF 5 DWELLINGS AND DEMOLITION OF EXISTING TWO DWELLINGS - CHADMORE DENE & CHADMORE CLOSE, SOUTHLANDS ROAD, WOKINGHAM.

As you know, following the Highway Authority's recommendation for refusal, I have been in discussion with the applicant concerning the access arrangements serving the proposed 5 dwellings. As a result of these discussions the applicant has demonstrated that there will be sufficient site frontage onto Southlands Road to provide adequate access width (4.1 metres) and visibility splays. Therefore, I recommend that the application be approved subject to the conditions set out below. It should be noted that I have confirmed by letter to the applicant (see attached) that 5 dwellings is the maximum amount of units that will be accepted by the Highway Authority as it would not be possible to create an access to adoptable standards.

1. Notwithstanding the plans submitted, prior to any dwelling being occupied the vehicular access shall be constructed in accordance with detailed plans to be submitted to and approved by the LPA. Details shall include minimum access width of 4.1 metres and visibility splays of 2.0 x 45 metres.

2. C120 Insert: Garaging, Parking, Turning

3. C129 Construction Vehicles

4. C130 Mud on road

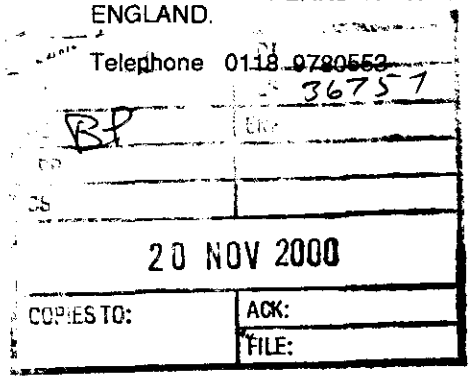
Many thanks

Tom Callaghan.

CHRISTOPHER E. TIBBS Ch.Eng. FIEE

CHADMORE DENE - GIPSY LANE
WOKINGHAM - BERKS RG40 2HP
ENGLAND.

Telephone 0118 9780552



Mrs Basia Polnik,
Senior Planning Officer,
Planning Department,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1BN.

17th November, 2000.

Re: Planning Application No O/1000/2000.

Re: Development of Chadmore Dene, Gipsy Lane, Wokingham, (Mr & Mrs C. Tibbs).
Jointly With Chadmore Close, Gipsy Lane, Wokingham, (Mr & Mrs Taylor.)

Dear Mrs Polnik,

I had a very satisfactory meeting with Mr Callaghan on Friday and am enclosing a copy of my letter confirming what was agreed.

Assuming Mr Everington let you have his comments (as he promised me verbally some 6 weeks ago) I hope that you are now in a position to recommend that outline planning permission for five houses is granted.

On 1st December 2000 CALA will be completing on the removal of their restrictive covenant on my part of the site and will be transferring to me sufficient land to significantly increase the effective width of the northern part of the site. This will make it is easy for any future developer to fit in 5 houses within the constraints you indicated in the summer.

If I knew which trees Mr Everington wishes to see retained I could let you have a new indicative site plan. This could update the whole position and leave it so that it is straightforward for everybody to pick up - in view of the anticipated delay of a number of years before the final planning application is made. If you feel this is a helpful suggestion we might meet - after I have had time to drawn up a new indicative plan and before I finalize it - so that I could have your comments .

Yours sincerely,

Christopher Tibbs.

Christopher Tibbs

CHRISTOPHER E. TIBBS Ch.Eng. FIEE

CHADMORE DENE - GIPSY LANE
WOKINGHAM - BERKS RG40 2HP
ENGLAND.

Telephone 0118 9780553

Mr T. Callaghan,
Team Leader Highways Development Control,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1BN.

17th November, 2000.

Planning Application O/2000/1000

Re: Planning Application For The Redevelopment Of Chadmore Dene and Chadmore Close, Gipsy Lane/Southlands Road, Wokingham, RG 40 2HP.

Dear Mr. Callaghan,

I am writing to confirm that during our meeting this afternoon you agreed to write Mrs Polnic on Monday advising that the entrance as originally submitted with the above application in March of this year (Our Plan No 3. Issue 20/3/2000) is acceptable to the Highways Authority providing:-

1. The minimum drive width is 4.1 metres.

2. The drive enters Southlands Road at right angles (90 degrees).

3. The eastern side of the drive at the entrance is not more than 1 metre from the north-western corner of the Twinn Pines brick boundary pillar.

As I wrote Mrs Polnic on the 19th June withdrawing the site layout from our outline application this leaves all other matters to be agreed when the final application is made. A copy of my letter of the 19th June 2000 is attached.

I also confirmed that I wrote Mrs Polnik on the 30th Sept. 2000 to make clear that our outline planning application remains unchanged at 5 houses. A copy of this letter of 30th Sept. is also attached.

Thanking you for your help.

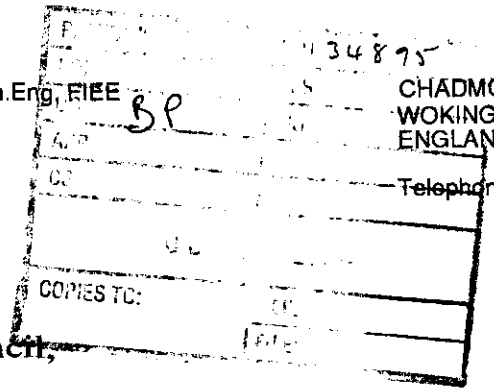
Yours sincerely,

Christopher Tibbs

CHRISTOPHER E. TIBBS Ch.Eng, FIEE

CHADMORE DENE - GIPSY LANE
WOKINGHAM - BERKS RG40 2HP
ENGLAND.

Telephone 0118 9780553



Mrs Basia Polnik,
Senior Planning Officer,
Planning Department,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1BN.

30th September, 2000.

Re:- Planning Application O/2000/1000

Development of Chadmore Dene, Gipsy Lane, Wokingham and Chadmore Close, Gipsy Lane, Wokingham.

Dear Mrs Polnik,

During last week I had helpful meetings with both Mr Everington and Mr Callaghan. As so many of the constraints have been resolved I conveyed the impression to Mr Everington that I was thinking of changing from 5 to 7 houses on our site. However, in my later conversation with Mr Callaghan I learned that very much more demanding entrance regulations would apply to the entrance requirements if I did so.

To avoid confusion I am writing to say that I will be leaving the application as it is - i.e. for five houses.

Thanking you for your very kind help,

Yours Sincerely,

Christopher Tibbs.

Christopher Tibbs.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Tom Callaghan, Highways

To: Basia Polnik, Planning

My Ref: O/2000/1000

Your Ref: O/2000/1000

Date: 12th September 2000

PLANNING APPLICATION O/2000/1000
OUTLINE APPLICATION FOR THE ERECTION OF 5 DWELLINGS AND DEMOLITION OF EXISTING TWO DWELLINGS.
CHADMORE DENE & CHADMORE CLOSE, SOUTHLANDS ROAD, WOKINGHAM.

Although the recommendation for refusal of this application on highway grounds is acceptable, it is unlikely reason for refusal No. 2, could on its own be sustained at appeal. Therefore whilst I am confident the two remaining reasons for refusal could be sustained at appeal, I suggest that reason No. 2 be omitted.

Many thanks

Tom Callaghan.

Further info. received from applicant with TC. to assess
& chased 13/10

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 17 August 2000
My ref: BP/O/2000/1000

Mr C Tibbs
Chadmore Dene
Gipsy Lane
Wokingham
RG40 2HP

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

WITHOUT PREJUDICE

Dear Mr Tibbs

RE: PROPOSED ERECTION OF 5 DWELLINGS AT CHADMORE DENE/CHADMORE CLOSE, GIPSY LANE, WOKINGHAM

I refer to your letter dated 4th August 2000 regarding your planning application for the above-mentioned proposal.

