SYSTEMS LTD

SOUTHPORT U.K Tel 0704-28866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

APPLICATION NO:
F/2001/3466

LOCATION:
Land Rear Of 544 & 546 Reading Road, Winnersh Wokingham.

APPLICANT:
Mr P Mc Mahon C/O Charta Designs

PROPOSAL:
Proposed erection of detached dwelling with attached garage.

EARLIEST DATE FOR DECISION: **01/04/2001**

APPLICATION WILL HAVE EXPIRED ON: 25/04/2001

CASE OFFICER: **Joss Miller**

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3466**
CASE OFFICER: **Joss Miller**
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				

(JM)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P McMahon
C/O Charta Designs
21 York Road
Maidenhead
Berkshire
SL6 1SQ

Application Number: F/2001/3466

Parish: **WINNERSH**

Location: **Land Rear of 544 & 546 Reading Road, Winnersh, Wokingham.**

Proposal: **Proposed erection of detached dwelling with attached garage.**

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. 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 level or above in the north-east and south-west elevations of the building hereby permitted except for any which may be shown on the approved drawing(s).

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

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

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

Condition
8. The dwelling shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

Condition
9. 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
10. 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
11. 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
12. 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
13. No demolition shall take place until the site has been surveyed for the presence of great crested newts in accordance with a scheme which will have been submited to and approved in writing by the Local Planning Authority. Such a scheme shall include provision for mitigation.

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 residential amenities of the occupiers of neighbouring properties.

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

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

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

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

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

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

Reason
10. In the interests of visual amenity.

Reason
11. In the interests of visual amenity.

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

Reason
13. Newts are a protected species.

Informative
1. The applicant is reminded that Committee members felt strongly that the boundary hedge should be retained.

Anna Cronin
Head of Planning & Transportation
Date: 14/08/2001

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.

WORK SHEET FOR : Joss Miller

Application Number : F/2001/3466

Applicant : Mr P Mc Mahon C/O Charta Designs.

Location : Land Rear Of 544 & 546, Reading Road, Winnersh, Wokingham.

Proposal : Proposed erection of detached dwelling with attached garage.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 28/02/2001

Earliest Date for Decision : 01/04/2001

Latest Consultation Date/Site Notice Expiry Date : 01/04/2001

This application will have expired on: 25/04/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

Application Number: F/2001/3466

Appraisal :

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

Application Number F/2001/3466
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: Land Rear Of 544 & 546 Reading Road Winnersh Wokingham.

APPLICATION NUMBER: F/2001/3466

OFFICER: Joss Miller

DATE OF SITE VISIT: 19/3

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ front of 544.

2. DESCRIPTION OF SURROUNDINGS

1d sctt.

See over. cont.

3. DESCRIPTION OF SITE/BUILDING

Existing Garden to 544/6.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Bungalow to one side, house to other.

5. SITE CONSTRAINTS

TREES ✓

ACCESS/PARKING on plans

LEVELS \

BOUNDARY TREATMENT hedge, ~~s~~ to be demolished condition.

OTHERS \

Tel. 0118 974 6441 (Direct Line)
E-mail:
Date. 24 December, 2001
My ref. AJT/MLT/F/2001/3466
Your ref.

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

Mr. Peter McMahon
44,Swallow Way,
Wokingham,
RG41 3TQ

Dear Mr. Peter McMahon,

RE: PROPOSED DETACHED DWELLING – REAR OFF 544, READING ROAD, WINNERSH.

I refer to your letter dated 13th November 2001, with reference to the above. I apologise for the delay in replying.

I have no objection to the external materials as outlined in your letter being used for the proposed detached dwelling, i.e.

1) Facing brick : Ambion Brick Light Red Multi
2) Roof tile: Natural Slate

However, a plan is required to show the slab levels of the proposed detached dwelling.

Should you wish to discuss any matter further please do not hesitate to contact Mr. Thorley on the direct line above.

Yours sincerely,

TEW

M L THORP
Principal Development Control Officer

File: 544,Reading Road, Winnersh,Condition

Mr P J McMahon
44 Swallow Way
Wokingham
RG41 3TQ

13th November 2001

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

Dear Sirs

Erection of detached dwelling R/O 544 Reading Road Winnersh F/2001/3466

Please find enclosed a copy of the licence issued by DEFRA in connection with the proposed Newt Mitigation scheme.

We propose using the following external materials,
1. Facing brick, Ambion Brick Light Red Multi.
2. Roof tile, Natural Slate.

The slab level of the house will be 150mm above the existing ground level.

A landscaping scheme is currently being prepared and will be forwarded shortly.

Yours sincerely

Peter McMahon

OK but plan needed to show slab levels

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 17 January 2002
My ref: EXC/F/2001/3466
Your ref:

Mr P J McMahon
44 Swallow Way
Wokingham
RG41 3TQ

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 Mc Mahon

SUBMISSION OF DETAILS OF SLAB LEVEL TO COMPLY WITH CONDITION 6 OF PLANNING PERMISSION F/200//3466, LAND REAR OF 544 & 546 READING ROAD, WINNERSH

Thank you for your letter of 4 January, regarding the proposed slab level for the above development, and the accompanying drawing. I am pleased to confirm that the slab level of 40.40 indicated on your drawing is considered acceptable.

If you would require any further advice on this matter, please contact Emy Circuit on 0118 974 6479.

Yours sincerely

MLT

M L Thorp,
Principal Development Control Officer

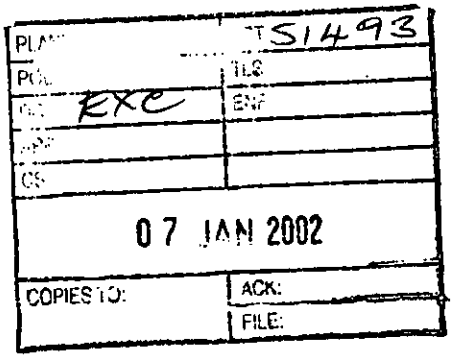
File: R O 544 & 546 Reading Road, Winnersh.doc

Mr P J McMahon
44 Swallow Way
Wokingham
RG41 3TQ

4th January 2002

Your ref. AJT/MLT/F/2001/3466

Mr M L Thorp
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR



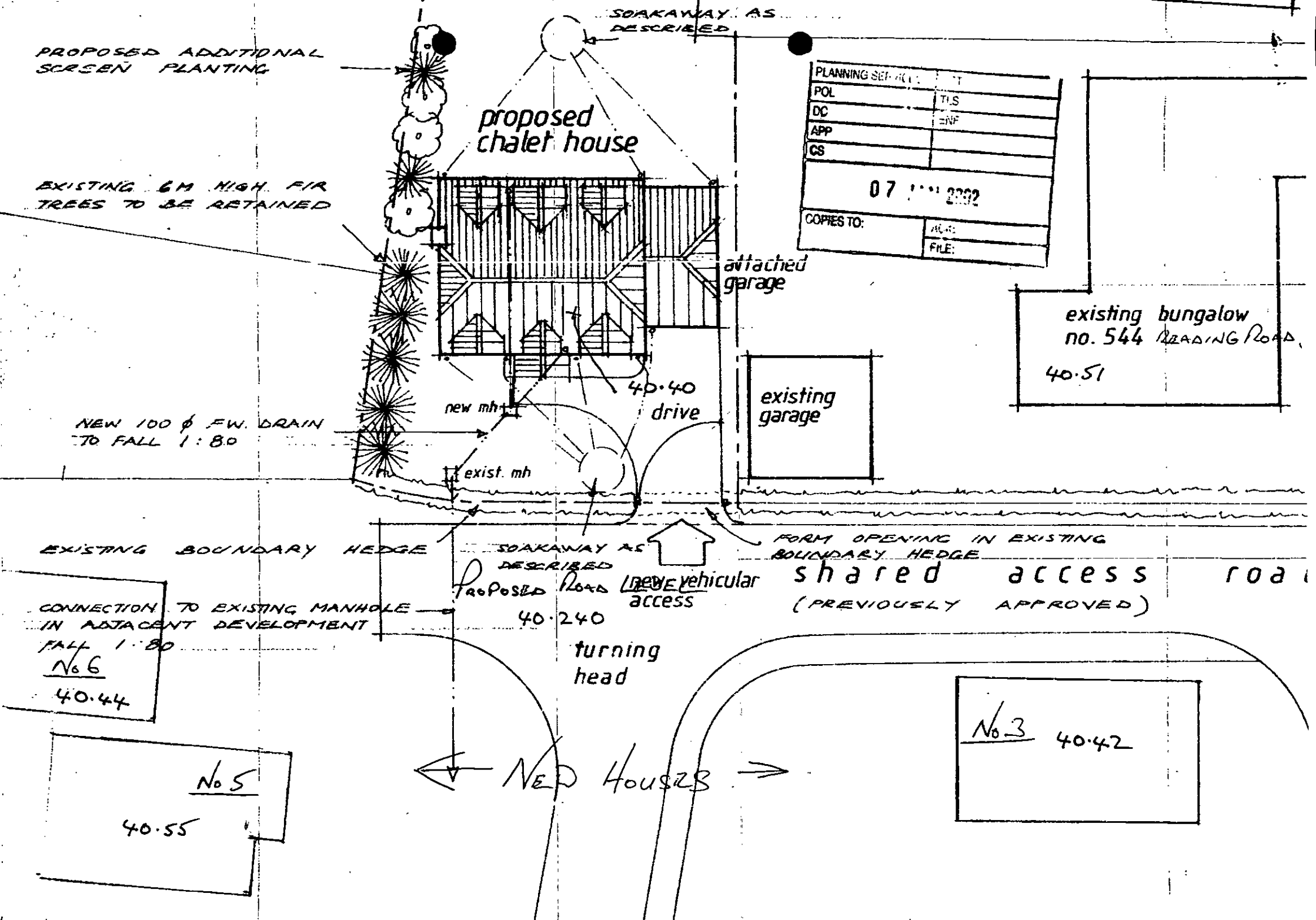
Dear Sirs

Erection of detached dwelling R/O 544 Reading Road Winnersh F/2001/3466

Please find enclosed a drawing showing slab levels of New Dwelling and adjacent properties,

Yours sincerely

Peter McMahon


SOAKAWAY AS DESCRIBED
PROPOSED ADDITIONAL SCREEN PLANTING
proposed chalet house
EXISTING 6M HIGH FIR TREES TO BE RETAINED
attached garage
existing bungalow no. 544 READING ROAD
40.51
40.40
drive
existing garage
new mh
NEW 100 ϕ F.W. DRAIN TO FALL 1:80
exist. mh
EXISTING BOUNDARY HEDGE
SOAKAWAY AS DESCRIBED
FORM OPENING IN EXISTING BOUNDARY HEDGE
shared access road
(PREVIOUSLY APPROVED)
new vehicular access
PROPOSED ROAD
40.240
turning head
CONNECTION TO EXISTING MANHOLE IN ADJACENT DEVELOPMENT FALL 1:80
No 6
40.44
No 5
40.55
NEW HOUSES
No 3
40.42
PLANNING SERVICES
POL
DC
APP
CS
COPIES TO:
FILE:

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 30 November 2001
My ref: EXC/F/2001/3466/13
Your ref:

Mr P J McMahon
44 Swallow Way
WOKINGHAM
RG41 3TQ

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

Dear Mr McMahon

SUBMISSION OF DETAILS TO COMPLY WITH CONDITION13 OF PLANNING PERMISSION F/2001/3466, ERECTION OF DETACHED DWELLING ON LAND REAR OF 544 & 546 READING ROAD, WINNERSH

I write regarding the details of newt mitigation measures, submitted in relation to the above condition, and am able to inform you that the proposed measures are considered adequate.

If you have any queries regarding this advice please contact Emy Circuit on 0118 974 6479.

Yours sincerely

M L Thorp,
Principal Development Control Officer

File: 544 & 546
Reading Road,
Winnersh, 13.doc

Emy Circuit

From: Andy Glencross
Sent: 29 November 2001 13:05
To: Emy Circuit
Subject: Planning Application F/2001/3466 544 & 546 Reading Rd (Defra licence)

Hi Emy

I am satisfied that there is adequate mitigation in place to protect the local great crested newt population.

I have not visited the site.

Cheers

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

P.S. Didn't we determine this application last year?

Date: 28 November 2001

To: Case Officer

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

Application Number: F/2001/3466

Location: Land Rear Of 544 & 546, Reading Road, Winnersh, Wokingham.

Proposal: Proposed erection of detached dwelling with attached garage.

Applicant: Mr P Mc Mahon C/O Charta Designs.

Case Officer: Emy Circuit

The new plans show the following: Newt mitigation scheme details to comply with conditions.

Comments are required by 05/12/2001.

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

(RING ONE)

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

App No. F/2001/3466 (Planaps) / (Ludhouse) Date Rec. 15/11/01

Location: Land rear of 544 & 546 Reading Road

Parish Winnersh

Applicant: Mr P McMahon

Description of attached plans Newt Mitigation scheme details

Drawing No's: Licence No WLF 018128

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: Andy Greenacres (Countryside) Officer

Drawing No's

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

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

NEIGHBOURS:

Date for Responses 7 days

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER Exc

Consultations Sent by Admin. on 28.11.PS

Yellow - Part One Copy
Green - Officer's Copy

(RING ONE)

1970

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

App No. F/2001/3466 (Planaps) / (Ludhouse) Date Rec. 15/11/01

Location: Land rear of 544 & 546 Reading Road

Parish Winnersh

Applicant: Mr P McMahon

Description of attached plans Newt Mitigation scheme details

Drawing No's: Licence No WLF 018128

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: Andy Greenacres (Countryside) Officer

Drawing No's

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

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

NEIGHBOURS:

Date for Responses 7 days

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER Exc

Consultations Sent by Admin. on 28.11.95

Yellow - Part One Copy
Green - Officer's Copy

DEFRA
Department for
Environment,
Food & Rural Affairs

DETAILS TO COMPLY WITH CONDITIONS

3466

Licence Number: WLF 018128

File Ref: WLF 28/2/442

THE CONSERVATION (NATURAL HABITATS, &c.) REGULATIONS 1994

LICENCE ISSUED UNDER REGULATION 44(1) IN RESPECT OF CERTAIN EUROPEAN PROTECTED SPECIES

— GREAT CRESTED NEWT —

Introduction

The Secretary of State for Environment, Food and Rural Affairs, after consultation with the English Nature, is satisfied that:-

(A) this licence should be granted for the purpose of preserving public health or public safety or imperative reasons of overriding public interest, and

(B) there is no satisfactory alternative, and the action authorised by this licence will not be detrimental to the maintenance of the population of Great Crested Newt at a favourable conservation status in their natural range.

Licence

The Secretary of State, in exercise of the powers conferred on him by regulations 44 and 45 of the Conservation (Natural Habitats, &c.) Regulations 1994, hereby grants to **Mr Dave Green** ("the Licensee") of **Conservation Consultancy, Tower House, 297 Bloomfield Road, Bath, BA2 2NU** a licence in respect of animals of the species known as **GREAT CRESTED NEWT (Triturus cristatus).** This licence authorises one or more of the following

(a) capture

(b) disturbance;

(c) keep or transport:

(d) damage or destruction of breeding sites or resting places;

This licence is subject to the terms and conditions set out below.

Terms and Conditions

1. This licence shall be valid from **17 October 2001** to **16 October 2002.**

2. **All work carried out under this licence shall adhere to the accompanying guidance relating to Foot & Mouth Disease.** This is a temporary blanket condition on all DEFRA licences and will only apply while restrictions exist relating to livestock movements.

3. Under this licence no more than **200** Great Crested Newts may be caught or disturbed or transported.

4. The Great Crested Newts may only be caught by the following methods: by hand, refugia, torch search, bottle trap and pitfall trap in association with temporary amphibian fencing.

5. This licence may be modified or revoked at any time.

6. This licence extends to the Licensee's servants and agents.

7. This licence is granted solely in respect of activities in connection with the housing development at land rear off **544 & 546 READING ROAD, WINNERSH, WOKINGHAM, SURREY (SU 710 774).**

8. This licence is granted subject to the licensee, including his or her servant and the named agent , adhering to the terms and conditions of the mitigation scheme agreed between the licensee and English Nature and appended to this licence. Additionally, English Nature require the following conditions to be met :-

   a) Pitfall trapping is used as a additional technique to capture newts from the development footprint, as described in section 8.4 of the English Nature Great Crested newt mitigation guidelines.
   Reason: The method statement relies on passive migration followed by destructive search, which is insufficient on its own

   b) Habitat enhancement is to be undertaken at the receptor site.
   Reason: To increase the carrying capacity of the area receiving the additional newts.

   c) No below-ground capture efforts are to be undertaken after hibernation of newts commences; captive efforts should continue in spring if necessary.
   Reason: newts cannot be practically or safely captured by invasive methods whilst in hibernation.

9. The Licensee shall monitor any translocated populations and/or habitats created to the extent necessary to allow an assessment of the success of the mitigation scheme.

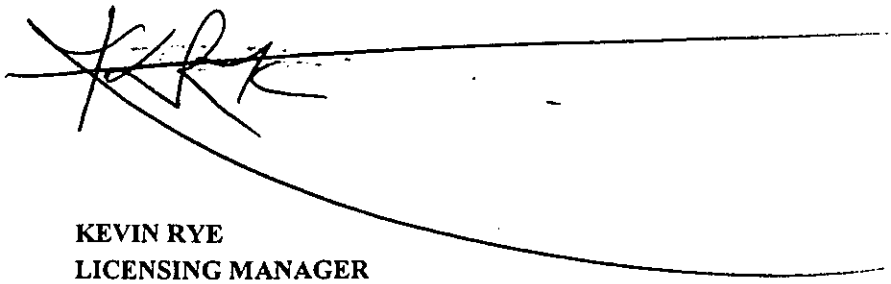
10. While engaged in the activities to which this licence applies, the clerk of works, site manager or other suitable representative of the Licensee shall make a copy of the licence available for inspection on site where the activities are taking place, and shall produce it on demand to any constable or an officer of English Nature.

11. No agent of the Licensee shall carry out any of the activities to which this licence applies unless authorised in writing by **Mr Dave Green** appointing them the Licensee's agent. The agent shall make a copy of the authorisation available for and shall produce it on demand to any constable or officer of English Nature.

