SYSTEMS LTD
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APPLICATION NO:
F/2002/6113

LOCATION:
Land Adjoining 5 Barker Court Tape Lane, Hurst Reading.

APPLICANT:
WDC Tenant Services C/O Eddie Philips

PROPOSAL:
Proposed erection of a fence and gate next to recreation ground. (Retrospective)

EARLIEST DATE FOR DECISION: **14/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
06/05/2002

CASE OFFICER: **Tanya Davies**

APPROVED

64

Application No: F/2002/6113 TD

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

WDC Tenant Services
C/O Eddie Philips
Waterford House
Erfstadt Court
Denmark Street
Wokingham
Berks RG40 2YF

Application Number: F/2002/6113

Parish: **HURST**

Location: **Land Adjoining 5 Barker Court, Tape Lane, Hurst, Reading.**

Proposal: **Proposed erection of a fence and gate next to recreation ground. (Retrospective)**

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.

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 OS1, EN1 and EN4.
Loddon Area Local Plan Policies LBE1, LPS2 and LPS3.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS2, WOS3 and WIC16.

Informative

2. The applicant is reminded that he has made an undertaking (in his letter dated 27 May 2002) to review the plant screening in 6 months time. The applicant should contact the Local Planning Authority and Parish Council, and if it is felt that additional planting is required this should be arranged for the next planting season.

Date: 26 June 2002

Your Ref:

My Ref: **Tanya Davies - F/2002/6113**

WDC Tenant Services
C/O Eddie Philips
Waterford House
Erfstadt Court, Denmark Street
Wokingham
Berks
RG40 2YF

WOKINGHAM UNITARY
Environmental Services Department
Planning Service
Aiming for Excellence
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

Application Number: F/2002/6113

Site Address: Land Adjoining 5 Barker Court, Tape Lane, Hurst, Reading.

Proposal: Proposed erection of a fence and gate next to recreation ground. (Retrospective).

Your application is to be determined at the Development Control Sub-Committee meeting on the 03.07.02 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

T. G Watson

Trevor Watson
Development Control Manager
Date: 03/07/2002

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.

6113

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 3RD JULY 2002 FROM 7.00 PM TO 10.00 PM

Present: Mr AJ Ross (Chairman), Mrs ANMC Drake (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr SR Conway, Mr RFN Eke, Mr KA Malvern and Rob Stanton.

Also present under Rules of Procedure:- Mrs DF Buckley, Mrs T Marinos and Mr D Swindells.

PART I

38. MINUTES

The Minutes of the meeting of the Committee held on 12th June 2002 were confirmed as a correct record and signed by the Chairman, subject to an amendment to Minute No. 31, 3rd Paragraph, so that it reads, " Mr Harrop attended the meeting and spoke against the proposal".

39. APOLOGIES

Apologies for absence were submitted from Mr JL Earnshaw, Mrs JA Lissaman, Mrs M Robertson and Mr ND Rose.

41. APPLICATION NO: F/2002/6113, PROPOSED ERECTION OF A FENCE AND GATE ADJACENT TO RECREATION GROUND (RETROSPECTIVE), LAND ADJOINING 5 BARKER COURT, TAPE LANE, HURST, READING FOR WOKINGHAM DISTRICT COUNCIL TENANT SERVICES

The Committee considered a report about this application set out on Agenda pages 733 to 740.

Members were reminded that the application was deferred at the meeting of the Committee held on 24th April 2002 to enable the applicant to contact the Parish Council to discuss the provision of shrub screening along the fence to minimise views of the fence from the nearby recreation ground. The Committee was informed that the applicant had negotiated with the Parish Council to let the existing vegetation grow up and screen more of the fence. The applicant had also made an undertaking to arrange additional planting in 6 months time if the holly bush had not grown sufficiently to screen the fence.

- Members were informed that Hurst Parish Council were waiting to see if the shrub growth was adequate and were mindful of the offer to plant additional shrubs if necessary.

Members were also informed that should the Committee be minded to approve the application it was suggested that the second informative should be amended to include the parish council and to read as follows:

- The applicant is reminded that he has made an undertaking (in his letter dated 27 May 2002) to review the plant screening in 6 months time. The applicant should contact the local planning authority and parish council, and if it is felt that additional planting is required this should be arranged for the next planting season.

RESOLVED: That Application No: F/2002/6113 be approved, together with the informatives set out on Agenda page 736, with an amendment to the second informative so that it reads:- "The applicant is reminded that he has made an undertaking (in his letter dated 27 May 2002) to review the plant screening in 6 months time. The applicant should contact the local planning authority and parish council, and if it is felt that additional planting is required this should be arranged for the next planting season".

Development Control Ref No:	Received	Parish
F/2002/6113	11.3.02	Hurst

Applicant: Wokingham District Council Tenant Services
Location: Land Adjoining 5 Barker Court, Tape Lane, Hurst, Reading.
Proposal: Proposed erection of a fence and gate adjacent to recreation ground (Retrospective).

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

REPORT PREPARED BY: Head of Planning and Transportation and Tanya Davies.

Introduction:

1. This application was deferred from the Development Control Committee of the 24 April 2002, to enable the applicant to contact the Parish Council to discuss the provision of shrub screening along the fence to minimise views of the fence from the nearby recreation ground.

2. The applicant has negotiated with the Parish Council to let the existing vegetation grow up and screen more of the fence. The applicant has also made an undertaking to arrange additional planting in 6 months time if the holly bush has not grown sufficiently to screen the fence. (Letter attached). The response from the Parish Council will be reported to the Committee.

RECOMMENDATION: TO GRANT PLANNING PERMISSION

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 Policy OS1, EN1, EN4
   Loddon Area Local Plan Policy LBE1, LPS2 & 3,
   Wokingham District Local Plan Policy WBE 1, WOS2, WOS3 & WIC16

Development Control Ref No:	Received	Parish
F/2002/6113	11.3.02	Hurst

Applicant: Wokingham District Council Tenant Services
Location: Land Adjoining 5 Barker Court, Tape Lane, Hurst, Reading.
Proposal: Proposed erection of a fence and gate adjacent to recreation ground (Retrospective).

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

REPORT PREPARED BY: Head of Planning and Transportation and Tanya Davies.

SUMMARY:

1. **Planning History** – Planning permission was granted in 1978 for 10 flats for senior citizens in Barker Court. These flats are still managed by the District Council.

2. **Proposal** – This application is for a 1.8m high gate and panel and 30m long stretch of a 2.4m high green coloured plastic coated steel fencing to the rear of 5 Barker Court. The application is retrospective and the fencing has already been erected along the boundary which is shared between the rear of 5 Barkers Court and the Ward's Cross recreation ground. The fence is needed to improve security and was installed prior to the determination of the planning application for this reason.

   This application is being reported to Committee as it is an application made by the District Council.

RECOMMENDATION: TO GRANT PLANNING PERMISSION –Subject To Conditions.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

3. **Consultations**

- ***Hurst Parish Council:*** object to the proposed gate and fence as they are out of keeping in the rural area. The need for security is understood, but the fence should be in keeping with its surroundings.
- ***Highways:*** no objection.
- ***Neighbour Consultation:*** no representations have been received to date.

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

A. Impact upon neighbouring properties (Berkshire Structure Plan polices OS1, EN1 and EN4, Loddon Area Local Plan policies LBE1 and Wokingham District Local Plan policies WOS2, WOS3 and WBE1)

B. Flooding Issues (Berkshire Structure Plan policies EN3, Loddon Area Local Plan Policies LPS2 & 3, and Wokingham District Local Plan policy WIC16 and PPG 25)

A. Impact upon neighbouring properties
The 1.8m close board wooden high gate and panel and 2.4m high green coloured plastic coated steel fencing have been erected as shown on the attached plan. The fence prevents access from the recreation ground into Barker Court, whilst the gate provides further security.

Barker Court is a District managed housing development and is located off Tape Lane. The green fence is mostly be screened from view but the top of it can be seen above the close board gate and panel. However, from Barker Court the green fence is viewed against a backdrop which includes some mature trees and it is not considered that the fence or gate has an adverse impact on neighbouring properties.

B Flooding Issues
The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

5. **Conclusion**
The fence and gate improve security and do not have a detrimental impact on the adjacent properties.

Recommendation – GRANT planning permission.

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 Policy OS1, EN1, EN4
   Loddon Area Local Plan Policy LBE1, LPS2 & 3,
   Wokingham District Local Plan Policy WBE 1, WOS2, WOS3 & WIC16

2. The applicant is reminded that he has made an undertaking (in his letter dated 27 May 2002) to review the plant screening in 6 months time. The applicant should contact the local planning authority and if it is felt that additional planting is required this should be arranged for the next planting season.

Tel: (0118) 9793109 E-mail: Eddie.Phillips@wokingham.gov.uk

Date: 27 May 2002

Your Ref:

My Ref: ECP/PS

WOKINGHAM UNITARY
Aiming for Excellence

Tenant Services
Waterford House
Erftstadt Court
Denmark Street
Wokingham
Berkshire RG40 2YF
Fax: (0118) 979 3170

Mr. R. Wardle,
Clerk of St. Nicholas Hurst Parish Council,
"Glenrocques"
52 Altwood Road,
Maidenhead,
Berks. SL6 4PX

Dear Mr. Wardle,

FENCING AT BARKER COURT/RECREATION ROAD, HURST
APPLICATION F/2002/6113

Further to our recent telephone discussions regarding the above matter, I am pleased to be able to confirm the following which was the basis of our conversation.

If the existing shrubbery which grows adjacent to the main length of the fence is allowed to grow another two feet in height, it would mask the majority of the fencing as seen from the recreation ground side.

The splayed section of fencing, which is the most obtrusive and runs from the straight length of fencing to the edge of the footpath, could be masked from view by letting the existing holly bush continue to grow. If within six months time this holly bush has not grown sufficiently to mask the appearance of the fence, I will arrange for planting to take place either on the recreation ground side or the Barker Court side. I suggest the Barker Court side as this will not restrict the access width of the footpath as this is already quite narrow.

