LOCATION:
Applemore Cottage Swallowfield Road, Arborfield Reading.

APPLICANT:
Mr S Spurrier C/O Mr M James

PROPOSAL:
Proposed new vehicular and pedestrian ac onto road.

EARLIEST DATE FOR DECISION: **10/03/2002**
28 Day exp. 14/3/02.
APPLICATION WILL HAVE EXPIRED ON:
05/04/2002

CASE OFFICER: **Natalie Brown**

Rev plans rec'd 8/3.
10 days reconsult exp. 23/3

905
DO

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr S Spurrier
C/O Mr M James
70 Oatlands Road
Shinfield
Reading
Berks
RG2 9JR

Application Number: F/2002/5784

Parish: **ARBORFIELD**

Location: **Applemore Cottage, Swallowfield Road, Arborfield, Reading.**

Proposal: **Proposed new vehicular and pedestrian access onto road.**

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

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

Condition
2. All planting as shown on drawing 5274 Issue B shall be carried out in the first planting and seeding seasons following the use of driveway or completion of the development (whichever is sooner). 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
3. No trees, hedgerows or shrubs within the curtilage of the site, except those removed for the proposed driveway, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or

diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

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

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

Condition
6. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 6 metres measured from the carriageway edge.

Condition
7. No gates shall be erected at the driveway entrance.

Condition
8. Before any other part of the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number 5274 Issue B. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

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

Reason
2. In the interests of visual amenity.

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

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

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

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

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

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

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

Berkshire Structure Plan Policies EN1 and LD3.
Loddon Area Local Plan Policies LTV1, LBE17 and LT5.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WT7 and WHE11.

Informative
2. This permission relates to the application as amended with revised plan, drawing number 5274 Issue B submitted to the Local Planning Authority on 8th March 2002, showing sight lines, vehicle turning space and details of hedgerow planting and replacement and does not approve the proposals as originally submitted.

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

Anna Cronin
Head of Planning & Transportation
Date: 28/03/2002

Notice checked by: _____

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

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

SARJEANT & SHEPPARD

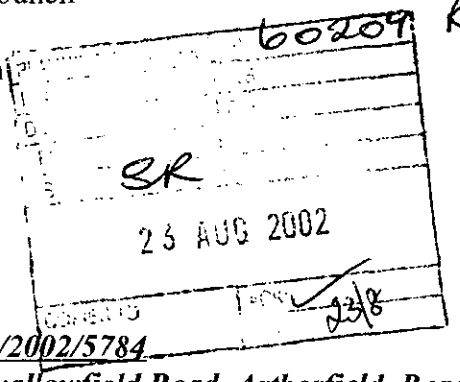
Incorporating Sarjeant Brown & Co and Sheppard Mayes & Hurst
Regulated by The Law Society

H. C. Lacey N. J. C. Thorowgood
I.L. Martin W.A. Marquis
K.A. E. Grant
(Consultant: W. C. Hurst)
Website: www.sarjeant-sheppard.co.uk

SOLICITORS
DX 54705 Reading 2
Fax (0118) 9597302

150 Friar Street
Reading RG1 1HE
Tel: 0118 957 3425
0118 957 1376
email: legal@sarjeant-sheppard.co.uk

Wokingham District Council
Planning Department
DX 33506 Wokingham



Our Ref: PKL/JAMES
Your Ref:
Date: 22 August 2002

Dear Sirs

Application Number F/2002/5784
Applemore Cottage, Swallowfield Road, Artborfield, Reading

We act for Mr and Mrs James who recently purchased the above property.

Planning permission was granted on the 28th March 2002 for a proposed new vehicular and pedestrian access onto the road. We understand that no objection were raised in this respect and should be grateful if you would please confirm to us in writing that this is the case. If not, please could you forward to us any objections received.

Yours faithfully

SARJEANT & SHEPPARD

Tel. (0118) 974 6431 (Direct Line)
Fax. (0118) 974 6484
Email. Shobana.ramani@wokingham.gov.uk
Date August 23, 2002
My ref. SR
Your ref. PKL/James

WOKINGHAM UNITARY
Aiming for Excellence

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

SARJEANT SHEPPARD
150 FRIAR STREET
READING RG1 1HE

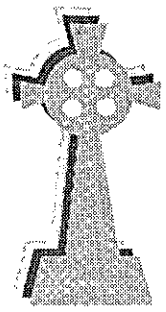
Dear Sirs

APPLICATION NO F/2002/5784
APPLEMORE COTTAGE, SWALLOWFIELD ROAD, ARBORFIELD, READING

We would like to confirm that there were no objections on the file for the above application.

Yours faithfully

Shobana Ramani
Technical Assistant



PLANNING SERVICES
POL | TLS
DC | ENF
APP |
CS |
02 APR 2002
COPIES TO | ACK:
FILE:

rec'd after decision issued.

Arborfield & Newland Parish Council

Parish Office
Arborfield Village Hall
Eversley Road
Arborfield
Berkshire
RG2 9PQ

Tel 0118 976 1489
Fax 0118 976 1427
E-mail parishclerk@arborfield.org.uk

27 March 2002

Ms Natalie Brown
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Brown

Reference: PA F/2002/5784, Applemore Cottage, Swallowfield Road.

The Parish Council has no objections to the revised plans for vehicular/pedestrian access.

Yours sincerely

Zoe Bolton
Clerk to the Council

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 9 April 2002
My ref: NB/F/2002/5784

Mr M. James
70 Oatlands Road
Shinfield
R4eading
RG2 9DN

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

Dear Mr James,

APPLICATION: F/2002/5784
SITE: APPLEMORE COTTAGE, SWALLOWFIELD ROAD, ARBORFIELD

Further to our telephone conversation, I can confirm that there were no third party objections received in relation to the above application.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me on the number above.