12. All activities authorised by this licence, and all equipment used in connection herewith shall be carried out, constructed and maintained (as the case may be) so as to avoid cruelty, unnecessary injury or distress to **GREAT CRESTED NEWT.**

13. The Licensee shall, within 14 days of the expiry of the licence, send a written report to the Secretary of State describing the activities carried out in pursuance of this licence, including details of the numbers of any animals captured, disturbed, kept or transported.

Signed



KEVIN RYE
LICENSING MANAGER
Authorised by the Secretary of State for Environment,
Food and Rural Affairs to sign on his behalf.

17 October 2001

Department for Environment,
Food and Rural Affairs
European Wildlife Division
Species Conservation Branch
Rm 1/08, Temple Quay House,
2 The Square,
Temple Quay, Bristol, BS1 6EB

NOTES

1. This licence is granted for the period specified and subject to compliance with the conditions specified. Anything done other than in accordance with the terms of this licence may constitute an offence.

2. This licence applies only to **GREAT CRESTED NEWT (Triturus cristatus)** and no other species.

3. It is an offence to make false statements (etc.) or furnish documents or information known by the applicant to be false in a material particular.

4. Bodies corporate and their directors/secretaries are liable for offences under the 1994 Regulations.

5. This licence is subject to the Environmental Information Regulations 1992.

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 26 November 2001
My ref: EXC/F/2001/3466
Your ref:

Mr P J McMahon
44 Swallow Way
WOKINGHAM
RG41 3TQ

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

Dear Mr McMahon

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING PERMISSION F/2001/3466, ERECTION OF DETACHED DWELLING ON LAND REAR OF 544 & 546 READING ROAD, WINNERSH

I write in response to your letter of 15 November and apologise for the delay in doing so.

I have copied the information regarding newt mitigation measures (condition 13) to the Countryside Officer and am awaiting his comments. I will contact you again when this information has been received.

Further information is required before the conditions relating to external materials (condition 2) and slab levels (condition 6) can be discharged. Please provide samples of the proposed building materials. With regard to site levels, the proposed level should be given with reference to Ordnance Survey datum heights and the levels of several other points in the vicinity, such as the slab levels of neighbouring buildings, should be provided for comparison.

May I also remind you that condition 9, which relates to precautions to prevent deposit of debris on the highway, also requires submission of details for approval.

If you have any queries regarding this advice please contact me on 0118 974 6479.

Yours sincerely

Emy Circuit,
Senior Planning Officer, Development Control

File: 544 & 546 Reading Road, Winnersh.doc

PLANNING SERVICES	49889
POL	LS
DC EC	ENF
APP	
CS	
15 NOV 2001	
COPIES TO:	

Mr P J McMahon
44 Swallow Way
Wokingham
RG41 3TQ

13th November 2001

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

Dear Sirs

Erection of detached dwelling R/O 544 Reading Road Winnersh F/2001/3466

Please find enclosed a copy of the licence issued by DEFRA in connection with the proposed Newt Mitigation scheme.

We propose using the following external materials,
1. Facing brick, Ambion Brick Light Red Multi.
2. Roof tile, Natural Slate.

} samples required

The slab level of the house will be 150mm above the existing ground level.

A landscaping scheme is currently being prepared and will be forwarded shortly.

Yours sincerely

Peter McMahon

also require submission of details
Condition 9

47499

DEFRA

Department for
Environment,
Food & Rural Affairs

PLANNING SERVICES	HPT
POL	TLS
DC JM	SNF
APP	
CS	
10 SEP 2001	
COPIES TO:	FILE:

KEN WINDSOR
LICENSING AND POLICY SUPPORT OFFICER
EUROPEAN WILDLIFE DIVISION

DEPARTMENT FOR ENVIRONMENT
FOOD AND RURAL AFFAIRS
RM 1/08
TEMPLE QUAY HOUSE
2 THE SQUARE
TEMPLE QUAY
BRISTOL
BS1 6EB

DIRECT LINE: 0117 372 8903
FAX: 0117 372 8182
GTN CODE: 1371
E-MAIL: e-mail: Ken_Windsor@detr.gsi.gov.uk

WEB SITE: www.detr.gov.uk

OUR REF: WLF 28/2/442

07 SEPTEMBER 2001

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

Dear Sir/Madam

DEVELOPMENTS WHICH AFFECT EUROPEAN PROTECTED SPECIES
SITE: Land at 544-546 Reading Road, Winnersh, Wokingham, Surrey
PLANNING APPLICATION: F/2001/3466

I refer to the Department's letter of 19 May 2000 informing Local Planning Authorities of a change in licensing procedures for developments which affect European Protected Species and asking for the assistance of local planning authorities.

I have received an application in respect of the above development and in order to determine this application I need your assistance. I should be grateful if you would supply me a copy of the report to the Planning Committee on the application and the note of the meeting at which the application was decided. If an application was decided by an officer rather than Committee then equivalent documentation will suffice.

Could you let me have the papers within 10 working days of the date of this letter. If you wish to discuss this request please contact me on the above number.

Yours faithfully

pp

KEN WINDSOR

INVESTOR IN PEOPLE

LPA - first letter

Please find enclosed a copy of the committee report & decision notice as requested re: 544-546 Reading Rd f/2001/3466.
If you have any further questions, I can be contacted on 0118 9746463.
Yours. Joss Miller

WOKINGHAM DISTRICT COUNCIL

With Compliments

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

5. ORDER OF BUSINESS

With the agreement of Committee it was;

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

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3466	JM
BUILDING CONTROL NUMBER	FP 2001/2044	Central
~~APPLICANT~~/AGENT	Charta Designs	
ADDRESS OF SITE	Land rear of 544-546 Reading Road WINNERSH	
DESCRIPTION OF PROPOSED WORK	new detached dwelling with attached garage	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1375 2C	1375 2A
ELEVATIONS	— "	— "
FLOOR PLANS	1375 1E	1375 1A

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/8/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	21/8/01	

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	

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

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

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

PART I

4. MINUTES

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

5. ORDER OF BUSINESS

With the agreement of Committee it was;

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

16. APPLICATION NO: 2001/3466, ERECTION OF DETACHED DWELLING WITH ATTACHED GARAGE, LAND REAR OF 544-546 READING ROAD WINNERSH, FOR: MR P McMAHON

The Committee considered a report on this application set out on Agenda pages 169 to 178.

Mr. M Brand, a local resident attended the meeting and spoke against the proposal.

In discussing the proposal, Members commented on a number of landscaping issues at the site.

RESOLVED: 1) That an Agreement be entered into under Section 106 of the Town & Country Planning Act to secure a financial contribution of £2,000 towards local sustainable transport initiatives;

2) That subject to the execution and registration of the Agreement referred to in 1) above, Application No: 2001/3466 be approved subject to the conditions set out on Agenda pages 171 to 173 and an informative stressing the importance of retention of an existing hedge.

Application No. **Received** **Winnersh**
F/2001/3466 **28.06.01**

Applicant : **Mr P McMahon**
Location : **Land rear of 544 – 546 Reading road, Winnersh**
Proposal : **Erection of detached dwelling with attached garage**

1. **Planning History** – The site is located to the rear of Reading Road, Winnersh, in the identified settlement. It is situated to the rear of 544 and 546 Reading Road. A similar application for a detached dwelling (F/2000/1210) was approved at committee on the 18 October 2000. It was presented at committee because a Section 106 was attached to the application for highways contributions of £2,000 towards local sustainable transport initiatives. A previous application for the erection of a detached dwelling with a single garage was refused on the 4 August 1999 due to its cramped appearance on the street scene. The appeal was subsequently dismissed on the 22 December 1999.

   This application is before committee because a Section 106 is attached to transfer the Highways contributions from the previous application (F/2000/1210) to the current one.

2. **Proposal** – is for the erection of a detached dwelling with an attached garage. The application includes details of proposed measures to safeguard and protect the local population of great crested newts.

3. **Consultations** -
   - ***Landscape*** – Conditions should be attached for the submission of a detailed landscape scheme, specifically the hedge providing screening on the south-west boundary should be retained or replaced if it becomes damaged or dies as a result of the development.
   - ***Winnersh Parish Council*** – No comment
   - ***Highways*** – The previous Section 106 should be transferred from F/2000/1210 to this application. Conditions should also be attached relating to the transfer of the Section 106 agreement for financial contributions of £2,000 towards local sustainable transport initiatives from F/2000/1210 to the current application.
   - ***Ecologist*** – a newt mitigation scheme should be submitted and a license to carry out works must be obtained by English Nature. A draft mitigation scheme has now been submitted and is considered satisfactory.
   - ***English Nature*** – Satisfied with the proposed measures to safeguard the local population of great crested newts.
   - ***Environmental Health*** – No objections.
   - ***Neighbours x 3*** – Object due to loss of amenity/privacy and loss of trees.

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

   A. Impact on the street scene: BSP Policies EN1 and OS1, LALP Policies LTV1 and LBE2 and WDLP Policies WOS3 and WBE1.
   B. Impact on neighbouring properties: BSP Policies OS1 and EN1, LALP Policies LTV1 and LBE2 and WDLP Policies WOS3 and WBE1.
   C. Highways concerns

D. Great Crested Newts
E. Concerns of the neighbouring residents

A. Impact on the street scene
The surrounding dwellings consist of both detached bungalows and houses. This proposal would be situated to the rear of 544 and 546 Reading Road. It has a new development to the south-east and the entrance to the proposed dwelling would be located off the main access road to the new dwellings. The proposed dwelling would consist of a three bedroomed house 7.3 metres in height. The front of the property would be set back from the access road by 6.6 metres, 3.3 metres further back than the application dismissed on appeal on 22 December 1999. In his decision, the Inspector stated that the front amenity area was considerably shorter than many of the existing dwellings and, therefore, would be detrimental to and out of keeping with the character and appearance of the area. The current application has set the dwelling back a further 3.3 metres from the access road which would overcome the issues set out by the Inspector in his statement. As a result, the siting of the proposed dwelling would be considered acceptable and it would be in keeping with the street scene.

B. Impact on the neighbouring properties
The nearest neighbouring property to the proposed dwelling would be No. 12 Lincoln Close, which would be situated approximately 15 metres from the development. There are no side windows proposed that would potentially overlook the neighbours. Any rear windows would have oblique views of the garden areas but would not have sufficient detrimental impact on these neighbours to warrant a refusal. In his statement the Inspector commented that the distance of the proposed dwelling from the neighbouring properties, along with the screening by existing hedges, would reduce any adverse impact on the surrounding properties. Some concerns have been highlighted by neighbours regarding drainage and these comments will be forwarded to the Building Control Section to be dealt with under the appropriate legislation.

C. Highways Concerns
On the previous application, the Highways Officer requested that the applicant enter into a suitable legal agreement to secure financial contributions of £2,000 to wards local sustainable transport initiatives, as the proposed development would, in effect, be an extension of an earlier housing development, for which such contributions were required. These contributions have now been paid, however, a legal agreement should now be attached to the current application, to ensure that the previous legal agreement is now transferred. In addition to this, conditions should also be imposed relating to the access and the retention of the garage for domestic vehicular use. Subject to the above, the Highways Officer has no objections to the proposals.

D. Great Crested Newts
There may be newts in the locality and, for this reason, a draft mitigation scheme has been submitted to the Council's Ecologist and English Nature, and has been found by both consultees to be satisfactory.

E. Concerns of the neighbouring residents
These issues have been addressed above.

5. **Conclusion** – The proposed development is considered acceptable in terms of both its relationship to the existing street scene and impact on the neighbouring properties, and the parking provision is sufficient; therefore the development is considered acceptable.

6. **Recommendation** – GRANT planning permission subject to a legal agreement to secure financial contributions of £2,000 towards local sustainable transport initiatives, and the following conditions:

CONDITIONS

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

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

3. 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 level or above in the north-east and south-west elevations of the building hereby permitted except for any which may be shown on the approved drawing(s).

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) 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.

5. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 6 pm Monday to Friday and 8.30 am to 1pm Saturdays and at no time on Sundays or Bank or National Holidays

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

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

8. The dwelling/building shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility

splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

9. 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.

10. 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.

11. 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.

12. 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.

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 residential amenities of the occupiers of neighbouring properties.
4. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.
5. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

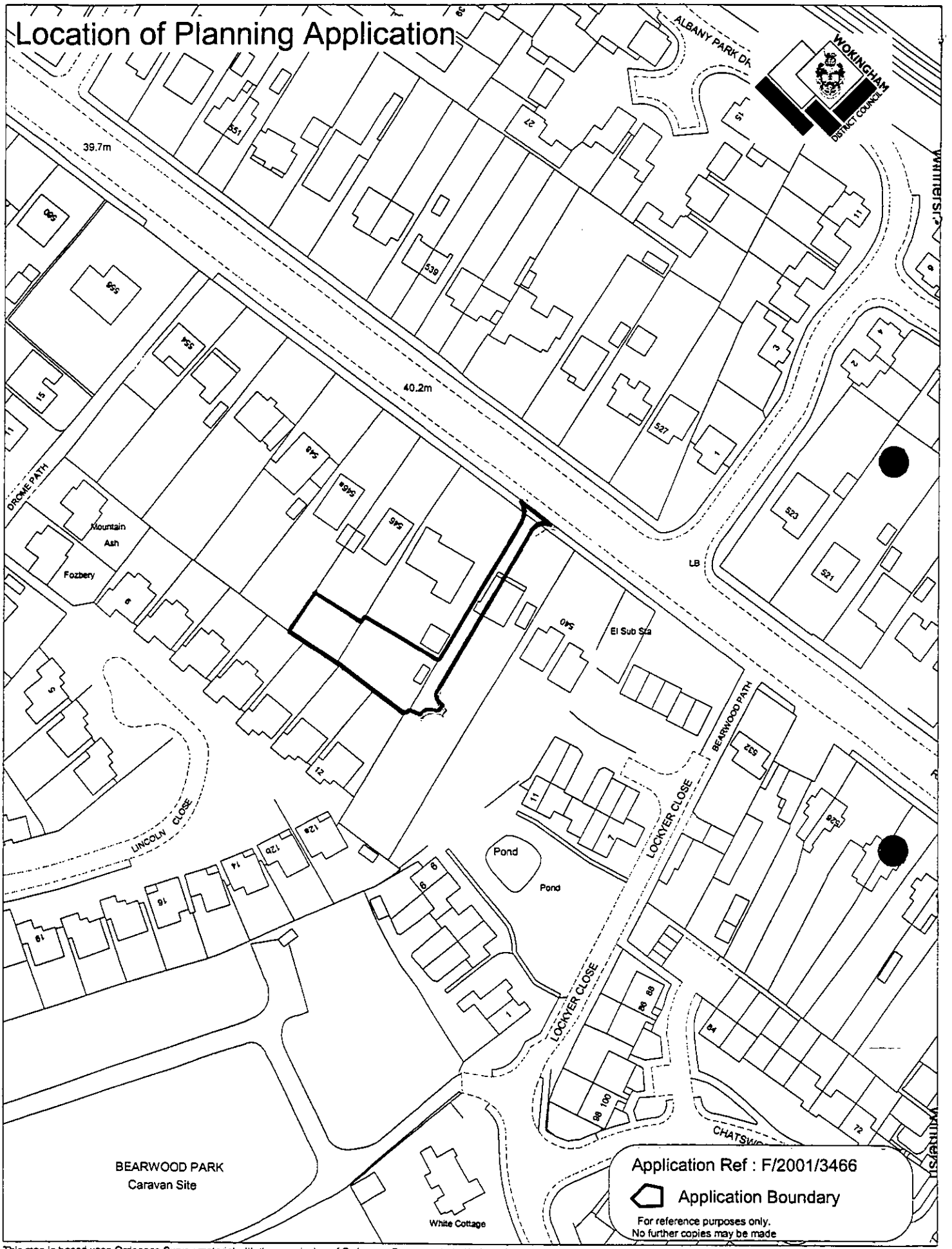
6. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
7. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
8. In the interests of highway safety and convenience.
9. In the interests of highway safety and convenience.
10. In the interests of visual amenity.
11. In the interests of visual amenity.
12. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

INFORMATIVES

1. You are advised, in compliance with *The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000,* that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan policies OS1 and EN1.
   Loddon Area Local Plan policies LTV1, LBE1
   Deposit Draft Wokingham District Local Plan policies WOS1, WBE1

2. The applicant is advised that great crested newts are known to be present in the immediate area and, therefore, a licence will be required from the Department for Environment, Food and Rural Affairs before carrying out any site works.

Joss Miller



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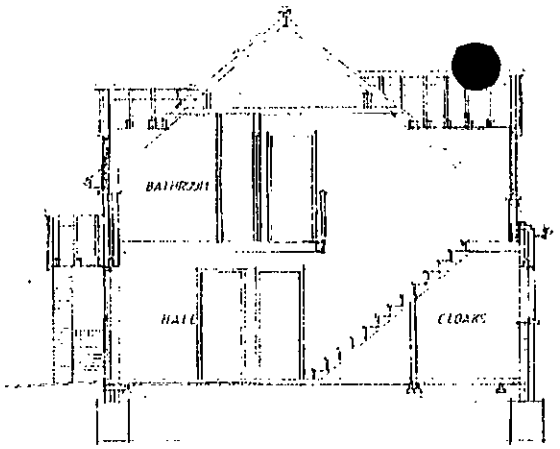
Development Control Section, Environmental Services, Wokingham District Council.

