APPLICATION NO:
F/2001/3133

LOCATION:
1 & 2 Hill View Basingstoke Road, Spenc Wood Reading.

APPLICANT:
Westbuild Homes Ltd C/O Andrews Kalil Associates

PROPOSAL:
Proposed demolition of two dwellings an erection of six dwellings.

EARLIEST DATE FOR DECISION: **04/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
05/03/2001

CASE OFFICER: **Angela Odell**

APPROVED

RAILEX
Marbleboard

(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Westbuild Homes Ltd
C/O Andrews Kalik Associates
The Studio
101 London Road
Reading
Berkshire
RG7 4JB

Application Number: F/2001/3133

Parish: **SHINFIELD**

Location: **1 & 2 Hill View, Basingstoke Road, Spencers Wood, Reading.**

Proposal: **Proposed demolition of two dwellings and erection of six dwellings.**

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

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

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

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

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

Condition
5. The bathroom and landing windows in the south side of the proposed dwelling on plot 1 and ensuite bathroom window in the south-west side elevation of the proposed dwelling on plot 5 of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.

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

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

Condition
8. No materials produced as a result of the site development or clearance shall be burnt on site. All reasonable steps, including damping down site roads/tracks shall be taken to minimise dust and litter emissions from the site whilst works of construction and/or demolition are in progress.

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

Condition
10. 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 1549/16D. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

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

Condition
12. All hedging within the sight lines (visibility splays) shown on drawing No. 1549/16D shall be removed and laid to grass. The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6m.

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

Condition
14. No building shall be occupied until the access has been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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

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

Condition
17. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the

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

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

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

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

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

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

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

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

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

Reason
8. To ensure that no nuisance or disturbance is caused to the occupiers of neighbouring properties or the area generally.

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

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

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

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

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

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

Reason
15. In the interests of visual amenity.

Reason
16. In the interests of visual amenity.

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

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

Informative
1. In reference to Condition No. 15 above, details of the landscaping scheme should include the following amendments to drawing No. 1549/16D: additional length of hedgerow replanted behind the sight line south of the new gate, a number of trees within the hedgerow such as Oak and Ash and replacement of the proposed blackthorn in front of Ashdown/Suvikuja with a tree species. The trees to be planted along Basingstoke Road should be of the 'heavy standard' size.

Informative
2. The approved plans comprise the following:

Location Plan 1:1250 (including sight line in front of Suvikuja, Ashdown and land to the south shown within the red line).
1549/16D showing proposed landscaping along south sight line.
1549/15F site layout plan (showing 5.5m wide access road and turning head).
House type plans: Plot 1: 1549/11 and 12A.
Plot 2: 1549/9A and 10B.
Plot 3: 1549/5 and 6A.
Plots 4 & 5: 1549/3A and 4A.
Plot 6: 13A and 14B.

Informative
3. 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 H5, C9 and EN1.
Loddon Area Local Plan Policies LTV1, LBE2 and LBE8.
Deposit Draft Wokingham District Local Plan Policies WH1, WBE1 and WLL8.

Informative

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

Anna Cronin
Head of Planning & Transportation
Date: 25th October, 2001

Notice checked by: _____

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

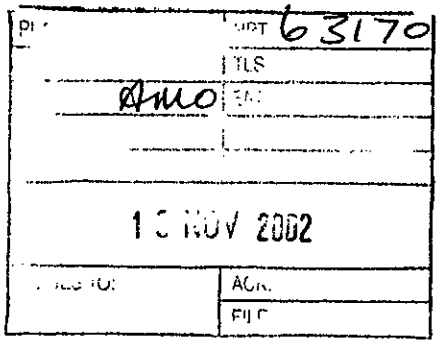
Applicationo	Name & Address
F/2001/3133	C Sanders Nuria 28 3 D Mirasiera Madrid Spain.
F/2001/3133	Mrs S Parr Parkview 7 Beech Hill Road Spencerswood RG7 1HL
F/2001/3133	The Owner/Occupier 3 Beech Hill Road Spencers Wood RG7 1HL
F/2001/3133	A M Paul 19 Beech Hill Road Spencers Wood RG7 1HL
F/2001/3133	Mrs A Walters 17 Beech Hill Road Spencers Wood Reading
F/2001/3133	Mrs V Payne Deronia 15 Beech Hill Road Spencers Wood RG7 1HL
F/2001/3133	Mrs S John & Mr A Pate Mays Cottage 9 Beech Hill Road Spencers Wood READING RG7 1HL
F/2001/3133	I and A M Paul 19 Beech Hill Road Spencers Wood READING Berkshire RG7 1HL
Application Approved	Letters sent 30/10/01

ENVIRONMENT AGENCY

Our Ref : SP/2001/003038-5/2
Your Ref : W3-01-22

Date : 08 November 2002

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR



Dear Sir/Madam

DETAILS PURSUANT TO CONDITION 18 - SOURCE CONTROL
LAND AT HILL VIEW, BASINSTOKE ROAD, SPENCERS WOOD,READING

I refer to my previous letter of 24 October 2002 concerning surface water source control details for the abov site.

Following a meeting on 29 October 2002 with Martin Harvey, the consulting engineer for the site, the Agency now accepts that the proposed runoff attenuation scheme is adequate under the circumstances. While we do not generally permit developers to discharge more than the normal allowable amount of runoff from a site, in this case there appears to be no further options for minimising the runoff.

We acknowledge that the developer has made every effort to find a solution to a difficult problem. Therefore, as the proposed increase in impermeable is small in this case we do not intend to pursue the matter further.

If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

SARAH PAXMAN
Development Planning Officer

CC: Martin J Harvey

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

finalised.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

Plots 4+5 F/2002/6655.

CASE OFFICER

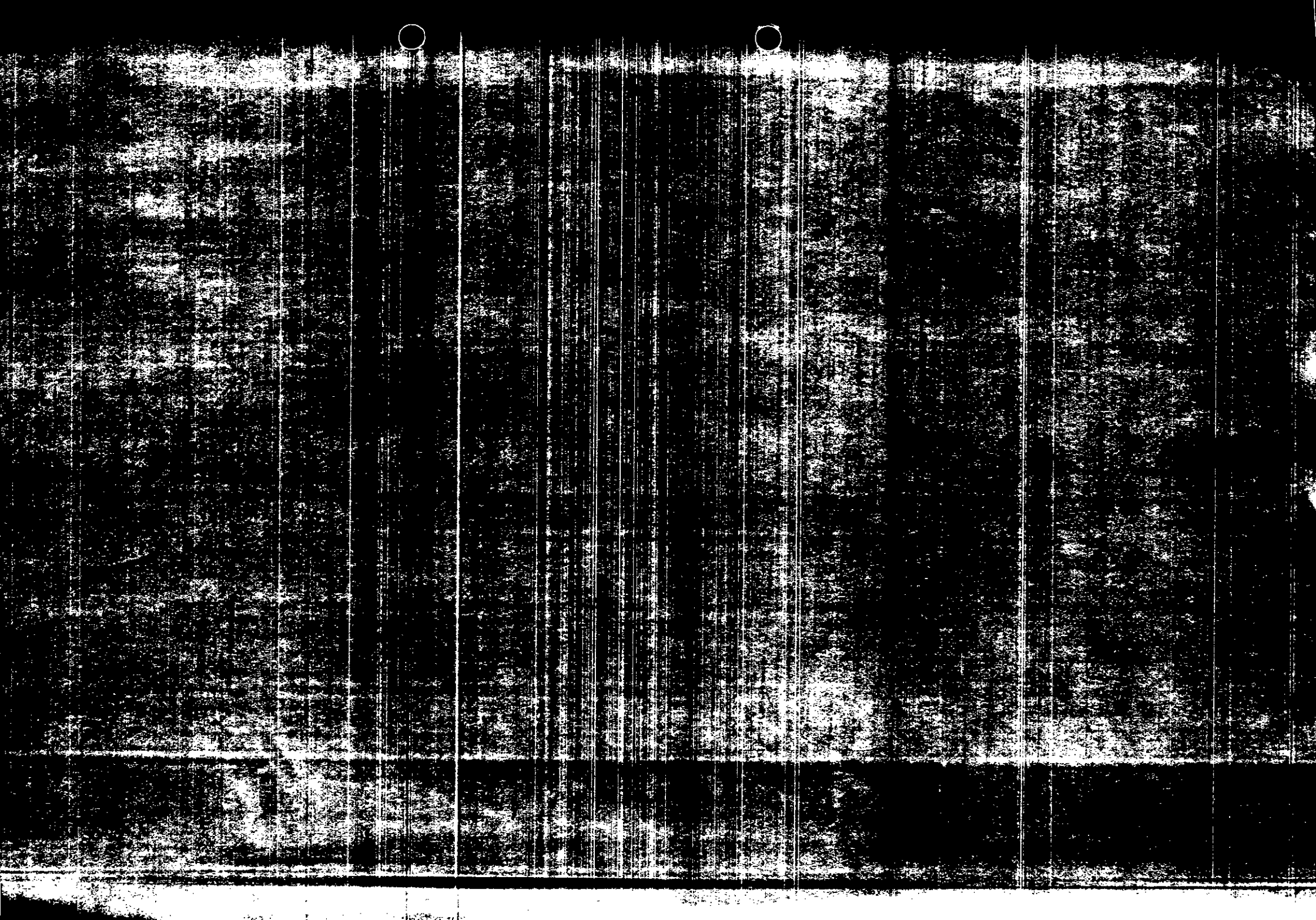
SITE DETAILS	
PLANNING APPLICATION NUMBER	P/2001/3133 AO.
BUILDING CONTROL NUMBER.	FP 2002/3531 Central
APPLICANT/AGENT	Andrews Kalk
ADDRESS OF SITE	Plots 1, 3+6 Hillview Basingstoke Rd. SHINFIELD.
DESCRIPTION OF PROPOSED WORK	5 new houses - BC 6 new houses - DC. demolition of 2 dwellings

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1549/55C	1549/15[illegible] F
ELEVATIONS		
FLOOR PLANS	See	attached

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	25/10/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ? Seen Kevin - OK.	DC do not have garage plans but it is shown on block plan.	
DATE	9/10/02.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	



Plots 1, 3-6 Hillview
Basingstoke Road
SHINFIELD

	BC - FP2002/3531 5 houses	DC - F/2001/3133 6 houses.
Plot 1		
Elevations	1549/43A + 42A	1549/12A.
Floor Plans.	1549/40A + 41A (rear garage window on floor plan only)	1549/11
Plot 3		
Elevations	1549/51 + 50.	1549/6A.
Floor Plans	1549/49	1549/5.
Garage	1549/57 + 56.	None.
Plots 4+5		
Elevations	→	See F/2002/6655
Floor Plans.		
Plot 6		
Elevations	1549/69 + 68.	1549/14B.
Floor Plans.	1549/66 + 67 (additional g/f side window - no relative condition)	1549/13A.

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 16.9.02

TO: David Mcknight.

FROM: Angela Odell. **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 3

RECIPIENT FAX NUMBER: 956 8642

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: Hill View

NOTES: See attached.

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 16 September 2002

Location:	1 & 2 Hill View, Basingstoke Road, Spencers Wood, Reading
Proposal:	Proposed demolition of 2 dwellings and erection of 6 dwellings.
Application Number:	F/2001/3133

In response to a meeting on site on Friday 13 September 2002 with Dennis West and Steve Auton to discuss sightlines from the site entrance, this memo is to confirm the outcome of that meeting.

It was agreed on site that:

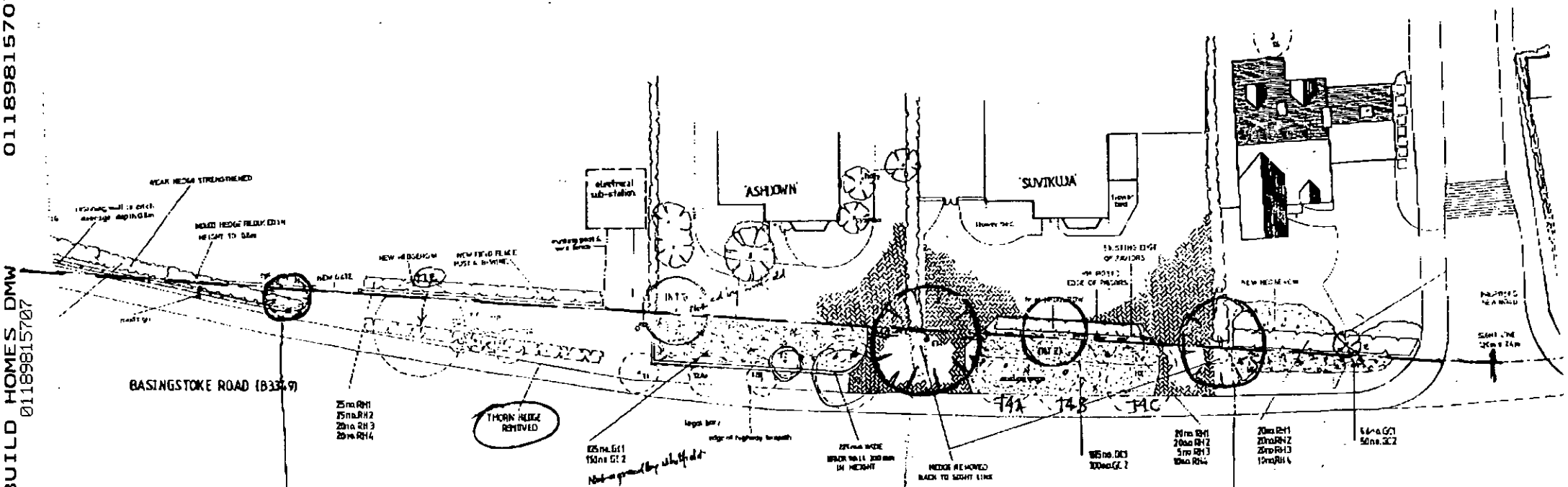
- T1F, an ash, is to be removed and replaced with an oak tree behind the sightline.
- T32 (lime) can be retained, however further hedgerow vegetation will need to be cleared from behind the tree to retain long distance visibility.
- T4 (lime) can be retained.

I attach a copy of part of drawing 1549/16D showing the location of the above trees, for your information.

Please could you clarify with the applicant if a revised drawing showing removal of T1F will need to be submitted, as this is different from the approved drawing on file.

Catherine Brimble

Catherine Brimble
Landscape Architect



T1F (Remove & replace with Oak behind sightline)

T32 (Retain - clear vegetation further around tree)

T4 (retain)

Part of Dwging 1549/16D.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 7 August, 2002
My ref. AO/F/2001/3133

Westbuild Homes Ltd
Oakwood Cottage
Brimpton Lane
Brimpton Common
READING
RG7 4RZ

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

Dear Mr West

PLANNING APPLICATION F/2000/3133
PROPOSED DEMOLITION OF TWO DWELLINGS AND ERECTION OF SIX DWELINGS AT 1 & 2 HILL VIEW, BASINGSTOKE ROAD, SPENCERS WOOD, SHINFIELD - CONDITIONS

Condition 2 – materials
Thank you for your fax of 2 July and enclosed schedule. I confirm the proposed materials are acceptable for construction of the above development under condition 2.

I trust this advice is clear, but if you wish to discuss the matter further please contact me.

Yours sincerely

Ao.

MRS A ODELL
Senior Planner

WESTBUILD

HOUSES DESIGNED TO BE HOMES

Tel : 0118-970 1159 Fax : 0118-970 1540

WESTBUILD HOMES LTD.
HUNTERS LODGE
RECTORY ROAD
PADWORTH COMMON
READING RG7 4JB

PLANNING SERVICES
59368
AMO
02 AUG 2002

FACSIMILE MESSAGE COVER SHEET

To: ANGELA ODELL
Planning Officer

Fax No. 01189 746 484

From: GUY WEST

Date: 02.08.02

Dear Mrs Odell,

PLOTS 1 to 6 ; Phase 1: Land at Hill View, Basingstoke Road, Spencers Wood.
CASE No: F/2001/ 3133

An employee will be dropping off brick and tile samples at your office, in order to satisfy condition 2 of the above planning consent.

I attach a schedule indicating how we would like these materials to be used.

A hard copy of the schedule will accompany the samples.

Many thanks,

Yours sincerely

Guy West

SITE: **Land at Hill View, Basingstoke Rd, Spencers Wood**		**F/2001/3133**			**02.08.02**	
FRONT ELEVATIONAL STYLE		**Plot 1 *T/H***	**Plot 2 SB**	**Plot 3 SB**	**Plot 4 & 5 SB**	**Plot 6 Flint and SB**
FACING BRICKS	Main	FLB	Clifton	Clifton	FLB	FLB
	Detail	Clifton	FLB	FLB	Clifton	Clifton
ROOF TILES Redland Plain Conc.		Rustic Red	Breckland Brown	Breckland Brown	Rustic Red	Breckland Brown
ROOF CUT VARIATIONS						
	Front	-	½ hip	½ hip	-	½ hip
	Chimney	Gable	½ hip	Gable	Side hipped	Gable
	Bed 2 side	-	½ hip	Gable	Side hipped	Gable
	Dormers	Gable	Gable	Front hipped	Gable	Gable
	Garage	Gable	Integral	Gable	½ hip	½ hip
BRICK SUMMARY						
Freshfield Lane Brick Co: ATR Dark Reds (Order c50,000)		15,000 (incl Garage)	3,000	3,000	18,000	11,000
Redbank Brick Co: Clifton Mix Offshades (Order c.50,000)		3,000	14,000	15,000 (incl Garage)	3,000	3,000
Walls		12,000				

SB = Standard Brickwork

***T/H* = Timber/ Herringbone panels**

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 2 July, 2002
My ref. AO/F/2001/3133

Westbuild Homes Ltd
Oakwood Cottage
Brimpton Lane
Brimpton Common
READING
RG7 4RZ

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

Dear Mr West

PLANNING APPLICATION F/2000/3133
PROPOSED DEMOLITION OF TWO DWELLINGS AND ERECTION OF SIX DWELINGS AT 1 & 2 HILL VIEW, BASINGSTOKE ROAD, SPENCERS WOOD, SHINFIELD

Thank you for your fax of 2 July and enclosed letter from CSA Ecology. I advise you that the existing buildings on the site can be demolished.

I trust this advice is clear, but if you wish to discuss the matter further please contact me.

Yours sincerely

AO.

MRS A ODELL
Senior Planner

Angela Odell

From: Andy Glencross
Sent: 02 July 2002 10:58
To: Angela Odell
Cc: 'dwest@westbuildhomes.co.uk'
Subject: PA F/2002/6655 1 & 2 Basingstoke Rd Spencers Wood (Bats)

Hi Angela

I have received a letter from CSA, outlininhg the results of the bat survey on No 1 & 2 Hill View, Basingstoke Rd, Spencers Wood on behalf of the applicant Westbuild Homes.

I am satisfied that this development is unlikely to adversely affect the local bat population, and that demolition of these buildings can proceed.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

WESTBUILD *HOUSES DESIGNED TO BE* **HOMES**

WESTBUILD HOMES LTD.
OAKWOOD COTTAGE
BRIMPTON LANE
BRIMPTON COMMON
READING RG7 4RZ
Tel: 0118 - 981 2768
Fax: 0118 - 981 5707
info@westbuildhomes.co.uk
www.westbuildhomes.co.uk

58131
PLANNING SERVICES | PT
POL | TLS
DMO
CC
02 JUL 2002
COMMENTS TO

FACSIMILE MESSAGE COVER SHEET

To: Mrs ODell Wokingham DC	Fax No.
From: Dennis West Number sheets: 3	Date: 2.7.02

Hill View, Spencers Wood – Great Crested Newts.
application F 2002/6703 5units
attached is letter from CSA dated 15July02
Please add to your consultation report.

Please acknowledge receipt.

Guy D.
David AKH
Mrs Oldell

CSA
Landscape & Urban Design Consultants

Barn West, Dixies, High Street
Ashwell, Herts. SG7 5NT

Telephone: 01462 743647
Facsimile: 01462 743648
email: csa.landscape@btinternet.com

1 July 2002

0345e/062002/AM

D West Esq
Westbuild Homes
Oakwood Cottage
Brimpton Common
Reading
RG7 4RZ

CSA Ecology
15 Main Street, Dumbleton
Evesham WR11 7TQ

Telephone: 01386 882691
Facsimile: 01386 882692

Dear Dennis

Hill View, Basingstoke Road, Spencers Wood, Shinfield - Great Crested Newts

I have spoken to Andy Glencross again this morning and reached the following resolution to the great crested newt issue. Andy has accepted my suggestion that the main road between the site and the pond we examined, is likely to have a have a significant effect on the ability of any great crested newts to reach your site and use the habitats for hibernation purposes. Combined with other factors, Andy has accepted my opinion that there is not therefore any reason to believe that newts will be adversely affected by your development and this will not be a DEFRA licence situation.

In order to set this out officially for the purposes of your planning application, it will be necessary to provide a single short report/ecological assessment, which will set out the ecological conditions on your site and explain how the above the decision regarding great crested newts has been reached. This report will then serve as your evidence that you have fully investigated and considered the potential issue that has been raised and should satisfy the planners that no further nature conservation constraints exist.

I would be able to write this report for you in the next couple of days and send you copies well before the end of the week. To complete this short 2-3 side report and cover this additional consultation and project management time, would incur further fees of £400 + VAT on top of the figure already quoted for the bat survey. I would be grateful for confirmation of your instruction, if you would like me to proceed and I hope that we can then have these issues fully resolved for you by the end of the week.

On a more general note, we discussed the other services offered by CSA and I said I would tell you a little more about the company. We are just in the process of producing a new brochure, which I will pass on to you in due course. For now I have prepared brief profile of CSA on the accompanying page. I hope this gives you a flavour for who we are and what services we offer. In terms of Ecology, we often conduct quick "health checks" of sites for clients to try and identify any ecological constraints at an early stage. This can be tailored to each project but would typically involve a brief site visit combined with a limited biological records search to identify any relevant protected site or species information. To undertake this work and report back to you by detailed letter would typically cost in the region of £500 + VAT and expenses for a small site. My hourly rate is generally in the region of £45/hr. By identifying a constraint early on, you may be able to negotiate down the purchase price of the land or save on any delay and expense later in the planning process. Needless to say, if you ever have any ecological concerns or queries, I am always be happy to receive a call and try to offer any assistance I can.

I look forward to hearing from you regarding the stage of the work at Spencers Wood and hopefully, to providing you with the final report in the next few days.

With kind regards

Yours sincerely

Aidan Marsh

Dr Aidan Marsh
Principal Ecologist

Enc

Date: 31 May 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2001/3133

Location: 1 & 2 Hill View, Basingstoke Road, Spencers Wood, Reading.

Proposal: Proposed demolition of two dwellings and erection of six dwellings.

Applicant: Westbuild Homes Ltd C/O Andrews Kalik Associates.

Case Officer: Angela Odell

The new plans show the following: Alterations to proposed landscaping and boundary treatment along Basingstoke Road. Drawing no 1549/16D.

Comments are required by 10/06/2001.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

CONDITIONS

C049 – Garaging
R049
C128 – Access – insert 2.4m x 120m
R126
C129 – Construction vehicles
R129
C130 – Mud
R130
C133 – Access construction
R133

[signature] S NAUTON
6.6.01

ENVIRONMENT AGENCY

Our Ref : SP/2001/003038-4/1
Your Ref : F/2001/6655

Date : 25 September 2002

PLANNING SERVICES	HPT 61612
FOL	FILE
DC AMO	
AC	
30 SEP 2002	
COPIES TO	ACK:
	FILE:

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

DETAILS TO COMPLY WITH CONDITION 18
1 & 2 HILL VIEW, BASINSTOKE ROAD, SPENCERS WOOD

Thank you for your letter dated 31 July 2002, received on 2 August 2002. I apologise for the late reply. Please quote the following reference in any correspondence: SU76NW/7/12. The Environment Agency has the following comments:

Regarding the Sustainable Urban Drainage measures shown on the map supplied, further details need to be provided (ie. diagrams, storage volumes and details and most importantly, calculations) before the Agency can assess the appropriateness of these measures.

It is not clear from the plan exactly what type of storages are to be provided. The volumes provided certainly seem to be too small to be used as normal attenuation tanks for the given impermeable areas. If they are to be used as soakaways then we do require further details and calculations regarding infiltration rates (and results of soil soakage rate tests performed on the site) and dimensions.

The Agency is therefore unable to recommend discharge of conditon 18 until the requested information has been submitted.

If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

SARAH PAXMAN
Development Planning Officer

CC: Westbuild Homes Ltd

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

No. 285

WOKINGHAM DISTRICT COUNCIL
P.O. Box 153,
Council Offices, Shute End,
Wokingham, Berkshire, RG40 1WL

HIGHWAYS ACT 1980
PART XI : PRIVATE STREETS

NOTICE UNDER SECTION 220 (1) REQUIRING PAYMENT OR SECURITY FOR PAYMENT OF SUCH SUM AS WOULD BE RECOVERABLE UNDER THE APPROPRIATE STREET WORKS CODE.

WHEREAS plans for the proposed erection of six dwellings (hereinafter called "the building") in (at) 'Hillview', Basingstoke Road, Shinfield deposited by you or on your behalf in accordance with the Building Regulations 1991 and passed by the WOKINGHAM DISTRICT COUNCIL are the subject of a Full Plans Approval Notice Ref. FP2002/3531 dated 29 November 2002.

AND WHEREAS the building will front on to a private street, namely New Estate Road and will be subject to the provisions of Section 219 of the Highways Act 1980

AND WHEREAS the WOKINGHAM DISTRICT COUNCIL as Agents for the Street Works Authority under the Act are of the opinion that the sum of £32,310 pounds would be recoverable as private street works expenses in respect of the frontage of the proposed building on the said private street if the Council were now to carry out such street works in the street as they would require under the appropriate street works code before declaring the street to be a highway maintainable at the public expense

NOW THEREFORE the Council, in pursuance of their powers under Section 220(1) of the Highways Act 1980, HEREBY GIVE YOU NOTICE that they require from the owner of the land on which the building is to be erected the payment to them or the securing to their satisfaction of the payment to them, of the before-mentioned sum before any work shall be done in or for the purpose of erecting the building.

The person on whom this Notice is served or, if he is a different person, the owner of the land on which the building is to be, or has been erected may, not later than one month from the sate of the service of this Notice, appeal to the Minister of Transport and that the Minister may substitute a smaller sum for the sum specified above.

Dated this 7th day of January 2003.

(Signed) .....
Official Designation Director of Environmental Services

To: Westbuild Homes Limited
C/o Andrews Kalik Associates
The Studio
101 London Road
READING
Berkshire RG1 5BY

NOTE: If the person to whom this Notice is served is not the owner of the land he should forthwith notify the owner of its contents.

(SEE NOTES OVERLEAF)

F22

cc Exchequer Officer
Planning Officer
SNA (SAE)
Legal Services
Advanced Payment Code File

sent to David Mutton
6/9

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 5 September 2002

Location:	1 & 2 Hill View, Basingstoke Road, Spencers Wood, Reading
Proposal:	Proposed demolition of two dwellings and erection of six dwellings.
Application Number:	F/2001/3133

In response to your informal consultation dated 29 July 2002 for the above application, the landscape comments are as follows:

The landscape proposals as shown on drawing 1549/35B is not acceptable and the following needs to be addressed:

1. Tree T5 has not been retained on site. Additional tree planting will need to be included at the front of plot 1 within the new hedgerow.

2. No information has been provided on the species of the proposed new hedgerows either at the front of plot 1, Suvikuja or adjacent to the sub station. Full species name of the plants to be planted will need to be provided along with size of plant at time of planting and planting densities.

3. Proposed trees were originally shown on a previous plan at the front of Ashdown and Suvikua, to replace those that have been removed due to the sightline requirements. These trees are no longer shown for some reason and will need to be included in the landscape plan. Additional native trees will need to be shown within hedgerow adjacent to the substation.

4. Additional planting will need to be included within the site itself. I have marked up a copy of the plan showing where further planting is required.
   - Shrub planting at the front of plot 1 between the proposed drive and the new hedge. The shrub planting shown in the centre of the front garden does not relate to any proposed feature or help to soften the visual impact of the driveway from Basingstoke Road.
   - Hedge type planting such as beech is required at the front of plots 3, 4 & 5.
   - Additional trees within the site as shown.
   - Climbers to be used in the planting bays adjacent to the access road in place of lavender, as this will have limited value as a landscape plant in this location.

- An additional species of tree should be considered to widen diversity of plant choice within the site, as this is a bit limited. For example, Betula jacquemontii or Sorbus cashmiriana.

A revised landscape plan will need to be submitted by the applicant to include the amendments as listed above.

Catherine Brimble

Catherine Brimble
Landscape Architect

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

S9004

PLANNING SERVICES	HPT
POL	TLS
DC 40	ENF
APP	
CS	
25 JUL 2002	
COPIES TO	ACK:
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DAMcK/JDF/1549

19th July 2002

Mrs A Odell
Planning Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Mrs Odell

PHASE I, HILLVIEW, SPENCERS WOOD - F/2001/3133

Please find enclosed a copy of drawing 1549/35B in answer to conditions 3, 9 and 15 of the Planning approval.

We look forward to receiving your comments/approval in due course.

Yours sincerely

pp D. A. McKnight.

Enc:

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Westbuild Homes Ltd
C/O Andrews Kalik Associates
The Studio
101 London Road
Reading
Berkshire
RG7 4JB

Application Number: F/2001/3133

Parish: **SHINFIELD**

Location: **1 & 2 Hill View, Basingstoke Road, Spencers Wood, Reading.**

Proposal: **Proposed demolition of two dwellings and erection of six dwellings.**

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

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

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

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

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

Condition
5. The bathroom and landing windows in the south side of the proposed dwelling on plot 1 and ensuite bathroom window in the south-west side elevation of the proposed dwelling on plot 5 of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.

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

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

Condition
8. No materials produced as a result of the site development or clearance shall be burnt on site. All reasonable steps, including damping down site roads/tracks shall be taken to minimise dust and litter emissions from the site whilst works of construction and/or demolition are in progress.

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

Condition
10. 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 1549/16D. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

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

Condition
12. All hedging within the sight lines (visibility splays) shown on drawing No. 1549/16D shall be removed and laid to grass. The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6m.

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

Condition
14. No building shall be occupied until the access has been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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

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

Condition
17. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the

Memo to: Catherine Brimble **29.7.02**

From: Angela Odell

PLANNING APPLICATION F/2001/3133

Please see attached copy of agents' letter and plan and relevant parts of decision notice and comment re. conditions 3 and 15. (Please return plan as it is the only copy I have.

Please reply within 2 weeks.

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

S9004

PLANNING SERVICES	HPT
POL	TLS
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CS	
25 JUL 2002	
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	FILE:

DAMcK/JDF/1549

19th July 2002

Mrs A Odell
Planning Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Mrs Odell

PHASE I, HILLVIEW, SPENCERS WOOD - F/2001/3133

Please find enclosed a copy of drawing 1549/35B in answer to conditions 3, 9 and 15 of the Planning approval.

We look forward to receiving your comments/approval in due course.

Yours sincerely

PP D. A. McKnight.

Enc:

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 6 August 2002

Location:	1 & 2 Hill View, Basingstoke Road, Spencers Wood, Reading
Proposal:	Proposed demolition of 2 dwellings and erection of 6 dwellings.
Application Number:	F/2001/3133

In response to your consultation dated 31 July 2002 for the above application, the landscape comments are as follows:

I have no objection to the location of the turning area and materials storage, provided that the protective fencing has been erected on site around the existing trees shown to be retained. If a plan has not been provided by the applicant showing the location and specification of tree protection measures, then this will need to be submitted for approval as a matter of urgency.

Catherine Brimble

Catherine Brimble
Landscape Architect

Memo to: Adam Coggins **8.8.02**

From: Angela Odell

F/2001/3133 – conditions

Please advise on conditions 11,13, & 14 by 28 August. (please return large plan as it is the only copy).

Date: 31 July 2002

Case Officer

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

Application Number: F/2001/3133

Location: 1 & 2 Hill View, Basingstoke Road, Spencers Wood, Reading.

Proposal: Proposed demolition of two dwellings and erection of six dwellings.

Applicant: Westbuild Homes Ltd C/O Andrews Kalik Associates.

Case Officer: Angela Odell

The new plans show the following: Details to comply with conditions 11, 13, 14 & 18.

Comments are required by 14/08/2002.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

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

App No. F/2001/3133 (Planaps) / (Ludhouse) Date Rec. 29.7.02

Location: 1 & 2 Hill View, Basingstoke Road, Spencers Wood.

Parish Shinfield

Applicant: Westbuild Homes

Description of attached plans conditions 11, 13, 14 & 18.

Drawing No's: Site plan + W3-01-01E.

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: Env. Agency ← plan W3-01-01E early. + copy of letter.

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

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

NEIGHBOURS:

Date for Responses 2 weeks

FURTHER ACTION

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

Redate Application ~~Y~~ / N From

New Site Notice ~~Y~~ / N

New Description

CASE OFFICER AD.

Consultations Sent by Admin. on 31.07.PS

Yellow - Part One Copy
Green - Officer's Copy

(RING ONE)

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

App No. F/2001/3133 (Planaps) / (Ludhouse) Date Rec. 29.7.02

Location: 1 & 2 Hill View, Basingstoke Road, Spencers Wood.

Parish Shinfield

Applicant: Westbuild Homes

Description of attached plans conditions 11, 13, 14 & 18.

Drawing No's: Site plan + W3-01-01E.

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: Env. Agency plan W3-01-01E only. + copies of letters.

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

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

NEIGHBOURS:

Date for Responses 2 weeks

FURTHER ACTION

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

Redate Application ~~Y~~ / N From

New Site Notice ~~Y~~ / N

New Description

CASE OFFICER AD.