Yours sincerely

NAB

Natalie Brown
Planning Assistant

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 9 April 2002
My ref: NB/F/2002/5784

Mr M. James
70 Oatlands Road
Shinfield
R4eading
RG2 9DN

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

Dear Mr James,

APPLICATION: F/2002/5784
SITE: APPLEMORE COTTAGE, SWALLOWFIELD ROAD, ARBORFIELD

Further to our telephone conversation, I can confirm that there were no third party objections received in relation to the above application.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me on the number above.

Yours sincerely

NB

Natalie Brown
Planning Assistant

1327

WOKINGHAM DISTRICT COUNCIL

To Natalie

Date 4/4 Time 10.27

WHILE YOU WERE OUT

Name Martin James

Of

Phone No. 07770 808 772 Ext.

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

MESSAGE Re: F/2002/5784

Approval received this morning.

Is hoping you will also write a letter to confirm there were no written objections. fax

I phoned him back 12.10. 4/4. said I would do next week & fax + post.

Signed Jan

01895838913

Facsimile

BOSCH

To
Company: Wokingham Council
Department: Planning Services
Name: Natalie Brown
Phone:
Fax: 0118 974 6484
Page: 1 of 1

PLANNING SERVICES	HPT 54815
POL	TLS
DC NAB	ENF
APP	
CS	

02 APR 2002

COPIES TO	ACK
	FILE

From
Department: PKG
Name: Martin James
Phone: 01895838912
Fax: 01895838913
e-mail: martin.james@boschpackaging.com
Date: 02/04/02

Copy to:

Dear Ms.Brown,

Re: F/2002/5784 Applemore Cottage, Swallowfield Road, Arborfield

Following our telephone conversation before the Easter break when you kindly agreed to write a letter regarding my planning application.

Just a note to confirm the requirement.

I just need a short note to confirm that there were no written objections to the planning application from any third parties. This is required by my lender prior to the release of funds for the purchase.

If you have time would it be possible to do this today and maybe fax a copy to me?

Thanks for your help

Kind regards

Martin James

70, Oatlands Road, Shinfield, Reading, Berkshire, RG2 9DN

Received by Wokingham District Council

Application No: F/2002/5784

Proposal:
Proposed new vehicular and pedestrian access onto road.

Location:
Applemore Cottage, Swallowfield Road, Arborfield, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5784 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/03/2002. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

14 February 2002

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

Tel: (0118) 974 6492

Date: **14 February 2002**

My ref: F/2002/5784

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Cowan
Birch House
Eversley Road
Arborfield Cross
Reading
RG2 9PG

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

Dear Councillor

Application Number: F/2002/5784
Applemore Cottage, Swallowfield Road, Arborfield, Reading.
Proposed new vehicular and pedestrian access onto road.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

Natalie Brown

Development Control Officer

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2002/5784**
Applemore Cottage, Swallowfield Road, Arborfield, Reading.
Proposed new vehicular and pedestrian access onto road.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cowan

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

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: 2002/5784

Proposal:
Proposed new vehicular and pedestrian access onto road.

Location:
Applemore Cottage Swallowfield Road Arborfield Reading

This application is being advertised in the Reading Chronicle newspaper on the 01/03/2002 for the following reason(s);

SITE IS A LISTED BUILDING OR IS WITHIN THE CURTILAGE OF A LISTED BUILDING AND IS IN A CONSERVATION AREA

The application can be inspected at Wokingham District Council's offices during the following times:

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **22/03/2002**. Written comments submitted will become available for public inspection.

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

Date: 01/03/2002

5/3/02

displayed on post below red ISN

NAB

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 5/3/02

TO: Mr Martin James

FROM: Natalie Brown **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 2

RECIPIENT FAX NUMBER: 01895 838913

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: Applemore Cottage, Arborfield.
Application N°: F/2002/5784.

NOTES:

Further to my telephone conversation this afternoon with your wife, please find attached a copy of the Highways comments relevant to this application.

Would you please send in revised plans in accordance with the highways comments, in addition to this, details of how much of the hedging would be removed from the site (Requested from our Landscape department).

If you could send in the revised plans within the next ~~do~~ 10 days, I would be able to progress with the planning application

Regards

Natalie Brown
(case officer).

* * * COMMUNICATION RESULT REPORT (5.MAR.2002 18:11) * * *

TTI WDC PLAN&TRANSPORT

FILE	MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
182	MEMORY TX		901895838913	OK	P. 2/2

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

WORK SHEET FOR : Natalie Brown

Application Number : F/2002/5784

Applicant : Mr S Spurrier C/O Mr M James.

Location : Applemore Cottage, Swallowfield Road, Arborfield, Reading.

Proposal : Proposed new vehicular and pedestrian access onto road.

Site Notice Displayed ? :	YES	NO	DATE
	/		5/3

Date of Neighbour Notifications : .....

Date of Site Visit : 5/3

Date Registered : 08/02/2002

Earliest Date for Decision : 10/03/2002

Latest Consultation Date/Site Notice Expiry Date : 10/03/2002

This application will have expired on: 05/04/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Arborfield PC : no objections.