Unfortunately I have not yet received comments from the Arboricultural Officer who is currently on leave until 22nd August. I shall chase him once again for these on his return. Once these are received I will be in a position to make a recommendation on the planning application. As discussed previously the Highway Authority has raised an objection and it unlikely that the application will be recommended for approval.

I hope this clarifies the current situation and I apologise for the delay in dealing with your application. Finally you should be aware that these comments are made "without prejudice" to the Council's normal decision making process.

Yours sincerely

B. POLNIK (Mrs)
Senior Planning Officer

Reply Req 3270C

CHRISTOPHER E. TIBBS Ch.Eng. FIEE

CHADMORE DENE - GIPSY LANE
WOKINGHAM - BERKS RG40 2HP
ENGLAND.

Telephone 0118 9780553

PLANNING
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COPIES TO:

Mrs Basia Polnik,
Senior Planning Officer,
Planning Department,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1BN.

4th August, 2000.

Re:- Planning Application O/2000/1000

Development of Chadmore Dene, Gipsy Lane, Wokingham and Chadmore Close, Gipsy Lane, Wokingham.

Dear Mrs Polnik,

I tried to contact you on a number of occasions this week but unfortunately you were frightfully busy.

I have now negotiated the removal of the restrictive covenant Cala held on my back land - also a boundary change to give us the room to lay out our front three houses as you wish - i.e. so that they are further from the road. However, before I finalise the configuration of this boundary change into its legal form it would be enormously helpful if I knew the conditions that will apply to our planning consent. Timewise I am being forced to finalize it as I am holding Cala up.

From the various people who answered your phone it seems it is more than a month since you asked the tree people whether my letter of the 19th June resolved their objections. I would be most grateful if you could please try to speed them up as I have a once only window of opportunity to decide the configuration of a boundary change that will profoundly affect the possible layout of the site.

Thanking you for your very kind help,

Yours Sincerely,

Christopher Tibbs.

30742

CHRISTOPHER E. TIBBS Ch.Eng. FIEE

CHADMORE DENE - GIPSY LANE
WOKINGHAM - BERKS RG40 2HP
ENGLAND

Telephone 0118 9780553

PLANNING SERVICES		
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19 JUN 2000		
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Mrs Basia Polnik,
Senior Planning Officer,
Planning Department,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1BN.

19th June, 2000.

Re: Planning Application No O/1000/2000.

Re: Development of Chadmore Dene, Gipsy Lane, Wokingham, (Mr & Mrs C. Tibbs).
Jointly With Chadmore Close,Gipsy Lane, Wokingham, (Mr & Mrs Taylor.)

Dear Mrs Polnik,

Further to our conversation last week I am writing to confirm that we wish to withdraw from the above application the siting of the houses. This leaves our outline planning application covering only the entrance to the site.

The plans we submitted with the above application are to be used for illustrative purposes only.

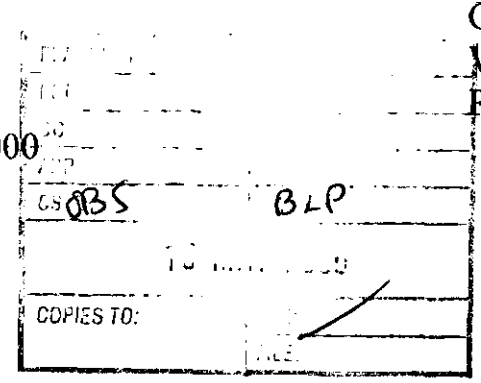
Yours sincerely,

Christopher Tibbs.

Christopher Tibbs

Pinewood
Gipsy Lane
Wokingham
RG40 2 HP

27-4-2000



Planning Dept
Wokingham District Council
Shute End

0/2000/1000

Dear Sir,

Re planning application for Chadmore Close and Chadmore Dean, Southlands Road Wokingham.

We do not object to the proposed three extra houses which are currently involved in this application but we are concerned about the effect that the extra houses, which in recent years have been built in the Gypsy Lane/ Southlands area, have had, and will continue to have, on the stretch of Gypsy lane between Murdoch Road and Southlands Road.

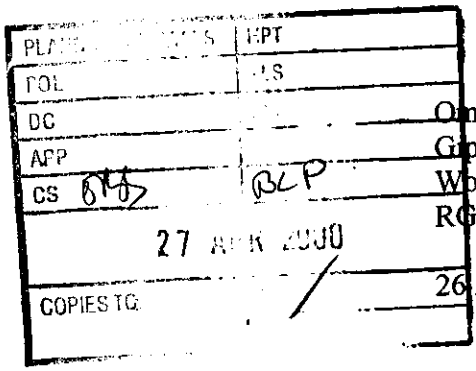
I refer to the petition (MM/JG/H110 17645) from residents in Gipsy Lane which is to be considered by the Highways Sub-committee on 21/5/200. This points out the poor state of repair of the road and the dangers for motorists, cyclists and pedestrians.

I refer also to the document supporting the siting of the entrance to the proposed development. Some valid points are made but we must object strongly to the suggestion that traffic 'crawls' along our stretch of Gypsy Lane! Residents are, on the whole, cautious as they drive up the Lane to and from Murdoch Road, but easing one's way out of our driveway into the Lane can be hazardous particularly when it is being used as a rat run at peak traffic flow times and some vehicles are travelling at speeds unsuitable for such a narrow lane.

It seems an appropriate time to consider making the Murdoch Road end of Gypsy Lane no entry, or closing it off. The junction with Murdoch Road is so close to that with Easthampstead Road that there must be safety issues to consider now that this junction is used so much more heavily than in the past.

Yours faithfully,

Susan Bleet



Omega
Gipsy Lane
Wokingham
RG40 2HP

26 April 2000

The Planning Dept.
Wokingham Council
Shute End
Wokingham

0/2000/1000

Dear Sir

Re planning Application for Chadmore Close and Chadmore Dean, Southlands Road, Wokingham

We have no complaints about this application apart from the volume of traffic that now uses Gipsy Lane between Murdoch Road and Southlands Road.

A petition was sent to The Borough Surveyor signed by the residents of Gipsy Lane on 02/02/2000 ref. MM/JG/H110 17645 concerning the state of the road and the volume of traffic, and which is to be considered at The Highways Sub- Committee at their meeting on 21/05/2000.

This new application for new houses will create even more traffic.

When Erica Close was built road markings were painted on the new junction creating a through road from Southlands Road to Erica Drive, and cutting Gipsy Lane off, presumably in the hope that traffic would use Southlands Road and Easthampstead Road, as this is far less dangerous than the junction of Gipsy Lane and Murdoch Road.

This is not the case. The amount of traffic using this narrow and dangerous road indicates that it is being used as a rat run, especially as traffic now avoids Starmead level crossing when going towards Bracknell, and not by the residents of Gipsy Lane alone.

If Gipsy Lane was closed off at one end then the traffic would use the Southlands /Easthampstead Rd. junction.

We hope that you will resolve the Gipsy Lane traffic problem on consideration of this planning application.

Yours faithfully,

E.A.J. Tizzard

V.J. Steward.

Recd 3.30pm 4.5.00

CRNP CAPTAIN & MRS J. O DALLEY
MAYFIELD
GIPSY LANE
WOKINGHAM BERKS
RG40 2HR

YOUR REFERENCE
0/2000/1000

1 MAY 2000

PLANNING SERVICES	HPT
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CS OBS	BCP
05 MAY 2000	
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	FILE:

The Planning Department,
Wokingham District Council
Shute End
Wokingham Berks
RG40 2HR

Dear Sirs

OBJECTION
re PROPOSED RE-DEVELOPMENT
OF CHADMORE DENE & CHADMORE CLOSE

1. As the Council is aware, we have an outstanding complaint against the Council with the Ombudsman. This complaint is partially and fundamentally concerned with the significant disturbance and drop to the water table in the South East quadrant of the Wokingham gravel drift. This has been caused, in our view, by the infilling of ditches during the Mica Drive development et seq and the realignment and other changes to the Gipsy Lane drift

road adjacent to Bruce Drive and Southlands Road. The latter is a key area in this current application while the disconnection of the two parts of Gipsy Lane is also a significant feature in the undermining of the medieval defences of the water table: We are also aware of the very very deep (10 feet in parts) 20 to 24 inch surface water drain sunk into the northern side of Southlands Road and down Easthampstead Road as far as the Star Lane railway level crossing. This was classified as a planning gain vis-a-vis the Bruce Drive development.

