APPLICATION NO:
F/2002/6007

Parish: RUSCOMBE

Application Cat: 1

LOCATION:
116 and Land Rear of 110, 112,& 114 London Road, Ruscombe.

APPLICANT:
Michael Shanly Homes

PROPOSAL:
Proposed erection of 13 dwellings and demolition of 116 London Road.

EARLIEST DATE FOR DECISION: 14/04/2002

APPLICATION WILL HAVE EXPIRED ON: 14/05/2002

CASE OFFICER: JENI JACKSON

18

FILE 1

CORRESPONDENCE

RAILEX
Marbleboard

DO 25

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Michael Shanly Homes
Sorbon
Aylesbury End
Beaconsfield
Bucks
HP9 1LW

Application Number: F/2002/6007

Parish: **RUSCOMBE**

Location: **116 and land rear of 110, 112, & 114, London Road, Ruscombe, Reading.**

Proposal: **Proposed erection of 13 dwellings and demolition of 116 London Road.**

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

Conditions

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

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

3. The development shall not commence until details of all boundary treatments, including details of the reinforcement of the boundary landscaping have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

4. Immediately following the implementation of this permission, 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 buildings, extensions or alterations permitted by Classes A, B and C of

Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

5. 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 fences, gates, walls or other means of enclosure shall be erected within the curtilage of any dwellinghouse the subject of this permission, forward of any wall of that dwellinghouse which fronts onto any highway. This condition shall not be construed as prohibiting the erection of any means of enclosure shown on the approved drawings, or its replacement in the same location to the same or lower height as originally approved.

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

7. Works related to the demolition and 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 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

8. 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.

9. 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.

10. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. 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 overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

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

12. 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.

13. No other development of the site shall take place until the access has been constructed in accordance with the approved submitted details and any street lighting columns and electricity supply poles at or affecting the proposed point of access to London Road have been relocated (at the applicant's own expense) in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

14. 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 full details of the measures for their protection in the course of development (these should be in line with the requirements of BS5837 and details of all new proposed planting; 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.

15. 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.

16. 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.

17. Details of surface water balancing works, together with a schedule of the stage of the development at which the works shall be brought into use shall be submitted to and approved in writing by the Local Planning Authority before development commences.

18. No works on site shall be carried out prior to a bat survey of the mature willow tree (mentioned in the Bioscan letter of the 1 May 2002) being carried out by a qualified Bat Worker. If any bats are present a DEFRA licence will be required and a copy of which shall be submitted to the Local Planning Authority prior to the felling of the tree.

19. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

20. Full details of land drainage works, together with a schedule of the stage of the development at which the works shall be brought into use are to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development on the site. The works shall be implemented in accordance with those details.

21. Prior to the start of development, full details of the location and specifications of 6 schweguler 2FN special bat boxes; 6 Schweglar 2F bat boxes and Marshall bat bricks and cavities in at least 6 of the new dwellings, together with a schedule of their erection on the site, shall be submitted to and approved in writing by the Local Planning Authority prior to the start of development on the site. These boxes shall then be erected on site in line with the approved details and shall there after be retained, unless approved in writing by the Local Planning Authority.

22. No development shall take place until arrangements have been made for an archaeological "Watching Brief" to monitor development groundworks and to record any archaeological evidence revealed. These arrangements are to be submitted to, and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the "Watching Brief" proposals agreed pursuant to this condition and shall be carried out by a suitably qualified investigating body approved in writing by the Local Planning Authority.

23. Prior to the start of development of the site, full details of the construction specifications for the access road shall be submitted to and approved in writing by the Local Planning Authority. The access road shall be constructed using the approved details and shall there after be retained as such.

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

25. The road shall be built to adoptable standards.

26. No other development shall be commenced until visibility splays of 4.5 metres by 120 metres have been provided at the proposed vehicle access. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.

27. 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.

28. The existing vehicular access(es) to the site shall be stopped up and abandoned, and footway and/or verge crossings shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

29. No building shall be occupied until space for parking bicycles has been provided in accordance with the approved drawing details.

end.

PRIOR APPROVAL CONDITIONS – F/2002/6007 – 110-116 LONDON ROAD, RUSCOMBE

2 - Materials

3 – Boundary Treatments

8 – Slab levels
Details approved by letter dated 24.12.03

11 – Site operatives parking etc.

12 – Mud on road precautions

13 – Relocation of any street lighting or electricity supply poles
Details approved by letter dated 9.1.04

14 – Landscaping

16 – Tree protection

17 – Surface water balancing works
Details submitted and sent to Environment Agency on 8.01.04. Reply awaited.

18 – Bat survey of the mature willow tree

19 – Details of external lighting (if any)

20 – Land drainage works

21 – Bat boxes
Details approved by letter of 12.1.04

22 – Archaeological watching brief

23 – Details of construction specification for the access road
Details approved by letter dated 9.1.04

Background to my involvement
This application was originally dealt with by Niki. The applicants did send in details for conditions some months ago but had no replies. Just before Christmas, the applicant asked me to deal with the conditions on this site as I am dealing with the current, minor application, on the adjacent site. I asked him to re-send the details directly to me. His covering letter explained that conditions 2 and 14 were already approved (I can find no letters for this though on the file) and that he considered that as construction was nearly completed and a significant number of the dwellings were now occupied there would be little point in submitting details pursuant to conditions 11, 12 and 22 (even though this was submitted on 12.6.03). He asked me to deal with

conditions 8, 13, 17, 20, 21 and 23 and have achieved the progress on these detailed above. I do not mind with dealing with approval of/processing conditions but I do not consider that it is my job to chase up outstanding conditions or take responsibility for ensuring their implementation, nor for the lack of progress prior to my involvement in late December 2003.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 24 December, 2003
My ref. AO/F/2002/6007
Your ref. ND/KH

Michael Shanly Homes
Sobon
Aylesbury End
Beaconsfield
HP9 1LW

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

Dear Mr Davis

PLANNING APPLICATION F/2002/6007
ERECTION OF 13 DWELLINGS ON LAND AT 110-116 LONDON ROAD, RUSCOMBE

Thank you for your letter of 23 December and enclosed plans.

Condition 8 – slab levels
I confirm that the slab levels shown on the attached drawing are acceptable.

Regarding the other conditions, I am consulting the Environment Agency, our Ecologist and our Engineers and will write again when I have received their advice.

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

Yours sincerely

MRS A ODELL
Planning Officer

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 12 January, 2004
My ref. AO/F/2002/6007
Your ref. ND/KH

Michael Shanly Homes
Sobon
Aylesbury End
Beaconsfield
HP9 1LW

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

Dear Mr Davis

PLANNING APPLICATION F/2002/6007
ERECTION OF 13 DWELLINGS ON LAND AT 110-116 LONDON ROAD, RUSCOMBE - CONDITION 21 – BAT BOXES

Thank you for your letter of 23 December and letter from Bioscan and drawing. I confirm that the proposals are acceptable for compliance with the above condition.

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

Yours sincerely

AO .

MRS A ODELL
Planning Officer

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 9 January, 2004
My ref. AO/F/2002/6007
Your ref. ND/KH

Michael Shanly Homes
Sobon
Aylesbury End
Beaconsfield
HP9 1LW

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

Dear Mr Davis

PLANNING APPLICATION F/2002/6007
ERECTION OF 13 DWELLINGS ON LAND AT 110-116 LONDON ROAD, RUSCOMBE - CONDITIONS 13 AND 23

Thank you for your letter of 23 December and enclosed plan No. C101 Rev.L. I confirm that the details shown on this drawing are acceptable for compliance with the above conditions.

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

Yours sincerely

Ao

MRS A ODELL
Planning Officer

Memo to: Andy Glencross, Countryside Service, Dinton Pastures

From: Angela Odell, Planning 24.12.03 ~~24.12.03~~

PLANNING PERMISSION F/2002/6007
PROPOSED ERECTION OF 13 HOUSES AND DEMOLITION OF EXISITNG DWELLING AT 110-116 LONDON ROAD, RUSCOMBE

Please see attached information regarding condition no. 21 of the above permission (copy of decision notice attached) and advise me whether the proposals meet the requirements of condition 21. Please note that most of the houses are now completed and occupied. Please reply within 14 days of the date of this memo i.e. **by 8 January 2004.**

BIOSCAN
ENVIRONMENTAL CONSULTANCY

Peterley House, Peterley Road, Cowley, Oxford OX4 2TZ
Tel: (01865) 777343 Fax: (01865) 777189 Email: bioscan@bioscan.demon.co.uk

Planning Department
Wokingham Unitary Authority
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Our Ref: DWZ4/E1153/WDC-L1

1st July 2003

FAO: Case Officer

Planning permission ref: F/2002/6007
110-116 London Road, Ruscombe

In accordance with our recommendations following survey work in respect of bats at the above site, Michael Shanly Homes have been investigating opportunities to provide roosting sites for bats in the new build.

The attached drawing shows a design for an artificial bat roost to be provided on a total of six dwellings at the above site. While bat bricks were originally proposed, the use of blown fibre in the cavity walls compromised their efficacy and this alternative design has been produced in consultation with ourselves.

I can confirm in our professional view this provision should provide an enhanced level of roosting opportunities for local bat populations. In fact this is an elegant, inexpensive and unobtrusive solution for which I consider Michael Shanly homes are to be commended.

Yours sincerely

Dominic Woodfield MIEEM
Director

cc Kevin Feeney – Michael Shanly Homes

Copy Mark Bailey

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
24 DEC 2003	
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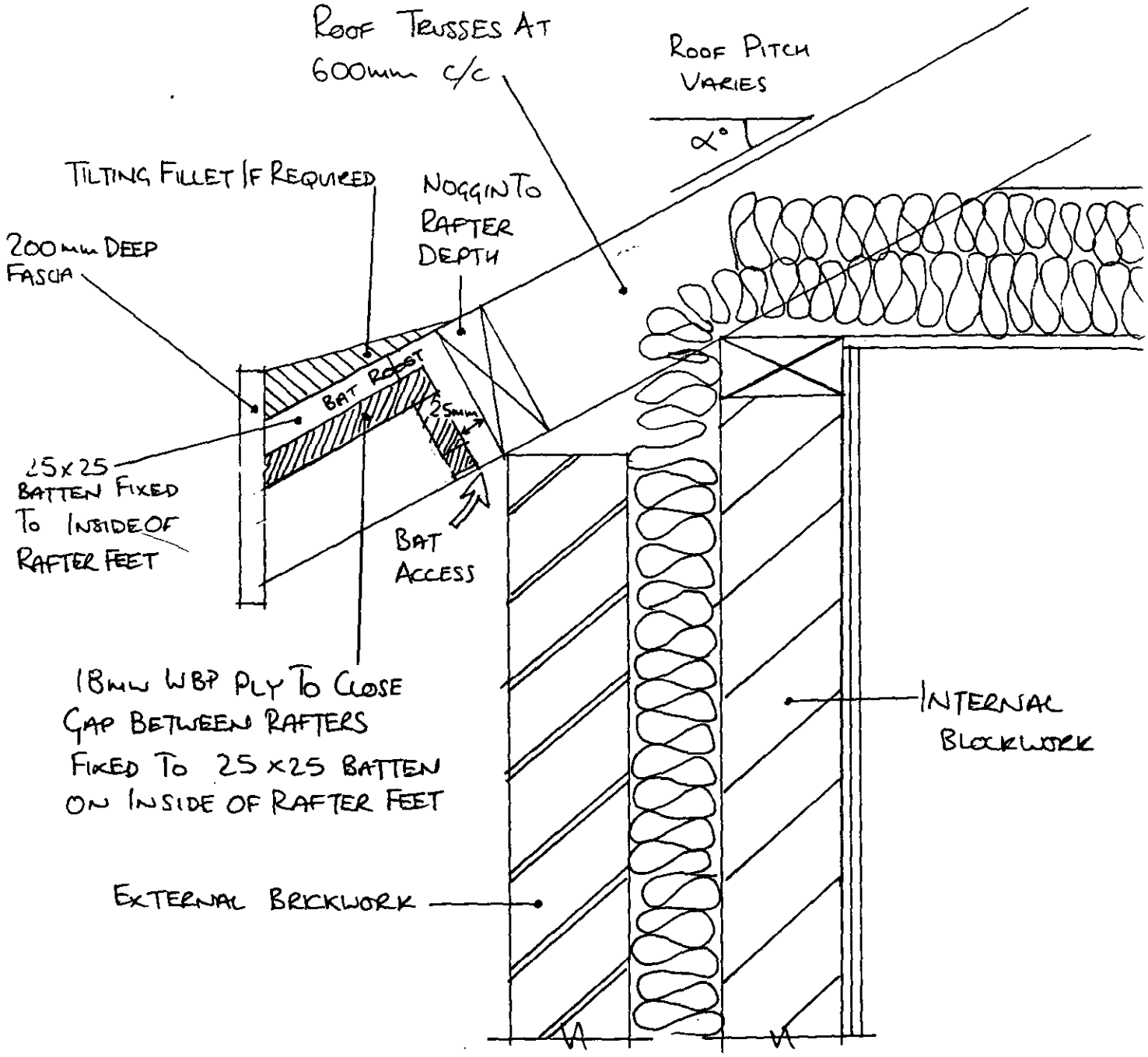
	FILE



NOTES 1. BAT ROOSTS TO BE FITTED ON PLOTS 1, 4, 7, 9, 11 and 13 IN LOCATIONS SHOWN ON DRAWING Nº BLC 030123/B, SOFT LANDSCAPING. (2 PER PROPERTY)

DETAIL OF BAT BOXES TO BE CONSTRUCTED AT 110-116 LONDON ROAD RUSCOMBE.

SCALE 1:5, JUNE 2003. 804/KRF/SK1. REV A.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 8 January, 2004
My ref. AO/F/2002/6007
Your ref. SP/2002/005492-1/1

Environment Agency
Swift House
Frimley Business Park
Camberley, Surrey
GU16 7SQ

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

Dear Mr Chamberlain

PLANNING APPLICATION F/2002/6007
ERECTION OF 13 DWELLINGS ON LAND AT 110-116 LONDON ROAD, RUSCOMBE – CONDITIONS 17 & 20 – SURFACE WATER & LAND DRAINAGE

Please see attached drawing No. C101 Rev. L and advise whether the details comply with the requirements of the above conditions. I also attach a copy of the decision notice and your letter of 18.4.02. Please note that the development is almost completed and occupied.

Yours sincerely

Ao

MRS A ODELL
Planning Officer

Memo to: Adam Coggins **5.1.04**

From: Angela Odell, Planning

PLANNING APPLICATION F/2002/6007
ERECTION OF 13 DWELLINGS ON LAND AT 110-116 LONDON ROAD, RUSCOMBE – CONDITIONS 13 & 23

Please see attached drawing Nos. C101 Rev. L ~~and 301 Rev. C~~ and advise whether the details comply with the requirements of the above conditions. I also attach a copy of the decision notice. Please note that the development is almost completed and occupied.

Our Ref: ND/KH

23rd December 2003

PLANNING SERVICES | APT 75655
POL | TLS
DC | ENF
APT |
CS |
24 DEC 2003
COPIES TO: | FILE:

Michael Shanly Homes

'Sorbon' Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel: Beaconsfield (01494) 671331
DX 34507 Beaconsfield
Fax: (01494) 676417
www.michaelshanly.co.uk

Mrs Angela Odell
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Mrs Odell

Re: 110-116 London Road, Ruscombe F/2002/6007

I refer to the above mentioned site and to our telephone conversation of 19th December 2003.

As explained, there are a number of outstanding planning conditions for which details were submitted in May of this year. We have never received a response from the Council and accordingly have, after chasing the Council on at least one separate occasion (our letter of 10th July 2003) have continued to construct the dwellings. As I am sure you will appreciate, this company has done everything it can to achieve approval of these conditions.

A significant number of the dwellings are now occupied and it is now imperative that we receive the written approval of these conditions. Conditions Nos. 2 (Materials), and 14 are already approved. Since construction is now virtually complete there would be little point in submitting details pursuant to condition 11 and 12 (site operatives and construction) and archaeology, even though this was submitted on 12th June 2003. For your information the outstanding conditions are as follows:-

Condition 8 : Slab levels.
Condition 13: Access
Condition 17: Surface Water
Condition 20: Drainage
Condition 21: Bat Boxes
Condition 23: Access details

I attach copies of our previous correspondence for your information and include further copies of the drawings and reports where appropriate.

As I previously mentioned, the houses are rapidly becoming occupied and it is imperative that the details are cleared as soon as possible. Therefore during our phone conversation you indicated that you will be looking at the details in early January. In order to draw a line under this I believe that it would be in order for this company to assume the conditions to be agreed if there is no formal confirmation by 30th January.

Yours sincerely

Neil Davis
Planning Manager
MICHAEL SHANLY HOMES

Our Ref: ND/KH

23rd December 2003

PLANNING SERVICES RPT 75655
POL
DC
APP
CS
24 DEC 2003
COPIES TO:
FILE

Michael Shanly Homes

'Sorbon' Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel: Beaconsfield (01494) 671331
DX 34507 Beaconsfield
Fax: (01494) 676417
www.michaelshanly.co.uk

Mrs Angela Odell
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Mrs Odell

Re: 110-116 London Road, Ruscombe F/2002/6007

I refer to the above mentioned site and to our telephone conversation of 19th December 2003.

As explained, there are a number of outstanding planning conditions for which details were submitted in May of this year. We have never received a response from the Council and accordingly have, after chasing the Council on at least one separate occasion (our letter of 10th July 2003) have continued to construct the dwellings. As I am sure you will appreciate, this company has done everything it can to achieve approval of these conditions.

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Condition 17: Surface Water
Condition 20: Drainage
Condition 21: Bat Boxes
Condition 23: Access details

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As I previously mentioned, the houses are rapidly becoming occupied and it is imperative that the details are cleared as soon as possible. Therefore during our phone conversation you indicated that you will be looking at the details in early January. In order to draw a line under this I believe that it would be in order for this company to assume the conditions to be agreed if there is no formal confirmation by 30th January.

Yours sincerely

Neil Davis
Planning Manager
MICHAEL SHANLY HOMES

Our Ref: IJ/KH

Your Ref: 2002/6007

12th June 2003

For the attention of Jeni Jackson
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

Dear Mrs Jackson

Re: 110-116 London Road, Ruscombe.

Regarding the above site. In accordance with condition 22 of the consent I now attach a copy of an archaeological report undertaken by HAT. A copy of this has been submitted directly to the County Archaeologist for approval.

I trust this is acceptable to you.

Yours sincerely

Ian Jewson
Planning Manager
Michael Shanly Homes

Our Ref: IJ/KH

Your Ref: 2002/6007

23rd May 2003

Mrs J Jackson
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

Dear Mrs Jackson

Re: 110-116 London Road, Ruscombe.

Regarding the above. I now seek to discharge conditions relating to planning consent 2002/6007 as detailed below:

Condition 8 : Slab Levels

For your consideration I attach 2 copies of a house setting out drawing which illustrates proposed slab levels.

Condition 13 : Access

Please find enclosed 2 copies of drawing C101 Revision L which illustrates details of the proposed access.

Condition 17 : Surface Water

Please see the attached drawing C101 Rev L for details.

Condition 20 : Drainage

Please see drawing C101 Rev L for details.

Condition 23 : Access details

I attach 2 copies of drawing C301 Rev C which illustrates construction details of the access.

I trust these are acceptable to you.

Yours sincerely

Ian Jewson
Planning Manager
Michael Shanly Homes

Our Ref: DG/KH

16th July 2003

Mrs J Jackson
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

Dear Mrs Jackson

RE: 110-116 London Road, Ruscombe, F/2002/6007

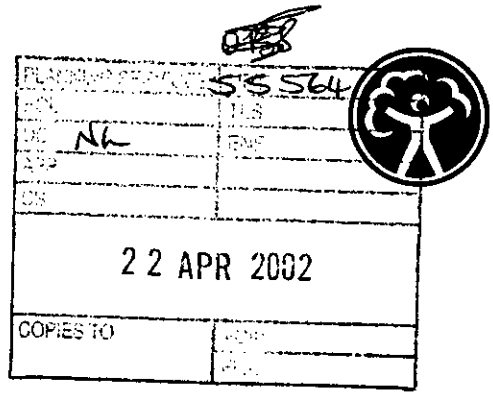
You will recall that details pursuant to the conditions attached to the above consent were submitted back in May. In view of the importance your Council places on compliance with conditions I trust you will also treat our submissions with equal importance and determine them as soon as possible.

I thank you in anticipation of your assistance.

Yours sincerely

Duncan Gibson
Planning Manager
MICHAEL SHANLY HOMES

c.c Kevin Feeney – MSH Western



ENVIRONMENT AGENCY

Our Ref : SP/2002/005492-1/1
Your Ref : F/2002/6007

Date : 18 April 2002

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

Dear Sir/Madam

PROPOSAL: **ERECTION OF 13 DWELLINGS AND DEMOLITION OF BUILDING**

LOCATION: **NO. 116 & LAND AT THE REAR OF 110, 112 & 114 LONDON RD, RUSCOMBE,READING**

Thank you for your letter dated 21 March 2002, received on 22 March 2002. Please quote the following reference in any correspondence: SU77NE/10/26. The Environment Agency has the following comments:

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

PLANNING CONDITIONS:

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

REASON: To prevent pollution of groundwater.