Highways : Reqres additional plan. conditions - see file

Urban Design. Comments visual impact upon LB non considered acceptable

Property -

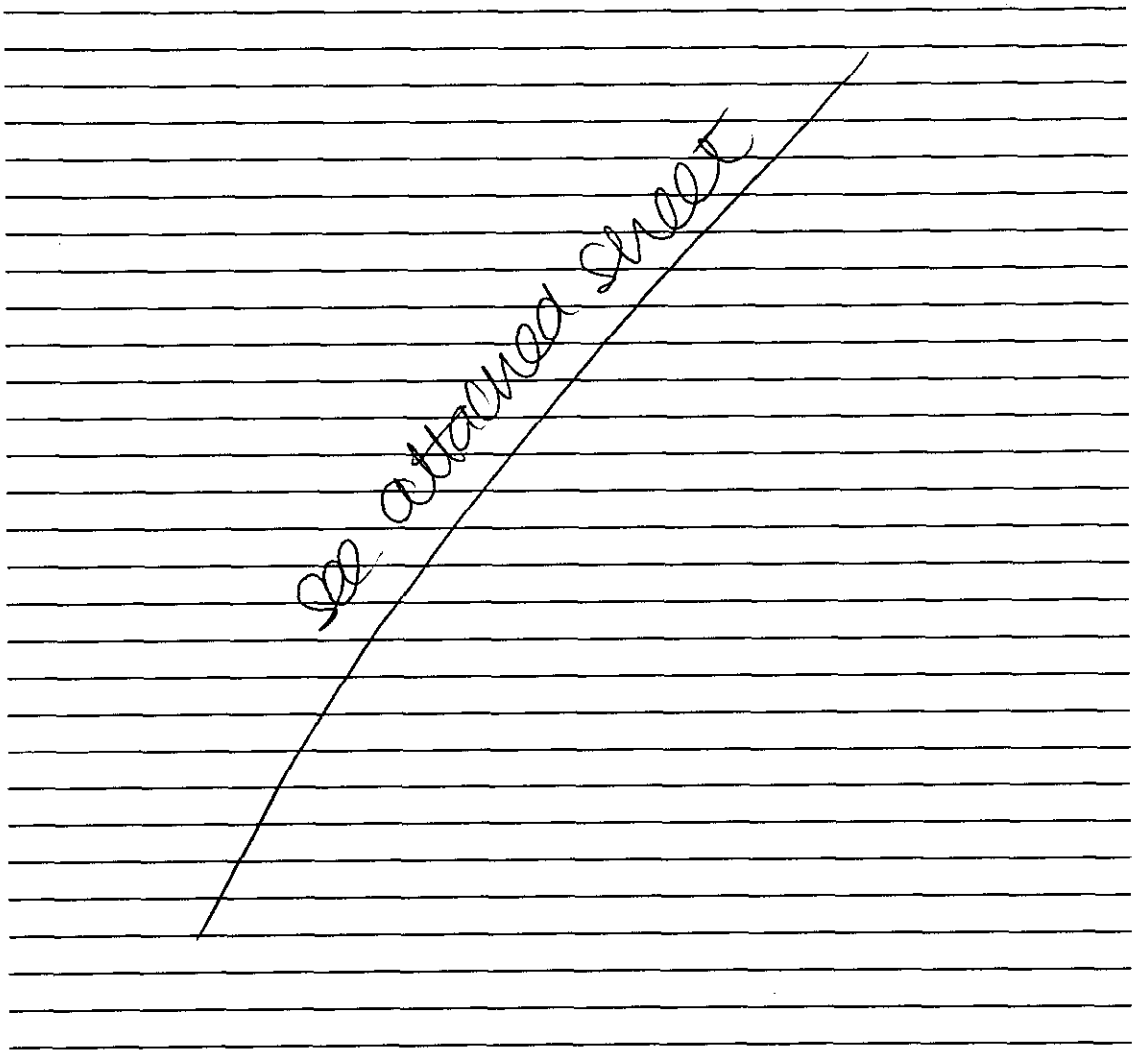
Landscape : reqres info Rev plan provides info requested. Plan now acceptable

Planning Issues : Classified Rd.
Applemore Cottage within Old Sett.

Rev plans rec'd 8/3.
10 days reconsult exp : 23/3

Application Number: F/2002/5784

Appraisal :



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

Application Number F/2002/5784
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	full perm – 5yrs.
2		R151	All planting as shown on drawing 5274 issue B
			shall be ~~implemented prior to the use of driveway~~
			~~hereby permitted. The planting shall be~~ carried
			out in the first planting + seeding seasons
			following the ~~[illegible]~~ use of driveway or completion of
			the development (whichever is sooner). 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 + species.
3	C153	R153	amend: except those shown on approved plans or
			clearly indicated as being removed
			for: except those removed for the proposed
			driveway opening, shall be felled.....:
4	C122	R122	Parking + turning
5	C137	R137	Turning within site
			Ins: dwelling
6	C140	R140	Surfacing of access
			Ins: 6 metres.
7			No gates shall be erected at the driveway
			entrance.
		Reason:	In the interests of highway safety + convenience
8	C126	R126	approved access + visibility splays
			Ins: Drawing No 5274 issue B

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LTV1, LBE17, LT5.

SOUTH-EAST AREA LOCAL PLAN POLICIES: —

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WT7, WHE11

GREEN BELT LOCAL PLAN POLICIES: —

BERKSHIRE STRUCTURE PLAN POLICIES: EN1, LD3

MINERALS LOCAL PLAN POLICIES: —

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature]
(Development Control Manager)

Date: 28.3.02

NO2 - Rev. Plans.
Ins. plan (drawing No 5274, issue B)
Ins. 8 march 2002
Ins. sight lines, vehicle turning space + details of hedgerow planting + replacement

NO7 - Access construction.

RECORD OF SITE VISIT

SITE ADDRESS: Applemore Cottage
Swallowfield Road Arborfield Reading.

APPLICATION NUMBER: F/2002/5784

OFFICER: Natalie Brown

DATE OF SITE VISIT: 8.3.

1 SITE/STATUTORY NOTICE DISPLAYED ? yes - at front

2. DESCRIPTION OF SURROUNDINGS

Cottage within Sett
LD L.B.

3. DESCRIPTION OF SITE/BUILDING

C class road.
Hedging at front of site - garden beyond.