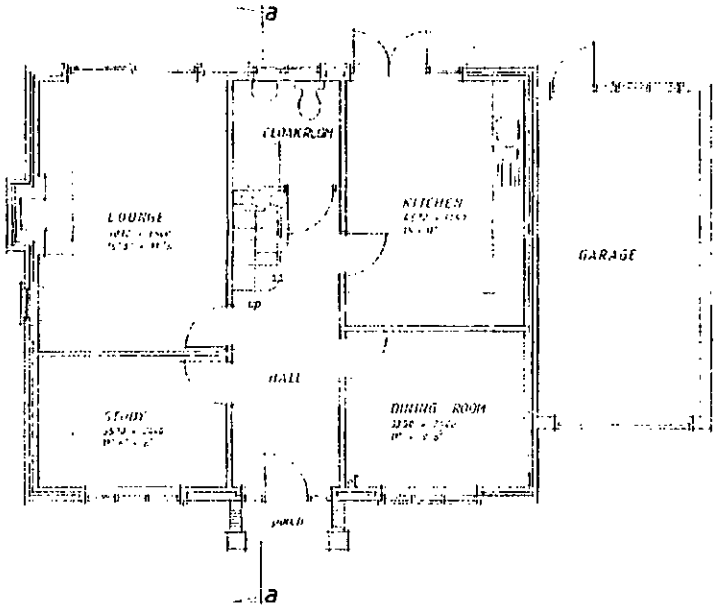
9 May 2001

Scale: 1 : 1250

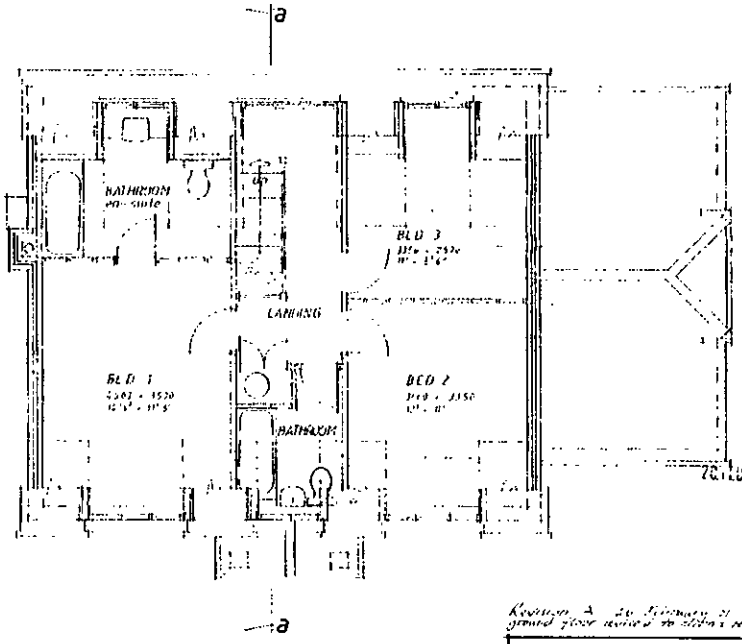
N W E S



SECTION a-a scale 1:50



GROUND FLOOR PLAN scale 1:50



FIRST FLOOR PLAN

Revision A 26 February 01
ground floor revised to client's requirements

CHARTA DESIGNS

planning and design consultants
21 York Road Maidenhead SL6 1SQ
tel 01628 634665 fax 01628 770748

client P. Mc Mahon Esq.

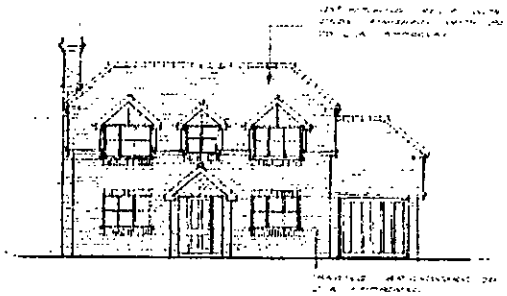
job land at rear of
544 READING ROAD
WINNERSH

title proposed development

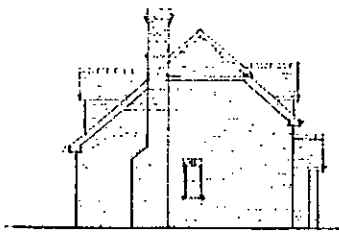
scale 1 - 50 date February 2001

job number 1375 drawing number 1 revision A

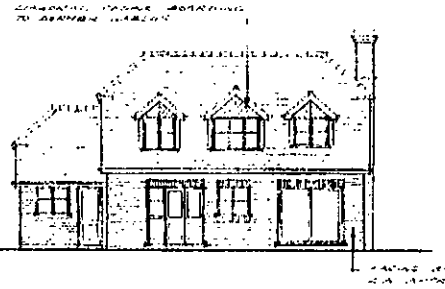
175



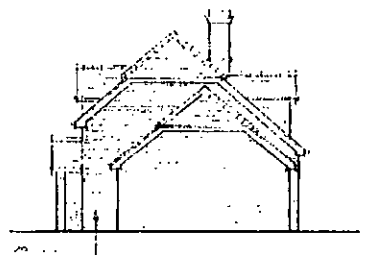
FRONT ELEVATION scale 1-100



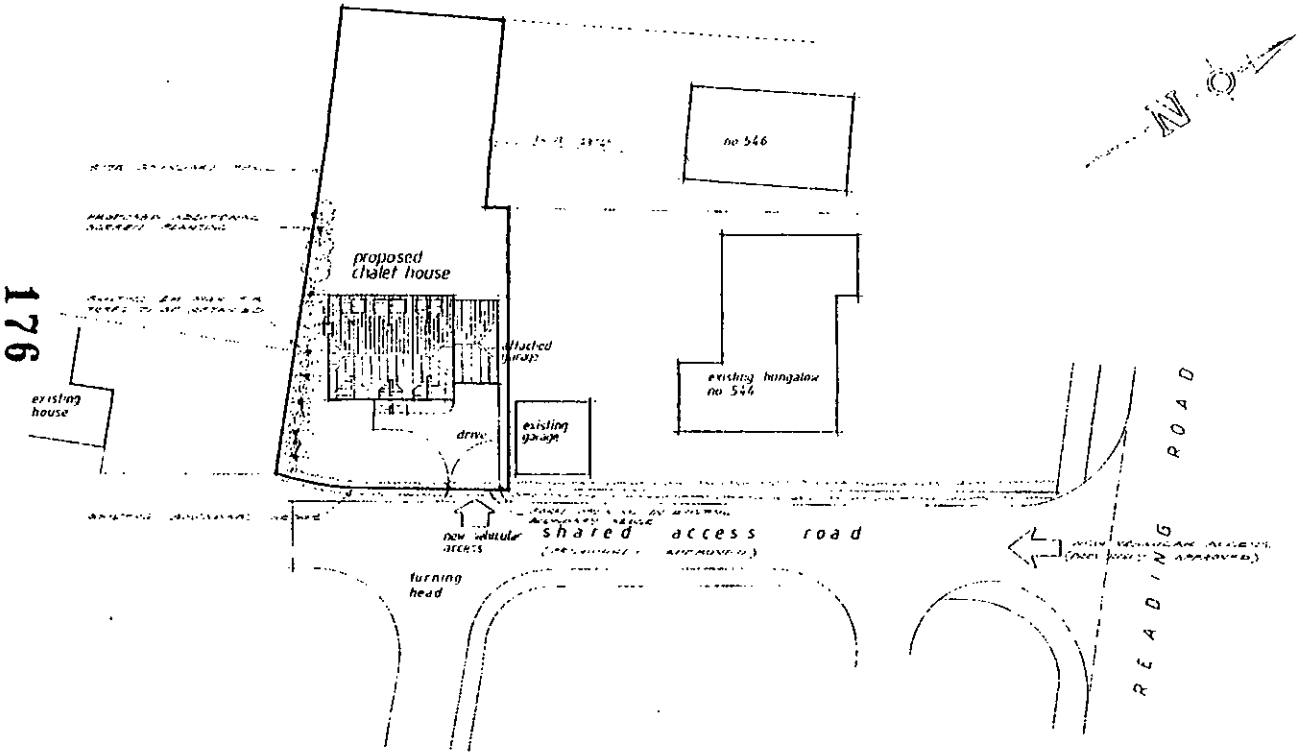
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



BLOCK PLAN scale 1-200



LOCATION PLAN scale 1-2500

28.FEB.2001 5466

Revision A 20 February 2001 drive at rear of kitchen added, numbers added in side elevation of lounge

CHARTA DESIGNS
planning and design consultants
21 York Road Maidenhead SL6 1SQ
tel. 01628 634665 fax. 01628 770748

client P. Mc Mahon Esq.

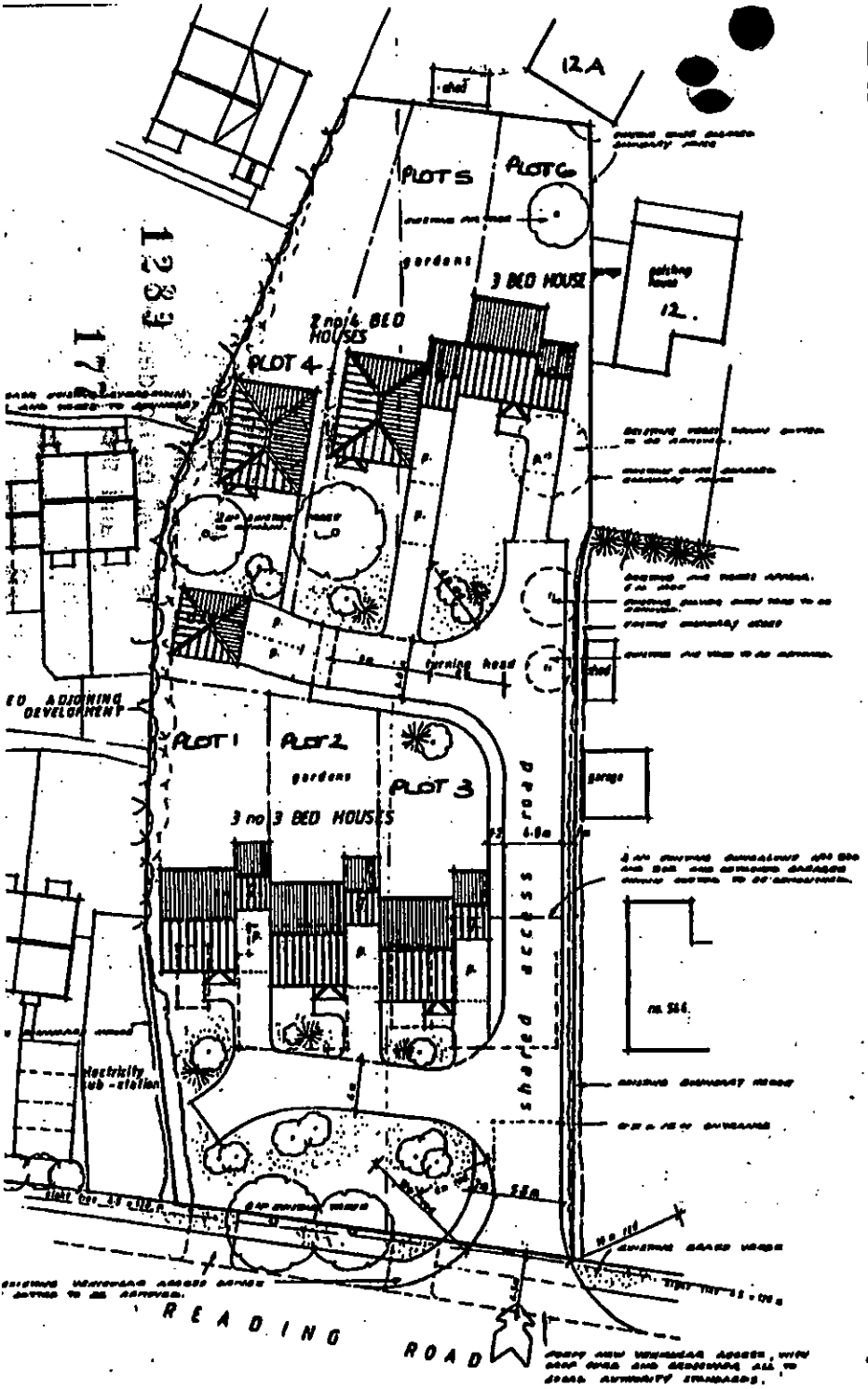
job land at rear of 544 READING ROAD WINNERSH

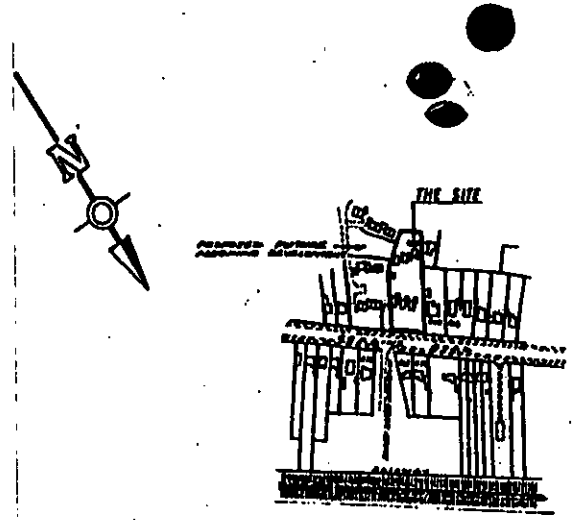
title proposed development

scale 1-50 date February 2001

job number 1375 drawing number 2 revision A

176





LOCATION PLAN
scale : 1- 2500

REVISED PLAN

98841

Site plan of part of adjoining housing development (F/1999/0202)

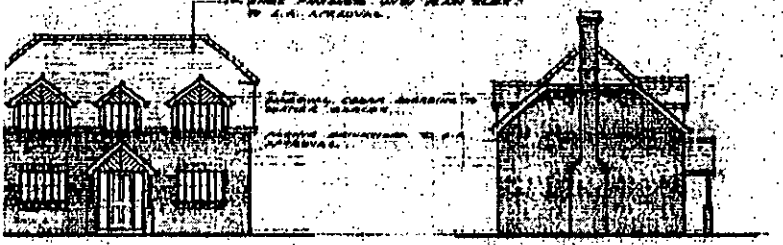
Revision A 26 October 1998.
proposed new house rear, r.h. corner moved back bus as agreed with planning officer, adjoining future development added as referred.

CHARTA DESIGNS
planning and design consultants
21 York Road Maidenhead SL6 1SQ
tel. 01628 634665 fax. 01628 770748

client SPRINGWOOD DEVELOPMENTS Ltd.
job 540-542 READING ROAD
WINNERSH
BERKS
title proposed re-development
scale : 1- 200 date : June 1998



garage elevations



FRONT ELEVATION scale - 1-100

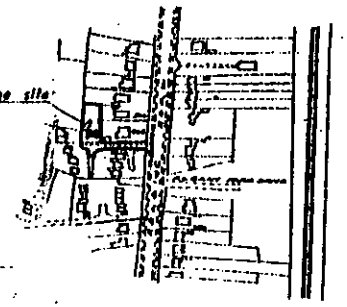


SIDE ELEVATION (south)

REAR ELEVATION



SIDE ELEVATION (north)

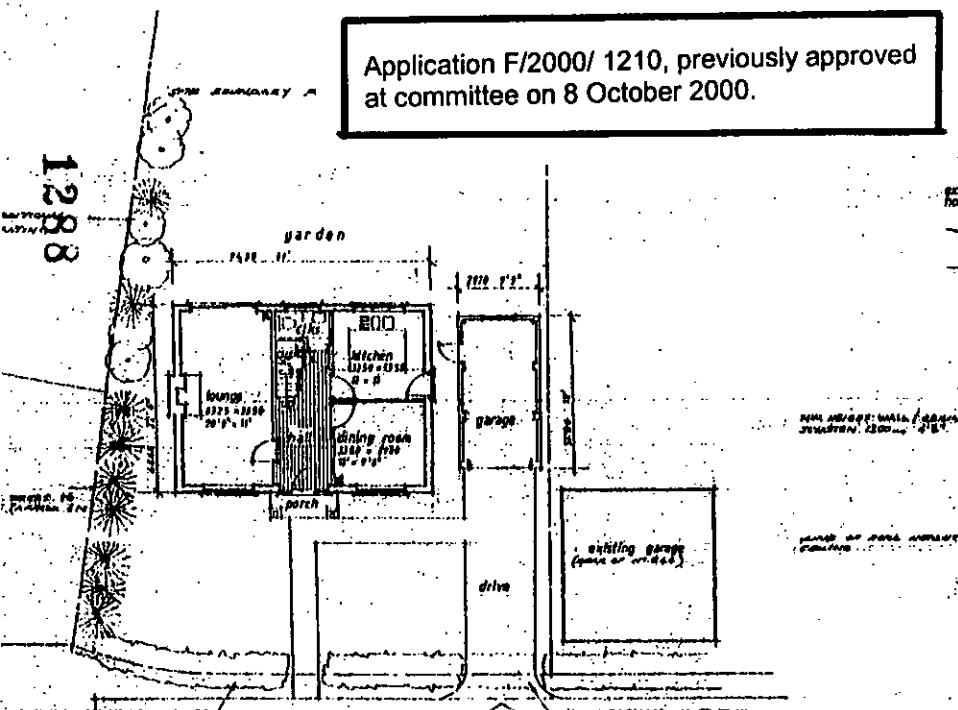


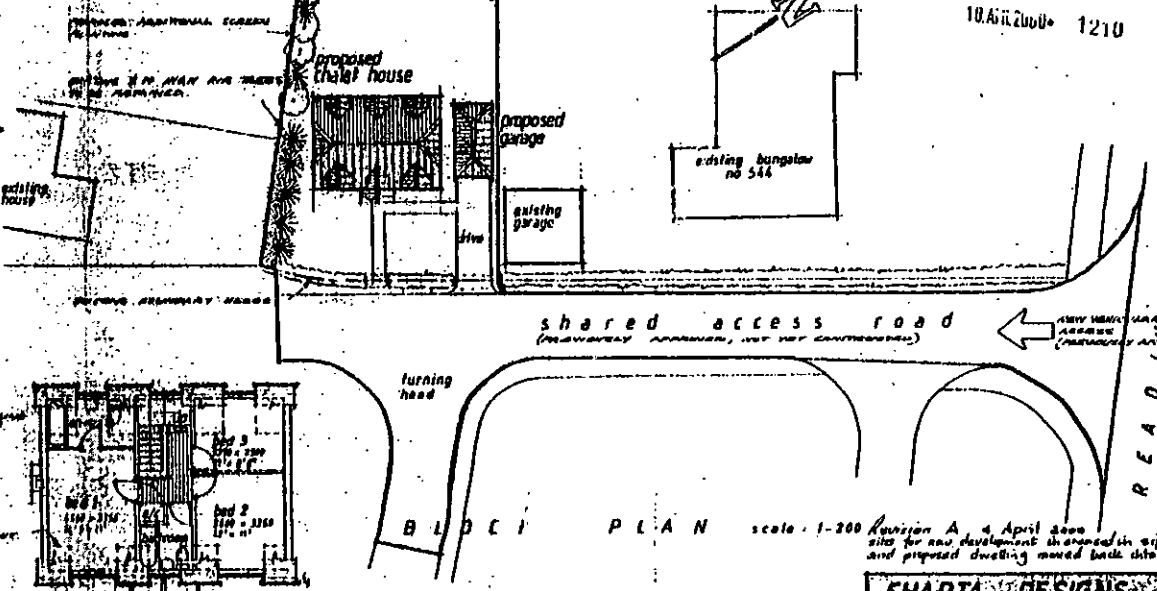
LOCATION PLAN scale - 1-2500

Application F/2000/ 1210, previously approved at committee on 8 October 2000.