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

REASON: To prevent the increased risk of flooding and to improve water quality.

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991, the prior written consent of the

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

Angela Odell

From: Andy Glencross
Sent: 09 January 2004 13:44
To: Angela Odell
Subject: PA F/2002/6007 110-116 London Rd Ruscombe

Hi Angela

I am satisfied that the proposed bat roost design is suitable to replace the bat brick outlined within condition 21 of the above permission.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Dinton Pastures Country Park
Davis Street
Hurst
Reading
RG10 0TH

Tel. 0118 9342016

Memo to: Adam Coggins **5.1.04**

From: Angela Odell, Planning

PLANNING APPLICATION F/2002/6007
ERECTION OF 13 DWELLINGS ON LAND AT 110-116 LONDON ROAD, RUSCOMBE – CONDITIONS 13 & 23

Please see attached drawing Nos. C101 Rev. L ~~and 301 Rev. G~~ and advise whether the details comply with the requirements of the above conditions. I also attach a copy of the decision notice. Please note that the development is almost completed and occupied.

Details satisfy the highway authority.

AC 9/1/04

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Michael Shanly Homes
Sorbon
Aylesbury End
Beaconsfield
Bucks
HP9 1LW

Application Number: F/2002/6007

Parish:	**RUSCOMBE**
Location:	**116 and land rear of 110, 112, & 114, London Road, Ruscombe, Reading.**
Proposal:	**Proposed erection of 13 dwellings and demolition of 116 London Road.**

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

Conditions

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

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

3. The development shall not commence until details of all boundary treatments, including details of the reinforcement of the boundary landscaping have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

4. Immediately following the implementation of this permission, 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 buildings, extensions or alterations permitted by Classes A, B and C of

13. No other development of the site shall take place until the access has been constructed in accordance with the approved submitted details and any street lighting columns and electricity supply poles at or affecting the proposed point of access to London Road have been relocated (at the applicant's own expense) in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

14. 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 full details of the measures for their protection in the course of development (these should be in line with the requirements of BS5837 and details of all new proposed planting; 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.

15. 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.

16. 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.

17. Details of surface water balancing works, together with a schedule of the stage of the development at which the works shall be brought into use shall be submitted to and approved in writing by the Local Planning Authority before development commences.

18. No works on site shall be carried out prior to a bat survey of the mature willow tree (mentioned in the Bioscan letter of the 1 May 2002) being carried out by a qualified Bat Worker. If any bats are present a DEFRA licence will be required and a copy of which shall be submitted to the Local Planning Authority prior to the felling of the tree.

19. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

20. Full details of land drainage works, together with a schedule of the stage of the development at which the works shall be brought into use are to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development on the site. The works shall be implemented in accordance with those details.

21. Prior to the start of development, full details of the location and specifications of 6 schweguler 2FN special bat boxes; 6 Schweglar 2F bat boxes and Marshall bat bricks and cavities in at least 6 of the new dwellings, together with a schedule of their erection on the site, shall be submitted to and approved in writing by the Local Planning Authority prior to the start of development on the site. These boxes shall then be erected on site in line with the approved details and shall there after be retained, unless approved in writing by the Local Planning Authority.

22. No development shall take place until arrangements have been made for an archaeological "Watching Brief" to monitor development groundworks and to record any archaeological evidence revealed. These arrangements are to be submitted to, and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the "Watching Brief" proposals agreed pursuant to this condition and shall be carried out by a suitably qualified investigating body approved in writing by the Local Planning Authority.

23. Prior to the start of development of the site, full details of the construction specifications for the access road shall be submitted to and approved in writing by the Local Planning Authority. The access road shall be constructed using the approved details and shall there after be retained as such.

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

25. The road shall be built to adoptable standards.

26. No other development shall be commenced until visibility splays of 4.5 metres by 120 metres have been provided at the proposed vehicle access. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.

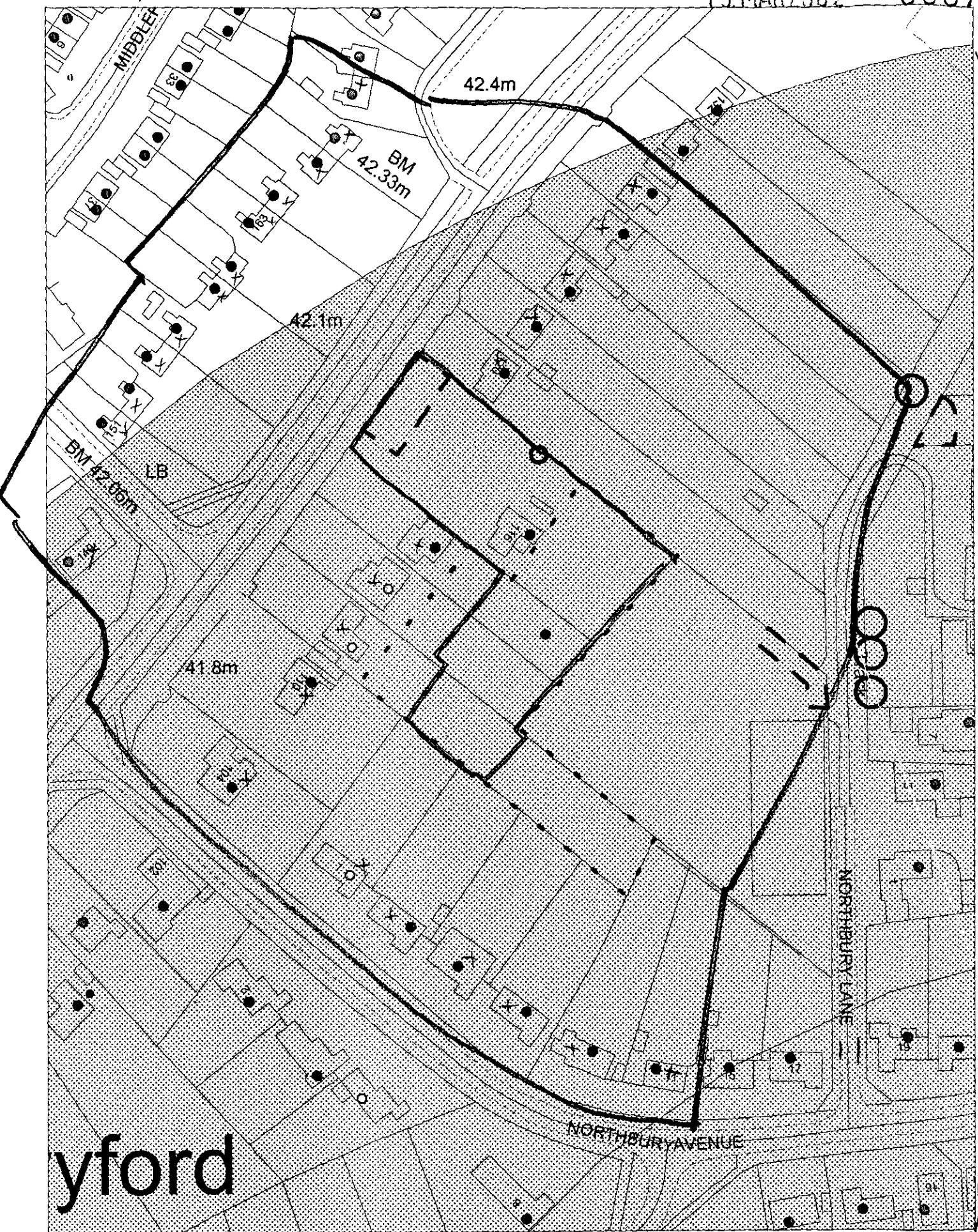
27. The dwelling/building shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The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

28. The existing vehicular access(es) to the site shall be stopped up and abandoned, and footway and/or verge crossings shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

29. No building shall be occupied until space for parking bicycles has been provided in accordance with the approved drawing details.

end

19 MAR 2002* 6007



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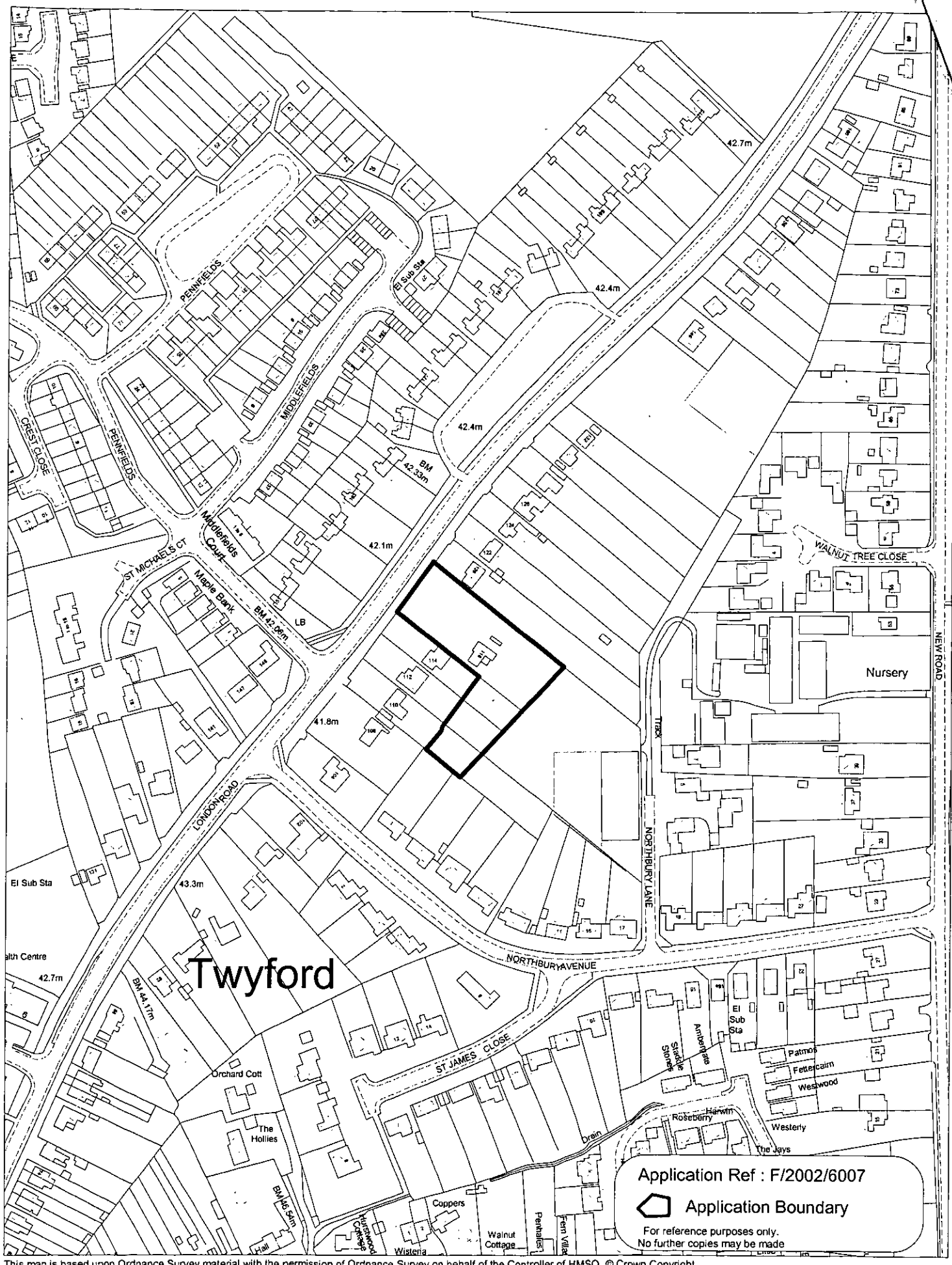
Development Control Section, Environmental Services, Wokingham District Council.
4 March 2002

Scale: 1 : 1250



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24 July 2002

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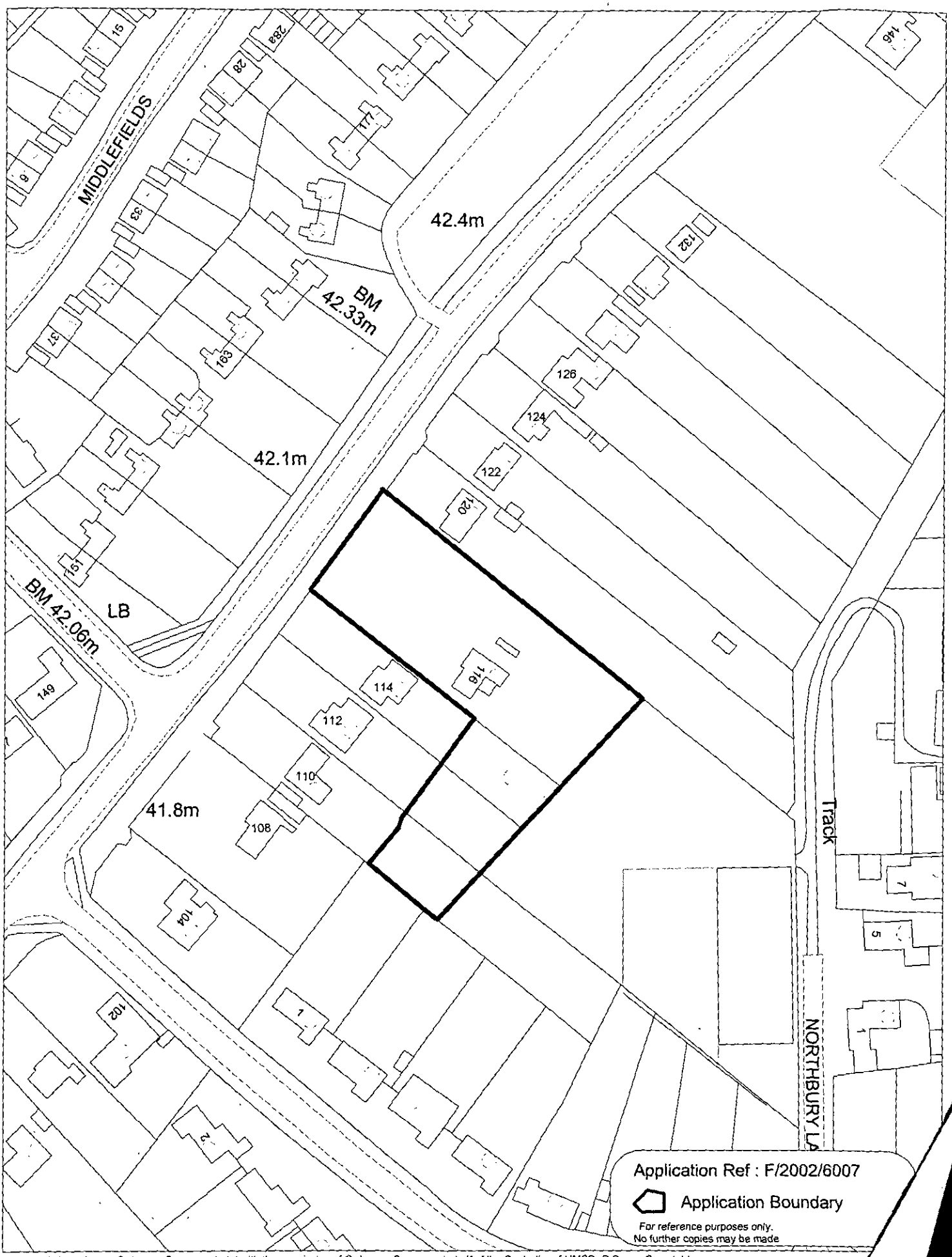

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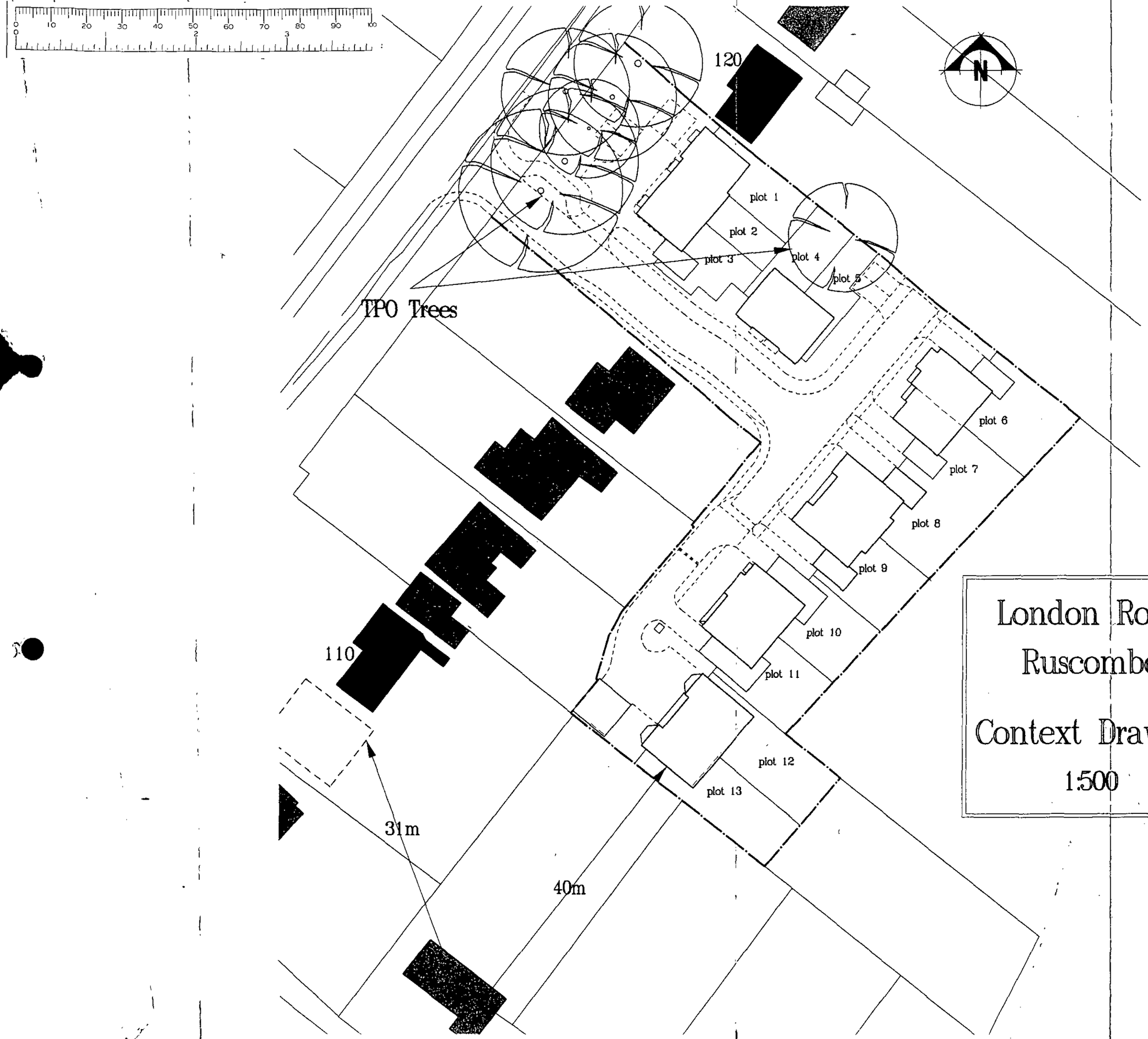