Consultations Sent by Admin. on 31.07.PS

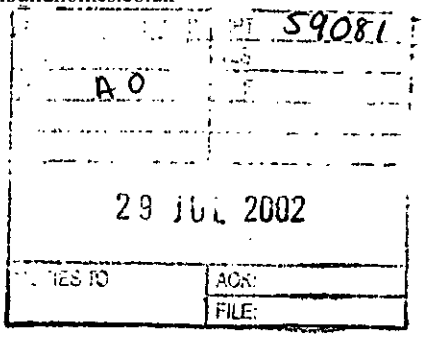
Yellow - Part One Copy
Green - Officer's Copy

WESTBUILD

HOUSES DESIGNED TO BE

HOMES

WESTBUILD HOMES LTD., HUNTERS LODGE, RECTORY ROAD, PADWORTH COMMON, READING, RG7 4JB.
Tel: 0118 970 1159 Fax: 0118 970 1540
email: info@westbuildhomes.co.uk
www.westbuildhomes.co.uk



25th July 2002

Mrs A. Odell
Wokingham District Council
Environmental Services Department
Planning Services
P.O.Box 157
Shute End, Wokingham
Berkshire
RG40 1WR

PLANS TO MEET CONDITIONS

3133

Dear Mrs Odell,

Re: 1 & 2 Hill View, Basingstoke Road, Spencers Wood, Reading
Application no.: F/2001/3133

With reference to the above mentioned development, please can you find the following information to satisfy the following conditions:

Condition 11: Enclosed is a drawing indicating the site accommodation, off loading, parking and turning during the construction period.

Condition 13: Enclosed is a drawing detailing a wheel wash area to the front entrance of the site, this will comprise of a tarmac strip where vehicles will be jet washed. The front area will have a temporary tarmac ramp to prevent the excess water from entering the highway, with catchment soakaways to either side. We shall also sweep up any additional mud/debris, either by hand or by use of a mechanical road sweeper. This will be carried out through the construction period.

Condition 14: Details of the road construction have been submitted and approved by Mr Auton of Wokingham District Highways Department, but engineering layout W3-01-01E shows the extent of the road layout.

Condition 18: With regards to surface water source control measures please find the engineering layout W3-01-01E, this drawing shows that the surface water is stored on site and released into the storm water system using control devices.

Hopefully the information provided is enough to satisfy these outstanding conditions for this development, but if you require any additional information please do not hesitate to contact me.

As you are aware, we are at a stage where we need to commence construction on this development and we would be grateful if you could give your approval to commence as soon as possible.

Yours sincerely,



Guy Deakin
Building Manager

Cc David McKnight - AKA

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 28 August, 2002
My ref. AO/F/2001/3133

Westbuild Homes Ltd
Hunters Lodge, Rectory Road
Padworth common
READING
RG7 4JB

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

Dear Mr West

PLANNING APPLICATION F/2000/3133
PROPOSED DEMOLITION OF TWO DWELLINGS AND ERECTION OF SIX DWELINGS AT 1 & 2 HILL VIEW, BASINGSTOKE ROAD, SPENCERS WOOD, SHINFIELD - CONDITIONS

Thank you for your letter of 25 July and enclosed plans. I confirm the proposals are acceptable for conditions 11,13 and 14

I trust this advice is clear, but if you wish to discuss the matter further please contact me.

Yours sincerely

Ao

MRS A ODELL
Senior Planner

Memo to: Adam Coggins **8.8.02**

From: Angela Odell

F/2001/3133 – conditions

Please advise on conditions 11,13, & 14 by 28 August. (please return large plan as it is the only copy).

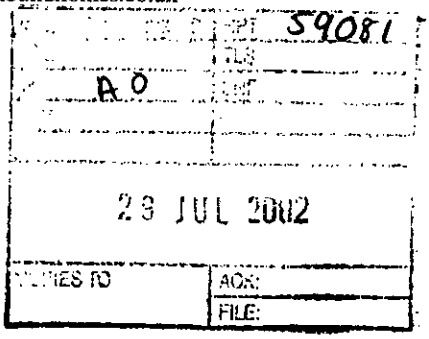
Details satisfy the highway authority.

WESTBUILD

HOUSES DESIGNED TO BE

HOMES

WESTBUILD HOMES LTD., HUNTERS LODGE, RECTORY ROAD, PADWORTH COMMON, READING, RG7 4JB.
Tel: 0118 970 1159 Fax: 0118 970 1540
email: info@westbuildhomes.co.uk
www.westbuildhomes.co.uk



25th July 2002

Mrs A. Odell
Wokingham District Council
Environmental Services Department
Planning Services
P.O.Box 157
Shute End, Wokingham
Berkshire
RG40 1WR

PLANS TO MEET CONDITIONS

3133

Dear Mrs Odell,

Re: 1 & 2 Hill View, Basingstoke Road, Spencers Wood, Reading
Application no.: F/2001/3133

With reference to the above mentioned development, please can you find the following information to satisfy the following conditions:

Condition 11: Enclosed is a drawing indicating the site accommodation, off loading, parking and turning during the construction period.

Condition 13: Enclosed is a drawing detailing a wheel wash area to the front entrance of the site, this will comprise of a tarmac strip where vehicles will be jet washed. The front area will have a temporary tarmac ramp to prevent the excess water from entering the highway, with catchment soakaways to either side. We shall also sweep up any additional mud/debris, either by hand or by use of a mechanical road sweeper. This will be carried out through the construction period.

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Hopefully the information provided is enough to satisfy these outstanding conditions for this development, but if you require any additional information please do not hesitate to contact me.

As you are aware, we are at a stage where we need to commence construction on this development and we would be grateful if you could give your approval to commence as soon as possible.

Yours sincerely,



Guy Deakin
Building Manager

Cc David McKnight - AKA

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

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CH	
22 MAY 2002	
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DAMcK/JAG/1549

21st May 2002

Mrs A Odell
Planning Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
RG4 1WR

Dear Mrs Odell

PHASE 1, 1 – 2 HILLVIEW, SPENCERS WOOD

Further to our Planning application of 17th May, we seem to have forgotten to enclose Certificate A with the application, I therefore enclose a copy.

I would also like to bring to your attention that this site was approved with a 106 Agreement attached. Can the signed 106 Agreement that is now in place be transferred if we obtain approval for this revised application, or will a new 106 Agreement need to be drawn up with the same terms of agreement?

I would be grateful if you could let me know your position on this once you have had chance to look at this application.

Yours sincerely

David McKnight

D. A. McKnight.

Enc:

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No 1643000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

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.

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed Susan Wieck

On behalf of WESTBUILD HOMES

Date 17.05.02

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

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT

MEMORANDUM

FROM: Kate Wells, Legal Services

My REF: KAW/SR/S106/SHIN

EXT: 6540

TO: Angela Odell, Planning & Transportation

Your REF:

DATE: 25 October 2001

SECTION 106 AGREEMENT - 1 & 2 HILL VIEW, BASINGSTOKE ROAD, SPENCERS WOOD - WESTBUILD HOMES LIMITED

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

Please note that a cheque in respect of the financial contribution for education and/or recreation provision in the sum of £8,000 has been received and paid in under cost centre code UX 1128815.

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

Kate Wells

DATED 25th October 2001

WOKINGHAM DISTRICT COUNCIL

and

WESTBUILD HOMES LIMITED

AGREEMENT

under Section 106 of the Town and Country Planning Act 1990
and Section 111 of the Local Government Act 1972
Planning Application Numbers F/2001/3133

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

kaw/mm/S106 Agreement - Westbuild

THIS AGREEMENT is made the 25th day of October Two thousand and one BETWEEN WOKINGHAM DISTRICT COUNCIL of Civic Offices Shute End Wokingham Berkshire ("the Council") and WESTBUILD HOMES LIMITED whose registered office is at Hunters Lodge Rectory Road Padworth Common Reading Berkshire RG7 4JB ("the Applicant")

WHEREAS:

A. The Applicant is an estate owner in fee simple of part of the land shown edged red on the plan annexed hereto and known as Numbers 1 and 2 Hillview Basingstoke Road Spencers Wood Shinfield Berkshire ("the Site")

B. On the 8th day of January Two thousand and one the Applicant made an application for planning permission ("Application No. F/2001/3133") for the erection of six dwellings and the demolition of two dwellings known as Numbers 1 and 2 Hillview Basingstoke Road Spencers Wood Shinfield Berkshire and associated works ("the Development")

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

D. The Council resolved that SUBJECT to the Applicant entering into this Agreement planning permission should be granted in respect of the Application No. F/2001/3133 and the Applicant has agreed to enter into this Agreement conditionally upon planning permission being granted in respect of Application No. F/2001/3133 a copy of the permission being annexed to this Agreement

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

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

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

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

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

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

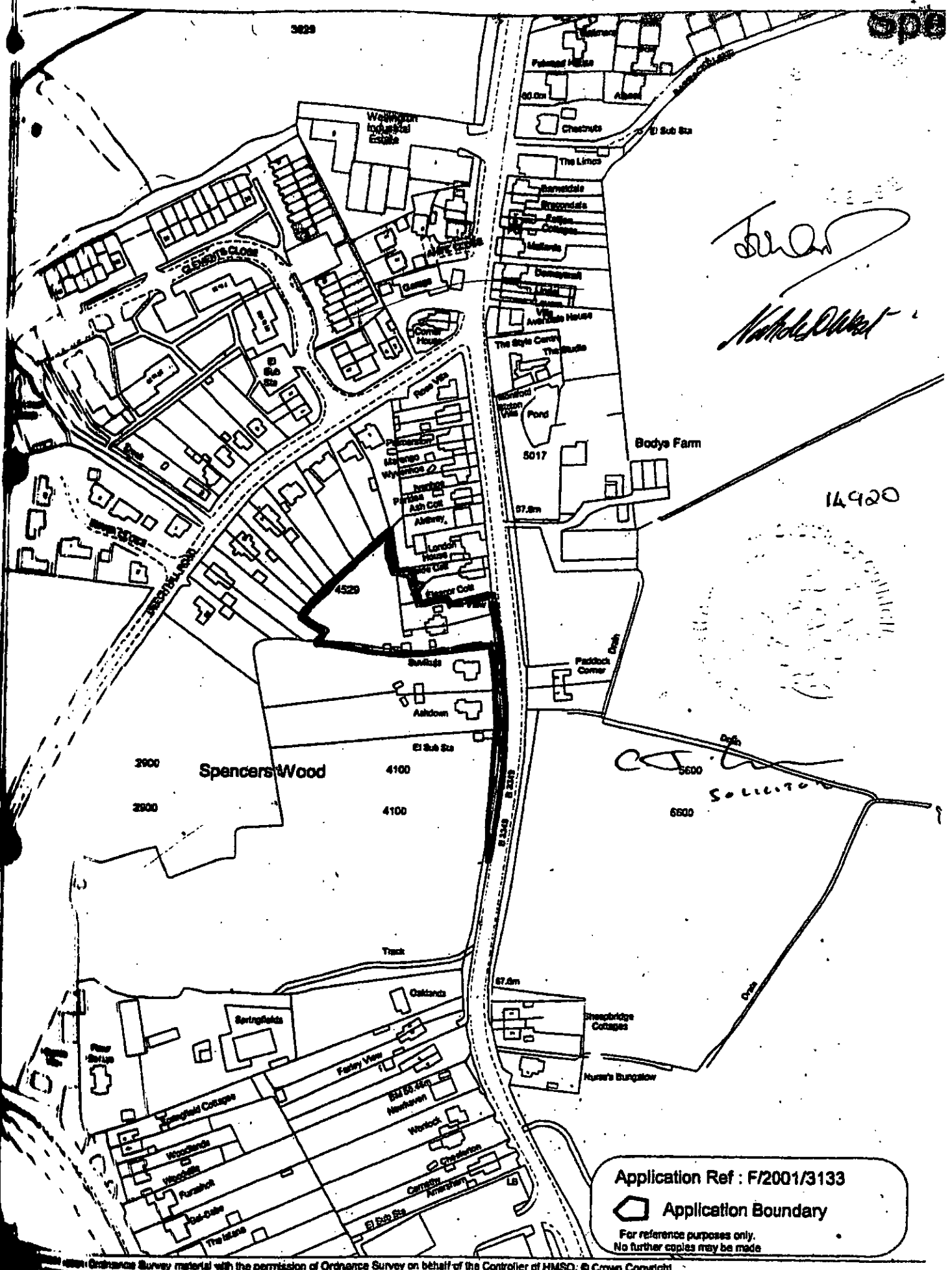
4.1 To pay to the Council on completion of this Agreement the sum of EIGHT THOUSAND POUNDS (£8,000) to be used by the Council as a contribution towards education and/or recreation provision

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

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

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

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



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Development Control Section, Environmental Services, Wokingham District Council.

Scale: 1 : 2500

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

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

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

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

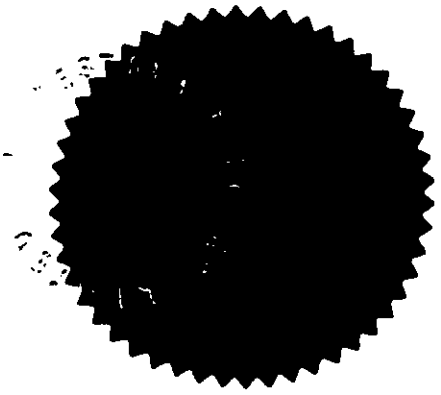
IN WITNESS whereof the parties hereto have affixed their Common Seals the day and year first before written

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

14900

Solicitor

THE COMMON SEAL of
WESTBUILD HOMES LIMITED
was hereunto affixed in the presence of:



Director

Secretary
DIRECTOR

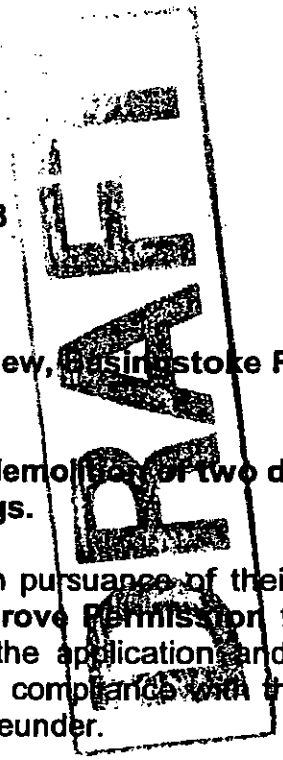
(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Westbuild Homes Ltd
C/O Andrews Kalik Associates
The Studio
101 London Road
Reading
Berkshire
RG7 4JB



Application Number: F/2001/3133

Parish: **SHINFIELD**

Location: **1 & 2 Hill View, Basingstoke Road, Spencers Wood, Reading.**

Proposal: **Proposed demolition of two dwellings and erection of six dwellings.**

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

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

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

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

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

Condition
5. The bathroom and landing windows in the south side of the proposed dwelling on plot 1 and ensuite bathroom window in the south-west side elevation of the proposed dwelling on plot 5 of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.

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

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

Condition
8. No materials produced as a result of the site development or clearance shall be burnt on site. All reasonable steps, including damping down site roads/tracks shall be taken to minimise dust and litter emissions from the site whilst works of construction and/or demolition are in progress.

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

Condition
10. 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 1549/16D. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

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

Condition
12. All hedging within the sight lines (visibility splays) shown on drawing No. 1549/16D shall be removed and laid to grass. The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6m.

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

Condition
14. No building shall be occupied until the access has been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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

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

Condition
17. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the

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

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

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

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

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

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

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

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

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

Reason
8. To ensure that no nuisance or disturbance is caused to the occupiers of neighbouring properties or the area generally.

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

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

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

Wokingham District Council Environmental Services Department, PO Box 157, Shute End, Wokingham
Berks, RG40 1WR

FAX

Date: 3/8/01

Number of pages including cover sheet: 15

To:
GUY WEST

Phone:

Fax phone: 0118 9701540

CC:

From:
ELAINE VASHI.

Phone: 974 6451.

Fax phone: 0118 9746484

REMARKS: ☐ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment

APP. F/2001/3133 : 142 HILL VIEW, BASINGSTOKE ROAD, SPENCERS WOOD.

COPY OF OBS LETTERS.

* * * TRANSMISSION RESULT REPORT (3.AUG.2001 9:21) * * *

TTI WDC PLAN&TRANSPORT

DATE	TIME	ADDRESS	MODE	TIME	PAGE	RESULT	FILE
3.AUG.	9:16	0118 970 1540	ES	4'41"	P.15	OK	615

: STANDARD
M : MEMORY
D : DETAIL
P : POLLING
F : FINE
L : SEND LATER
E : ECM
* : PC

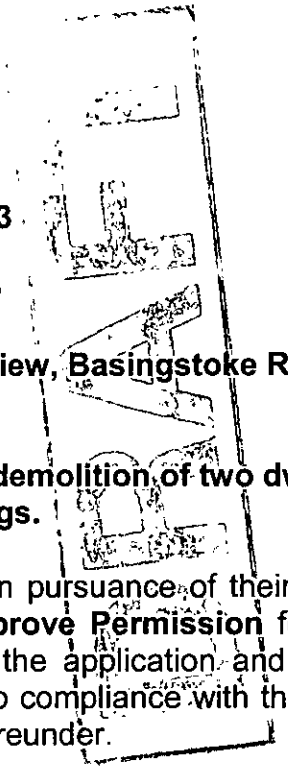
(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Westbuild Homes Ltd
C/O Andrews Kalik Associates
The Studio
101 London Road
Reading
Berkshire
RG7 4JB



Application Number: F/2001/3133

Parish: **SHINFIELD**

Location: **1 & 2 Hill View, Basingstoke Road, Spencers Wood, Reading.**

Proposal: **Proposed demolition of two dwellings and erection of six dwellings.**

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

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

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

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

Condition
5. The bathroom and landing windows in the south side of the proposed dwelling on plot 1 and ensuite bathroom window in the south-west side elevation of the proposed dwelling on plot 5 of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.

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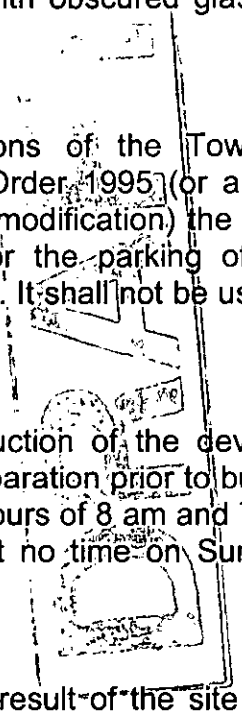

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Condition
17. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the

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

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

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

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

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

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

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

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

Reason
8. To ensure that no nuisance or disturbance is caused to the occupiers of neighbouring properties or the area generally.

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

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

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

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

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

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

Reason
15. In the interests of visual amenity.

Reason
16. In the interests of visual amenity.

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

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

Informative
1. In reference to Condition No. 15 above, details of the landscaping scheme should include the following amendments to drawing No. 1549/16D: additional length of hedgerow replanted behind the sight line south of the new gate, a number of trees within the hedgerow such as Oak and Ash and replacement of the proposed blackthorn in front of Ashdown/Suvikuja with a tree species. The trees to be planted along Basingstoke Road should be of the 'heavy standard' size.

Informative
2. The approved plans comprise the following:

Location Plan 1:1250 (including sight line in front of Suvikuja, Ashdown and land to the south shown within the red line).
1549/16D showing proposed landscaping along south sight line.
1549/15F site layout plan (showing 5.5m wide access road and turning head).
House type plans: Plot 1: 1549/11 and 12A.
Plot 2: 1549/9A and 10B.
Plot 3: 1549/5 and 6A.
Plots 4 & 5: 1549/3A and 4A.
Plot 6: 13A and 14B.

Informative
3. 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 H5, C9 and EN1.
Loddon Area Local Plan Policies LTV1, LBE2 and LBE8.
Deposit Draft Wokingham District Local Plan Policies WH1, WBE1 and WLL8.

Informative

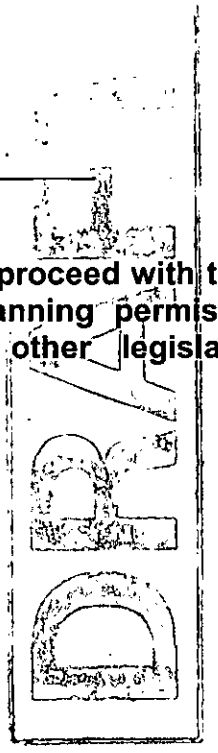
4. No soakaways should be constructed such that they penetrate the water table, and they should not in any event exceed 3 metres in depth below existing ground level.

John Mitchell

John Mitchell
Development Control Manager
Date: 11/07/2001

Notice checked by: _____

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



MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 11 JULY 2001 FROM 7.00 PM TO 10.30 PM

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

Also present under Standing Order 39:- Mrs P Bray, Mr G Cowan, Mr A Pollock and Mr D Swindells

PART I

20. MINUTES

Subject to the following amendment, the Minutes of the meeting of the Committee held on 20 June 2001 were confirmed as a correct record and signed by the Chairman:-

Minute 11 – Application No. 2001/3616 – After the second paragraph, add the words "Members commented on the impact that this dwelling would have on the area of outstanding landscape importance and the street scene".

21. APOLOGIES

Apologies for absence were submitted from Mr. SR Conway and Mr. AJ Ross.

22. ORDER OF BUSINESS

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

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

Mr A Pollock, a local Member, attended the meeting and spoke in opposition to the proposal.

RESOLVED: 1) That an Agreement be entered into under Section 106 of the Town and Country Planning Act 1990 and other statutory powers relating to the making of a financial contribution of £8,000 towards education and/or recreation provision;

2) That subject to the execution and registration of the Agreement referred to in 10 above, Application No.2001/3133 be approved, subject to the conditions set out on pages 298 to 299 of the Agenda, together with an additional condition requiring the provision of heavy standard trees as part of the landscaping scheme.

28. APPLICATION NO: 2001/3133, DEMOLITION OF 2 DWELLINGS AND ERECTION OF 6 DWELLINGS, 1 & 2 HILL VIEW BASINGSTOKE ROAD SPENCERS WOOD SHINFIELD, FOR WESTBUILD HOMES LTD

The Committee considered a report about this application set out on Agenda pages 295 to 314.

Application No.F/2001/3133 **Received 8.01.01** **Shinfield**

Applicant: **Westbuild Homes Ltd.**
Location : **1 & 2 Hill View, Basingstoke Road, Spencers Wood, Shinfield**
Proposal : **Demolition of 2 dwellings and erection of 6 dwellings**

1. **Planning History** – This 0.33 ha. site comprises Nos. 1 & 2 Hill View, which are a pair of Victorian cottages, and rear garden. The land at the rear rises up slightly to the north and west. There is no relevant planning history on the site.

   The application is before the Committee because a financial contribution towards services and infrastructure has been offered.

2. **Proposal** – Is to demolish the existing dwellings and erect 2 x 3 bedroom semi-detached and 4 x 4 bedroom detached houses with garages. The revised plans show the provision of a sight line to the south, and lower roof ridge height to the proposed house on plot 1.

3. **Consultations** -
   - ***Shinfield Parish Council :*** "We express concern that the elevations should reflect the character of the surrounding area and use materials consistent with the architectural character of the adjoining properties".
     Revised plan 1549/15D : "No comment".
   - ***7 letters of objection :*** from 7 addresses on grounds: (+ 1 on revised plans) – all in Beech Hill Road
     - Dangerous access point with inadequate visibility near shop and school.
     - Building on 'Open' land.
     - Too many houses with nowhere for children to play.
     - Site may get waterlogged and must ensure site isn't built-up with run-off consequently onto other properties.
     - Overlooking (to Beech Hill Road houses) and loss of privacy.
     - Noise and disturbance whilst houses are being built.
     - Need satisfactory rear fencing.
     - Lack of school places locally, and other infrastructure.
     - Exacerbate existing congestion in the area.
     - 'Hammer head' at end could lead to further development.
   - ***Highway Officer :*** No objection to revised plans, subject to conditions.
   - ***Landscape Officer :*** No objection to revised plans following 'expert' ancient hedgerow report findings, and subject to conditions.
   - ***Environment Agency :*** No objection subject to conditions.
   - ***Environmental Health Officer :*** No objection subject to condition restricting hours of construction.

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

   A. Principle of Residential Development, including density and housing mix. (Berkshire Structure Plan Policies H2 and H9; Loddon Area Local Plan Policies LH1 and LH8; Wokingham District Local Plan (Deposit Draft) Policies WOS2, WH2 and WH6; and PPG3).

B. Effect on character and appearance of the area, including trees and hedging. (Berkshire Structure Plan Policies H5, EN1 and C9; Loddon Area Local Plan Policies LBE2 and LBE8; and Wokingham District Local Plan (Deposit Draft) Policies WH1, WBE1 and WLL8).

C. Effect on neighbouring residential properties. (Loddon Area Local Plan Policy LBE2 and Wokingham District Local Plan (Deposit Draft) Policy WBE1).

D. Traffic, access and parking.

E. Services & Infrastructure (Berkshire Structure Plan Policy LD6; Loddon Area Local Plan Policy LPS1; and Wokingham District Local Plan (Deposit Draft) Policy WOS4).

F. Concerns of the Parish Councils and local residents.

A. Principle of Residential Development, including density and housing mix
As the application site is within the settlement boundary and comprises existing dwellings and garden land, residential development and redevelopment is considered acceptable in principle.

Density
The site is 0.33 ha. in size and therefore is just over the minimum threshold of 0.3 ha. where the Council's density policy applies. As 6 dwellings are proposed the density would be 18 dwellings per ha. This is significantly below the minimum 30 dwellings per ha. in PPG3. However, this is a small site just over the Council's minimum size threshold for application of this policy, which states that such a density should not compromise the quality of the environment. As proposal includes retention of trees along the south (outside) boundary which would soften the appearance of the proposed development, it is considered that this density is acceptable in this particular case.

Housing mix
Two x 3 bedroom semi-detached and 4 x 4 bedroom detached houses are proposed. Whilst this does not conform with the Council's housing mix policy WH6 which requires a larger proportion of smaller dwellings, as this is a small site, the mix is considered acceptable.

B. Effect on character and appearance of the area, including trees and hedging
On the frontage to Basingstoke Road would be a detached chalet-style house and garage (plot 1) and the access road. There would be a 2m gap on the south side of this house, and Suvikuja has a single-storey double garage on its side nearest plot 1. The roof height of the proposed house on plot 1 has been lowered to 8.2m. high; the same estimated height as that of Suvikuja. It is therefore considered that the street scene appearance would be satisfactory. The proposal is for backland development, but as there are other backland type layouts nearby in Barracks Lane, Clements Close and Diana Close, it is considered that this would not be out of character.

Due to the inside bend in road to the south, removal of a section of hedgerow and some trees would be necessary to provide adequate sight lines. (This

area is now within the red lined area on the revised plan). On advice from the Coouncil's Landscape Officer, an expert assessment of the hedgerow under the Hedgerow regulations 1997 was commissioned. The report concludes that, as far as can be ascertained, the hedgerow does not meet any of the historical value requirements laid out in the Act to warrant measures to ensure its preservation, and that the proposed construction works would not impinge on any known archaeological remains. Therefore, providing new hedging and tree planting takes place behind the sight line, it is considered that the removal of the hedgerow would be acceptable in this case.

C. Effects on neighbouring properties

Beech Hill Road

A row of houses in Beech Hill Road back onto the site and the proposed rear elevations of houses on plots 3 - 6. The proposed rear gardens would be between 10m and 12m long, and the nearest house in Beech Hill Road would be about 43m away from the proposed rear elevations. As there is some hedging and existing trees between, it is considered that the distances between would be sufficient to prevent unacceptable overlooking.

Basingstoke Road

Eleanor Cottage, Wayside Cottage and London House would view the proposed detached garage on plot 3 and the side elevation shows only a landing window on the first floor at this side about 35m away from the nearest existing rear elevation. The garage would be about 22m from the nearest existing rear elevation. Therefore the effect is considered acceptable. As Suvikuja has its garage nearest, the effect of the proposed house on plot 1 is considered acceptable, but the proposed side landing window should be obscure glazed as Suvikuja has a first floor window in its north side elevation.

D. Traffic, access and parking

As a satisfactory sight line can be provided to the south, the visibility at the proposed access shown on the revised plan is considered satisfactory.

E. Services and Infrastructure

The applicants have made an unsolicited offer of £8,000 towards education and/or recreation provision. The proposed development could be expected to generate demands on education and/or recreation provision locally and could reasonably be accepted. However, as the proposal is for a net increase of only 4 dwellings, the offer is not considered necessary in order to make the proposed development acceptable. Accordingly, this offer should not be a determining factor in deciding whether or not to grant planning permission.

F. Concerns of the Parish Council and local residents

These have been addressed above.

5. **Conclusion** – The proposed development is acceptable in principle and it is considered that the proposed layout would have an acceptable effect on the street scene and neighbouring properties. The removal of a section of hedgerow to provide the required sight line is also considered acceptable in this particular case.

6. **Recommendation** – GRANT planning permission subject to a Section 106 agreement as set out in paragraph 4 E. above, and to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.
3. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor or above side elevations of the dwellings hereby permitted except for any which may be shown on the approved drawing(s).
5. The bathroom and landing windows in the south side of the proposed dwelling on plot 1 and ensuite bathroom window in the south-west side elevation of the proposed dwelling on plot 5 of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.
7. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.
8. No materials produced as a result of the site development or clearance shall be burnt on site. All reasonable steps, including damping down site roads/tracks shall be taken to minimise dust and litter emissions from the site whilst works of construction and/or demolition are in progress.
9. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.
10. 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 1549/16D. 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.
11. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.
12. All hedging within the sight lines (visibility splays) shown on drawing No. 1549/16D shall be removed and laid to grass. The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6m.

13. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways; in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.
14. No building shall be occupied until the access has been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
15. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.
16. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
17. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.
18. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

REASONS
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To safeguard the visual amenities of neighbouring properties and the locality.
4 & 5. To safeguard the residential amenities of the occupiers of neighbouring properties.
6. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.
7. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
8. To ensure that no nuisance or disturbance is caused to the occupiers of neighbouring properties or the area generally.

9. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
10, 12, 13 & 14. In the interests of highway safety and convenience.
11. To prevent queuing and parking off site, in the interests of highway safety and convenience.
15 & 16. In the interests of visual amenity.
17. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.
18. To prevent the increased risk of flooding and to improve water quality.

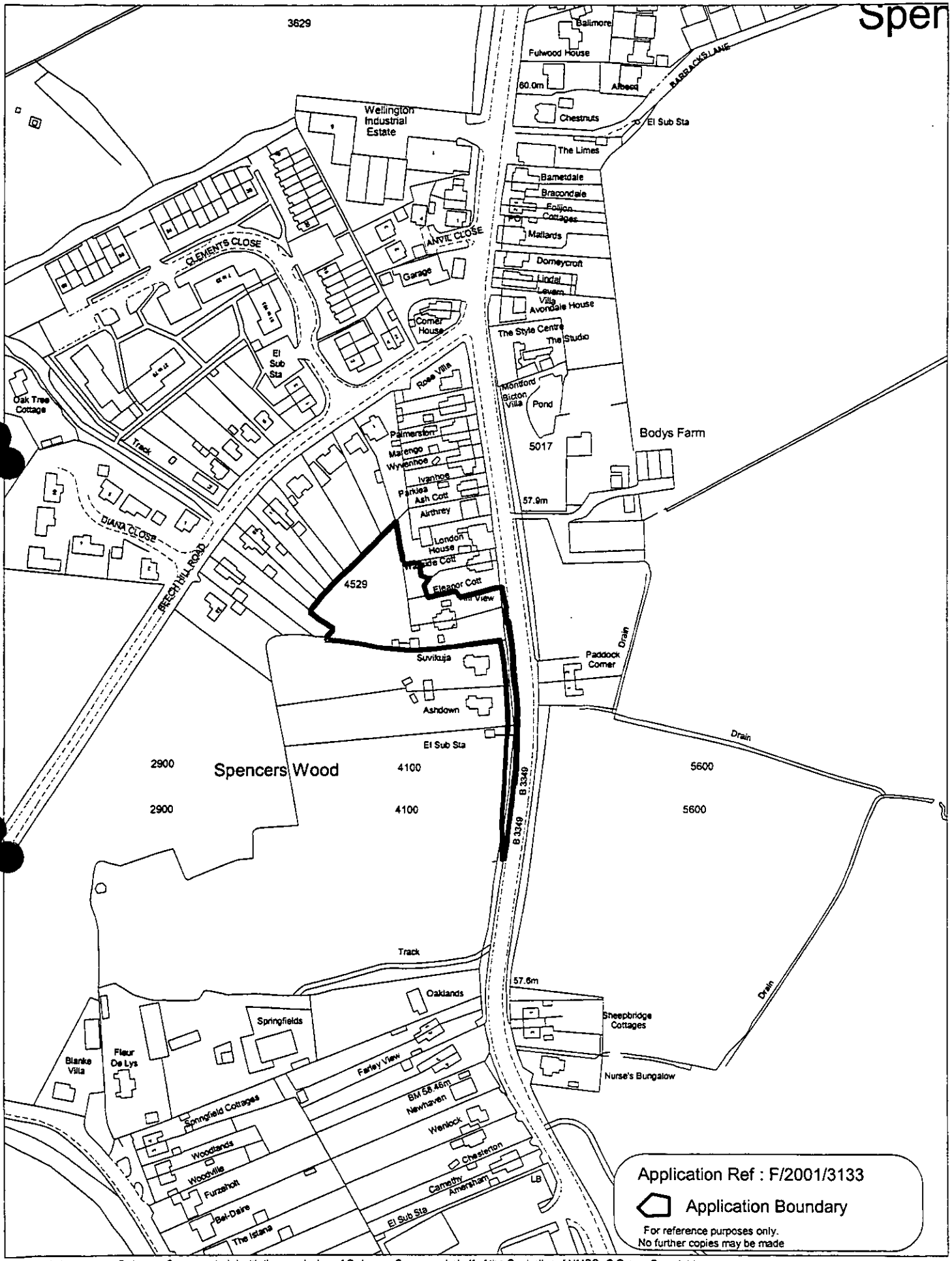
INFORMATIVES
1. In reference to Condition No. 15 above, details of the landscaping scheme should include the following amendments to drawing No. 1549/16D: additional length of hedgerow replanted behind the sight line south of the new gate, a number of trees within the hedgerow such as Oak and Ash and replacement of the proposed blackthorn in front of Ashdown/Suvikuja with a tree species.
2. The approved plans comprise the following:

Location Plan 1:1250 (including sight line in front of Suvikuja, Ashdown and land to the south shown within the red line).
1549/16D showing proposed landscaping along south sight line.
1549/15F site layout plan (showing 5.5m wide access road and turning head).

House type plans:
Plot 1: 1549/11 and 12A.
Plot 2: 1549/9A and 10B.
Plot 3: 1549/5 and 6A.
Plots 4 & 5: 1549/3A and 4A.
Plot 6: 13A and 14B.