1288

1210





BLOCK PLAN scale - 1-200 Revision A 4 April 2000 site for new development increased in size and proposed dwelling moved back into site

FIRST FLOOR PLAN

CHARTA DESIGNS
planning and design consultants
21 York Road Maidenhead SL6 1SQ
tel. 01628 634665 fax. 01628 770480

client SPRINGWOOD LAND & DEVELOPMENT Ltd.
job rear of 544 READING ROAD WINNERSH
title proposed development

ORIGINAL HAS
BEEN ISSUED
TO APPLICANT
VIA HIS SOLICITORS
15/8/2001 (MR McMAHON)

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT
LEGAL SERVICES

MEMORANDUM

FROM: Edwina Field
Solicitor

MY REF: ECMF/MM/106/WIN/9
EXT: 6526 D3423

TO: Joss Miller - Planning
Kath Maguire - Land Charges
Olu Akinmolyam - Planning
Jim Dunning - Planning
Julie Holland - Financial Services

YOUR REF:

DATE: 10th August 2001

SECTION 106 AGREEMENT - 544 & 546 READING ROAD, WINNERSH
APPLICATION NO. F2001/3466

Please note that the above Agreement was completed on 8th August. The sum of £2,000 has been paid in respect of the earlier application (F2000/1210) and this Agreement acknowledges the transfer of the sum of money from the earlier permission to the current one. A copy of the Agreement is attached for your records.

Would the Planning Officer now please issue the consent.

M.H.

JKM

P.P. Edwina Field

Enc.

13 AUG 2001
COPIES TO FILE

DATED 8th August 2001

WOKINGHAM DISTRICT COUNCIL

and

PETER JOHN McMAHON

AGREEMENT

under Section 106 of the Town and Country Planning Act 1990
and Section 111 of the Local Government Act 1972
Planning Application Number F/2001/3466

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

106/WIN/9
ecmf/mm//S106 Springwood

THIS AGREEMENT is made the 8th day of August Two thousand and one BETWEEN WOKINGHAM DISTRICT COUNCIL of Civic Offices Shute End Wokingham Berkshire ("the Council") and PETER JOHN McMAHON of 44 Swallow Way Wokingham Berkshire RG41 3TQ ("the Applicant")

WHEREAS:

A. The Applicant is the estate owner in fee simple of the land shown edged red on the plan annexed hereto and known as land to the rear of 544 and 546 Reading Road Winnersh Berkshire ("the Site")

B. On 20th June 2001 an application for planning permission number F/2001/3466 ("Application F/2001/3466") was made for the erection of a detached dwelling on the Site with attached garage ("the Dwelling")

C. By an Agreement dated 16th February 2001 ("the First Agreement") the Applicant covenanted to pay to the Council the sum of TWO THOUSAND POUNDS (£2,000) by way of a contribution towards local transport initiatives in respect of an application for planning permission number F/2000/1210 ("Application F/2000/1210") and the Council acknowledged receipt of such sum

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

E. The Council has resolved that SUBJECT to the parties hereto entering into this Agreement planning permission should be granted in respect of the Application No. F/2001/3466 and the Applicant has agreed to enter into this Agreement conditionally upon planning permission being granted in respect of the Application No. F/2001/3466

F. The parties hereto have agreed that in so far as it is unfulfilled the obligation contained in the First Agreement shall be transferred so as to take effect under the terms of this Agreement

G. This Agreement is entered into pursuant to the provisions of Section 106 of the Town and Country Planning Act 1990 and Section 111 of the Local Government Act 1972 whereby the Council is empowered to enter into this Agreement for various purposes in connection with the development of land and otherwise as more particularly set out in such 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 that

4.1 all matters contained in the First Agreement shall apply in all respects to Application F/2001/3466 in so far as they are unfulfilled

4.2 to pay 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 The expressions "the Applicant" and "the Council" shall include their respective successors in title and assigns

Location of Planning Application



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Development Control Section, Environmental Services, Wokingham District Council.

9 May 2001

Scale: 1 : 1250

N
W
S

5.2 No person shall be liable for breach of the covenants restrictions or obligations contained in this Agreement occurring after he has parted with his interest in the Site

5.3 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 Institution 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

IN WITNESS whereof the parties hereto have executed this Agreement as a Deed the day and year first before written

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

14857

Solicitor

SIGNED AS A DEED by
PETER JOHN McMAHON
in the presence of:

26 Oxford St
Wokingham
Solicitor

The Committee considered a report on this Application set out on Agenda pages 153 to 168.

In discussing the proposal, Members commented on the recent allowed planning appeal at the site and;

RESOLVED: That Application No: 2001/3439 be approved subject to the conditions set out on Agenda pages 156 to 157.

16. APPLICATION NO: 2001/3466, ERECTION OF DETACHED DWELLING WITH ATTACHED GARAGE, LAND REAR OF 544-546 READING ROAD WINNERSH, FOR: MR P McMAHON

The Committee considered a report on this application set out on Agenda pages 169 to 178.

Mr. M Brand, a local resident attended the meeting and spoke against the proposal.

In discussing the proposal, Members commented on a number of landscaping issues at the site.

RESOLVED: 1) That an Agreement be entered into under Section 106 of the Town & Country Planning Act to secure a financial contribution of £2,000 towards local sustainable transport initiatives;

2) That subject to the execution and registration of the Agreement referred to in 1) above, Application No: 2001/3466 be approved subject to the conditions set out on Agenda pages 171 to 173 and an informative stressing the importance of retention of an existing hedge.

17. APPLICATION NO: 2001/3579, SINGLE STOREY FRONT EXTENSION TO DWELLING TO FORM PORCH AND SINGLE STOREY SIDE EXTENSION TO FORM CAR PORT, 267 LODDON BRIDGE ROAD WOODLEY, FOR: MR EC PHILIPS

The Committee considered a report on this Application set out on Agenda pages 179 to 184.

RESOVLED: That Application No: 2001/3579 be approved subject to the conditions set out on Agenda pages 18

18. APPLICATION NO: 2001/3904 CHANGE OF USE OF SCHOOL HOU TO SCHOOL USE AND STAFFROOM FINCHAMPSTEAD C OF E SCHOOL THE VILLAGE FINCHAMPSTEAD, FO HEAD TEACHERS & GOVERNORS O FINCHAMPSTEAD C OF E PRIMARY SCHOOL

At this point, Mrs. MA Long declared an interest in the above application and le the room during its consideration and voting thereon.

The Committee considered a report on this Application set out on Agenda pages 185 to 190.

RESOLVED: That Application No: 2001/3904 be approved subject to the conditions set out on Agenda page 186

19. APPLICATION NO: 2001/3921, PROPOSED NEW ROOM IN ROOF AREA AT SCHOOL, FARLEY HILL PRIMARY SCHOOL CHURCH ROAD FARLEY HILL SWALLOWFIELD, FOR THE GOVERNORS OF FARLEY HILL SCHOOL

The Committee considered a report on this application as set out on Agenda pages 191 to 198.

RESOLVED: That Application No: 2001/3921 be approved subject to the conditions set out on Agenda page 192.

Statement on the Human Rights Act 1998

The Human Rights Act 1998 was brought into force in this country on 2nd October 2000 and it will now, subject to certain exceptions, be directly unlawful for a public authority to act in a way which is incompatible with a Convention right. In particular, Article 8 (respect for private and family life) and Article 1 of Protocol 1 (peaceful enjoyment of property) apply to planning decisions. When a planning decision is to be made however, there is further provision that a public authority must take into account the public interest. In the vast majority of cases existing planning law has for many years demanded a balancing exercise between private rights and public interest and therefore much of this authority's decision making will continue to take into account this balance.

The Human Rights Act will not be referred to in the Officer's report for individual applications beyond this general statement, unless there are exceptional circumstances which demand more careful and sensitive consideration of Human Rights issues.

Joss Miller

From: Edwina Field
Sent: 03 July 2001 09:13
To: Joss Miller
Subject: 544 Reading Road

I think we are pretty much agreed on the agreement. Please can I have a copy of the plan that was submitted with the application as it will need to be part of the agreement.

many thanks
Edwina

Edwina Field
Solicitor
Legal Services
0118 974 6526 (direct dial)

Joss Miller

From: Joss Miller
Sent: 15 June 2001 16:48
To: Edwina Field
Subject: RE: 544-546 Reading road, Winnersh (F/2001/3466)

Edwina,

The legal agreement relates to the transference of the Section 106 for the payment of highways initiatives from the original application (F/2000/1210) to the current application (F/2001/3466). The application is going to committee on Wed. and, as the applicant has been waiting due to other problems, it was hoped that he would not suffer further delays waiting for the Section 106.

I will not be in the office now until Wed, so, if you wish to discuss this matter further I can be contacted on 6463. I will also be out of the office for the remainder of the week. I'm sorry, I don't know how else I can explain this matter - I'm hoping Colin will be able to help you further. I spoke to him about this on 27 April 2001 and sent a memo the same day.

Thanks

Joss Miller

-----Original Message-----
From: Edwina Field
Sent: 15 June 2001 15:44
To: Joss Miller
Subject: RE: 544-546 Reading road, Winnersh (F/2001/3466)

Joss,
I have just looked at the mail you sent...sorry it got lost under a pile of papers ....I am not entirely sure what you need me to do, Would it be possible for us to chat on Monday,perhaps after I have had the chance to speak to Colin about what to do

Edwina Field
Solicitor
Legal Services
0118 974 6526 (direct dial)

-----Original Message-----
From: Joss Miller
Sent: 15 June 2001 11:48
To: Edwina Field
Subject: 544-546 Reading road, Winnersh (F/2001/3466)

Dear Edwina,

The applicant would like to know how the Section 106 is progressing (transfer of the legal agreement from the previous application from F/2000/1210). Could you please give me an update?

Thanking you in advance

Joss Miller

Joss Miller

From: Joss Miller
Sent: 25 June 2001 08:23
To: Edwina Field
Subject: 544-546 Reading Road, Winnersh F/2001/3466

I'm writing to inform you that the application was given conditional approval at committee on 23/06/01. I would be grateful if you could update me on the progress of the Legal Agreement relating to the transfer of Highways Initiatives from the previous application.

Thankyou

Joss Miller

Joss Miller

From: Joss Miller
Sent: 25 June 2001 08:59
To: Edwina Field
Subject: RE: 544-546 Reading Road, Winnersh F/2001/3466

Excellant!!! Thanks a lot!

Joss

-----Original Message-----
From: Edwina Field
Sent: 25 June 2001 08:44
To: Joss Miller
Subject: RE: 544-546 Reading Road, Winnersh F/2001/3466

The draft agreement is being sent out today.

Edwina

Edwina Field
Solicitor
Legal Services
0118 974 6526 (direct dial)

-----Original Message-----
From: Joss Miller
Sent: 25 June 2001 08:23
To: Edwina Field
Subject: 544-546 Reading Road, Winnersh F/2001/3466

I'm writing to inform you that the application was given conditional approval at committee on 23/06/01. I would be grateful if you could update me on the progress of the Legal Agreement relating to the transfer of Highways Initiatives from the previous application.

Thankyou

Joss Miller

Joss Miller

From: Edwina Field
Sent: 25 June 2001 08:44
To: Joss Miller
Subject: RE: 544-546 Reading Road, Winnersh F/2001/3466

The draft agreement is being sent out today.

Edwina

Edwina Field
Solicitor
Legal Services
0118 974 6526 (direct dial)

-----Original Message-----
From: Joss Miller
Sent: 25 June 2001 08:23
To: Edwina Field
Subject: 544-546 Reading Road, Winnersh F/2001/3466

I'm writing to inform you that the application was given conditional approval at committee on 23/06/01. I would be grateful if you could update me on the progress of the Legal Agreement relating to the transfer of Highways Initiatives from the previous application.

Thankyou

Joss Miller

Joss Miller

From: jhowells1@mmm.com
Sent: 28 March 2001 10:59
To: joss.miller@wokingham.gov.uk
Subject: New House.....ref. F/2001/3466..... For the attention Joss Miller and John Mitchell

---------- Forwarded by John Howells/UK-Europe/3M/US on 03/28/2001 10:57 AM ----------

John Howells
03/28/2001 09:12 AM

Tel: 44 1344 866295 Fax: 44 1344 866238

Technical Centre 3M uk plc
Bracknell,I

To: jossmiller@wokingham.gov.uk
cc:
Subject: New House.....ref. F/2001/3466..... For the attention Joss Miller and John Mitchell

My neighbour has informed me that there have been some changes to the house that you recently supported to be built. I understand that trees are planed to be cut down and some installed . However currently my house .... 9 Lincoln Close (which backs on to the new build) doesn't appear to have any trees anymore on the new plan. Today we have a line of trees which give us some privacy . I would like to make it clear that I don't want these trees removed as it will give us a view of the new house which I did not support. I also understand that changes have been made to the ground floor plans for the new house and there are still no dimensions on the plans. Our privacy will be seriously affected be these changes... with also the possibility of more problems with the final position/size of the house. I can't understand why Local Government allows such "a free hand " for builders to change plans and do as they wish. I also want to highlight that the building work that has already been carried has affected the natural water flow for the area . Our garden collects and holds more water than it has in previous years. Local wild life has also been affected with the building. As in my previous letter the main Reading Road is becoming more and more congested while local government pushes ahead with building approvals ... which will make the road situation worse and also will further affect natural water flow .....it appears that one government department is working quite independently from others. I again ask that you do start considering local residents needs more as it appears that only local builders are being listened to. Regards .....John Howells ...9 Lincoln Close , Winnersh , Wokingham, RG41 5SZ

Applicationo	Name & Address
F/2001/3466	Mr & Mrs HS Helliwell 10 Lincoln Close Winnersh WOKINGHAM RG41 5SZ
F/2001/3466	Mr & Mrs M Brown 12 Lincoln Close Winnersh WOKINGHAM Berkshire RG41 5SZ
Application Approved	Letter sent: 16/08/01

Application No.	Received	Winnersh
F/2001/3466	28.02.01	

Applicant : **Mr P McMahon**
Location : **Land rear of 544 – 546 Reading Road, Winnersh**
Proposal : **Proposed erection of detached dwelling with attached garage.**

1. **Planning History** - The site is located to the rear of Reading Road, Winnersh, in the identified settlement. It is situated to the rear of 544 and 546 Reading Road. In the past, a similar application for a detached dwelling (F/2000/1210) was approved at committee on 18 October 2000. It was presented at committee because a Section 106 was attached to the application for highways contributions of £2,000 towards local sustainable transport initiatives. A previous application for the erection of a detached dwelling with a single garage was refused on the 4 August 1999 due to its cramped appearance on the street scene. The appeal was subsequently dismissed on the 22 December 1999.

   This application is before committee because a Section 106 is attached to transfer the highways contributions from the previous application (F/2000/1210) to the current one.

2. **Proposal** – is for the erection of a detached dwelling with an attached garage.

3. **Consultations** -
   - ***Landscape*** - Conditions should be attached for the submission of a detailed landscape scheme, specifically the hedge providing screening on the south-west boundary should be retained or replaced if it becomes damaged or dies as a result of the development.
   - ***Winnersh Parish Council*** – No comment.
   - ***Highways*** - The previous Section 106 should be transferred from F/2000/1210 to this application. Conditions should also be attached relating to the transfer of the Section 106 agreement for financial contributions of £2,000 towards local sustainable transport initiatives from F/2000/1210 to the current application.
   - ***Environmental Health*** – No objections.
   - ***Dinton Pastures*** – A newt mitigation scheme should be submitted and a license to carry out works must be obtained from English Nature.
   - ***Neighbours x 3*** – Object due to loss of amenity/privacy and loss of trees.

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

   A. Impact upon the street scene: BSP Policies OS1 and EN1, LALP Policies LTV1 and LBE1 and WDLP Policies WOS3 and WBE1.
   B. Impact upon the neighbouring properties: BSP Policies OS1 and EN1, LALP Policies LTV1 and LBE1 and WDLP Policies WOS3 and WBE1.
   C. Highways Concerns.
   D. Concerns of the neighbouring residents

A. Impact upon the street scene

The surrounding dwellings consist of both detached bungalows and houses. This proposal would be situated to the rear of 544 and 546 Reading Road. It has a new development to the south-east and the entrance to the proposed dwelling will be located off the main access road to the new dwellings. The proposed dwelling would consist of a three bedroomed house 7.3 metres in height. The front of the property would be set back from the access road by 6.6 metres, 3.3 metres further back than the application dismissed on appeal on 22 December 1999. In his statement, the Inspector stated that the front amenity area was considerably shorter than many of the existing dwellings and, therefore, would be detrimental to, and out of keeping with the character and appearance of the area. The current application has set the dwelling back a further 3.3 metres from the access road which would overcome the issues set out by the Inspector in his statement. As a result, the siting of the proposed dwelling would be considered acceptable and it would be in keeping with the street scene.

B. Impact upon the neighbouring properties

The nearest neighbouring property to the proposed dwelling would be No. 12 Lincoln Close, which would be situated approximately 15 metres from the development. There are no side windows proposed that would potentially overlook the neighbours. Any rear windows would have oblique views of the garden areas but would not have sufficient detrimental impact on these neighbours to warrant a refusal. In his statement, the Inspector commented that the distance of the proposed dwelling from the neighbouring properties, along with the screening by existing hedges, would reduce any adverse impact on the surrounding properties. Some concerns have been highlighted by neighbours regarding drainage and these comments will be forwarded to the Building Control Section to be dealt with under the appropriate legislation.

C. Highways Concerns

On the previous application, the Highways Officer requested that the applicant enter into a suitable legal agreement to secure financial contributions of £2,000 towards local sustainable transport initiatives, as the proposed development would, in effect, be an extension of an earlier housing development, for which such contributions were required. These contributions have now been paid, however, a legal agreement should now be attached to the current application, to ensure that the previous legal agreement is transferred. In addition to this, conditions should also be imposed relating to the access and the retention of the garage for domestic

vehicular use. Subject to the above, the Highways Officer has no objections to the proposals.