2. Even after the recent record wet Spring, the water table has dropped a full metre (measured in our large well). Trees are dying and the effected area extends, at least, from the dried up pond adjacent to Braces Lettings to as far as the north side of Murdoch Road at its junction with Gipsy Lane — and hence along the SE boundary of the drift. Due

to the disturbance and infilling of the medieval defences, significant ground and surface water is also being released into the northern end of Gipsy Lane and has been for over a year.

3. It is our view that a full consultation exercise with the Environmental Agency is required on the current damage to the water table and this should include the effect of the further infilling of ditches, drift road realignment and the bank removal foreseen in the planning application O/2000/1000.

4. We are aware from Mr Carr's letter to the Ombudsman that neither the Council nor the applicants have per se the legal authority to implement any ditch infilling or culverting. It is thus appropriate to bring to notice that in paragraph 2, first paragraph of "The Re-sited Chadmore Drive / Chadmore Close Entrance" the so called "putting under grass"

in fact entails the further infilling of a water retaining / drainage ditch which became separated from the original major ditch lying between Twin Pines / Riverdell and the site under proposal. This occurred during the Gipsy Lane realignment in conjunction with the Rica Drive development. This original major ditch lies along the critical eastern boundary of the Wokingham drift to as far as the railway. Some 150 years ago, the railway had respected the water table by skirting around the southern edge of the drift. No doubt the Council is required to bring the development to the Railway Authorities notice for this reason — they may well be affected on track stability.

5. We have pointed out in our previous complaint to the Council and Ombudsman that, in our view, a major breach of the SE quadrant of the Wokingham drift

water table has now occurred. We believe this must be resolved in association with the Environment Agency, we further now suggest that the implication of this particular outline planning application be also incorporated in such a study. In this connection a detailed plan of all ditches (including those infilled and/or built over) in the proposed development site, the whole of Green Dove, and other neighbouring properties and roads should be prepared. Until this is done and consultations with the Environment Agency are completed, no decision should be taken on this application. Any further disturbance of the water table might well have very serious repercussions on properties within a significant radius of the development site contained in this outline planning application. It is also, we believe, important to establish just what public authority has

responsibility for monitoring and safeguarding the Wokingham drift water table.

6. Under the paragraph heading "The Entrance", the description of traffic is rather misleading. Since the construction of Erica Drive and vast expansion of the Southlands Special School, we have much speeding traffic in the northern section of Cipry Lane — including heavy lorries who ignore the warning sign at its junction with Murdoch Road. There is not, and never has been, a similar warning sign at the junction with Erica Drive. The speeding traffic is most dangerous for pedestrians, children, mothers pushing prams, cyclists etc, with no footpath for protection. After rain it is now mostly covered, for some days, with pools of water due to the breach in the water table. Pedestrians have to paddle or hop and are inevitably splashed with filthy water from passing cars, taxis etc.

7 There is, in our view, a strong case for this section to be closed to through traffic – a proposal put forward by many residents who, in part, fear for their lives. Two or three removable steel posts (to allow emergency and refuse vehicles through) at the Mundon Road junction, with a no entry sign plus a no through road sign at the Grove Drive junction is all that is required. An appropriate approval to the Dept for Transport should be initiated after the legally required local consultation.

8. In placing this objection on record we also wish to recommend the planning application should not be delegated. There is an associated and related (on water table etc) and, as yet, unresolved complaint with the Ombudsman and this application should also

be referred to the Environment Agency before any approval is considered — plus, most probably, also with Railtrack.

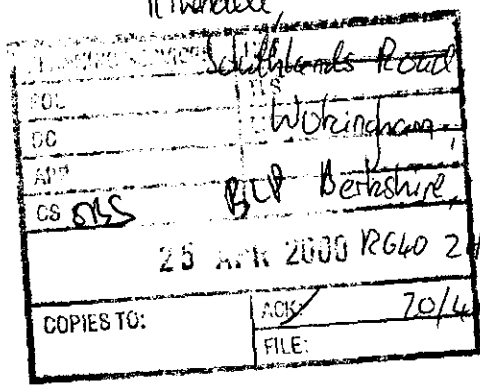
Yours sincerely

J. O'Dalley

J. O'Dalley

Riverdell,
Southlands Road,
Wokingham,
Berkshire,
RG40 2HS

Your Ref: Mrs B Polnik
O/2000/1000



Dear Sirs,

Regarding the above planning application for Chadmore Rise and Chadmore Close, we have the following comments.

House five on the plan is at a ninety degree angle to our garden, Riverdell, and as the land rises towards this house it is assumed that house five will be built higher than Riverdell. This raises the prospect that house five will overlook our garden and house. Additionally, the view to the right from our first floor windows is currently mainly trees, in particular the large ash tree. This is to be removed and the view will become dominated by house five, which will be considerably closer than the current trees.

At present drainage of the garden under heavy rain is not good due to houses too the right, Chadmore Close,

Chadmore Dene, Chadmore House and houses further along being higher than ours, Riverdell. We are concerned that this situation could be made worse by the new development and additional houses.

Yours faithfully,

M. P. McBride.

COPY OF A LETTER POSTED 28/4 – Mr Milner has not received acknowledgement.

PLANNING SERVICES	HPT
POL	TLS
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APP	
CS 0135	BCP
08 MAY 2000	
COPIES TO:	ACK: ✓
	FILE:

Gioconda,
Gipsy Lane
WOKINGHAM.
Berks.
RG40 2HP

The Planning Department
Wokingham District Council
Shute End
Wokingham
RG40 1WR

28th April 2000

Re: Gipsy Lane - Murdoch Road to Southlands Road. ± 0/2000/1000

Dear Sir

You have given notice of receipt of an outline planning application number **0/2000/1000** for a Mr Tibbs and Mr Taylor. This application must be rejected on the grounds that it will unnecessarily further congest Gipsy Lane between Murdoch Road and Southlands Road. Having read the arguments, submitted with the application, regarding the proposed resiting of the new entrance to the development, reality is much closer to the truth, rather than what is suggested. Residents of the new development will not use Southlands Road, because Easthampstead Road is constantly blocked by the Railway Level Crossing being closed for so long!

I have lived in this area for over 60 years and resided in Gipsy lane for 18 years. During this period every new development locally, and in particular in Southlands Road, has increased the traffic flow in my part of Gipsy Lane. Instead of using the properly constructed Southlands Road, drivers use my part of Gipsy Lane as a "short" cut to Easthampstead Road. Outside my property drivers refuse to give way and drive onto my property to over take each other. Twice I have called out the Highways Department to repair the thoroughfare and to deal with damaged edges of the Road, which unfortunately have no kerbs or footpaths

The time has now come to halt what is now becoming potentially a highly dangerous scenario. **Gipsy Lane between Murdoch Road and Southlands Road MUST be Closed to through traffic.** I have previously written to the council suggesting this proposal but have received **NO** response. I can confirm that the majority of the residents in this section of Gipsy Lane are in favour of my proposal. Any costs for implementing this change would have to be borne by those requesting outline planning permission.

With regard to the application 0/2000/1000, provided my proposal for the closure of part of Gipsy Lane is implemented, I would have no objection in principle to the development.

NB: I have just been informed that a Developer has purchased the property next to that in application 0/2000/100, and proposes to build a further 7 to 10 houses. This gives total credence to my proposal for the part closure of Gipsy Lane outlined above.

Yours sincerely

John & Sheila Milner

John and Sheila Milner

1327

WOKINGHAM DISTRICT COUNCIL

To Basia

Date 8.5.00 Time 3pm

WHILE YOU WERE OUT

Name Mr Milner

Of

Phone No. Ext.