3. 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 H5, C9 and EN1.
Loddon Area Local Plan Policies LTV1, LBE2 and LBE8.
Deposit Draft Wokingham District Local Plan Policies WH1, WBE1 and WLL8.
4. No soakaways should be constructed such that they penetrate the water table, and they should not in any event exceed 3 metres in depth below existing ground level.

Angela Odell



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Development Control Section, Environmental Services, Wokingham District Council.

11 July 2001

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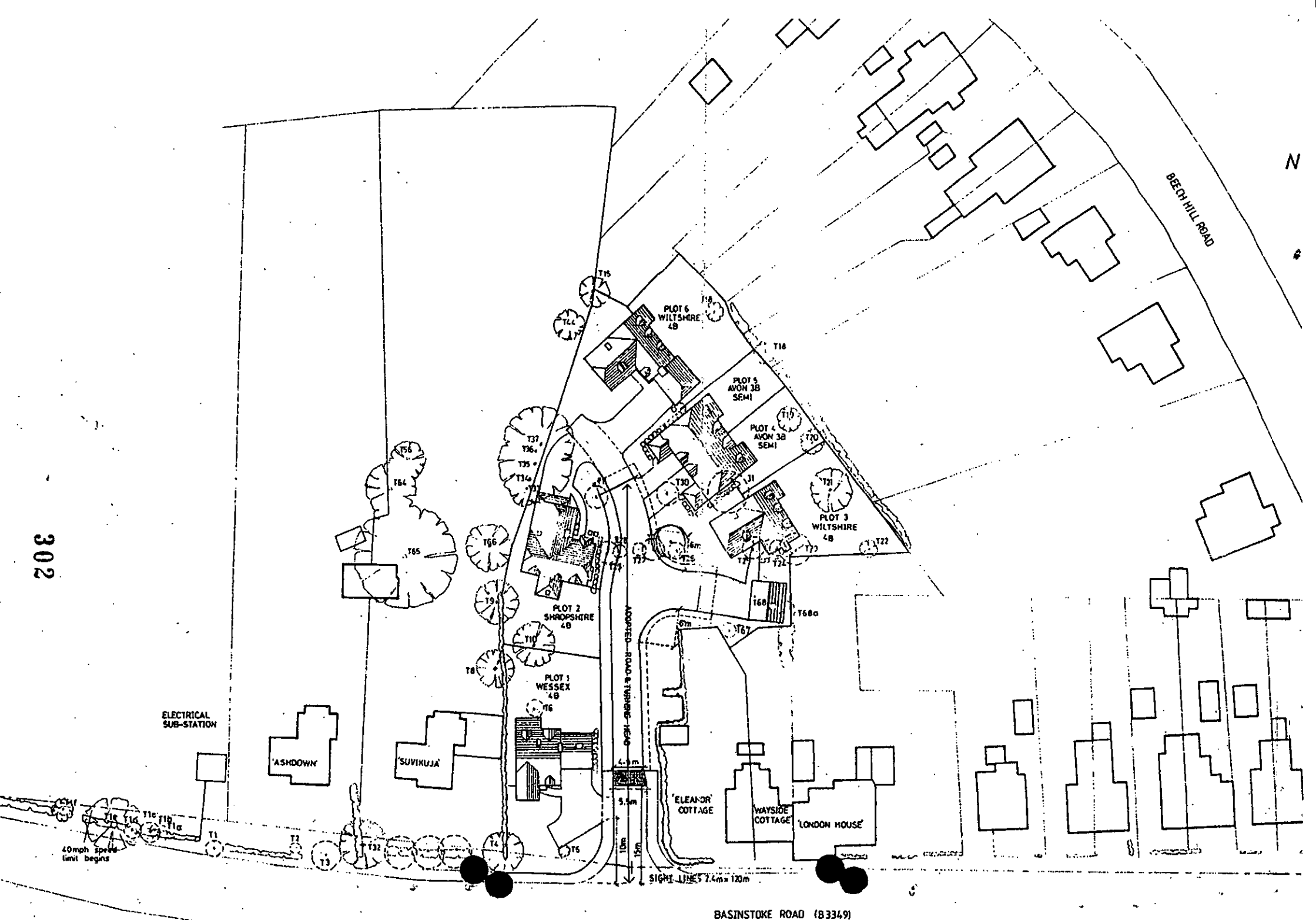
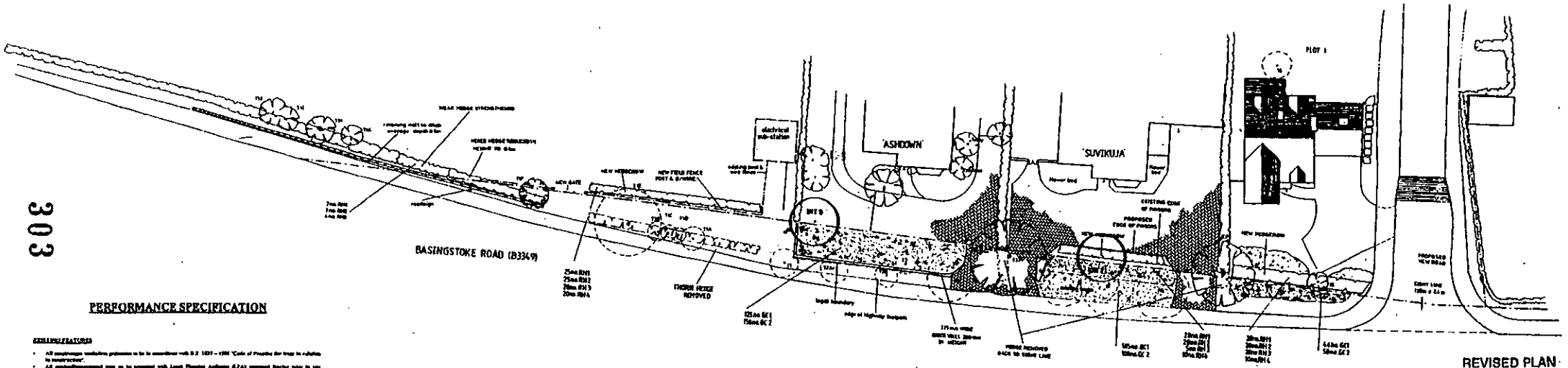

BEECH HILL ROAD
PLOT 6 WILTSHIRE 4B
PLOT 5 AVON 3B SEMI
PLOT 4 AVON 3B SEMI
PLOT 3 WILTSHIRE 4B
PLOT 2 SHROPSHIRE 4B
PLOT 1 WESSEX 4B
ADOPTED ROAD & TURNING HEAD
ELECTRICAL SUB-STATION
'ASHDOWN'
'SUVIKUJA'
'ELEANOR' COTTAGE
'WAYSIDE' COTTAGE
'LONDON HOUSE'
40mph speed limit begins
SIGHT LINES 2.4m x 120m
BASINSTOKE ROAD (B3349)
302



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REVISED PLAN
3133

PERFORMANCE SPECIFICATION

EXISTING FEATURES

- All amphibious vertebrate protection to be in accordance with B.S. 1401 – 1988 "Code of Practice for trees in relation to construction".
- All protected/unprotected trees up to be protected with Local Planning Authority (LPA) approved fencing prior to any construction work. All exposed roots to be removed by cutting to suitable lateral immediately after excavating.
- All tree surgery to be undertaken by a fully licensed arboriculturist approved by the Local Planning Authority.
- The construction working area will be agreed with the LPA and clearly fenced off prior to all construction work.
- All landscape works to satisfy the latest relevant British Standards including supply of materials, operations on site and management.
- No topsoil should be removed from site until the contractor has demonstrated to the LPA that sufficient reserves have been stockpiled safely on site or other economical progress completion to amendment, with any waste specified.
- The quality of all landscape work will comply with B.S. 4428 – 1989 specification, "General landscape operations".

NEW WORKS

- The final layout is subject to agreed grading and earthwork and other design changes.
- All landscaped areas to be ameliorated to a minimum 450 mm depth, cleared of all dead brash and rubbish etc. and lightly rotovated to a fine tilth.
- Topsoil depths of 150 mm grassed areas, 450 mm planted areas, 900 mm tree pits.
- Service ventilated adjacent to hedgerow planting to be lined with TEXAM 8 or similar polypropylene root barrier approved by Service Authority.
- Grass turf to be generally turfed with ROLAWN or similar quality and JOHNSON'S shade seed mix, to be laid under existing trees where turf is deprecated.
- Where grass seeding is specified 35 mm depth fine mulch, or 25 mm pea shingle in certain utility areas, to be applied over PLANTEX sheet.
- All planting areas to thoroughly incorporate horticultural soil improver at 1.3 cubic to improve soil fertility.
- All plant material shall be of a quality compatible with B.S. 3936 Part 1 (1992) Nursery Stock.
- All plants imported to be container grown/containerised unless agreed otherwise with client.
- All plant material to be thoroughly watered in and lightly pruned as necessary.
- All beds to be fine mulched to 50 mm depth after planting and BROADLEAF PP granular bark applied to all to prior otherwise to supplier's recommended rates.
- All beds to be maintained weed free, healthy and tidy until handover after 12 months defects period.
- All beds to incorporate appropriate slow release fertiliser to all plant establishment.
- All plants imported to be guaranteed for 12 months against all reasonable defects.
- All ordinary nursery stock trees to be supported by 1 No. short stake 900 mm above ground and TIES rubberised ties as. All such trees to be fitted with rubber bands. Feathered trees to have TUBEX tree shelters.
- All trees in grassed areas to have 1.2 m diameter bare area kept clear of all grass growth, weeds or weed vegetation. All such area to be kept mulched annually to a minimum 50 mm depth.

Tree No.	Name	Girth
HT1	Blackthorn (Prunus Spinosa)	10-12 cm
HT2	Birch (Betula Pendula)	10-12cm

Rural Hedge

Planted in double staggered rows at 450mm apart. 5 plants per linear metre and pot size of 60-90cm, in groups of 10-25 of the same species with rabbit guards and canes. All planting should be cut back immediately to encourage lower growth to thicken.

Code	Species	Height	Density/lin.m	No.
RH1	Crataegus Monogyna (Hawthorn)	Feath'd/1.6m+	1@0.33m ctrs	90
RH2	Ilex Aquifolium (Holly)	40/1m/1.2m+	1@0.33m ctrs	80
RH3	Fagus Sylvatica	Feath'd/ 1.5m+	1@0.5m ctrs	35
RH4	Prunus Spinosa	Feath'd/ 1.5m+	1@0.33m ctrs	40

Ground Cover

Code	Species	Pot size	Density/m2	No.
GC1	Cotoneaster (Horizontalis)	2Ltrs	5	368
GC2	Periwinkle (Vinca Minor)	3Ltrs	6	300

PLANNING SERVICES: HT1, RLS, PDL, LSD, DO, APP, CR
25 MAY 2001
DEPOS NO: DOC: FILE:

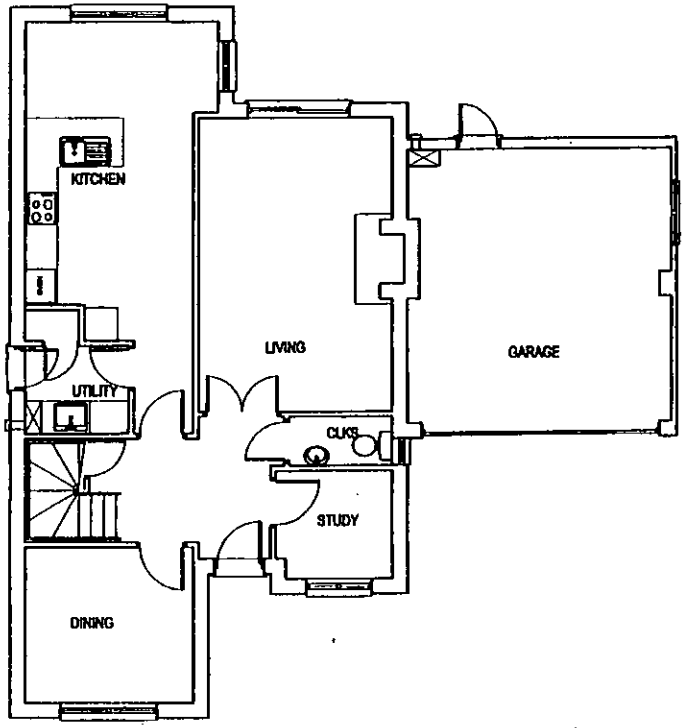
D	23/05/01	Drawing Update
C	11/05/01	Drawing Update
B	04/05/01	Drawing Update
A	27/03/01	Drawing Update

HILL VIEW
SPENCERS WOOD
READING

WESTBUILD HOMES LTD.

PROPOSED LANDSCAPING ALONG SOUTH SIGHT LINE

Wilderstead THE STUDIO 191 LONDON ROAD READING BERKSHIRE
CHARTERED KALIK ASSOCIATES ARCHITECTS



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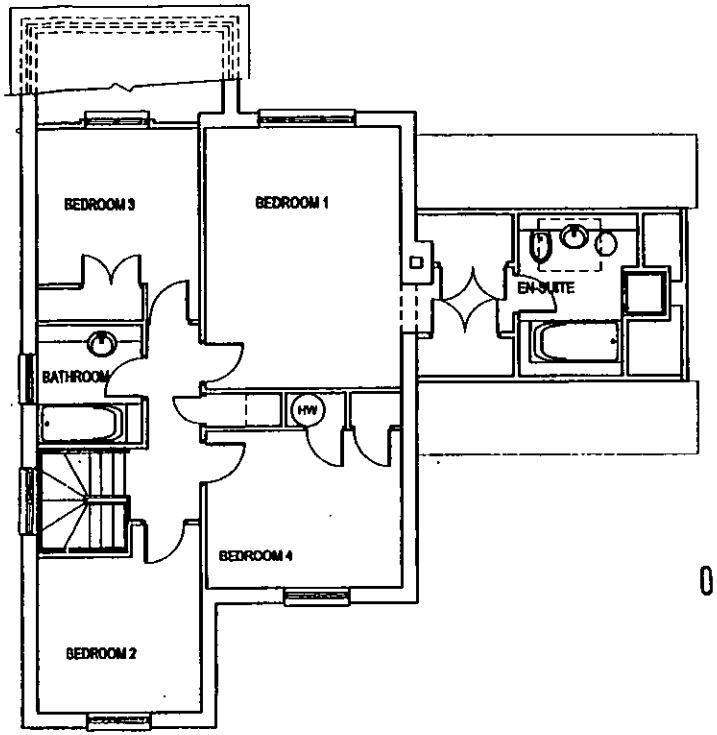

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08.JAN.2001* 3133

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client	WESTBUILD HOMES LTD
drawing	GROUND & FIRST FLOOR PLANS WESSEX 4B - WX4 PLOT 1
scale	1:100
	15/9/11

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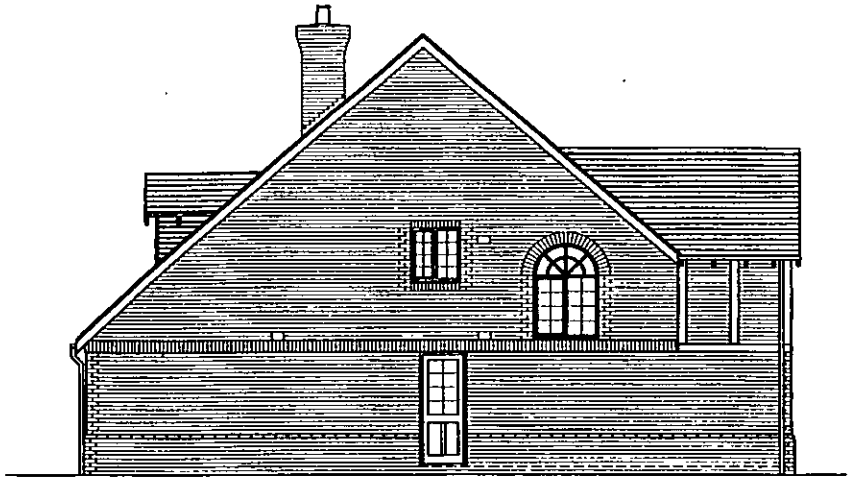

SIDE ELEVATION
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REVISED PLAN

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25 JUN 2001
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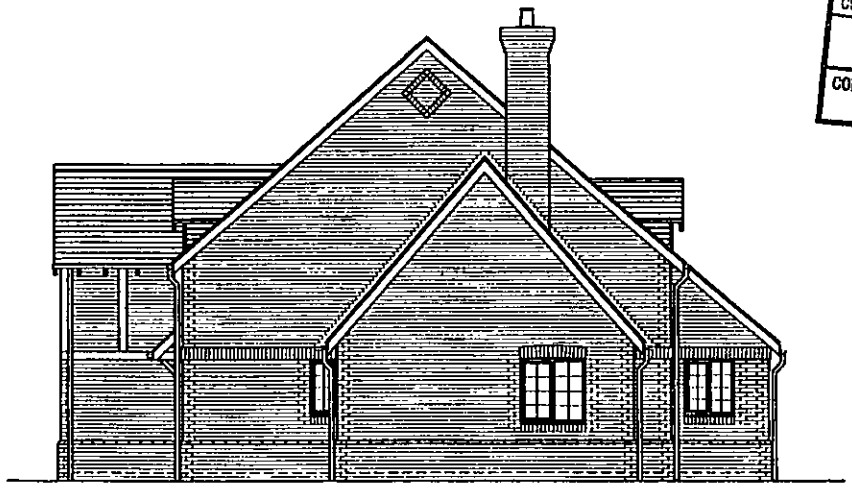

SIDE ELEVATION
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A	21/06/01	DRAWING UPDATE

HILL VIEW
SPENCERS WOOD
READING

client
WESTBUILD HOMES LTD

drawing
ELEVATIONS
WESSEX 4B - WX4 PLOT 1

scale 1:100 | 15/9/12A

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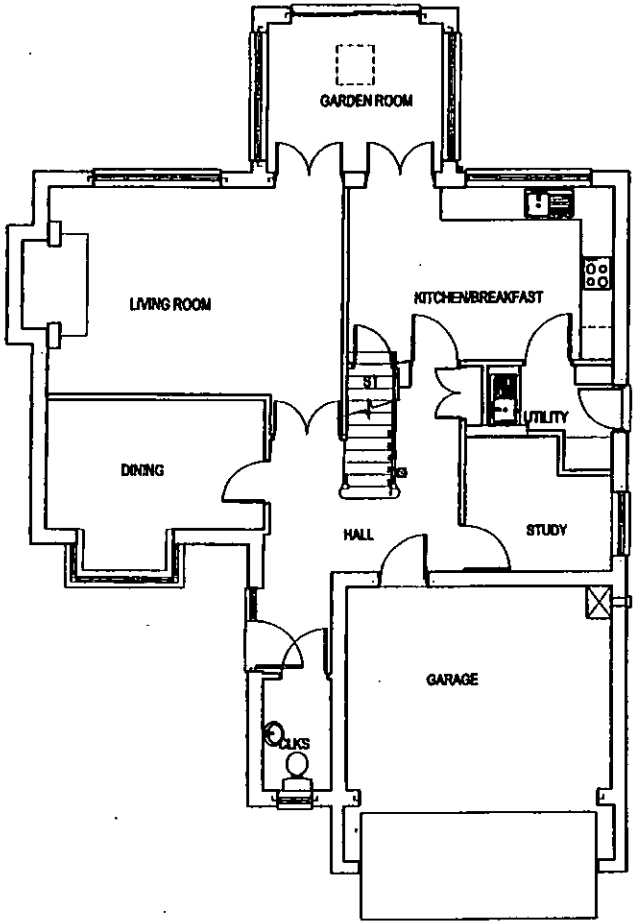

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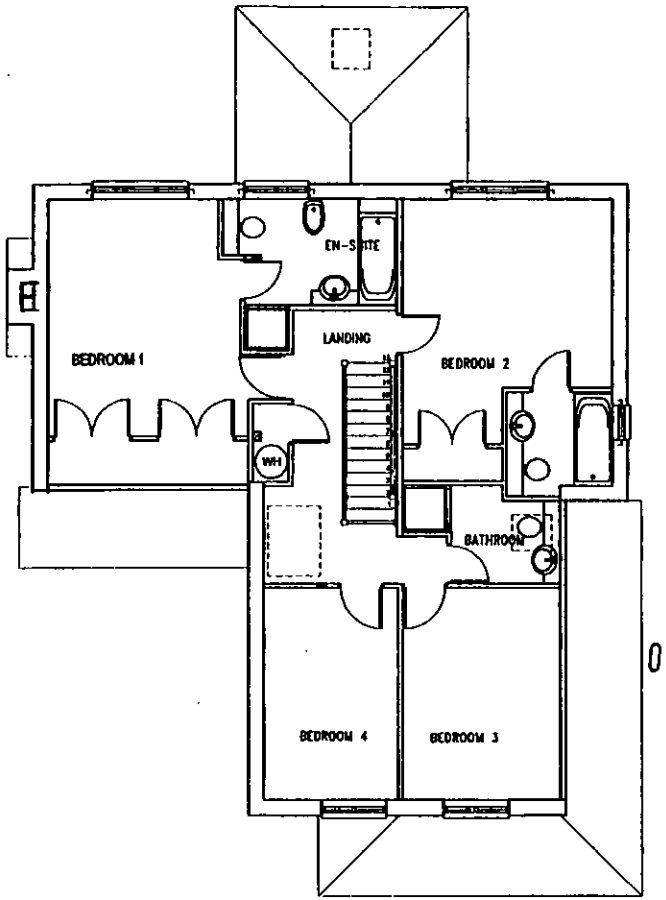

FIRST FLOOR PLAN
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A	5.12.2000	DRAWING UPDATE
letter	date	revision

HILL VIEW
SPENCERS WOOD
READING

client
WESTBUILD HOMES LTD

drawing
GROUND & FIRST FLOOR PLANS
SHROPSHIRE 4B - SH4 - PLOT 2

scale 1:100
date OCT 2000
drawn by DMcK
1549/9A

THE STUDIO
101 LONDON ROAD
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ANDREWS - KALIK ASSOC

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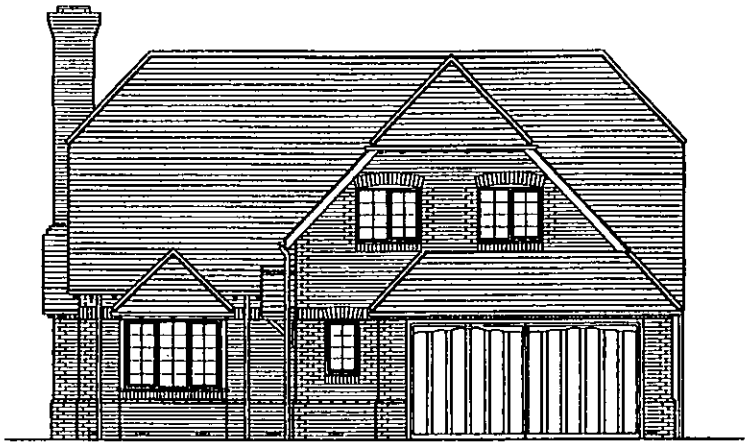

FRONT ELEVATION
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SIDE ELEVATION
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08.JAN.2001* 3133

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REAR ELEVATION
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SIDE ELEVATION
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B	15.12.2000	DRAWING UPDATE
A	7.12.2000	DRAWING UPDATE
letter	date	revision

job HILL VIEW
SPENCERS WOOD
READING

client WESTBUILD HOMES LTD

drawing ELEVATIONS
SHROPSHIRE 4B - SH4 - PLOT 2

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READING BERKSHIRE
CHARTERED ARCHITECTS
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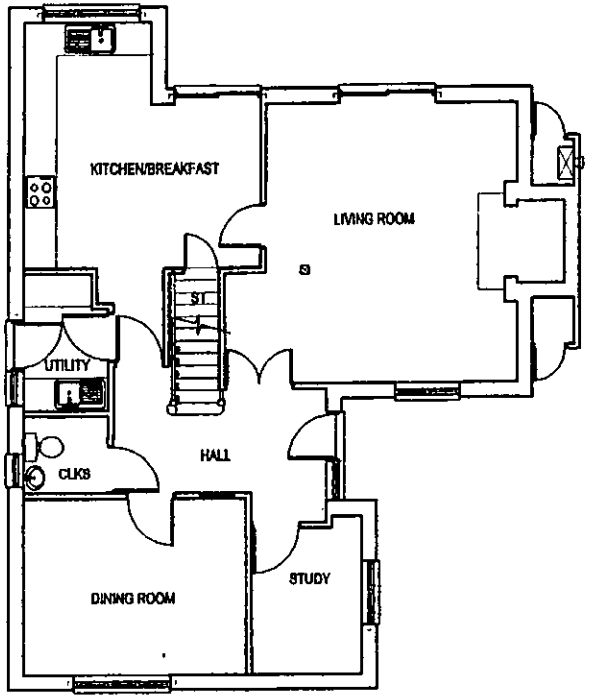

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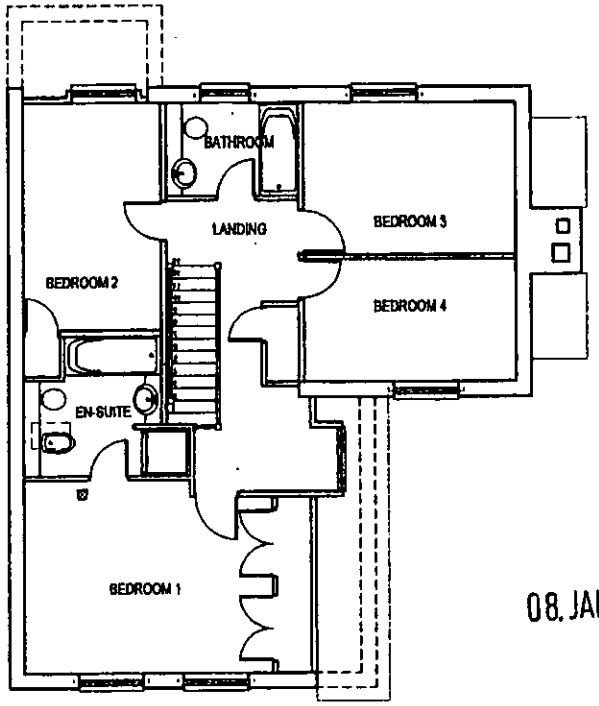

FIRST FLOOR PLAN
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client	WESTBUILD HOMES LTD
drawing	GROUND & FIRST FLOOR PLANS WILTSHIRE 4B-V2 - PLOT 3
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READING
CHARTERED ARCHITECTS
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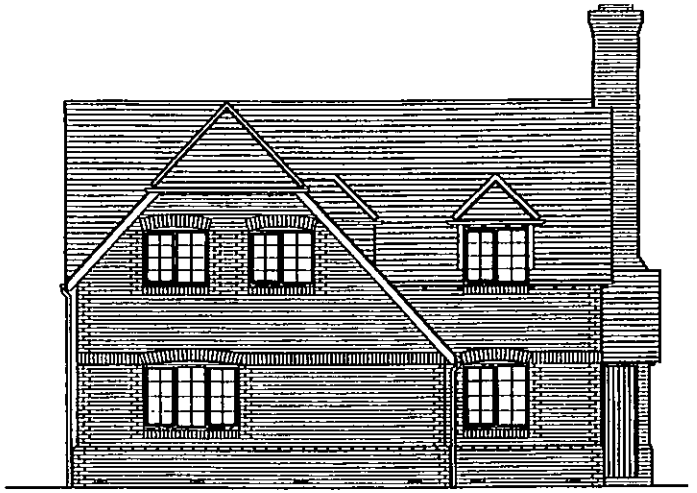

FRONT ELEVATION
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SIDE ELEVATION
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REAR ELEVATION
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SIDE ELEVATION
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08.JAN.2001* 3133

A	7.12.2000	DRAWING UPDATE

job
HILL VIEW
SPENCERS WOOD
READING

client
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drawing
ELEVATIONS
WILTSHIRE 4B-V2 - PLOT 3

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15/9/6A

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101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
KALIK ASSOCIATES

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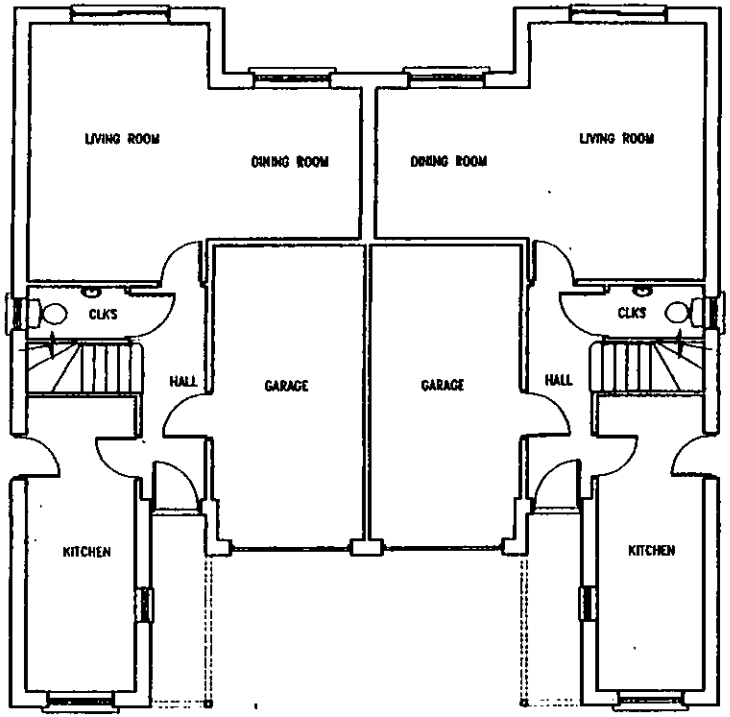

GROUND FLOOR PLAN
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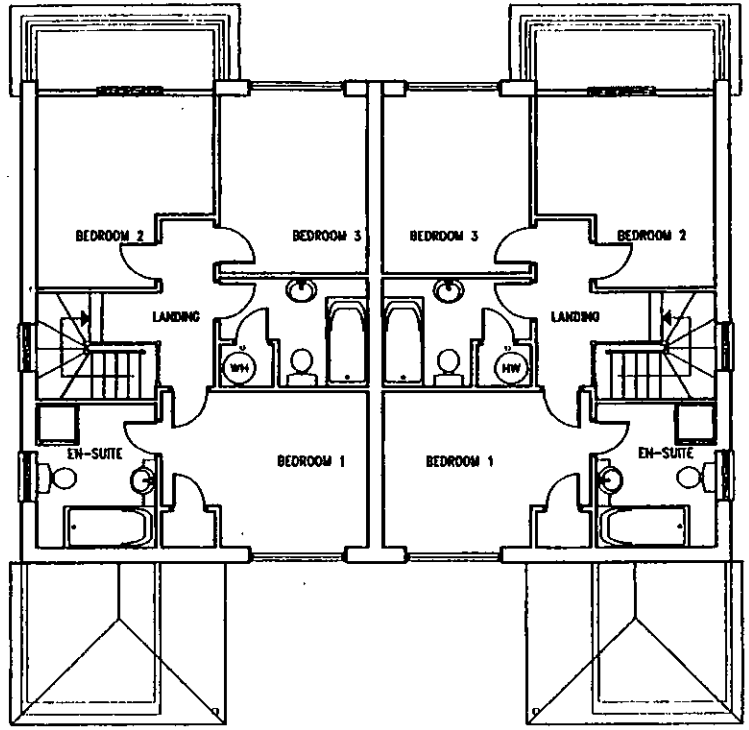

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letter	date	revision

job HILL VIEW
SPENCERS WOOD
READING

client WESTBUILD HOMES LTD.

drawing GROUND & FIRST FLOOR PLANS
AVON 3B-SEMI-PLOTS 485

scale 1:100 | 1549/3A

THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
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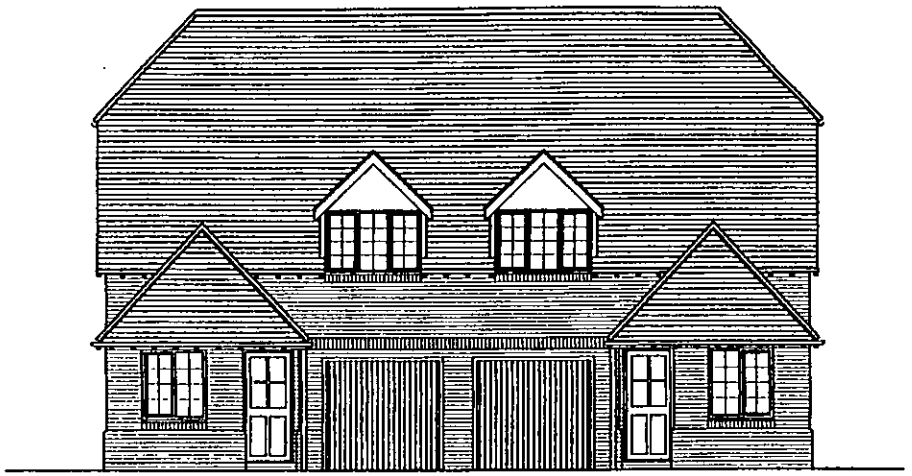

FRONT ELEVATION
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SIDE ELEVATION
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08.JAN.2001* 3133



REAR ELEVATION
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SIDE ELEVATION
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letter	date	revision
A	6.12.2000	DRAWING UPDATE

job
HILL VIEW
SPENCERS WOOD
READING

client
WESTBUILD HOMES LTD.

drawing
ELEVATIONS
AVON 3B-SEMI-PLOTS 4&5

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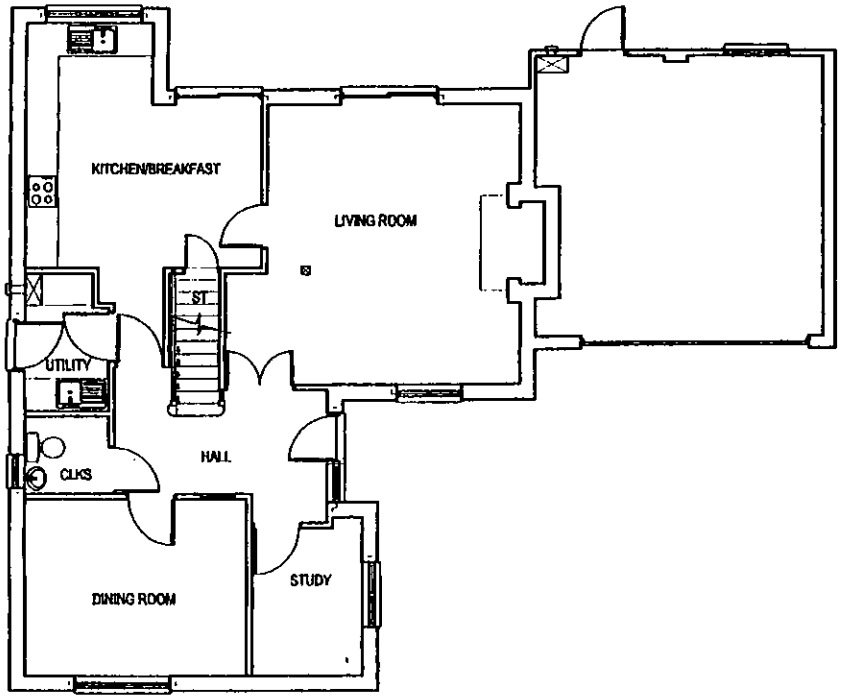
1549/4A