D. Concerns of the neighbouring residents
These have been addressed above.

5. **Conclusion** – The proposed development is considered acceptable in terms of both its relationship to the existing street scene and impact on the neighbouring properties, and the parking provision is sufficient; therefore the development is considered acceptable.

6. **Recommendation** – GRANT planning permission subject to the transference of the legal agreement from F/2000/1210 in order to secure financial contributions of £2,000 towards local sustainable transport initiatives, and the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of the 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. 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 level or above in the north-east and south-west elevations of the building hereby permitted except for any which may be shown on the approved drawings.

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) 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.

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

6. 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.

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

8. The dwelling shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

9. 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.

10. 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.

11. 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.

12. 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.

13. No demolition shall take place until the site has been surveyed for the presence of great crested newts in accordance with a scheme which will have been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include provision for mitigation.

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 residential amenities of the occupiers of neighbouring properties.
4. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.
5. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
6. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
7. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

8 & 9. In the interests of highway safety and convenience.

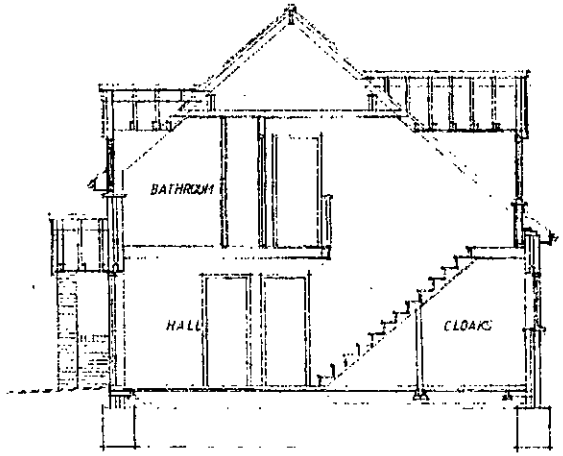
10 & 11. In the interests of visual amenity.

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

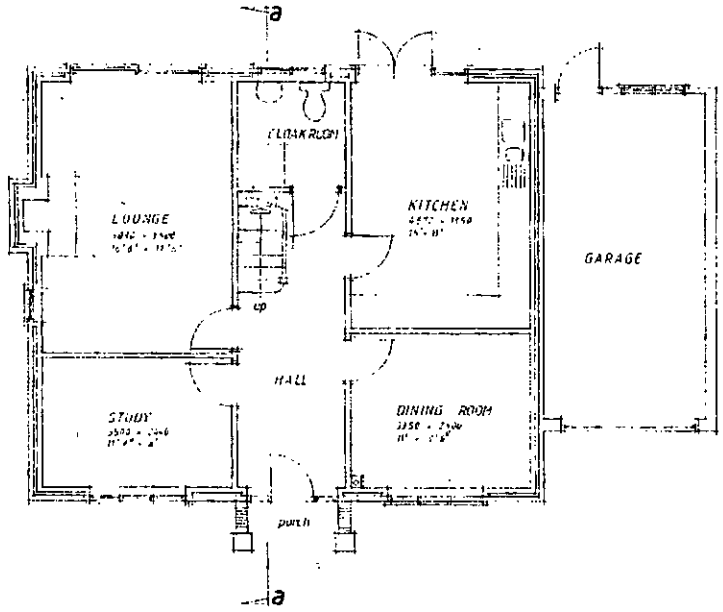
13. Newts are a protected species.

Informative:

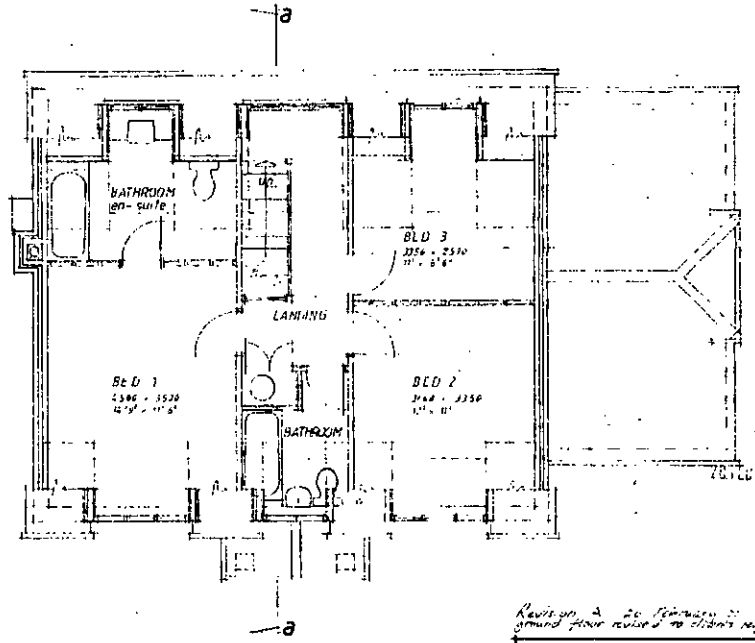
The applicant is reminded that committee members felt strongly that the boundary hedge should be retained.



SECTION a-a scale 1-50



GROUND FLOOR PLAN scale : 1 - 50



FIRST FLOOR PLAN

Revision A 20 February ... ground floor revised to client's requirements

CHARTA DESIGNS
planning and design consultants
21 York Road Maidenhead SL6 1S
tel. 01628 634665 fax 01628 7707

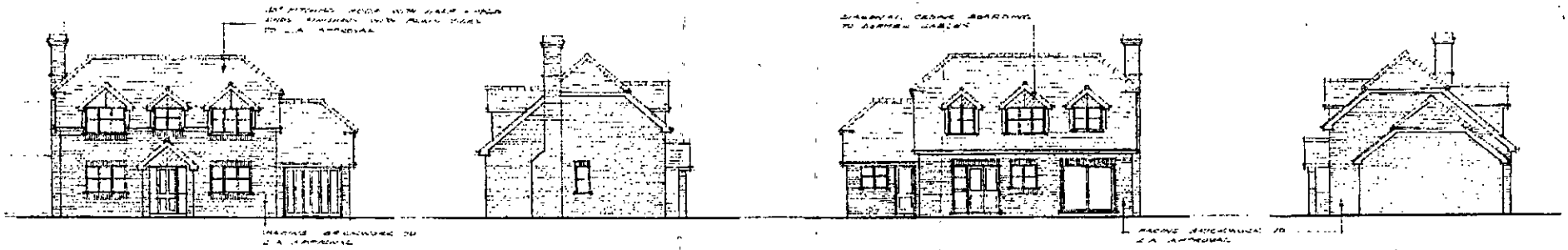
client P. Mc Mahon Esq.

job land at rear of 544 READING ROAD WINNERSH

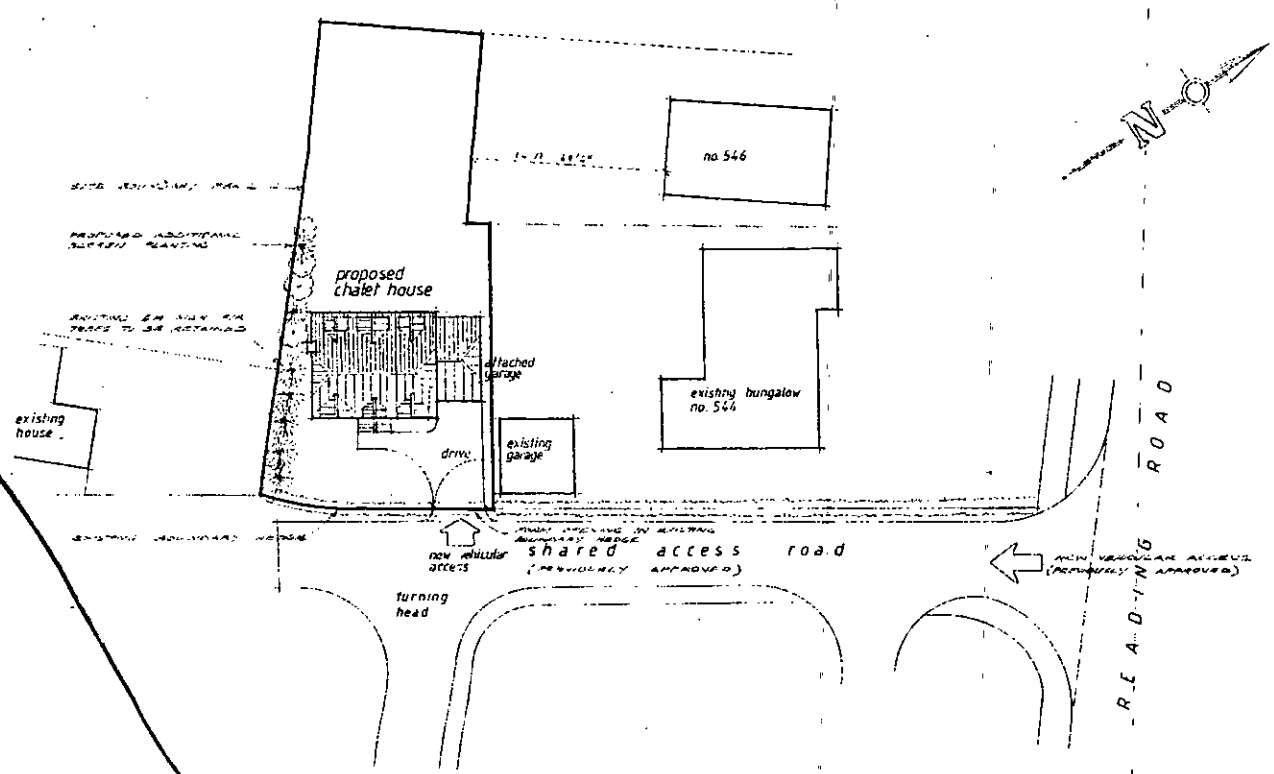
title proposed development

scale 1 - 50 date February

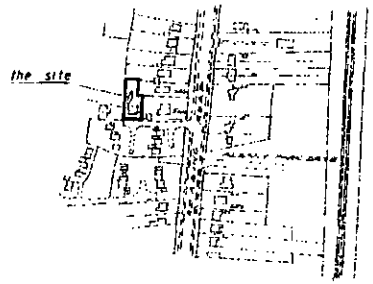
job number 1375 drawing number 1 revision



FRONT ELEVATION scale 1-100 SIDE ELEVATION REAR ELEVATION SIDE ELEVATION



BLOCK PLAN scale 1-200



LOCATION PLAN scale 1-2500

28.FEB.2001 546

Revision A 20 February 2001
door at rear of kitchen added, windo
added in side elevation of lounge

CHARTA DESIGNS
planning and design consultants
21 York Road Maidenhead SL6 1S
tel. 01628 634665 fax. 01628 77074

client P Mc Mahon Esq.

job land at rear of
544 READING ROAD
WINNERSH

title proposed development

scale 1-50 date: February 2

job number 1375 drawing number 2 revision

Location of Planning Application



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Development Control Section, Environmental Services, Wokingham District Council.

9 May 2001

Scale: 1 : 1250

N W E S

Peter J McMahon
44 Swallow Way
Wokingham
Berks
RG41 3TQ

Tel 0118 9892206
Fax 0118 9892206
Mob 07973 311739

64216

PLANNING SERVICES	HPT
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07 JUN 2001	
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FAX COVER SHEET

DATE 06-06-01

TO Joss Miller

COMPANY NAME W. D. Council

FROM Peter McMahon

No. OF PAGES (including this one) 1

REGARDING

F/2001/3466 Newt Mitigation Scheme

Have spoken to Andy Glencross this morning He is in the process of looking at the above Scheme at the moment and does not envisage any problems.
Conservation Consultancy faxed you a copy of the Scheme on Tues 5th June.
If you have any problems ands Glencross suggests you ring him.

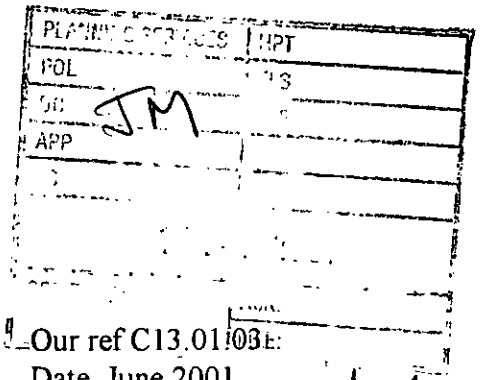
Regards Peter McMahon.

ENGLISH NATURE

Thames and Chilterns Team

Foxhold House, Crookham Common,
Thatcham, Berks. RG19 8EL
Telephone (01635) 268881 Fax (01635) 268940

Joss Miller
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157, Shute End
Wokingham
RG40 1WR



Our ref C13.01103E
Date June 2001

44362.

Dear Ms Miller

544- 546 READING ROAD, WINNERSH - GREAT CRESTED NEWTS

Having received a fax from Mr L Mould of Conservation Consultancy regarding mitigation for the above development I can confirm that I am satisfied with the proposed measures to safeguard and protect the local population of great crested newts.

Thank you for consulting English Nature.

Yours sincerely

R. Llewellyn

REBECCA LLEWELLYN
Species Officer

rebecca.llewellyn@english-nature.org.uk

cc Graham Steven, English Nature, Thames & Chilterns Team

441635268940

ENGLISH NATURE

Thames and Chilterns Team
Foxhold House Crookham Common
Thatcham Berks RG19 8EL
Tel: 01635 268881
Fax: 01635 268940

To: Joss Miller

Attention of:

Fax No: 01189 ~~9~~ 746484

Subject: 544 - ~~5~~ 546 Reading Rd

From: Rebecca Llewellyn

No of pages (including this one): 9

Date: 8.6.01

Notes:

letter and copy of fax from Conservation Consultancy.

Rebecca

CONSULTATION DRAFT

GREAT CRESTED NEWT MITIGATION & METHOD STATEMENT FOR LAND AT 544-546 READING ROAD, WINNERSH

INTRODUCTION

1. In May 2001, Conservation Consultancy was commissioned by Mr P J McMahon to produce a Newt Mitigation Scheme for land at 544-546 Reading Road, Winnersh. The purpose of this report is to provide comprehensive background information in support of an Application for a Great Crested Newt *Triturus cristatus* License in Respect of Department of the Environment, Transport and Regions (DETR).

2. This report has been prepared on behalf of Mr P J McMahon, who is the landowner involved with the development of 544-546 Reading Road, Winnersh (grid reference SU 710 774 sheet 175, refer to Map 1 for location of site)

3. The license application relates to one area on which the construction of one dwelling is proposed (see Map 2).

4. The site falls within the urban area of Winnersh. The adjacent Westbury site contains a pond with a population of Great Crested Newt around which a number of dwellings have already been developed.

5. The footprint of the proposed development is currently occupied by rank grassland, mixed hedgerow species and four over mature apple trees. It is surrounded by an access road, existing house and bungalow.

6. It should be noted that Conservation Consultancy have been involved with works concerning Great Crested Newt on adjacent sites 540-542 Reading Road Winnersh and Bearwood Path, Reading Road, Winnersh. These properties were developed by Westbury Homes concurrently with the Merrick Burrell development.

7. The local planning authority is Wokingham District Council of which Mr A Glencross is the Council contact regarding this site.

8. The purpose of this document is a submission of a draft method for Great Crested Newt Mitigation works as part of a DETR License application.

9. Any newts in the development footprint will be allowed to migrate out towards the pond at the Westbury site and will be prevented from returning during construction by newt proof fencing (constructed under DETR license). A destructive search will be conducted prior to construction to remove any newts hiding under debris.

LEGAL PROTECTION

10. The Great Crested Newt is fully protected under Schedule 5 of the Wildlife and Countryside Act 1981 (and amendments) and under Schedule 2 of the Conservation (Natural Habitats, etc) Regulations 1994. Great Crested Newt are also covered by the U.K Biodiversity Action Plan (BAP).

11. It is an offence to intentionally/recklessly injure or disturb Great Crested Newts or to damage or obstruct access to a place used for breeding, shelter or protection by this species. Contravention of the Wildlife and Countryside Act 1981 (and amendments) is subject to fines.

RATIONALE FOR INTENDED WORKS

12. The purpose of this license application is to gain English Nature's approval for the installation of an enclosing newt proof fence around three sides of the border of the site. This would be necessary as there are records of Great Crested Newts within the surrounding area.

FROM : CONSERVATION CONSULTANCY PHONE NO. : 01225 833250 04 Jun. 2001 04:24PM P3

MITIGATION FOR GREAT CRESTED NEWT

13. Mitigation for this species will involve the erection of newt proof fencing and translocation of any Great Crested Newts found to an existing receptor pond, known as Winnersh open space. The newt proof fence will be erected on three sides of the boundary within the proposed development footprint (see Map 2).

14. The fence will be angled to prevent newts from entering the proposed development footprint and to allow any present within the footprint to escape and migrate to the pond. Prior to commencement of development works a destructive search will be conducted to ensure that no newts are damaged or disturbed.

15. Populations of Common Newt, Palmate Newt and Common Frog or Toad can co-exist in habitats shared by Great Crested Newts. Any of these animals found on site would be translocated to the nearby existing pond at the Winnersh open space.