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT hedging at front.

OTHERS

Application Number: F/2002/5784 – Applemore Cottage

Appraisal:

Development

Proposed new vehicular access and pedestrian access onto Swallowfield Road.

The site is located along a 'C' classified road and within the identified settlement of Arborfield. The dwelling is a Listed Building.

Revised plans received 08/03/02 showing sight lines, vehicle turning space and details of hedgerow planning/replacement.

Relevant Polices

BSP: EN1, LD3

WDLP (DD):WOS2, WOS3, WT7, WHE11

LALP: LTV1, LBE17, LT5

1. Impact upon neighbouring properties
   (NB: No letters of representation received)
   The proposed development would be located away from neighbouring properties. It is therefore considered that there would be no adverse impact upon neighbouring properties.

2. Impact upon the character of the area
   Currently there is hedging along the front of the site which would be partly removed to create the new access. New planting is planned around the proposed parking area, which would help integrate into the streetscene.

   It is recommended that a condition be added to ensure that the remainder of the hedging along the road frontage be retained.

3. Impact upon the character and setting of the Listed Building
   The Conservation Officer considers that the proposed development is acceptable in terms of its impact upon the Listed Building.

4. Impact upon highway safety
   Now that sight lines and a turning area has been provided the Highway Officer has no objection to the proposed development. However, they are recommending that conditions be added with regard to parking, turning, surfacing of access, visibility splays and that no gate be provided.

Approval: ✓ ~~**Refusal:**~~

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 20 March 2002

Location:	Applemore Cottage, Swallowfield Road, Arborfield
Proposal:	Proposed new vehicular and pedestrian access onto road.
Application Number:	F/2002/5784

In response to your consultation dated 13 March 2002 for the above application, the landscape comments are as follows:

The revised plan, drawing no. 5274 rev. B, now provides all the information I requested as detailed in my previous comments dated 4 March 2002 and which I now consider acceptable. This included additional planting to enclose the parking area and a replacement hedgerow behind the sightlines.

Catherine Brimble

Catherine Brimble
Landscape Architect

Date: 13 March 2002 14 MAR 2002

To: Harold Sanders – Urban Design & Conservation

We have received Revised Plans for the following planning application:

Application Number: F/2002/5784

Location: Applemore Cottage, Swallowfield Road, Arborfield, Reading.

Proposal: Proposed new vehicular and pedestrian access onto road.

Applicant: Mr S Spurrier C/O Mr M James.

Case Officer: Natalie Brown

The new plans show the following: Sightlines, vehicle turning space and details on hedgerow planting/replacement added to plan. Drawing no: 5274 issue B.

Comments are required by 23/03/2002.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

VISUAL IMPACT ON LISTED BUILDING NOW CONSIDERED PRINCIPLES APPEAR ACCEPTABLE TO ME.
'PLANTING' I WILL LEAVE TO THE HEDGEROW DEPARTMENT FOR COMMENT.

Harold Sanders

19.03.02.

Date: 13 March 2002

To: Adam Coggins -Highways

We have received Revised Plans for the following planning application:

Application Number: F/2002/5784

Location: Applemore Cottage, Swallowfield Road, Arborfield, Reading.

Proposal: Proposed new vehicular and pedestrian access onto road.

Applicant: Mr S Spurrier C/O Mr M James.

Case Officer: Natalie Brown

The new plans show the following: Sightlines, vehicle turning space and details on hedgerow planting/replacement added to plan. Drawing no: 5274 issue B.

Comments are required by 23/03/2002.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

CONDITIONAL APPROVAL.

1/ C122, R122

2/ C137 (INSERT: dwelling), R137.

3/ C140 (INSERT: 6 metres), R140.

4/ No gates shall be erected. R: 1H5.

5/ C126 (INSERT: Dg. No. 5274/B), R126.

NOT

Adam 13/03/02.

Date: 13 March 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/5784

Location: Applemore Cottage, Swallowfield Road, Arborfield, Reading.

Proposal: Proposed new vehicular and pedestrian access onto road.

Applicant: Mr S Spurrier C/O Mr M James.

Case Officer: Natalie Brown

The new plans show the following: Sightlines, vehicle turning space and details on hedgerow planting/replacement added to plan. Drawing no: 5274 issue B.

Comments are required by 23/03/2002.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

(RING ONE)

(REVISED PLANS) ADDITIONAL PLANS MINOR AMENDMENTS ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2002/5784 (Planaps) / (Ludhouse) Date Rec. 8 MARCH 2002

Location: Applemore Cottage, Swallowfield Road.

Parish Arborfield.

Applicant:

Description of attached plans Sightlines, vehicle turning space & details on hedgerow planting/replacement added to plan.

Drawing No's: 5274 Issue B.

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS:

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

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

NEIGHBOURS:

Date for Responses 10 DAYS.

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER NAB

Consultations Sent by Admin. on 13.03.P5

Yellow - Part One Copy
Green - Officer's Copy

70, Oatlands Road
Shinfield
Reading
Berkshire
RG2 9DN

PLANNING SERVICES	HPT 53998
POL	TLS
DC NAB	ENF
APP	
CS	
08 MAR 2002	
COPIES TO	ACK:
	FIL:

REVISED PLAN

5784

Ms. Natalie Brown
Wokingham District Council
Environmental Services Department
Shute End
Wokingham

BY HAND

7th March 2002

Dear Ms. Brown

Application no. F/2002/5784
Site Address. Applemore Cottage, Swallowfield Road, Arborfield, Reading.
Proposal. Proposed new vehicular and pedestrian access onto road.

Following my visit to your offices earlier today and after consultation with the relevant personnel from Highways and Environmental Design.