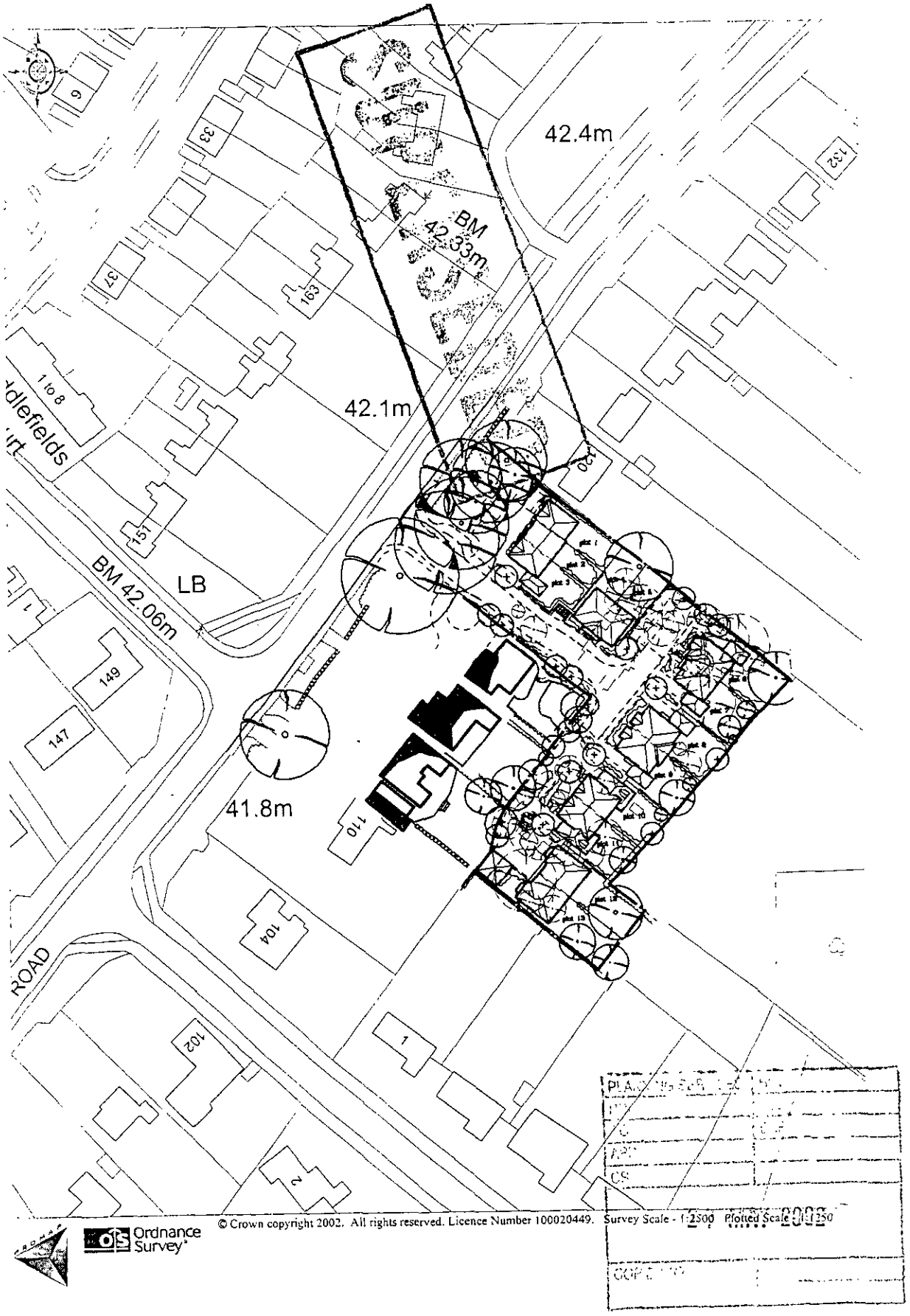
London Road Ruscombe

Context Drawing

1:500

Michael Shanly Homes

REVISED PLAN
6007



REVISED PLAN

6087-1

42.4m

BM 42.33m

42.1m

BM 42.06m

41.8m

33

37

163

151

149

LB

120

110

21

plot 1

plot 2

plot 3

plot 4

plot 5

plot 7

plot 8

plot 9

plot 10

plot 11

plot 12

plot 13

PLANNING SERVICES

POL

DC

APP

27 MAY 2002

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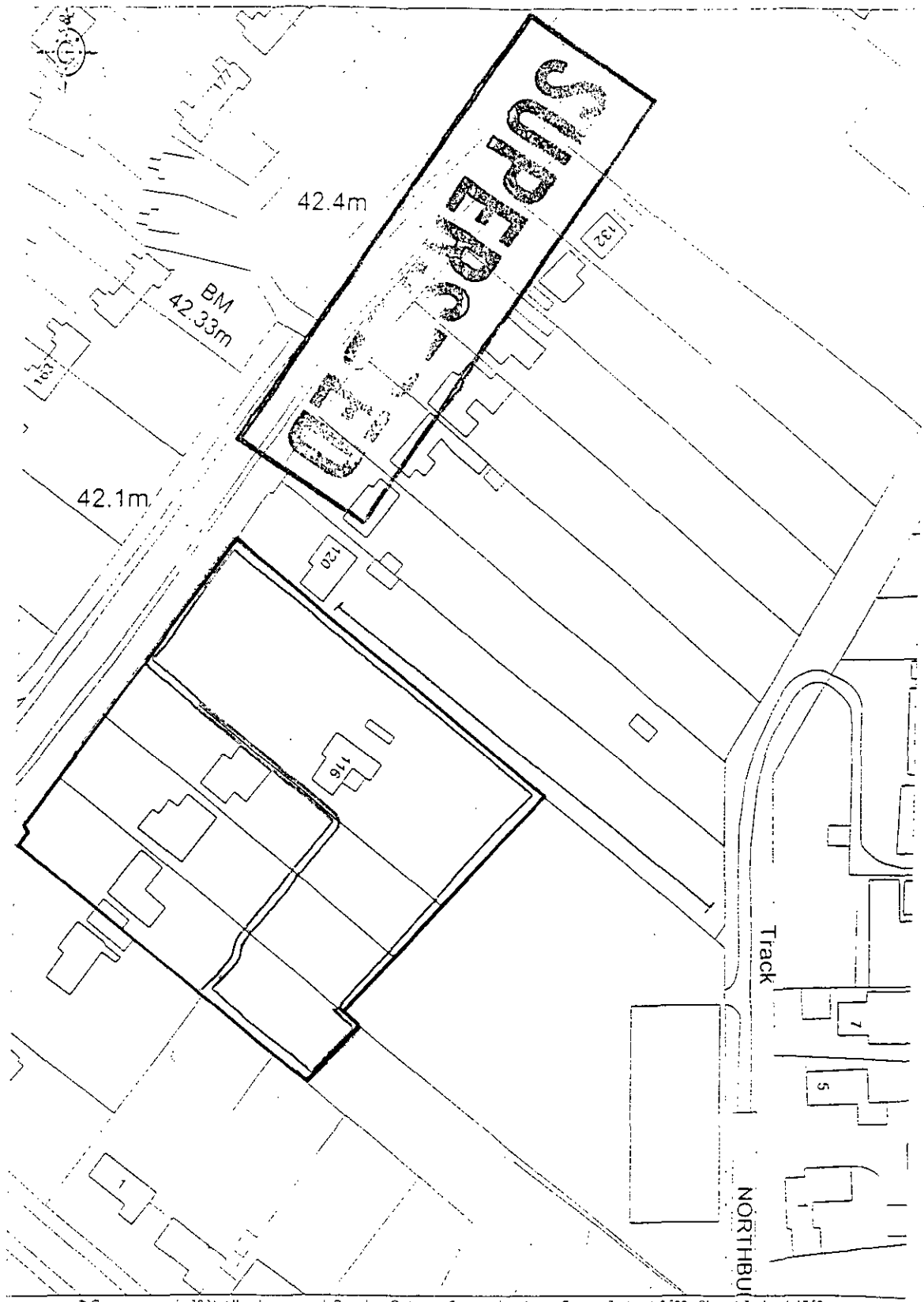
19 MAR 2002 6007



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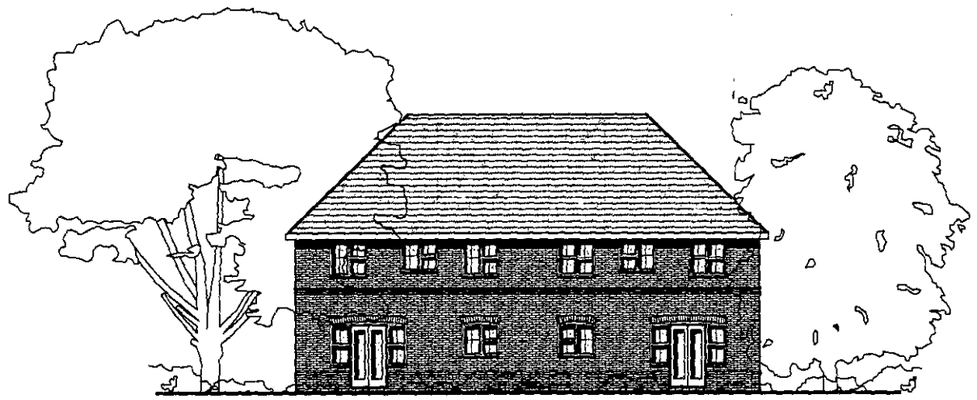
FRONT ELEVATION

SIDE ELEVATION



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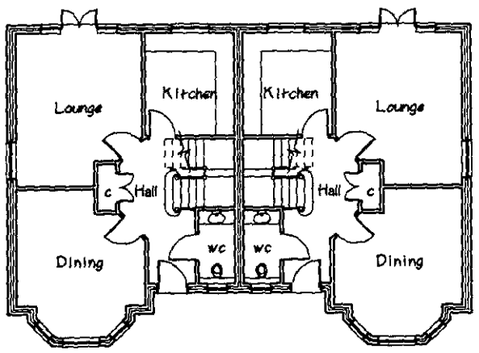

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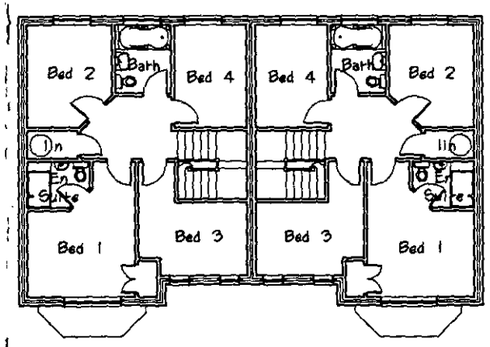

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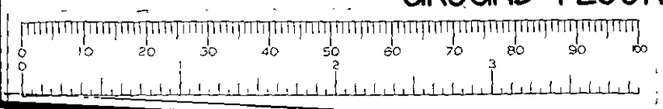

NOTES

19.MAR2002* 6007

rev.	description	date

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date: February 2002
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cad dir.: 804-ruscombe
file name: pln-107

project:
Residential Development
at
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Ruscombe

Michael Shanly Homes

'Sorbon' Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
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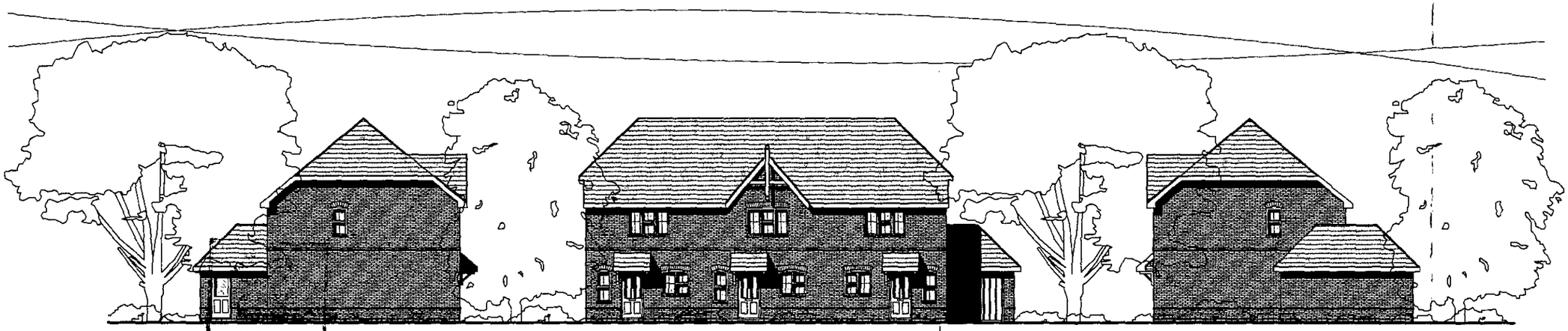
drawing title:
Floor plans/Elevations
plots 12 and 13

scale: 1/200
drawing no.:
804-pln-107
revisions



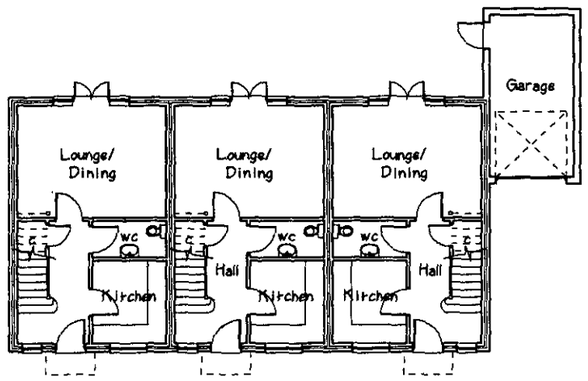
SIDE ELEVATION

FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION



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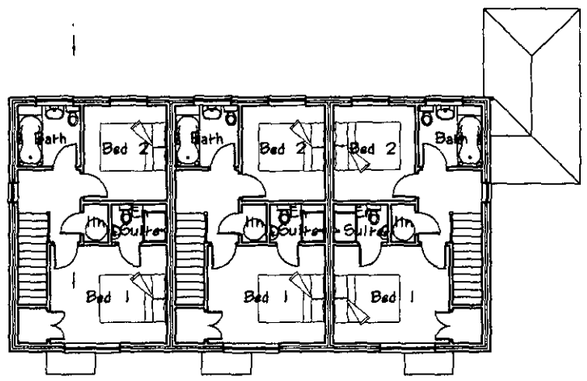

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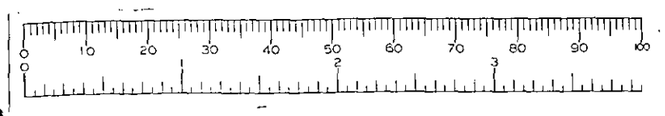

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cad dir.:	804-ruscombe
file name:	pln-102

project:
Residential Development
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Ruscombe

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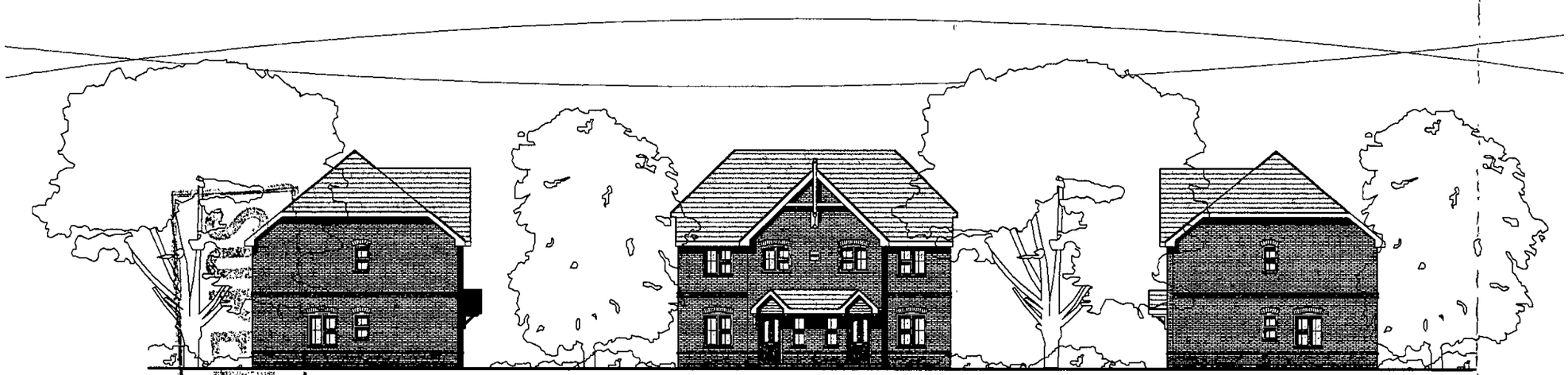
drawing title:
Floor plans/Elevations
plots 1-3

scale:	1/200
drawing no.:	804-pln-102
revisions	



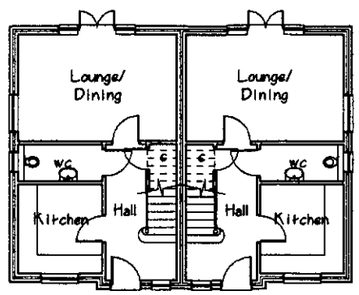
SIDE ELEVATION

FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION



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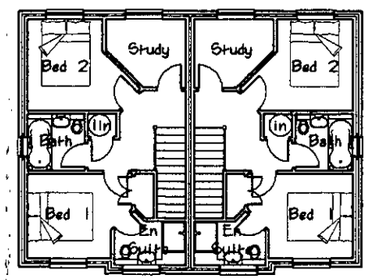

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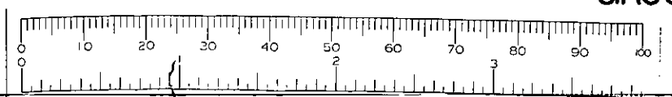

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date: February 2002
drawn by: kp
cad dir.: 804-ruscombe
file name: pln-103

project:
Residential Development
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drawing title:
Floor plans/Elevations
plots 4 and 5

scale: 1/200
drawing no.:
804-pln-103
revisions



SIDE ELEVATION

FRONT ELEVATION

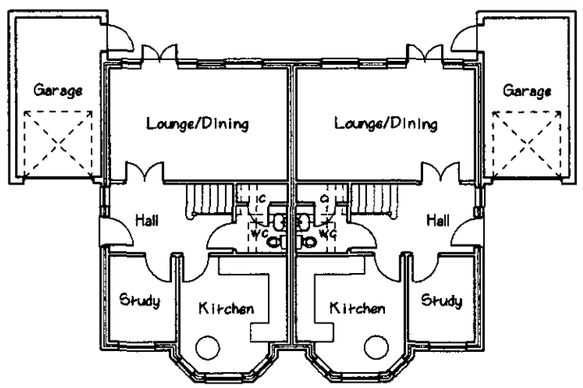
SIDE ELEVATION



SIDE ELEVATION OF GARAGE

REAR ELEVATION

SIDE ELEVATION OF GARAGE



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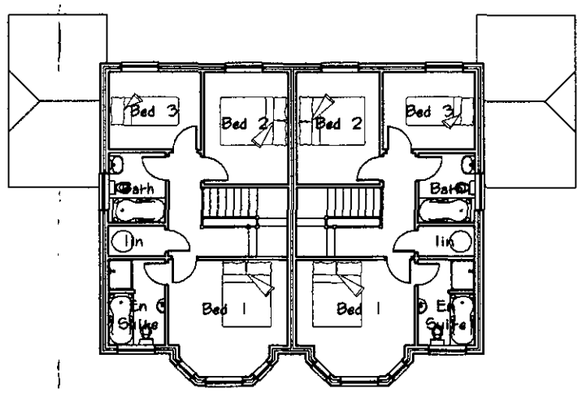

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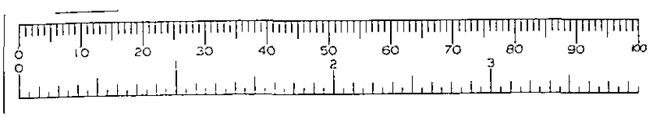

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cad dir.:	804-ruscombe
file name:	pln-104

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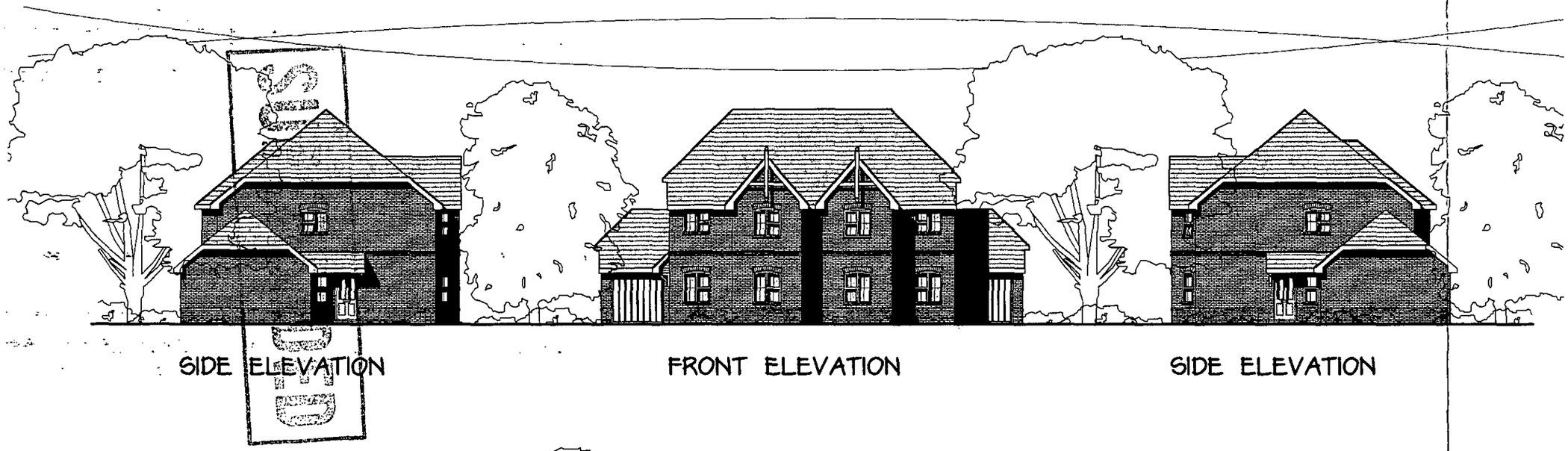
DX 34507 Beaconsfield

drawing title:

Floor plans/Elevations
plots 6 and 7

scale:	1/200
drawing no.:	804-pln-104
revisions	



SIDE ELEVATION

FRONT ELEVATION

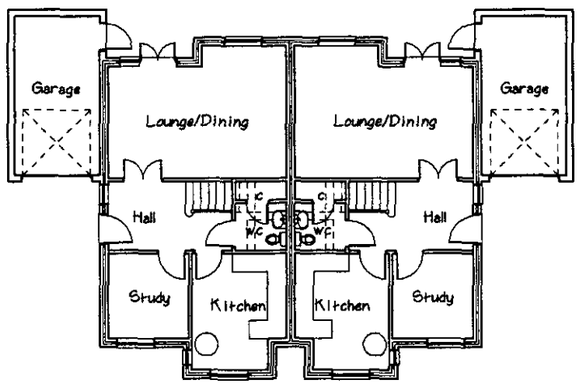
SIDE ELEVATION



SIDE ELEVATION OF GARAGE

REAR ELEVATION

SIDE ELEVATION OF GARAGE



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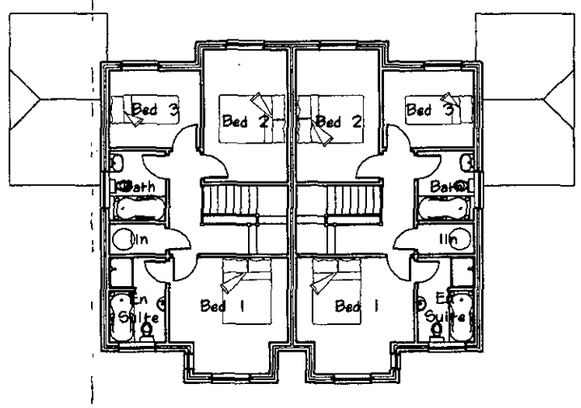

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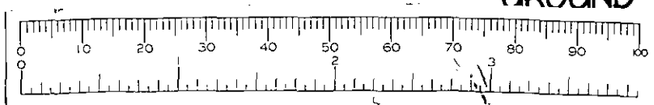

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cad dir.: 804-ruscombe
file name: pln-105

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Ruscombe

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'Sorbon' Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel: (Beaconsfield) 01494 671331
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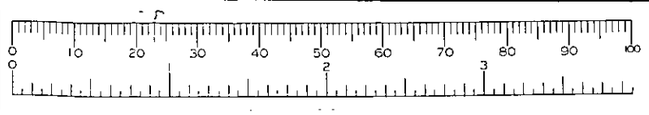
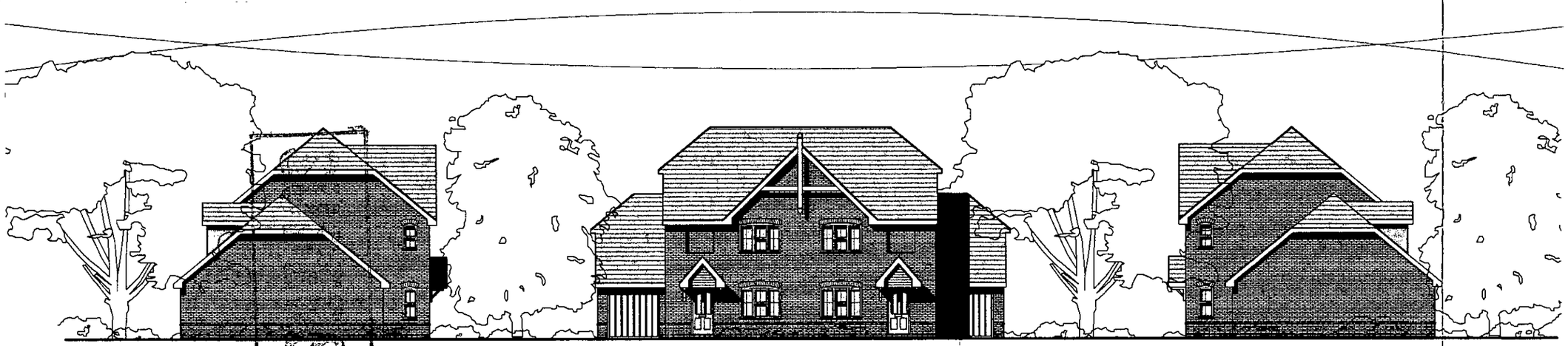
DX 34507 Beaconsfield

drawing title:
Floor plans/Elevations
plots 8 and 9

scale: 1/200
drawing no.:
804-pln-105
revisions





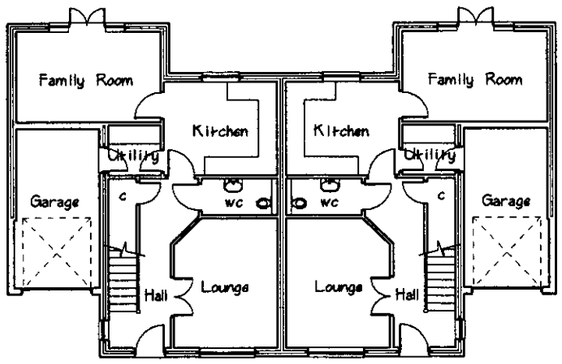
SIDE ELEVATION

FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION



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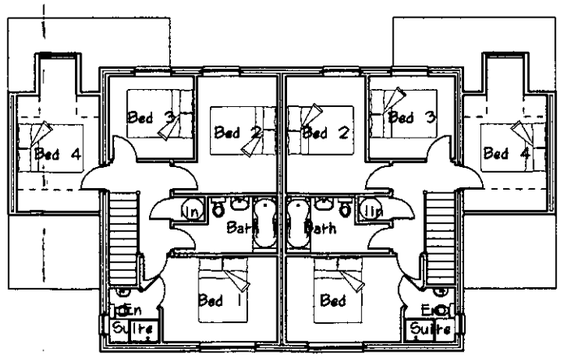

FIRST FLOOR PLAN

NOTES. MAR2002* 6907

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date: February 2002
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cad dir.: 804-ruscombe
file name: pln-106

project:
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at
110-116 London Road
Ruscombe

Michael Shanly Homes

'Sorbon' Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel: (Beaconsfield) 01494 671331
Fax: 01494 676417
DX 34507 Beaconsfield

drawing title:
Floor plans/Elevations
plots 10 and 11

scale: 1/200
drawing no.:
804-pln-106
revisions

SUPERSEDED

42.4m

BM
42.33m

42.1m

BM 42.06m

41.8m

LB

33

37

163

151

149

120

110

plot 1

plot 2

plot 3

plot 5

plot 7

plot 8

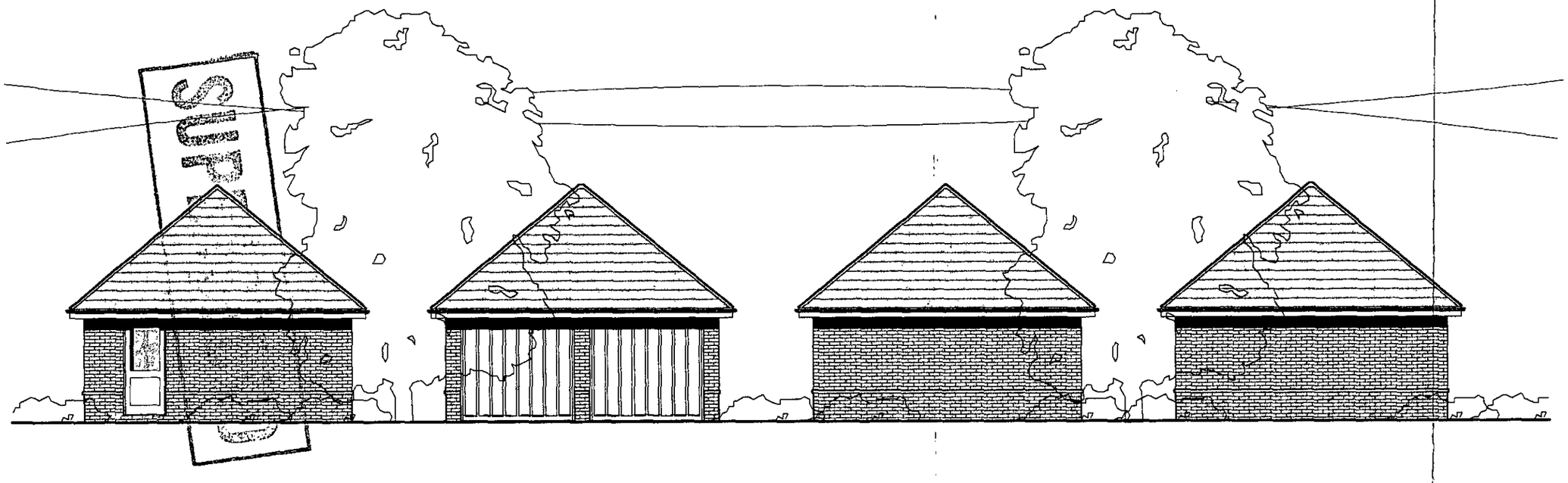
plot 9

plot 10

plot 11

plot 12

plot 13



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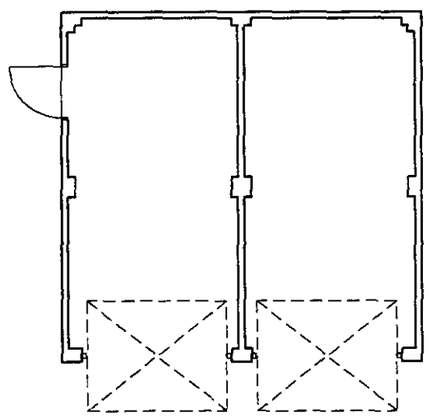

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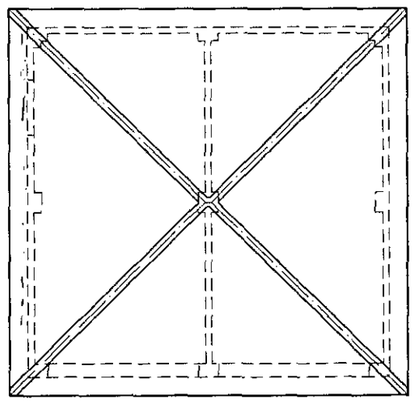

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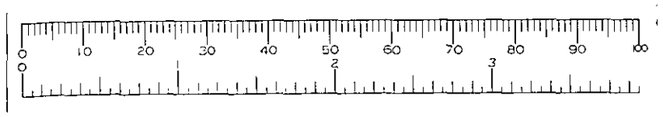

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13 MAR 2002*
6007

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file name: pln-108

project:
Residential Development
at
110-116 London Road
Ruscombe

Michael Shanly Homes

'Sorbon' Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel: (Beaconsfield) 01494 671331
Fax: 01494 676417
DX 34507 Beaconsfield

drawing title:
Garage Block
plots 12 and 13

scale: 1/100
drawing no.:
804-pln-108
revisions

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
23 MAY 2002	
COPIES TO	ACK:
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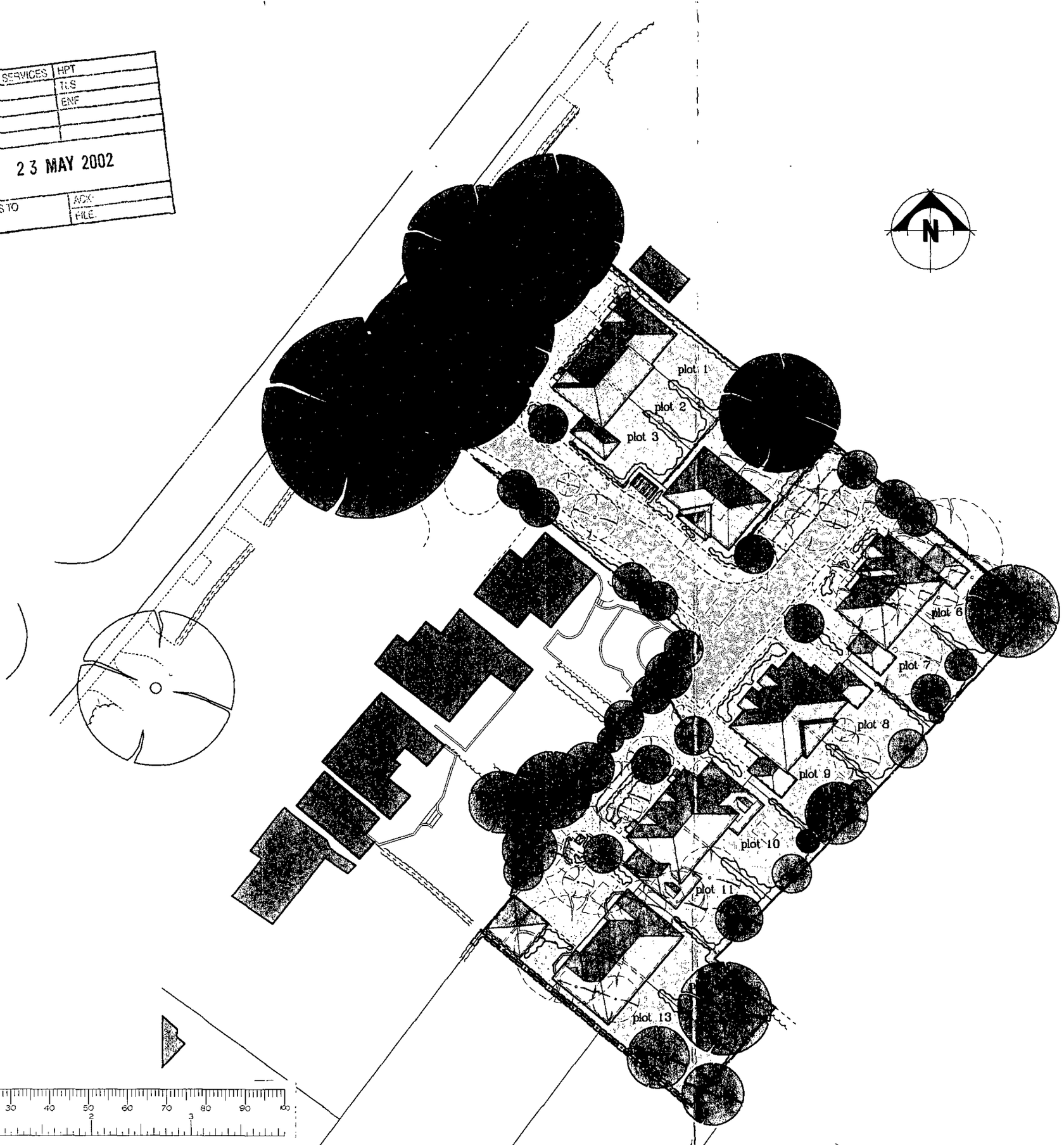

NOTES

rev.	description	date
A	planners comments added	05.02

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DO NOT SCALE All dimensions and levels must be checked on site and verified prior to construction

date:	February 2002
drawn by:	jd
cad dir.:	804-ruscombe
file name:	pln-101

project:
Residential Development
at
110-116 London Road
Ruscombe

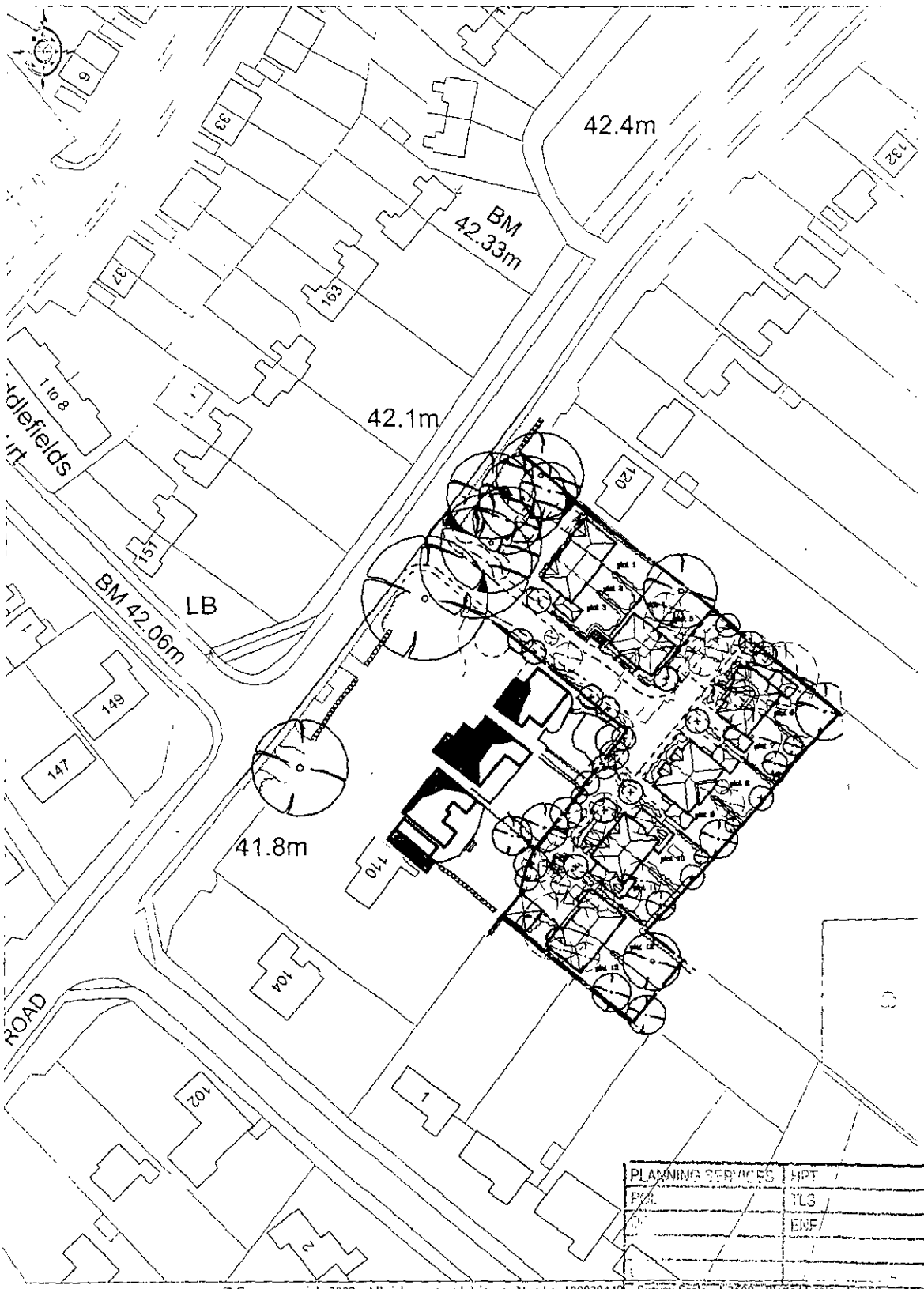
Michael Shanly Homes
Sorbon, Aylesbury End, Beaconsfield
Buckinghamshire, HP9 1LW
Tel: (Beaconsfield) 01494 671331
Fax: 01494 676417
DX 34507 Beaconsfield

drawing title
Site Layout

scale: 1:500

drawing no.:
804-pln-101

revision
A


42.4m
BM
42.33m
42.1m
BM 42.06m
LB
41.8m
ROAD
Ordnance Survey
© Crown copyright 2002. All rights reserved. Licence Number 100020449
Survey Scale - 1:2500 Plotted Scale - 1:1250
PLANNING SERVICES
HPT
TL3
ENF
27 MAY 2002

EDM

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FILE 2

EDM

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Document Management

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Michael Shanly Homes
Sorbon
Aylesbury End
Beaconsfield
Bucks
HP9 1LW

Application Number: F/2002/6007

Parish:	**RUSCOMBE**
Location:	**116 and land rear of 110, 112, & 114, London Road, Ruscombe, Reading.**
Proposal:	**Proposed erection of 13 dwellings and demolition of 116 London Road.**

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

Conditions

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

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

3. The development shall not commence until details of all boundary treatments, including details of the reinforcement of the boundary landscaping have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

4. Immediately following the implementation of this permission, 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 buildings, extensions or alterations permitted by Classes A, B and C of

13. No other development of the site shall take place until the access has been constructed in accordance with the approved submitted details and any street lighting columns and electricity supply poles at or affecting the proposed point of access to London Road have been relocated (at the applicant's own expense) in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

14. 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 full details of the measures for their protection in the course of development (these should be in line with the requirements of BS5837 and details of all new proposed planting; 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.

15. 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.

16. 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.

17. Details of surface water balancing works, together with a schedule of the stage of the development at which the works shall be brought into use shall be submitted to and approved in writing by the Local Planning Authority before development commences.

18. No works on site shall be carried out prior to a bat survey of the mature willow tree (mentioned in the Bioscan letter of the 1 May 2002) being carried out by a qualified Bat Worker. If any bats are present a DEFRA licence will be required and a copy of which shall be submitted to the Local Planning Authority prior to the felling of the tree.

19. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

30. The first floor window in the north east elevation of plot 1 of the hereby approved development shall not at any time be glazed other than with obscure glass. It shall be fixed shut, and be permanently so retained thereafter.

Reasons

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

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

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

4. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

5. To safeguard the visual amenities of neighbouring residents and the locality.

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

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

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

9. To reduce the likelihood of roadside parking, and to maintain the Local Planning Authority's car parking standards in the interests of highway safety and amenity.

10. To safeguard visual amenities.

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

12. In the interests of highway safety and convenience.

13. In the interests of highway safety and convenience.

14. In the interests of visual amenity.

15. In the interests of visual amenity.

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

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

18. The proposed development may have an impact on bats, which are of international importance and protected by law.

19. In the interests of visual amenity.

4. Attention is drawn to the street lighting column and possibly an electricity supply pole which are located at or near to the proosed point of access to London Road. As these are likely to impede access to/from the site unless relocated, the developer is required to submit relocation details to the Local Planning Authority (condition 13). The developer will also need to agree any relocation and funding arrangements separately with the relevant electricity company and the Council as Street Lighting Authority on 0118 9746326.

T. G Watson

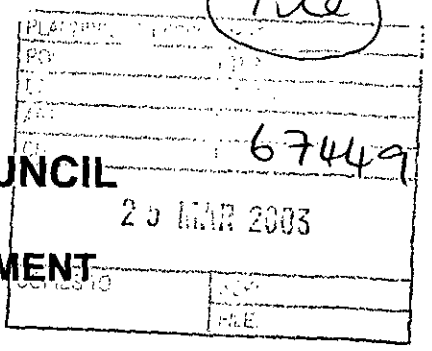
Trevor Watson
Development Control Manager
Date: 23/04/2003

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.

6007

File



WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT

MEMORANDUM

FROM:	Colin Lawley Principal Solicitor	**MY REF:** **EXT.**	CJL/cma 6524
TO:	**Trevor Watson** **Development Control**	**DATE:**	22nd March, 2003

MICHAEL SHANLY HOMES (STAINES) LTD.
DEVELOPMENT TO THE REAR OF 110-116 LONDON ROAD, RUSCOMBE
Application No. F/2002/6007

Attached is a copy of a completed Section 106 Agreement. I should be grateful if you would please note the contributions due for your areas of work.

Sue, I should be grateful if you would please make the appropriate entry in the database.

Colin Lawley

DATED 17th March 2003

WOKINGHAM DISTRICT COUNCIL

and

MICHAEL SHANLY HOMES (STAINES) LIMITED

AGREEMENT

pursuant to Section 106 of the Town & Country Planning Act 1990 relating to land to the rear of 110/116 London Road Ruscombe

THIS AGREEMENT is made the 17th day of MARCH Two Thousand and One BETWEEN **WOKINGHAM DISTRICT COUNCIL** of Council Offices, Shute End, Wokingham, Berkshire ('the Council') and Michael Shanly Homes (Staines) Limited of Sorbon, Aylesbury End, Beaconsfield, Bucks HP9 1LW ('the Applicants').

WHEREAS:

A. The Applicants are the estate owners in fee simple of the land shown for identification purposes only edged red on the plan annexed hereto and known as land to the rear of 110-116 London Road, Ruscombe ('the Site')

B. On the 13th March 2002 the Applicants made an application for planning permission ("Application No. F/2002/6007") for the erection of 13 dwellings and the demolition of 116, London Road ("the Development")

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

D. The Council has resolved that SUBJECT to the Applicants entering into this Agreement planning permission should be granted in respect of the Application No. F/2002/6007 ("the Planning Permission") and the Applicants have agreed to enter into this Agreement conditionally upon the Planning Permission being granted

E. 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 the Statutory Provisions

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

1. This Agreement is made in pursuance of the Statutory Provisions and all other power enabling the Council in this behalf and is a planning obligation pursuant to Sectio 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

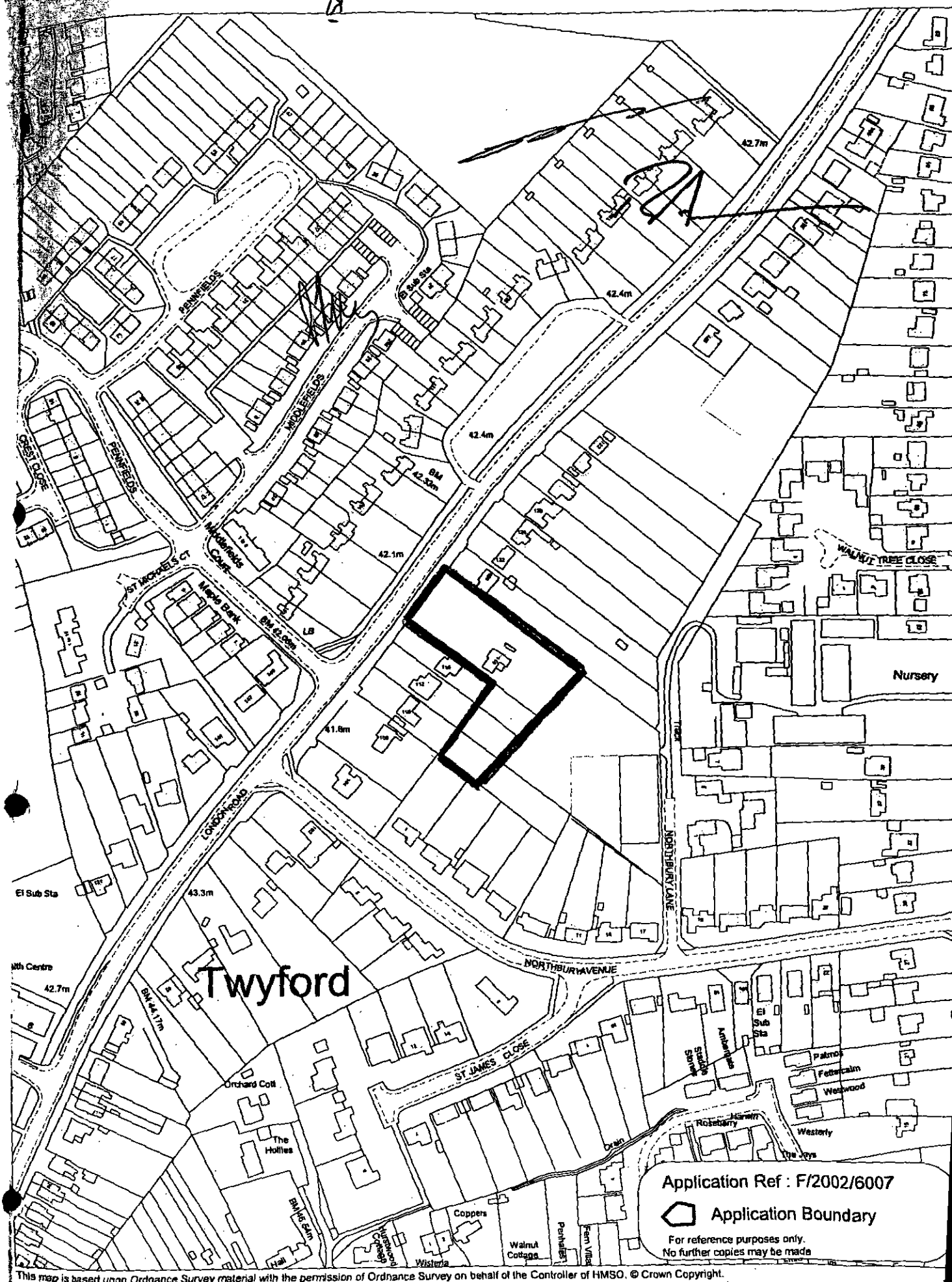
3. Words in this Agreement of the masculine gender shall include the feminine and neuter genders and vice versa and words denoting natural persons shall include corporations and vice versa

4. The Applicants so as to bind each and every part of the Site into whosoever hands the same may come hereby covenant with the Council:

   a) To pay to the Council prior to the commencement of the Development the sum of THIRTY THREE THOUSAND FIVE HUNDRED AND SEVENTY EIGHT POUNDS (£33,578) towards Polehampton Infant and Junior Schools.

   b) To pay to the Council prior to the commencement of the Development the sum of NINETEEN THOUSAND EIGHT HUNDRED AND FIFTY THREE POUNDS (£19,853) towards additional education places at Piggott Secondary School

   c) To pay to the Council prior to the commencement of the Development the sum of THREE THOUSAND SIX HUNDRED POUNDS (£3,600) towards an additional piece of play equipment and SIX THOUSAND FIVE HUNDRED POUNDS (£6,500) towards community facilities at Loddon Hall and/or youth facilities within Twyford/Ruscombe.



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Development Control Section, Environmental Services, Wokingham District Council.

24 July 2002

Scale: 1 : 2500

d) To pay to the Council prior to the commencement of the Development the sum of SEVEN HUNDRED AND TWO POUNDS (£702) towards the provision of additional library stock.

e) To pay to the Council prior to the commencement of the Development the sum of TWENTY THOUSAND POUNDS (£20,000) towards local highway improvements and/or sustainable transport initiatives and/or traffic management measure.

~~f) Before any dwelling is occupied pursuant to the Development, to construct an~~ access road to adoptable standard up to the boundary of the ~~Site with~~ the site of 120, London Road with no gap and ~~to allow~~ at any time the use of the said access road to ~~obtain~~ access to any development on the said site at number 120, London Road

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

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

b) In the event that the Council does not expend the monies for the purposes set out in the Agremeent within 5 years of the date of payment of the monies any unexpended balance shall be repaid to the Applicants together with accrued interest.

c) The expression "the Applicants" and "the Council" shall include their respective successors in title and assigns

d) The Covenants on the part of the Applicants shall not be enforceable against individual purchasers or lessees of dwellings on the Development

e) The Applicants shall pay the Council's reasonable costs relating to the preparation of this Agreement

f) 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 may 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 Vice President for the time being of the Royal Institute of Chartered Surveyors on such terms as to the liability and remuneration of such experts as the Vice President shall direct and the determination of the expert shall be final and binding upon the parties

g) The parties to this Agreement do not intend that any of its terms will be enforceable by virtue of the Contracts (Rights of Third Parties) Act 1999 by any person not a party to it

h) No person shall be liable for a breach of covenant contained in this Agreement after he shall have parted with all interest in the Site or a part in respect of which such breach occurs but without prejudice to liability for any subsisting breaches of covenant arising prior to that person parting with such interest

i) If the Planning Permission is quashed revoked or otherwise withdrawn or expires within the meaning of sections 91, 92 or 93 of the Town and Country Planning Act 1990 or is revoked or modified in accordance with sections 97 to 100 inclusive without the consent of the Applicant or the Applicant's successors in

title or successfully challenged by a third party or otherwise this Agreement shall forthwith cease to have effect

j) Where any consent or approval is required under the terms of this Agreement such consent or approval shall not be unreasonably withheld or delayed

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

THE COMMON SEAL OF }
WOKINGHAM DISTRICT COUNCIL }
Was hereunto affixed in the presence of:- }

Solicitor

THE COMMON SEAL OF (STAINED) }
MICHAEL SHANLY HOMES LIMITED }
Was hereunto affixed in the presence of:- }

Director

Secretary

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Michael Shanly Homes
Sorbon
Aylesbury End
Beaconsfield
Bucks
HP9 1LW

Application Number: F/2002/6007

Parish: **RUSCOMBE**

Location: **116 and Land rear of 110, 112, & 114, London Road, Ruscombe, Reading.**

Proposal: **Proposed erection of 13 dwellings and demolition of 116 London Road**

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

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

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

Condition
3. The development shall not commence until details of all boundary treatments including details of the reinforcement of the boundary landscaping have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

Condition
4. Immediately following the implementation of this permission, 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

buildings, extensions or alterations permitted by Classes A, B and C of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

Condition
5. 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 fences, gates, walls or other means of enclosure shall be erected within the curtilage of any dwellinghouse the subject of this permission, forward of any wall of that dwellinghouse which fronts onto any highway. This condition shall not be construed as prohibiting the erection of any means of enclosure shown on the approved drawings, or its replacement in the same location to the same or lower height as originally approved.

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

Condition
7. Works related to the demolition and 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 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
8. 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
9. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
10. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. 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 overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

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

Condition
12. 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
13. No other development of the site shall take place until the access has been constructed in accordance with the approved submitted details and any street lighting columns and electricity supply poles at or affecting the proposed point of access to London Road have been relocated (at the applicant's own expense) in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Condition
14. 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 full details of the measures for their protection in the course of development (these should be in line with the requirements of BS5837 and details of all new proposed planting; 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
15. 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
16. 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
17. Details of surface water balancing works, together with a schedule of the stage of the development at which the works shall be brought into use shall be submitted to and approved in writing by the Local Planning Authority before development commences.

Condition
18. No works on site shall be carried out prior to a bat survey of the mature willow tree (mentioned in the Bioscan letter of the 1 May 2002) being carried out by a qualified Bat Worker. If any bats are present a DEFRA licence will be required and a copy of which shall be submitted to the Local Planning Authority prior to the felling of the tree.

Condition
19. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

Condition
20. Full details of land drainage works, together with a schedule of the stage of the development at which the works shall be brought into use are to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development on the site. The works shall be implemented in accordance with those details.

Condition
21. Prior to the start of development, full details of the location and specifications of 6 schweguler 2FN special bat boxes, 6 Schweglar 2F bat boxes and Marshall bat bricks and cavities in at least 6 of the new dwellings, together with a schedule of their erection on the site, shall be submitted to and approved in writing by the Local Planning Authority prior to the start of development on the site. These boxes shall then be erected on site in line with the approved details and shall thereafter be retained, unless approved in writing by the Local Planning Authority.

Condition
22. No development shall take place until arrangements have been made for an archaeological "Watching Brief" to monitor development groundworks and to record any archaeological evidence revealed. These arrangements are to be submitted to, and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the "Watching Brief" proposals agreed pursuant to this condition and shall be carried out by a suitably qualified investigating body approved in writing by the Local Planning Authority.

Condition
23. Prior to the start of development of the site, full details of the construction specifications for the access road shall be submitted to and approved in writing by the Local Planning Authority. The access road shall be constructed using the approved details and shall thereafter be retained as such.

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

Condition
25. The road shall be built to adoptable standards.

Condition
26. No other development shall be commenced until visibility splays of 4.5 metres by 120 metres have been provided at the proposed vehicle access. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.

Condition
27. 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.

Condition
28. The existing vehicular access(es) to the site shall be stopped up and abandoned, and footway and/or verge crossings shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

Condition
29. No building shall be occupied until space for parking bicycles has been provided in accordance with the approved drawing details.

Condition
30. The first floor window in the north east elevation of plot 1 of the hereby approved development shall not at any time be glazed other than with obscure glass. It shall be fixed shut, and be permanently so retained thereafter.

Condition
31. The access road shall be constructed and adopted up to the boundary of the application site with number 120 London Road with no unadopted gap between the boundary and the edge of the road.

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

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

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

Reason
4. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties..

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

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

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

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

Reason
9. To reduce the likelihood of roadside parking, and to maintain the Local Planning Authority's car parking standards in the interests of highway safety and amenity.

Reason
10. To safeguard visual amenities.

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

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

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

Reason
14. In the interests of visual amenity.

Reason
15. In the interests of visual amenity.

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

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

Reason
18. The proposed development may have an impact on bats, which are of international importance and protected by law.

Reason
19. In the interests of visual amenity.

Reason
20. To ensure the provision of adequate water drainage systems.

Reason
21. The proposed development may have an impact on bats, which are of international importance and protected by law.

Reason
22. To ensure that any archaeological evidence discovered during ground works is adequately recorded.

Reason
23. To safeguard the future health of the Oak tree at the entrance to the site.

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

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

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

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

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

Reason
29. In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel.

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

Reason
31. To prevent multiple accesses onto London Road.

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

Berkshire Structure Plan Policies EN1, H5 and H9.
Loddon Area Local Plan Policies LH1, LH8, LBE1, LBE2, LBE5, LBE9, LT5 and LT6.
Wokingham District Local Plan Policies WH6, WOS3, WBE1, WBE11, WT6, WT7 and Housing Density Policy.

Informative
2. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
3. If Great Crested Newts are encountered at any point during development then all works must stop immediately and the local English Nature Office and Wokingham District Council must be informed.

Informative
4. Attention is drawn to the street lighting column and possibly an electricity supply pole which are located at or near to the proposed point of access to London Road. As these are likely to impede access to/from the site unless relocated, the developer is required to submit relocation details to the Local Planning Authority (condition 13). The developer will also need to agree any relocation and funding arrangements separately with the relevant electricity company and the Council as Street Lighting Authority on 0118 9746326.

T. G Watson

Trevor Watson
Development Control Manager
Date: 16/10/2002

Notice checked by: _____

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

Draft.

[redacted]

Application Number: F/2002/6007
Conditions/Reasons for Refusal

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

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

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

3. The development shall not commence until details of all boundary treatments including details of the reinforcement of the boundary landscape have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

4. Immediately following the implementation of this permission, 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 buildings, extensions or alterations permitted by Classes A, B and C, of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

5. 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 fences, gates, walls or other means of enclosure shall be erected within the curtilage of any dwellinghouse the subject of this permission, forward of any wall of that dwellinghouse which fronts onto any highway. This condition shall not be construed as prohibiting the erection of any means of enclosure shown on the approved drawings, or its replacement in the same location to the same or lower height as originally approved.

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

7. Works related to the demolition and 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 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays

8. 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.

Draft.

Application Number: F/2002/6007
Conditions/Reasons for Refusal

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

9. 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.

10 Provision shall be made for services, including cable TV pre-ducting, to be placed underground. 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 overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

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

12 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.

→ changed for Cond

13. No other development of the site shall take place until the access has been constructed in accordance with the approved submitted details and any street lighting columns and electricity supply poles at or affecting the proposed point of access to London Road have been relocated (at the applicant's own expense) in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

14. 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 full details of the measures for their protection in the course of development (these should be in line with the requiremetns of BS5837 and details of all new proposed planting; 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.

15. 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.

Draft

Application Number: F/2002/6007
Conditions/Reasons for Refusal

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

16. 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.

17. Details of surface water balancing works, together with a schedule of the stage of the development at which the works shall be brought into use shall be submitted to and approved in writing by the Local Planning Authority before development commences.

18. No works on site shall be carried out prior to a bat survey of the mature willow tree (mentioned in the Bioscan letter of the 1 May 2002) has been carried out by a qualified Bat Worker. If any bats are present a DEFRA licence will be required and a copy of which shall be submitted to the Local Planning Authority prior to the felling of the tree.

19. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

20. Full details of land drainage works, together with a schedule of the stage of the development at which the works shall be brought into use are to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development on the site. The works shall be implemented in accordance with those details.

21. Prior to the start of development, full details of the location and specifications of 6 schweguler 2FN special bat boxes; 6 Schweglar 2F bat boxes and Marshall bat bricks and cavities in at least 6 of the new dwellings, together with a schedule of their erection on the site, shall be submitted to and approved in writing by the Local Planning Authority prior to the start of development on the site. These boxes shall then be erected on site in line with the approved details and shall there after be retained, unless approved in writing by the Local Planning Authority.

Draft

Application Number: F/2002/6007
Conditions/Reasons for Refusal

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

22. No development shall take place until arrangements have been made for an archaeological "Watching Brief" to monitor development groundworks and to record any archaeological evidence revealed. These arrangements are to be submitted to, and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the "Watching Brief" proposals agreed pursuant to this condition and shall be carried out by a suitably qualified investigating body approved in writing by the Local Planning Authority.

23. Prior to the start of development of the site, full details of the construction specifications for the access road shall be submitted to and approved in writing by the Local Planning Authority. The access road shall be construction using the approved details and shall there after be retained as such.

~~24. No building shall be occupied until space for parking bicycles has been provided in accordance with the approved drawing(s)/details(s).~~

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

26. The road shall be built to adoptable standards.

27. No other development shall be commenced until visibility splays of 4.5 metres by 120 metres have been provided at the proposed vehicle access. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.

28. 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.

~~Reason: In the interests of highway safety and convenience.~~

29. The existing vehicular access(es) to the site shall be stopped up and abandoned, and footway and/or verge crossings shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

~~Reason: In the interests of highway safety and convenience.~~

30. No Building shall be occupied until space for parking bicycles has been provided in accordance with the approved drawing details.

31. The first floor window in the north east elevation of plot 1 of the hereby approved development shall not at any time be glazed other than with obscure glass. It shall be fixed shut, and be permanently so retained thereafter.

Draft

Application Number: F/2002/6007
Conditions/Reasons for Refusal

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

different wording

32. The access road shall be constructed and adopted up to the boundary of the application site with number 120 London Road with no unadopted gap between the boundary and the edge of the road.

Reasons.

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

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

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

4. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties

5. To safeguard the visual amenities of neighbouring residents and the locality.

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

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

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

9. To reduce the likelihood of roadside parking, and to maintain the Local Planning Authority's car parking standards in the interests of highway safety and amenity.