METHOD STATEMENT

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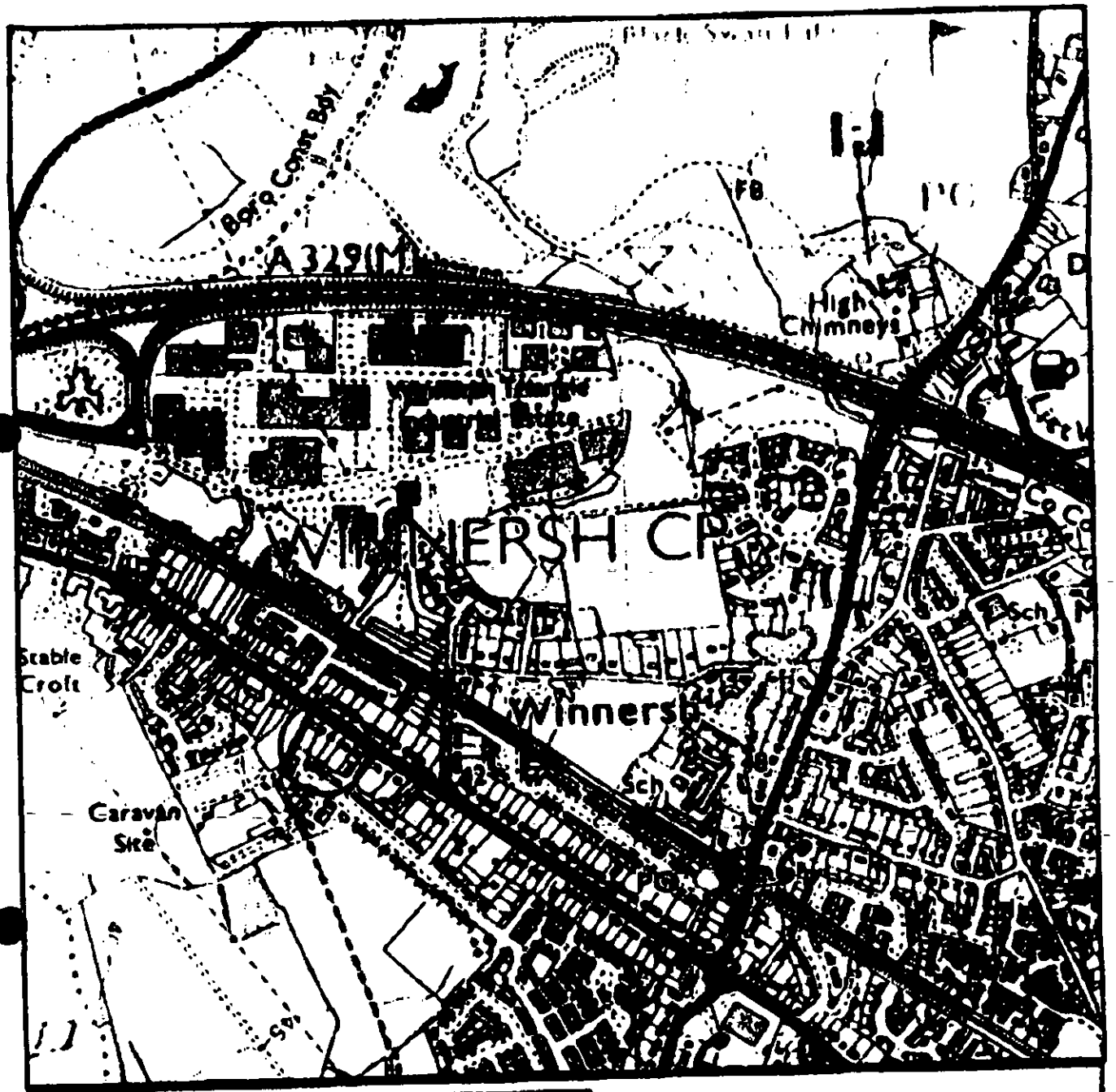
19. All information obtained as a result of these works will be formulated into a report that will be copied to English Nature.

PLANNING BACKGROUND

20. The planning application for this site will be subject for review on production of this report. This report will be approved by English Nature and Wokingham District Council.

FROM : CONSERVATION CONSULTANCY PHONE NO. : 01225 833258 04 Jun. 2001 04:25PM P5

441635268940



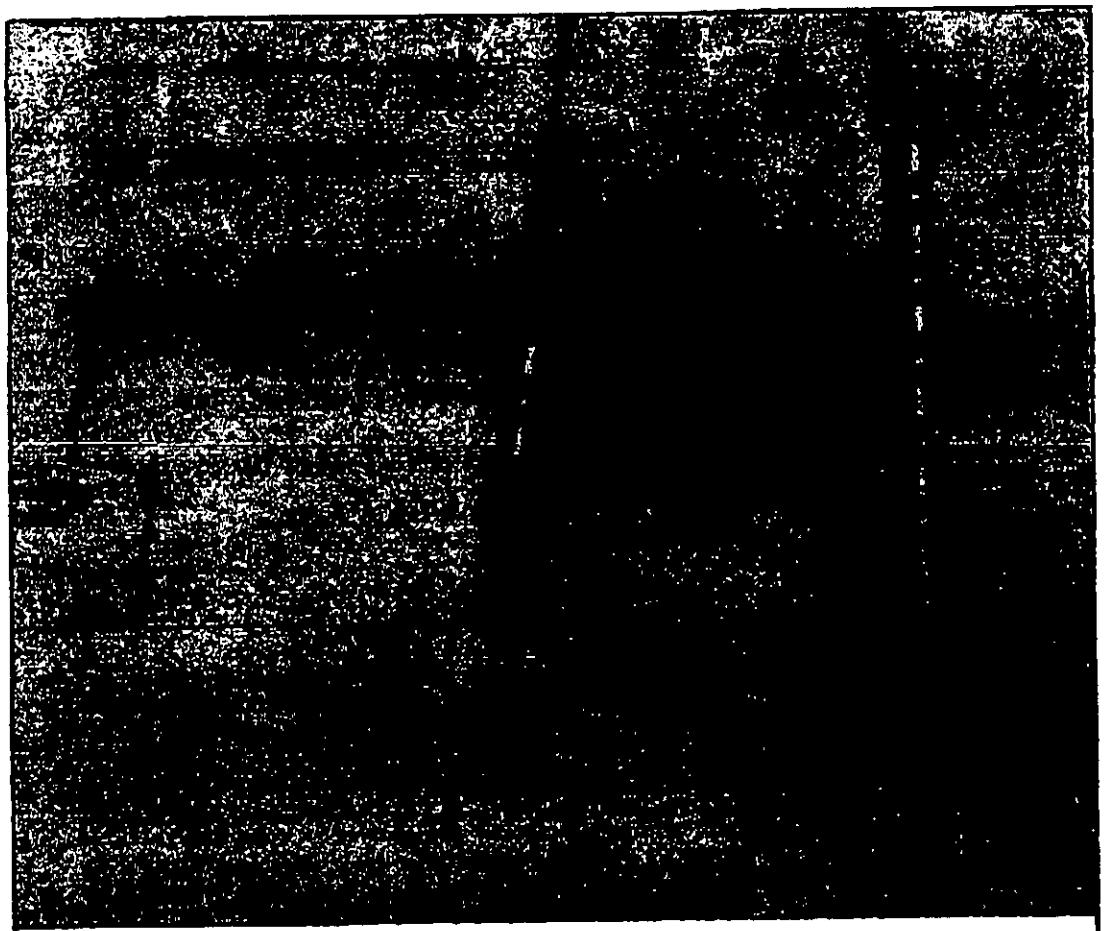
CONSERVATION CONSULTANCY
ECOLOGICAL CONSULTANTS
Tower House, 297 Bloomfield Road,
Bath, BA2 2NU
Tel: 01225 833250 Fax 01225 833001

Client	Mr P J McMahon	
Project	DETR licence application for 544-546 Reading Road, Winnersh	
Title	Approximate site location	
Date May 2001	**Scale** SCHEMATIC ONLY	**Drawing No.** Map 1

KEY

○ Approximate site location

441635268940



CONSERVATION CONSULTANCY
ECOLOGICAL CONSULTANTS

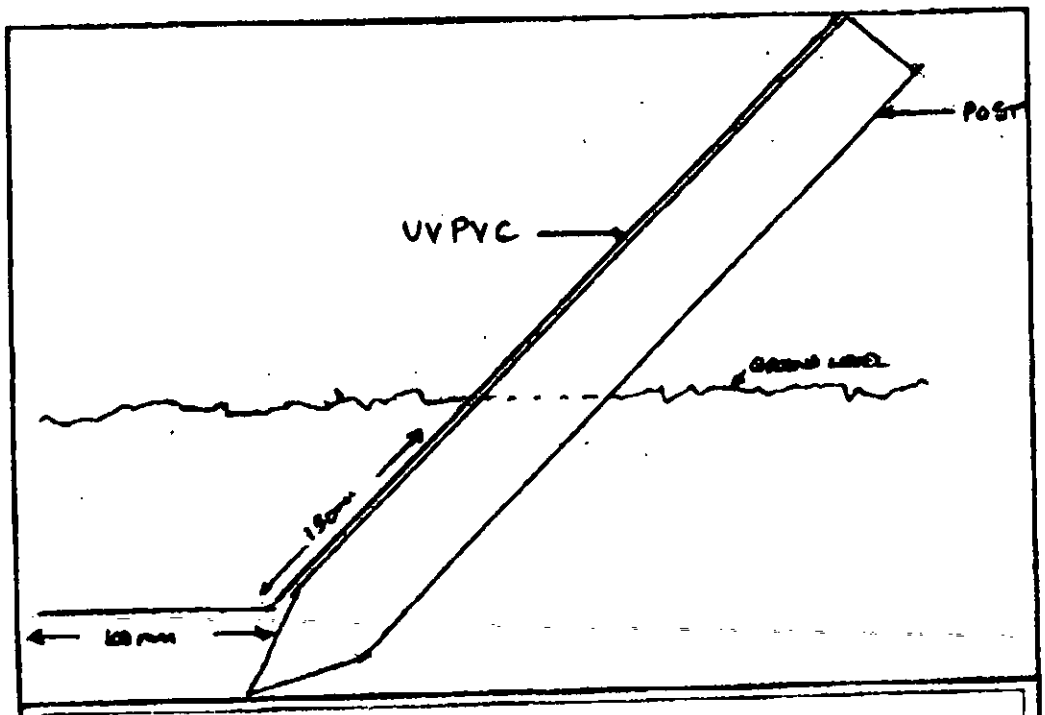
Tower House, 297 Bloomfield Road,
Bath, BA2 2NU
Tel: 01225 833250 Fax 01225 833001

Client	Mr P J McMahon	
Project	DETR License Application For 544-546 Reading Road, Winnersh	
Title		
Date May 2001	**Scale** SCHEMATIC ONLY	**Drawing No.** Map 2

KEY

- .... Proposed newt fencing
- — - Close Boarded Fence
- - - - Destructive Search
- ▬▬ Site Boundary

441635268940



CONSERVATION CONSULTANCY

ECOLOGICAL CONSULTANTS

Tower House, 297 Bloomfield Road,
Bath, BA2 2NU
Tel: 01225 833250 Fax 01225 833001

Client	Mr P McMahon	
Project	Newt Proof Fencing Detail 544-546 Reading Road, Winnersh	
Date May 2001	Scale SCHEMATIC ONLY	Drawing No. Diagram 1

ENGLISH NATURE

Thames and Chilterns Team

Foxhold House, Crookham Common,
Thatcham, Berks. RG19 8EL
Telephone (01635) 268881 Fax (01635) 268940

Joss Miller
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157, Shute End
Wokingham
RG40 1WR

Our ref C13.01.03
Date June 2001

Dear Ms Miller

544- 546 READING ROAD, WINNERSH - GREAT CRESTED NEWTS

Having received a fax from Mr L Mould of Conservation Consultancy regarding mitigation for the above development I can confirm that I am satisfied with the proposed measures to safeguard and protect the local population of great crested newts.

Thank you for consulting English Nature.

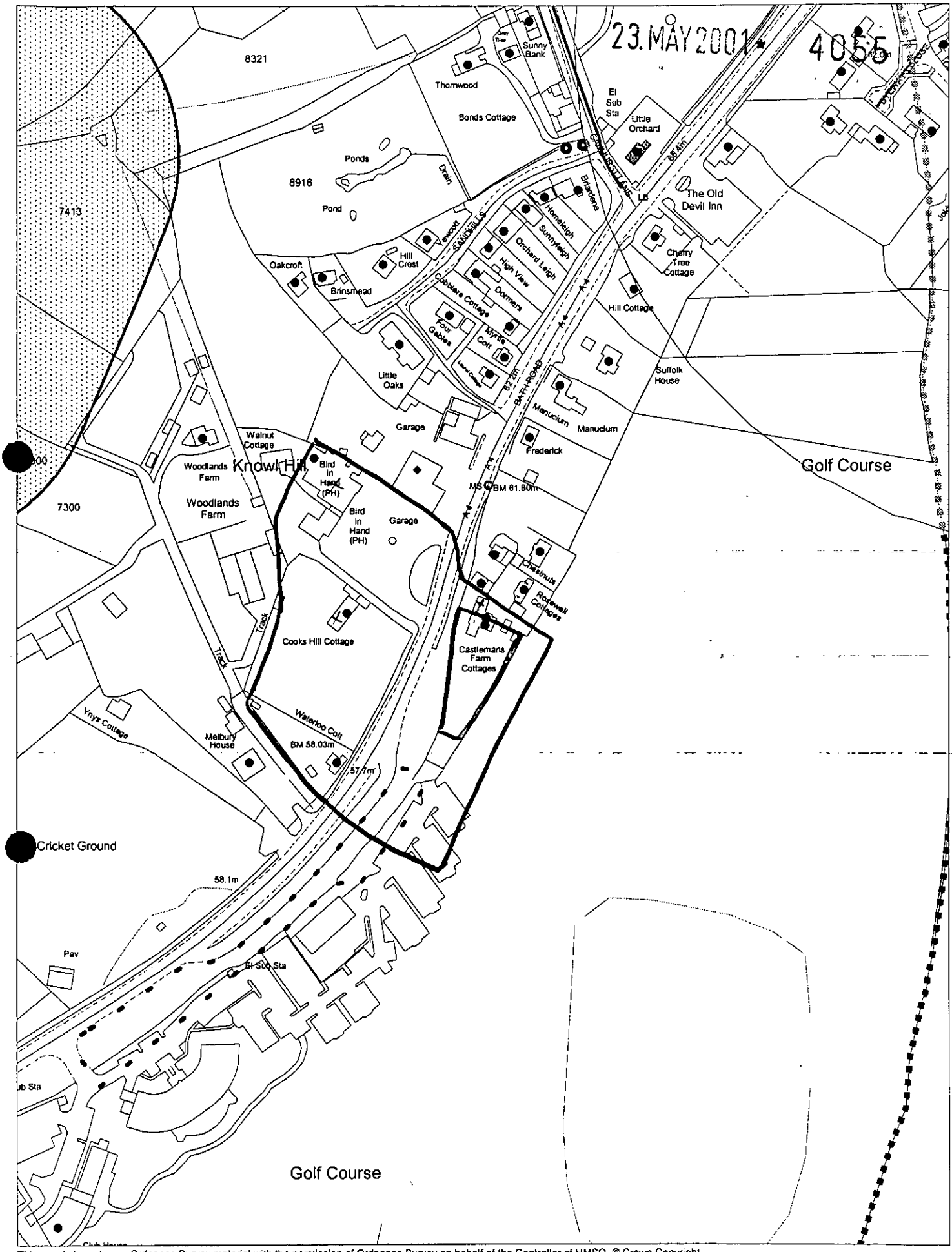
Yours sincerely

R. Llewellyn

REBECCA LLEWELLYN
Species Officer

rebecca.llewellyn@english-nature.org.uk

cc Graham Steven, English Nature, Thames & Chilterns Team



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Development Control Section, Environmental Services, Wokingham District Council.

25 May 2001

Scale: 1 : 2500

N W E S

Conservation Consultancy
Tower House
297 Bloomfield Road
Bath BA2 2NU
Tel: 01225 833250
Fax: 01225 833001
info@ conscons.force9.net

facsimile transmittal

To:	Joss Miller	**Fax no:**	01189 746484
Co:	Wokingham District Council	**Dept:**	Planning Case Officer
From:	Lee Mould	**Date:**	20 May 2001
Re:	F/2001/3466 planning application	**Pages:**	9 including this page

☑ **Urgent** ☑ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

Dear Joss Miller

RE: F/2001/3466- PLANNING APPLICATION FOR 544-546 READING ROAD, WINNERSH -

I am faxing you a copy of a method draft for Great Crested Newt mitigation works of the above address, produced by Conservation Consultancy on behalf of the landowner, Mr P McMahon.
This document is the first stage in the application process for a Department of the Environment, Transport and Regions (DETR) license for Great Crested Newt mitigation works.

I have attached. a correspondence from English Nature approving this method draft .

I was informed by our client that these documents would need to be submitted before June 6th to ensure that the planning application for the above address would go forward to the next committee meeting.

A copy of this report has also been sent to your Ecologist Mr A Glencross for his appraisal, who said he would communicate his comments of the document with you in due course.

I thank you for your time regarding this matter and if you have any queries regarding this matter please do not hesitate in contacting me.

Yours sincerely

Lee Mould

44161.

PLANNING SERVICES	HPT
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06 JUN 2001	
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ENGLISH NATURE

Thames and Chilterns Team

Foxhold House, Crookham Common,
Thatcham, Berks. RG19 8EL
Telephone (01635) 268881 Fax (01635) 268940

Mr L Mould
Conservation Consultancy
Tower House
297 Bloomfield Road
BATH
BA2 2NU

Our ref: C13.01.03

Date: 5 June 2001

BY FAX AND POST

Dear Lee

544- 546 READING ROAD, WINNERSH - GREAT CRESTED NEWTS

Thank you for your fax of 4 June.

I can confirm that I am satisfied with the proposed measures to safeguard and protect the local population of great crested newts in relation to the above proposed development.

Thank you for consulting English Nature.

Yours sincerely

GRAHAM STEVEN
Conservation Officer

CONSULTATION DRAFT

GREAT CRESTED NEWT MITIGATION & METHOD STATEMENT FOR LAND AT 544-546 READING ROAD, WINNERSH

INTRODUCTION

1. In May 2001, Conservation Consultancy was commissioned by Mr P J McMahon to produce a Newt Mitigation Scheme for land at 544-546 Reading Road, Winnersh. The purpose of this report is to provide comprehensive background information in support of an Application for a Great Crested Newt *Triturus cristatus* License in Respect of Department of the Environment, Transport and Regions (DETR).

2. This report has been prepared on behalf of Mr P J McMahon, who is the landowner involved with the development of 544-546 Reading Road, Winnersh (grid reference SU 710 774 sheet 175, refer to Map 1 for location of site)

3. The license application relates to one area on which the construction of one dwelling is proposed (see Map 2).

4. The site falls within the urban area of Winnersh. The adjacent Westbury site contains a pond with a population of Great Crested Newt around which a number of dwellings have already been developed.

5. The footprint of the proposed development is currently occupied by rank grassland, mixed hedgerow species and four over mature apple trees. It is surrounded by an access road, existing house and bungalow.