(0118)9507700
THE STUDIO
LONDON ROAD
BERKSHIRE
101
READING
CHARTERED ARCHITECTS
KALIK ASSOCIATES

311



GROUND FLOOR PLAN
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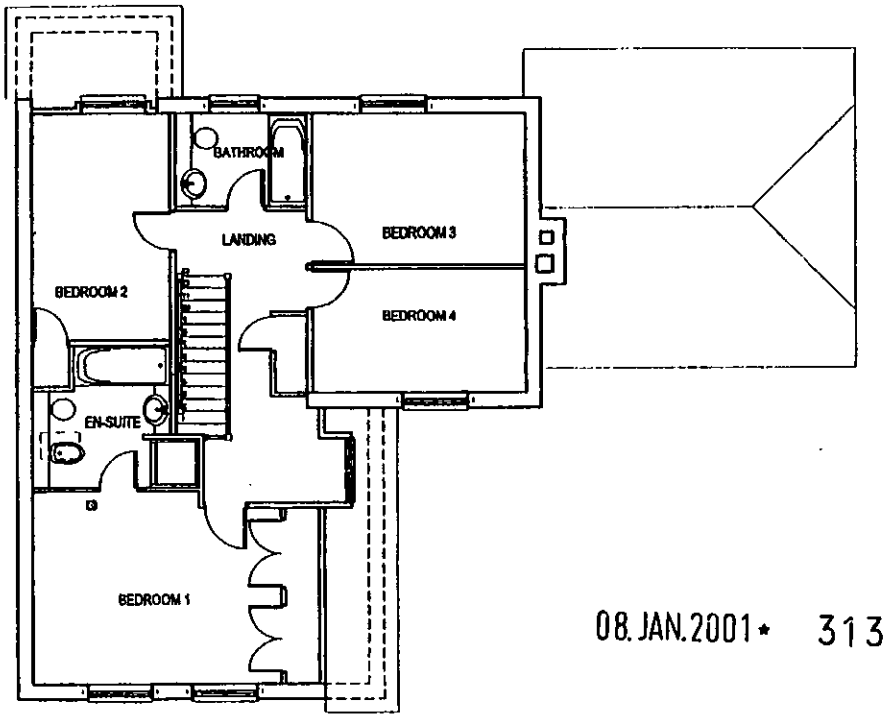

FIRST FLOOR PLAN
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A	15.12.2000	DRAWING UPDATE

HILL VIEW
SPENCERS WOOD
READING

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GROUND & FIRST FLOOR PLANS
WILTSHIRE 4B - W4V2 - PLOT 6

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BERKSHIRE
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CHARTERED ARCHITECTS
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312



FRONT ELEVATION
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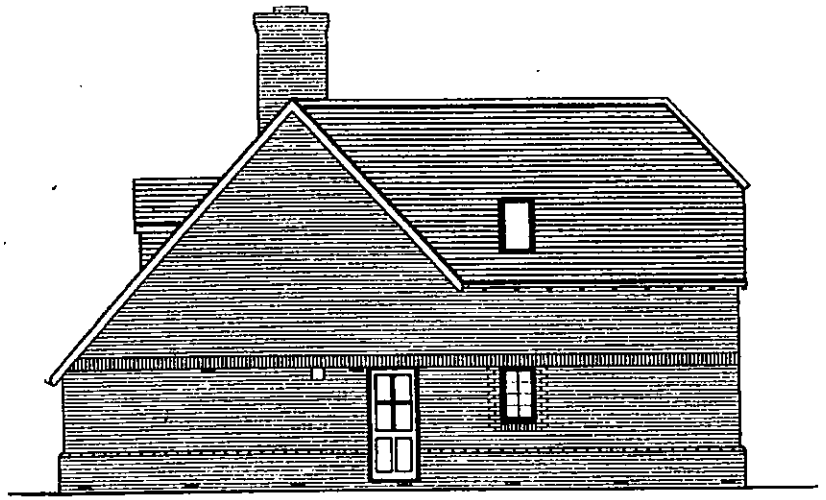

SIDE ELEVATION
1:100

313



REAR ELEVATION
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SIDE ELEVATION
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08.JAN.2001* 3133

B	15.12.2000	DRAWING UPDATE
A	7.12.2000	DRAWING UPDATE

HILL VIEW
SPENCERS WOOD
READING

WESTBUILD HOMES LTD

ELEVATIONS
WILTSHIRE 48 - W4V2 - PLOT 6

THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
ARCHITECTS
CHARTERED

Memo to: Colin Lawley, legal services **17.7.01**

From: Angela Odell, Planning

APPLICATION O/2001/3133 – 1 & 2, HILL VIEW, BASINGSTOKE ROAD, SPENCERS WOOD

I attach a copy of the draft decision notice, application form and site location plan for the Section 106 agreement.

Applicationo	Name & Address
F/2001/3133	C Sanders Nuria 28 3 D Mirasiera Madrid Spain.
F/2001/3133	Mrs S Parr Parkview 7 Beech Hill Road Spencerswood RG7 1HL
F/2001/3133	The Owner/Occupier 3 Beech Hill Road Spencers Wood RG7 1HL
F/2001/3133	A M Paul 19 Beech Hill Road Spencers Wood RG7 1HL
F/2001/3133	Mrs A Walters 17 Beech Hill Road Spencers Wood Reading
F/2001/3133	Mrs V Payne Deronia 15 Beech Hill Road Spencers Wood RG7 1HL
F/2001/3133	Mrs S John & Mr A Pate Mays Cottage 9 Beech Hill Road Spencers Wood READING RG7 1HL
F/2001/3133	I and A M Paul 19 Beech Hill Road Spencers Wood READING Berkshire RG7 1HL

Application No.F/2001/3133 **Received 8.01.01** **Shinfield**

Applicant: **Westbuild Homes Ltd.**
Location : **1 & 2 Hill View, Basingstoke Road, Spencers Wood, Shinfield**
Proposal : **Demolition of 2 dwellings and erection of 6 dwellings**

1. **Planning History** – This 0.33 ha. site comprises Nos. 1 & 2 Hill View, which are a pair of Victorian cottages, and rear garden. The land at the rear rises up slightly to the north and west. There is no relevant planning history on the site.

   The application is before the Committee because a financial contribution towards services and infrastructure has been offered.

2. **Proposal** – Is to demolish the existing dwellings and erect 2 x 3 bedroom semi-detached and 4 x 4 bedroom detached houses with garages. The revised plans show the provision of a sight line to the south, and lower roof ridge height to the proposed house on plot 1.

3. **Consultations** -
   - ***Shinfield Parish Council :*** "We express concern that the elevations should reflect the character of the surrounding area and use materials consistent with the architectural character of the adjoining properties".
     Revised plan 1549/15D : "No comment".
   - ***7 letters of objection :*** from 7 addresses on grounds: (+ 1 on revised plans) – all in Beech Hill Road
     - Dangerous access point with inadequate visibility near shop and school.
     - Building on 'Open' land.
     - Too many houses with nowhere for children to play.
     - Site may get waterlogged and must ensure site isn't built-up with run-off consequently onto other properties.
     - Overlooking (to Beech Hill Road houses) and loss of privacy.
     - Noise and disturbance whilst houses are being built.
     - Need satisfactory rear fencing.
     - Lack of school places locally, and other infrastructure.
     - Exacerbate existing congestion in the area.
     - 'Hammer head' at end could lead to further development.
   - ***Highway Officer :*** No objection to revised plans, subject to conditions.
   - ***Landscape Officer :*** No objection to revised plans following 'expert' ancient hedgerow report findings, and subject to conditions.
   - ***Environment Agency :*** No objection subject to conditions.
   - ***Environmental Health Officer :*** No objection subject to condition restricting hours of construction.

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

   A. Principle of Residential Development, including density and housing mix. (Berkshire Structure Plan Policies H2 and H9; Loddon Area Local Plan Policies LH1 and LH8; Wokingham District Local Plan (Deposit Draft) Policies WOS2, WH2 and WH6; and PPG3).

B. Effect on character and appearance of the area, including trees and hedging. (Berkshire Structure Plan Policies H5, EN1 and C9; Loddon Area Local Plan Policies LBE2 and LBE8; and Wokingham District Local Plan (Deposit Draft) Policies WH1, WBE1 and WLL8).

C. Effect on neighbouring residential properties. (Loddon Area Local Plan Policy LBE2 and Wokingham District Local Plan (Deposit Draft) Policy WBE1).

D. Traffic, access and parking.

E. Services & Infrastructure (Berkshire Structure Plan Policy LD6; Loddon Area Local Plan Policy LPS1; and Wokingham District Local Plan (Deposit Draft) Policy WOS4).

F. Concerns of the Parish Councils and local residents.

A. Principle of Residential Development, including density and housing mix
As the application site is within the settlement boundary and comprises existing dwellings and garden land, residential development and redevelopment is considered acceptable in principle.

Density
The site is 0.33 ha. in size and therefore is just over the minimum threshold of 0.3 ha. where the Council's density policy applies. As 6 dwellings are proposed the density would be 18 dwellings per ha. This is significantly below the minimum 30 dwellings per ha. in PPG3. However, this is a small site just over the Council's minimum size threshold for application of this policy, which states that such a density should not compromise the quality of the environment. As proposal includes retention of trees along the south (outside) boundary which would soften the appearance of the proposed development, it is considered that this density is acceptable in this particular case.

Housing mix
Two x 3 bedroom semi-detached and 4 x 4 bedroom detached houses are proposed. Whilst this does not conform with the Council's housing mix policy WH6 which requires a larger proportion of smaller dwellings, as this is a small site, the mix is considered acceptable.

B. Effect on character and appearance of the area, including trees and hedging
On the frontage to Basingstoke Road would be a detached chalet-style house and garage (plot 1) and the access road. There would be a 2m gap on the south side of this house, and Suvikuja has a single-storey double garage on its side nearest plot 1. The roof height of the proposed house on plot 1 has been lowered to 8.2m. high; the same estimated height as that of Suvikuja. It is therefore considered that the street scene appearance would be satisfactory. The proposal is for backland development, but as there are other backland type layouts nearby in Barracks Lane, Clements Close and Diana Close, it is considered that this would not be out of character.

Due to the inside bend in road to the south, removal of a section of hedgerow and some trees would be necessary to provide adequate sight lines. (This

area is now within the red lined area on the revised plan). On advice from the Coouncil's Landscape Officer, an expert assessment of the hedgerow under the Hedgerow regulations 1997 was commissioned. The report concludes that, as far as can be ascertained, the hedgerow does not meet any of the historical value requirements laid out in the Act to warrant measures to ensure its preservation, and that the proposed construction works would not impinge on any known archaeological remains. Therefore, providing new hedging and tree planting takes place behind the sight line, it is considered that the removal of the hedgerow would be acceptable in this case.

C. Effects on neighbouring properties

Beech Hill Road

A row of houses in Beech Hill Road back onto the site and the proposed rear elevations of houses on plots 3 - 6. The proposed rear gardens would be between 10m and 12m long, and the nearest house in Beech Hill Road would be about 43m away from the proposed rear elevations. As there is some hedging and existing trees between, it is considered that the distances between would be sufficient to prevent unacceptable overlooking.

Basingstoke Road

Eleanor Cottage, Wayside Cottage and London House would view the proposed detached garage on plot 3 and the side elevation shows only a landing window on the first floor at this side about 35m away from the nearest existing rear elevation. The garage would be about 22m from the nearest existing rear elevation. Therefore the effect is considered acceptable. As Suvikuja has its garage nearest, the effect of the proposed house on plot 1 is considered acceptable, but the proposed side landing window should be obscure glazed as Suvikuja has a first floor window in its north side elevation.

D. Traffic, access and parking

As a satisfactory sight line can be provided to the south, the visibility at the proposed access shown on the revised plan is considered satisfactory.

E. Services and Infrastructure

The applicants have made an unsolicited offer of £8,000 towards education and/or recreation provision. The proposed development could be expected to generate demands on education and/or recreation provision locally and could reasonably be accepted. However, as the proposal is for a net increase of only 4 dwellings, the offer is not considered necessary in order to make the proposed development acceptable. Accordingly, this offer should not be a determining factor in deciding whether or not to grant planning permission.

F. Concerns of the Parish Council and local residents

These have been addressed above.

5. **Conclusion** – The proposed development is acceptable in principle and it is considered that the proposed layout would have an acceptable effect on the street scene and neighbouring properties. The removal of a section of hedgerow to provide the required sight line is also considered acceptable in this particular case.

6. **Recommendation** – GRANT planning permission subject to a Section 106 agreement as set out in paragraph 4 E. above, and to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.
3. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor or above side elevations of the dwellings hereby permitted except for any which may be shown on the approved drawing(s).
5. The bathroom and landing windows in the south side of the proposed dwelling on plot 1 and ensuite bathroom window in the south-west side elevation of the proposed dwelling on plot 5 of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.
7. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.
8. No materials produced as a result of the site development or clearance shall be burnt on site. All reasonable steps, including damping down site roads/tracks shall be taken to minimise dust and litter emissions from the site whilst works of construction and/or demolition are in progress.
9. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.
10. 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 1549/16D. 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.
11. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.
12. All hedging within the sight lines (visibility splays) shown on drawing No. 1549/16D shall be removed and laid to grass. The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6m.

13. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.
14. No building shall be occupied until the access has been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
15. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.
16. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
17. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.
18. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

REASONS
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To safeguard the visual amenities of neighbouring properties and the locality.
4 & 5. To safeguard the residential amenities of the occupiers of neighbouring properties.
6. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.
7. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
8. To ensure that no nuisance or disturbance is caused to the occupiers of neighbouring properties or the area generally.

9. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
10, 12, 13 & 14. In the interests of highway safety and convenience.
11. To prevent queuing and parking off site, in the interests of highway safety and convenience.
15 & 16. In the interests of visual amenity.
17. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.
18. To prevent the increased risk of flooding and to improve water quality.

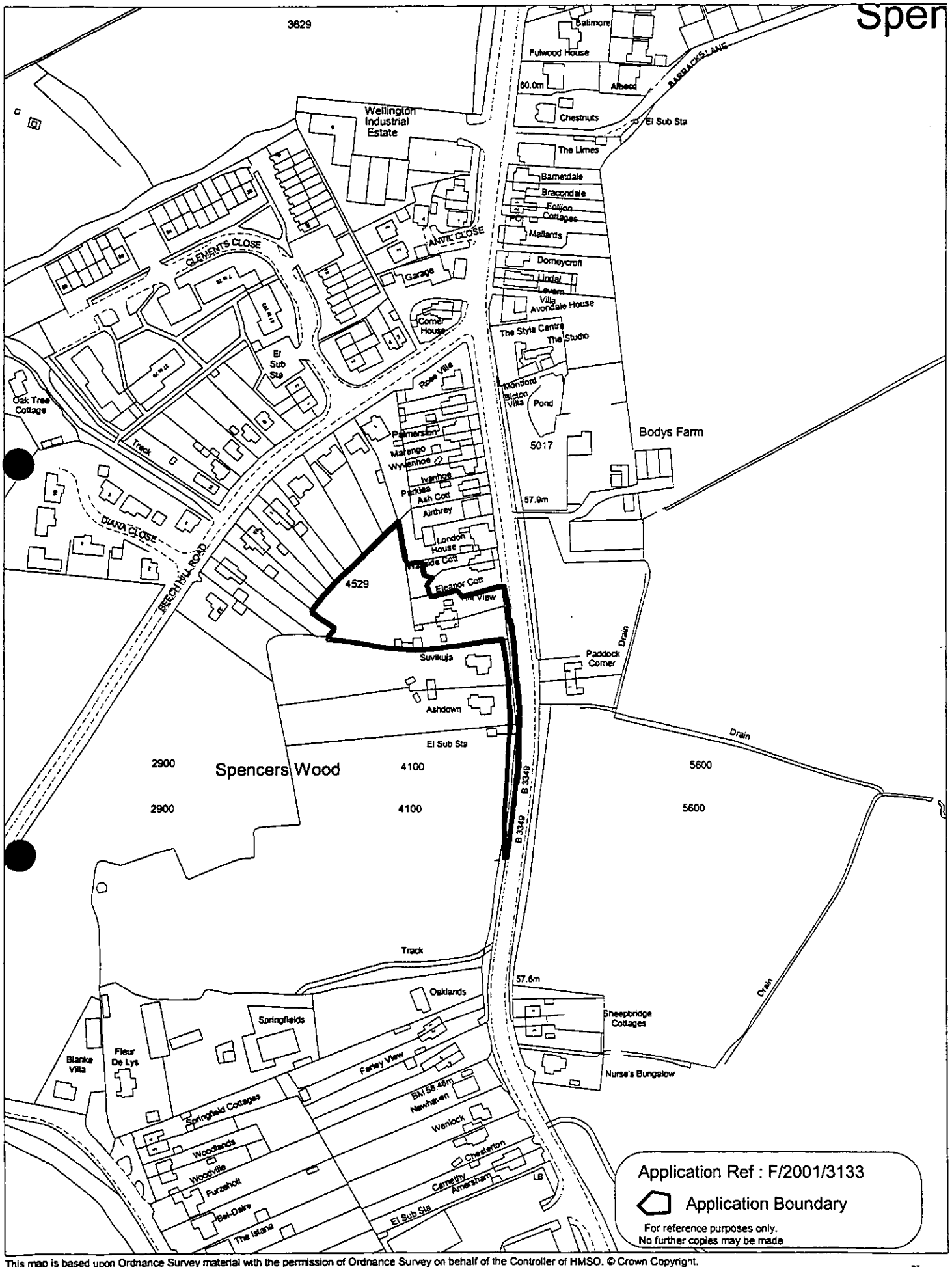
INFORMATIVES
1. In reference to Condition No. 15 above, details of the landscaping scheme should include the following amendments to drawing No. 1549/16D: additional length of hedgerow replanted behind the sight line south of the new gate, a number of trees within the hedgerow such as Oak and Ash and replacement of the proposed blackthorn in front of Ashdown/Suvikuja with a tree species.
2. The approved plans comprise the following:

Location Plan 1:1250 (including sight line in front of Suvikuja, Ashdown and land to the south shown within the red line).
1549/16D showing proposed landscaping along south sight line.
1549/15F site layout plan (showing 5.5m wide access road and turning head).

House type plans: Plot 1: 1549/11 and 12A.
Plot 2: 1549/9A and 10B.
Plot 3: 1549/5 and 6A.
Plots 4 & 5: 1549/3A and 4A.
Plot 6: 13A and 14B.

3. 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 H5, C9 and EN1.
Loddon Area Local Plan Policies LTV1, LBE2 and LBE8.
Deposit Draft Wokingham District Local Plan Policies WH1, WBE1 and WLL8.
4. No soakaways should be constructed such that they penetrate the water table, and they should not in any event exceed 3 metres in depth below existing ground level.

Angela Odell



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Development Control Section, Environmental Services, Wokingham District Council.

11 July 2001

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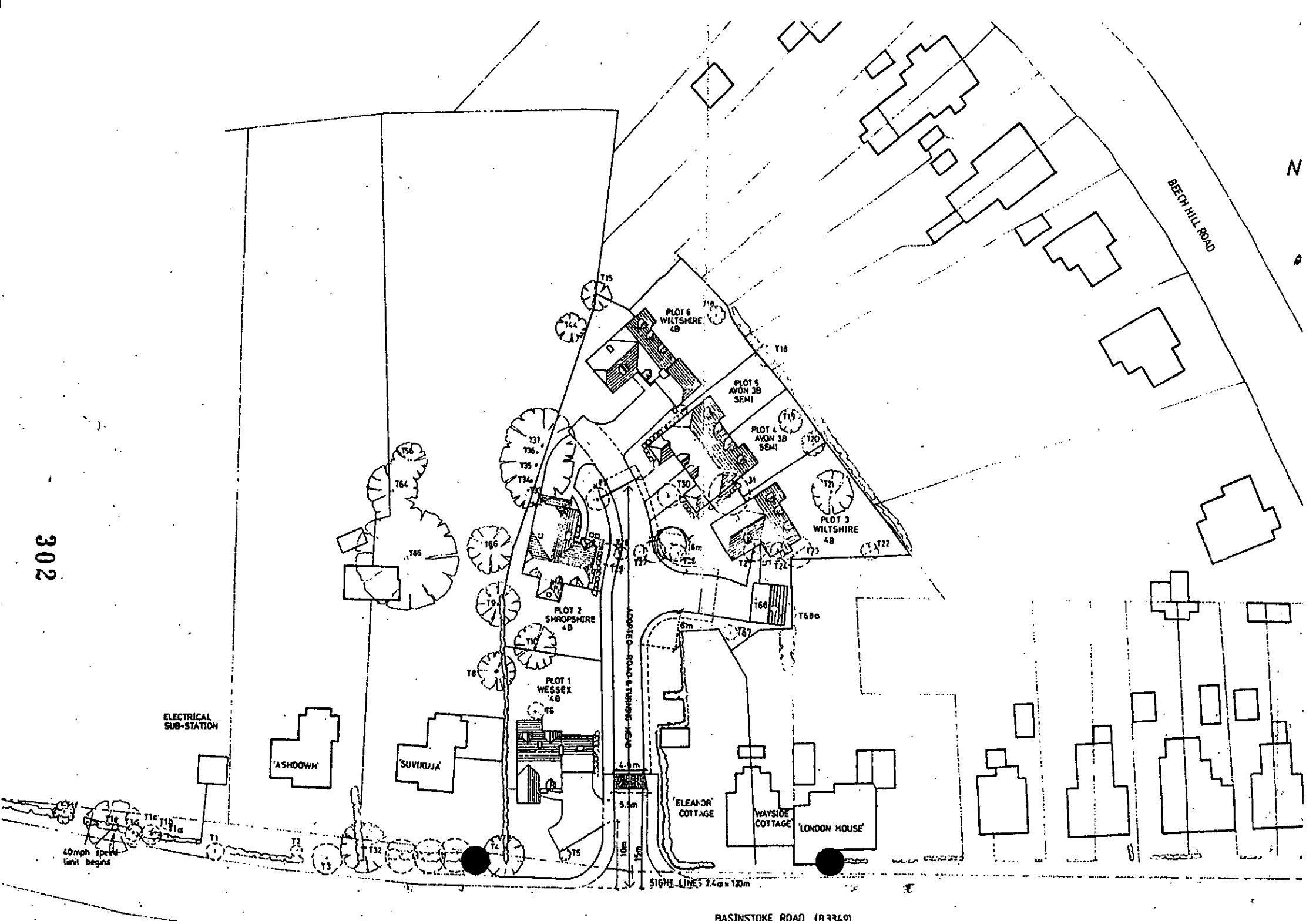
BEECH HILL ROAD
PLOT 6 WILTSHIRE 4B
PLOT 5 AVON 3B SEMI
PLOT 4 AVON 3B SEMI
PLOT 3 WILTSHIRE 4B
PLOT 2 SHROPSHIRE 4B
PLOT 1 WESSEX 4B
ADOPTED ROAD & TURNING HEAD
ELECTRICAL SUB-STATION
'ASHDOWN'
'SUVIKUJA'
'ELEANOR' COTTAGE
'WAYSIDE COTTAGE'
'LONDON HOUSE'
40mph speed limit begins
SIGHT LINES 2.4m x 120m
BASINGSTOKE ROAD (B3349)

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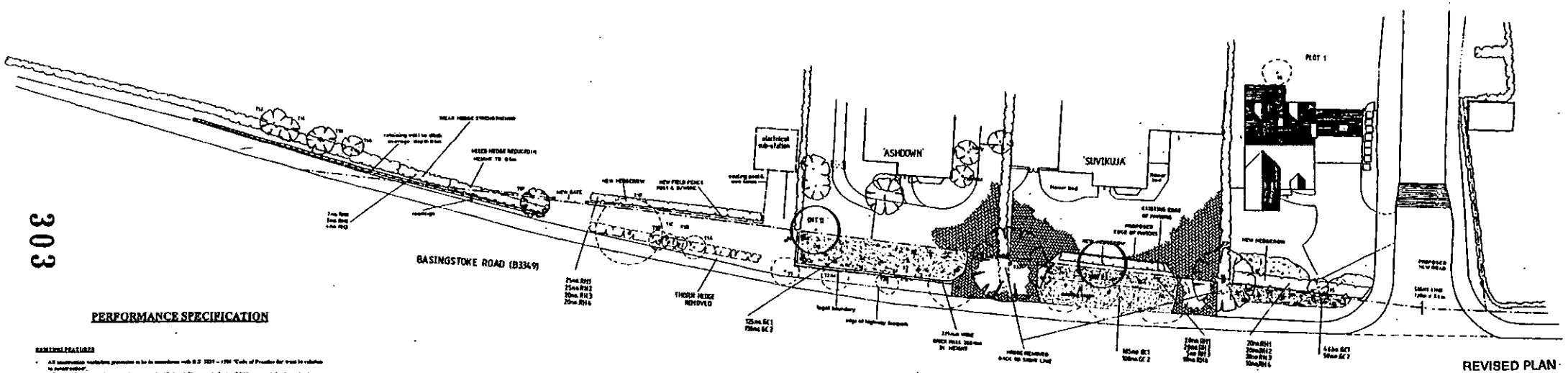


PERFORMANCE SPECIFICATION

EXISTING FEATURES

- All construction exclusion provisions are to be in accordance with B.S. 5837 – 1991 'Code of Practice for trees in relation to construction'.
- All existing/transplanted trees to be preserved with Local Planning Authority (LPA) approved fencing prior to any construction work. All crippled stems to be removed by suitable bodies trained immediately after wounding.
- All tree surgery is to undertaken by a fully insured arboriculturist appointed by the Local Planning Authority.
- The construction working area will be agreed with the LPA and clearly fenced off prior to all construction work.
- All landscape works to comply with latest relevant British Standards including supply of materials, operations on site and management.
- Any topsoil stored on unused land, who said the associate has demonstrated to the LPA that cultivation purposes have been attempted safely on site to allow successful progress completion in accordance with best arable practice.
- The quality of all landscape work will comply with B.S. 4428 – 1989 specifications, 'General landscape operations'.

NEW WORKS

- The final layout is subject to agreed existing and exclusions and shown design changes.
- All hedgerow trees to be not transported in a minimum 600 mm depth, cleared of all food bound soil, stonebrokes etc. and backfilled with subsoil to be well drained generally free from stones over 50 mm diameter.
- Topsoil depths to be 150 mm grassed areas, 450 mm planted areas, 600 mm tree pits.
- Services crossing adjacent to hedgerow planting to be lined with TERRAM or similar polypropylene root barrier approved by Service Authority.
- Grass areas to be generally turfed with SOLAWN or similar quality turf. JOHNSON'S shade seed mix, to be used under existing trees where turf is inappropriate.
- Where grass cutting is impractical 20 mm depth bark mulch, or 25 mm pea shingle in narrow utility areas, to be applied over PLANTEX sheet.
- All planting areas to thoroughly incorporate fertilizer with topsoil in 1:3 mix to improve soil fertility.
- All plant material shall be of a quality compatible with B.S. 3936 Part 1 (1992) Nursery Stock.
- All trees removed to be mechanically grubbed unless agreed otherwise with client.
- All plant material to be thoroughly watered in and tightly pruned in summary.
- All beds to be bark mulched to 50 mm depth after planting and BROADLEAF Pt granular herbicide applied to all bare cultivations at supplier's recommended rates.
- All beds to be maintained weed free, healthy and tidy until handover after 12 months defects period.
- All beds to incorporate appropriate slow release fertilizer as per plant specification.
- All plant material to be guaranteed for 12 months against all unavoidable defects.
- All ordinary nursery stock trees to be supported by 1.75L short stake 600 mm above ground and TOMO matchwood ties as.
- All new trees to be fitted with rabbit guards. Protected trees to have TUBEX tree shelters.
- All trees in grassed areas to have 1.5 m diameter beds, free from all grass growth, weeds or weed vegetation. All such areas to be bark mulched annually to a minimum 25 mm depth.

Tree No.	Name	Girth
NT1	Blackthorn (Prunus Spinosa)	10-12 cm
NT2	Birch (Betula Pendula)	10-12cm

Rural Hedge

Planted in double staggered rows at 450mm apart, 6 plants per linear metre and pot size of 60-80cm, in groups of 10-25 of the same species with rabbit guards and canes. All planting should be cut back immediately to encourage lower growth to thicken.

Code	Species	Height	Density/m.m	No.
RH1	Crataegus Monogyna (Hawthorn)	Feath'd/1.6m+	1@0.33m ctrs	60
RH2	Ilex Aquifolium (Holly)	40Lrs/1.2m+	1@0.33m ctrs	60
RH3	Fagus Sylvatica	Feath'd/ 1.5m+	1@0.3m ctrs	35
RH4	Prunus Spinosa	Feath'd/ 1.6m+	1@0.33m ctrs	45

Ground Cover

Code	Species	Pot size	Density/m2	No.
GC1	Cotoneaster (Horizontalis)	2Ltrs	5	368
GC2	Periwinkle (Vinca Minor)	3Ltrs	5	300

PLANNING SERVICES — APP — PLS — TRE — LAN — INF — BD — GEN — 25 MAY 2001 — SUPER VIS — ADM — FILE:

D	23/05/01	Drawing Update
C	15/05/01	Drawing Update
B	04/05/01	Drawing Update
A	17/03/01	Drawing Update

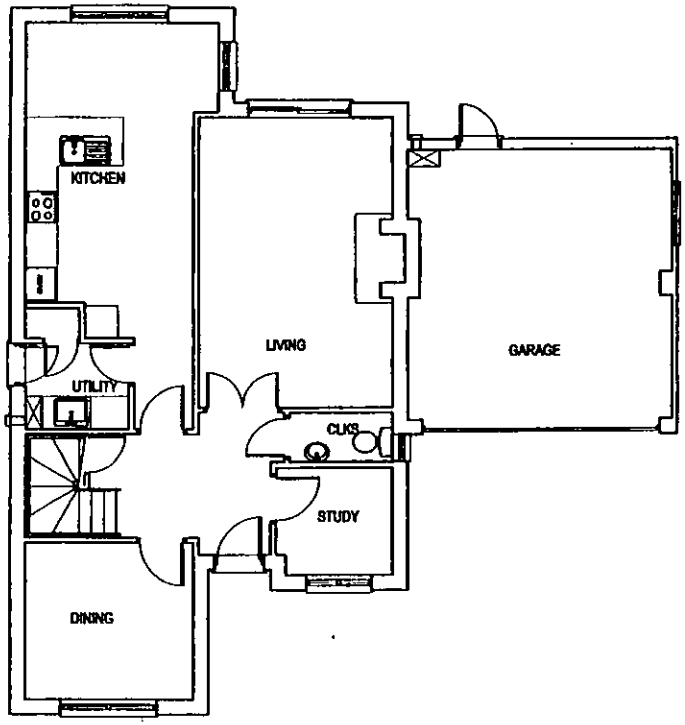
HILL VIEW
SPENCERS WOOD
READING

WESTBUILD HOMES LTD.