10. To safeguard visual amenities.

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

12 & 13. In the interests of highway safety and convenience.

14 & 15. In the interests of visual amenity.

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

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

18 & 21. The proposed development may have an impact on bats, which are of international importance and protected by law.

Draft

Application Number: F/2002/6007
Conditions/Reasons for Refusal

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

19. In the interests of visual amenity.

20. To ensure the provision of adequate water drainage systems.

22. To ensure that any archaeological evidence discovered during ground works is adequately recorded.

23. To safeguard the future health of the Oak tree at the entrance to the site.

24. ~~In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel.~~

24-29.

~~26-30~~. In the interest of highway safety and convenience.

30. To safeguard the residential amenity of the occupiers of neighbouring properties.

31. To prevent multiple accesses onto London Road .. ~~the potential creation of a ransom strip.~~

Informatives.

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

   Berkshire Structure Plan: EN1, H5, H9
   Loddon Area Local Plan: LH1, LH8, LBE1, LBE2, LBE5, LBE9, LT5, LT6.
   Wokingham District Local Plan: Housing Density Policy, WH6, WOS3, WBE1, WBE11, WT6, WT7.

2. The applicant is reminded that this relates to planning permission only and does not constitute approval under any other legislation including building regulations. To obtain advice on current building regulations the applicant should contact the building control section of the District Council.

3. If Great Crested Newts are encountered at any point during development then all works must stop immediately and the local English Nature Office and Wokingham District Council must be informed.

additional →

Informative.

4. Attention is drawn to the street lighting column and possibly an electricity supply pole which are located at or near to the proposed point of access to London Road. As these are likely to impede access to/from the site unless relocated, the developer is required to submit relocation details to the Local Planning Authority (condition 13). The developer will also need to agree any relocation and funding arrangements separately with the relevant electricity company and the Council as street Lighting Authority on 0118 9746326.

87409

Tel: (0118) 974 6444 (Direct Line)
Email: jenifer.jackson@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 13 May 2005
My ref: JJ/2005.48
Your ref:
File ref: F/2002/6007

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

Mr and Mrs J Hardman
108 London Road
Ruscombe
Reading
RG10 9HH

Dear Mr and Mrs Hardman,

RE: APPLICATION F/2002/6007 – LAND AT 110-116 LONDON ROAD, RUSCOMBE.

Thank you for a copy of your letter dated 1 April, received on 11 May 2005. Once again I apologise for the delay in response.

Having re-read my letter to you of 15 March it would seem that we are going over the same ground. Given that I offered to pass this on to the Enforcement Team to investigate in the event that you considered there still to be a problem and that on page two of your letter you clearly consider the developer not to have complied with the conditions, that is what I am now going to do in relation to this matter. As I have advised previously, this does not mean that there has been a breach of condition or that if there has been the Council will consider it expedient to rectify the matter.

In terms of any current misunderstanding, I do not think that the fact I did not receive one letter from you and therefore failed to respond to it will assist. As I have stated before I did not deal with any of the applications to which you refer. I was not employed by the Council at the time that the original application was submitted. Furthermore, I was not at the Development Control Committee on 7 January 2005, as stated before, this may be the reason why I know nothing about the question asked by Cllr Drake.

I will pass a copy of this letter to the Enforcement Officer who will then contact you direct.

I trust this is of assistance. I will be on annual leave until 31 May, I would be happy to discuss this after that date should you so wish.

Yours sincerely,

Mrs Jenifer Jackson

Principal Planning Officer - North Area

Mr & Mrs Jeremy Hardman
108 London Road, RUSCOMBE, Reading RG10 9HH
telephone: 0118 934 00 39 *fax:* 0118 934 00 39
< jhard335@aol.com >

PLANNING SERVICES RECEIPT
PO: JJ TLS:
DC: FILE:
APP:
CS:
11 MAY 2005
COPIES TO: ACK:
FILE:

87409

Mrs Jeni Jackson
Principal Planning Officer ~ North Area
WDC Planning Services
PO Box 157, Shute End
Wokingham RG40 1WR

Friday 1st April 05

Dear Mrs Jackson,
Re: Question raised at DCC on 07.01.04 (F/2002/6007)

I wish to acknowledge your letter of 15th March which was awaiting my return. Forgive me for coming back to you again on the issue of the boundary treatment but I am still not satisfied Cllr Drake's question has been fully addressed. In addition to responding to some comments in your latest letter, which need clarification, below are the points that concern me most. I will take them in the order in which they are addressed in your letter of 15.03.05.

- I appreciate you were not present at the DCC meeting at which Cllr Drake raised her question concerning approvals for F/2002/6007. This was whilst Application F/2003/9641 submitted by the same developer, was being considered by DCC. However, Cllr Drake confirmed to me a couple of weeks after that meeting that she had already spoken to the Officer concerned. Since you took over responsibility for Application F/2002/6007 from Nicola Lake, I assumed you to be that Officer.

- As you say, amendment to Condition 3 of this Approved Application required additional boundary screening. But, I find it hard to image what possible screening, other than extra trees, might have been considered appropriate. I pointed out to you in my letter of 19.05.03 that *`the hedge to the boundary of Plot 13 with your site'*, to which you referred, was not on the boundary of our property. It bordered only No 1 Northbury Avenue and as such, provided no additional screening benefit for us. In reality, this `hedge' has since turned into a 6ft fence, sited on a gully in the land, which screens almost nothing.

- It has to be remembered that this `additional boundary treatment', required under amended Condition 3, was to be extra to ~ not a replacement for ~ all the trees which were indicated to be retained on the Approved Plan. Yet, as my submitted `before-&-after' illustrations show, most of the to-be-retained trees were simply removed by the developer. The result has been less boundary screening ~ not more!

Mr & Mrs Jeremy Hardman
108 London Road, RUSCOMBE, Reading RG10 9HH
telephone: 0118 934 00 39 *fax:* 0118 934 00 39
< jhard335@aol.com >

- It is WDC acquiescence to this flagrant disregard by Shanly Homes, to adhere to DCC Approved Plans & Conditions that lies at the heart of my complaint. Indeed, it would be interesting to invite Cllr Conway, whose had proposed this amendment, to state what type of additional boundary treatment he and the rest of DCC had in mind. I am sure it was never what Shanly Homes provided ~ or what you approved!

- I am unclear as to which letter you refer when you now write *" I can advise you did not receive a copy of the last letter because I do not appear to have received it"*. Can you clarify this point since, if a letter is missing, this might hold the clue to the current misunderstanding.

- You go on to say *" ... in my view the developer has not complied with the imposed conditions ..."* This is exactly the point I am making!

- I appreciate the reluctance of Planning Services to re-open old wounds. But, we have witnessed a total disregard both for the implementation of Plans, submitted by the developer and approved by DCC, plus the implementation of an additional, effective boundary treatment. If this matter is simply allowed to rest, I fear it will only happen again to the detriment of other residents bordering new housing developments.

It must now be for you to decide whether, in the light of my continued concerns, this matter either needs to be passed over to the Enforcement Officer or whether you should seek the opportunity to report back in person to DCC, in order to answer the question addressed to you by Cllr Drake. Let others be the judge.

Yours sincerely

Mr & Mrs J Hardman

cc Councillor A Drake

13.MAR2002* 6007

SUPPORTING STATEMENT

Development of Land at 110–116 London Road Ruscombe

Michael Shanly Homes

February 2002

1. Introduction

1.1 This statement supports the submission of a planning application for a development of five No. 2 bed, four No. 3 bed and four No. 4 bed dwellinghouses on land at 110 – 116 London Road, Ruscombe.

1.2 The submission of this statement primarily seeks to substantiate the planning and design principles which have been key to the formulation of the planning application. Specific reference has been made to design and layout concepts, individual site constraints and initial consultation with representatives of Wokingham Borough Council Planning Department. This approach accords with good practice objectives and the advice contained within Appendix A of Planning Policy Guidance Note 1. Further general reference has been made to the *Urban Design Compendium* produced by English Partnerships and '*Places Streets and Movement*', the companion guide to Design Bulletin 32: Residential roads and Footpaths.

1.3 The following details are elaborated upon within this statement:

- The Site-and-Surrounding Area
- The Proposals
- Planning and Design Considerations.

3. The Proposals

3.1 The proposals seek to provide 13 new dwellings with a mix of size and specification. The range of houses include 5 no. two bed dwellings, 4 no. three bed dwellings and 4 no. four bed dwellings. The proposals would also provide a range of attached and detached garages and surface parking.

3.2 Access to the site is proposed via the existing driveway for No. 116. The access road itself would be upgraded to include a width of 5.5m for the first 20m and improved kerb radii at the entrance. Visibility splays of 4.5 x 120 metres would also be achieved at the entrance.

3.3 The proposals include a row of 3 no. two bed dwellings (Plots 1 - 3) at the frontage with 2 no. two bed dwellings (Plots 4 and 5) to the rear of these orientated so that their flank elevation faces the rear of Plots 1, 2 and 3.

3.4. The proposed access drive would terminate at the rear of the site with a standard hammer-head turning area. A row of 8 no. three and four bed dwellings would be sited beyond the rear most part of the access road with all front elevations facing the London Road.

3.5 Whilst some existing trees within the site are proposed for removal, particular attention has been given to the preserved trees at the site frontage, a preserved beech tree at the boundary with No. 120 London Road and a Cedar which is currently located within the rear garden of No. 110. Further reference to tree issues is included at Section 4 of this statement.

4. Planning and Design Considerations

4.1 Principle of Development

The site is located within the identified settlement boundary although it is not designated as either land within a Conversation Area or Area of Special Residential Character. The site currently accommodates an established residential use. With regard to the above, the development of this land is considered to accord with the objectives of Planning Policy Guidance Note 3 in relation to the effective use of under used land.

4.2 The proposals seek to provide a range of house types and sizes which would also reflect the advice contained in PPG3 and the housing objectives of the current local plan with regard to meeting local housing needs.

4.3 In consideration of the above, the principle of development at the site at a higher density then currently exists is therefore deemed appropriate.

4.4 Pre-Application Consultation

Prior to the submission of this application, detailed consultation was undertaken with representatives of the Local Planning Authority in order to establish the relevant issues at the site. The following issues and requirements were highlighted:

- Access road to be 5.5m in width for the first 20m from the back edge of the kerb on London Road.
- 4.5m x 120 metre site lines to be provided for vehicles exiting the site.
- Improved radii to be provided at the entrance.
- Suitable garden areas to be provided for each dwelling.

- Existing trees to be retained where possible with particular reference to the existing TPO's at the site.
- Reference to be made to site topography and relationship between proposed and existing dwellings to avoid any loss of privacy.
- Amenity of residents at No. 114 to be considered in relation to noise and disturbance from the proposed access road.

4.5 Design and Layout

The proposals have been formulated in order to maintain the existing character of the London Road whilst efficiently using land within the site. The proposed row of three dwellings at the frontage has been located to reflect the existing linear form of development. In addition, the proposed bulk, width and height would reflect the existing development along the London Road. Separation distance has been provided between this block and No. 120 in order to prevent any overshadowing to this dwelling.

4.6 The remaining 10 units to the rear of Plots 1 - 3 have been orientated in order to maximise density whilst achieving suitable garden areas and separation distances. Dwellings at the rear of the site are proposed as pairs of semi-detached units. This allows over 7 metres between the flank, 2 storey elements of these units and will ensure that the impact of built development at the rear is minimised.

4.7 The entire development achieves a density of approximately 32 dwellings per hectare which is consistent with the aims of PPG3 whilst reflecting the individual site constraints.

4.8 To further reduce the visual impact of the proposed dwellings and prevent any overlooking or loss of privacy to properties at the London Road frontage, Plots 6 - 13 will be excavated into the slope of the site.

This will reduce their overall height. In any event, the proposals provide a distance of approximately 25 metres between the front elevations of Plots 6 - 13 and the existing properties on the London Road. This in itself would prevent any significant loss of amenity to those residents.

4.9 The specific design approach of individual units will ensure a high degree of finish and visual interest within the site. This will be achieved through the provision of well proportioned units, half hipped roof elevations and specific external detailing.

4.10 Highways

In accordance with pre-application advice, the proposals include an improved entrance, 5.5 metre wide access road and 4.5 x 120 metre visibility splays. Whilst this can predominately be achieved it is considered that the proposed access will create pressure on the nearest beech at the frontage. In this regard, it is proposed that this tree is removed. Whilst achieving the necessary highway standards, it is considered that this would accord with good arboricultural practice in order to prevent any future competition between the adjacent trees. With regard to the existing appearance of the frontage it is not considered that the loss of this tree would have a significant visual impact, particularly as it is one of a group of the same species.

4.11 Existing Trees

Whilst the proposals would inevitably result in the loss of some ornamental trees within the rear gardens, existing trees at the boundaries of the site are to be predominately retained.

4.12 The preserved Beech at the boundary with No. 120 would be retained within the rear garden of Plot 4. Due to the established nature of this tree, the high crown height and orientation of the proposed dwelling

and garden, I do not consider that there would be any loss of amenity to future residents which could result in pressure to lop or remove.

4.13 Existing trees at the rear of the site currently provide an effective and pleasant visual screen between the site and land to the south-east. These trees would be retained in order to soften the impact of the proposed buildings to the rear and provide a natural backdrop when viewed from the London Road.

4.14 Overall, it is submitted that all retained trees would be subject to the requirements of BS5837 '*Trees in Relation to Construction*' and where necessary no dig construction would be specified. It is suggested that this as well as any necessary tree work is secured through the imposition of a reasonable condition.

4.15 Residential Amenity

As previously referred to, Plots 1 - 3 would be well separated from No. 120 to maintain a suitable level of amenity. Furthermore, the spatial relationship of front and rear elevations of the proposed and existing dwelling would meet all relevant design standards and would protect the existing level of residential amenity. Further consideration has been given to the amenity of residents at No.s 110 - 114 and therefore, a brick wall is proposed along the shared north-eastern and south-eastern boundary between these properties and the application site. This will mitigate any noise or disturbance from the proposed access and driveway.

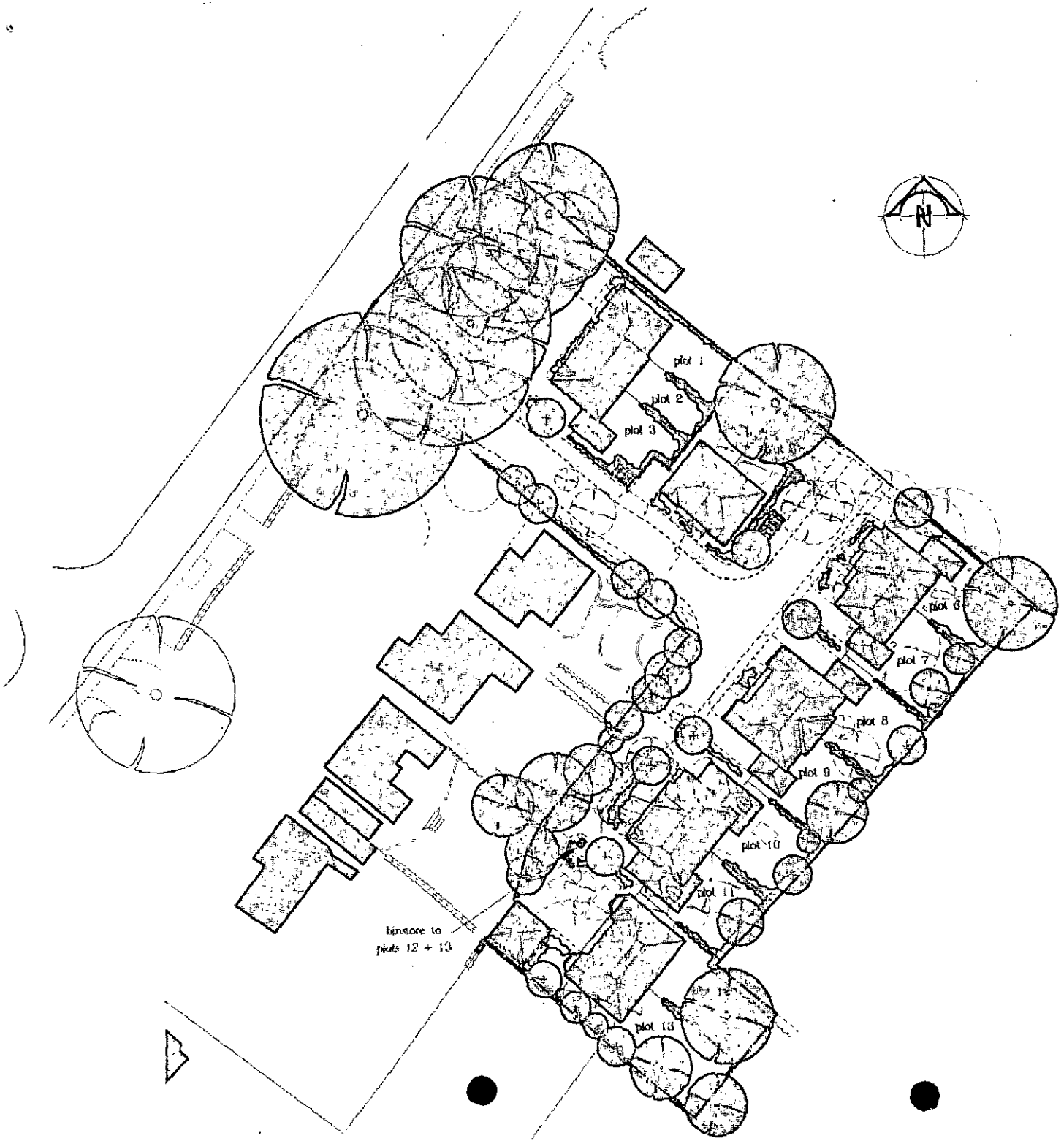
4.16 Parking

The proposals seek to provide parking at a level which is appropriate to the requirements of future residents whilst reflecting the policies contained within the Local Plan and the advice contained within PPG3. The proposals have also been designed to provide a flexible parking

arrangement. This approach will create a maximum of 2 parking spaces per unit although could also be restricted to just over 1.5 spaces per unit. It is proposed that the final parking scheme is secured through the imposition of a reasonable condition.

5. Summary

5.1 Overall this planning application achieves a comprehensive form of development which addresses both general planning and design guidance as well as the site-specific advice of the local planning authority.



PLANNING
BUILDING REGS
NOTES
A
B
C

30 JUL 2002

COPIES TO

C	Highways comments added	07.02
B	planners comments added	06.02
A	planners comments added	05.02
rev	description	date

© This drawing is the copyright of MICHAEL SHANLY HOMES
DO NOT SCALE. All dimensions and levels must be checked on site and verified prior to construction.