6. It should be noted that Conservation Consultancy have been involved with works concerning Great Crested Newt on adjacent sites 540-542 Reading Road Winnersh and Bearwood Path, Reading Road, Winnersh. These properties were developed by Westbury Homes concurrently with the Merrick Burrell development.

7. The local planning authority is Wokingham District Council of which Mr A Glencross is the Council contact regarding this site.

8. The purpose of this document is a submission of a draft method for Great Crested Newt Mitigation works as part of a DETR License application.

9. Any newts in the development footprint will be allowed to migrate out towards the pond at the Westbury site and will be prevented from returning during construction by newt proof fencing (constructed under DETR license). A destructive search will be conducted prior to construction to remove any newts hiding under debris.

LEGAL PROTECTION

10. The Great Crested Newt is fully protected under Schedule 5 of the Wildlife and Countryside Act 1981 (and amendments) and under Schedule 2 of the Conservation (Natural Habitats, etc) Regulations 1994. Great Crested Newt are also covered by the U.K Biodiversity Action Plan (BAP).

11. It is an offence to intentionally/recklessly injure or disturb Great Crested Newts or to damage or obstruct access to a place used for breeding, shelter or protection by this species. Contravention of the Wildlife and Countryside Act 1981 (and amendments) is subject to fines.

RATIONALE FOR INTENDED WORKS

12. The purpose of this license application is to gain English Nature's approval for the installation of an enclosing newt proof fence around three sides of the border of the site. This would be necessary as there are records of Great Crested Newts within the surrounding area.

MITIGATION FOR GREAT CRESTED NEWT

13. Mitigation for this species will involve the erection of newt proof fencing and translocation of any Great Crested Newts found to an existing receptor pond, known as Winnersh open space. The newt proof fence will be erected on three sides of the boundary within the proposed development footprint (see Map 2).

14. The fence will be angled to prevent newts from entering the proposed development footprint and to allow any present within the footprint to escape and migrate to the pond. Prior to commencement of development works a destructive search will be conducted to ensure that no newts are damaged or disturbed.

15. Populations of Common Newt, Palmate Newt and Common Frog or Toad can co-exist in habitats shared by Great Crested Newts. Any of these animals found on site would be translocated to the nearby existing pond at the Winnersh open space.

METHOD STATEMENT

16. On gaining approval from English Nature, the installation of newt proof fencing would be implemented following standard best practice around the site (see diagram 1). This will be constructed of UVPVC material that will not degrade in sunlight. It will be set into the ground a minimum of 150mm with a 100mm under-lap and fixed using wooden stakes. The fence will be angled outwards at approximately 45^0 to allow free migration from the site to the nearby pond area whilst disenabling access back to the proposed development area.

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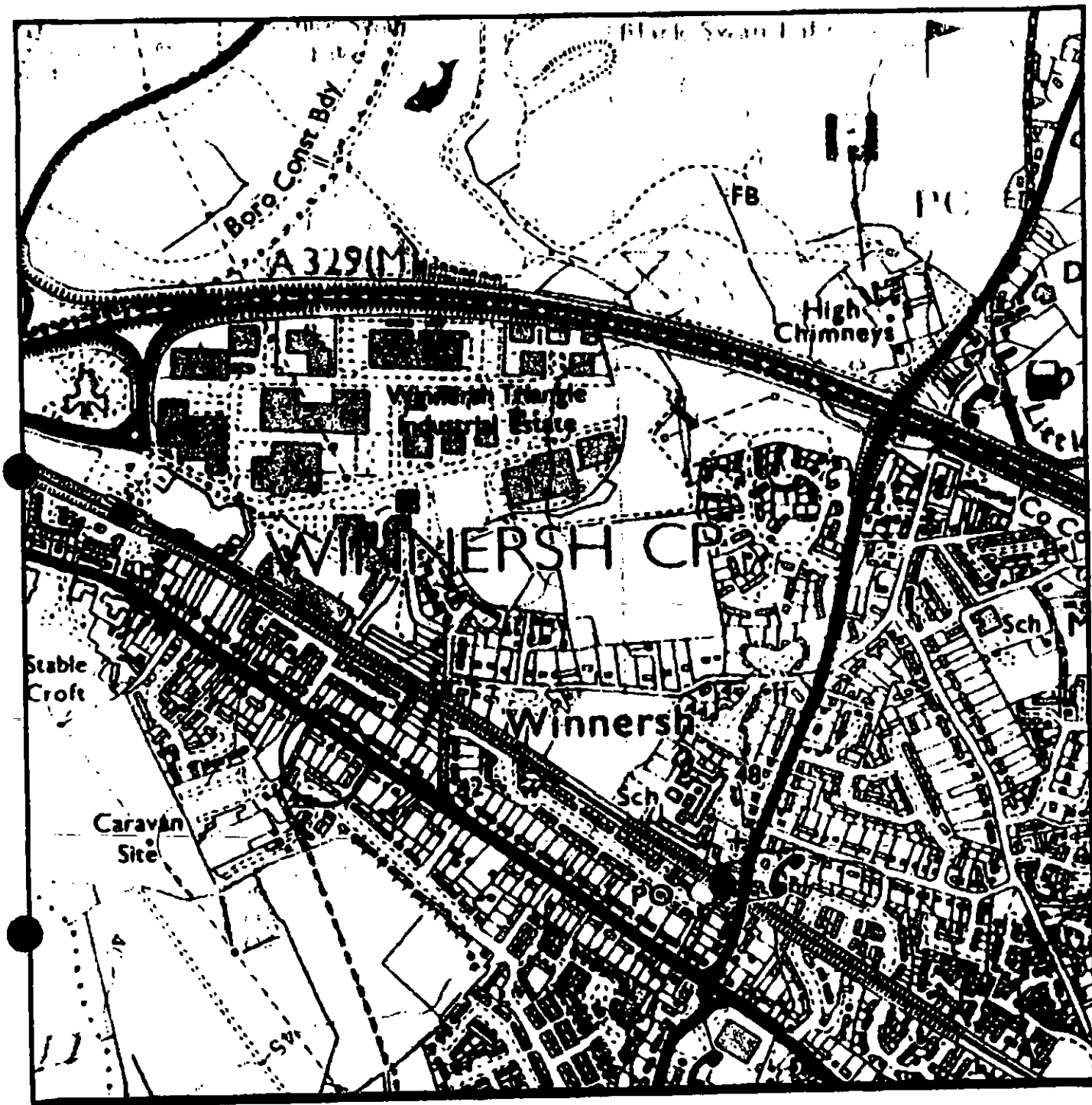
19. All information obtained as a result of these works will be formulated into a report that will be copied to English Nature.

PLANNING BACKGROUND

20. The planning application for this site will be subject for review on production of this report. This report will be approved by English Nature and Wokingham District Council.

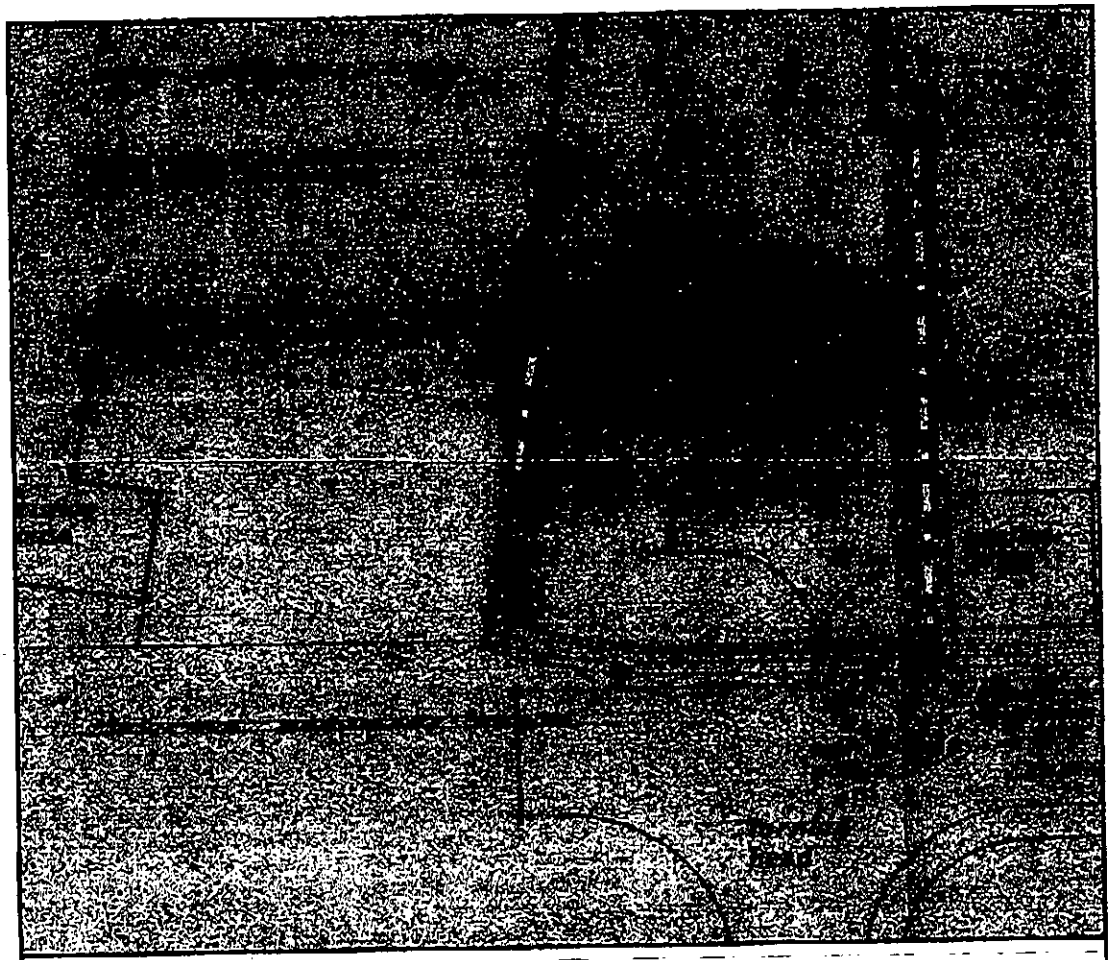


CONSERVATION CONSULTANCY
ECOLOGICAL CONSULTANTS
Tower House, 297 Bloomfield Road,
Bath, BA2 2NU
Tel: 01225 833250 Fax 01225 833001

Client	Mr P J McMahon	
Project	DETR licence application for 544-546 Reading Road, Winnersh	
Title	Approximate site location	
Date May 2001	**Scale** SCHEMATIC ONLY	**Drawing No.** Map 1

KEY

○ Approximate site location



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Tower House, 297 Bloomfield Road,
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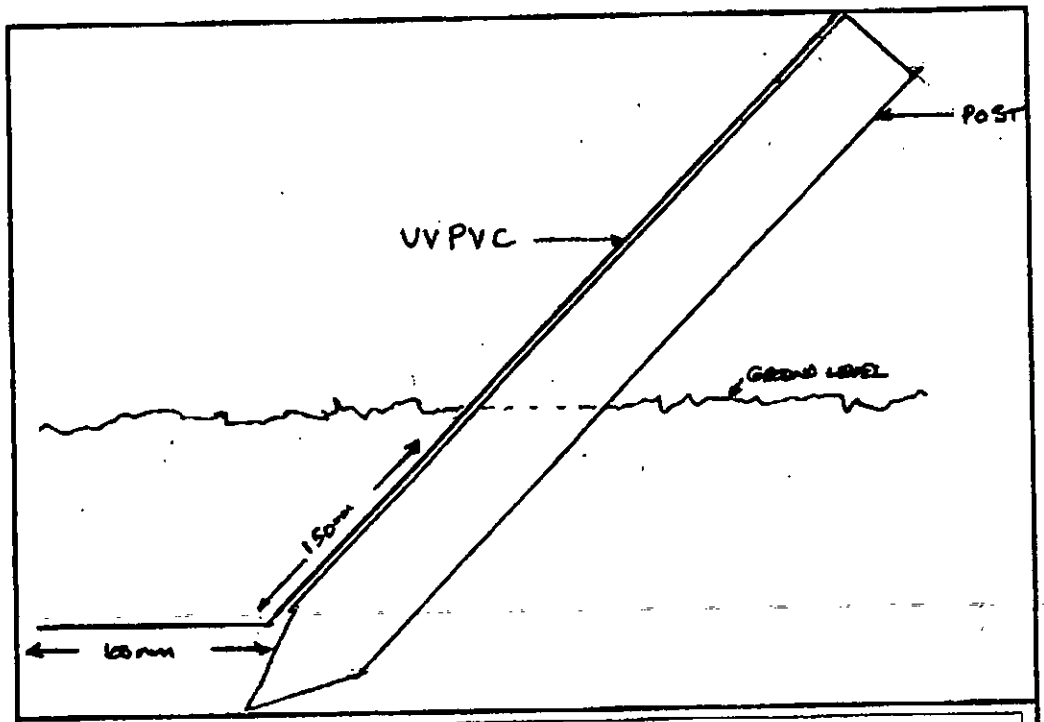
Tel: 01225 833250 Fax 01225 833001

Client	Mr P J McMahon	
Project	DETR License Application For 544-546 Reading Road, Winnersh	
Title		
Date May 2001	**Scale** SCHEMATIC ONLY	**Drawing No.** Map 2

KEY

- •••• Proposed newt fencing
- Close Boarded Fence
- - - - Destructive Search
- ▬ Site Boundary



CONSERVATION CONSULTANCY

ECOLOGICAL CONSULTANTS

Tower House, 297 Bloomfield Road,
Bath, BA2 2NU
Tel: 01225 833250 Fax 01225 833001

Client	Mr P McMahon	
Project	Newt Proof Fencing Detail 544-546 Reading Road, Winnersh	
Date May 2001	**Scale** SCHEMATIC ONLY	**Drawing No.** Diagram 1

ENGLISH NATURE

Thames and Chilterns Team

Foxhold House, Crookham Common,
Thatcham, Berks. RG19 8EL
Telephone (01635) 268881 Fax (01635) 268940

Mr L Mould
Conservation Consultancy
Tower House
297 Bloomfield Road
BATH
BA2 2NU

Our ref: C13.01.03

Date: 5 June 2001

BY FAX AND POST

Dear Lee

544- 546 READING ROAD, WINNERSH - GREAT CRESTED NEWTS

Thank you for your fax of 4 June.

I can confirm that I am satisfied with the proposed measures to safeguard and protect the local population of great crested newts in relation to the above proposed development.

Thank you for consulting English Nature.

Yours sincerely

GRAHAM STEVEN
Conservation Officer

Joss Miller

From: Andy Glencross
Sent: 08 June 2001 12:46
To: Joss Miller
Subject: FW: 544-546 Reading Road, Winnersh

Hi Joss

Iam satisfied with the mitigation scheme as laid out in the documents below.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)

-----Original Message-----
From: Conservation consultants [SMTP:info@conscons.force9.net]
Sent: 05 June 2001 11:16
To: andy.glencross@wokingham.gov.uk
Subject: 544-546 Reading Road, Winnersh

Dear Andy

Further to our telephone conversation today, please find attached the requested method draft and mitigation proposal for your appraisal.

Yours sincerely


Newt.Mitigation.doc


C801dia1.doc


C801Map2.doc


C801 map1.doc

Lee Mould

CONSULTATION DRAFT

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PLANNING BACKGROUND

20. The planning application for this site will be subject for review on production of this report. This report will be approved by English Nature and Wokingham District Council.

Joss Miller

From: Edwina Field
Sent: 15 June 2001 15:44
To: Joss Miller
Subject: RE: 544-546 Reading road, Winnersh (F/2001/3466)

Joss,
I have just looked at the mail you sent...sorry it got lost under a pile of papers ....I am not entirely sure what you need me to do, Would it be possible for us to chat on Monday,perhaps after I have had the chance to speak to Colin about what to do

Edwina Field
Solicitor
Legal Services
0118 974 6526 (direct dial)

-----Original Message-----
From: Joss Miller
Sent: 15 June 2001 11:48
To: Edwina Field
Subject: 544-546 Reading road, Winnersh (F/2001/3466)

Dear Edwina,

The applicant would like to know how the Section 106 is progressing (transfer of the legal agreement from the previous application from F/2000/1210). Could you please give me an update?

Thanking you in advance

Joss Miller

Joss Miller

From: Joss Miller
Sent: 15 June 2001 11:48
To: Edwina Field
Subject: 544-546 Reading road, Winnersh (F/2001/3466)

Dear Edwina,

The applicant would like to know how the Section 106 is progressing (transfer of the legal agreement from the previous application from F/2000/1210). Could you please give me an update?

Thanking you in advance

Joss Miller

Memorandum

To: Colin Lawley

CC:

From: Joss Miller

Date: 27/04/01

Re: F/2001/3466

Please could you start drafting up a legal agreement for the transfer of the Section 106 from F/2000/1210 to F/2001/3466. This application will be going to committee on the 23 May 2001. The applicant had previously been given the wrong advice and thought it would be dealt with under delegated powers. I would be really grateful if the transfer could take place as quickly as possible after the committee date.

Thanking you in advance

Joss Miller
Planning Assistant

Joss Miller

From: Andy Glencross
Sent: 26 March 2001 13:16
To: Joss Miller
Subject: Planning Application F/2001/3466 544 & 546 Reading Rd

Hi Joss

My comments on the above application are as follows : -

Great crested newts are known to be present in the immediate area. This planning application will require a licence from the DETR.

I have taken advice on this matter and English Nature (EN) have said that they do not like planning permission to be given with a condition attached to secure relevant licences. However the DETR prefer to see planning permision granted before they give out licences. Consequently I propose the following : -

(1) The applicant needs to submit a newt mitigation scheme with their application.

(2) This mitigation scheme needs to be formulated in consulation with EN and if possible agreed by them.

(3) Planning permission can then be given with the condition that a licence will be required to carry out all works.

This approach means that the applicant is likely to get the DETR licence they require as they already have the agreement of EN who are the statutory consultee on these matters for the DETR. It also protects the authority from any liability from giving a planning permission that cannot be implemented.