PROPOSED LANDSCAPING ALONG SOUTH SIGHT LINE

1:200 — A

Disposition: THE STUDIO, 181 LONDON ROAD, READING, BERKSHIRE
CHARTERED LANDSCAPE ARCHITECTS
KALIX ASSOCIATES



GROUND FLOOR PLAN
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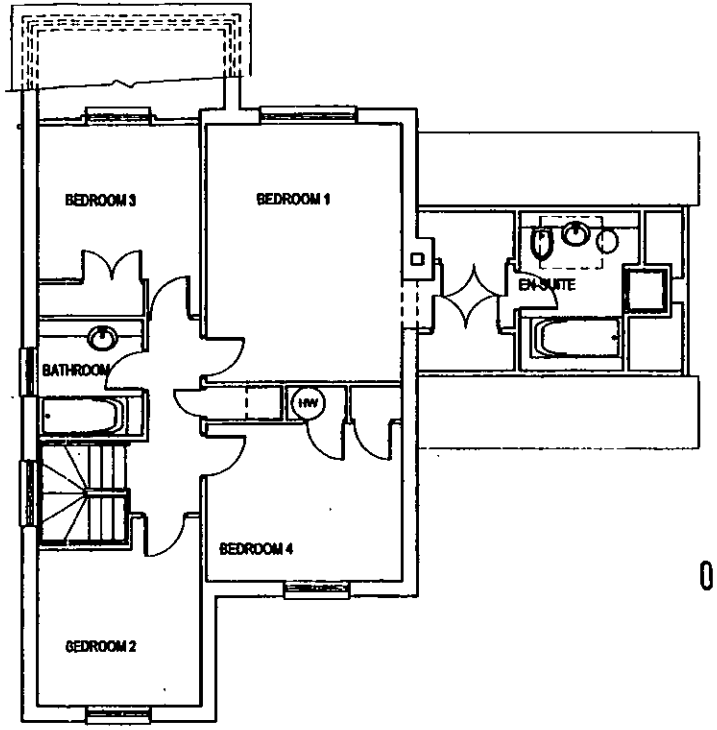

FIRST FLOOR PLAN
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08.JAN.2001* 3133

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HILL VIEW
SPENCERS WOOD
READING

WESTBUILD HOMES LTD

GROUND & FIRST FLOOR PLANS
WESSEX 4B - WX4 PLOT 1

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KALIK ASSOCIATES CHARTERED ARCHITECTS
101 LONDON ROAD READING BERKSHIRE
THE STUDIO



FRONT ELEVATION
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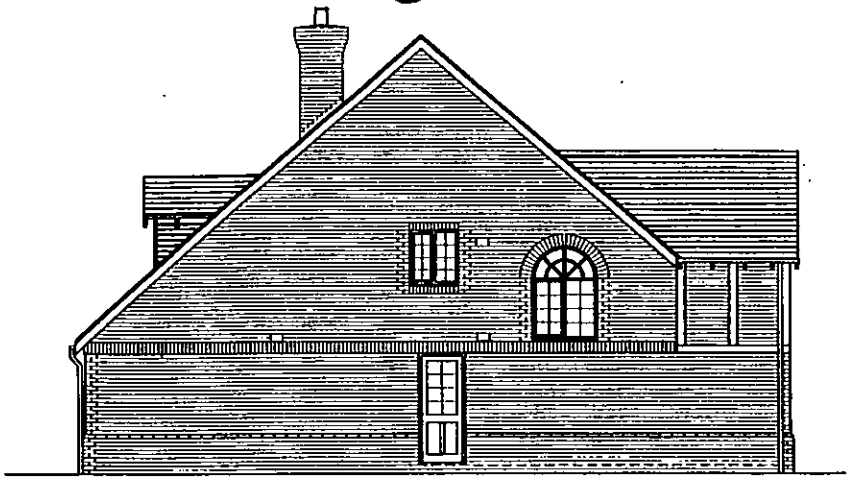

SIDE ELEVATION
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REVISED PLAN

PLANNING
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25 JUN 2001
COPIES TO:
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REAR ELEVATION
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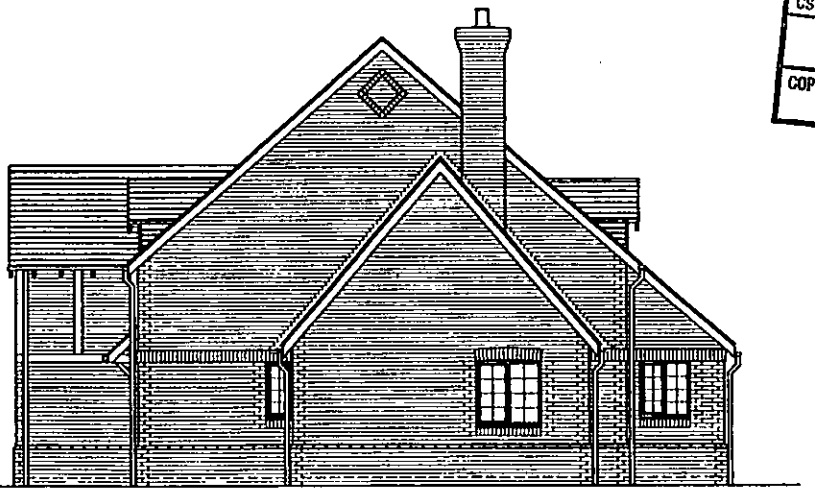

SIDE ELEVATION
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letter	date	revision
A	21/06/01	DRAWING UPDATE

HILL VIEW
SPENCERS WOOD
READING

WESTBUILD HOMES LTD

ELEVATIONS
WESSEX 4B - WX4 PLOT 1

1:100

1549/12A

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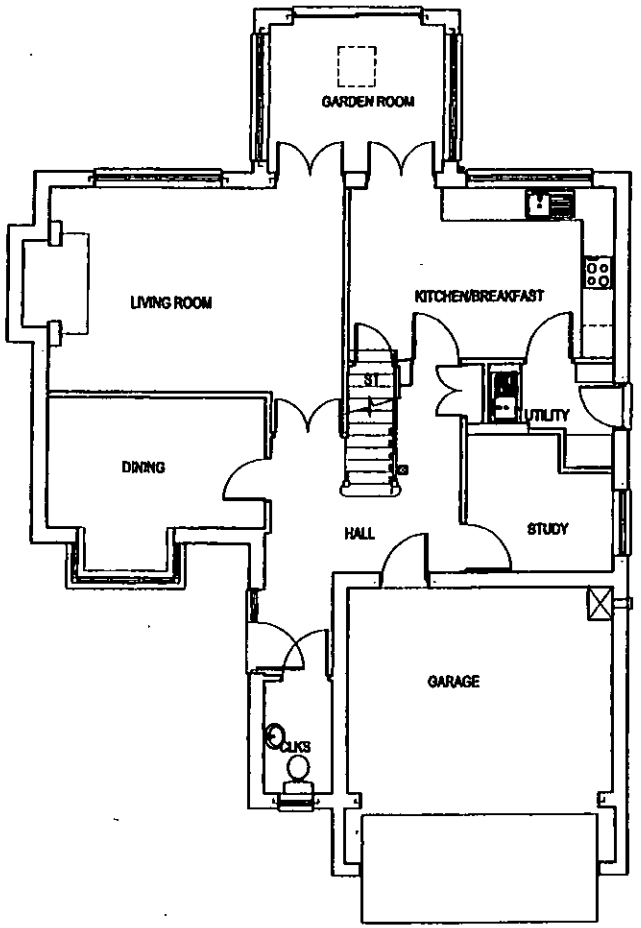
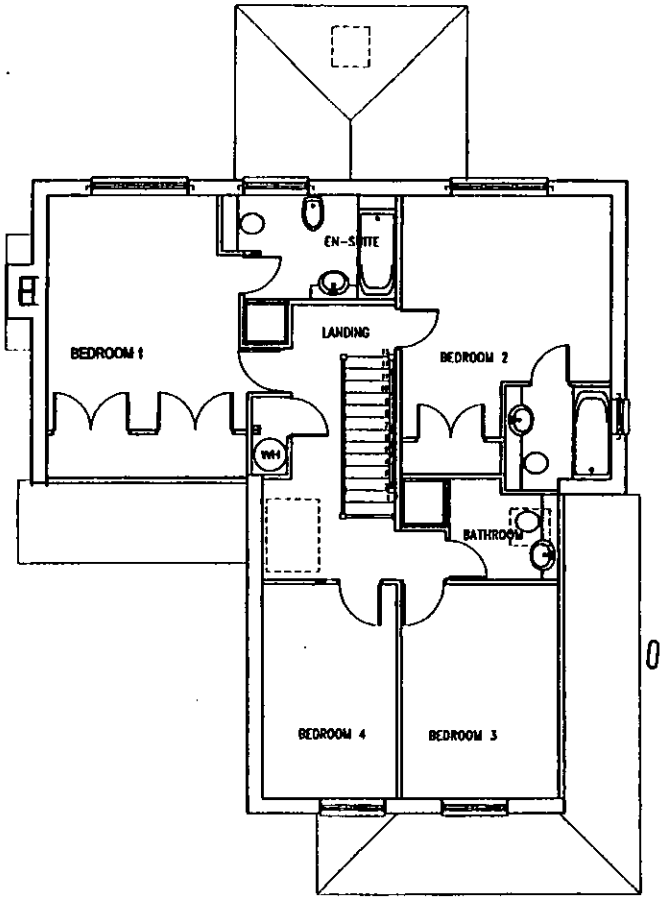
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
KALIK ASSOCIATES

305



GROUND FLOOR PLAN
1:100



FIRST FLOOR PLAN
1:100

08. JAN. 2001 * 3133

306

A	15.12.2000	DRAWING UPDATE
letter	date	revision

HILL VIEW
SPENCERS WOOD
READING

WESTBUILD HOMES LTD

GROUND & FIRST FLOOR PLANS
SHROPSHIRE 4B - SH4 - PLOT 2

1:100 | OCT 2000 | DMCK | 1549/9A

THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
KALIA ASSOC
ANDREWS



FRONT ELEVATION
1:100



SIDE ELEVATION
1:100

08.JAN.2001* 3133

307



REAR ELEVATION
1:100



SIDE ELEVATION
1:100

B	5.12.2000	DRAWING UPDATE
A	7.12.2000	DRAWING UPDATE

HILL VIEW
SPENCERS WOOD
READING

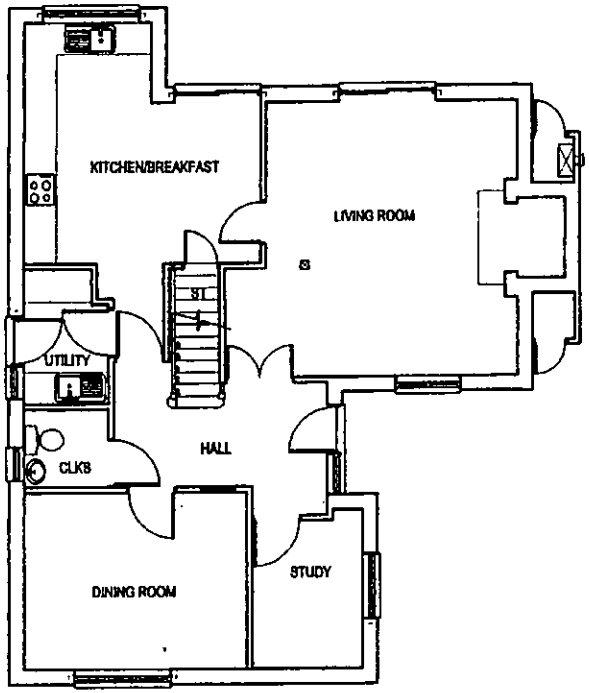
WESTBUILD HOMES LTD

ELEVATIONS
SHROPSHIRE 4B - SH4 - PLOT 2

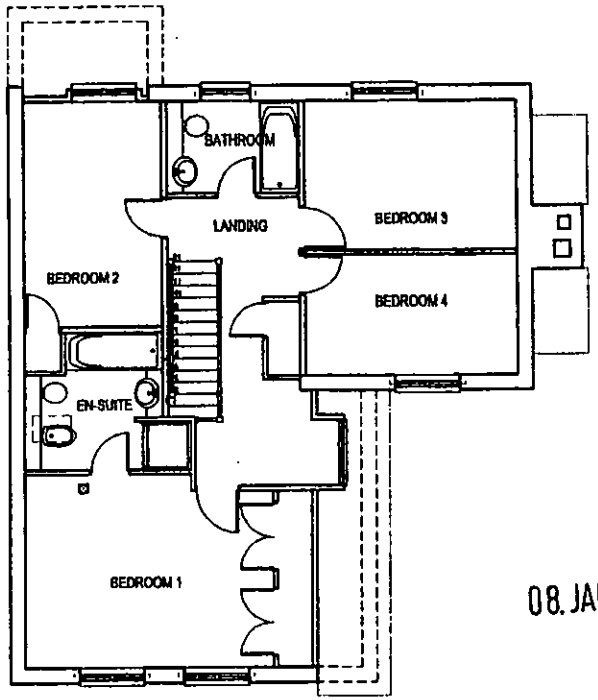
1:100

1549/10B

(0118) 9507700
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
KALIK ASSOCIATES



GROUND FLOOR PLAN
1:100



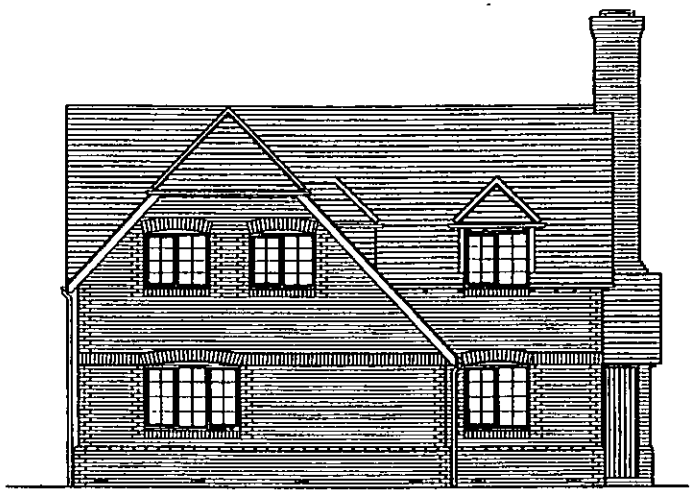
FIRST FLOOR PLAN
1:100

08.JAN.2001* 3133

job HILL VIEW SPENCERS WOOD READING	
client WESTBUILD HOMES LTD	
drawing GROUND & FIRST FLOOR PLANS WILTSHIRE 4B-V2 - PLOT 3	
scale 1:100	1549/5

(0118)9507700
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
KALIK ASSOCIATES

308



FRONT ELEVATION
1:100



SIDE ELEVATION
1:100

309



REAR ELEVATION
1:100



SIDE ELEVATION
1:100

08.JAN.2001* 3133

letter	date	revision
A	7.12.2000	DRAWING UPDATE

HILL VIEW
SPENCERS WOOD
READING

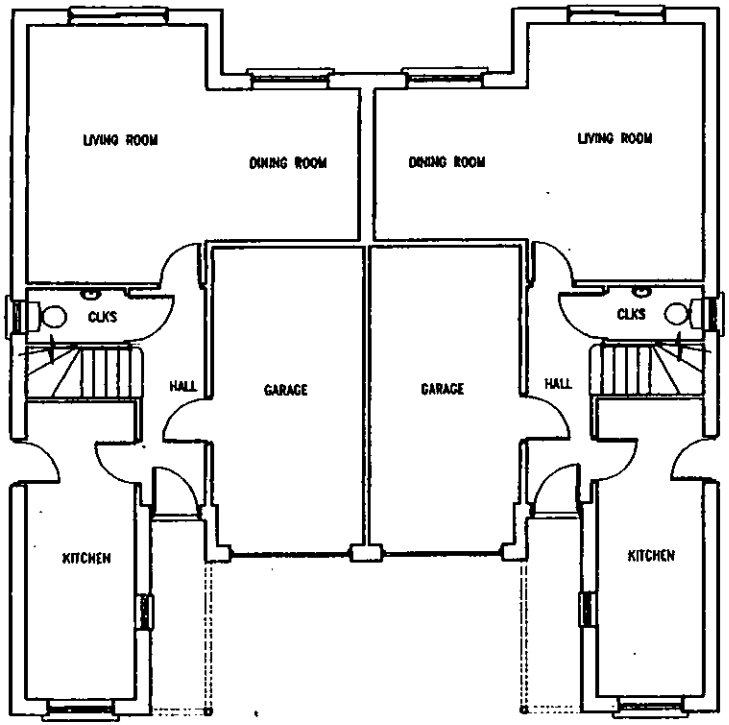
client
WESTBUILD HOMES LTD

drawing
ELEVATIONS
WILTSHIRE 4B-V2 - PLOT 3

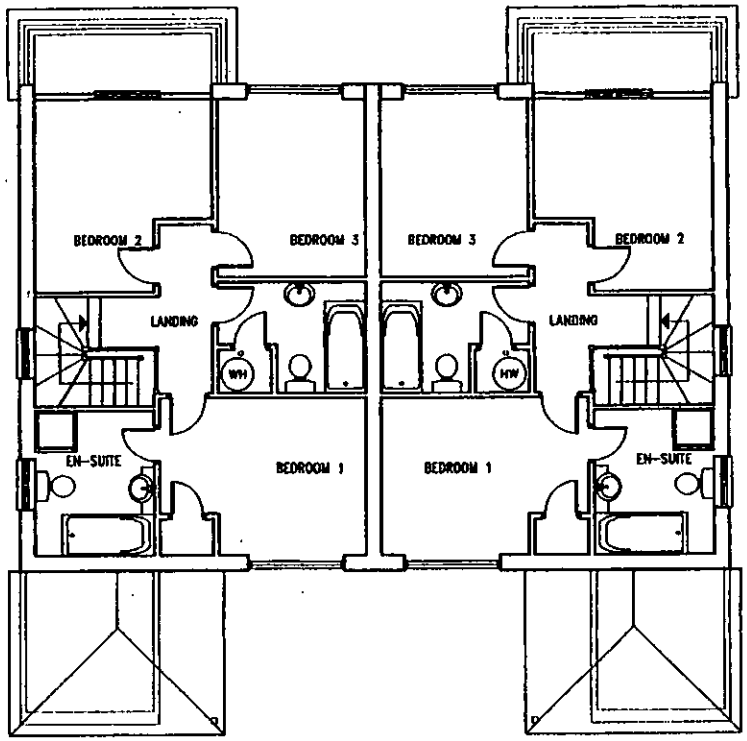
scale 1:100

154/9/6A

THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
KALIK ASSOCIATES



GROUND FLOOR PLAN
1:100



FIRST FLOOR PLAN
1:100

08.JAN.2001* 3133

letter	date	revision
A	6.12.2000	DRAWING UPDATE

job HILL VIEW
SPENCERS WOOD
READING

client WESTBUILD HOMES LTD.

drawing GROUND & FIRST FLOOR PLANS
AVON 3B-SEMI-PLOTS 485

scale 1:100 | drawn by | 1549/3A

THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
KALIK ASSOCIATES



FRONT ELEVATION
1:100



SIDE ELEVATION
1:100

08. JAN. 2001 * 3133

311



REAR ELEVATION
1:100



SIDE ELEVATION
1:100

letter	date	revision
A	6.12.2000	DRAWING UPDATE

job HILL VIEW
SPENCERS WOOD
READING

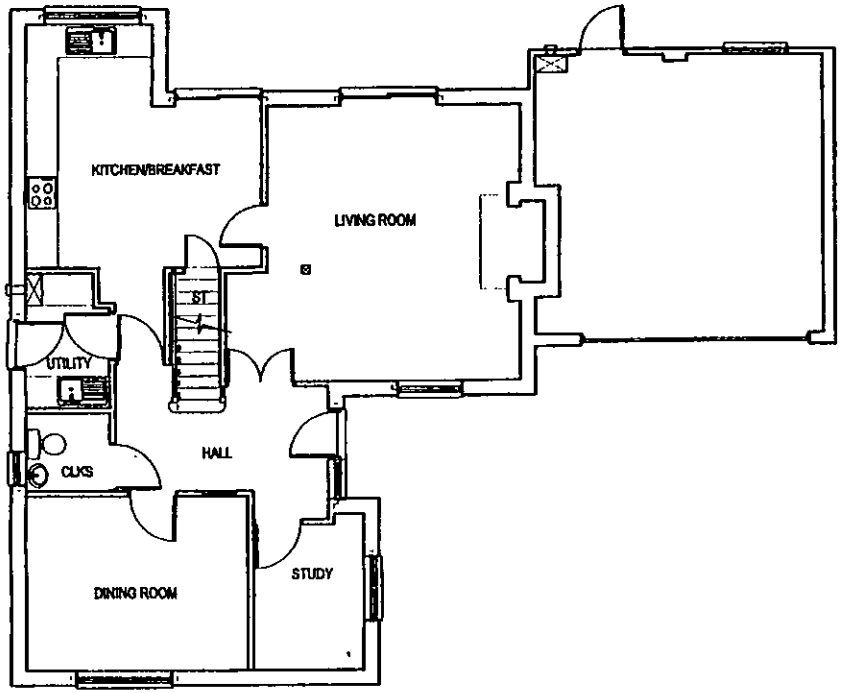
client WESTBUILD HOMES LTD.

drawing ELEVATIONS
AVON 3B-SEMI-PLOTS 485

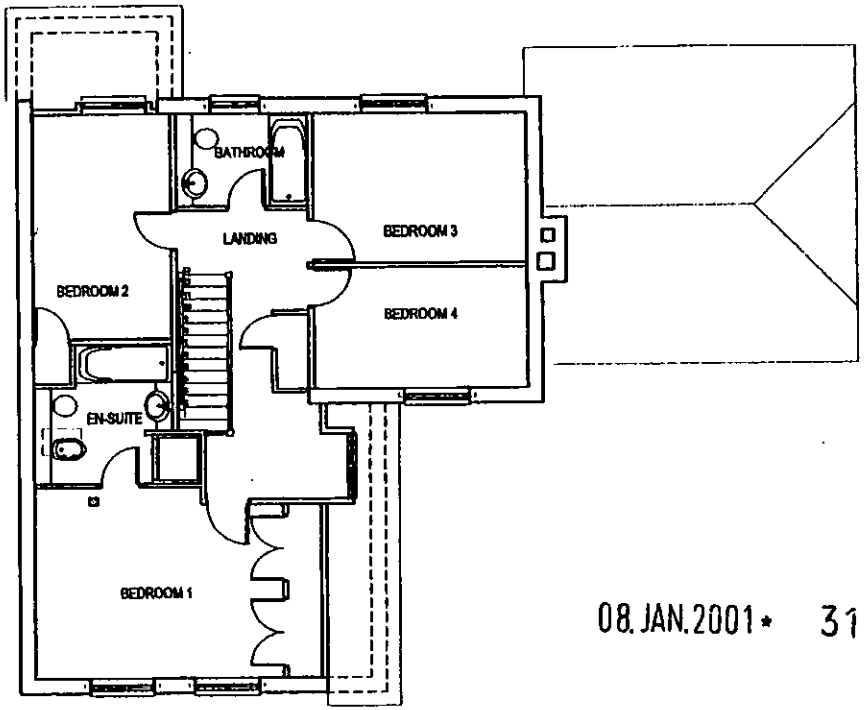
scale 1:100

1549/4A

THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
KALIK ASSOCIATES



GROUND FLOOR PLAN
1:100



FIRST FLOOR PLAN
1:100

08.JAN.2001 * 3133

312

letter	date	revision
A	15.12.2000	DRAWING UPDATE

job HILL VIEW
SPENCERS WOOD
READING

client WESTBUILD HOMES LTD

drawing GROUND & FIRST FLOOR PLANS
WILTSHIRE 4B - W4V2 - PLOT 6

scale 1:100

1549/13A

THE STUDIO 101 LONDON ROAD READING BERKSHIRE
CHARTERED ARCHITECTS
KALIK ASSOCIATES



FRONT ELEVATION
1:100



SIDE ELEVATION
1:100

08.JAN.2001* 3133



REAR ELEVATION
1:100



SIDE ELEVATION
1:100

letter	date	revision
B	15.12.2000	DRAWING UPDATE
A	7.12.2000	DRAWING UPDATE

job
HILL VIEW
SPENCERS WOOD
READING

client
WESTBUILD HOMES LTD

drawing
ELEVATIONS
WILTSHIRE 4B - W4V2 - PLOT 6

scale
1:100

15/9/1/P

(0118)9507700
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
KALIK ASSOCIATES

313

Application No.(i) F/2001/3810 **Received** **Winnersh**
(ii) F/2001/3927 **(i) 17.4.01**
(ii) 9.5.01

Applicant: **Thirlstone Homes (Western) Ltd.**
Location : **37 & 39 Arbor Lane, Winnersh**
Proposal : **(i) Proposed demolition of 37 & 39 Arbor Lane and erection of 11 dwellings and associated access road, parking and garages.**
(ii) Proposed demolition of 37 & 39 Arbor Lane and erection of 12 dwellings and associated access road, parking and garages.

1. **Introduction** – This 0.4 ha. site is located on the southern side of Arbor Lane, adjoining the Forest School playing field. It comprises 2 bungalows with associated gardens. The south west boundary of 37 Arbor Lane adjoins the railway. Vehicular access is via a crescent shaped access road serving 5 dwellings from Arbor Lane.

2. **Proposal** – 2 planning applications have been received for 2 separate schemes. Both of these involve the demolition of the existing bungalows and the erection of new dwellings. These are as follows:
(i) F/2001/3810 - Erection of 11 two storey houses with associated access road, parking and garages. This scheme would result in a net increase of 9 dwellings. According to the planning statement submitted with the application, the housing mix would be:

3 x 2 bed houses	
3 x 3 bed houses	
3 x 4 bed houses	
2 x 5 bed houses	
Total	11

The plans for house type E as originally submitted contained a study at first floor level and a bedroom at second floor level, these have now been revised by plans received 26.6.01, deleting the second floor accommodation and changing the study to a bedroom. House type A contains a study at second floor level which could be used as a bedroom and as such this is considered to be a 5 bedroomed house and therefore the housing mix is as follows:

3 x 2 bed houses	(27%)
3 x 3 bed houses	(27%)
1 x 4 bed houses	(9%)
4 x 5 bed houses	(37%)
Total	11

(ii) F/2001/3927 - Erection of 12 two storey houses with associated access road, parking and garages. This scheme would result in a net increase of 10 dwellings. According to the covering letter submitted with the application, the housing mix would be:

5 x 2 bed houses	
2 x 3 bed houses	
3 x 4 bed houses	
2 x 5 bed houses	
Total	12

As with application F/2001/3810 house type E has been revised showing 3 bedrooms and no accommodation at second floor level and house type A shows a study at second floor level which could be used an additional bedroom and as

Date: 05 July 2001

Your Ref:

My Ref: **Angela Odell - F/2001/3133**

Westbuild Homes Ltd
C/O Andrews Kalik Associates
The Studio
101 London Road
Reading
Berkshire
RG7 4JB

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

Application Number: F/2001/3133

Site Address: 1 & 2 Hill View, Basingstoke Road, Spencers Wood, Reading.

Proposal: Proposed demolition of two dwellings and erection of six dwellings..

Your application is to be determined at the Development Control Sub-Committee meeting on the 11.07.01 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,

John Mitchell

Development Control Manager

Date: 31 May 2001

To: Shinfield Parish Council

We have received Revised Plans for the following planning application:

Application Number: F/2001/3133

Location: 1 & 2 Hill View, Basingstoke Road, Spencers Wood, Reading.

Proposal: Proposed demolition of two dwellings and erection of six dwellings.

Applicant: Westbuild Homes Ltd C/O Andrews Kalik Associates.

Case Officer: Angela Odell

The new plans show the following: Alterations to proposed landscaping and boundary treatment along Basingstoke Road. Drawing no 1549/16D.

Comments are required by ~~10/06/2001.~~ Deferred

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

No Comment

Dale Brilton
for Shinfield Parish Council

25 June 2001

Date: 26 June 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3133

Location: 1 & 2 Hill View, Basingstoke Road, Spencers Wood, Reading.

Proposal: Proposed demolition of two dwellings and erection of six dwellings.

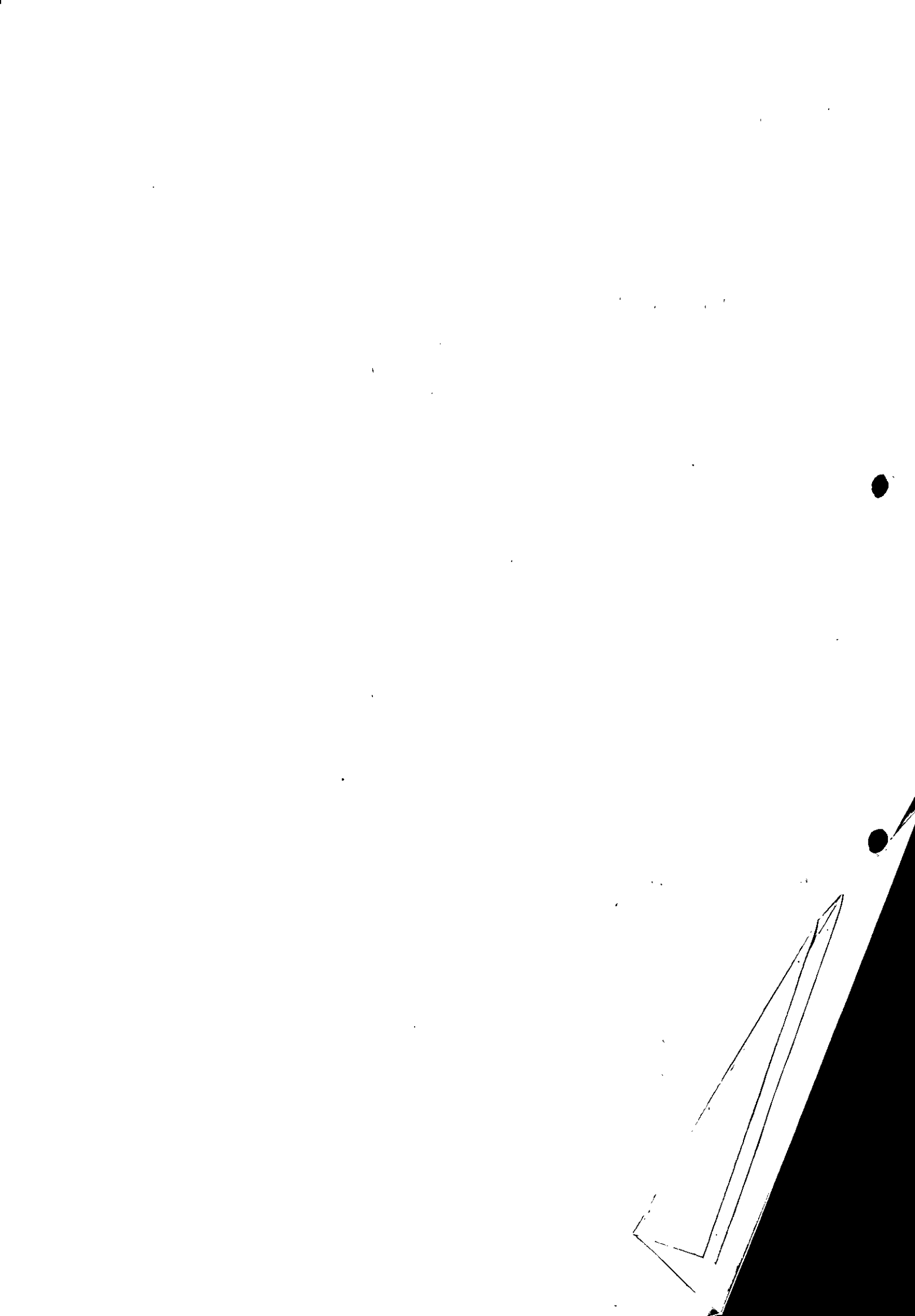
Applicant: Westbuild Homes Ltd C/O Andrews Kalik Associates.

Case Officer: Angela Odell

The new plans show the following: Reduced ridge height of plot 1. Drawing no 1549/12A.

Comments are required by 06/07/2001.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.



WORK SHEET FOR : Angela Odell

Application Number : F/2001/3133

Applicant : Westbuild Homes Ltd C/O Andrews Kalik Associates.

Location : 1 & 2 Hill View, Basingstoke Road, Spencers Wood, Reading.

Proposal : Proposed demolition of two dwellings and erection of six dwellings.

Site Notice Displayed ? :	YES	NO	DATE
	✓		22.1.01

Date of Neighbour Notifications : .....

Date of Site Visit : 22.01.01.

Date Registered : 08/01/2001

Earliest Date for Decision : 04/02/2001

Latest Consultation Date/Site Notice Expiry Date : 04/02/2001

This application will have expired on: 05/03/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses : Environment Agency:

- 7 letters of objection from addresses on grounds (+ 1 on rev. plans) – all in Beech Hill Road.
  - Dangerous access point with inadequate visibility near shop and school.
  - Building on open land.
  - Too many houses with no place for children to play.
  - site may get waterlogged and must ensure site isn't built-up with run-off consequently onto other properties.
  - overlooking (to houses Beech Hill Rd) & loss of privacy.
  - noise & disturbance whilst houses are being built.
  - need satisfactory rear fencing.
  - lack of school places locally, and other infrastructure.
  - exacerbate existing congestion in the area.
  - 'Lammas Lead' at end could lead to further development.
- Highway Officer: No objection to revised plans, subject to conditions.
- Landscape Officer: No objection to revised plans following 'expert' ~~advice~~ ancient hedgerow report finding, & subject to conditions.

PTO.

ϵ-H.O : No obj. subject to hard constraint conditions.

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.
3. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor or above side elevations of the dwellings hereby permitted except for any which may be shown on the approved drawing(s).
5. The bathroom and landing windows in the south side of the proposed dwelling on plot 1 and ensuite bathroom window in the south-west side elevation of the proposed dwelling on plot 5 of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.
7. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.
8. No materials produced as a result of the site development or clearance shall be burnt on site. All reasonable steps, including damping down site roads/tracks shall be taken to minimise dust and litter emissions from the site whilst works of construction and/or demolition are in progress.
9. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.
10. 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 1549/16D. 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.
11. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.
12. All hedging within the sight lines (visibility splays) shown on drawing No. 1549/16D shall be removed and laid to grass. The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6m.

13. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.
14. No building shall be occupied until the access has been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
15. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.
16. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
17. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.
18. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

REASONS
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To safeguard the visual amenities of neighbouring properties and the locality.
4 & 5. To safeguard the residential amenities of the occupiers of neighbouring properties.
6. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.
7. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
8. To ensure that no nuisance or disturbance is caused to the occupiers of neighbouring properties or the area generally.

9. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
10, 12, 13 & 14. In the interests of highway safety and convenience.
11. To prevent queuing and parking off site, in the interests of highway safety and convenience.
15 & 16. In the interests of visual amenity.
17. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.
18. To prevent the increased risk of flooding and to improve water quality.

INFORMATIVES

1. In reference to Condition No. 15 above, details of the landscaping scheme should include the following amendments to drawing No. 1549/16D: additional length of hedgerow replanted behind the sight line south of the new gate, a number of trees within the hedgerow such as Oak and Ash and replacement of the proposed blackthorn in front of Ashdown/Suvikuja with a tree species.

2. The approved plans comprise the following:

Location Plan 1:1250 (including sight line in front of Suvikuja, Ashdown and land to the south shown within the red line).
1549/16D showing proposed landscaping along south sight line.
1549/15F site layout plan (showing 5.5m wide access road and turning head).

House type plans: Plot 1: 1549/11 and 12A.
Plot 2: 1549/9A and 10B.
Plot 3: 1549/5 and 6A.
Plots 4 & 5: 1549/3A and 4A.
Plot 6: 13A and 14B.

3. 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 H5, C9 and EN1.
Loddon Area Local Plan Policies LTV1, LBE2 and LBE8.
Deposit Draft Wokingham District Local Plan Policies WH1, WBE1 and WLL8.
4. No soakaways should be constructed such that they penetrate the water table, and they should not in any event exceed 3 metres in depth below existing ground level.

Angela Odell

The trees to be planted along Basingstoke Road should be of the 'heavy standard' size.

RECORD OF SITE VISIT

SITE ADDRESS: 1 & 2 Hill View
Basingstoke Road Spencers Wood
Reading.

APPLICATION NUMBER: F/2001/3133

OFFICER: Angela Odell

DATE OF SITE VISIT: 22.01.01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 22.01.01.

2. DESCRIPTION OF SURROUNDINGS Established residential area at south end of village.

3. DESCRIPTION OF SITE/BUILDING Part of existing older semis with some d/s garages / outbldgs

4. RELATIONSHIP TO ADJOINING PROPERTIES See attached plan. All properties back onto the site. At side Sunitja has double d/s garage close to boundary & one first floor window in middle of N-side.