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Brought copy of letter sent 28/4 as neighbours said it was not on file & he had not received acknowledgement card. There is another copy of the same letter going through post system but he wanted this to go on your desk

Signed Ann

Gioconda,
Gipsy Lane
WOKINGHAM.
Berks.
RG40 2HP

The Planning Department
Wokingham District Council
Shute End
Wokingham
RG40 1WR

28th April 2000

Re: Gipsy Lane - Murdoch Road to Southlands Road. ± 0/2000/1000

Dear Sir

You have given notice of receipt of an outline planning application number **0/2000/1000** for a Mr Tibbs and Mr Taylor. This application must be rejected on the grounds that it will unnecessarily further congest Gipsy Lane between Murdoch Road and Southlands Road. Having read the arguments, submitted with the application, regarding the proposed resiting of the new entrance to the development, reality is much closer to the truth, rather than what is suggested. Residents of the new development will not use Southlands Road, because Easthampstead Road is constantly blocked by the Railway Level Crossing being closed for so long!

I have lived in this area for over 60 years and resided in Gipsy lane for 18 years. During this period every new development locally, and in particular in Southlands Road, has increased the traffic flow in my part of Gipsy Lane. Instead of using the properly constructed Southlands Road, drivers use my part of Gipsy Lane as a "short" cut to Easthampstead Road. Outside my property drivers refuse to give way and drive onto my property to over take each other. Twice I have called out the Highways Department to repair the thoroughfare and to deal with damaged edges of the Road, which unfortunately have no kerbs or footpaths

The time has now come to halt what is now becoming potentially a highly dangerous scenario. **Gipsy Lane between Murdoch Road and Southlands Road MUST be Closed to through traffic.** I have previously written to the council suggesting this proposal but have received **NO** response. I can confirm that the majority of the residents in this section of Gipsy Lane are in favour of my proposal. Any costs for implementing this change would have to be borne by those requesting outline planning permission.

With regard to the application 0/2000/1000, provided my proposal for the closure of part of Gipsy Lane is implemented, I would have no objection in principle to the development.

NB: I have just been informed that a Developer has purchased the property next to that in application 0/2000/100, and proposes to build a further 7 to 10 houses. This gives total credence to my proposal for the part closure of Gipsy Lane outlined above.

Yours sincerely

John & Sheila Milner

John and Sheila Milner

RAILTRACK
Southern
M.HOLDEN Director

2807

BP

11th April 2000

Head of Planning and Transportation
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire. RG40 1WR

Tel : 0171-902-3206
Y/r Mrs B Polnik/O/2000/1000
O/r C7/01/530/9/AN

Dear Mrs Polnik,

TOWN & COUNTRY PLANNING ACT
WOKINGHAM, CHADMORE DENE & CHADMORE CLOSE, SOUTHLANDS ROAD. DEMOLITION OF EXISTING HOUSES AND ERECTION OF 5 No 5 BEDROOM DWELLINGS. APPLICATION No O/2000/1000.

I acknowledge receipt of your letter dated 31st march 2000, in respect of the above application.

You will appreciate I need to be satisfied that Railtrack's infrastructure will not be adversely affected by the proposal, both during the period of work and after completion. I therefore attach a copy of the 'Comments / Conditions' I would wish to see observed in order to safeguard the adjoining operational railway.

Whilst I appreciate that you may not be able to incorporate my observations as a of Planning Consent, I will be grateful if you would include an 'informative' in your Decision Notice to the effect that the Applicant should take due account of any comments on the Application.

I have forwarded a copy of this letter to the Applicant's Agent and look forward to receiving any details requested at the earliest opportunity, reserving the right to make any additional comments and conditions considered necessary to ensure the safe operation of the railway at that time. Please advise me of the outcome of this Application in due course.

Yours faithfully

Alan Nield

pp. B. Purcell.
Outside Parties Engineer.

Asset Information Suite 2 CP2 2H General Offices WaterlooStation London SE1 8SW
Tel : 0171-902-3206 Fax : 0171-902-3632 DX 119552 WATERLOO STN 2:

Railtrack PLC Registered Office Railtrack House Euston Square London NW1 2EE Registered in England and Wales No. 2904587 http://www.railtrack.co.uk

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.

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Date : July 1997

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.

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.

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Date : July 1997

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. The 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.

Issued by : Railtrack PLC Asset Information Group, CP2 2H, Waterloo General Offices, London SE1 8SW
Date : July 1997

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

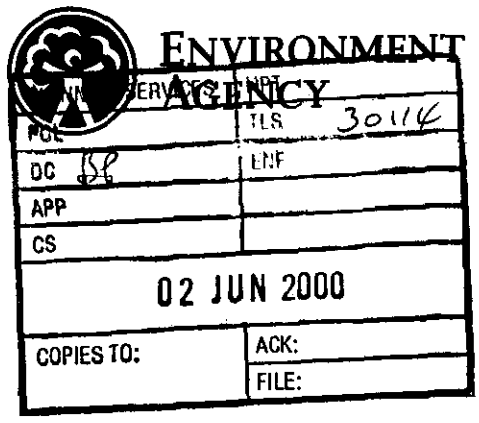
Fraximus Excelsior (Ash)

OTHER TREES TO BE REFERRED

Issued by : Railtrack PLC Asset Information Group, CP2 2H, Waterloo General Offices, London SE1 8SW
Date : July 1997

Our ref: SP\2000\001570\001
Your ref: O/2000/1000

Date: 31st May 2000



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

For the attention of: Mrs B Polnik

Dear Madam

DEMOLISH EXISTING AND ERECTION OF 5 X DWELLINGS CHADMORE DENE & CHADMORE CLOSE, SOUTHLANDS RD, WOKINGHAM

Thank you for your letter dated 31 March 2000 which was received on 7 April 2000. You are asked to quote the following reference in any correspondence: **SU86NW/12/3**. The Environment Agency has the following comments:

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

PLANNING CONDITIONS

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

is permitted under the present conditions. *Contact Andrea Szabados on 01276 454373 for further details.*

ADVICE TO PLANNING AUTHORITY

Development Control: Contact Amanda Reed on 01276 45 4331

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

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency is likely to recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

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

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

ADVICE TO APPLICANT

Environment Protection: Contact JC Hall on 01276 45 4393

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

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

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

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference.

Cont/d..

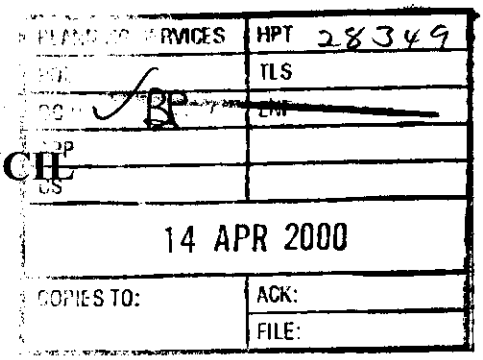
A copy of this letter has been sent to the agent.

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

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Mr C Tibbs, Chadmore Dene, Southlands Rd, Wokingham RG40 2HP



WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Mrs B Polnik

Date: 12/04/00

SOUTHLANDS ROAD, WOKINGHAM, O/2000/1000

Having considered the above application, I recommend the following conditions be applied should planing permission be granted;

(i) Development shall not begin until a scheme for protecting the proposed dwellings from noise and vibration from the railway lines adjacent to the proposed development has been submitted and approved by the Local Planning Authority. Any works which form part of the scheme approved by the Authority shall be completed before any permitted dwelling is occupied unless an alternative period is agreed in writing by the Authority.

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

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

J Mullaney

John Mullaney
Environmental Health Officer

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik

Date: 31 March 2000

Application Number: O/2000/1000

Proposal: Outline application for the erection of five dwellings and demolition of existing two dwellings.

Site Address:
Chadmore Dene & Chadmore Close, Southlands Road, , Wokingham.