I have recently visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)

* * * COMMUNICATION RESULT REPORT (2.MAY.2001 13:52) * * *

TTI WDC PLAN&TRANSPORT

FILE	MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
327	MEMORY TX		901189892206	OK	P. 2/2

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

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FAX COVER SHEET

TO: Mr McMahon

FROM: Joss Miller

DESTINATION FAX No: 0118 9892206

DATE: 2/5/01

TIME: 1:45

SUBJECT: F/2001/3466

TOTAL NUMBER OF PAGES (Inc. this cover sheet): 2

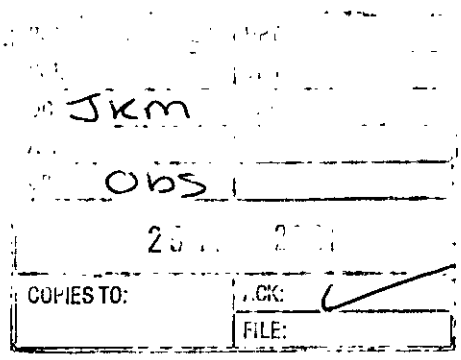
Environmental Services Department, P.O Box 157, Civic Offices, Shute End,
Wokingham, Berkshire RG40 1WR. Tel (0118) 9746428. Fax (0118) 9746484.

Mr John Mitchell (Development Control Manager)
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

Date: 28 March 2001

Your Ref: F/2001/3466

Mr & Mrs M Brown
12 Lincoln Close
Winnersh
Wokingham
Berks RG41 5SZ



Dear Mr Mitchell,

Re: <u>Proposed erection of one dwelling with detached garage on Land Rear of 544 & 546 Reading Road, Winnersh.</u>

We wish to object to this proposed development.

The plans indicate there will be a severe loss of amenity to us, and our neighbours. It will change our current hedgerow outlook with a large 2 storey, bare brick wall and chimney towering over our garden and our lounge aspect.

The location plans do not give a full appreciation of, and it is difficult to describe, the devastating impact this development will have on our current outlook. I would suggest that a visit to our home may be appropriate for you to gain a fuller understanding of our concerns.

The plans do not give an accurate impression of the nature, size and potential problems of the current tree cover. The plans imply they will obscure the side elevation of the proposed dwelling but this is not true. The trees are fast growing Laylandii in an extremely poor condition, and because of their close proximity would represent a hazard to the proposed building. Leylandii are a national problem.

If the trees were removed, our outlook from the lounge and garden would be appalling. If the trees were left, they would ***not*** provide a significant shield without becoming dangerously large for their condition. The owners have recently cut these trees down to their current size precisely because they were worried about their condition and the possibility of them being uprooted.

We have already had to accept a significant and similar outlook change to the side of our property resulting from the development of six dwellings at 540 & 542 Reading Road. The change resulting from this proposed development would be much worse, it would always be directly 'in your face' from inside or outside our house.

It is difficult to ascertain what changes have been made to these plans which would justify them being resubmitted after they have already been rejected.

Yours Faithfully

Mike & Gill Brown

Joss Miller

From: jhowells1@mmm.com
Sent: 28 March 2001 10:59
To: joss.miller@wokingham.gov.uk
Subject: New House.....ref. F/2001/3466..... For the attention Joss Miller and John Mitchell

---------- Forwarded by John Howells/UK-Europe/3M/US on 03/28/2001 10:57 AM ----------

John Howells
03/28/2001 09:12 AM

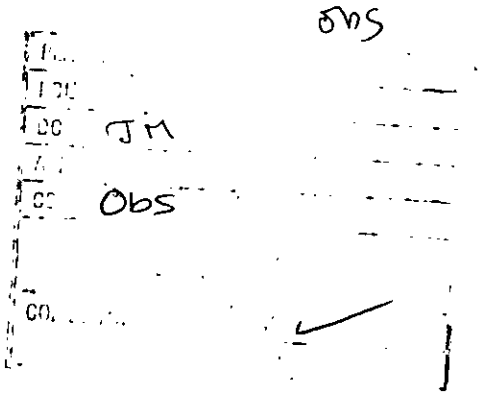
Tel: 44 1344 866295 Fax: 44 1344 866238

Technical Centre 3M uk plc
Bracknell,I

41684
DC
CB
COPIES TO:
ACK:
FILE:

To: jossmiller@wokingham.gov.uk
cc:
Subject: New House.....ref. F/2001/3466..... For the attention Joss Miller and John Mitchell

My neighbour has informed me that there have been some changes to the house that you recently supported to be built. I understand that trees are planed to be cut down and some installed. However currently my house .... 9 Lincoln Close (which backs on to the new build) doesn't appear to have any trees anymore on the new plan. Today we have a line of trees which give us some privacy . I would like to make it clear that I don't want these trees removed as it will give us a view of the new house which I did not support. I also understand that changes have been made to the ground floor plans for the new house and there are still no dimensions on the plans. Our privacy will be seriously affected be these changes... with also the possibility of more problems with the final position/size of the house. I can't understand why Local Government allows such "a free hand " for builders to change plans and do as they wish. I also want to highlight that the building work that has already been carried has affected the natural water flow for the area . Our garden collects and holds more water than it has in previous years. Local wild life has also been affected with the building. As in my previous letter the main Reading Road is becoming more and more congested while local government pushes ahead with building approvals ... which will make the road situation worse and also will further affect natural water flow .....it appears that one government department is working quite independently from others. I again ask that you do start considering local residents needs more as it appears that only local builders are being listened to. Regards .....John Howells ...9 Lincoln Close , Winnersh , Wokingham, RG41 5SZ



Mr. Joss Miller
Wokingham District Council,
Environmental Services Dept.,
Planning Services,
P.O.Box 157
Shute End,
Wokingham RG40 1WR

10, Lincoln Close
Winnersh,
Wokingham RG41 5SZ

27th March 2001

Dear Mr. Miller,

Your Ref: JOSS MILLER F/2001/3466

Thank you for your above correspondence dated 8th March 2001.
We have inspected the revised plans drawings 1375 1A and 1375 2A at Woodley Library and comment as follows:

1) The form completed by the the applicant and submitted with the revised plans asks:
How will surface water be dispossed of?
Answer by applicant: To new soakaway.

As one of our main objections to this development was the distubance of the original natural drainage and changes to the pond on the Bearwood site adjacent to No. 12 Lincoln Close and its affect on our garden/property. The affect already is an increase of standing water in our garden after heavy rain. Will this soakaway address our problem and that of my neighbour at No.11 Lincoln Close when the new property is erected as this will surely exacerbate the problem? Please supply us with more details of this soakaway and will it drain the area in question at our adjoining boundary fence.

2) The same form also asks :
Are there any trees on the site?
If yes , are any to be felled?

Answer by applicant on the form is YES.

Form note :
If yes , please show their positions, spread and species on the plans and which , if any, are to to be felled.
This is not clear in relation to our property.
As the new property garden extends across the bottom of our garden we would like to know if the existing trees will be left to screen the property from our rear outlook.If not what screening is proposed by the developer and what height will the screening trees grow to and what height will it be maintained at.
We note the fir trees at the bottom of No.11 and12 Lincoln Close garden will be maintained at 6 (six) Metres high. What redress do we have if the Builder / Developer removes or kills these trees by accident? What safeguards do the Council employ to make sure these directives are enforced and maintained.

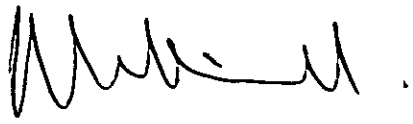
3) If ground floor room sizes have been changed in the property can you confirm that the original plan area for the property has not increased?

4) On the plans of the development there are no co-ordinates or fixing dimensions given showing the actual position of the new property.Can you please confirm exactly where the house will be located on

the plot and indicate the distance of the front of the house from the new access road way so we know accurately its position.

We trust you can protect our interest in these matters and look forward to your comments and clarifications.

Yours sincerely,



Mr. & Mrs. H.S.HELLIWELL

Joss Miller

From: Joss Miller
Sent: 28 March 2001 11:06
To: 'jhowells1@mmm.com'
Subject: RE: New House.....ref. F/2001/3466..... For the attention Joss Miller and John Mitchell

Dear Mr Howells

Thankyou for your letter which will taken into consideration during the course of the application. Once the application has been completed we will write and tell you the decision. In the meantime, if you have any further comments or queries I can be contacted either by email or by telephone (0118) 9746463 and will be happy to assist you.

Yours sincerely

Joss Miller

-----Original Message-----
From: jhowells1@mmm.com [SMTP:jhowells1@mmm.com]
Sent: 28 March 2001 10:59
To: joss.miller@wokingham.gov.uk
Subject: New House.....ref. F/2001/3466..... For the attention Joss Miller and John Mitchell

---------- Forwarded by John Howells/UK-Europe/3M/US on 03/28/2001 10:57 AM ----------

John Howells
03/28/2001 09:12 AM

Tel: 44 1344 866295 Fax: 44 1344 866238

Technical Centre 3M uk plc
Bracknell,I

To: jossmiller@wokingham.gov.uk
cc:
Subject: New House.....ref. F/2001/3466..... For the attention Joss Miller and John Mitchell

My neighbour has informed me that there have been some changes to the house that you recently supported to be built. I understand that trees are planed to be cut down and some installed . However currently my house .... 9 Lincoln Close (which backs on to the new build) doesn't appear to have any trees anymore on the new plan. Today we have a line of trees which give us some privacy . I would like to make it clear that I don't want these trees removed as it will give us a view of the new house which I did not support. I also understand that changes have been made to the ground floor plans for the new house and there are still no dimensions on the plans. Our privacy will be seriously affected be these changes... with also the possibility of more problems with the final position/size of the house. I can't understand why Local Government allows such "a free hand " for builders to change plans and do as they wish. I also want to highlight that the building work that has already been carried has affected the natural water flow for the area . Our garden collects and holds more water than it has in previous years. Local wild life has also been affected with the building. As in my previous letter the main Reading Road is becoming more and more congested while local government pushes ahead with building

approvals ... which will make the road situation worse and also will further affect natural water flow .....it appears that one government department is working quite independently from others. I again ask that you do start considering local residents needs more as it appears that only local builders are being listened to. Regards .....John Howells ...9 Lincoln Close , Winnersh , Wokingham, RG41 5SZ

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

From:	Joanne Ellis Environmental Health	My Ref:	JPE/JS/20005315
To:	Joss Miller Development Control	Your Ref:	F/2001/3466
		Date.	March 16, 2001

PROPOSED: ERECTION OF DETACHED DWELLING WITH ATTACHED GARAGE

LOCATION: LAND OF REAR OF 544 & 546 READING ROAD WINNERSH

These proposals have been evaluated and I have no environmental health objections to the application.

Joanne Ellis
Senior Environmental Health Officer

COPIES TO:

HIGHWAYS CONSULTATION SHEET

From: Joss Miller **Date:** 08 March 2001

Application Number: F/2001/3466

Proposal: Proposed erection of detached dwelling with attached garage.

Parish: WINNERSH PARISH

Site Address:
Land Rear Of 544 & 546, Reading Road, Winnersh, Wokingham.

Applicant:
Mr P Mc Mahon C/O Charta Designs.

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

✓ below as applicable;

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

Comments as per previous application no. F/2000/1210 which includes the transfer of the previous Section 106 agreement to this application.

Signed: _____ **Print name:** Adam Coggins 15/03/01

FROM: Joss Miller

DATE: 08 March 2001

12 MAR 2001

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2001/3466

Proposal: Proposed erection of detached dwelling with attached garage..

Site Address: Land Rear Of 544 & 546, Reading Road, Winnersh, Wokingham.

Applicant: Mr P Mc Mahon C/O Charta Designs.

Your observations are required in respect of this application **by 01/04/2001** .

No comments

	TLS
DC	ENF
APP	
CS	
30 MAR 2001	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ DATE: 28.03.01

Clerk To Winnersh Parish/Town Council.

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Joss Miller DATE: 28th March 2001

Location:	Land Rear of 544 & 556, Reading Road, Winnersh
Proposal:	Proposed erection of detached dwelling with attached garage
Application Number:	F/2001/3466

In response to your consultation dated 8th March 2001 for the above application, the tree and landscape comments are as follows:

The site contains a leyandii hedge along its southern boundary which provides a screen between the site and adjacent properties. Some three fruit trees and a hedge which extends from the rear boundary of No. 554 also exist on site but are of little value.

Of concern is that the proposed development would occur between 2 to 3m from the leyandii hedge and I do not believe that it would be possible to ensure the long term survival and viability of this hedge and subsequent screening. Consequently I should wish to raise an objection.

In order to overcome the objection the applicant should be required to produce for approval replacement planting which must be of sufficient size to provide an immediate screen and of a similar height to that which exists on the site. This should extend along the entire southern length of the site.

Similarly the applicant should be required to produce for approval a detailed landscaping scheme for the frontage of the property which shows protection measures for the existing eastern frontage hedge during construction and or replacement planting. All new planting proposals should include full species name, sizes at time of planting, densities, plant numbers for each bed and total numbers for the whole scheme.

Please also note that within current development taking place to the east of the application site a birch tree has been retained but not adequately protected from construction damage (refer to BS 5837 : 1991 Trees in Relation to Construction). Can you please check if this was conditioned and if so take appropriate enforcement action.



ROBERT PETROW
Consultant Landscape Architect

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Joss Miller DATE: 28th March 2001

Location:	Land Rear of 544 & 556, Reading Road, Winnersh
Proposal:	Proposed erection of detached dwelling with attached garage
Application Number:	F/2001/3466

In response to your consultation dated 8th March 2001 for the above application, the tree and landscape comments are as follows:

The site contains a leyandii hedge along its southern boundary which provides a screen between the site and adjacent properties. Some three fruit trees and a hedge which extends from the rear boundary of No. 554 also exist on site but are of little value.

Of concern is that the proposed development would occur between 2 to 3m from the leyandii hedge and I do not believe that it would be possible to ensure the long term survival and viability of this hedge and subsequent screening. Consequently I should wish to raise an objection.

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Please also note that within current development taking place to the east of the application site a birch tree has been retained but not adequately protected from construction damage (refer to BS 5837 : 1991 Trees in Relation to Construction). Can you please check if this was conditioned and if so take appropriate enforcement action.

ROBERT PETROW
Consultant Landscape Architect

Received by Wokingham District Council

Application No: F/2001/3466

Proposal:
Proposed erection of detached dwelling with attached garage.

Location:
Land Rear Of 544 & 546, Reading Road, Winnersh, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 01/04/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not 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

08 March 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	28 FEB 2001
Officer: JM	Application No. F/2001/3466

Map No. 53 60 Site 0.05

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(F.) PROPOSED ERECTION OF DETACHED DWELLING WITH ATTACHED GARAGE

Location: LAND R/O 544 - 546 READING ROAD

Parish: WINNERSH Ward: Winnersh 8.3.01 JJ

Applicant: MR P MCMAHON

Fee – Received 190-00 Required ..... Additional ..... Refund .....

(5)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 8.3.01 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 ✓ .....
Dinton Pastures (A Glencross) ✓

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

No pre-apps

NEIGHBOURS:

Site notice & see map for neighbour notification
+ 544 & 546 Reading road

1789/a

SECTION 66 CERTIFICATE

Application No.

28.FEB.2001* 3466

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

Agricultural Holdings Certificate

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

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.

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 ..... For Charter Designs

On behalf of .... Mr. P. McMahon .....

Date .... 26th February 2001 .....

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

CHARTA DESIGNS Planning and Design Consultants

21 YORK ROAD, MAIDENHEAD
BERKSHIRE SL6 1SQ
Telephone: (01628) 634665
Facsimile: (01628) 770748
V.A.T. Reg No: 491 8794 87

28.FEB.2001 3466

Our Ref:1375/MBW/IP

26 February 2001

The Planning Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

Dear Sirs

PROPOSED CHALET HOUSE WITH ATTACHED SINGLE GARAGE ON LAND AT REAR OF 544 & 546 READING ROAD, WINNERSH

Further to receiving detailed Planning Approval for a dwelling with detached garage on the above site (Application No.F/2000/1210 dated 21 February 2001) and our recent discussions with you by our Client, Mr P McMahon, we now have pleasure in enclosing plans and forms duly completed for revised Planning Approval for the above project. We also enclose a cheque in the sum of £190 being the fee payable for an application of this category.

As you will see from the drawings, the chalet house has been made slightly deeper on the ground floor and the single garage is now attached to the property. The general layout and elevational treatment is similar to the previously approved Application.

Should you have any queries or would like to discuss any aspect of these revised proposals in greater detail, please do not hesitate to contact us.

Yours faithfully
for CHARTA DESIGNS

Michael B White

M B White

Encls

Copy: Mr P McMahon

1933

ADDRESS R/O 544 & 546 Reading Rd. PARISH WINNERSH

PLOT No ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2000/1210	Springwood Land D/ments			

MINISTRY DECISION

SPECIAL ORDERS

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

28.FEB.2001 PART 1 3466

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER,
WOKINGHAM DISTRICT COUNCIL,
PLANNING DEPARTMENT,
P.O. Box No. 157,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM,
BERKSHIRE, RG11 1WR

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	Mr P. McMahon
	ADDRESS	44, Swallow Way Wokingham. Berks
	POST CODE	RG41 3TQ PHONE 01189 892206
	AGENT'S NAME	
2. If the applicant has an agent, all correspondence will be sent to the agent	ADDRESS	Charta Designs 21, York Road Maidenhead, Berks
	POST CODE	SL6 1SQ PHONE 01628-634665
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	Land at Rear of 544-546 Reading Road, Winnersh.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Proposed 3 Bed Detached Chalet House with attached Single Garage
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.055 Hectares (excl access road)
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Owner
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	Drawing Nos 1375/1 and 2A

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	☐		REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☑		ALTERATION or EXTENSION	☐

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

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

N/A.

SITING	☐	EXTERNAL APPEARANCE	☐
DESIGN	☐	MEANS OF ACCESS	☐
LANDSCAPING	☐		

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

Residential Land at rear of 1769b No's 544 & 546 Reading Road Winnersh

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? ~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/~~NO~~ — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

Facing brickwork and tiled pitched roof, all to approval of Local Authority

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

Existing and new boundary fences and hedges

16. HOW WILL SURFACE WATER BE DISPOSED OF?

To new Soakaways

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

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

Vehicular and Pedestrian access to be via new shared access road

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

Yes

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	1 / 6	/	/
BUNGALOW	/	/	/
FLAT/MAISONETTE	/	/	/
OTHER	/	/	/

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

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

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

£190-00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED M B White ON BEHALF OF Mr P. McMahon DATE 26th February 2001

For Charta Designs

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