After discussion with our tenants in Barker Court, it would appear that the erection of the fencing has been really successful and has completely ended all of the various problems which they were experiencing through young people gathering in the area.

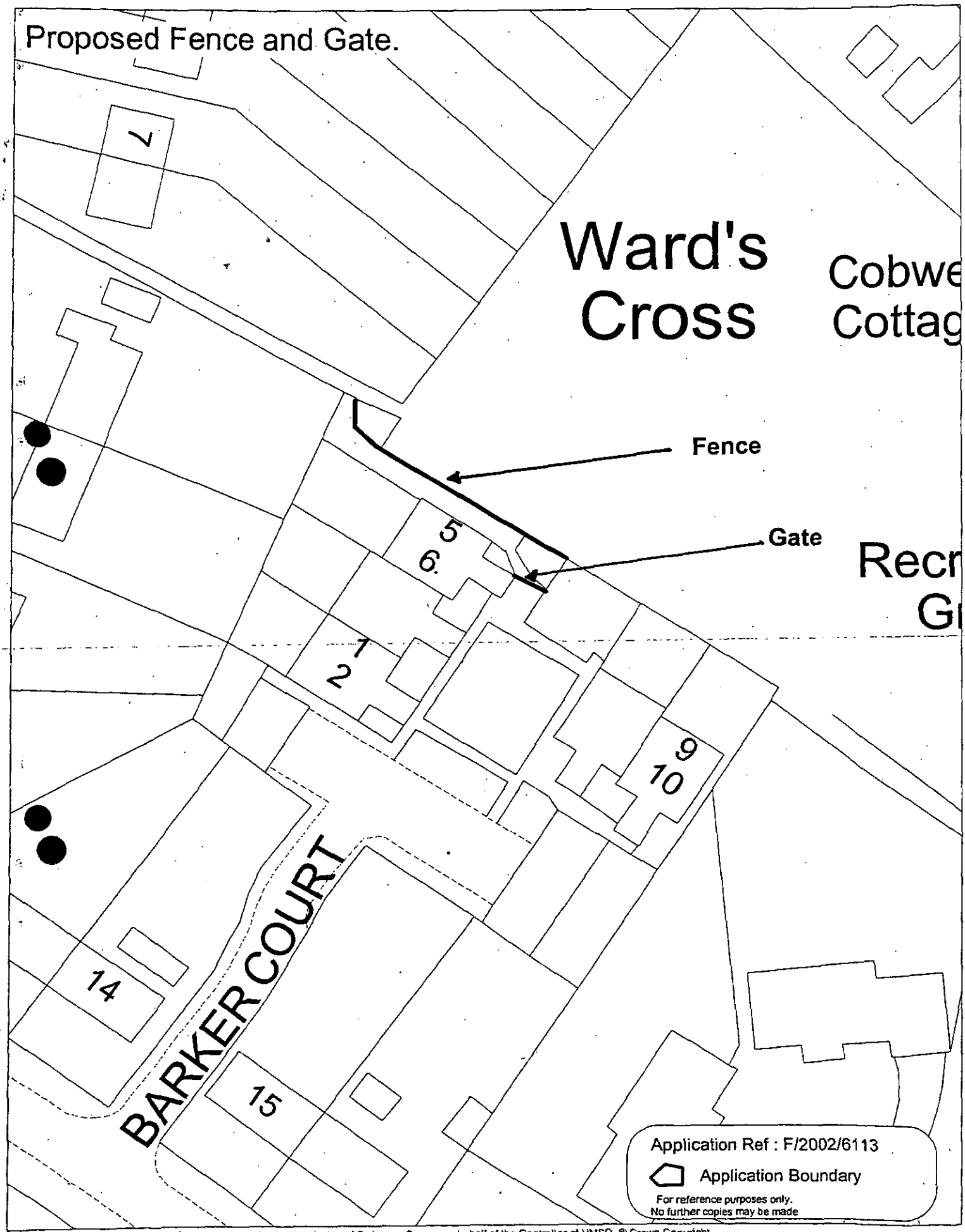
If my proposal is acceptable to you and the Committee, will you please confirm this back tome. Also if you wish to accept the offer for extra planting later in the year, could you please contact me at the appropriate time.

Yours sincerely,

E.C. PHILLIPS
ACTING MAINTENANCE MANAGER

C.c. Susie Moloney – Area Housing Officer
Tanya Davies – Senior Minerals & Waste Planning Officer

POSITIVE ABOUT PEOPLE



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Development Control Section, Environmental Services, Wokingham District Council.

22 May 2002

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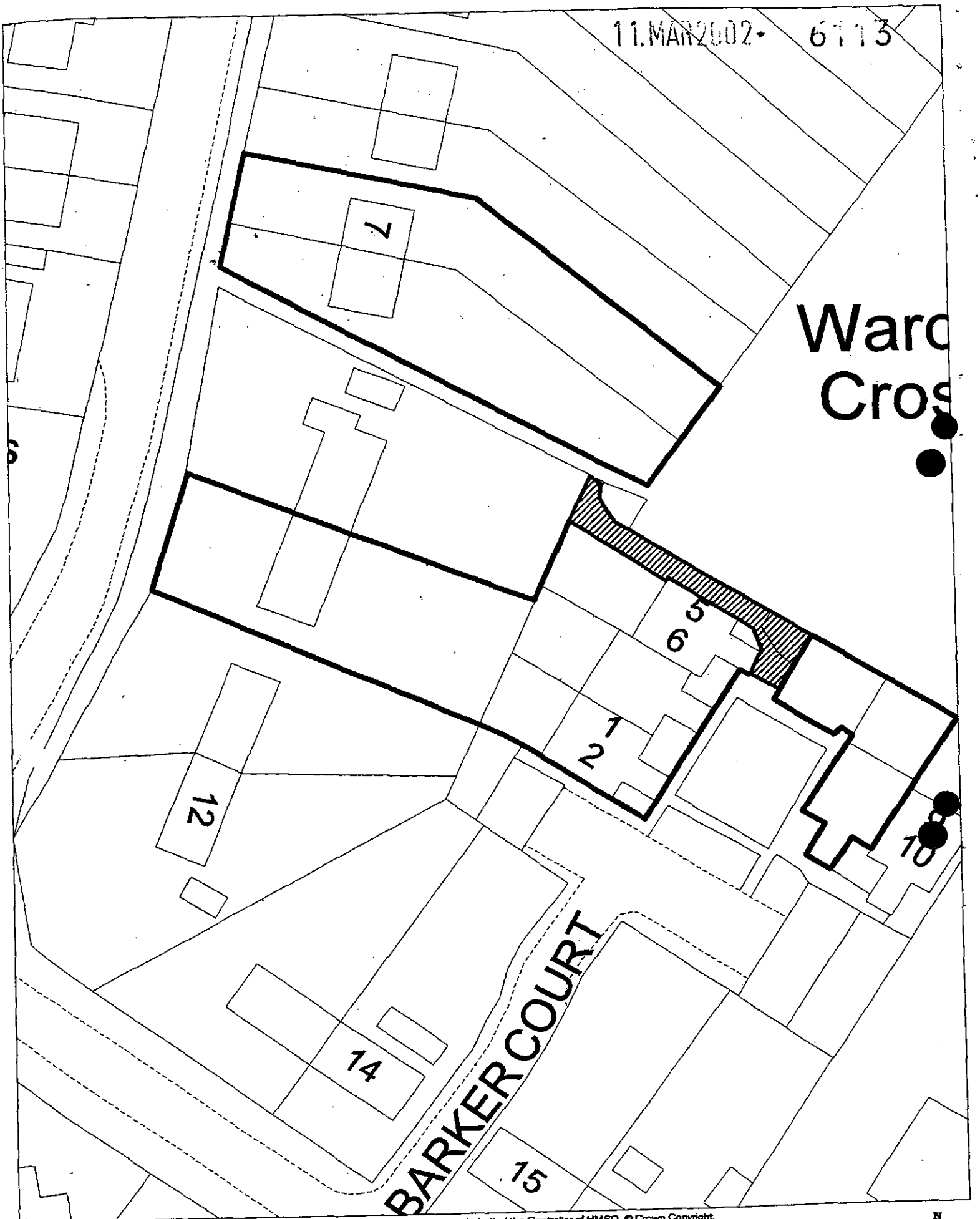

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Housing ,Community Services, Wokingham District Council.
5 March 2002