Please find attached six copies of the revised plan as requested.
I have included the following additional information as discussed:

- A 'sightline' as measured 2metres from the kerbside.
- Vehicle turning facility
- Details on hedgerow replacement
- Details on additional hedgerow

I believe this is all the required information, but if there is anything else you require please do not hesitate to contact me.

Yours faithfully,

Martin James

Home: 0118-9883094
Office: 01895-838912
Mobile: 07770-808772

Arborfield & Newland Parish Council

25 Melrose Gardens
Arborfield Cross
Berkshire
RG2 9PY
Tel 01189 760680
Fax 01189 760680
e-mail parishclerk@arborfield.org.uk

6 March 2002

PLANNING SERVICES	HPT
POL	
DC	
AFP	
CS	
06 MAR 2002	
COPIES TO	

Ms Natalie Brown
Planning Officer
Wokingham District Council
Shute End
Wokingham
RG40 1WR

Dear Ms Brown

Planning Application F/2002/5784
Applemore Cottage, Swallowfield Road, Arborfield
Proposed new vehicular access

The Parish Council has no objections as long as the Conservation Officer is happy with removing the hedge and shrubs to accommodate the drive way and parking, also, the Highways Officer has no problem with cars reversing onto the Swallowfield Road.

The Parish Council did note that the new driveway and parking facilities could be better accessed from the footpath between Applemore and Chamberlains Farm.

Yours sincerely

Mrs Zoe Bolton
Clerk to the Council

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 4 March 2002

Location:	Applemore Cottage, Swallowfield Road, Arborfield
Proposal:	Proposed new vehicular and pedestrian access onto road.
Application Number:	F/2002/5784

In response to your consultation dated 14 February 2002 for the above application, the landscape comments are as follows:

I have no objection to the principle of a proposed parking area at the front of the site. The location of the existing vegetation within the site or on the site boundaries is not shown on the site plan however the applicant has indicated on the application form that no trees will be removed. There is no indication as to how much of the boundary hedge will be need to be removed (this will need to be clarified by the applicant) and if there is a requirement for sightlines by highways. If the hedgerow cannot be retained intact then additional planting will be required at the front of the site.

The type of surfacing material for the parking area as given on the application form is suitable for this location.

The applicant will need to provide details of the pedestrian access to the cottage from the parking area as well as how this area will be enclosed and separated from the existing garden. Any enclosure of the parking area by planting or other means will need to be an appropriate solution to the setting of Applemore Cottage which is a listed building.

Catherine Brimble

Catherine Brimble
Landscape Architect

To:
Harold Sanders
Urban Design And Conservation Officer

From: Natalie Brown

Date: 14 February 2002 15 FEB 2002

Application Number: F/2002/5784

Proposal: Proposed new vehicular and pedestrian access onto road..

Site Address:
Applemore Cottage, Swallowfield Road, Arborfield, Reading.

Applicant:
Mr S Spurrier C/O Mr M James.

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

THIS COTTAGE, A GRADE II LISTED BUILDING DOES NOT HAVE A VEHICULAR ACCESS FROM SWALLOWFIELD ROAD

THE REQUIREMENTS OF THE HIGHWAYS DEPARTMENT, IF AN ACCESS IS ACCEPTABLE TO THEM, MAY HAVE SIGNIFICANT IMPLICATIONS ON THE AREA REQUIRED IE. DISTANCE BACK FROM ROAD EDGE FOR GATES AND TURNING FACILITY.

IF THE GEOMETRY OF THE ACCESS IS AGREED THEN A LANDSCAPE SCHEME + PATH LINK TO COTTAGE SHOULD BE INCLUDED IN THE SUBMISSION TO CLARIFY THE VISUAL IMPACT ON THE LISTED BUILDING

Harold Sanders
22.02.02

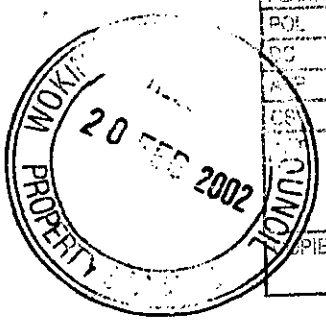
AFTER DISCUSSIONS WITH MR ALTON A VISIBILITY SPLAY OF 2.4 x 90m WILL BE REQUIRED WITH 5.00M SET BACK FOR PARKING OFF ROAD BEFORE OPENING GATES.

From
~~To:~~ Peter Andersen
Property Dept

TO
~~From:~~ Natalie Brown

Date: 19 February 2002

Application Number: F/2002/5784



PLANNING SERVICES	HPT
POL	TLS
DC	ENF
AP	
CS	
22 FEB 2002	
COPIES TO	ACK:
	FILE:

Proposal: Proposed new vehicular and pedestrian access onto road..

Site Address:
Applemore Cottage, Swallowfield Road, Arborfield, Reading.

Applicant:
Mr S Spurrier C/O Mr M James.

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

Natalie,
I have looked at this application and there are no council owned property within the vicinity. I believe the land in question is 'adopted highway' I ~~would~~ expect that they will be contacted as well for their comments.

Peter Andersen
Peter Andersen
Technical Assistant

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 14 February 2002

Application Number: F/2002/5784

Proposal: Proposed new vehicular and pedestrian access onto road.

Parish: ARBORFIELD PARISH

Site Address:
Applemore Cottage, Swallowfield Road, Arborfield, Reading.

Applicant:
Mr S Spurrier C/O Mr M James.

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

✓ below as applicable;

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

Comment.

Highways request a revised plan showing an area for turning (that complies with our standards) in addition to the parking space for 2 vehicles.

Also what visibility can be achieved from a 2 metre set back at the centre of the proposed access and measured to the nearside kerbline. The area within the visibility splay must be over highway land or land within the applicants control, and kept clear of all obstructions to visibility above a height of 0.6 metres.