Applicant:
Mr Tibbs & Mr Taylor C/O Mr C E Tibbs.

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).

---

1) Access arrangements are too close to the existing Southlands Road / Gypsy Lane junction and the driveway for Twin Pines. Safety risk for highway users

2) Intensification of a sub-standard road - Gypsy Lane. Safety risk to highway users and pedestrians

3) The access arrangements will result in confusing and hazardous movements through the Southlands Road / Gypsy Lane junction.

Signed: _____ **Print name:** T CLEW

5/5/00

WOKINGHAM WITHOUT PARISH CONSULTATION SHEET

CASE OFFICER: Mrs B Polnik

APPLICATION NO: 02000/1000

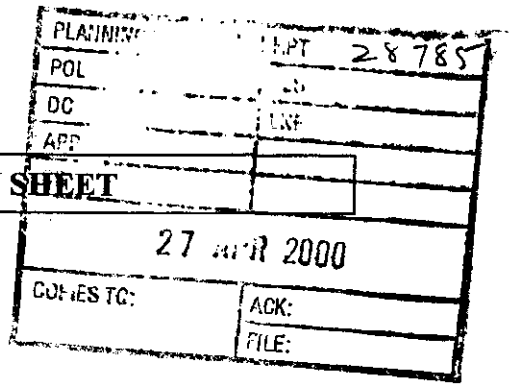
SITE: Chadmore Dene & Chadmore Close
Southlands Road, WOKINGHAM.

PROPOSAL: Ooutline application for the erection of five dwellings and demolition of existing two dwellings.

.....

COMMENTS: No objections.

SIGNED: ..... **DATE** 11-4-2000
CLERK TO WOKINGHAM WITHOUT PARISH COUNCIL



WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Mrs B Polnik

Application Number: O/2000/1000

Proposal: Outline application for the erection of five dwellngs and demolition of existing two dwellings

Site Address: Chadmore Dene & Chadmore Close, Southlands Road, Wokingham

Applicant: Mr Tibbs & Mr Taylor C/O Mr C E Tibbs

Your observations are required in respect of this application by **24/04/2000**

No objection subject to highways approval of entrance.

We would like as many as possible of the existing mature trees on the site to be preserved.

SIGNED: _____ **DATE:** **25/04/00**

CLERK TO Wokingham Town Council

Received by Wokingham District Council

Application No: O/2000/1000

Proposal:
Outline application for the erection of five dwellings and demolition of existing two dwellings.

Location:
Chadmore Dene & Chadmore Close, Southlands Road, , 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 letter 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 24/04/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

(*) PRE-APP (*)
ATTACHED

WOKINGHAM D.C. DEVELOPMENT CONTROL

183

Start date: 7 MAR 2000	Map No. 7513 Site ..O:SS....
Officer: BP | Application No. O/2000/1000	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(O.) OUTLINE APPLICATION FOR THE ERECTION OF FIVE DWELLINGS AND DEMOLITION OF EXISTING TWO. DWELLINGS

Location: CHADMORE DENE & CHADMORE CLOSE, SOUTHLANDS ROAD

Parish: WOKINGHAM Ward: Wescott

31.3.2000.

Applicant: MR TIBBS & MR TAYLOR

Fee Received 1140-00 (12) 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			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 31.3.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D.P.A	: .....
Adjacent Parish	✓ : w/o
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: ✓ landfill

Rail Track	✓ BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

Pre-app attached

NEIGHBOURS: Firlee, Southlands Rd, W'ham.

Twin Pines, Southlands Road, Wokingham

Rivendell " " , " ✓

Little Spinney " " , "

1, 3 & 2 Erica Drive, Wokingham

1 & 2 South Fields School, Gipsy Lane, Wokingham

.....

.....

.....

.....

17 MAR 2000* 1000

Proposed Redevelopment Of
Chadmore Dene & Chadmore Close, Southlands Road,
Wokingham RG40 2HP.

The Entrance. (Issue 2 - 28th March 2000)

The site of our proposed redevelopment has its entrance on to Southlands Road. This is almost certainly the widest and most underused road in Wokingham. It will remain so, as the locality is cut off by the railway and through traffic is discouraged by the delays at the Star Lane level crossing. No other road in Wokingham is as inherently safe to turn into as Southlands Road.

In redeveloping the site we propose resiting the entrance to be almost 50% further from the point where Gipsy Lane (west) turns into Southlands Road. This puts it 33.5 metres from the point where the traffic down Gipsy Lane (from Murdoch Road) turns into Southland's Road.

Drivers leaving this resited Southland Road entrance, would have a completely unrestricted field of vision for over 100 metres down Southlands Road and in both directions down Gipsy Lane - also for 80 metres up Erica Drive. Cars leaving the entrance would be visible from these distances in all four directions. Cars turning towards Gipsy Lane from Twin Pines would be visible from 80 metres within our proposed development.

The narrowness and pot holes in Gipsy Lane west forces traffic to crawl along it. It is still crawling when it reaches Southlands Road. The risks in the vicinity of this junction are therefore far lower than they would otherwise be.

Under normal circumstances the distance of the entrance from the Gipsy Lane west junction might be a cause for concern. But this is more than outweighed by very slow speed of the traffic and the unique field of vision at our proposed entrance. The safety standard we understand The Highways Authority are seeking might be justified if say 10 houses were involved, but seems unnecessarily high when only three extra houses are involved.

The Resited Chadmore Dene/Chadmore Close Entrance In Southlands Road Would Reduce The Traffic In Gipsy Lane.

1. The existing entrance is concealed by the 80 year old electricity switch/meter house (surrounded by vegetation), that projects out almost to the curb of the pedestrian pavement in Southlands Road. Our deeds show this projection is our property. On plan 3 this obstruction is highlighted in pink. By demolishing the meter house and removing the whole projection; the entrance - instead of being concealed - would become clearly visible from more than 100 metres away to cars approaching down Southlands

17 MAR 2000* 1000

Road.

Twin Pines entrance would no longer be concealed from cars approaching from the Gipsy Lane junction.

By completely removing this projection the compulsion of drivers leaving our existing Southland's Road entrance to turn towards the Gipsy Lane junction (that they can clearly see) would no longer exist. It would become far more enticing to turn into Southland Road and thus completely avoid Gipsy Lane. In this way our proposed resited Southlands Road entrance would reduce the traffic in Gipsy Lane.

2. Plan 3 shows we propose the Chadmore Dene boundary wall is moved back to 13 metres from the carriage way at the Gipsy Lane junction. This distance tapers down to 3.7 metres at our boundary with Chadmore House. We propose that the spreading bramble thicket on the council frontage land between these two points should be removed and the whole area between the carriage way and our resited boundary wall is put under grass. On plan 3 this area has been highlighted in green.

For the first time this would give drivers coming west along Gipsy Lane a completely unrestricted field of vision down Southlands Road. And for the first time cars leaving Twin Pines would be visible to cars approaching from Gipsy lane west.

Gipsy Lane is a medieval sunken green lane. The carriage way is 1.5 metres below the ground on either side. The field of vision of drivers approaching Southlands Road from Gipsy Lane west, is blocked by the 1.5 metre high ground to their left and by the thicket on their right. By opening up a new clear field of vision down Southland Road, this would entice many drivers to take the only road they are able to see and go on down Southlands Road - instead of turning north up Gipsy Lane.

In this way the resiting and redevelopment of Chadmore Dene/Chadmore Close entrance would reduce the traffic passing along Gipsy Lane to the north.

10th March 2000

17 MAR 2000 1000

**CHADMORE DENE & CHADMORE CLOSE,
GIPSY LANE, WOKINGHAM, RG40 2HP.**

SCHEDULE OF TREES

All tree positions are shown on Plan 3

Trees that would need to be felled to permit this redevelopment are indicated in this schedule. All other trees would remain although some thinning is desirable.