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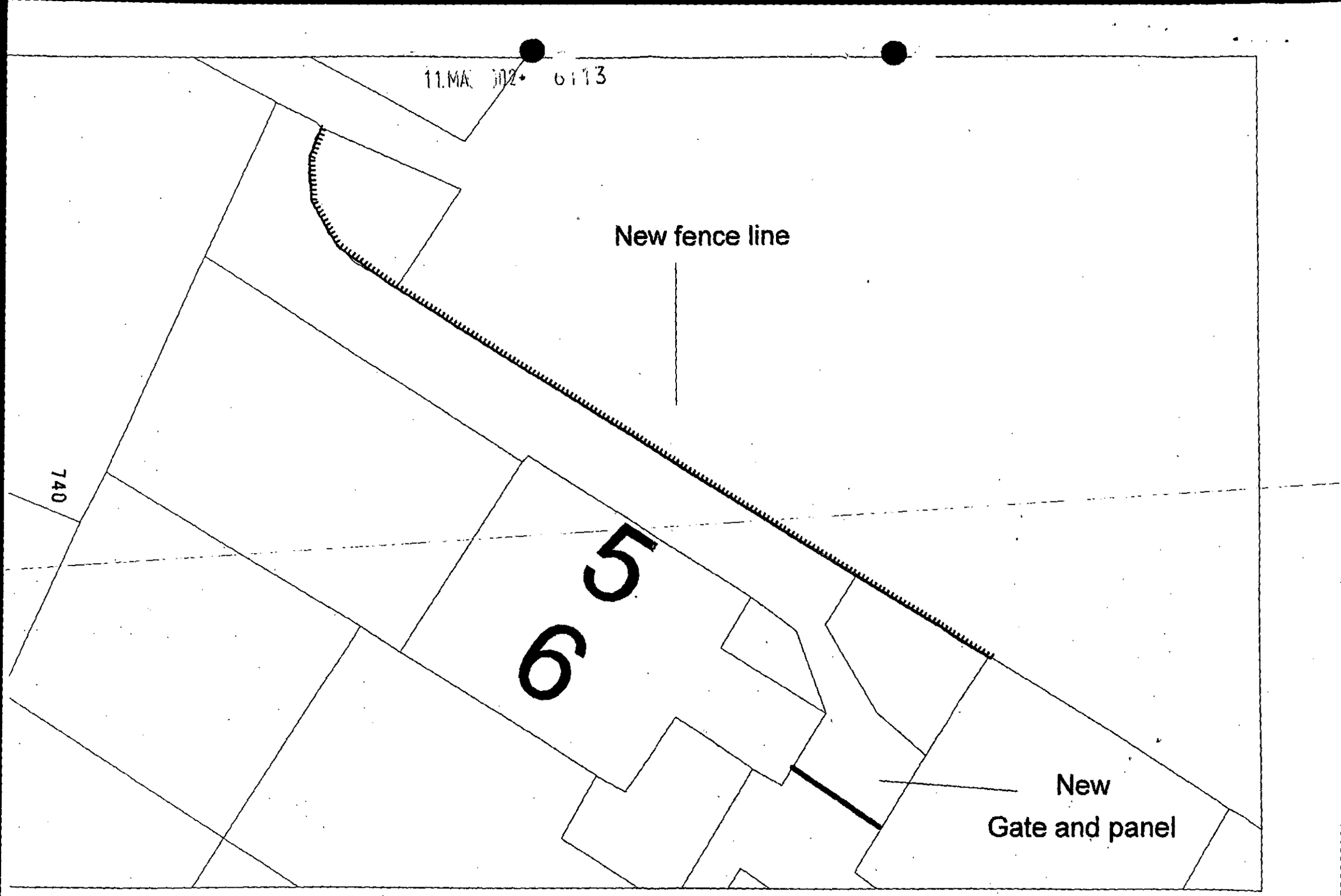

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MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 24TH APRIL 2002 FROM 7.00 PM TO 10.25 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mr MJ Bryant, Mr RH Cundy, Mrs MA Long, Mrs M Robertson, Mr ND Rose, Mr AJ Ross and Mrs C Smith.

Also present: Mrs T Marinos, Mr DC Morgan, and Mrs PJ Stubbs.

PART I

241. MINUTES

The Minutes of the meeting of the Committee held on 3rd April 2002 were confirmed as a correct record and signed by the Chairman, subject to the inclusion of Mrs MA Long in the list of those in attendance and in relation to Minute No. 234, reference in the resolution should be to consultation with the local Member and not Members.

242. APOLOGIES

Apologies for absence were submitted from Mrs DC Beatty and Mr SR Conway.

258. APPLICATION NO.F/2002/6113 – PROPOSED ERECTION OF A FENCE AND GATE ADJACENT TO RECREATION GROUND (RETROSPECTIVE) – LAND ADJOINING 5 BARKER COURT, TAPE LANE, HURST FOR WOKINGHAM DISTRICT COUNCIL TENANT SERVICES

The Committee considered a report about this application set out on Agenda pages 3192 to 3197.

Members discussed the application and felt that consideration of the application should be deferred to clarify the position in respect of ownership of the adjoining recreation area and the potential for a landscaping condition to be attached to any permission.

RESOLVED: That Application No.F/2002/6113 be deferred to clarify the position in respect of ownership of the adjoining recreation area and the potential for a landscaping condition to be attached to any permission.

Development Control Ref No:	Received	Parish
F/2002/6113	11.3.02	Hurst

Applicant: Wokingham District Council Tenant Services
Location: Land Adjoining 5 Barker Court, Tape Lane, Hurst, Reading.
Proposal: Proposed erection of a fence and gate adjacent to recreation ground (Retrospective).

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

REPORT PREPARED BY: Head of Planning and Transportation and Tanya Davies.

SUMMARY:

1. **Planning History** – Planning permission was granted in 1978 for 10 flats for senior citizens in Barker Court. These flats are still managed by the District Council.

2. **Proposal** – This application is for a 1.8m high gate and panel and 30m long stretch of a 2.4m high green coloured plastic coated steel fencing to the rear of 5 Barker Court. The application is retrospective and the fencing has already been erected along the boundary which is shared between the rear of 5 Barkers Court and the Ward's Cross recreation ground. The fence is needed to improve security and was installed prior to the determination of the planning application for this reason.

   This application is being reported to Committee as it is an application made by the District Council.

RECOMMENDATION: TO GRANT PLANNING PERMISSION –Subject To Conditions.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

3. **Consultations**

- ***Hurst Parish Council:*** object to the proposed gate and fence as they are out of keeping in the rural area. The need for security is understood, but the fence should be in keeping with its surroundings.
- ***Highways:*** no objection.
- ***Neighbour Consultation:*** no representations have been received to date.

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

A. Impact upon neighbouring properties (Berkshire Structure Plan polices OS1, EN1 and EN4, Loddon Area Local Plan policies LBE1 and Wokingham District Local Plan policies WOS2, WOS3 and WBE1)

B. Flooding Issues (Berkshire Structure Plan policies EN3, Loddon Area Local Plan Policies LPS2 & 3, and Wokingham District Local Plan policy WIC16 and PPG 25)

A. Impact upon neighbouring properties
The 1.8m close board wooden high gate and panel and 2.4m high green coloured plastic coated steel fencing have been erected as shown on the attached plan. The fence prevents access from the recreation ground into Barker Court, whilst the gate provides further security.

Barker Court is a District managed housing development and is located off Tape Lane. The green fence is mostly be screened from view but the top of it can be seen above the close board gate and panel. However, from Barker Court the green fence is viewed against a backdrop which includes some mature trees and it is not considered that the fence or gate has an adverse impact on neighbouring properties.

B Flooding Issues
The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

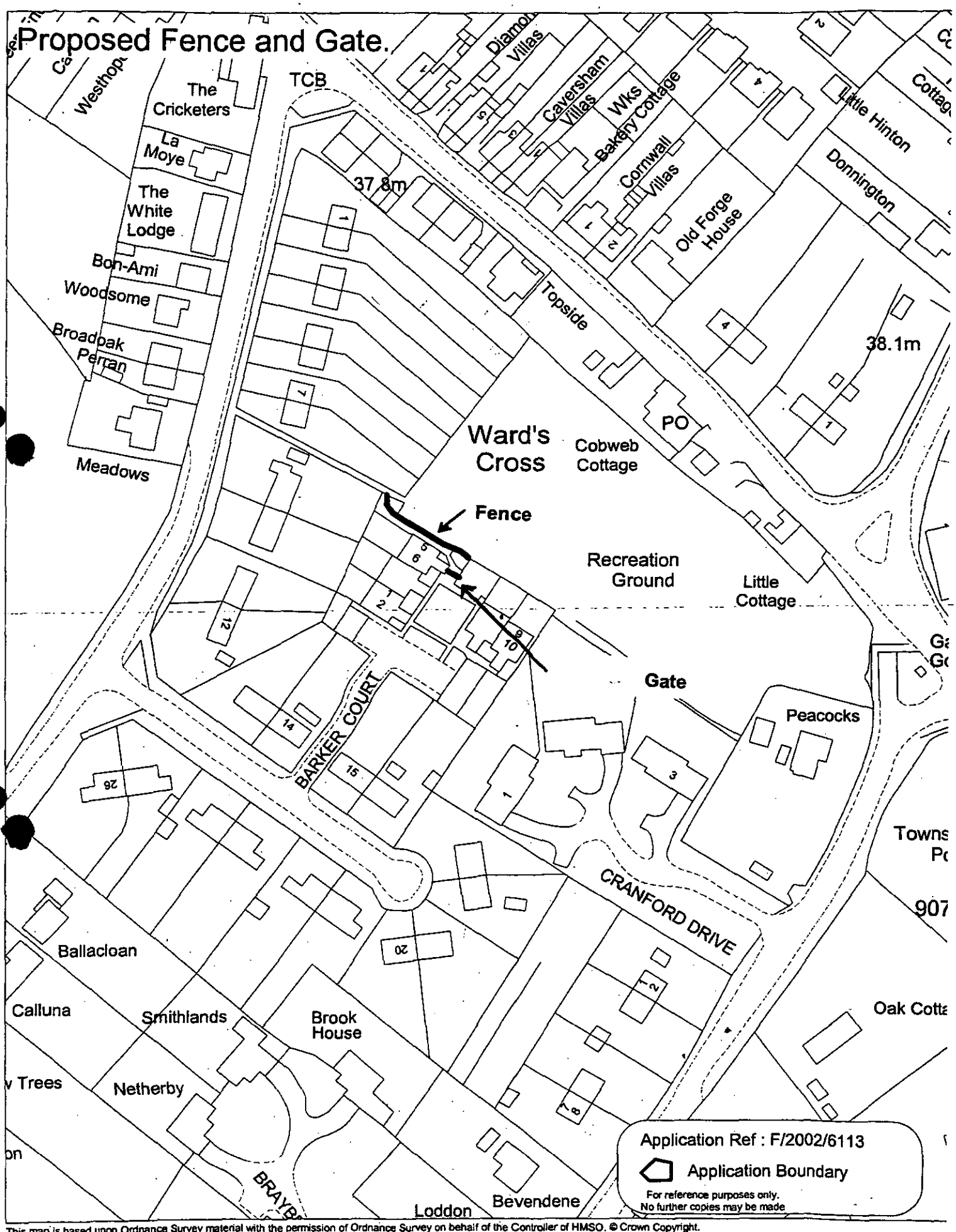
5. **Conclusion**
The fence and gate improve security and do not have a detrimental impact on the adjacent properties.