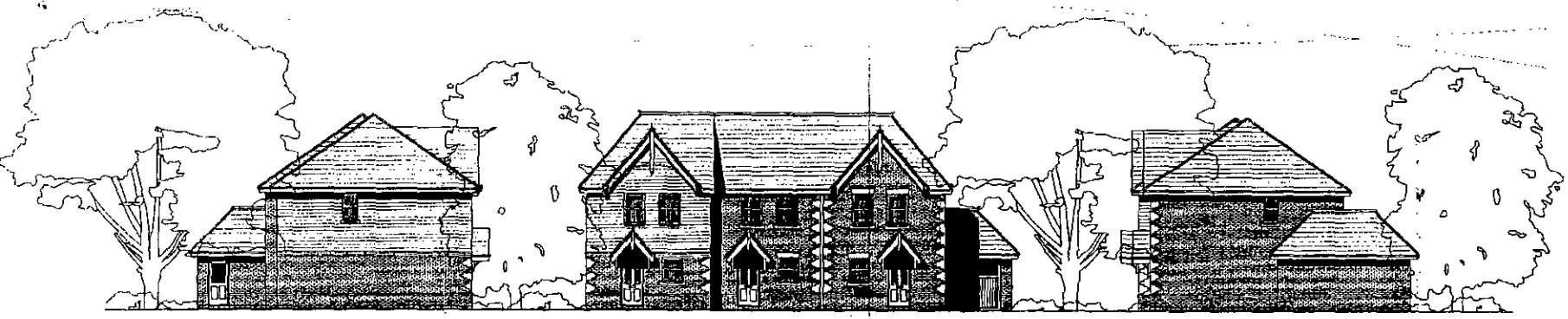
date February 2002
drawn by jd
cad dir 804-ruscombe
file name pln-101c

project
Residential Development
at
110-116 London Road
Ruscombe

Michael Shanly
Homes
Sorbon Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel. (Beaconsfield) 01494 671331
Fax 01494 676417
DX 36307 Beaconsfield

drawing title
Site Layout

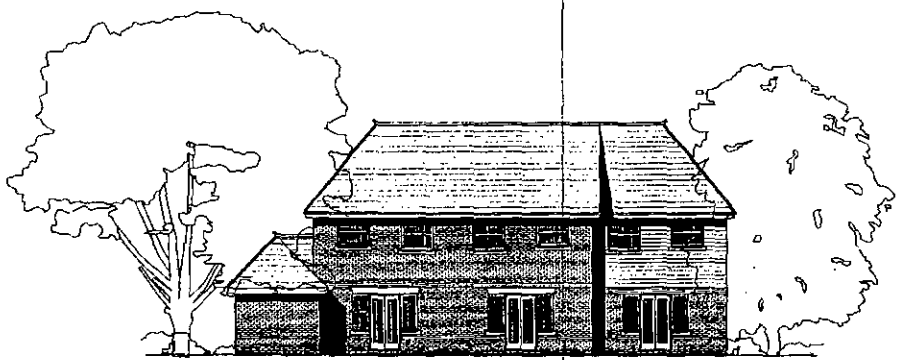
scale 1:500
drawing no.
804-pln-101
A B C



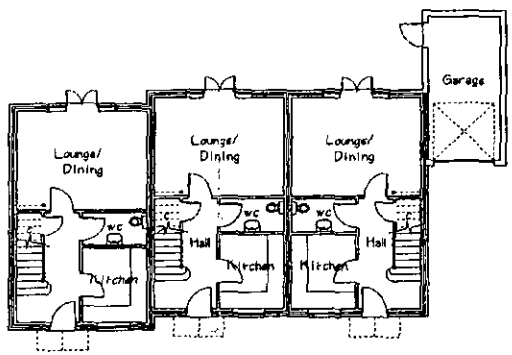
SIDE ELEVATION

FRONT ELEVATION

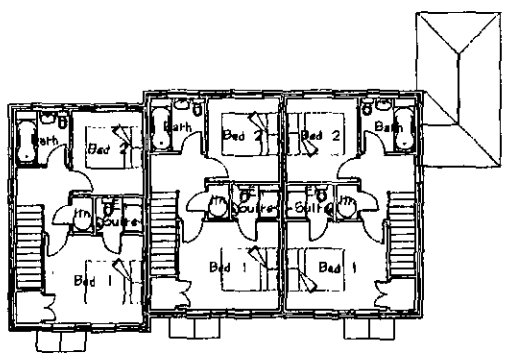
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

NOTES

rev.	description	date
A	ELEVATIONAL CHANGES & EAVES HEIGHTS REDUCED	05.02

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DO NOT SCALE All dimensions and levels must be checked on site and verified prior to construction

date: February 2002
drawn by: kp
cad dir: 804-ruscombe
file name: pln-102

project:
Residential Development
at
110-116 London Road
Ruscombe

23 MAY 2002

Michael Shanly Homes
'Sorbon' Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel: (Beaconsfield) 01494 671331
Fax: 01494 676417
DX 34507 Beaconsfield

drawing title:
Floor plans/Elevations
plots 1-3

REVISED PLAN

6007-18

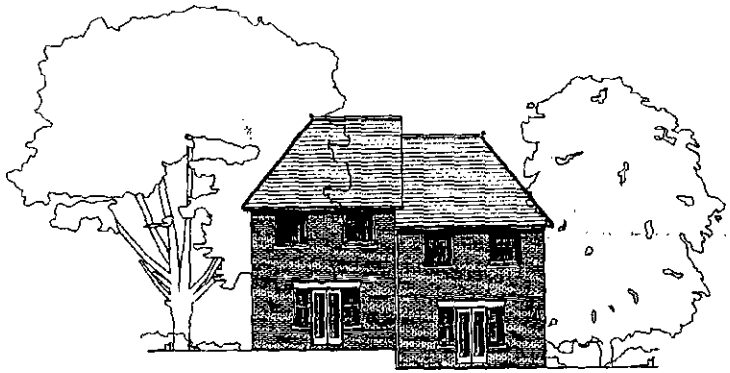
scale: 1/100
drawing no.: 804-pln-102
revisions: A



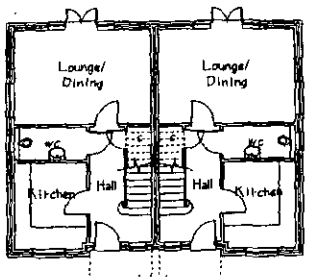
SIDE ELEVATION

FRONT ELEVATION

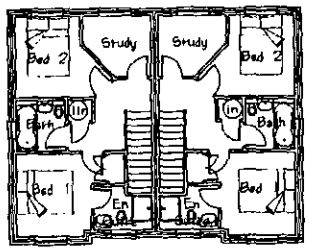
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

REVISED PLAN

6007.pl

Consultant

NOTES

B	building stepped and elevational changes	0502
A	elevational changes and ridge heights reduced	0502
rev.	description	date

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date: February 2002
drawn by: kcp
cad dir: 804-ruscombe
file name: pln-103b

project:
Residential Development
at
110-116 London Road
Ruscombe

Michael Shanly Homes
Tel: Wraysbury 01784 481331
Fax: 01784 474617

drawing title:
Floor Plans
&
Elevations
plots 4 and 5

24 JAN 2002

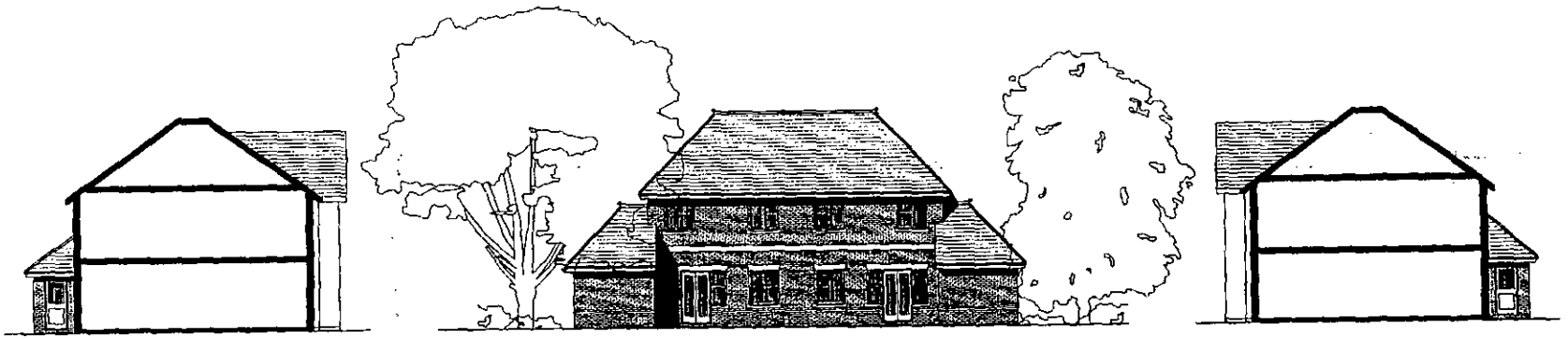
scale 1/100
drawing no: 804-pln-103
revision A|B



SIDE ELEVATION

FRONT ELEVATION

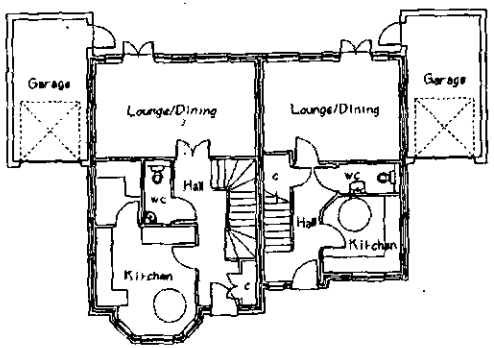
SIDE ELEVATION



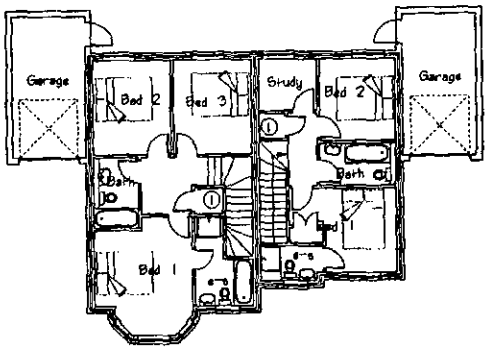
SIDE ELEVATION
OF GARAGE

REAR ELEVATION

SIDE ELEVATION
OF GARAGE



GROUND FLOOR PLAN



FIRST FLOOR PLAN

NOTES

rev.	description	date
B	Ridge heights reduced	06.02
A	elevational changes and ridge heights reduced	05.02

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date: February 2002
drawn by: kp
cad dir.: 804-ruscombe
file name: pln-104b

project:
Residential Development
at
110-116 London Road
Ruscombe

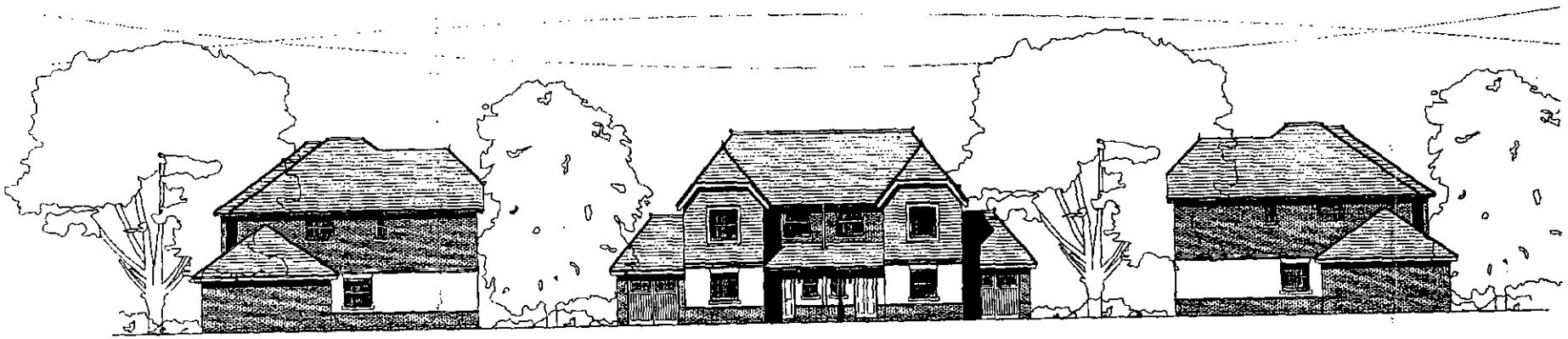
Michael Shanly Homes
'Sorbon' Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel: (Beaconsfield) 01494 671331
Fax: 01494 676417
DX 34507 Beaconsfield

REVISED PLAN
6 0 0 7 [illegible]

drawing title:
Floor plans/Elevations
plots 6 and 7

scale: 1/100
drawing no:
804-pln-104
revisions
A B

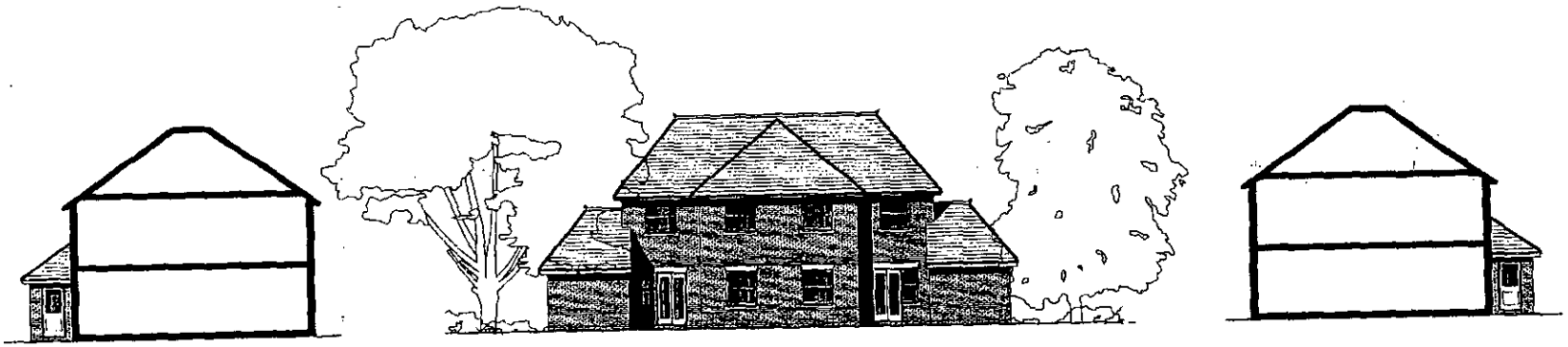
24 JUN 2002



SIDE ELEVATION

FRONT ELEVATION

SIDE ELEVATION



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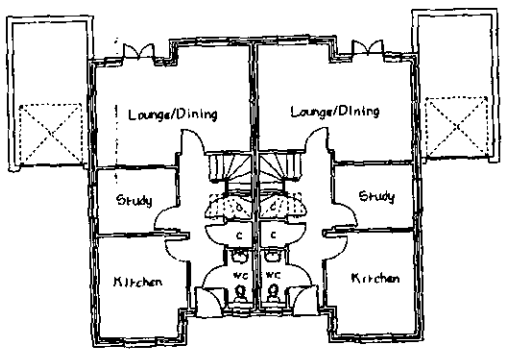
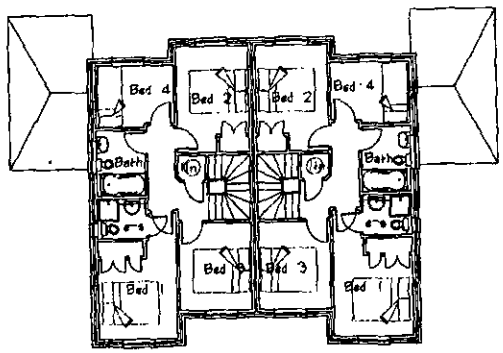


GROUND FLOOR PLAN



FIRST FLOOR PLAN

REVISED PLAN
6007-18

NOTES

B	layout and elevational changes and ridge heights reduced	06.02
A	elevational changes and ridge heights reduced	05.02
rev.	description	date

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date: February 2002
drawn by: kp
cad dir.: 804-ruscombe
file name: pln-105b1

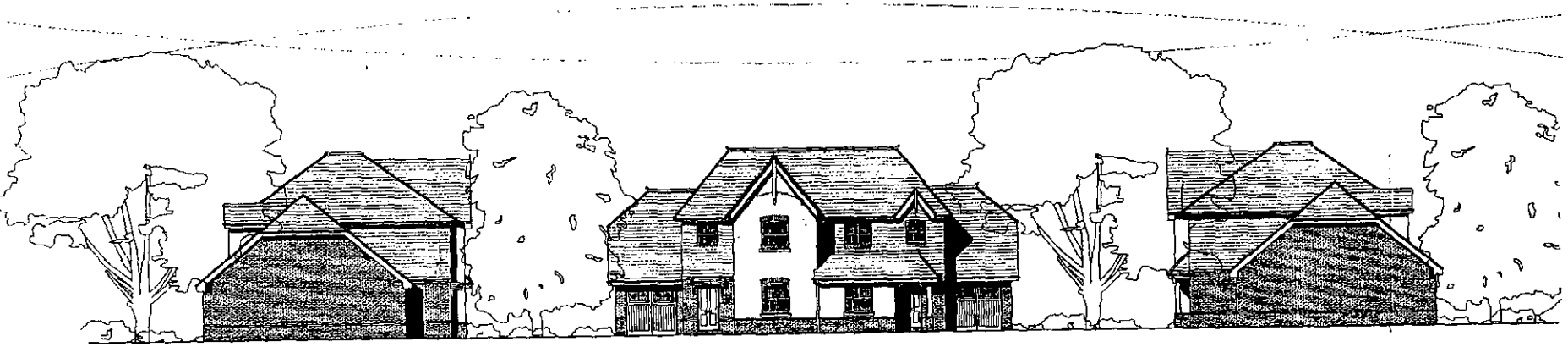
project:
Residential Development
at
110-116 London Road
Ruscombe

Michael Shanly Homes
'Sorbon' Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel: Beaconsfield 01494 671331
Fax: 01494 676417
DX 34507 Beaconsfield

drawing title:
Floor plans/Elevations
plots 8 and 9

scale 1/100
drawing no.:
804-pln-105
revisions
A B

21 JUN 2002



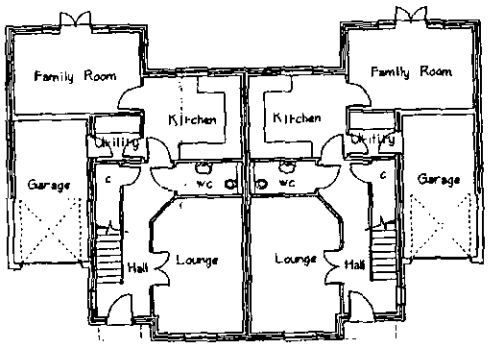
SIDE ELEVATION

FRONT ELEVATION

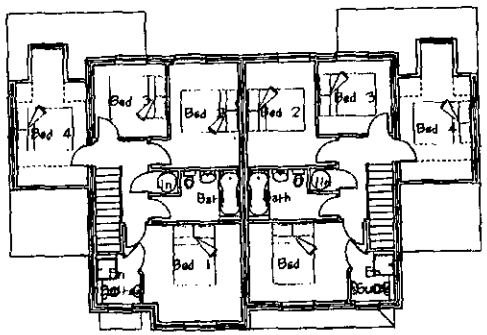
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

NOTES

B	ridge heights reduced	08.02
A	elevational changes and ridge heights reduced	05.02
rev	description	date

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DO NOT SCALE. All dimensions and levels must be checked on site and verified prior to construction

date: February 2002
drawn by: jd
cad dir.: 804-ruscombe
file name: pln-106b

project:
Residential Development
at
110-116 London Road
Ruscombe

Michael Shanly Homes
'Sorbon' Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel: (Beaconsfield) 01494 671331
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DX 34507 Beaconsfield

REVISED PLAN
6.8.02

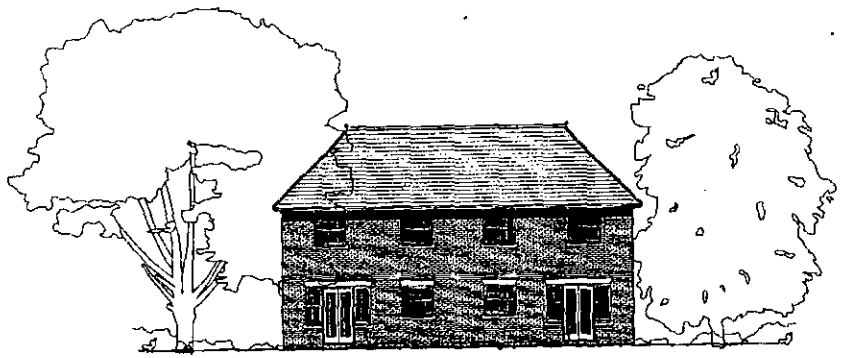
drawing title:
Floor plans/Elevations
plots 10 and 11

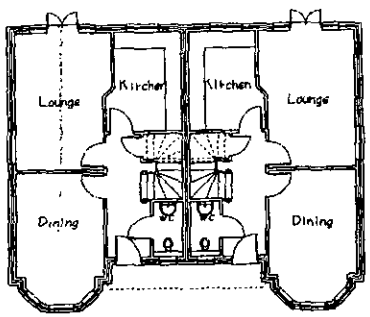
scale: 1/100
drawing no:
804-pln-106
revisions
A B

24 JUN 2002

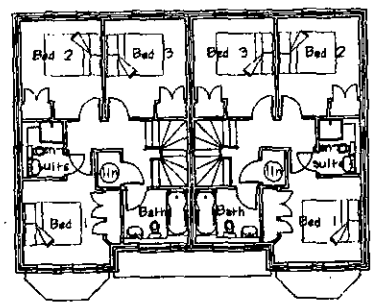


SIDE ELEVATION FRONT ELEVATION SIDE ELEVATION





GROUND FLOOR PLAN



FIRST FLOOR PLAN

REVISED PLAN

6007-1

24 JUN 2002

NOTES

rev.	description	date
B	footprint reduced & elevational changes	06.02
A	elevational changes and ridge heights reduced	05.02

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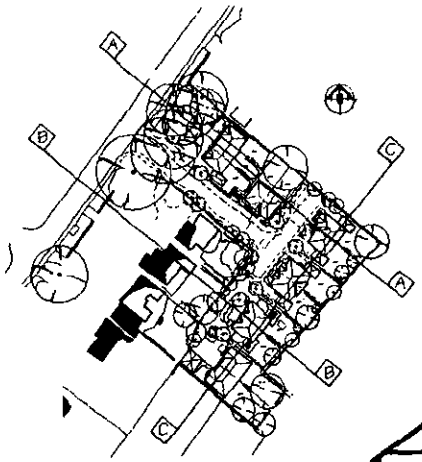
date: February 2002
drawn by: jd
cad dir.: 804-ruscombe
file name: pln-107b