Tree No	Species	Trunk Diam	Vigour	Category	Notes
1	Ash	75	N	B	A very untidy tree with too big a spread for its position. Although useful for obscuring the Electricity Pylon (see plan 2) this function is better served by the group of oak trees 2,3 & 4. Tree to be felled to permit house 5 to be built.
2.	Oak	40	N	A	Healthy and a perfect shape. On railway land. Ideally placed to obscure pylon. An excellent skyline tree.
3 & 4.	Oaks	20	N	C	Typical of 5 others in this group on railway land. All were cut to ground level 25 years ago but are growing strongly. Collectively they will soon replace tree 1 providing a skyline that will obscure the pylon.
5.	Leylandii	70	H	A	A healthy tree. Perfect Shape. Planted 40 years ago to hide the pylon. Located behind an ornamental wall which it will probably disrupt in 10/20 years.
6.	Prunus	40	L	L	Behind end of Golden Conifer hedge 13.
7, 8, 9,10 & 11.					An assorted group of 100 year old trees along railway fence in neighbour's garden. They provide a useful skyline that obscures electricity power line.
12.	Black Walnut	23	H	A	Perfect shape. Retained as a feature in the redevelopment.
13.	Golden Conifer Hedge.	-	H	A	This 55 m. run of 1.5 m. thick & 3 m high hedge provides the boundary with Chadmore House. It is an extremely attractive feature which is retained in the redevelopment. The hedge is 21 years old.
14.	Copper Beech	50	L	B	A 100 year old tree on a little 0.5 metre hump. Retained in the redevelopment, as it is in harmony with the surroundings.
15.	Turkish Oak	110	N	A	A 100 year old tree in very good condition. It will become the central feature in the redevelopment. Spread 9 m. except to south where 8 m.

17 MAR 2000* 1000

Tree No	Species	Trunk Diam	Vigour	Category	Notes
16.	Golden Conifer	18	N	B	The last tree in the hedge. It has never been trimmed. 18 months ago it was pushed over to 45 degrees by a falling tree. Pulled upright it now seems OK.
17	Flame of forest.	10	L	A	21 years old. In excellent condition. Retained in the redevelopment.
18.	Holly - silver edged leaf.	15	L	C	Leans to east at 45 degrees before becoming vertical. Retain.
19	Maple	35	N	A	Will grow into a skyline tree. Retain in redevelopment.
20	Acacia	20	N	C	Growing out of neighbour's shrubbery.
21	Holly	15	L	C	Growing out of neighbour's shrubbery.
22	Laurel	15/20	N	C	Multi trunked. Forms boundary with neighbour. Retain.
23	Turkish Oak	18	N	B	Will grow to replace a tree that blew down.
24	Maple	50	N	C	Lost the whole of its upper main trunk in 1990 gale. Now unsightly. To be felled in redevelopment.
25	Turkish Oak	15	N	B	
26	Beech	8	N	A	Could be moved.
27	Laurel	15/20	N	C	Multi trunked with trees 24, 25 & 26 growing through it.
28	Box	10/20	L	C	Multi trunked. Part of the boundary shrubbery. Retain.
29	Oak	20	N	A	Well shaped. Will grow to be a skyline tree. Retain in redevelopment.
30	Yew Hedge	-	L	A	100 year old boundary hedge. 2 m. high. Retain.
31	Blue Conifer Hedge	-	N	B	Planted 21 years ago to extend yew hedge Retain.
32	Sycamore	20	N	A	Retain in redevelopment.
33	Copper Beech	38	N	C	Leaning to south. Fell as too close to first house.
34	Maple	25	N	A	Retain in the redevelopment. 2 m. within new frontage wall.
35	Acers	10/25	N	C	All except one of this group of young trees is outside the proposed new frontage wall. They will have to be felled to provide improved highway vision.
36	Oaks	10/15	N	C	All three felled to provide improved highway vision.

10th March 2000

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Tree No	Species	Trunk Diam.	Vigour	Category	Notes
37	Laurel	20/25	N	C	Four major trunks and many minor trunks. Half this shrubbery to be removed to provide improved highway vision.
38	Holly	125	N	C	Three trunked holly tree at edge of above shrubbery. Retain
39	Oak	30	N	A	Growing at edge of shrubbery. Retain in redevelopment.
40.	Laurel	12/20	N	C	Multi trunked Laurel shrubbery. Remove in redevelopment.
41.	Pine	25/25	L	C	Twin trunked pine. Remove to provide improved highway vision.
42	Pine	25/25	L	C	Twin trunked pine. Remove as it is in the redevelopment footpath.
43	Acer	10/10	L	D	Three trunked acer in poor condition. Fell.
44	Beech	50	L	C	100 years old. Had top cut off 8 years ago. Is now making a very slow recovery. Retain.
45	Oak	10	N	C	Not a good shape. Is in a position where it could remain.
46	Beech	45	L	C	A second 100 year old beech that was very heavily trimmed 8 years ago. It seems to be recovering far better than 44. Retain
47	Acers	8/20	N	B	A group of 5 acers. Remove those nearest to fence. Retain the one furthest away.
48	Silver Birch	30	N	B	Fully grown - so may only have a 10/15 year life. Very attractive tree. Tried hard to save but it will come in middle of estate road. Fell.
49	Oak	20	N	B	Tried hard to save this tree but it will come on the edge of the estate road. Fell.
50	Laurel	8/150	N	C	Multi trunked. Too near edge of road. Remove.
51	Silver Birch	37	N	B	Full grown so may only have 10/15 year life. Very attractive tree but it would be far too close to house 2. Fell.
52	Dwarf Conifer	8	L	C	Very attractive little tree but all growth to the east. Remove.
53	Cypress	20/20	N	C	Three trunked. Tree 54 is a far better specimen to save. Fell
54	Cypress	30	N	A	The best of 3 Cypress. Retain.
55	Cypress	30	N	C	All lower branches dead. Upper part OK. Fell.
56	Dwarf Conifer	8	L	C	A poor shape. All growth to east. Remove.

10th March 2000

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Tree No.	Species	Trunk Diam.	Vigour	Cate-gory	Notes
57	Laurel	20/25	N	B	Multi Trunked. Retain as screen for Twin Pines (next door).
58	Fir	20	N	C	Growing on edge of shrubbery 57. A poor shape low down but OK higher up. Retain as a component of 57.
59	Chestnut	80	H	B	It was reduced in size. This reduction was done well. Retain
60	Conifer	17	N	C	Four trunked. Lower part dead on west. Can not retain as would come in drive of house 3. Fell.
61	Palm	17/17	N	C	Twin trunked. About 3m. high. Very little growth on west but looks attractive from other directions. Retain initially.
62	Conifer hedge.	-	N	B	Boundary hedge 2.5 m. high. Retain.
63	Conifer	25	N	B	A nondescript skyline tree just within next garden.
64	Conifer Hedge	-	L	C	This 100 year old hedge is 3 m. thick and 3 m high. Remove to permit house 4 and road to be built.
65	Leylandii Hedge.	-	H	C	Remove to permit house 2 and the drive to house 3 to be built.
66	Acer	8	L	B	Remove to permit house 2 to be built.

J

17 MAR 2000* 1000

Redevelopment of Chadmore Dene and Chadmore Close, Gipsy Lane, Wokingham, RG40 2HP.

The Site.

(Issue 2. 20th March 2000)

The application is for outline planning permission for 5 five bedroomed houses on the above site; together with approval for the proposed entrance and the site layout.

The site layout is shown on Plan 2 1- 500. The location of the trees on the site (listed in the tree schedule) is shown in Plan 3 1 - 250 scale. Plan 3 also shows the details of the resited entrance and spot heights. A separate note explains the details of the proposed resited entrance.

Approval for the design of the houses shown on the site plan will be made by the final developer.

We are seeking approval for entrance and siting at this stage as there are so many constraints. The largest is a magnificent large Turkish Oak which (after allowing for further growth) makes it impractical to move house 3 further to the south. This tree also makes it impossible to arrange houses 4 and 5 in line or to move house 5 to the north.