Recommendation – GRANT planning permission.

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 Policy OS1, EN1, EN4
   Loddon Area Local Plan Policy LBE1, LPS2 & 3,
   Wokingham District Local Plan Policy WBE 1, WOS2, WOS3 & WIC16



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Development Control Section, Environmental Services, Wokingham District Council.

24 April 2002

3195

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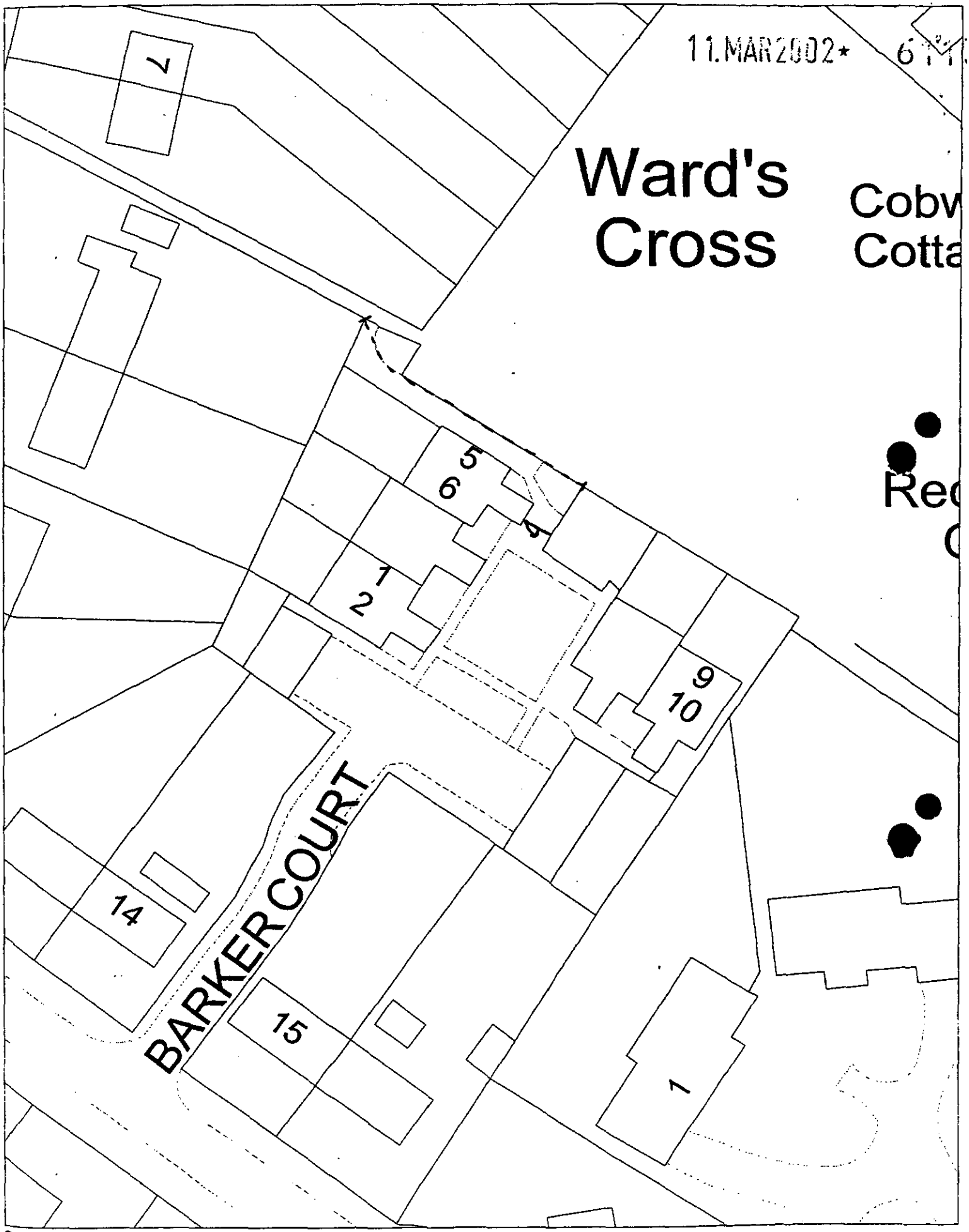

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Housing ,Community Services, Wokingham District Council.
22 January 2002

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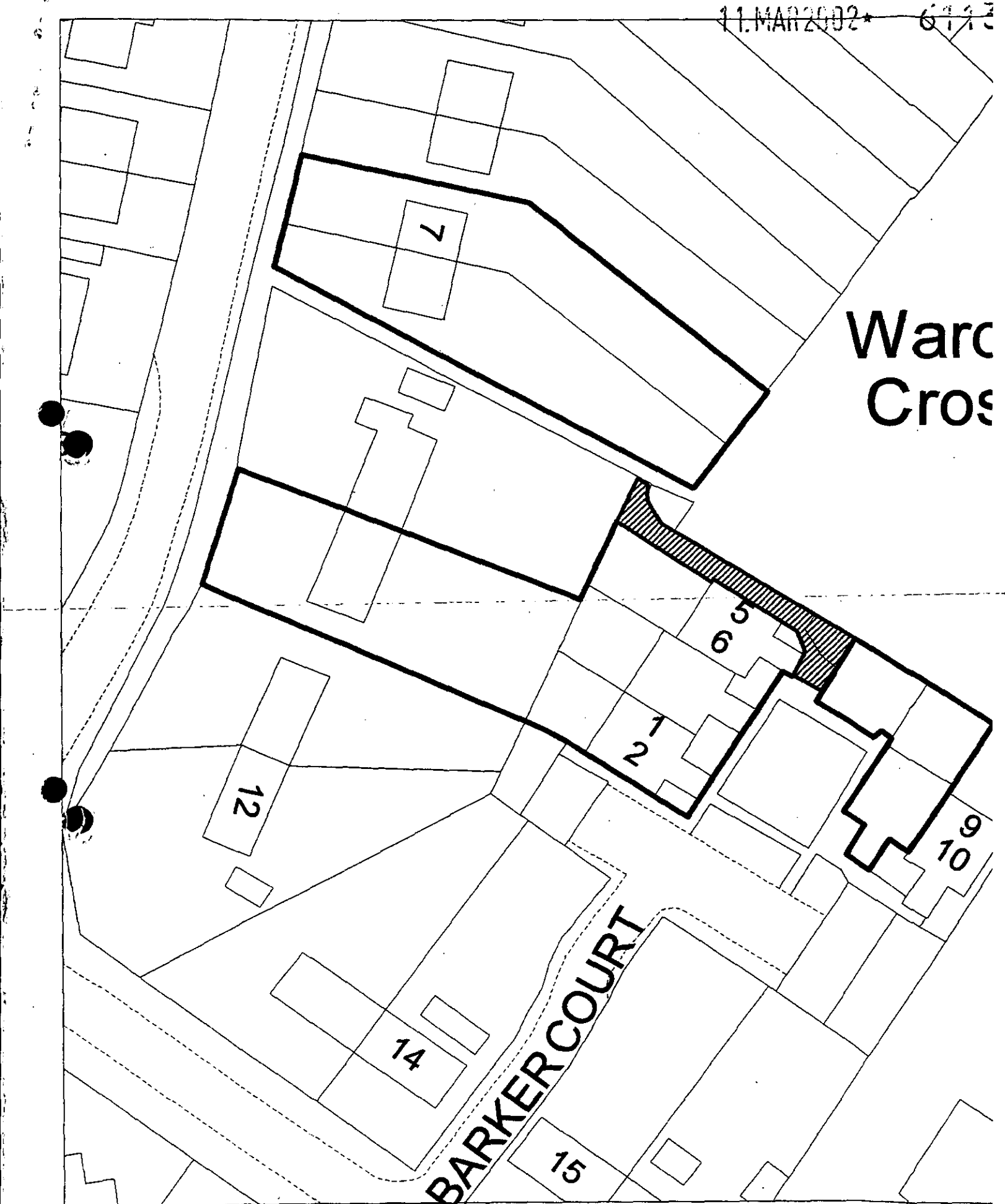
11 MAR 2002



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Housing, Community Services, Wokingham District Council
5 March 2002

Scale: 1 : 500

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5.00 ANY OTHER ITEMS WHICH THE CHAIRMAN DECIDES ARE URGENT

5.01 A Supplementary Agenda will be issued by the Chief Executive if there are any items to consider under this heading.

Please issue decision notice
Thanks Tanya
n.b. no conditions just 2 informatives

Development Control Ref No:	Received	Parish
F/2002/6113	11.3.02	Hurst

Applicant: Wokingham District Council Tenant Services
Location: Land Adjoining 5 Barker Court, Tape Lane, Hurst, Reading.
Proposal: Proposed erection of a fence and gate adjacent to recreation ground (Retrospective).

RECOMMENDATION: TO GRANT PLANNING PERMISSION

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 Policy OS1, EN1, EN4
   Loddon Area Local Plan Policy LBE1, LPS2 & 3,
   Wokingham District Local Plan Policy WBE 1, WOS2, WOS3 & WIC16

2. The applicant is reminded that he has made an undertaking (in his letter dated 27 May 2002) to review the plant screening in 6 months time. The applicant should contact the local planning authority and parish council, and if it is felt that additional planting is required this should be arranged for the next planting season.

NO OBS

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To: Tanya

Mr / ~~Mrs~~ / ~~Miss~~ Wardle

Of: _____ Tel No: 01628628485

☑ Telephoned ☐ Visited ☐ Wants to see you

☑ Please Phone ☐ Will call again ☐ URGENT

Message:

Agenda
P/App. 6113

Spoke to mr Wardle.
Parish are waiting to see if shrub growth is adequate and are mindful of the offer to plant additional shrubs if necessary
DD 28/6/02 Thurs.