5. SITE CONSTRAINTS

TREES See plan

ACCESS/PARKING from Bas Rd.

LEVELS Land rises up slightly to W & N.

BOUNDARY TREATMENT See plan.

OTHERS

Date: 19 April 2001

To:
Highways

We have received Revised Plans for the following planning application:

Application Number: F/2001/3133

Location: 1 & 2 Hill View, Basingstoke Road, Spencers Wood, Reading.

Proposal: Proposed demolition of two dwellings and erection of six dwellings.

Applicant: Westbuild Homes Ltd C/O Andrews Kalik Associates.

Case Officer: Angela Odell

The new plans show the following: 5.5 METRE WIDE ACCESS & TURNING HEAD (REVISED PLAN NUMBER 1549/15 F)

Comments are required by 30/04/2001.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

The plans meet our standards

S.N. ALTON

5.6.01

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 3 April 2001

Location:	1 & 2 Hill View, Basingstoke Road, Spencers Wood, Reading
Proposal:	Proposed demolition of two dwellings and erection of six dwellings.
Application Number:	F/2001/3133

In response to your informal consultation dated 21 March 2001 for the above application, the landscape comments are as follows:

Following my comments dated 15 February 2001, before I can consider this scheme fully we need to know if the hedgerow alongside agricultural land is important under The Hedgerow Regulations Act. Have we commissioned an archaeological and ecological consultant to assess this yet?

The landscape scheme itself in relation to the sightline is unacceptable. I would expect to see a replacement hedgerow behind the sightline along the boundary of the agricultural land and this land will need to be included within the red line of the application. Cutting back of the existing hedgerow to 0.6m may result in the death of the vegetation especially if the hedgerow has not been reduced this severely in the past.

There is no overall comprehensive design solution to the replacement planting at the front of the existing properties. The front boundary outside Suvikuja for example will be defined by a variety of materials including grass, 0.6m brick wall, groundcover planting (this will barely be seen behind the wall), 1.8m closeboard fencing and a new hedgerow (this will not be seen behind the fence). The overall effect will be an urban solution to the scheme that is inappropriate in this location as the site is on the edge of the settlement adjacent to open countryside and on a Green Route. I suggest that the applicant reconsider the design of the landscape scheme to reflect the semi-rural location as well as providing an integrated solution to the problem.

Catherine Brimble

Catherine Brimble
Landscape Architect

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 25 April 2001

Location:	1 & 2 Hill View, Basingstoke Road, Spencers Wood, Reading
Proposal:	Proposed demolition of two dwellings and erection of six dwellings.
Application Number:	F/2001/3133

In response to your informal consultation dated 19 April 2001 for the above application, the landscape comments are as follows:

I have no additional comments to make on the revised plan 1549/15F showing 5.5 metre wide access and turning head. Please see previous comments dated 3 April 2001.

Catherine Brimble

Catherine Brimble
Landscape Architect

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 3 April 2001

Location:	1 & 2 Hill View, Basingstoke Road, Spencers Wood, Reading
Proposal:	Proposed demolition of two dwellings and erection of six dwellings.
Application Number:	F/2001/3133

In response to your consultation dated 27 March 2001 for the above application, the landscape comments are as follows:

I have no additional comments to make regarding the revised site plan. Please see previous comments.

Catherine Brimble

Catherine Brimble
Landscape Architect

Date: 27 March 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3133

Location: 1 & 2 Hill View, Basingstoke Road, Spencers Wood, Reading.

Proposal: Proposed demolition of two dwellings and erection of six dwellings.

Applicant: Westbuild Homes Ltd C/O Andrews Kalik Associates.

Case Officer: Angela Odell

The new plans show the following: Sight line and turning head alterations. Drawing no 1549/15D.

Comments are required by 17/04/2001.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

1970

(RING ONE)

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

App No. (Planaps) / F/2001/3133 (Ludhouse) Date Rec. 23. 03. 01

Location: 1 & 2 Hill View, Basingstoke Road, Spencers Wood

Parish Shinfield.

Applicant: Westbuild Homes Ltd

Description of attached plans Showing sight line and turning head alterations.

Drawing No's: 1549/15D.

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

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

NEIGHBOURS: Nos. 3, 7, 9, 15, 17 & 19 Beech Hill Rd, Ashdown, Surikuja & Eleanor Cottage, Bas. Rd.

Date for Responses 3 weeks

FURTHER ACTION

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

Redate Application ✓/ N From

New Site Notice ✓/ N

New Description

CASE OFFICER AO.

Consultations Sent by Admin. on 27.03.PS

Yellow - Part One Copy
Green - Officer's Copy

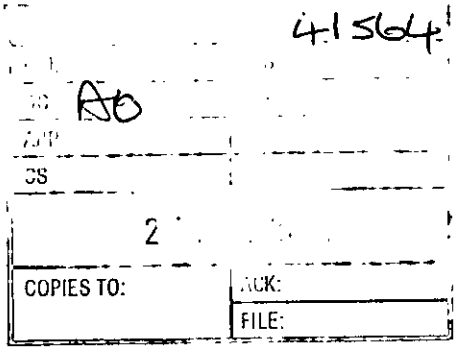
ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

REVISED PLAN

3133 1

DAMcK/JAG/1549

22nd March 2001



Mrs A Odell
Planning Department
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Mrs Odell,

1 & 2 HILL VIEW, BASINGSTOKE ROAD, SPENCERS WOOD, READING APPLICATION No. F/2001/3133

Please find enclosed 6 copies of revised site plan 1549/15D for the above. You will notice that the revision is the reduction in depth of the turning head, which was incorrectly drawn on the previous drawing.

I also enclose additional copies of the location plan.

I apologise for any inconvenience this may have caused and hope this now answers all of your concerns regarding this application.

Yours sincerely,

David McKnight

D A McKnight.

Enc:

c.c. Westbuild Homes Ltd

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 17 May 2001

Location:	1 & 2 Hill View, Basingstoke Road, Spencers Wood, Reading
Proposal:	Proposed demolition of two dwellings and erection of six dwellings.
Application Number:	F/2001/3133

In response to your informal consultation dated 17 May 2001 for the above application, the landscape comments are as follows:

The ecological and archaeological reports for from Babtie dated 15 May 2001 for the hedgerow adjacent to Basingstoke Road conclude that it is considered not important under the Hedgerow Regulations. Therefore we cannot refuse permission for the applicant to remove the hedgerow.

It has recently been brought to my attention that machinery is available to transplant lengths of hedgerow, however this will need to be undertaken by a company that specialises in this work. The applicant should consider this approach for the relocation of the hedgerow, as this would be more acceptable in terms of retaining the ecological features of the hedge, and would recommend a condition to this effect. Cutting back of the existing hedgerow to 0.6m may result in the death of the vegetation especially if the hedgerow has not been reduced this severely in the past. If relocation cannot be achieved the hedgerow will need to be replanted behind the sightline including the small length of hedgerow to the south of the new gate. The new planting within the hedgerow adjacent to the field should include species that are already found in this location such as Hawthorn, Blackthorn and Field Rose with Holly as an additional species. Hedgerow trees such as Oak and Ash should also be included. The hedgerow will need to be planted in a double staggered row – 5 plants per linear metre and the size of plant should be 60 – 90cm at time of planting with rabbit guard and cane.

The species of the new hedgerows shown to be planted in the front gardens of Plot 1 and Suvikuja are acceptable however additional hedgerow trees will need to be planted to replace those trees shown to be removed.

The applicant will also need to clarify what planting is intended to be planted within the sightlines, as well as any boundary treatments behind the sightlines, in front of the three properties, as this information is not shown on the drawing. If there is an intention to erect fencing or a wall the applicant will need to consider the design of

the landscape scheme to reflect the semi-rural location. It would be preferable to have a relatively low boundary wall or fence with low planting in front of the sightline and a hedgerow to the rear to integrate the proposal into wider countryside to the south.

The applicant will need to submit a revised landscape plan providing information as requested.

Catherine Brimble

Catherine Brimble
Landscape Architect

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 15 February 2001

Location:	1 & 2 Hill View, Basingstoke Road, Spencers Wood, Reading
Proposal:	Proposed demolition of two dwellings and erection of six dwellings.
Application Number:	F/2001/3133

Further to my meeting with Dennis West on site on 14 February 2001 and my conversation with you this morning, I am writing to clarify the following points:

1. The hedgerow that will need to be removed as part of the application to comply with the sightline requirements runs alongside agricultural land and therefore The Hedgerow Regulations apply. We as a Council need to decide whether this hedgerow is important under the regulations. To do this we need to commission both an archaeological and ecological consultant to assess the hedgerow in relation to the specific criteria listed in the regulations in order to determine if the hedgerow is important. If the hedgerow is not important the applicant does not need permission from us to remove it, however if it is considered important then it will become a material consideration in the determination of the planning application.

2. The applicant has stated that they will want to replant the hedgerow behind the sightline, this land will need to be included within the red line of the application.

3. I have requested that the applicant submit a detailed landscape scheme for the frontage of the site and planting behind the sightlines. This is considered important as the site is on the edge of the settlement adjacent to open countryside and on a Green Route.

Catherine Brimble

Catherine Brimble
Landscape Architect

Angela Odell

To: Jacqui Barnes
Subject: RE: REVISED PLANS for F/2001/3133 - 1& 2 Hill View, Basingtoke Road

Fine - Angela

-----Original Message-----
From: Jacqui Barnes [SMTP:shinfieldparish@lineone.net]
Sent: 18 April 2001 07:53
To: Angela Odell
Subject: REVISED PLANS for F/2001/3133 - 1& 2 Hill View, Basingtoke Road

With reference to the above REVISED PLANS for which comment is due from this council by 17/4/01, I write to seek an extension of time for receipt of our obs as our P & T committee meets on 25/4/01.

Assuming an extension is acceptable, we will submit our comments asap after 25th.

Thanking you,
Jacqui Barnes, Clerk, Shinfield PC

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

DAMcK/JAG/1549

20th March 2001

Mrs A Odell
Planning Department
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

41423

AO

Dear Mrs Odell,

1 & 2 HILL VIEW, BASINGSTOKE ROAD, SPENCERS WOOD, READING
APPLICATION No. F/2001/3133

Further to the fax from your Landscape Architect, Catherine Brimble, who I met on site with your Highway Officer, please find enclosed 3 copies of drawing nos. 1549/15C and 16A showing the landscaping treatment to the sight line area in front of houses 'Ashdown' and 'Suvikuja'

I hope these drawings now satisfy both the Landscaping and Highway Departments' requirements, but should you require any further information please do not hesitate to contact me.

Yours sincerely,

David McKnight

D A McKnight.

Enc:

c.c. Westbuild Homes Ltd

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No 1645300
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON W

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 11 January 2001

Application Number: F/2001/3133

Proposal: Proposed demolition of two dwellings and erection of six dwellings.

Parish: SHINFIELD PARISH

Site Address:
1 & 2 Hill View, Basingstoke Road, Spencers Wood, Reading.

Applicant:
Westbuild Homes Ltd C/O Andrews Kalik Associates.

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

✓ below as applicable;

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

Comment

This doesn't comply to our standards - Please submit a revised plan showing the access way to adoptable standards.

Signed: _____ **Print name:** Adam Coggins 19/01/01

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

PLANNING SERVICES | HPT 39683
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42S
08 FEB 2001
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Reply Req

AMA/JAG/1549

7th February 2001

Mrs A Odell
Planning Department
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Mrs Odell,

1 & 2 HILL VIEW, BASINGSTOKE ROAD, SPENCERS WOOD APPLICATION No. F/2000/3133

Further to your letter of 1st February I confirm we have given notice to the landowners on the attached list, who own land in the sight lines.

My client has commissioned Ian Keen Arboriculturist to prepare a tree study and survey. I will forward this to you as soon as possible, but I do not think this will be by the 16th February. Could we therefore wait a little longer for the matter to be decided.

Yours sincerely,

A.M. Andrews.

c.c. Mr D West Westbuild Homes Ltd

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No 1845300
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

Mr & Mrs Didcock
2 Hillview Cottages
Basingstoke Road
Spencers Wood
Nr Reading
RG7 1PN

Mr & Mrs J Buck
2 Hillview Cottages
Basingstoke Road
Spencers Wood
Nr Reading
RG7 1PN

Mr & Mrs Whitfield
2 Hillview Cottages
Basingstoke Road
Spencers Wood
Nr Reading
RG7 1PN

S.E.B.
c/o Thompson Wilson
1 Amersham Hill
High Wycombe
HP13 6NH

Mr E Hall
E V Hall (Farms) Ltd
Sheepbridge Court Farm
Basingstoke Road
Swallowfield
RG7 1PX

Angela Odell

To: Jim Dunning; Richard Ford
Subject: F/2001/3133 - erection 0f 6 dwellings and demolition of 2 at 1 & 2 Hill View, basingstoke road, Spencers Wood

Dear Jim and Richard

This site is 0.33 ha. If you wish to comment on it please could you or someone in your team do so to reach me by this Thursday 8/2. Thanks

Angi

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 1 February, 2001
My ref. AO/F/2001/3133
Your ref. DAMcK/JAG/1549

Andrews Kalik Associates
The Studio
101 London Road
READING
RG1 5BY

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

Dear Mr McKnight

PLANNING APPLICATION F/2000/3133
PROPOSED DEMOLITION OF TWO DWELLINGS AND ERECTION OF SIX DWELINGS AT 1 & 2 HILL VIEW, BASINGSTOKE ROAD, SPENCERS WOOD, SHINFIELD

Thank you for your letter of 24 January (from Mr Andrews). I have been advised by the highway officer that the requirement is for a 4.8m wide access up to the proposed turning head. Regarding the proposed visibility splay, please confirm that you have served notice on all the affected properties, and that these are included in the list attached to the Section 66 notice.

In order to assess the impact of the proposed dwellings on trees within the site, please submit a tree survey to BS5837 (to include trees on adjacent properties). However, I advise you that I have received an objection from the landscape officer to the removal of trees and vegetation within the front gardens of Ashdown and Suvikuja and part of hedgerow adjacent to a field.

It is important that the additional information is submitted to me within two weeks, i.e. by 16 February, to ensure that the application is not determined on the basis of the current unsatisfactory submission. Should you have any difficulty in meeting this deadline or should you wish to discuss the additional information, please contact either the relevant officer listed below or me immediately. However, I advise you that the above refers to highway and tree survey matters only and receipt of revised plans will not commit the authority to approving the application, particularly in view of the impact on the trees and vegetation adjacent to Basingstoke Road.

Yours sincerely

AO.

MRS A ODELL
Senior Planner

cc: Adam Coggins highway officer on 0118 974 6330
Catherine Brimble, landscape officer on 0118 974 6470

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 29 January 2001

Location:	1 & 2 Hill View, Basingstoke Road, Spencers Wood, Reading
Proposal:	Proposed demolition of two dwellings and erection of six dwellings.
Application Number:	F/2001/3133

In response to your consultation dated 11 January 2001 for the above application, the landscape comments are as follows:

I have no objection to the principle of a small housing development within the site. The site is located within the identified settlement with restricted views into the rear part of the site from the countryside to the south. The proposed dwellings will be seen in the context of the existing houses along Basingstoke Road and Beech Hill Road with the vegetation in the rear gardens of Ashdown and Suvikuja softening views from the south.

There are a number of trees on the boundary of the site within adjacent gardens that will have an impact on the location of proposed dwellings within the site as the layout drawing, 1549/15A, shows large properties within small plots. In order to assess this more fully the applicant needs to submit a tree survey to BS 5837 and to include trees on adjacent properties. The proposed properties will need to be repositioned to take account of the trees.

Due to the curvature of the road the proposed sight line to the south looks as if it would be necessary to remove vegetation and trees within the front gardens of Ashdown and Suvikuja and part of hedgerow adjacent to a field. This is clearly unacceptable as this vegetation forms part of the landscape structure of open countryside to the south.

Catherine Brimble

Catherine Brimble
Landscape Architect

WESTBUILD

HOUSES DESIGNED TO BE

HOMES

WESTBUILD HOMES LTD., OAKWOOD COTTAGE, BRIMPTON COMMON, READING, RG7 4RT.
Tel: 0118 981 2768 Fax: 0118 981 5707
email: dwest@westbuildhomes.co.uk
www.westbuildhomes.co.uk

PLANNING SERVICES	HPT 00226
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22 FEB 2001	
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MEMORANDOM

To **David Mc Knight Andrews Kalik**
From **Dennis West**
Date **20th February 2001**

Re **Planning Application F/2000/3133**
Hill View Spencers Wood

Circulation to Nick West, Mrs Odell .

I refer to Mrs Odell's letter dated 1st February 2001.
From the enclosed information we are now in a position to up date our application data.
I am mindful of Mrs Odell's third paragraph and thus I have copied this memo to her.

A meeting was held on site with Mr Auton (Highways) and Mrs Brimble (Landscape) on Feb 14th. A revision/ full update of the topographical survey has been completed.
Ian Keens Tree survey and report dated 19th Feb was received 20th.
Westbuild Homes has now produced drawings and a schedule of accommodation works on adjoining land for the sight lines.

The application to be amended and supported as follows:

The shared access drive to be omitted and replaced with full **Section 38 Shared Access Road.** *There is insufficient space to construct a full hammer head in front p1.*

The application layout 1549/15A to be updated to show all existing vegetation its accurate positions, Tree ref. Nos. as survey, and to show trees to be removed.
I refer you to my memo this subject, dated 7/2/01.
I am mindful that a site **appraisal and landscape plan** is welcome by Wokingham D.C. as their sheet 5. The **sight survey** dated 20/2/2001 to support the application.

A rider drawing is required (perhaps at 1/200 th scale) to show the intended **Landscaping works** to the **Sight lines.**

I am away from the 24th and return Monday 5th March.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 22 January, 2001
My ref. AO/F/2001/3133
Your ref. DAMcK/JAG/1549

Andrews Kalik Associates
The Studio
101 London Road
READING
RG1 5BY

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

Dear Mr McKnight

PLANNING APPLICATION F/2000/3133
PROOSED DEMOLITION OF TWO DWELLINGS AND ERECTION OF SIX DWELINGS AT 1 & 2 HILL VIEW, BASINGSTOKE ROAD, SPENCERS WOOD, SHINFIELD

Following advice I have received from highway officer Adam Coggins, please submit revised plans showing the accessway to adoptable standards.

It is important that the additional information is submitted to me within two weeks, i.e. by 6 February, to ensure that the application is not determined on the basis of the current unsatisfactory submission. Should you have any difficulty in meeting this deadline or should you wish to discuss the additional information, please contact either Adam Coggins on 0118 974 6330 or me immediately. However, I advise you that the above refers to highway matters only and receipt of revised plans will not commit the authority to approving the application.

Yours sincerely

AO.

MRS A ODELL
Senior Planner

cc: Adam Coggins

Babtie Environmental

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

A member of Babtie Group

Our ref Kgb001

Your ref CO/HMC

15h May 2001

Ms A ODell
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

PLANNING SERVICES	HPF 73297
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16 MAY 2001	
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Dear Angela,

PLANNING APPLICATION F/2001/3133
1 & 2 Hill View, Basingstoke Road, Spencers Wood, Shinfield

Please find enclosed a copy each of both archaeological and ecological reports as per your order of 30/04/01.

If you require any more information please do not hesitate to telephone me on 0118 988 1611

Yours sincerely,

Kev Beachus
Archaeologist

Group Offices:
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
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Newcastle upon Tyne
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Shrewsbury
Telford
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Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

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INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

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14 MAY 2001
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FILE:

DM/JDF/1549

11 May 2001

Mrs A Odell
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Mrs Odell

1 & 2 HILL VIEW, BASINGSTOKE ROAD, SPENCERS WOOD, READING.
APP No F/2001/3133

Further to your fax showing the internal Memo that was forwarded to yourself, please find enclosed drawing 1549/16C showing the alterations as requested.

Could you please clarify the point raised in the Memo regarding the Hedgerow Act. I take it that this is a matter that is dealt with internally at Wokingham District Council.

Should you require any additional information regarding these items. Please do not hesitate to contact me.

Yours sincerely

David McKnight

D McKnight

cc Mr N West
Mr D West
Mr G West

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No 1845000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

(RING ONE)

1970

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

App No. (Planaps) / F/2001/3133 (Ludhouse) Date Rec. 3.4.01

Location: 1 & 2 Hill View, Basingstoke Road, Spencers Wood

Parish Shinfield.

Applicant: Westbuild Homes Ltd.

Description of attached plans Shared 5.5m. wide access and turning head.

Drawing No's: 1549/15F.

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

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

NEIGHBOURS: Nos. 3, 7, 9, 15, 17 & 19 Beech Hill Rd; ~~Ash~~ Ashdown, Suvikuja & Eleanor Cottage, Bas Rd. ✓

Date for Responses 10 days. 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 AO.

Consultations Sent by Admin. on 19/4/2001

Yellow - Part One Copy
Green - Officer's Copy

Tel. (0118) 974 6445

Date: 19 April 2001

Your Ref:

My Ref: Angela Odell
F/2001/3133

file copy

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

THE OWNER/OCCUPIER
ASHDOWN, SUVIKUJA, ELEANOR COTTAGE
BASINGSTOKE ROAD
SPENCERS WOOD
SHINFIELD
BERKS

REVISED PLANS NOTIFICATION

Dear Sir/Madam

Application Number: F/2001/3133
Site Address: 1 & 2 Hill View, Basingstoke Road, Spencers Wood, Reading.
Proposal: Proposed demolition of two dwellings and erection of six dwellings..

Revised/additional plans show: 5.5 METRE WIDE ACCESS & TURNING HEAD (REVISED PLAN NUMBER 1549/15 F)

We have received the above revised/additional plans and would be grateful to receive your observation no later than **30/04/2001**. Any comments received after this date will not be taken into account in determining the application.

If you wish to see the plans and other details submitted you can do so at this office from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday or at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays and 9.30am to 1.00pm Saturdays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans.**

Your comments will be considered by the planning officer before a decision is made and will be summarised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. Everybody who makes a comment will be told what decision is made.

Please note that all comments made will be open to public inspection.

Should you have any queries regarding this application please contact the planning officer, **Angela Odell**, on **(0118) 974 6445**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

Tel. (0118) 974 6445

Date: 19 April 2001

Your Ref:

My Ref: Angela Odell
F/2001/3133

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

THE OWNER/OCCUPIER
3,5,7,9,15,17,19
BEECH HILL ROAD
SPENCERS WOOD
SHINFIELD
BERKS

REVISED PLANS NOTIFICATION

Dear Sir/Madam

Application Number: F/2001/3133
Site Address: 1 & 2 Hill View, Basingstoke Road, Spencers Wood, Reading.
Proposal: Proposed demolition of two dwellings and erection of six dwellings..

Revised/additional plans show: 5.5 METRE WIDE ACCESS & TURNING HEAD (REVISED PLAN NUMBER 1549/15 F)

We have received the above revised/additional plans and would be grateful to receive your observation no later than **30/04/2001**. Any comments received after this date will not be taken into account in determining the application.

If you wish to see the plans and other details submitted you can do so at this office from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday or at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays and 9.30am to 1.00pm Saturdays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans.**

Your comments will be considered by the planning officer before a decision is made and will be summarised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. Everybody who makes a comment will be told what decision is made.

Please note that all comments made will be open to public inspection.

Should you have any queries regarding this application please contact the planning officer, **Angela Odell**, on **(0118) 974 6445**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

AMA/JAG/1549

30th March 2001

Mrs A Odell
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

41960

AO

03 APR 2001

COPIES TO:

ACK:

FILE:

Dear Mrs Odell,

1 & 2 HILL VIEW, BASINGSTOKE ROAD, SPENCERS WOOD, READING
APPLICATION No. F/2001/3133

Following discussions with the Highway Department, we understand they require a formal turning head and adopted road into the middle of the site. Our last layout plan, 1549/15D did not show this. I therefore enclose 6 copies of revised site plan 1549/15F showing a 5.5 m wide access into the site leading into an adopted road with a footpath and verge either side and formal turning head in the middle.

Perhaps you would let me know if you need any further information before making your recommendation on the application.

Yours sincerely,

A.M. Andrews.

Enc:

c.c. Westbuild Homes Ltd

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No 1645000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 23 April, 2001
My ref. AO/F/2001/3133
Your ref. Kgb

Babtie Environmental
School Green
Shinfield
READING
RG2 9HL

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

Dear Kevin/Peter

PLANNING APPLICATION F/2001/3133
PROPOSED DEMOLITION OF 2 DWELINGS AND ERECTION OF 6 DWELLINGS AT 1 & 2 HILL VIEW, BASINGSTOKE ROAD, SPENCERS WOOD, SHINFIELD

I refer to the above application and memo from our landscape officer (copies attached). Please could you provide advice on the archaeological and ecological implications of removal of the hedgerow. I assume that the archaeological advice would be covered under our current contract with you but not the specialist ecological advice. If this is the case please could you advise me on the cost of providing the latter, and whether you would be able to undertake the work.

I trust the above is clear, but if you wish to discuss the matter further please contact either Catherine Brimble on 974 6470 or me. I look forward to hearing from you.

Yours sincerely

AO.

MRS A ODELL
Senior Planner

cc: Catherine Brimble

23 APR 2001

Date: 27 March 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2001/3133

Location: 1 & 2 Hill View, Basingstoke Road, Spencers Wood, Reading.

Proposal: Proposed demolition of two dwellings and erection of six dwellings.

Applicant: Westbuild Homes Ltd C/O Andrews Kalik Associates.

Case Officer: Angela Odell

The new plans show the following: Sight line and turning head alterations. Drawing no 1549/15D.

Comments are required by 17/04/2001.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

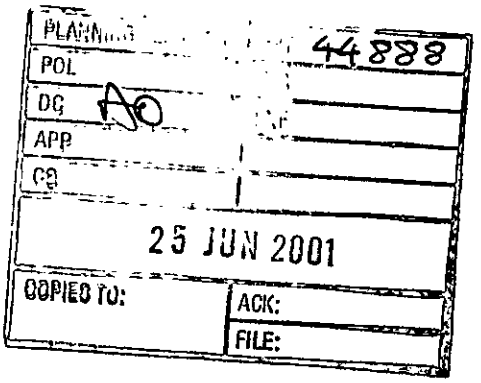
See revised plan

5.6.01

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

REVISED PLAN

3133



DAMcK/JAG/1549

22nd June 2001

Mrs A Odell
Planning Department
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Mrs Odell,

1 & 2 HILLVIEW, BASINGSTOKE ROAD, SPENCERS WOOD, READING APPLICATION No. F/2001/3133

Further to our telephone conversation today, I enclose drawing 1549/12A showing the reduced ridge height to Plot 1. I would also like to confirm that our 1:500 site plan has been produced from a digital survey of the site, this has shown inaccuracies to the Ordnance Survey plan.

I hope this clarifies your comments but should you require any further information please do not hesitate to contact me.

Yours sincerely,

PP D A McKnight.

Enc:

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc,Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No 1645300
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

Angela Odell

From: Jacqui Barnes [shinfieldparish@lineone.net]
Sent: 18 June 2001 12:57
To: Angela Odell
Subject: Re: Application F/2000/3133 - 1 & 2 Hill View, Basingstoke Road, Spencers Wood

Checking back on the minutes our comments have been as follows:

Original application: [our meeting 30/1/01] - "We express concern that the elevations should reflect the character of the surrounding area and use materials consistent with the architectural character of the adjoining properties."

Subsequent revisions: [our meeting 25/4/01] - Revision - sight line and turning head alterations. Drawing 1549/15D.
"No comment"

Subsequent revisions: Alterations to proposed landscaping and boundary treatment along Basingstoke Road.
- this will be considered at our next planning meeting on Wed. 20/6/01. The earliest our comments can reach you will be Thursday 21/6/01.

I hope this is helpful and I will ask Dale (our temp. planning clerk) to notify you of any comments on the latest revision asap after the meeting.

PS Whilst writing, you might like to know that Tracy Sampson will be returning to work on 1 July 2001 following her maternity leave and the birth of her 3rd child.

Jacqui

----- Original Message -----
From: Angela Odell <Angela.Odell@wokingham.gov.uk>
To: <shinfieldparish@lineone.net>
Sent: Monday, June 18, 2001 12:12 PM
Subject: Application F/2000/3133 - 1 & 2 Hill View, Basingstoke Road, Spencers Wood

> Dear Mrs Barnes
>
> I don't seeme to have the parish's comments on the attached. I may have
> mislaid them. If so, please could you resend them to me.
>
> Thanks
>
> Angela
>
>
>

TO: **DEVELOPMENT CONTROL** FROM: Environmental Design
Angela Odell

DATE: 5 June 2001

Location:	1 & 2 Hill View, Basingstoke Road, Spencers Wood, Reading
Proposal:	Proposed demolition of two dwellings and erection of six dwellings.
Application Number:	F/2001/3133

In response to your informal consultation dated 31 May 2001 for the above application, the landscape comments are as follows:

Cutting back of the existing hedgerow to 0.6m may result in the death of the vegetation especially if the hedgerow has not been reduced this severely in the past. Therefore an additional length of hedgerow will need to be replanted behind the sightline to the south of the new gate. A number of hedgerow trees such as Oak and Ash should also be included within the hedge as I stated in my previous comments.

It has been noted that two additional trees are shown to be planted in the front gardens of Ashdown and Suvikua. The birch is acceptable, but the blackthorn is considered more of a shrub than a tree and should be replaced with a tree species. If something similar is required then a hawthorn would be acceptable, such as Crataegus laevigata "Pauls Scarlet" or Crataegus prunifolia.

The applicant will need to submit a revised landscape plan providing information as requested.

Catherine Brimble

Catherine Brimble
Landscape Architect

Date: 31 May 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3133

Location: 1 & 2 Hill View, Basingstoke Road, Spencers Wood, Reading.

Proposal: Proposed demolition of two dwellings and erection of six dwellings.

Applicant: Westbuild Homes Ltd C/O Andrews Kalik Associates.

Case Officer: Angela Odell

The new plans show the following: Alterations to proposed landscaping and boundary treatment along Basingstoke Road. Drawing no 1549/16D.

Comments are required by 10/06/2001.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

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

App No. (Planaps) / F/2001/3133 (Ludhouse) Date Rec. 25.5.01

Location: 1+2 Hill View, Basingstoke Road, Spencers Wood.

Parish Swallowfield

Applicant: Westbuild Homes Ltd.

Description of attached plans Alterations to proposed landscaping and boundary treatment along Basingstoke Rd.

Drawing No's: 1549/16 D

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

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

NEIGHBOURS: Ashdown & Suvikuja on Bas. Rd.

Date for Responses 14 days

FURTHER ACTION

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

Redate Application ~~Y~~ / N From

New Site Notice ~~Y~~ / N

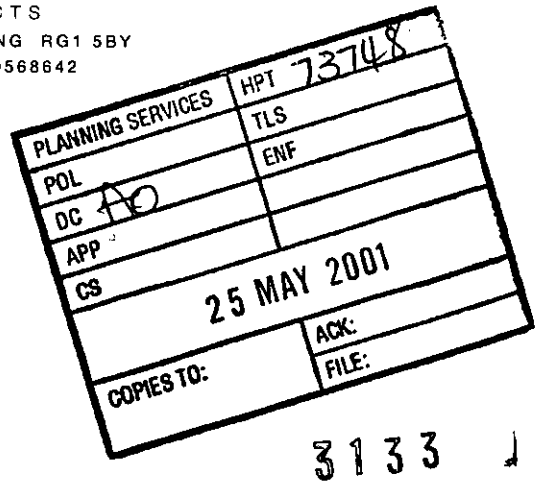
New Description

CASE OFFICER AO.

Consultations Sent by Admin. on 31.05.01

Yellow - Part One Copy
Green - Officer's Copy

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642



REVISED PLAN

DAMcK/JAG/1549

24th May 2001

Mrs A Odell
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Mrs Odell,

1 & 2 HILLVIEW, BASINGSTOKE ROAD, SPENCERS WOOD, READING
APPLICATION No. F/2001/3133

Further to your fax last week outlining the Landscaping Officer's comments, please find enclosed 3 copies of revised drawing 1549/16D for your approval.

Should you require any additional information please do not hesitate to contact me.

Yours sincerely,

PP D A McKnight.

Enc:

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

Date: 31 May 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2001/3133

Location: 1 & 2 Hill View, Basingstoke Road, Spencers Wood, Reading.

Proposal: Proposed demolition of two dwellings and erection of six dwellings.

Applicant: Westbuild Homes Ltd C/O Andrews Kalik Associates.

Case Officer: Angela Odell

The new plans show the following: Alterations to proposed landscaping and boundary treatment along Basingstoke Road. Drawing no 1549/16D.

Comments are required by 10/06/2001.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

CONDITIONS

C049 – Garaging
R049
C128 – Access – visibility 2.4m x 120m
R126
C129 – Construction vehicles
R129
C130 – Mud
R130
C133 – Access construction
R133

SNAITON
6/6/01

Date: 31 May 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2001/3133

Location: 1 & 2 Hill View, Basingstoke Road, Spencers Wood, Reading.

Proposal: Proposed demolition of two dwellings and erection of six dwellings.

Applicant: Westbuild Homes Ltd C/O Andrews Kalik Associates.

Case Officer: Angela Odell

The new plans show the following: Alterations to proposed landscaping and boundary treatment along Basingstoke Road. Drawing no 1549/16D.

Comments are required by 10/06/2001.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

All hedging within the sight lines to be removed and laid to grass. Nothing over 600mm (from the carriageway surface) shall be constructed, planted or erected within the visibility envelope.

[signature] SNAYTON

5.6.01

Date: 19 April 2001

To:
Highways

We have received Revised Plans for the following planning application:

Application Number: F/2001/3133

Location: 1 & 2 Hill View, Basingstoke Road, Spencers Wood, Reading.

Proposal: Proposed demolition of two dwellings and erection of six dwellings.

Applicant: Westbuild Homes Ltd C/O Andrews Kalik Associates.

Case Officer: Angela Odell

The new plans show the following: 5.5 METRE WIDE ACCESS & TURNING HEAD (REVISED PLAN NUMBER 1549/15 F)

Comments are required by 30/04/2001.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

The plans meet our standards

S.N. ASTON

5-6-01

Date: 31 May 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2001/3133

Location: 1 & 2 Hill View, Basingstoke Road, Spencers Wood, Reading.

Proposal: Proposed demolition of two dwellings and erection of six dwellings.

Applicant: Westbuild Homes Ltd C/O Andrews Kalik Associates.