Another constraint is a no-build covenant covering the area shown hatched on plan 2.

One of the main features of the redevelopment is the splendid 3 metre high Golden Conifer hedge boundary hedge (13 on plan 3) between Chadmore House and Chadmore Dene.

On the other side of the railway cutting at the back of the site, there is an electricity pylon. It would completely dominate the site were it not for the trees - both those on the site itself and on the railway embankment. House 5 is angled so that it will not look at the pylon but instead look through a group of small oak trees on the railway embankment to the open country beyond. As a result the pylon will not be seen from inside the house - and you will only be conscious of the pleasing open country in front of you.

The positioning of the house 5 relative to house 4 is at first sight undesirable. However, it is a question of the lesser of two evils. The group of oak trees on the embankment to the south of house 5 does not extend to the south of house 4. House 4, being a little further from the pylon, makes its overall size if anything even more overwhelming. However, the position of house 5 largely stops house 4 being dominated by the size, height and starkness of the pylon. It is envisaged that ornamental walls would divide the gardens of houses 4 and 5 from the open area of the estate.

Houses 1, 2 and 3 have the same orientation as Chadmore House and the first house in Erica Drive. At their front they are no nearer to neighbouring Twin Pines house or to house 4 than, for example the houses facing each other in Starmead Drive. The side view of Twin Pines house is

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not unattractive. The corner of house 1 is no nearer to Gipsy Lane than the majority of other houses in the vicinity.

The orientation of houses 1, 2 and 3 makes it easy to redevelop the Chadmore House site without overlooking difficulties. Keeping house 3 well clear of the boundary of the Chadmore House 'developable area' makes it possible to site houses in this area with their fronts as far from the end of house 3, as for example, the houses facing each other are in Starmead Drive. House 5's garden also ensures it is far enough away not hamper the redevelopment of Chadmore House's land.

Spot heights are taken from the survey made when Southfield School/Erica Drive were being laid out; also from the information Mr Tibbs obtained 40 years ago when planing the landscaping shown on plan 3.

Issue 2. 20th March 2000.

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CONTENTS

1 Planning Application Form.

2. Plan 1. Site location. Scale 1 - 2500.

3. Plan 2. The Site. Scale 1 - 500.

4. Plan 3. Details of resited entrance, tree positions, and spot heights. Scale 1 - 250.

5. Explanatory Note of the resited entrance.

6. Tree schedule with notes showing which trees are to be retained and which are to be removed.

7 Explanatory Note of the site plan.

16th March 2000

CHRISTOPHER E. TIBBS Ch.Eng. FIEE

CHADMORE DENE - GIPSY LANE
WOKINGHAM - BERKS RG40 2HP
ENGLAND.

Telephone 0118 9780553

Planning Department,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1BN.

16th March, 2000.

Re: Joint Outline Planning Application For The Development Of Chadmore Dene and Chadmore Close, Gipsy Lane/Southlands Road, Wokingham, RG 40 2HP.
A Joint Application By Mr & Mrs C. Tibbs and Mr & Mrs R. Taylor.

Dear Sirs,

I am writing as agent on behalf of Mr & Mrs R. Taylor and Mr & Mrs C. Tibbs.

Our outline planing application as above is attached to this letter. As our combined plot is two approximately 0.59 Hectares I also attach our cheque for £1140 - i.e. £190 per 0.1 ha.

Also attached is the completed Section 66 Certificate that I have signed as agent for the joint owners of the two properties that we are seeking permission to redevelop.

This planning application and one you received last week both cover (in part) the same site.

The property developer Cala now own the adjacent Chadmore House, Gipsy Lane, Wokingham. Last week they delivered to you their application which they have advised us covers the development of their site together with our joint site.

During the autumn last year we were negotiating with Cala. However, we were profoundly worried by their talk that in buying Chadmore House they were obtaining control our ability to develop our site.

On the afternoon of 8th February Mr Tibbs put it to the planning officer on duty; that if Cala obtained planning consent and made a start on their development by building just one of the nine houses they envisaged, that we would loose our own ability to obtain planning consent on our own land. She thought this could be so. Advice received elsewhere was that we

should apply for our own planning permission as urgently as possible - otherwise there seemed to be a real risk that our two properties could be stripped of their development value. The present application is the outcome.

We have no objection in principle to Cala developing their own site. And as you will see the propose siting of the houses in our application ensures that they are placed so that the development of Cala's plot can be easily undertaken. We do however object to their application for the development of our joint site under the conditions outlined in the preceeding paragraph.

We think it important that you should link these two applications as early as possible as they both involve the same land.

Yours sincerely,

Christopher Tibbs

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.

CERTIFICATE A

I/JOINTLY THE APPLICANTS (Mr R. TAYLOR & Mrs C. TIBBS) 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.

SIGNED AS AGENT FOR JOINT APPLICANTS. C. E. TIBBS

16th March 2000

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

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

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

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

NOT APPLICABLE

● 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
No other tenants		

Signed . . . . . C. K. Tibbs . . . . .

AGENT – On behalf of Mrs R. TAYLOR & Mr C. E. Tibbs

Date . . . . . 16th March 2000 . . . . .

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

CHADMORE CLOSE, GYPSY LANE.

PLAN NUMBERS PLANNING	PLAN NUMBERS BUILDING	DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS PLANNING	DECISIONS BUILDING	DATE STARTED
B/15/59		13/4/59	F D Hearn / Erect 1 det bungalow & garage	11/6/59 C		
B/14/66		19.3.66	Extension to form additional living Unit and double garage	31.3.66Unc.		
B/R/136/67		7.12.67	Extension to provide additional living accommodation.	28.12.67C		
	7089				4.1.72	
	8627X	8.12.71	Installation of bathroom in roof space			
17297			ALTS. FR. EXT., INCR. ROOF HEIGHT, SWIMMING ROOF ENCL (R-TAILOR)	3.6.82 GA		
	BR 20077		PHASE I - ALTS. & ADDS. "		18.3.83 R	
	BR 21076		" " "		15.7.83 APP	
	BRA1445		FLOOR SLAB ATTENTION "		18.8.86 APP	
29661				19.2.88 GA		
	BRA4195		GARAGES "		27.1.88 APP	
32147				24.2.89 GA		
	BRA6297		ROOM IN ROOF "		2.11.88 APP	

(3) CHADMORE ~~DENE~~ HOUSE

ADDRESS GIPSY LANE PARISH WOKINGHAM

PLOT No. ANNEXE DEMOLISHED TO MAKE WAY FOR ORD. SHEET No.

BUILDER TRAVELLER'S PLACE AD 5.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/13/66	TIBBS	DEM GARAGE & REMOVE 2 WALLS OF OUTHOUSE & CONSTRUCT NEW GARAGE. EXT. TO PROVIDE LIVING ACCOMMODATION	24.2.66	AP
R/136/67	"		28.11.67	CH
11755	"	VEH ACCESS & CHANGE BOUNDARY	25.10.79	N/A CH
12489	"	O/L PART TO GRANNY ANNEXE	14.2.80	RE
14011 •	"	ALTS & ADDS TO PROVIDE "	28.8.80	CH
BR 15579	MR. A. BOVEY	"	2.10.80	APP
B(2a) R81/1046	"	DOUBLE GARAGE	10.5.83	
19384 •	"	"	30.6.83	CH
27625 •	MR. K. ANDERSON	GRANNY ANNEXE	12.6.87	RE
BRA 2882 •	"	O/BLOCKS TO GRANNY ANNEXE	28.5.87	APP
28616 •	"	"	2.10.87	CH
37798 •	WITHDRAWN			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS ~~CHADMORE HOUSE~~ TRAVELLER'S PLACE PARISH WOKINGHAM

PLOT No. GIPSY LANE ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
38404 •	MR. K. ANDERSON	DEM. ANNEXE & GARAGE ERECT HOUSE & GARAGE	25.10.91	RE
38938 •	"	"	24.2.92	CH
39980 •	MR. & MRS C. HARRISON	"	2.11.92	CO
FP/93/1229	"	"	8.6.93	APP
41381	"	NEW DRIVEWAY & ENTRANCE ONTO GIPSY LANE	12.8.93	RE