Message taken by: Lynn Time: June 27th 02

THE REPROGRAPHICS UNIT, Unit 13 Wellar Drive, Hogwood Lane Ind. Est. Finchampstead, Berkshire RG40 4QZ Tel: (0118) 9735844 Fax (0118) 9735966 Email: reprographics@wokingham.gov.uk

Tanya Davies

From: Tanya Davies
Sent: Tuesday, May 28, 2002 3:02 PM
To: Eddie Phillips
Subject: RE: barker court fence

Hi

Any news from the Parish Council as I need to finalise my report last thing today?

Cheers Tanya

Tanya Davies
Senior Minerals & Waste Officer
Wokingham District Council

Tel: 0118 974 6229
Fax: 0118 974 6484

-----Original Message-----
From: Eddie Phillips
Sent: Wednesday, May 22, 2002 10:11 AM
To: Tanya Davies
Subject: RE: barker court fence

Not yet but I am awaiting a call from the Parish Council.

Regards, Eddie.

-----Original Message-----
From: Tanya Davies
Sent: 20 May 2002 17:43
To: Eddie Phillips
Subject: barker court fence

I was wondering if you had made any progress with the Parish Council regarding the planting along the fence at Barker Court yet?

I will need to finalise my committee report next Monday, for committee on 12 June.

Best wishes

Tanya
Tanya Davies
Senior Minerals & Waste Officer
Wokingham District Council

Tel: 0118 974 6229
Fax: 0118 974 6484

Chased again 12.6.02 explaining next committee deadline 18.6.02 TD.

Tanya Davies

From: Tanya Davies
Sent: Monday, May 20, 2002 5:43 PM
To: Eddie Phillips
Subject: barker court fence

I was wondering if you had made any progress with the Parish Council regarding the planting along the fence at Barker Court yet?

I will need to finalise my committee report next Monday, for committee on 12 June.

Best wishes

Tanya

Tanya Davies
Senior Minerals & Waste Officer
Wokingham District Council

Tel: 0118 974 6229
Fax: 0118 974 6484

Tel: (0118) 9793109 E-mail: Eddie.Phillips@wokingham.gov.uk

Date: 27 May 2002

Your Ref:

My Ref: ECP/PS

WOKINGHAM UNITARY
Aiming for Excellence

Mr. R. Wardle,
Clerk of St. Nicholas Hurst Parish Council,
"Glenrocques"
52 Altwood Road,
Maidenhead,
Berks. SL6 4PX

Tenant Services
Waterford House
Erftstadt Court
Denmark Street
Wokingham
Berkshire RG40 2YF
Fax: (0118) 979 3170

Dear Mr. Wardle,

FENCING AT BARKER COURT/RECREATION ROAD, HURST
APPLICATION F/2002/6113

Further to our recent telephone discussions regarding the above matter, I am pleased to be able to confirm the following which was the basis of our conversation.

If the existing shrubbery which grows adjacent to the main length of the fence is allowed to grow another two feet in height, it would mask the majority of the fencing as seen from the recreation ground side.

The splayed section of fencing, which is the most obtrusive and runs from the straight length of fencing to the edge of the footpath, could be masked from view by letting the existing holly bush continue to grow. If within six months time this holly bush has not grown sufficiently to mask the appearance of the fence, I will arrange for planting to take place either on the recreation ground side or the Barker Court side. I suggest the Barker Court side as this will not restrict the access width of the footpath as this is already quite narrow.

After discussion with our tenants in Barker Court, it would appear that the erection of the fencing has been really successful and has completely ended all of the various problems which they were experiencing through young people gathering in the area.

If my proposal is acceptable to you and the Committee, will you please confirm this back tome. Also if you wish to accept the offer for extra planting later in the year, could you please contact me at the appropriate time.

Yours sincerely,

E.C. PHILLIPS
ACTING MAINTENANCE MANAGER

C.c. Susie Moloney – Area Housing Officer
Tanya Davies – Senior Minerals & Waste Planning Officer

ADVISE TANYA PROCEDURE FOR DEFERRED APPLICATIONS
DEFER IF NOT SORTED.

Development Control Ref No:	Received	Parish
F/2002/6113	11.3.02	Hurst

X

Applicant: Wokingham District Council Tenant Services
Location: Land Adjoining 5 Barker Court, Tape Lane, Hurst, [redacted]
Proposal: Proposed erection of a fence and gate adjacent to recreation ground (Retrospective).

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

REPORT PREPARED BY: Head of Planning and Transportation and Tanya Davies.

SUMMARY: This item was deferred at the last meeting of the Development Control Committee. This was to allow the applicant time to negotiate with the owner of the adjacent recreation ground to allow shrub planting to screen the fence.

1. **Planning History** – Planning permission was granted in 1978 for 10 flats for senior citizens in Barker Court. These flats are still managed by the District Council.

2. **Proposal** – This application is for a 1.8m high gate and panel and 30m long stretch of a 2.4m high green coloured plastic coated steel fencing to the rear of 5 Barker Court. The application is retrospective and the fencing has already been erected along the boundary which is shared between the rear of 5 Barkers Court and the Ward's Cross recreation ground. The fence is needed to improve security and was installed prior to the determination of the planning application for this reason.

   This application is being reported to Committee as it is an application made by the District Council.

RECOMMENDATION: TO GRANT PLANNING PERMISSION –Subject To Conditions.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

3. **Consultations**

- ***Hurst Parish Council:*** object to the proposed gate and fence as they are out of keeping in the rural area. The need for security is understood, but the fence should be in keeping with its surroundings.
- ***Highways:*** no objection.
- ***Neighbour Consultation:*** no representations have been received to date.

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

A. Impact upon neighbouring properties (Berkshire Structure Plan polices OS1 , EN1 and EN4, Loddon Area Local Plan policies LBE1 and Wokingham District Local Plan policies WOS2, WOS3 and WBE1)

B. Flooding Issues (Berkshire Structure Plan policies EN3, Loddon Area Local Plan Policies LPS2 & 3, and Wokingham District Local Plan policy WIC16 and PPG 25)

A. Impact upon neighbouring properties
The 1.8m close board wooden high gate and panel and 2.4m high green coloured plastic coated steel fencing have been erected as shown on the attached plan. The fence prevents access from the recreation ground into Barker Court, whilst the gate provides further security.

Barker Court is a District managed housing development and is located off Tape Lane. The green fence is mostly screened from view but the top of it can be seen above the close board gate and panel. However, from Barker Court the green fence is viewed against a backdrop which includes some mature trees and it is not considered that the fence or gate has an adverse impact on neighbouring properties from this viewpoint.

Members of the Development Control committee expressed concerns about the impact of the fence from the recreation ground side. The applicant has been requested to contact the owner/ custodian of the recreation ground to negotiate some shrub planting to screen the fence from this side. The outcome of these discussions will be reported verbally at committee.

B Flooding Issues
The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

5. **Conclusion**
The fence and gate improve security and do not have a detrimental impact on the adjacent properties.

Recommendation – GRANT planning permission.

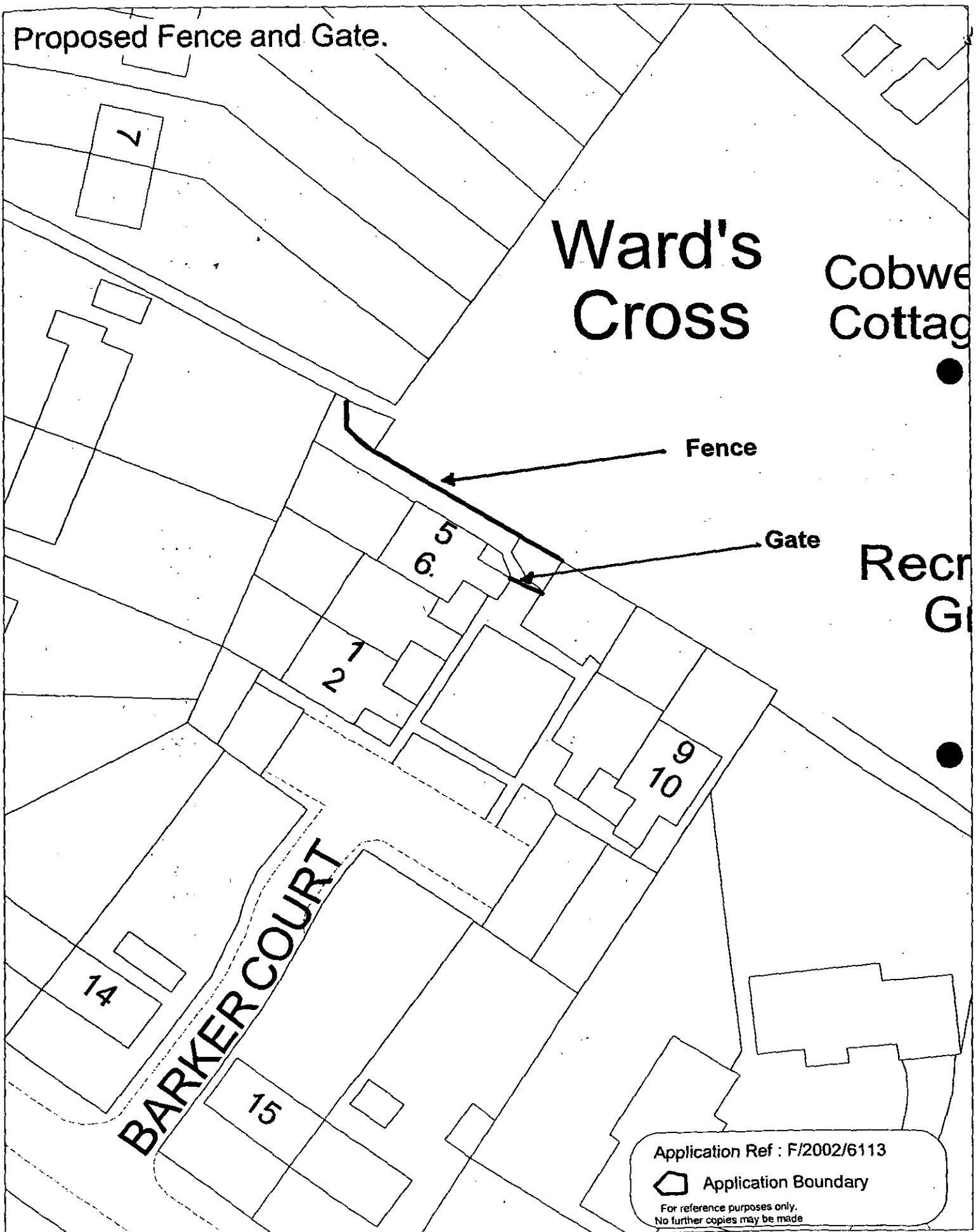
2nd Batch

Please defer this item.
(No progress has been made).