Signed: _____ **Print name:** ADAM 15/02/02

Application Number : F/2002/5784	**Map No :** 88
Case Officer : NAB	**Site Area :** 0.08
Valid Date : 8/02/02	**Received Date: 30/01/2002**

Level : Delegated Application

Description : Proposed new vehicular and pedestrian access onto road.

Location : Applemore Cottage, Swallowfield Road, Arborfield, Reading.

Parish : AB **Ward : ARB**

Applicant : Mr S Spurrier C/O Mr M James.

Fee Required: £95 **Fee Received: £95** (3)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS	New Parking layout	5/2	✓ 8/2
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED	Serve notice on WDC	5/2	✓ 8/2
ELEVATION PLANS	any new gates, posts etc?	5/2	✓ 8/2
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☑ No If "Yes" which one _____

Is the site a Listed Building: ☑ Yes ☐ No

Is a Statutory Advertisement required: ☑ Yes ☐ No Affects setting of a L.B.

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + see map

.....

.....

No pre-apps.

ADDRESS Applemore Cottage, Swallowfield Road PARISH Arborfield

PLOT No. ORD. SHEET No.

BUILDER 546/48 205/49 LISTED

Plan No.	Applicant	Description of Development	Date of Decision	Decision
16422	MR. K. M. TORODE	REBUILD CHIMNEY. REPL. TIMBERS	19.11.81	N/A CL
16473	"	LBC "	19.11.81	N/A CL
BR 17714	"	REBUILD EX. CHIMNEY, STUD & SOLE PLATE	12.11.81	APP N/
HBC 18746, 7 (LBC)	"	2/STOREY EXTENSION	10.3.83	N/A CL
BR20868	"	"	28.7.83	APP N/A
F/2002/5784	Mr. S. Spurrier	new veh. access & ped. access on to road		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Tel. (0118) 974 6429 or 6433

Date: 05 February 2002

Your Ref:

My Ref: F/2002/5784

Mr S Spurrier
C/O Mr M James
70
Oatlands Road
Shinfield
Reading, Berks
RG2 9JR

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

Dear Sir/Madam

Reference Number: 2002/5784

Site Address: Applemore Cottage, Swallowfield Road, Arborfield, Reading.

Proposal: Proposed new vehicular and pedestrian access onto road.

I return your application, as it is invalid and cannot be determined for the following reason(s);

Please show the new parking layout on the block plan.

The land belongs to WDC therefore you should serve notice on the Council and fill in Certificate B of the Section 66 with their name, not your own.

Are there any new gates or posts? If so elevations are required.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

5784

Environmental Services

For office use only.
Application number: 08.FEB.2002* 5784

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR. S. SPURRIER
	Address and postcode	APPLEMORE COTTAGE SWALLOWFIELD ROAD ARBORFIELD READING RG2 9JR
	Phone number	N/A
	Agent's Name	MR. M. JAMES
	Address and postcode	70, OATLANDS ROAD SHINFIELD READING RG2 9DN
	Phone number	0118 9883094
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	APPLEMORE COTTAGE AS IN 1.
4	Give brief details of the proposal for example, two storey side extension. About the application	NEW PEDESTRIAN AND VEHICLE ACCESS ONTO SWALLOWFIELD ROAD.
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑ NO TREES TO BE CUT DOWN
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	SHINGLE DRIVE AND PARKING TO MATCH ADJACENT FARM LANE
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☑ No ☐
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
a	Six copies of this form signed and dated.	✓	
b	The fee (We have attached a current scale of fees) If you do not have to pay a fee, please say why below.	✓	
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	✓	
	• 1:500 scale site layout plan.	✓	
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- ~~At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.~~
- ~~None of the land forms part of an agricultural holding.~~