Case Officer: Angela Odell

The new plans show the following: Alterations to proposed landscaping and boundary treatment along Basingstoke Road. Drawing no 1549/16D.

Comments are required by 10/06/2001.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

All hedging within the sight lines to be removed and laid to grass. Nothing over 600mm (from the carriageway surface) shall be constructed, planted or erected within the visibility envelope.

Richard Snaton

5.6.01

Mrs S.Jahn & Mr A.Pate
Mays Cottage, 9 Beech Hill Road,
Spencers Wood, Reading RG7 1HL

Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
RG40 1WR

PLANNING SERVICES	HPT
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APP	
CS OBS	
18 APR 2001	
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	FILE:

12th February 2001

Dear Sir / Madam

Re: Application Number: F/20001/3133, Site address: 1&2 Hill View, Basingstoke Road, Spencers Wood

The revised road access to the development is still in a dangerous place, on a sharp bend on the Basingstoke Road where the visible distance along the main road is short. This stretch is host to a large volume of traffic at times that, coming from an area of national speed limit, tends to be travelling at relatively high speeds. We believe that the proposed access there would still be hazardous.

It also seems to us that other relevant issues are not being addressed, that is that the area does not have the infrastructure and amenities necessary to support further expansion. A specific example of this is schooling. We have observed from the plans that we have seen that all the proposed houses are meant to be family houses. There is only one primary school (Lambs Lane, Spencers Wood) within walking distance and two other schools less than an approximate forty minute drive away (under present traffic congestion levels during morning rush hour). Local parents are being told that they cannot be guaranteed places for their children at Lambs Lane and the other schools are already oversubscribed. Recently the bus service (the only public transport available) has been substantially reduced and is regularly unreliable. Many of the families in the immediate vicinity of the proposed development have children of pre-school age including ourselves and we are naturally very concerned about the situation.

Furthermore we regularly have power cuts lasting up to and sometimes over two hours. Will this not worsen with greater demand and is this not also a hazard? Does the council intend to improve our facilities before adding to the burden?

Whilst understanding that the council is under enormous pressure to build new homes it seems to us that such development of open land is not conducive with the existing government policy of redevelopment of urban "brown field" sites.

We hope that you will consider the aforementioned objections and keep us informed of all developments regarding this matter. We also feel that a public meeting on the issue would be worthwhile and well attended.

Yours sincerely,

Mrs S.Jahn

Mr A.Pate

DC	LNF
AP?	
CS MS	AMO
31 JAN 2001	
COPIES TO:	ACK: / FILE:

Mrs S.Jahn & Mr A.Pate
Mays Cottage, 9 Beech Hill Road,
Spencers Wood, Reading RG7 1HL

Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
RG40 1WR

28th January 2001

Dear Sir / Madam

Re: Application Number: F/20001/3133, Site address: 1&2 Hill View, Basingstoke Road, Spencers Wood

We feel obliged to object to the aforementioned development for a variety of reasons. Firstly we do not believe that the area has the infrastructure and amenities necessary to support further expansion. A specific example of this is schooling. We have observed from the plans that we have seen that all the proposed houses are meant to be family houses. There is only one primary school (Lambs Lane, Spencers Wood) within walking distance and two other schools less than an approximate forty minute drive away (under present traffic congestion levels during morning rush hour). Local parents are being told that they cannot be guaranteed places for their children at Lambs Lane and the other schools are already oversubscribed. Recently the bus service (the only public transport available) has been substantially reduced and is regularly unreliable. Many of the families in the immediate vicinity of the proposed development have children of pre-school age including ourselves and we are naturally very concerned about the situation. Surely the council must improve our overstretched facilities before adding to the burden.

A further concern of ours is safety. The proposed road access to the development is on a sharp bend on the Basingstoke Road where the visible distance along the main road is short. This stretch is host to a large volume of traffic at times that, coming from an area of national speed limit, tends to be

travelling at relatively high speeds. We believe that situating an access there would be hazardous.

Whilst understanding that the council is under enormous pressure to build new homes it seems to us that such development of open land is not conducive with the existing government policy of redevelopment of urban "brown field" sites.

We hope that you will consider the aforementioned objections and keep us informed of all developments regarding this matter. We also feel that a public meeting on the issue would be worthwhile and well attended.

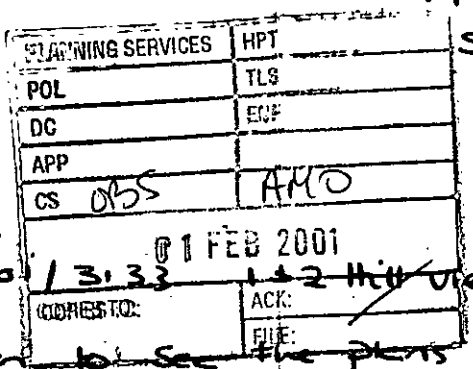
Yours sincerely,

Mrs S.Jahn

Mr A.Pate

17 Beech Hill Road
Spencers Wood
Reading

30.1.01



Dear Sirs,

Ref F/2001/3133 ~~1 + 2 Hill View~~ Basingstoke Rd

Having been to see the plans submitted relating to the above property, we strongly oppose any planning application made.

The entrance to the site is on a very fast stretch of road with limited vision. I know the limit is 40mpg but as you will appreciate vehicles do travel much faster.

The style of the proposed houses is not at all in keeping with the Victorian style of the surrounding properties.

Our local infrastructure is already stretched we as residents will be lucky to get our children into the local school due to the oversubscription. Our local bus service has been cut so more cars will be forced on to the roads which are already over congested at peak times.

It seems that infilling of this nature does not bring any benefits to the community & only adds strain on an already pressurised community.

Perhaps you would look at these plans again & in particular to the location

of the "hammer head" to the adjacent properties, which leads me to believe that building into the adjacent properties will be inevitable if this is approved & therefore be much more than just six houses!

Perhaps one of your planning officers would be kind enough to visit our property & discuss this further

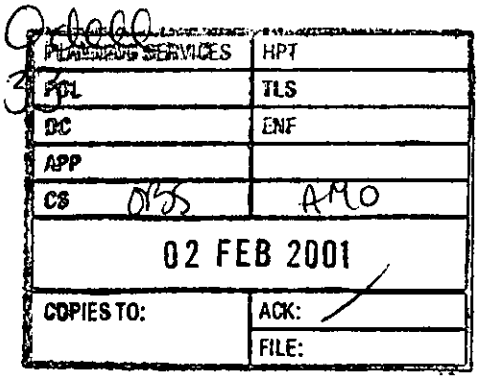
Yours Sincerely

Mrs A Walters

01189 887191

Parkview
7 Beech Hill Road
Spencers Wood
Reading
Berks
RG7 1HL.

Your ref: Angela Ozdell
F/2001/313



30 January 2001

Dear Mr Mitchell,

Re: proposed demolition of two dwellings and erection of six dwellings at 1 & 2 Hill View, Basingstoke Road, Spencers Wood, Reading

As residents of Beech Hill Road, we have concerns and reservations regarding the above proposal.

1) The local infrastructure.
   i) Despite living so close to Lambs Lane School, we still cannot be guaranteed a school place for our 4 year old son. As the proposed houses are to be family residences, how can the local school system support any additional children?

   ii) The local traffic along the Basingstoke Road and surrounding area is severely congested as it is. This traffic problem would be further increased with the addition of six more houses in the area.

   iii) The entrance of the site of the proposed houses is situated on a bend in the busy Basingstoke Road, where vehicle insability

would be par for both drivers and pedestrians leaving the site. In addition, the usual line of cars parked on the roadside whilst their occupants visit the village shop, will further reduce the safety of this entrance.

2) loss of privacy.
At present our garden and house are not overlooked and this provides us with privacy. Under the proposed plans, two semi-detached residences would have their upstairs windows looking directly into our garden and directly into our upstairs windows, therefore losing us that privacy.
If the plans are to go ahead unchanged, who is going to pay for the frosting of our bathroom windows, the planting of a suitable barrier and the compensation for the loss of privacy, which at present is a major selling point for our house?

I look forward to receiving your response on these matters.

Yours sincerely

S C Parr

(MRS. S. C. PARR)

J M Parr

J M PARR

Byhand → 2-01

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02 FEB 2001	
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dos

3 Beech Hill Road
Spencers Wood
Reading
RG7 1HL

31 January 2001

Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
RG40 1WR

Dear Sir/Madam

Application Number: F/2001/3133

I have scrutinised the proposed plans to erect six houses on the land of 1 & 2 Hill View, and I am most concerned that the upstairs windows of one, and possibly two houses will overlook my property and, therefore, invade my privacy. They will also effect, to a lesser degree, 1 Beech Hill Road, of which I am the owner.

My second concern is the noise and disruption this will cause while the houses are being built and possibly after their occupation.

And my third concern is that as these are family homes there does not seem to be wooden fences at the bottom of the gardens. I will not be very happy if the family pet makes a hole in the hedgerow and runs amok in my garden.

At the moment I have seclusion and privacy in my back garden, all of which I would lose should two storey buildings be erected on this site. I am not in favour of these plans.

Yours faithfully

Doris D. Crockford.

D D Crockford (Mrs)

PLANNING SERVICES	HPT
POL	TLS
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CS MBS	AMO
01 FEB 2001	
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	FILE:

Devonia
15 Beech Hill Road
Spencers Wood
Reading
Berkshire RG7 1HL
Tel: 01 8 9885846

Your ref Angela Odell
F/2001/3133

Dear Mr Milchell,

Thank you for your letter regarding the Application number F/2001/3133

I have studdied the plans and details and I am opposed to these strongly.

1/ These are family homes to be built in an area where there is inadiquate facities, such as

Schooling. An example being Lambs Lane school which is currently over subscribed.

2/ Recently the building of 2500 homes in the area was rejected, because of its impracticallity. so to add more houses without adding more shops, schools etc is worse! The whole village is going to be put under more pressure to absorb housing which the community can not already cope with.

3/ Regarding this particular development

1.. am concerned about the entrance which is on a considerable bend where the speed ~~#~~ limit just becomes 40 mph from a derestricted zone. Cars and HGV are usually travelling quite fast at this location.

4/ The bus service has been halved so it is reasonable to expect these people will be driving. It takes over ½ hour to reach junction 11, in the morning at present.

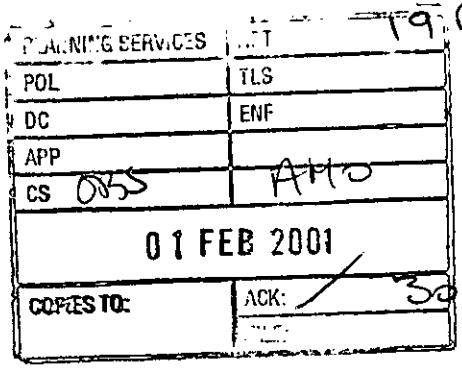
5/ At the site of plot 6. There is a water cress bed, This means flowing water. My house ~~[illegible]~~ has a well, as do many of the

other properties on Beech Hill Road, This water may or may not affect the development.

I would be very much interested if I could attend the planning meeting. I feel the welfair of our village is at stake.

Yours faithfully

Mrs. Victoria Payne



19 Beech Hill Road,
Spencers Wood,
Reading,
RG7 1HL.

30th January 2001.

Dear Sirs,

Your ref: Angela Odell
F/2001/3133.
1 & 2 Hill View, Basingstoke Rd,
Spencers Wood.

Having studied the building plans regarding the above, we strongly object to this proposed building work at the above properties.

Yours sincerely

AM Paul

M Paul

PLANNING SERVICES	HPT
POL	TLS
DC AMO	ENF
APP	
CS OBS	
COPIES TO:	ACK
	FILE:

27 APR 2001

19 Beech Hill Rd,
Spencers Wood,
Reading,
RG7 1HL.
26th April 2001.

Revised Plans Application No. F/2001/3133
1-2 Hill View, Basingstoke Rd, Spencers Wood.

Dear Sir,

We strongly object to the above building proposals.

1. Too many houses in a small area with nowhere for children to play. Our local schools cannot cope with the number of children needing places at present. Our grandchildren included. We would like to see the houses built to face one another rather than our garden.

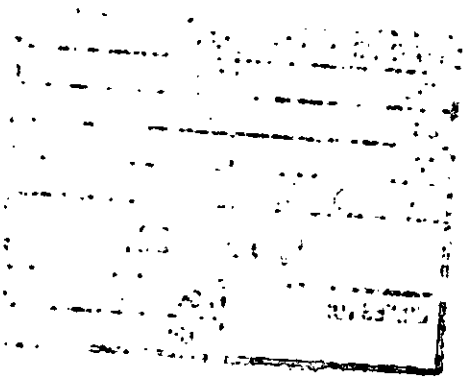
2. Has there been any boreholes done for water table levels? as we are concerned about the water level. This winter our garden has been flooded on a number of accasions, but subsided quite quickly. We were given to believe by Mr. Didcot that there is a drain on his property. Also years ago when the property was a market garden, there was a water cress bed at the bottom of our garden, which must have had running water.

If the site is built up and any floods do not disappear, we will be looking to take legal action.

Thanking you

Yours faithfully.

J Paul
AM Paul



PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP | AMO
CS | OBS
COPIES TO:

WOKINGHAM DISTRICT COUNCIL

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 19 January 2001 10:58
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

OBS
2001/3133
AO

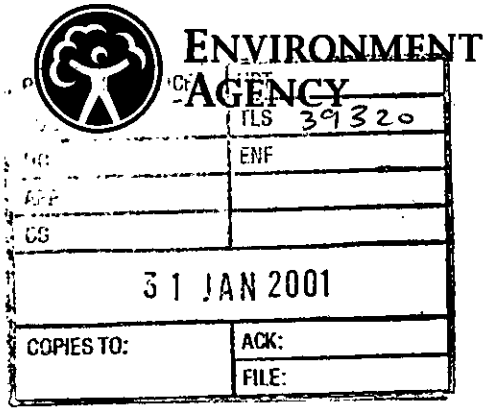
NatureofEmail: Object
ApplicationNumber: F/2001/3133
Correspondent_FullName: Chris Sanders
Correspondent_StreetAddress: Nuria 28, 3D
Correspondent_Address2: Mirasiera
Correspondent_Town: Madrid, Spain
Correspondent_County:
Correspondent_PostCode: 28034
Correspondent_Telephone:
Correspondent_Email: chris1@lucent.com

Comments:

Basingstoke road, spencers wood is already becomming congested with parked cars near the London Store, this application will increase the number of cars parked on the road.

Our ref: SP\2001\003038\001
Your ref: F/2001/3133

Date: 29th January 2001



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

For the attention of: Angela Odell

Dear Sir/Madam

DEMOLISH 2 EXISTING DWELLINGS & ERECTION OF 6 NEW DWELLINGS 1 & 2 HILL VIEW, BASINSTOKE ROAD, SPENCERS WOOD, READING

Thank you for your letter dated 11 January 2001 which was received on 15 January 2001. You are asked to quote the following reference in any correspondence: SU76NW/7/12. The Environment Agency has the following comments:

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

PLANNING CONDITIONS

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

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

PLANNING INFORMATIVES

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

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

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

is permitted under the present conditions. *Contact Ian Doyle on 01276 45 4365 for further details.*

ADVICE TO PLANNING AUTHORITY

Development Control: Contact Amanda Reed on 01276 45 4331

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

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

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

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

ADVICE TO APPLICANT

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

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

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

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. If you have any further queries

Cont/d..

please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

Cc: Andrews Kalik, The Studio, 101 London Road, Reading RG1 5BY

PLANNING SERVICE | REF: 38782
POL | TLS
DC | ENF
APP | AMO
17 | 27
COPIES TO: | ACK:
FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Angela Odell
Planning

Your Ref: F/2001/3133

Date. January 16, 2001

PROPOSED: DEMOLITION OF 2 DWELLINGS AND THE ERECTION OF SIX

LOCATION: 1 & 2 HILLVIEW, BASINGSTOKE ROAD, SHINFIELD

These proposals have been evaluated and I have no environmental health objections to the application but would recommend the following condition be attached should planning consent be granted:

Standard planning condition C070 regarding hours of construction.

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

Received by Wokingham District Council

Application No: F/2001/3133

Proposal:
Proposed demolition of two dwellings and erection of six dwellings.

Location:
1 & 2 Hill View, Basingstoke Road, Spencers Wood, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/02/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

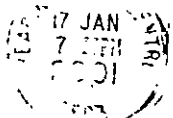
11 January 2001

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3133**
CASE OFFICER: **Angela Odell**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

1792



addressed

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/3133 relates.

Address of site 1&2 HILL VIEW, BASINGSTOKE ROAD

SPENCERS WOOD, READING

Signed David McKnight

Date 16th Jan 2001

Postage
will be paid
by licensee

Do not affix Postage Stamps if posted in
Gt. Britian, Channel Islands, N Ireland
or the Isle of Man

READING MAIL CENTRE
17 JAN
73 PM

PLEASE USE YOUR
POSTCODE

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

(4) PRE-APP ATTACHED (4)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	~~1 FEB 2001~~ 08 JAN 2001
Officer: AO	Application No. F/2001/3133

Map No. 86. Site ...2:31....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED DEMOLITION OF 2 DWELLINGS & ERECTION OF 6 DWELLINGS

Location: 1 + 2 HILL VIEW BASINGSTOKE ROAD

Parish: SHINFIELD Ward: SHINFIELD 11.01.01

Applicant: WESTBUILD HOMES LTD

Fee Received 1140-00 Required ..... Additional ..... Refund .....

Enforcement Section (b) to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Garage plot 6 & 4 ← see drawings 1549/13 a & /14b		
6	Floor plans	~~~		
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 11.01.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape ✓
Trees .....
Conservation Officer .....
Environmental Health ✓
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board : .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency re new access road. .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

.....
.....
pre-app attached.

NEIGHBOURS: S/N + See map (pls include properties within red line ie 1 & 2 Hill View)

1509/ab

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. 08.JAN.2001* 3133	YOUR NAME	WESTBUILD HOMES LTD
	ADDRESS	HUNTERS LODGE, RECTORY ROAD
		PADWORTH COMMON, READING
	POST CODE	RG7 4JB Tel No. —
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	ANDREWS KALIK ASSOCIATES
	ADDRESS	THE STUDIO, 101 LONDON ROAD
		READING
	POST CODE	RG1 5BY Tel No. 0118 9507700
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	HILL VIEW, BASINGSTOKE ROAD
		SPENCERS WOOD,
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0·33 HECTARES
5. Give brief details of the proposal	ABOUT THE APPLICATION	DEMOLISHION OF 2 HOUSES AND THE CONSTRUCTION OF 4 Nº 4BED & 2 Nº 3 BED HOUSES
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	PROSPECTIVE PURCHASER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:25000 Location Plan	☑	1:100 Floor Plan	☑
1:500 Block Plan	☑	Other	☐
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			

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.
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~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

WALLS - BRICK, FLINT, TIMBER BOARDING
ROOFS - PLAIN TILES
WINDOW - STAINED TIMBER

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 — NEW SOAKAWAYS

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~~

16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ?
Please show details of the existing access and any proposed changes on the plans.

YES / ~~NO~~

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	2
	4	4
	5 or more	
	TOTAL	6
Nos. of residential units lost through demolition or conversion		2
	NET CHANGE	4

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 £ 1140-00

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

SIGNED David McKnight ON BEHALF OF WESTBUILD HOMES LTD DATE 19-12-00

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.

1789/a

SECTION 66 CERTIFICATE

Application No. 08.JAN.2001* 3133

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
	SEE ATTACHED LIST	19-12-00

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . ●

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . David McKnight . . . . . .

On behalf of . WESTBUILD HOMES . . . . . .

Date . . 19-12-00 . . . . . .

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

Mr & Mrs Didcock
2 Hillview Cottages
Basingstoke Road
Spencers Wood
Nr Reading
RG7 1PN

08.JAN.2001 3133

Mr & Mrs J Buck
2 Hillview Cottages
Basingstoke Road
Spencers Wood
Nr Reading
RG7 1PN

Mr & Mrs Whitfield
2 Hillview Cottages
Basingstoke Road
Spencers Wood
Nr Reading
RG7 1PN

S.E.B.
c/o Thompson Wilson
1 Amersham Hill
High Wycombe
HP13 6NH

Mr E Hall
E V Hall (Farms) Ltd
Sheepbridge Court Farm
Basingstoke Road
Swallowfield
RG7 1PX

1 HILLVIEW

ADDRESS BASINGSTOKE ROAD

PARISH ~~SWALLOWFIELD~~ SHINFIELD 14.86

PLOT No.

ORD. SHEET No. SU 7066-7166

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/192/66.	Mr C. Armstrong	alt to garage & new access	4 8 66	App CA
BR 3947	" "	extn to hall & bay window	25. 1. 77	App MI

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

2 HILLVIEW

ADDRESS BASINGSTOKE ROAD

PARISH ~~SWALLOWFIELD~~ SHINFIELD 1.4.86

PLOT No.

ORD. SHEET No SU7066 - 7166

BUILDER 667/71 PARTON/CLARK 9/L. DWELLING R/O 15.7.71

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/214/66	Mr P Didcock	2 houses to rear.	1.9.66	NA Ref
14182	"	Temp use of premises for Boarding & training of dogs & portable KENNELS	25.9.80	NA TP30.9
			19.2.81	App NI
BR 16261				
24776	"	9/L BUNGALOW AD[illegible]	8.1.86	K
27075	"	DOG TR. CENTRE & KENNELS	18.3.87	K
34058	"	1 BUNGALOW R/O	28.9.89	Ref

DATE OF COMPLETION

MINISTRY DECISION 24776 - APPEAL DISMISSED - 12.8.86

SPECIAL ORDERS

DRAINAGE

091074

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 14 January, 2003
My ref. BC/DC/2001/3133 and 2002/6655

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

Andrews Kalik Associates
The Studio
101 London Road
Reading
RG1 5BY

Dear Sirs

PLANNING PERMISSION 2001/3133 AND 2002/6655
SITE: HILL VIEW, BASINGSTOKE ROAD, SPENCERS WOOD

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

I would like to take this opportunity to remind you that Planning Permission Numbers 2001/3133 and 2002/6655 have conditions attached to them. Some of these conditions may require approval prior to work commencing on site.

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

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

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

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

Yours faithfully

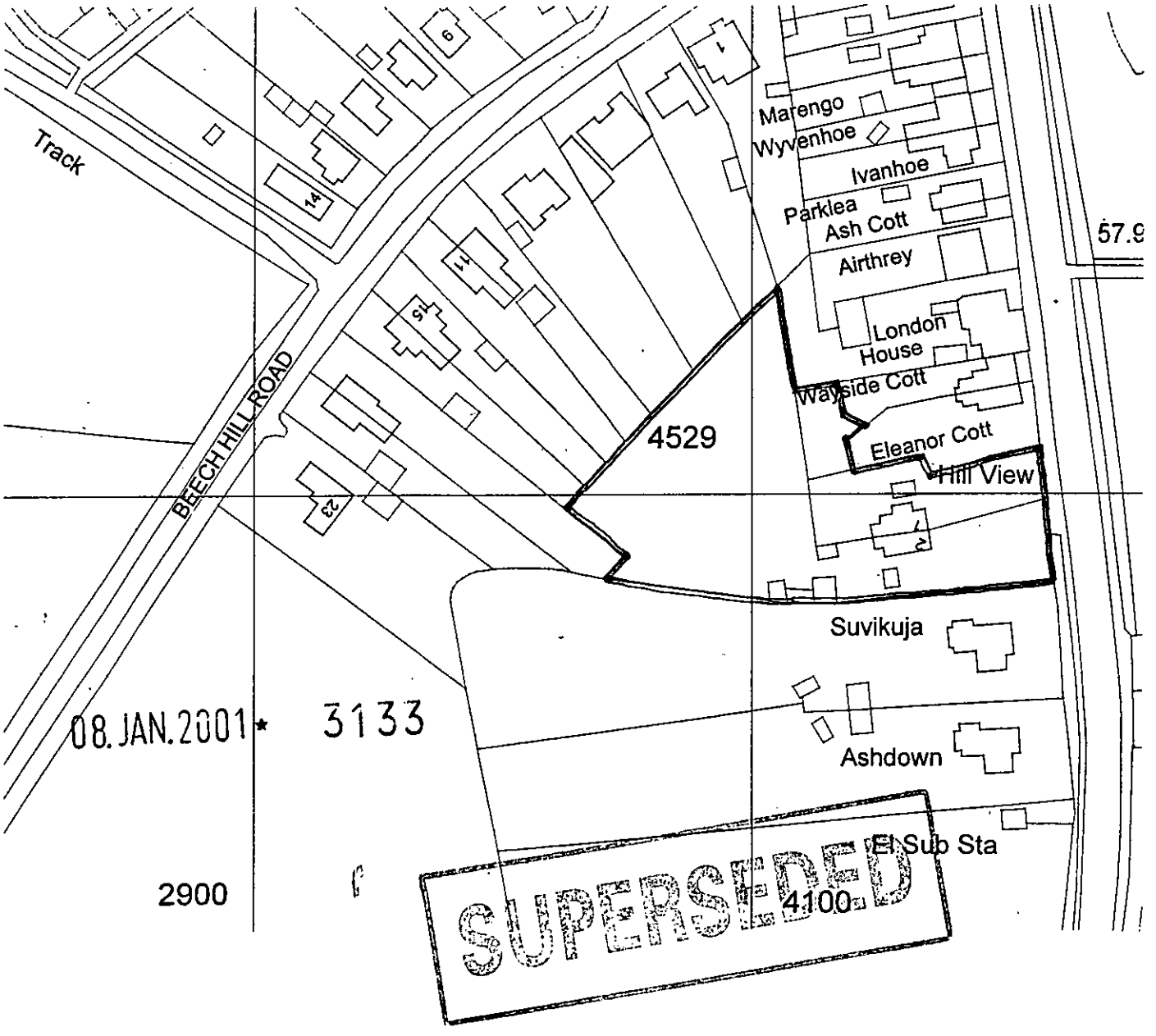
Angela Odell

ANGELA ODELL
Planning Officer

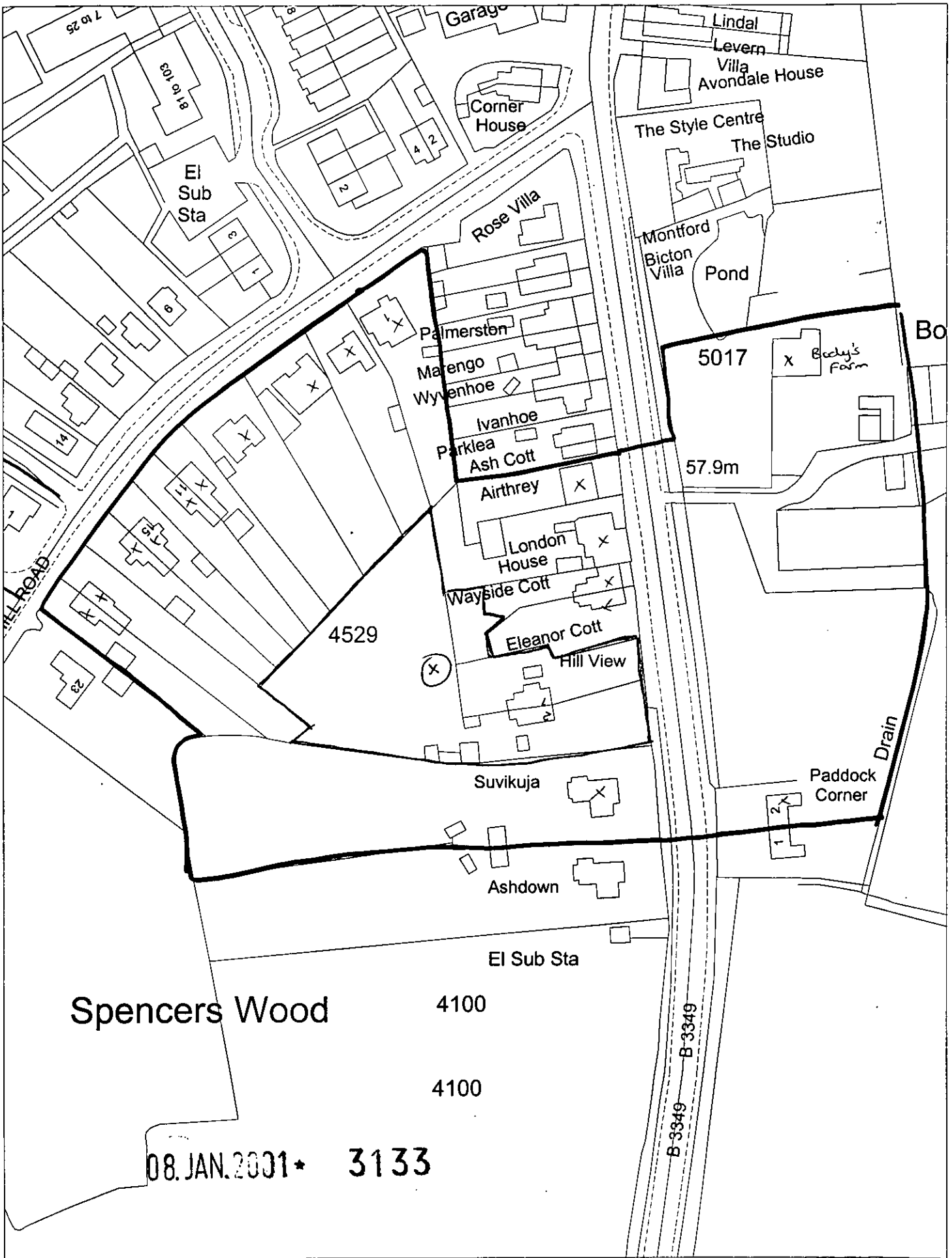
ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

HILL VIEW, BASINGSTOKE ROAD
SPENCERS WOOD

LOCATION PLAN 1:1250



MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY



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Development Control Section, Environmental Services, Wokingham District Council.

4 January 2001

Scale: 1 : 1250

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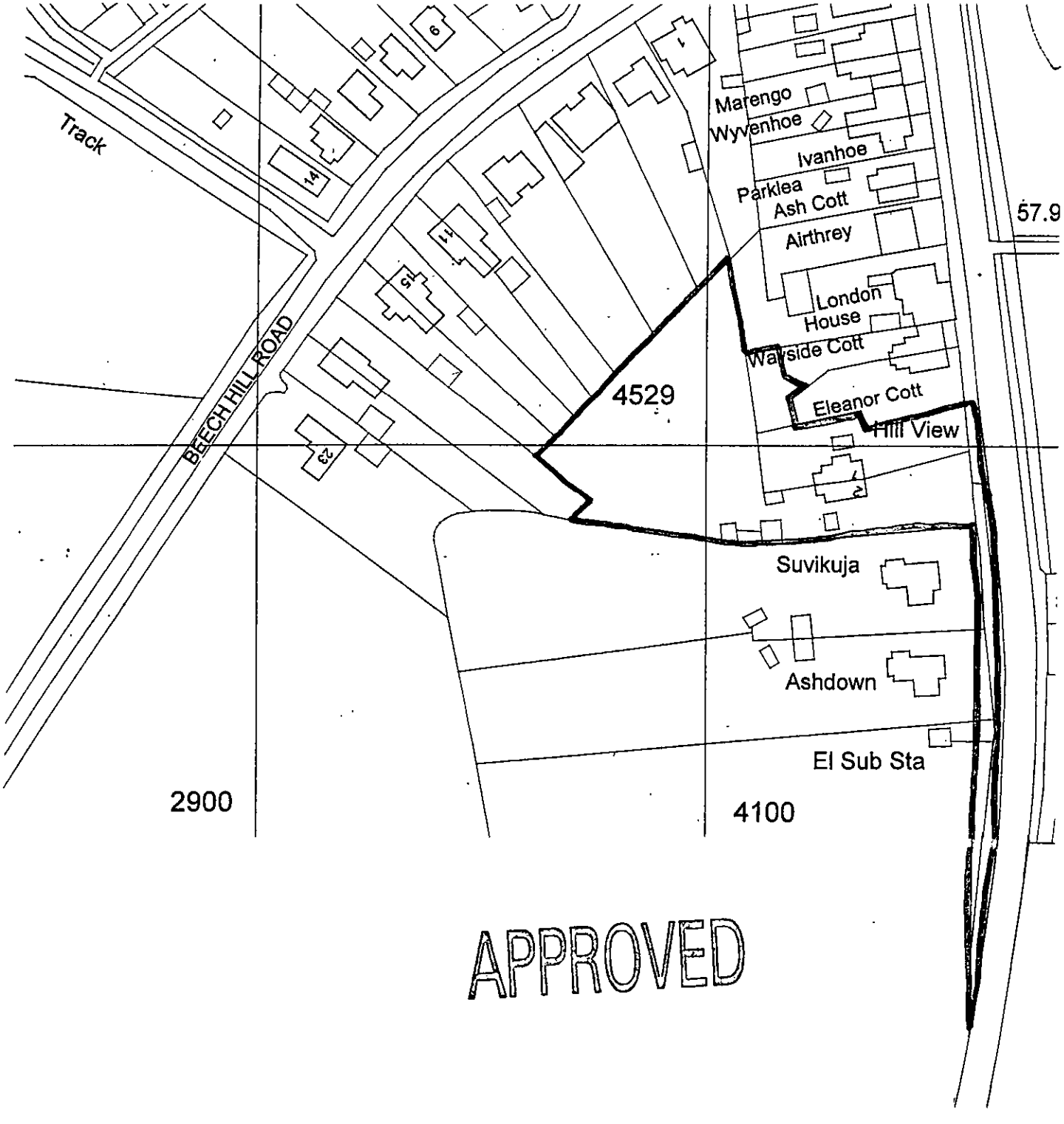
3133

HILL VIEW, BASINGSTOKE ROAD
SPENCERS WOOD

LOCATION PLAN 1:1250



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100 GRAYS INN ROAD LONDON WC1X 8BY



Wokingham District Council

1 & 2 Hill View, Basingstoke Road, Spencers Wood

Hedgerow and Ecological Assessment

08/05/01

Babtie Group 95 Bothwell Street, Glasgow G2 7HX
Tel 0141 204 2511 Fax 0141 226 3109



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Appendix 1 Field Survey Results and Map
Species List

Wokingham District Council
1 & 2 Hill View, Basingstoke Road, Spencers Wood, Shinfield
Hedgerow and Ecological Assessment

1. Introduction

As part of a planning application (application number F/2001/3133), Babtie were employed by Wokingham District Council to undertake an assessment of ecological constraints for the proposal. This included a site visit and hedgerow assessments. The site was visited on May 8th.