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 Policy OS1, EN1, EN4
   Loddon Area Local Plan Policy LBE1, LPS2 & 3,
   Wokingham District Local Plan Policy WBE 1, WOS2, WOS3 & WIC16



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Development Control Section, Environmental Services, Wokingham District Council.
22 May 2002
Scale: 1 : 500

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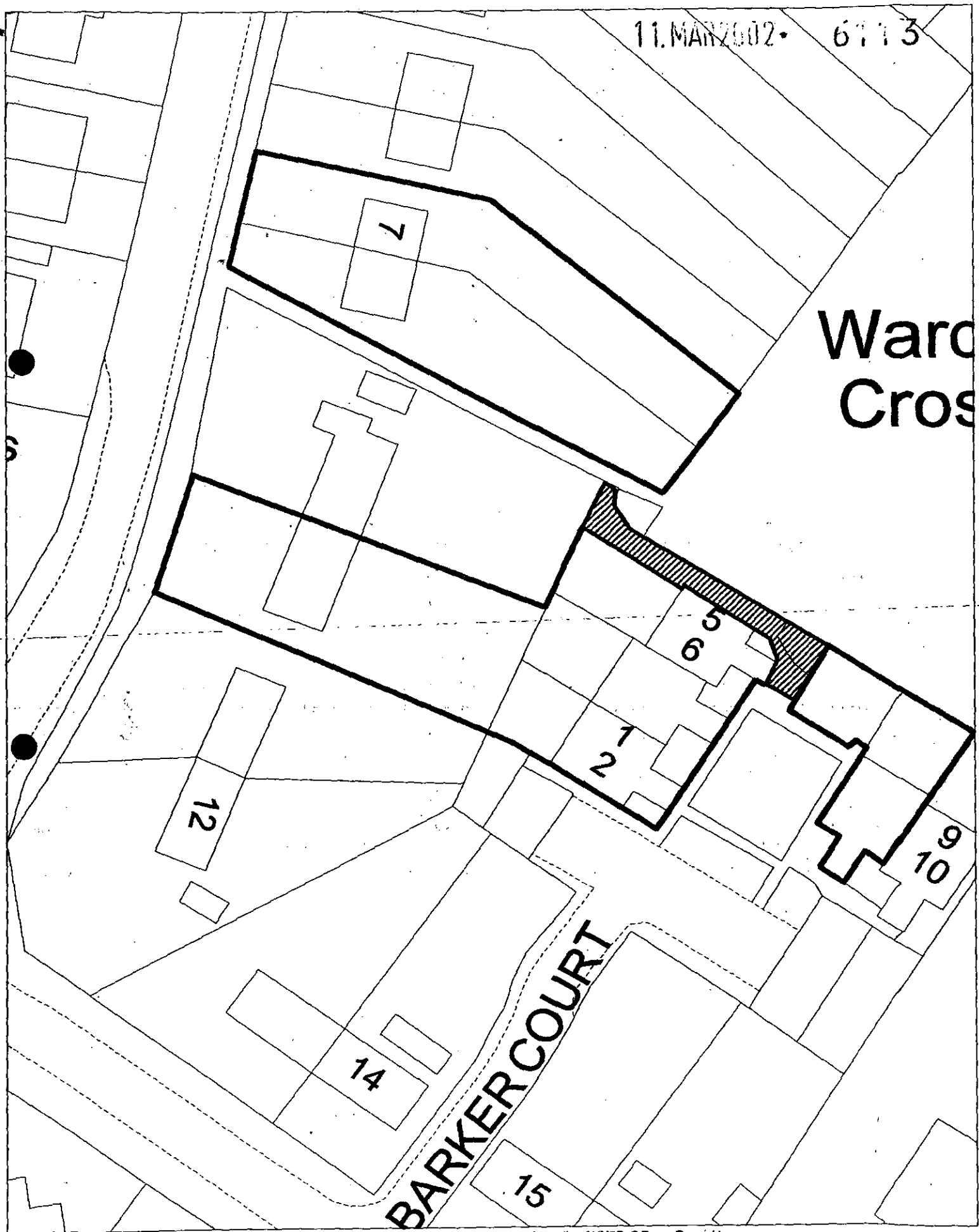

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Housing ,Community Services, Wokingham District Council.
5 March 2002

Scale: 1 : 500

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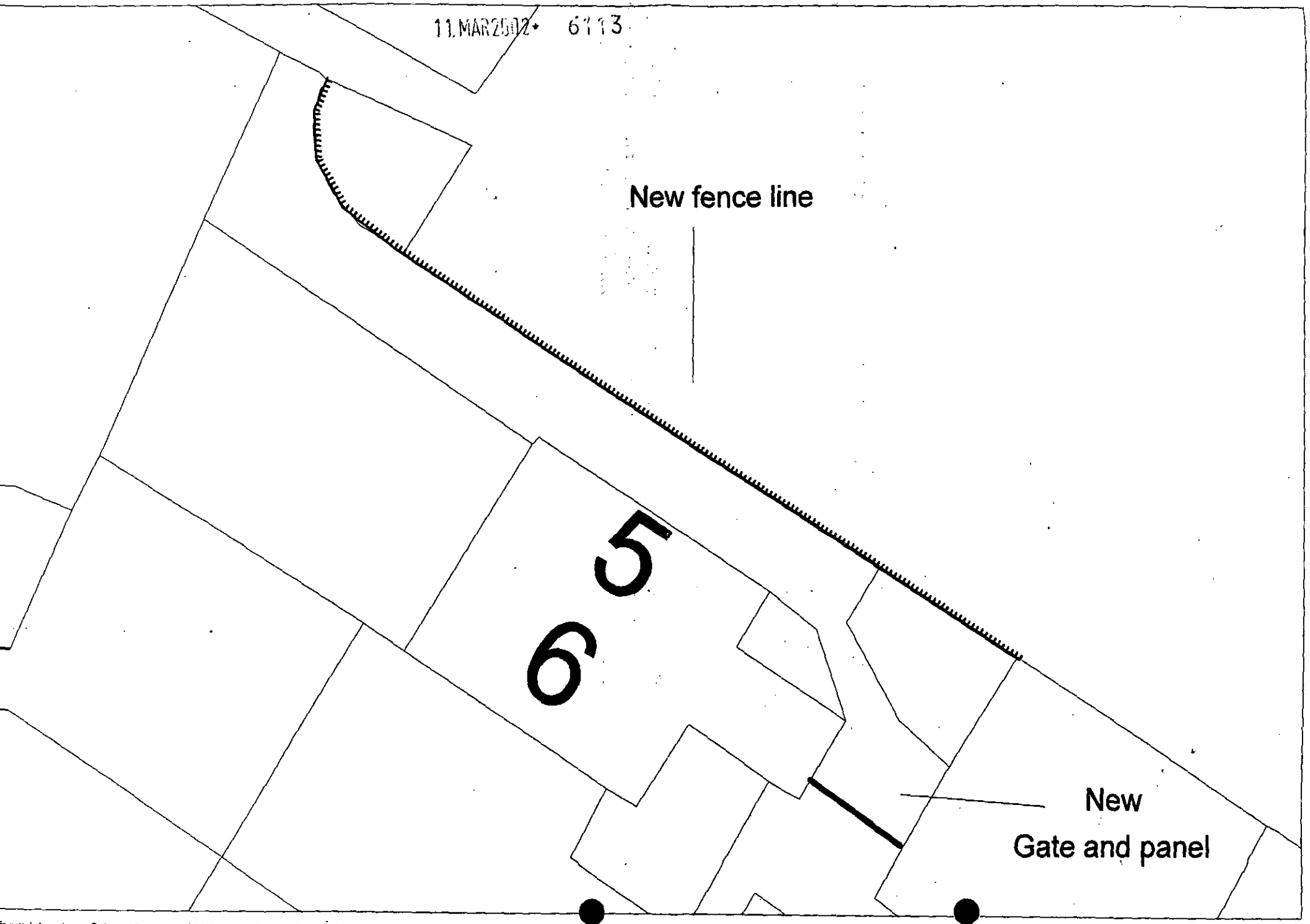

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Housing, Community Services, Wokingham District Council

Development Control Ref No:	Received	Parish
F/2002/6113	11.3.02	Hurst

Applicant: Wokingham District Council Tenant Services
Location: Land Adjoining 5 Barker Court, Tape Lane, Hurst, Reading.
Proposal: Proposed erection of a fence and gate adjacent to recreation ground (Retrospective).

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

REPORT PREPARED BY: Head of Planning and Transportation and Tanya Davies.

SUMMARY: This item was deferred at the last meeting of the Development Control Committee. This was to allow the applicant time to negotiate with the owner of the adjacent recreation ground to allow shrub planting to screen the fence.

1. **Planning History** – Planning permission was granted in 1978 for 10 flats for senior citizens in Barker Court. These flats are still managed by the District Council.

2. **Proposal** – This application is for a 1.8m high gate and panel and 30m long stretch of a 2.4m high green coloured plastic coated steel fencing to the rear of 5 Barker Court. The application is retrospective and the fencing has already been erected along the boundary which is shared between the rear of 5 Barkers Court and the Ward's Cross recreation ground. The fence is needed to improve security and was installed prior to the determination of the planning application for this reason.

   This application is being reported to Committee as it is an application made by the District Council.