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

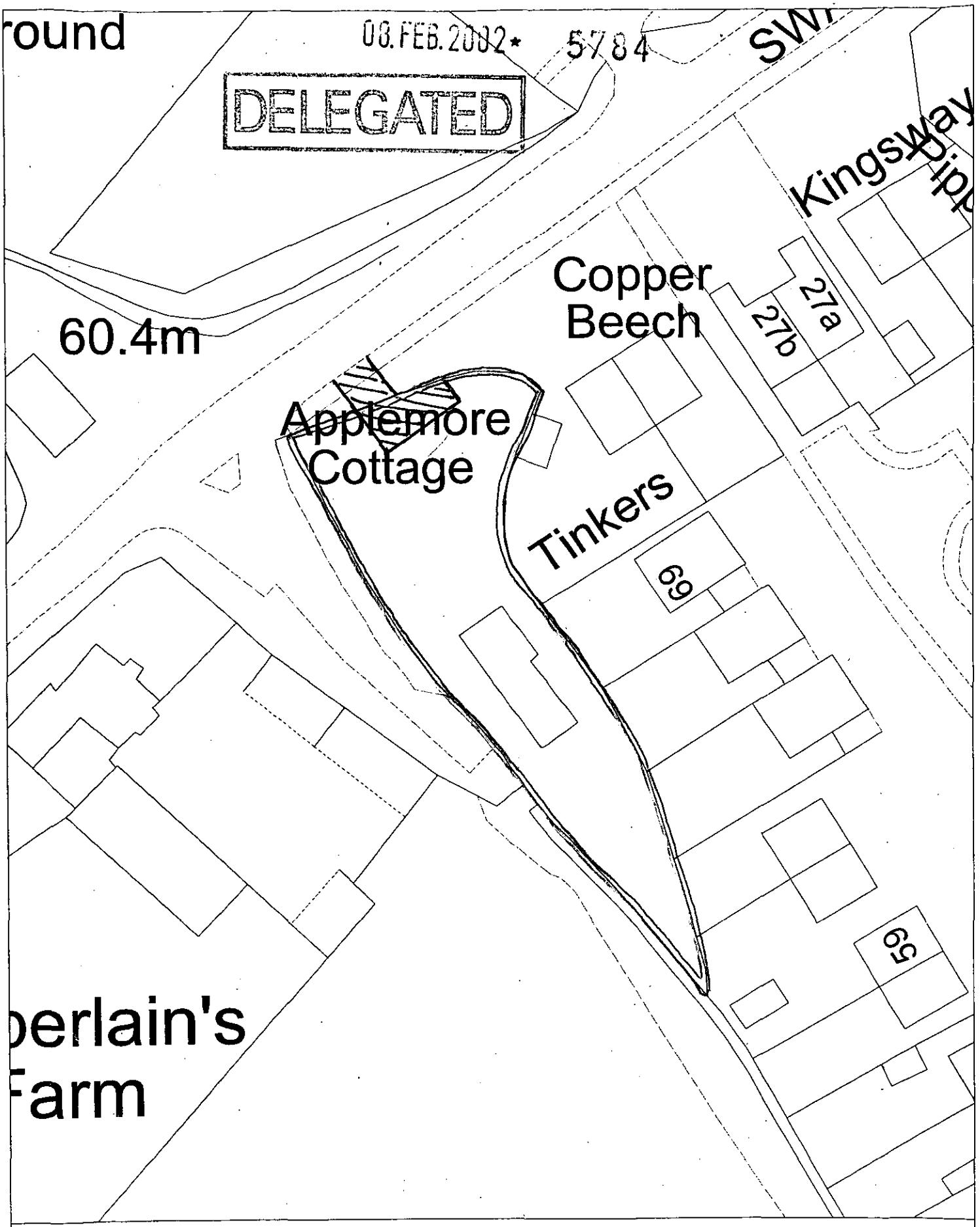
Owner's name	Address at which the notice was served	Date on which the notice was served
~~Mr. S. Spurrier~~ W.D.C.	Wokingham District Council Shute End Wokingham RG40 1WR	28/01/02

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of Mr. S. Spurrier

Date 29/01/02

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐



Site Plan, Scale: 1 to 500

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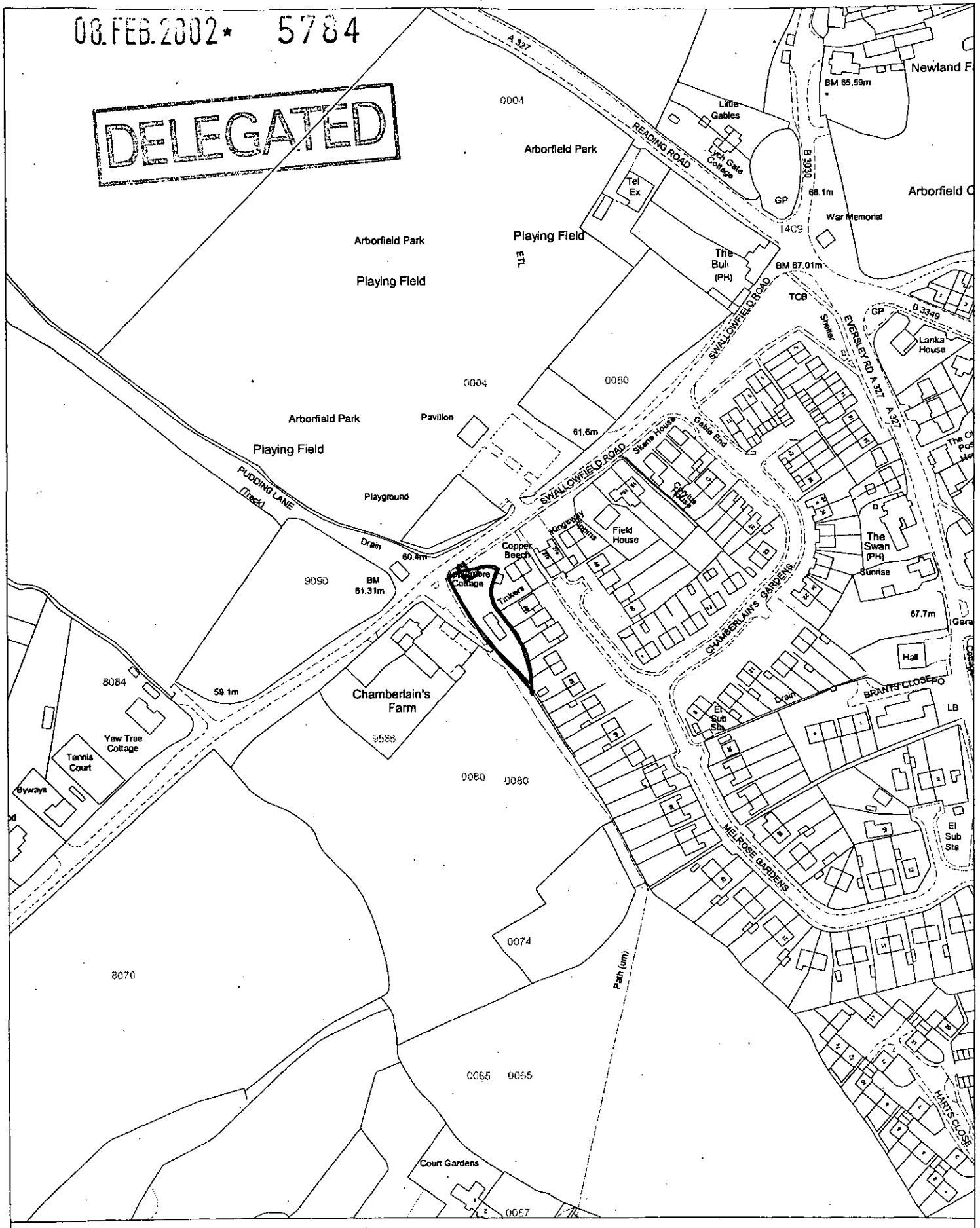
Date: 28 January 2002