2. Methodology

The hedgerows were assessed under the *Hedgerow Regulations 1997.* This involves counting the number of species within a 30m length and noting any species with statutory protection, as well as any ancient woodland indicator species. Features such as ditches, banks, and proximity to other hedgerows were also noted.

The results from the 30m species counts were also used to generate an approximate age for the hedge as described by M.D. Hooper (Roper 1986).

Some flora and fauna are not evident at this stage in the year, and therefore additional species may have been present but not observable.

3. Results

3.1 Field Survey

The proposed development is within a built up area containing two existing semi-detached cottages surrounded by gardens, and hedges dominated by privet *Ligustrum ovifolium.* The gardens are a mixture of herbaceous flowerbeds, shrubs and improved grasslands dominated by either perennial rye-grass *Lolium perenne* or false oat-grass *Arrhenatherum elatius.* To the back of number 1, Hill View there is the remains of an old apple orchard with several mature pollarded trees.

The hedgerow that borders Wokingham Road, running between the electricity sub station and the track leading to Springfields, is 104m long and associated with a bank and ditch structure. The hedge has been planted on top of the bank.

The ditch is largely filled in and neglected. It appears ephemeral in nature, being arid during dry spells. The only aquatic vegetation present is hemlock water-dropwort *Oenanthe crocata* which is abundant over much of the ditch sides.

This hedgerow has three distinct stretches each dominated by a different assemblage of species. The western stretch between the substation and field gate is dominated by suckering elm *Ulmus sp.* which has been cut top and sides to approximately 1.5m high and 1.5 m wide. Hawthorn *Crataegus monogyna* is scattered. There are several young ash *Fraxinus excelsior* in this stretch and one fairly mature oak *Quercus robur* adjacent to the gate opening. This tree is clad in ivy *Hedera helix.*

The 60m central stretch of hedgerow is dominated by thorn bearing shrubs, mainly hawthorn and blackthorn *Prunus spinosa* with frequent bramble *Rubus fruticosus* and dog rose *Rosa canina agg.* It is heavily cut to top and sides and is 1 -1.5m high and 1m wide. There are some scattered young ash and two hawthorns have been allowed to grow uncut. The hedgerow is gappy in parts with one gap of 3m. This is filled with bramble.

To the west, the hedge thickens to 3m where the ditch has been colonised by willows *Salix sp.* The majority of these are grey willow *Salix cinerea* with a few goat willows *Salix caprea.* The hedge is cut top and sides to 1m. There is a large holly *Ilex aquifolium* and a mature oak *Quercus robur* at the hedgerow terminus.

The understorey is species poor and typical of shaded conditions. Cleavers *Galium aparine* and garlic mustard *Alliaria petiolata* are frequent, with cow parsley *Anthriscus sylvatica,* nettle *Urtica dioica* and ground ivy *Glechoma hederacea.*

Several birds were noted in the hedge including willow warbler and chaffinch, though it seems that the hedge is not well used for nesting, possibly due to its close vicinity to a busy road.

4. Assessment of Nature Conservation Importance

This proposal does not affect any designated areas. No rare, scarce or protected flora was observed. No field signs or setts of badger were discovered.

4.1 Habitats

The gardens and hedge boundaries forming boundaries to dwellings and gardens are of low ecological importance, being mainly non-native species and improved amenity grasslands. There is however a potential for the cottages, due for demolition, to harbour roosting bats.

4.2 Hedgerow Assessment

The *Hedgerow Regulations 1997* is a statutory instrument intended to protect hedges deemed important from destruction or damage. They only provide legal protection for hedgerows, meeting a set of criteria contained within the regulations.

The first part of assessing the importance of a hedgerow is to determine whether it qualifies to be considered under the Regulations.

Hedgerows exempt from the regulations include those which form the boundary of a garden, as is any hedgerow less than 20m in length. In this proposal only the hedge length marked A-B (see map) can be considered under the regulations.

The results of the hedgerow assessment are given in appendix 1. Under the ecological criteria of the regulations, this hedge is considered as **not important**. This is because it has less than 5 woody species in a 30m stretch, and is not adjacent to a public footpath, a bridleway or a byway open to all traffic (BOAT). The pavement adjacent to the hedge is regarded as part of the highway.

Therefore this hedgerow is of local importance only and so does not constitute a major ecological constraint to this scheme.

4.3 Hedgerow Dating

There is an average of four woody species per 30m stretch, which roughly dates the hedge at 400 years +/- 28%.

4.4 Protected Species

4.4.1 Bats

Bats are protected under the *Wildlife and Countryside Act 1981 (as amended)* and the *Conservation Regulations 1994*. It is an offence to damage or destroy any bat roost, intentionally or recklessly obstruct a bat roost, or disturb, kill and injure any bat.

It is proposed to demolish the dwellings 1 & 2 Hillside View. There is a likelihood that these buildings are used by bats for roosting. Bats may use buildings at any time but are most often found in houses between May and August. However, individuals can use these buildings during the winter. When utilising a building as a roost most bats rarely hang free, choosing instead to creep into cracks or crevices. They may be found under weather boarding, hanging tiles and any void or gap.

It is imperative that a bat survey is carried out on these buildings at least seven days before being demolished. This work must be carried out by a competent Ecologist with bat survey experience.

4.4.2 Birds

The *Wildlife and Countryside Act 1981 (as amended)* protects most bird species, eggs and young against death, injury and taking. It is also an offence under the Act to damage or destroy the nest of any bird when in use or being built. Potential conflict should be avoided by carrying out clearance of hedgerows, scrub, grassland, and trees outside of the nesting season (early March - late August) where possible.

If clearance has to be undertaken during the nesting season then a birds nest survey will need to be made by a qualified Ecologist to determine whether any nesting birds are present.

If nesting birds are found at any time during the survey then clearance of that particular area must cease and the nest monitored until fledglings have left the nest. Vegetation clearance can then proceed (unless there is a second brood, when the nest will still be protected).

5. Other considerations

The proposal to further reduce the hedge height of hedge A-B to 0.6m seems to be both excessive and unnecessary. This is a drastic measure which will severely reduce the vitality of the hedge and greatly lessen it's value to wildlife, especially nesting birds.

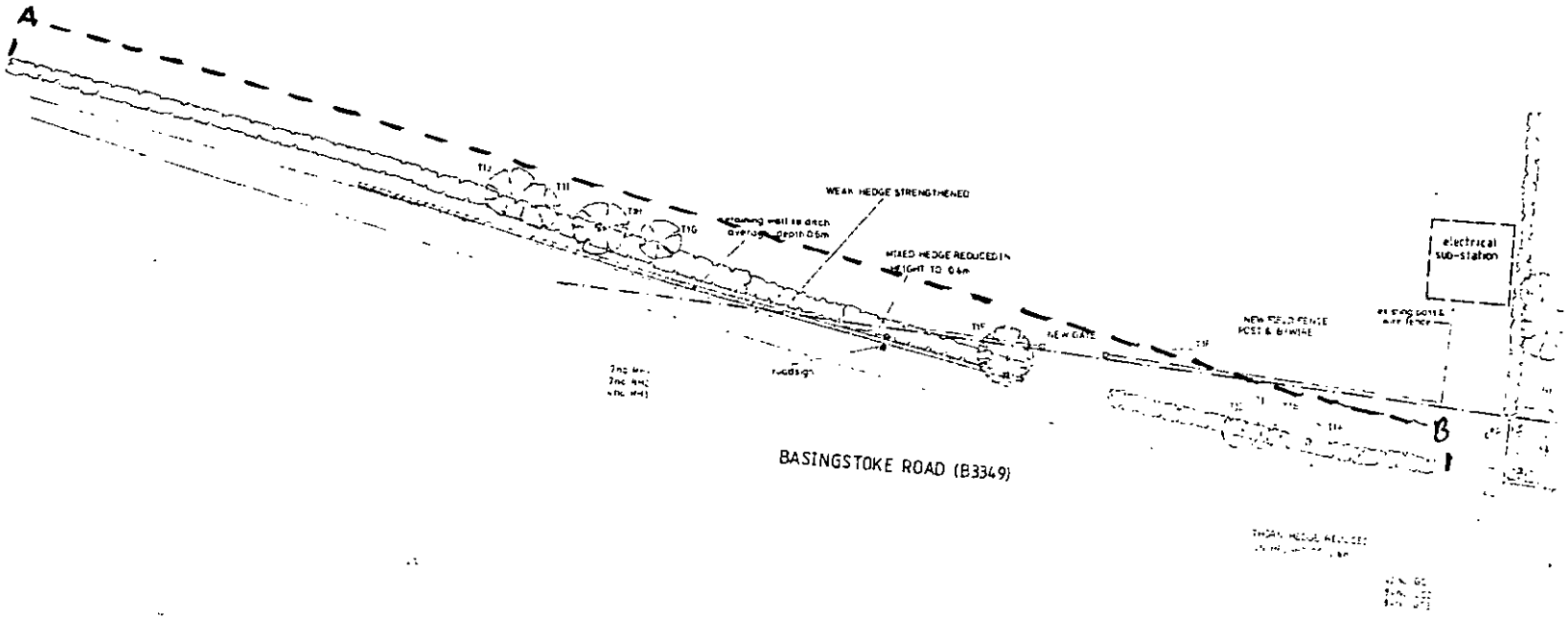
From an ecological perspective, a better approach would be to properly manage this hedge by layering in the Midlands style. This would effectively reduce hedge height, increase its wildlife importance and would only need to be re-laid every 10 years.

6. References

Hedging - A Practical Handbook Elizabeth Agate *BTCV*

APPENDIX 1

Field Survey Results and Map
Species List


A
B
WEAK HEDGE STRENGTHENED
MIXED HEDGE REDUCED IN HEIGHT TO 0.6m
NEW GATE
NEW FIELD FENCE POST & BARBWIRE
electrical sub-station
BASINGSTOKE ROAD (B3349)

HEDGEROW FIELD SURVEY

Babtie

This form can be used in the field to record details needed to assess the ecological value of hedgerows in line with the Hedgerow Regulations 1997. Starting at 'A', follow the instructions until you reach the end of the form. The separate Ecology Hedgerow Assessment Key (also produced by Babtie) can then be used in the office to determine whether your hedgerow is classified as 'Important' under the ecological criteria of the 1997 Regulations. For full details of hedgerow assessment, the relevant legislation must be consulted.

Date	8th MAY 2001
Surveyor	B.P. WHITTLE
Location/Hedge code	A-B
Grid Reference	SPENCERS WOOD, BASINGSTOKE ROAD

A SURROUNDING OR ADJACENT LAND

Tick the relevant box, then go to B

- ☐ Common land
- ☐ Village green
- ☐ Site of Special Scientific Interest
- ☐ Forestry use
- ☐ Local Nature Reserve
- ☑ Agricultural use
- ☐ National Nature Reserve
- ☐ Land used as breeding/grazing for horses, ponies or donkeys
- ☐ Other: _____ **(Note: If 'other', reconsider reason for survey as hedge may be ineligible)**

B CHARACTER OF HEDGE

Tick the relevant box, then go to C

- ☑ Continuous length of 20m or more (hedge must be considered to end at any junction or intersection)
- ☐ 20m length or more with gaps of less than 20m width in total (ignore gaps related to any contravention of the Regulations)
- ☐ Less than 20m continuous length (with or without gaps of < 20m long) and meets another hedge at each end
- ☐ Other: _____

C IMPORTANT FAUNA

Tick relevant box and then go to D (if uncertain, list fauna at Q, then go to D)

- ☐ Schedule 1 bird (Wildlife and Countryside Act 1981 as amended)
- ☐ Schedule 5 animal (Wildlife and Countryside Act 1981 as amended)
- ☐ Red Data Book bird (Batten et al, 1990)
- ☐ Red Data Book insect (Shirt, 1987)
- ☐ Red Data Book invertebrate other than an insect (Bratton, 1991)

- ☐ Uncertain, see list at 'Q'
- ☑ None seen on site

D IMPORTANT FLORA

Tick relevant box and then go to E (if uncertain, list flora at Q, then go to E)

- ☐ Schedule 8 plant (Wildlife and Countryside Act 1981 as amended)
- ☐ Red Data Book plant (Perring and Farrell, 1983)
- ☐ Red Data Book stonewort (Stewart and Church, 1992)

- ☐ Uncertain, see list at 'Q'
- ☑ None seen on site

E LENGTH CATEGORY (WOODY SPECIES)

Tick relevant box and follow instructions

- ☐ 30m long or less ..... NOW **GO TO F** OVER THE PAGE
- ☐ 31m to 100m ..... NOW **GO TO G** OVER THE PAGE
- ☑ 101m to 200m ..... NOW **GO TO H** OVER THE PAGE
- ☐ Over 200m ..... NOW **GO TO I** OVER THE PAGE

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F / G / H / I WOODY SPECIES

Mark woody species as instructed below for the relevant column of the table and then go to J

Scientific name	Common name	F: Tick species present	G: Tick those in central 30m of hedge	H: Tick those present in the central 30m of each half of the hedge: Half 1	H: Half 2	I: Tick those present in the central 30m of each third of the hedge: Third 1	Third 2	Third 3
Acer campestre	Field maple							
Alnus glutinosa	Alder							
Betula pendula	Silver birch							
Betula pubescens	Downy birch							
Buxus sempervirens	Box							
Carpinus betulus	Hornbeam							
Cornus sanguinea	Dogwood							
Corylus avellana	Hazel							
Cotoneaster integerrimus	Wild cotoneaster							
Crataegus laevigata	Midland hawthorn							
Crataegus monogyna	Hawthorn			✓	✓			
Cytisus scoparius	Broom							
Daphne laureola	Spurge-laurel							
Daphne mezerum	Mezereon							
Euonymus europaeus	Spindle							
Fagus sylvatica	Beech							
Frangula alnus	Alder buckthorn							
Fraxinus excelsior	Ash			✓	✓			
Hippophae rhamnoides	Sea-buckthorn							
Ilex aquifolium	Holly							
Juglans regia	Walnut							
Juniperus communis	Common juniper							
Ligustrum vulgare	Wild privet							
Malus sylvestris	Crab apple							
Populus alba	White poplar							
Populus nigra sub-species *betulifolia*	Black-poplar							
Populus tremula	Aspen							
Populus x canescens	Grey poplar							
Prunus avium	Wild cherry							
Prunus padus	Bird cherry							
Prunus spinosa	Blackthorn				✓			
Pyrus cordata	Plymouth pear							
Pyrus pyraster	Wild pear							
Quercus petraea	Sessile oak			✓				
Quercus robur	Pedunculate oak							
Rhamnus cathartica	Buckthorn							
Ribes alpinum	Mountain currant							
Ribes spicatum	Downy currant							
Ribes uva-crispa	Gooseberry							
Rosa species	Rose species			✓				
Ruscus aculeatus	Butcher's-broom							
Salix species	Willow species				✓			
Salix viminalis	Osier							
Sambucus nigra	Elder							
Sorbus aucuparia	Rowan							
Sorbus species	Whitebeam species							
Sorbus torminalis	Wild service-tree							
Taxus baccata	Yew							
Tilia cordata	Small-leaved lime							
Tilia platyphyllos	Large-leaved lime							
Ulex europaeus	Gorse							
Ulmus species	Elm species				✓			
Viburnum lantana	Wayfaring-tree							
Viburnum opulus	Guelder rose							

NOW GO TO J

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J ASSOCIATED FEATURE CATEGORY — Tick relevant box and follow instructions

☐ Hedge is less than 50m in length ..... NOW **GO TO K** ☐ Hedge is 51m to 100m in length..... NOW **GO TO L**

☑ Hedge is over 100m in length .....NOW **GO TO M**

K / L / M ASSOCIATED FEATURES — Mark special features as instructed below for the relevant column of the table - then go to N

NOTE: 'Standard tree' defined as: (1) Single-stem: diameter of > 20cm measured at a point 1.3m above natural ground level; (2) Multi-stem: at least two stems of > 15cm diameter at 1.3m above natural ground level.

Associated feature	K Hedges < 50m long	L Hedges 51m to 100m long	M Hedges over 100m long
(i) Bank or wall supports hedge along at least one half of its length			✓
(ii) Total length of gaps does not exceed 10% of total hedgerow length			✓
(iii) At least one standard tree			
(iv) At least two standard trees			
(v) Ditch along at least one half of the hedge			✓
(vi) Parallel hedge within 15m of the hedgerow			
(vii) At least one standard tree for every 50m length of the hedge on average			✓
(viii) Connections scoring 4 points or more (circle scores and total up opposite):			
• Connects to another hedge (or one up to 10m away and on line of hedge)	Score 1 point per link	Score 1 point per link	Score 1 point per link
• Connects to a pond (or one up to 10m away and on the line of hedge)	Score 2 points per link	Score 2 points per link	Score 2 points per link
• Connects to a woodland which is mostly composed of broadleaved trees (or connects to one up to 10m away which is on the line of the hedge)	Score 2 points per link	Score 2 points per link	Score 2 points per link
	TOTAL: _____	TOTAL: _____	TOTAL: _____

NOW GO TO N

N RIGHTS OF WAY — Tick relevant box and then go to O

Is the hedge situated adjacent to a footpath, bridleway, road used as a public path (RUPP) or a byway open to all traffic (BOAT)? ☑ Yes ☐ No

O WOODLAND SPECIES — Mark species within 1m of outside edge of hedge, tick box if 3 or more recorded, then go to P

Scientific name	Common name		Scientific name	Common name	
Adoxa moschatellina	Moschatel		*Lamiastrum galeobdolon*	Yellow archangel	
Ajuga reptans	Bugle		*Lathraea squamaria*	Toothwort	
Allium ursinum	Ransoms		*Luzula pilosa*	Hairy woodrush	
Anemone nemorosa	Wood anemone		*Luzula sylvatica*	Greater wood-rush	
Arum maculatum	Lords-and-ladies		*Lysimachia nemorum*	Yellow pimpernel	
Asplenium scolopendrium	Hart's tongue fern		*Melampyrum pratense*	Common cow-wheat	
Athyrium filix-femina	Lady fern		*Melampyrum sylvaticum*	Small cow-wheat	
Blechnum spicant	Hard fern		*Melica uniflora*	Wood melick	
Brachypodium sylvaticum	Wood false-brome		*Mercurialis perennis*	Dog's mercury	
Bromus ramosus	Hairy brome		*Millium effusum*	Wood millet	
Campanula latifolia	Great bell-flower		*Orchis masculata*	Early purple orchid	
Campanula trachelium	Nettle-leaved bell-flower		*Oxalis acetosella*	Wood sorrel	
Carex sylvatica	Wood sedge		*Paris quadrifolia*	Herb paris	
Circaea lutetiana	Enchanter's nightshade		*Poa nemoralis*	Wood meadow-grass	
Conopodium majus	Pignut		*Polypodium vulgare*	Common polypody	
Dryopteris affinis	Scaly male-fern		*Polystichum aculeatum*	Hard shield fern	
Dryopteris carthusiana	Narrow buckler fern		*Polystichum setiferum*	Soft shield fern	
Dryopteris dilatata	Broad buckler fern		*Potentilla erecta*	Tormentil	
Dryopteris filix mas	Male fern		*Potentilla sterilis*	Barren strawberry	
Epipactis helleborine	Broad-leaved helleborine		*Primula elatior*	Oxlip	
Equisetum sylvaticum	Wood horsetail		*Primula vulgaris*	Primrose	
Euphorbia amygdaloides	Wood spurge		*Ranunculus auricomus*	Goldilock's buttercup	
Festuca gigantea	Giant fescue		*Sanicula europaea*	Sanicle	
Fragaria vesca	Wild strawberry		*Teucrium scorodonia*	Wood sage	
Galium odoratum	Woodruff		*Veronica montana*	Wood speedwell	
Galium saxatile	Heath bedstraw		*Viola odorata*	Sweet violet	
Geranium robertianum	Herb robert		*Viola reichenbachiana*	Early dog violet	
Geum urbanum	Wood avens (herb bennet)		*Viola riviniana*	Common dog violet	
Hyacinthoides non-scripta	Bluebell				

Note: If 3 or more woodland species are recorded, this qualifies as an 'associated feature'. Tick box if hedge meets this criteria. NOW GO TO P ☐

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D. Towers, Version 2, November 1998

P NOTABLE TREE SPECIES

Tick the relevant boxes, then go to Q

Does the hedge include any of the following notable tree species:

☐ Black-poplar (*Populus nigra* ssp *betulifolia*); ☐ Large-leaved lime (*Tilia platyphyllos*);

☐ Small-leaved lime (*Tilia cordata*); ☐ Wild service-tree (*Sorbus torminalis*)? ☐ None of these

Q OTHER SPECIES

List any other species recorded here, then go to R

Holly Ilex aquifolium
Bramble Rubus fruticosus
Cleavers Galium aparine
Ground Ivy Glechoma hederacea
Cow Parsley Anthriscus sylvatica
~~Sycamore~~ Acer sp.
Nettle Urtica dioica

R SUMMARY OF FEATURES

Follow the instructions and then go to S

If you completed SECTION F or G	Enter the total number of **'woody species'** recorded in the box opposite (as recorded according to Section F or G).	
If you completed SECTION H	Add together the total numbers of **'woody species'** recorded in each half of the hedge (as recorded according to Section H) and divide the total by two. Enter number in the box opposite.	4.5
If you completed SECTION I	Add together the total numbers of **'woody species'** recorded in each third of the hedge (as recorded according to Section I) and divide the total by three. Enter number in the box opposite.	
Using SECTIONS K / L / M and O	Enter the total number of **'associated features'** recorded in the box opposite.	4
Using SECTIONS K / L / M and N	If you answered YES to Section N, enter the total number of **'associated features'** recorded in the box opposite, excluding the 'parallel hedge' and 'connections' criteria.	4
Using SECTION P	Enter the number of **notable tree species** recorded in the box opposite.	

S DIAGRAM OF HEDGE

Draw any necessary plans/features here

SEE PLAN.

SURVEY COMPLETE: USE SEPARATE FORMS FOR EACH HEDGE SURVEYED

OFFICE ASSESSMENT — FOR USE WITH BABTIE ECOLOGY HEDGEROW ASSESSMENT KEY

☐ HEDGE FAILS ASSESSMENT ☐ HEDGE QUALIFIES UNDER SECTIONS OF KEY SHOWN BELOW:

☐ F (WCA 1981) - 6(1)a	☐ G (RDB bird) - 6(1)a	☐ H (other RDB) - 6(1)a	☐ I (faunal record) - 6(1)b(i)	☐ J (floral record) - 6(1)b(ii)
☐ M (woody) - 7(1)a	☐ M1 (woody/feature) - 7(1)b	☐ M2 (woody/tree sp.) - 7(1)c	☐ M3 (woody/feature) - 7(1)d	☐ M4 (Right of Way) - 8
☐ N (woody) - 7(1)a	☐ N1 (woody/feature) - 7(1)b	☐ N2 (woody/tree sp.) - 7(1)c	☐ N3 (woody/feature) - 7(1)d	☐ N4 (Right of Way) - 8
☐ O (woody) - 7(1)a	☐ O1 (woody/feature) - 7(1)b	☐ O2 (woody/tree sp.) - 7(1)c	☐ O3 (woody/feature) - 7(1)d	☐ O4 (Right of Way) - 8
☐ P (woody) - 7(1)a	☐ P1 (woody/feature) - 7(1)b	☐ P2 (woody/tree sp.) - 7(1)c	☐ P3 (woody/feature) - 7(1)d	☐ P4 (Right of Way) - 8

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Species List

SCIENTIFIC NAME	COMMON NAME
Quercus robur	Oak
Fraxinus excelsior	Ash
Prunus spinosa	Blackthorn
Ulmus procera	Elm
Salix caprea	Goat willow
S. cinerea	Grey Willow
Ilex aquifolium	Holly
Crataegus monogyna	Hawthorn
Rosa canina agg	Dog Rose
Rubus fruiticosus	Blackthorn
Galium aparine	Cleavers
Allaria petiolata	Garlic Mustard
Urtica dioica	Nettle
Glechoma hederacea	Ground Ivy
Anthriscus sylvatica	Cow Parsley
Fringilla coelebs	Chaffinch
Parus caeruleus	Blue Tit
Phylloscopus trochilus	Willow Warbler

Wokingham District Council

1 & 2 HILL VIEW, BASINGSTOKE ROAD, SPENCERS WOOD

Hedgerow Regulations Assessment

15th May 2001

Prepared For
Wokingham District Council
By
Babtie

1 & 2 HILL VIEW, BASINGSTOKE ROAD, SPENCERS WOOD, SHINFIELD
Hedgerow Regulations Assessment.

Summary

Site name: 1 & 2 Hill View, Basingstoke Road, Spencers Wood, Shinfield, Berkshire

Grid Reference: SU 71432 66093

Date of research: 9th May 2001-

Monuments identified: None

Summary of results: It was not possible to demonstrate that the hedgerow is of ancient origin.

Introduction

1.1 As part of a planning application enquiry ref. F/2001/3133, 1&2 Hill View, Basingstoke Road, Spencers Wood, Shinfield Babtie Group Ltd. was employed by Wokingham District Council to undertake an assessment for any constraints relating to hedgerow removal as set out in the Hedgerows Regulations 1997.

2.0 METHODOLOGY

2.1 Data gathering and assessment was undertaken in accordance with the principles set out in the Institute of Field Archaeologists Standard and Guidance on archaeological desk-based assessments.

2.2 Information was sought from the following sources:

- Wokingham District Council Sites and Monuments Records.
- Historic Mapping
- Published archaeological and historic literature

2.3 An initial assessment of the cultural heritage content of the site was made on the basis of existing information and may therefore change if further information comes to light.

2.4 The assessment was based on professional judgement and experience, taking into account the non-statutory considerations used in the process of designating Scheduled Ancient Monuments (PPG16 "Archaeology and Planning").

2.5 Potential impacts on sites of cultural heritage importance and on the wider landscape arising from construction projects include:

- direct loss or damage;
- indirect damage through drainage, vibration or subsidence;
- Severance of linked features, and visual or other impacts on the setting of the site.

2.6 Policy Documents

The planning policy background relating to Archaeology and Cultural Heritage is contained in the following; *The Hedgerows Regulations 1997*, Wokingham District Council *Planning Policy WHE15* and *17 Development Affecting Archaeological Sites*, Policy *EN6* of the *Berkshire Structure Plan, Policy LBE22* of the *Loddon Area Local Plan, The Built Environment C1 to C8* and *Archaeology C11 & C12*. Government Planning advice relating to the built environment is contained in *Planning Policy Guidance 15, Planning and Historic Environment* and *Planning Policy Guidance 16 Archaeology and Planning*.

3.0 Legal Requirements

3.1 The Hedgerow Regulations 1997 for determining important hedgerows (schedule 1 to the regulations) states that for a hedgerow to be historic' it must meet at least one of the following criteria.

3.2 'The hedgerow marks the boundary. Or part of the boundary, of at least one historic parish or township; and for this purpose, 'historic' means before 1850.'

3.3 The hedgerow incorporates an archaeological feature which is included in the schedule of ancient monuments under section 1 of the Ancient Monuments and Archaeological Areas act 1979 or recorded on a Sites and Monuments Record (SMR).

3.4 The hedgerow is situated wholly or partly within an archaeological site included or recorded as mentioned in paragraph 3.3 or on land adjacent to and associated with such a site; and is associated with any monument or feature on that site.

3.5 The hedgerow marks the boundary of a pre 1600 AD estate or manor recorded at that date in a SMR or in a document held at that date at a Record Office; or is visibly related to any building or feature of such an estate or manor.

3.6 The hedgerow is recorded in a document held at a document held at the relevant date at a Record Office as an integral part of a field system pre dating the Inclosure Act; or is part of, or visibly related to, any building or other feature associated with such a system, and that system: is substantially complete; or is of a pattern which is recorded in a document prepared before the relevant date by a local planning authority, within the meaning of the 1990 Town and Country Planning Act, for the purposes of development control within the authority's area, as a key landscape characteristic.

4.0 Results

4.1 Wokingham District Council Sites and Monuments Register Search

A search of the Wokingham District Sites and Monuments Register revealed that there are only two archaeological entries on the SMR within 300 metres of the effected properties. A sherd of Romano- British pottery was recovered from plough soils in the field immediately to the south west of the rear boundary of 'Ashdown'. To the South west of the same property there are a series of linear parallel ditches of unknown date, these are the known of as a result of aerial photographs.

4.2 Map Regression

A search of the Berkshire Records Office resulted in the location of a series one Ordnance Survey map of 1899. All four properties, 1&2 Hill View, Suvikuja and Ashdown are shown on this map, a boundary line is shown and is presumed that the hedge was in existence at this time.

4.3 Published and Unpublished Sources

Whittle in Wokingham District Council 1&2 Hill View, Basingstoke Road, Spencers Wood Hedgerow and Ecological Assessment suggests that the hedge may date back some 400 years purely of ecological grounds.

5.0 Conclusion

Although the hedgerow may date back to the early 17th century it has not been possible to prove this by map regression technique. As far as can be ascertained the hedgerow does not meet any of the historical value requirements laid out in the Hedgerows Regulations 1997 Act to warrant any measure to ensure its preservation. The proposed construction works and hedgerow removal will not impinge on any known archaeological remains.

Wokingham District Council
Sites and Monuments Register

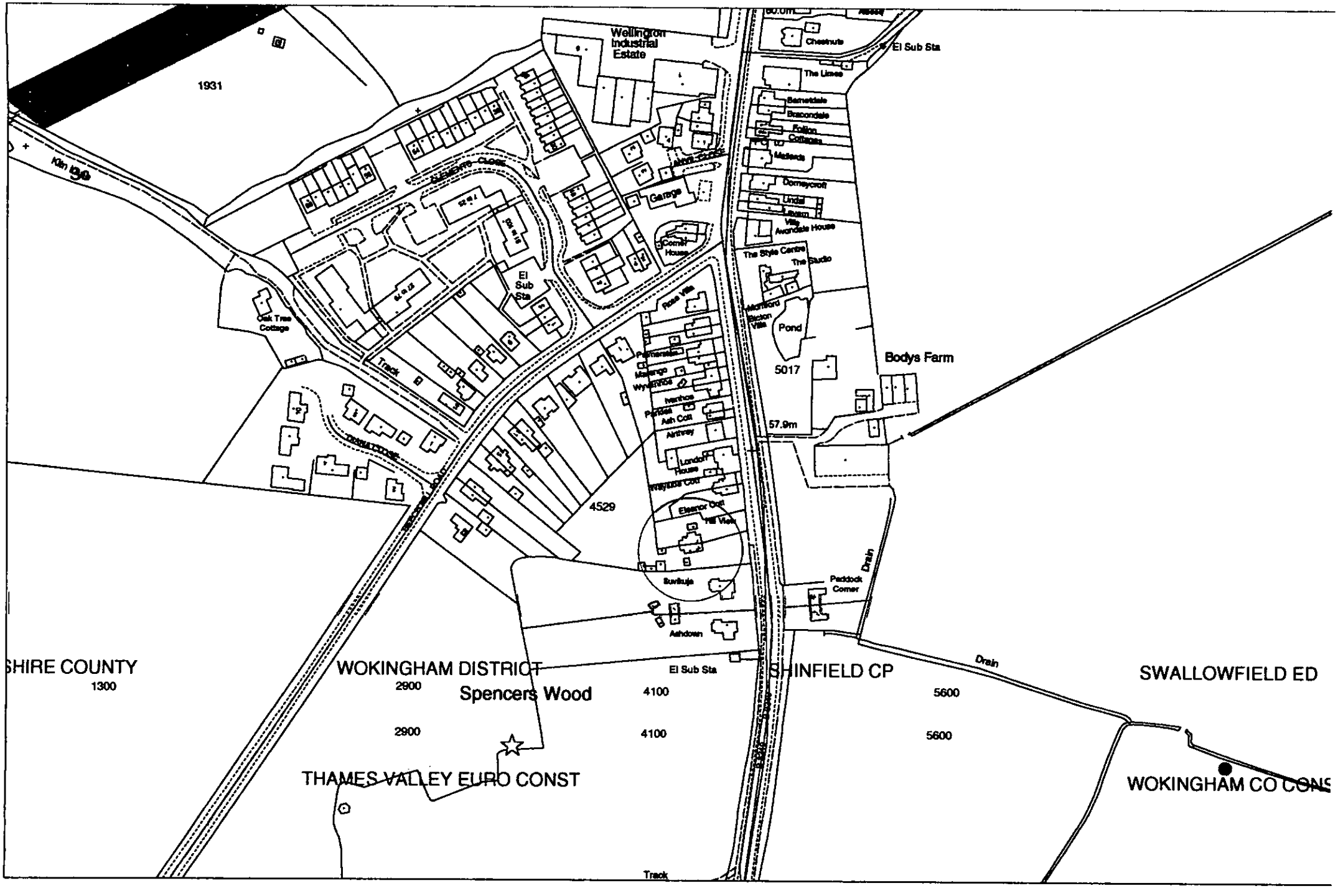
Site Ref.	Ref. No.	Description	Grid ref.
00715.00.0	WK8572	Roman pottery sherd	713 659
01807.08	WK1822	Parallel linear ditches	717 659

Bibliography

Whittle. B., in Wokingham District Council, 1 & 2 Hill View, Basingstoke Road, Spencers Wood, Hedgerow and Ecological Assessment.

The Hedgerows Regulations 1997, A guide to the law and good practice, Department of the Environment, 1997.

Ordnance Survey of Great Britain, 1st Edition, HMSO, 1899.



Wellington Industrial Estate
1931
Kiln
Chestnuts
El Sub Sta
The Limes
Barnetdale
Bracondale
Follon Cottages
Mallards
Domeycroft
Lindal
Lavern
Avondale House
The Style Centre
The Studio
Garage
Corner House
El Sub Sta
Oak Tree Cottage
Track
Rose Villa
Pond
5017
Bodys Farm
57.9m
Ivanhoe
Ash Cott
Airthrey
London House
Eleanor Cott
Hill View
4529
Suvikuja
Ashdown
Paddock Corner
Drain
Drain
SHIRE COUNTY
1300
WOKINGHAM DISTRICT
2900
Spencers Wood
4100
El Sub Sta
SHINFIELD CP
5600
SWALLOWFIELD ED
2900
4100
5600
THAMES VALLEY EURO CONST
WOKINGHAM CO CONS
Track