RECOMMENDATION: TO GRANT PLANNING PERMISSION –Subject To Conditions.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

3. **Consultations**

- ***Hurst Parish Council:*** object to the proposed gate and fence as they are out of keeping in the rural area. The need for security is understood, but the fence should be in keeping with its surroundings.
- ***Highways:*** no objection.
- ***Neighbour Consultation:*** no representations have been received to date.

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

A. Impact upon neighbouring properties (Berkshire Structure Plan polices OS1, EN1 and EN4, Loddon Area Local Plan policies LBE1 and Wokingham District Local Plan policies WOS2, WOS3 and WBE1)

B. Flooding Issues (Berkshire Structure Plan policies EN3, Loddon Area Local Plan Policies LPS2 & 3, and Wokingham District Local Plan policy WIC16 and PPG 25)

A. Impact upon neighbouring properties
The 1.8m close board wooden high gate and panel and 2.4m high green coloured plastic coated steel fencing have been erected as shown on the attached plan. The fence prevents access from the recreation ground into Barker Court, whilst the gate provides further security.

Barker Court is a District managed housing development and is located off Tape Lane. The green fence is mostly be screened from view but the top of it can be seen above the close board gate and panel. However, from Barker Court the green fence is viewed against a backdrop which includes some mature trees and it is not considered that the fence or gate has an adverse impact on neighbouring properties from this viewpoint.

Members of the Development Control committee expressed concerns about the impact of the fence from the recreation ground side. The applicant has been requested to contact the owner/ custodian of the recreation ground to negotiate some shrub planting to screen the fence from this side. The outcome of these discussions will be reported verbally at committee.

B Flooding Issues
The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

5. **Conclusion**
The fence and gate improve security and do not have a detrimental impact on the adjacent properties.

Recommendation – GRANT planning permission.

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 Policy OS1, EN1, EN4
   Loddon Area Local Plan Policy LBE1, LPS2 & 3,
   Wokingham District Local Plan Policy WBE 1, WOS2, WOS3 & WIC16

FILE NOTE

- Spoke to Eddie Phillips (1/5/02) to find out any progress yet.

- He will write to PC shortly but is away next week.

- I sent him contact details of PC + told him
  - I need info before 22 May.

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 1 May

TO: Eddie Phillips

FROM: Tanya Davies Planning Services.

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 2

RECIPIENT FAX NUMBER: 979 3170

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: Hurst PC. Contact details

NOTES:

Please find letter attached.

Cheers Tanya

Tel: (0118) 974 6229 (Direct Line)
E-Mail: tanya.davies@wokingham.gov.uk
Date: 25 April 2002
My ref: TD/F/2002/6113

Mr E Phillips
WDC Tenant Services
Waterford House, Erftstadt Court,
Denmark St, Wokingham,
RG40 2YF

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 Phillips

Land Adjoining 5 Barker Court, Tape Lane, Hurst, Reading.

Proposed erection of a fence and gate adjacent to recreation ground (Retrospective).

I write to inform you that the planning application for a fence and gate at Barker Court was reported to Members of the Development Control committee last night.

Members deferred consideration of the application as they were concerned about the impact on the fence on the character and appearance of the area. The Parish Council have also raised concerns about the style of the fence and consider that it is inappropriate in a rural area.

Members deferred the application, so that shrub/ tree planting to screen the fence could be investigated. They would like to see some planting close to the fence on the recreation ground side. As I think this land is owned/ in the control of the parish council (and not within WDC ownership) I need you to contact them and ask if they would be prepared for you to plant some shrubs/trees on their side of the fence.

I would be grateful if you would do this by Friday 10th May so that I can report progress to the Development Control meeting on 22 May.

If you have any queries please contact me on the telephone number above.

Yours faithfully

Tanya Davies
Senior Minerals & Waste Planning Officer

Date: 17 April 2002

Your Ref:

My Ref: **Tanya Davies - F/2002/6113**

WDC Tenant Services
C/O Eddie Philips
Waterford House
Erfstadt Court, Denmark Street
Wokingham
Berks
RG40 2YF

WOKINGHAM UNITARY
Environmental Services Department
Planning Service
Aiming for Excellence
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

Application Number: F/2002/6113

Site Address: Land Adjoining 5 Barker Court, Tape Lane, Hurst, Reading.

Proposal: Proposed erection of a fence and gate next to recreation ground. (Retrospective).

Your application is to be determined at the Development Control Sub-Committee meeting on the 24.04.02 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

PLANNING SERVICES | HOT
POL | TLS
CC TD | ENF
APP
10 APR 2002

ST. NICHOLAS HURST PARISH COUNCIL

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

9th April, 2002

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

For the attention of Tanya Davies

Dear Miss Davies,

Application No. F/2002/6113

I refer to the above-mentioned Application by WDC Tenant Services; proposed erection of a fence and gate next to recreation ground (retrospective).

My Council object to this proposal as the height and design are totally out of keeping in this rural area. The need for security is understood, but the fence should be in keeping with its surroundings.

Yours sincerely,

Clerk

HIGHWAYS CONSULTATION SHEET

From: Tanya Davies **Date:** 21 March 2002

Application Number: F/2002/6113

Proposal: Proposed erection of a fence and gate next to recreation ground. (Retrospective)

Parish: HURST PARISH

Site Address:
Land Adjoining 5 Barker Court, Tape Lane, Hurst, Reading.

Applicant:
WDC Tenant Services C/O Eddie Philips.

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).

Signed: _____ **Print name:** Adam 22/03/02

Application Number : F/2002/6113	Map No : 43
Case Officer : TD	Site Area : 0.01
Valid Date : 11.3.02	Received Date: 11/03/2002

Level : D C Sub-Committee

Description : Proposed erection of a fence and gate next to recreation ground. (Retrospective)

Location : Land Adjoining 5 Barker Court, Tape Lane, Hurst, Reading.

Parish : SA Ward : HUR 21.3.02 -3.

Applicant : WDC Tenant Services C/O Eddie Philips.

Fee Required: £95 Fee Received: £95 transfer fee from T564 B1015

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			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Require – elevation of 1.8m gate + panel – elevation of 2.4m steel fence adj to recreation ground.		
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

- need elevation plan / photo
- need justification & why retrospective?
-

Make sure Parish Council are informed

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

INTERNAL CONSULTATIONS 21.3.02 JB

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

Area of traditional local character

Groundwater Protection Zone

NEIGHBOURS

S/N + See map.

No pre-apps

Organisation_Name	Building_Name	Postcode	address1
		RG100DP	8TAPE LANEREADING
		RG100DP	9TAPE LANEREADING
	2 BARKER COURT	RG100DZ	2 BARKER COURTTAPE LANEREADING
	4 BARKER COURT	RG100DZ	4 BARKER COURTTAPE LANEREADING
	6 BARKER COURT	RG100DZ	6 BARKER COURTTAPE LANEREADING
	8 BARKER COURT	RG100DZ	8 BARKER COURTTAPE LANEREADING
	9 BARKER COURT	RG100DZ	9 BARKER COURTTAPE LANEREADING

WOKINGHAM UNITARY
Aiming for Excellence

1-10 Barker Court. Highlands
Consulted F/2002/6113
21.3.

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

Tel: (0118) 974 6229

Date: 21 March 2002

My ref: F/2002/6113

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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

Dear Councillor

Application Number: F/2002/6113
Land Adjoining 5 Barker Court, Tape Lane, Hurst, Reading.
Proposed erection of a fence and gate next to recreation ground. (Retrospective)

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Tanya Davies** on **(0118) 974 6229** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Tanya Davies** Application Number: **F/2002/6113**
Land Adjoining 5 Barker Court, Tape Lane, Hurst, Reading.
Proposed erection of a fence and gate next to recreation ground. (Retrospective)
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor A Drake

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

Received by Wokingham District Council

Application No: F/2002/6113

Proposal:
Proposed erection of a fence and gate next to recreation ground. (Retrospective)

Location:
Land Adjoining 5 Barker Court, Tape Lane, Hurst, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday 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/2002/6113 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Tanya Davies P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/04/2002. 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.

Trevor Watson
Development Control Manager

21 March 2002

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.

11.MAR2002* 6113

CERTIFICATE A

I certify that: WOKINGHAM DISTRICT COUNCIL.

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

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

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

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

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

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

Signed . . . . . .

On behalf of . . . Workington Country . . . . . .

Date . . . . . 08.03.02 . . . . . .

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

1509/ab

6112
11.MAR2002* 6113

PLANNING APPLICATION PART 1

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	WDC TENANT SERVICES
	ADDRESS	WATERFORD HOUSE, ERFTSTADT COURT
		DENMARK STREET, WOKINGHAM
	POST CODE	RG40 2YF Tel No. 0118 979 3120
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	EDDIE PHILLIPS
	ADDRESS	WATERFORD HOUSE, ERFTSTADT COURT
		DENMARK STREET WOKINGHAM
	POST CODE	RG40 2YF Tel No. 0118 979 3109
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	BARKER COURT
		HURST
		BERKSHIRE
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.1
5. Give brief details of the proposal	ABOUT THE APPLICATION	ERECTION OF FENCE + GATE TO
		SECURATE ACCESSWAY FROM RECREATION
		GROUND AND ENCLOSE AREA
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.	PLANS/DRAWINGS	1:2500 Location Plan	✓	1:100 Floor Plan	✓
		1:500 Block Plan	✓	Other 1:500	✓
		1:100 Elevations			
8. Does the application involve any of the following Please tick relevant boxes. If you tick OTHER, please explain on this form.	CHANGE OF USE			ALTERATION or EXTENSION	
	CONSTRUCTION OF NEW BUILDING			DEMOLITION	
	OTHER	FENCING			

9. What type of Planning application are you applying for ?	RESERVED MATTERS		Go to Question 10.	
	OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.	
RETROSPECTIVE	FULL PERMISSION	✓	Go to Question 11.	
	TEMPORARY PERMISSION		State period required. Go to Question 11.	
	RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.	
	VARIATION/RELAXATION OF CONDITIONS		State relevant application No.	
			Details of conditions to be relaxed. Go to Question 11.	