N
W E
S

08.FEB.2002* 5784

DELEGATED



Site Plan, Scale: 1 to 2500

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Date: 28 January 2002

N W E S

Notes

1.
Random mix of: Beech, Laurel, Privet etc.
To match existing boundary hedge.

2.
Any hedgerow removed to create 'sightline'
Will be re-planted behind to maintain present screening.

3.
New hedging to Hedgerow Department recommendations
i.e. Double row staggered 4 plants per metre.

N

Thames Water Pump Stn.

New Brick path extension to match existing perimeter path

Existing path

Proposed New Opening

A

3500

12800

Swallowfield Road

Proposed Parking space for 2 Vehicles With turning facility

New Hedgerow See Note 1

Applemore Cottage

Pedestrian Entrance

Footpath

Stile

Farm Entrance

Chamberlain's Farm

Sightline 2metre From kerbside

APPROVED

REVISED PLAN

5784 1

Existing Mature Hedge

1500

New Timber Posts

ELEVATION ON ARROW A
Scale 1: 100

Proposed New Opening for Private Vehicular Access to Applemore Cottage, Swallowfield Road, Arborfield.

for

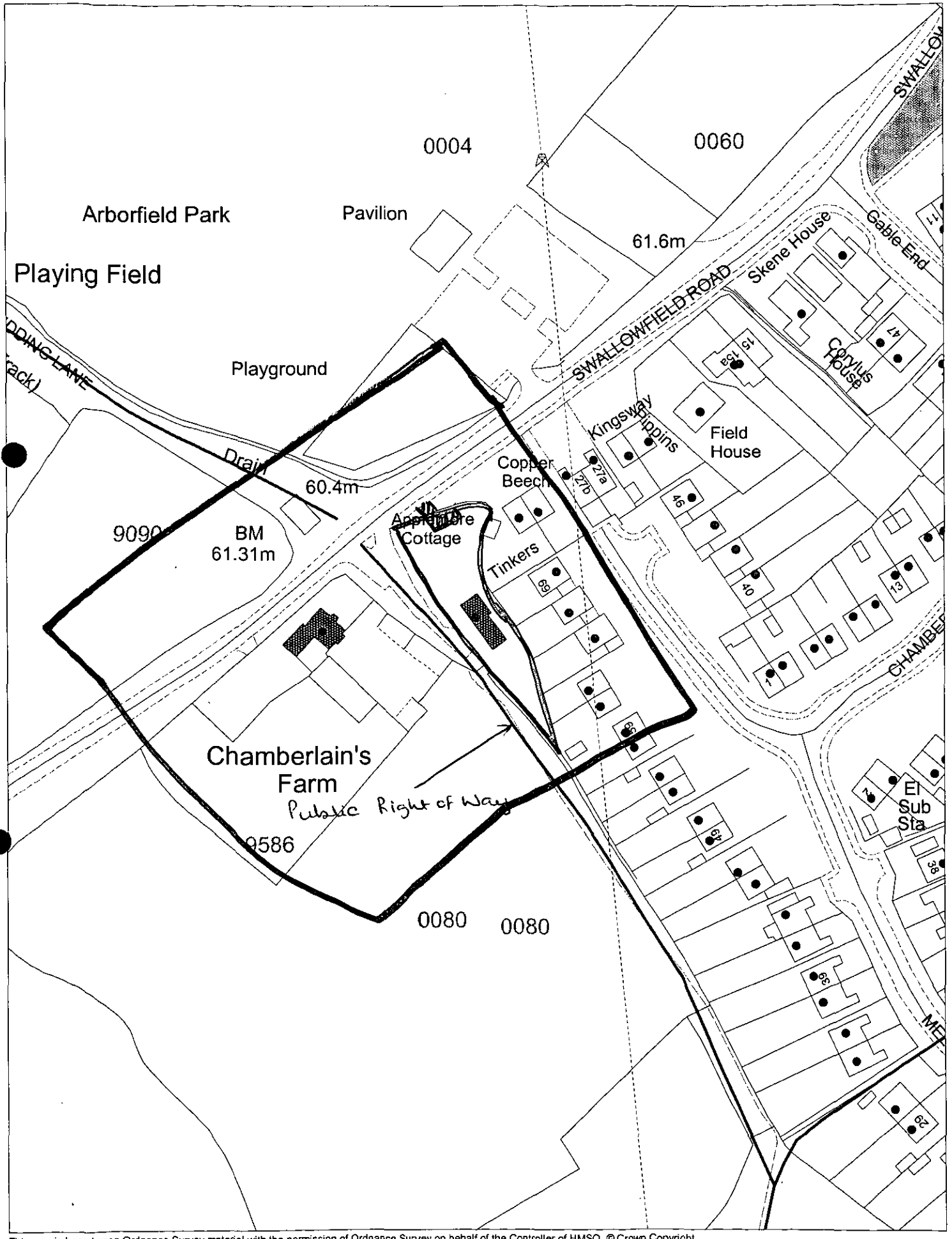
Mr. Martin James, 70 Oatlands Road. Shinfield.

Drawn: R.M.Broad. I.Eng. Date 07.02.02

Plan Scale 1:250 - (A3 Size)

Elevation Scale 1: 100

Drg. No. 5274 Iss. B



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Development Control Section, Environmental Services, Wokingham District Council.

31 January 2002

Scale: 1 : 1250