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1)

ADDRESS CHADMORE DENE, HORSE GIPSY LANE PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/31/61				
B/39/61 5/65 11/8/61	Tibbs	Erect det house and garage on site of	31/8/61	C/A
B/44/61 25/9/61	Frank Burnett	Erect 2 det houses and garages on land adj.	28/9/61	C/A
B/54/61 27/11/61	Frank Burnett	Erect 1 det house and double garage, supersedes B/44/61	30/11/61	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

2)

ADDRESS PARISH

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/14/61 25/2/61	Watt	Erect 12 det houses or bungalows	13/4/61	Ref
0/38/61 3/6/61	Tibbs	Demo exist house, divide site into 3 plots and erect 3 separate houses	29/6/61	C/A
R/525/64 3/12/64	Tibbs	Erect new garden wall & concrete fence & tool shed	31/12/64	App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

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

17 MAR 2000* 1000

1. JOINT APPLICANTS

APPLICANT'S NAME	MR C.E. TIBBS (ACTING AS AGENT - ADDRESS BELOW)
ADDRESS	MR R. TAYLOR, CHADMORE CLOSE, SOUTHLANDS ROAD, WOKINGHAM.
POST CODE	RG 40 2HP PHONE 9786847

2. If the applicant has an agent, all correspondence will be sent to the agent

AGENT'S NAME	MR C.E. TIBBS, CHADMORE DENE,
ADDRESS	SOUTHLANDS ROAD, WOKINGHAM.
POST CODE	RG40 2HP PHONE 9780553

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: SOUTHLANDS ROAD, WOKINGHAM, RG40 2HP

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.

REDEVELOPMENT OF THE ABOVE TWO BUNGALOWS AS 5 x 5 BEDROOM HOUSES.

5. Give the area in hectares or part of a hectare — AREA OF SITE: 0.59 HECTORS

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee — OWNERSHIP: THE JOINT APPLICANTS EACH OWN THEIR OWN PROPERTY.

7. List all the plans and drawings submitted with the application — PLANS/DRAWINGS:
LOCATION PLAN 1:2500
REDEVELOPMENT PLAN 1:500
TREES & ENTRANGE PLAN 1:250

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	[ ]	REDEVELOPMENT	[X]
ERECTION OF NEW BUILDING	[ ]	ALTERATION or EXTENSION	[ ]

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

OUTLINE PERMISSION	[X]	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 ?

EXTERNAL APPEARANCE	[ ]	SITING	[X]
MEANS OF ACCESS	[X]	DESIGN	[ ]
		LANDSCAPING	[ ]

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

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.

AS ONLY OUTLINE APPLICATION IS BEING MADE THIS WILL BE LEFT TO THE FINAL APPLICATION

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.

SHOW ON PLAN/EXPLANATION SITE PLOTS WILL BE ENCLOSED BY FENCES

16. HOW WILL SURFACE WATER BE DISPOSED OF?

HOUSES – SOAKAWAYS
ROAD – ASSUME STORM WATER DRAIN IN SOUTHLANDS ROAD

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

FROM SOUTHLANDS ROAD. ENTRANCE IS 6M. FURTHER FROM GIPSY LANE, THAN EXISTING. FIELD OF VISION IS INCOMPARABLY BETTER THAN EXISTING.

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

YES – DETAILS WITH FINAL APPLICAT

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	FIVE / NINE *	/ *	/ *
BUNGALOW	/ *	/ *	TWO / SIX *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

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

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

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

CHEQUE FOR £1140

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 C.E. Tibbs. ON BEHALF OF MR C.E. TIBBS & MR R. TAYLOR DATE 15TH MARCH 2000

C.E. TIBBS

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. *STATE THE GROSS FLOOR SPACE (by external measurement)* OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		*Proposed additional floorspace created by*	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
[illegible]2	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

[illegible]. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

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

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS'.

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

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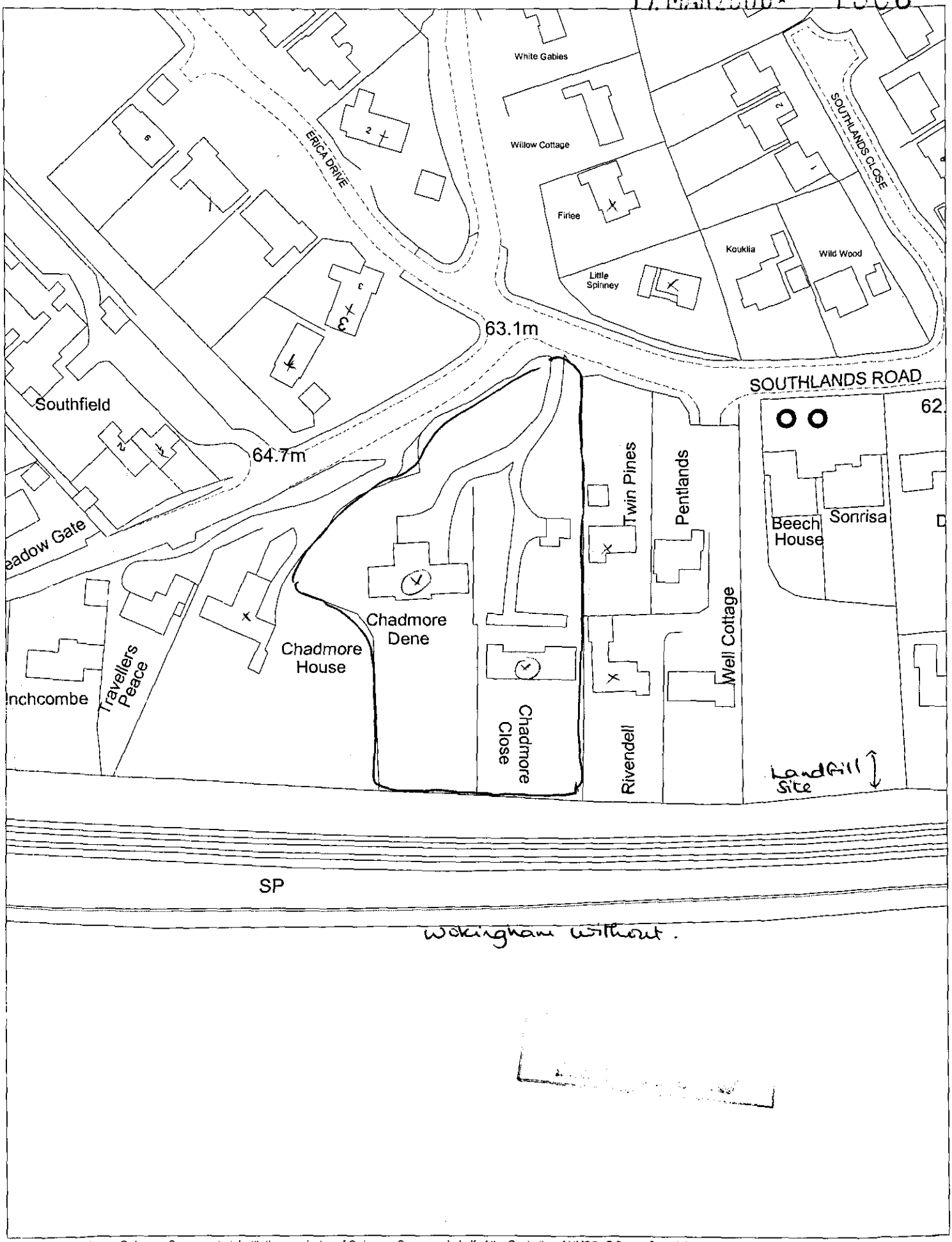

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Development Control Section, Environmental Services, Wokingham District Council.

27 March 2000

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Central Support Section, Environmental Services, Wokingham District Council.

28 February 2000

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