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.	EXTERNAL APPEARANCE		SITING	
	MEANS OF ACCESS		DESIGN	
			LANDSCAPING	

11.	WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.	RESIDENTIAL.
12.	ARE THERE ANY TREES ON THE SITE ? IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.	YES / NO — N.A.
13.	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.	1.8M GATE + PANEL. 2.4 M HIGH PLASTIC COATED STEEL FENCE
14.	WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ? If NO, please give details of any new system to be constructed.	(YES) / NO
15.	WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ? If NO, please give details of any new system to be constructed.	YES / NO — N/A
16.	WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ? Please show details of the existing access and any proposed changes on the plans.	(YES) NO — VIA GATE
17.	WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ? If YES, please show details of any changes on the plans.	YES (NO)
18.	DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ? If YES, please show the route and any proposed alternative on the plans.	YES / (NO)

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table. — YES / (NO)

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		
NET CHANGE		

20. HAS PROVISION BEEN MADE FOR THE DISABLED ? If YES, please show on the submitted plans what is to be provided. — YES / (NO)

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ? If YES, please complete PART 2 of the form. — YES (NO)

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 (INCLUDING SCRAP YARDS) ? If YES, complete PART 3 of the form and submit whole application to Wokingham District Council. — YES / (NO)

23. THE FEE ENCLOSED IS £95.00 ~~£5~~ T564B1015

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF Wokingham Council DATE 08.03.02

Before submitting this application check that you have answered all the relevant questions 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.

E+9.

ADDRESS SHEAT REAR OF 9-96 TAPE LANE

PARISH HURST

PLOT No. 1-10 BARKER COURT

ORD. SHEET No. SU.7973 X3

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
07902	W.D.C.	10 SENIOR CITIZENS FLATS	16.3.78	N/A C/APP.
BR 9215	"	"	15.8.78	APP. N/A
BRA10129	PEACHEY/RANDALL 9	WINDOW IN BATHROOM	18.3.91	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

11.MAR2002 6113

New fence line

65

APPROVED

New
Gate and panel

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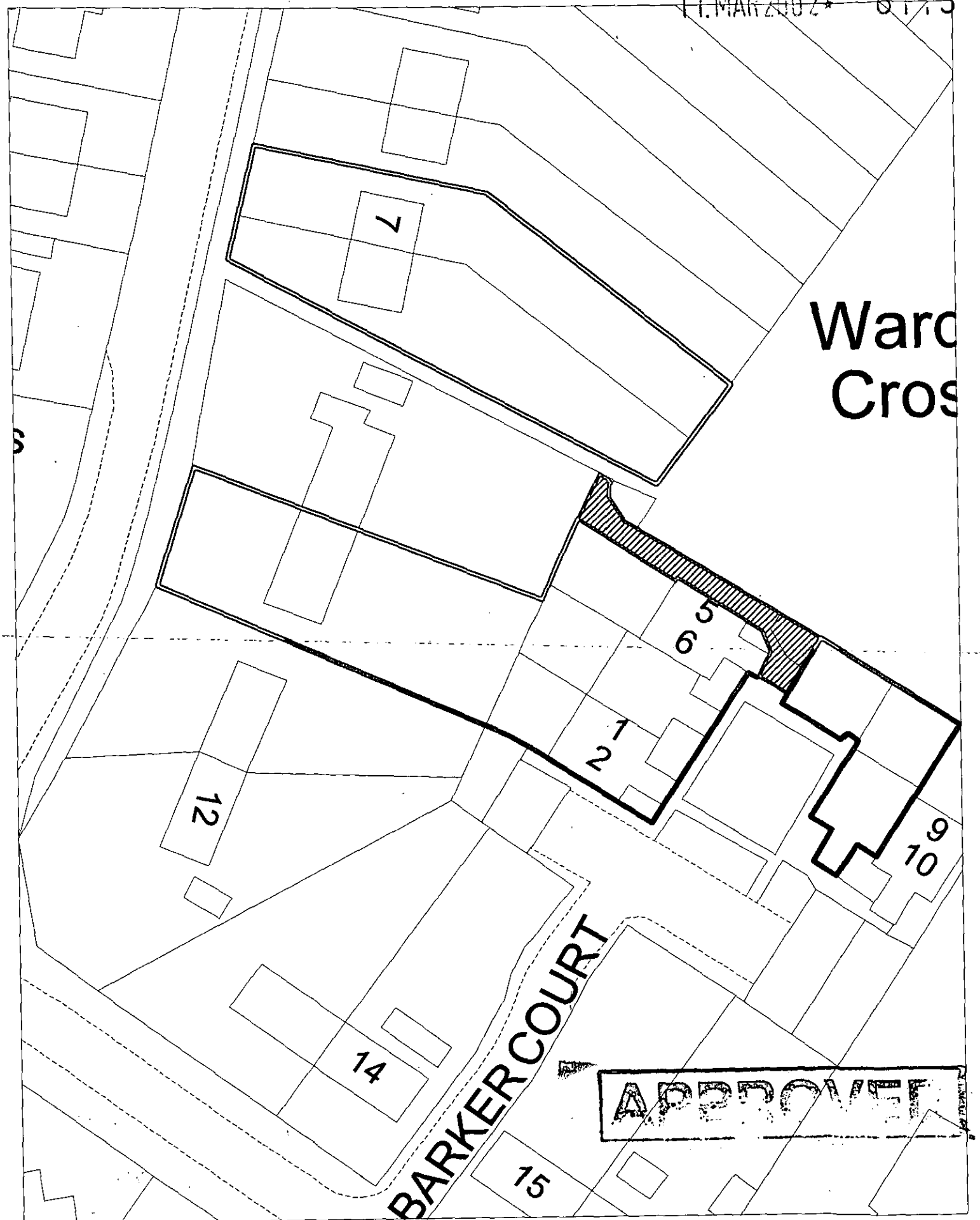
Housing ,Community Services, Wokingham District Council.

5 March 2002

Scale: 1 : 100

N
W E
S

11.MAR2002* 6113



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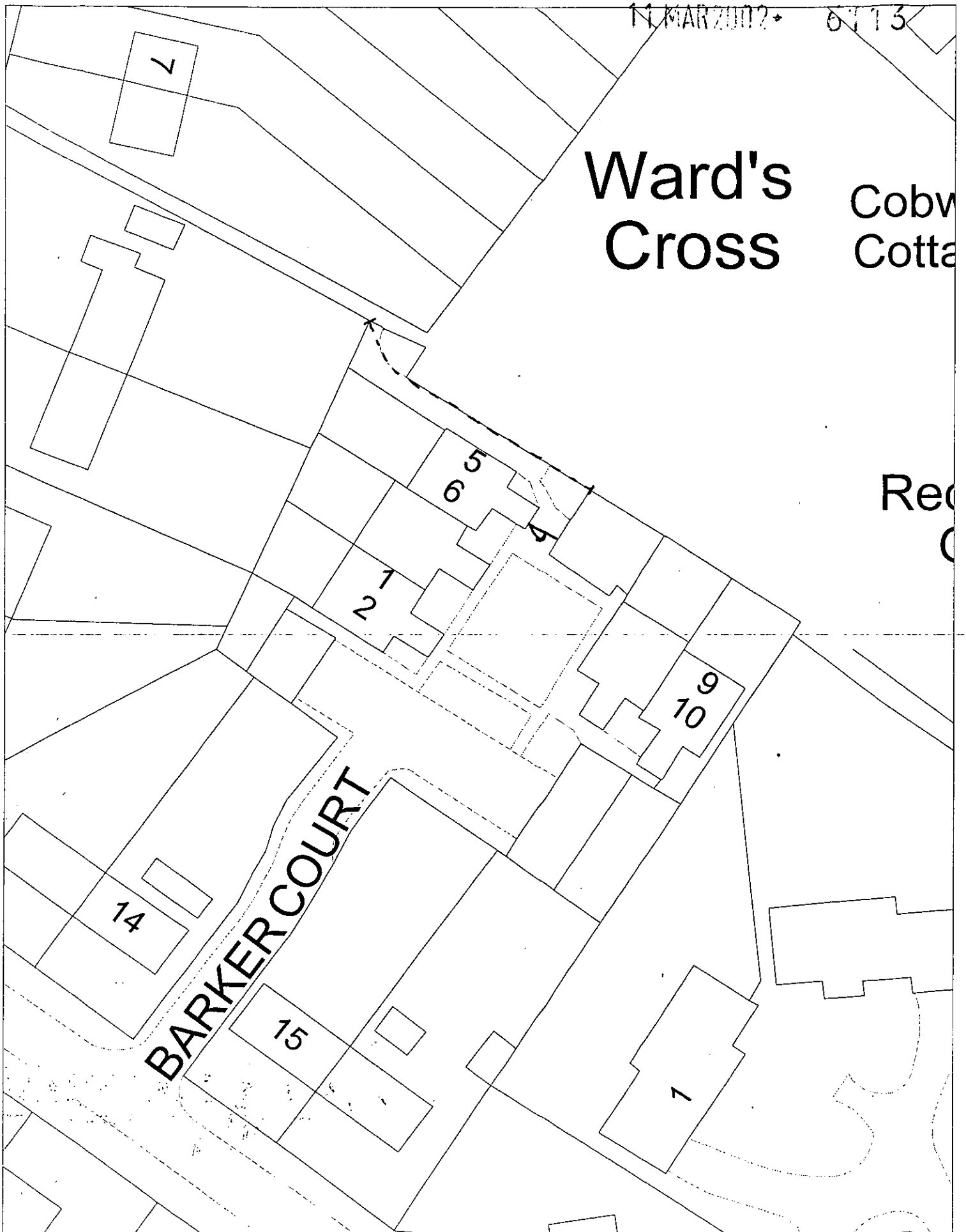
Housing ,Community Services, Wokingham District Council.
5 March 2002

Scale: 1 : 500

N
W E
S



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Housing ,Community Services, Wokingham District Council.
22 January 2002

APPROVED

Scale: 1: 500