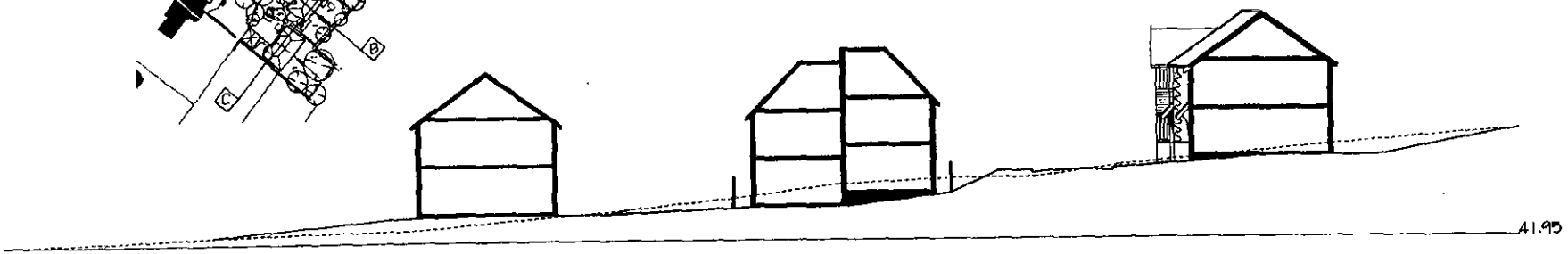
project:
Residential Development
at
110-116 London Road
Ruscombe

Michael Shanly Homes
'Sorbon' Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel: (Beaconsfield) 01494 671391
Fax: 01494 676417
DX 34507 Beaconsfield

drawing title:
Floor plans/Elevations
plots 12 and 13

scale: 1/100
drawing no.:
804-pln-107
revisions:
A B

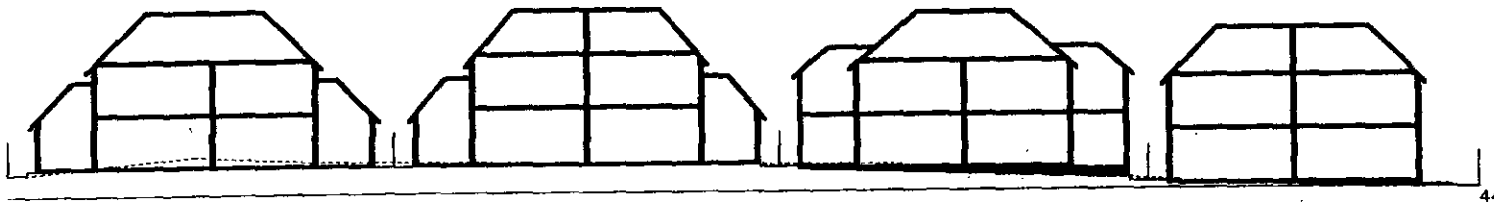




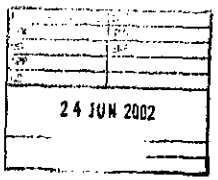
Section A-A



Section B-B



Section C-C



..... = Existing ground level

——— = Proposed ground level

6.007

REVISED PLAN

NOTES

rev.	description	date
B	ridge heights reduced	06.02
A	ridge heights reduced	05.02

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DO NOT SCALE. All dimensions and levels must be checked on site and verified prior to construction

date: March 2002
drawn by: CGE
cad dir: 804-ruscombe
file name: Site Section

project:

Residential Development
at
110-116 London Road
Ruscombe

Michael Shanly Homes

'Sorbon' Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel: (Beaconsfield) 01494 671331
Fax: 01494 676417
DX 34507 Beaconsfield

drawing title:

Site Sections

scale: 1:200

drawing no.:
804-pln-109

Revisions: A B



Indicative Street Scene
Rear Plots

REVISED PLAN
60074

2 JUN 2002

2.0 TREE SURVEY

No	Type	Dia	Ht	Age	Vig	Con	Cat	Comments
1	Oak	1m+	16	M	N	C	B	Strategic tree, lightning damage
2	Oak	1m+	16	M	N	A	A	Strategic tree, dominant in group
3	Oak	750	16	M	N	C	B	Competing for crown space
4	Beech	800	17	M	N	B	B	Competing, but strategic street tree
5	Beech	800	17	M	N	B	B	Strategic street tree
6	Beech	500	16	M	N	C	B	Competing for crown space
7	Beech	600	16	M	N	B	B	Competing for crown space
8	Beech	850	17	M	N	B	B	Competing, but dominant in group
9	S Chestnut	500	12	M	N	C	C	Lean and suffering competition
10	Cypress	Triple	5	M	N	C	C	Poor form and condition
11	Cypress	Multi	11	OM	L	C	D	Poor form and condition
12	Cherry	Multi	5	M	N	C	C	Of little landscape value
13	Cherry	300	4	M	L	C	D	Of no landscape value
14	Beech	1m	18	M	N	A	A	Strategic tree
15	S Birch	450	11	M	N	C	C	Poor head formation
16	S Birch	425	12	M	N	C	C	Loose form, no long term value
17	Holly	Twin	6	M	N	B	C	Understorey, Ivy clad
18	S Birch	400	12	M	N	C	C	One-sided boundary tree
19	D Fir	500	15	M	N	B	B	Good tree, but unsuited to garden space
20	H Chestnut	425		OM	L	C	D	Damage and of no value
21	D Fir	300	14	M	N	C	C	One-sided, poor form
22	S Birch	450	15	M	N	B	C	One-sided boundary tree
23	S Birch	Twin	16	M	N	B	C	Spreading boundary tree, Ivy to be removed
24	Spruce	300	9	SM	N	C	C	Thin form, Ivy
25	Cypress	300	13	M	N	C	C	Thin form, little value
26	S Chestnut	Triple	13	OM	N	C	C	Poor form and condition, badly pollarded
27	Pine	275	9	M	N	C	C	Leaning, Ivy cladding
28	Pine	350	9	M	N	C	C	Leaning, poor head formation
29	Cypress	250	5	SM	N	B	C	Boundary conifer, competing
30	H Chestnut	650	11	OM	L	C	D	Decay, no future
31	Cypress	300	6	M	N	B	C	Garden decorative
32	Yew	250	5	M	N	B	B	Broad spreading, good condition. Poisonous
33	Cypress	Twin	9	OM	L	C	D	Of no value
34	Cherry	Multi	8	M	N	B	C	Garden decorative
35	Cypress	250	6	SM	N	B	C	Decorative conifer
36	Spruce	250	7	SM	N	B	B/C	Garden decorative
37	Cypress	Multi	8	SM	N	B	B/C	Garden decorative
38	Cherry	Multi	4	SM	N	B	C	Garden decorative
39	Cherry	300	5	SM	N	C	C	Garden decorative
40	Cypress	250	8	SM	N	B	C	Garden decorative
41	Oak	450	13	SM	N	C/B	B	Poor form, but potential
42	Fruit	200	8	SM	N	B	C	Of no value
43	Ash	500	14	M	N	B	B	Boundary tree
44	Apple	Twin	6	M	N	B	C	Of no landscape value
45	Apple	Twin	6	M	N	B	C	Of no landscape value
46	Pine	450	14	M	N	B	B	One-sided boundary tree
47	Yew	300	8	M	N	B	B	Boundary understorey, poisonous

48	Cedar	800 13	M	M	C	C	Head lost, poor form
49	Willow	Triple 7	M	L	B	B	Off-site contorted form
50	Holly	Multi 8	SM	N	B	B	Good form
51	Cypress	Multi 11	M	N	B	B/C	Good form but debatable value
52	M Puzzle	300 7	SM	N	C	C	Over-crowded canopy space
53	W Willow	500 14	OM	L	C	C	Some stress, deadwood evident
54	Holly	Twin 7	SM	N	B	C	Understorey
55	Cypress	Multi 12	M	N	B	B/C	Impressive form, but little long term value
56	Cypress	Triple 7	SM	N	B	C	Of little landscape value

Notes

* - Offsite
Dia - Diameter of trunk at 1.5m
Ht - Height of tree
Age - Age; Young/Semi-mature/Mature/Over-mature
Vig - Vigour; Normal or Low
Con - Condition assessment
Cat - Category in accordance with BS 5837:1991

3.0 GENERAL COMMENTS

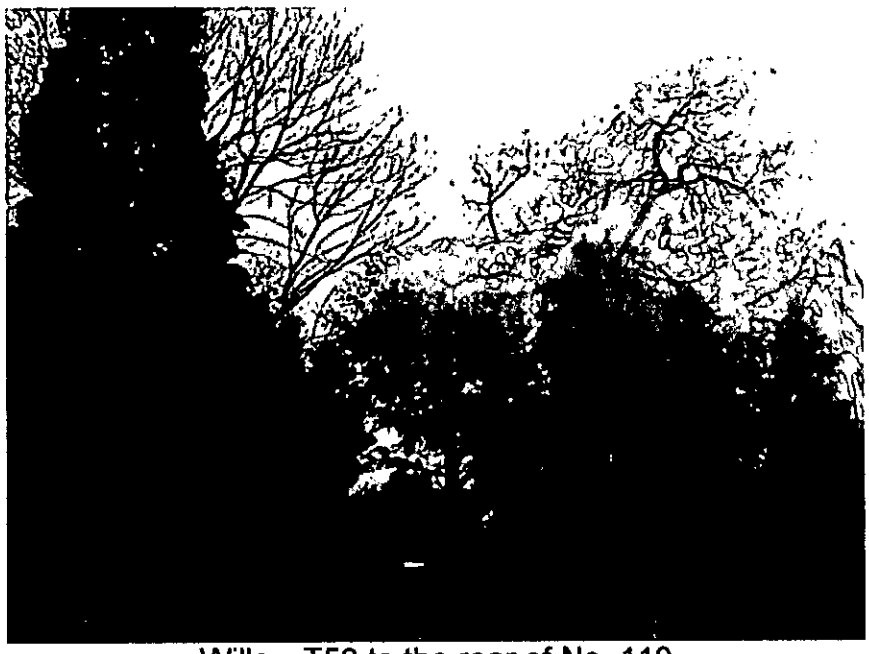
3.1 The site comprises the rear gardens of Nos 110,112,114 and 116 London Road and forms an accumulation site accessed from the existing driveway of No. 116.



Douglas Fir T19



Frontage trees T2-T9



Willow T53 to the rear of No. 110

3.2 The frontage trees T2-T9 are the most significant landscape feature on the site and are an important part of the character of the street scene. The Beech T14 is also a strategic landscape feature.

3.3 Few of the other trees in the rear gardens have any landscape merit and, whilst there are some interesting conifers, they have no significance for a re-planned site, nor are the Yews particularly suitable for inclusion in a domestic settng.

3.4 The trees are categorised from A to D in order of condition.

3.5 The trees are further categorised from A to D in order of landscape and amenity value, with a split category if the immediate condition is likely to vary. This category takes into account the Condition of the tree and is therefore the assessment which takes precedence. BS 5837:1991

Trees in Relation to Construction recommends that all category D trees are removed, all category A and B trees are retained and category C trees are retained if possible, although their retention should not restrict the design of the layout.

3.6 The category C trees are the most difficult to comment on or make recommendations for, as they are generally fair to poor in condition, with an unessential value category, to be kept or not as use dictates. We therefore recommend on this site that all category D trees are removed, all category A and B trees are retained and category C trees are retained if possible, although their value does not specifically require this. We would recommend that the layout is not restricted by their positions and BS 5837:1991 supports this view.

3.7 If development does occur, the retained trees should be protected by fencing in accordance with BS 5837:1991 Trees in Relation to Construction for the duration of the construction period. Any road or driveway construction proposed within the normal minimum distances for protection easement recommended by the BS should be of a surface construction in accordance with the guidelines given in Section 11 of the BS and also in accordance with APN1 practice note from the Arboricultural Advisory and Information Service.

Stephen J Dale Dip LA MLI

WORK SHEET FOR : Nicola Lake

Application Number : F/2002/6007

Applicant : Michael Shanly Homes .

Location : 116 And Land R/O 110, 112, & 114, London Road, Ruscombe, Reading.

Proposal : Proposed erection of 13 dwellings and demolition of 116 London Road.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 19/03/2002

Earliest Date for Decision : 14/04/2002

Latest Consultation Date/Site Notice Expiry Date : 14/04/2002

This application will have expired on: 14/05/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

See committee report of the 4 Sept 2002.

Planning Issues :

Application Number: F/2002/6007

Appraisal :

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

Application Number F/2002/6007
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 116 And Land R/O 110, 112, & 114 London Road Ruscombe Reading.

APPLICATION NUMBER: F/2002/6007

OFFICER: Nicola Lake

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Nicola Lake

From: Neil Etherington
Sent: 04 September 2002 08:42
To: 'Jeremy Hardman'
Cc: Nicola Lake
Subject: RE: Application F/2002/6007: 10 ~ 116 London Road, Ruscombe

Dear Mr Hardman

Thank you for your email.

As you rightly state these two trees are in category 'B'. This category is defined as 'trees where retention is desirable: moderate category'.

I realise that if the development is approved both these trees will be lost. I have not recommended that planning permission be refused for this reason. In order to justify doing this reason we would have to demonstrate that these trees are highly significant when viewed from a public place such as a road. In view of the mature trees and existing buildings along London Road the views of these trees is limited. Even if development takes place they will remain primarily an amenity to relatively few local properties. As such there significance in the wider landscape is not significant enough to warrant refusing planning permission.

Yours sincerely

Neil Etherington

-----Original Message-----
From: Jeremy Hardman [SMTP:jhardman@mapdc.demon.co.uk]
Sent: 02 September 2002 11:38
To: Neil Etherington
Subject: Application F/2002/6007: 10 ~ 116 london Road, Ruscombe

Whilst not wishing to pester you (!), I do hope your comments on the points I raised in the attached e-mail will be communicated to the Control Development Committee in time for their next meeting this Wednesday evening.
Thankuing you

Jeremy Hardman
E mail: jhardman@ mapdc.demon.co.uk
Tel/Fax: 0118 934 00 39 << Message: Preservation of Trees >>

DEVELOPMENT CONTROL COMMITTEE – 4 September 2002

MEMBER'S UPDATE.

116 AND LAND TO THE REAR OF 110, 112 AND 114 LONDON ROAD, RUSCOMBE.
Application No: F/2002/6007. Pages 18-51.
Condition 24 duplicates the requirements imposed by condition 30, as such it is recommended that condition 24 be deleted.

Following the comments made at the Member's Site Visit, the Access and Movement Officer has recommended the rewording of condition 13 and an additional informative. These are as follows:

13. No other development of the site shall take place until the access has been constructed in accordance with the approved submitted details and any street lighting columns and electricity supply poles at or affecting the proposed point of access to London Road have been relocated (at the applicant's own expense) in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Informative.
4. Attention is drawn to the street lighting column and possibly an electricity supply pole which are located at or near to the proposed point of access to London Road. As these are likely to impede access to/from the site unless relocated, the developer is required to submit relocation details to the Local Planning Authority (condition 13). The developer will also need to agree any relocation and funding arrangements separately with the relevant electricity company and the Council as street Lighting Authority on 0118 9746326.

A revised wording of condition 32 has also been suggested:

32. The access road shall be constructed and adopted up to the boundary of the application site with number 120 London Road with no unadopted gap between the boundary and the edge of the road.

Reason: To prevent multiple accesses onto the London Road.

REAR OF 24-26 NASH GROVE LANE, FINCHAMPSTEAD
Application for detached dwelling
Application No: F/2002/6290 Pages 74-99
Following on from the Member's Site Visit of Friday 30 August, the Highway Officer is recommending a change to conditions as follows:

LAND AT SILCHESTER HOUSE, BASINGSTOKE ROAD, THREE MILE CROSS, SHINFIELD

Application No. F/2002/6536. Pages 151-175.

Council's ecologist raises no objection subject to the following condition (covering contingency for reptiles).

21. No development shall take place until full details of a protected reptiles contingency plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

(a) Surveys at agreed periods during April, May and September by an agreed expert, and

(b) Details of appropriate mitigation measures and contingency plans, should such reptiles be found to be present.

Reason: To protect any reptiles and their habitat.

11, PARK AVENUE, WOKINGHAM

Application No. O/2002/6558, Pages 100-110

The extended consultation period, in respect of the change of use element expired on 29th August 2002. No additional comments, in respect of this have been received.

As a result of the members site visit condition 16 has been amended as follows

16. The access to Wellington Road shall have a minimum width of 4.8 metres and the shared driveway gradient shall not be steeper than 1 in 12.

2 THE PARADE, SILVERDALE ROAD, EARLEY.

Application No: A/2002/7202. Pages 189-196.

Earley Town Council comments have now been received:

> *"Councilors had no objection to this proposed, but request that a condition be imposed requiring the installation of bollards along the pavement edge to prevent the facility being 'Ram-raided'".*

As the application is for a illuminated fascia sign it would not be considered appropriate to attach such a condition. It would be more appropriate for the issue of bollards to be taken into consideration of the application for the cash machine, which is due for determination shortly.

LAND REAR OF 57-75 DROVERS WAY, WOODLEY, READING.

Application F/2002/7094 Pages 197-203

Woodley Town Council have no comments.

Our Ref: KH/IJ

Michael Shanly Homes

Sorbon' Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel: Beaconsfield (01494) 671331
DX 34507 Beaconsfield
Fax: (01494) 676417
www.michaelshanly.co.uk

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NL
2002
FILE

20th September 2002

Nicola Lake
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

Your Ref: 2002/6007

Dear Ms Lake

Re: 110-116 London Road, Ruscombe

As you will be aware members resolved to grant planning permission for 13 houses at the above site subject to the signing of a legal agreement.

You will no doubt appreciate that our company is keen to progress matters as soon as possible and therefore I would be grateful if you could provide contact details for your legal department in order that I can make the necessary arrangements with our own solicitors.

Whilst I am aware of a number of conditions which were proposed to be attached to the planning consent (as indicated in the planning report to committee) I am also aware that a number of additional conditions were attached by members.

In this regard I would be grateful if you could confirm when a copy of the draft consent would be ready for issuing to us.

I look forward to hearing from you in the near future.

Yours sincerely

Ian Jewson
Planning Manager
Michael Shanly Homes

received 6/9/02 (60672)

Nicky

Our Ref. **13518**
Your Ref. F/2002/7108
Date. 05 September 2002

FAO Nathalie Brown
Wokingham District Council
DX33506
WOKINGHAM

This matter is being dealt with by -
HPINDER

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990
Residential Development (1-20)

106 London Road, Ruscombe
Reading

I refer to your consultation received in this office on 23/07/2002

SEWERAGE

Thames Water Utilities Ltd., has no objection to the above planning application.

WATER

With regard to water supply, Thames Water Utilities Ltd., are unaffected by this development, and therefore have no comments to make.

Yours faithfully,

Admin
(For Technical Information Manager

RWE GROUP

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

M E M O R A N D U M

From: Nicola Lake.
Senior Planning Officer

My Ref: F/2002/6007

Ext: 6481

To: Colin Lawley.
Principle Solicitor.

Your Ref:

Date: 16 October 2002

LEGAL AGREEMENT FOR THE ERECTION OF 13 DWELLINGS AND DEMOLITION OF 116 LONDON ROAD. APPLICATION NUMBER F/2002/6007.

This application was granted planning permission at the Development Control Committee of the 4 September 2002, subject to the signing of a section 106 agreement. The section 106 agreement is to secure the payment of £20,000 towards highway improvements, traffic management and sustainable transport initiatives; a financial contribution of £33,578 for Polehampton Infant and Junior schools and £19,853 for Piggott Secondary school towards additional education places; £3,600 towards an additional piece of play equipment and £6,500 towards community facilities at Loddon Hall and youth facilities and £702 towards additional library stock.

Attached are the following:

- A copy of the draft decision notice.
- A copy of the application form.
- Section 66 certificate.
- Site plan.

N Lake

Nicola Lake.

116 and land to the rear of 110, 112 and 114 London Road, Ruscombe
Application for the erection of 13 dwellings

In respect of the above application which was deferred from consideration at your last committee meeting on the 20th August. A number of points were raised at the meeting which I hope will be clarified via this note and attached plan.

Trees

All the individual TPO trees are retained in the development proposals and those that are lost are not of sufficient value and are accepted as such by the Council's Tree Officer following a detailed tree survey.

Prominence of Development and it's Layout

As a result of six months of negotiation the resulting development is not unduly prominent and the layout represents the best use of land in accordance with PPG3.

(a) The resident of No. 120 is satisfied that the impact of the development on him is acceptable and has written to this effect.

(b) The bungalows at Northbury Avenue are over 40 metres away, substantially more than the Council's normal separation standards, and indeed plot 13 has been moved even further away from the boundary so that landscaping can break up this flank elevation which has no windows.

(c) The proposed dwellings have relatively low ridge heights and the development to the rear will not be visible from London Road.

(d) The resident of No. 110 London Road objects on the basis of overlooking to his neighbours at No. 1 Northbury Avenue yet he is constructing a new 5 bed dwelling with a greater impact.

Layout and Mix

This layout complies with highway requirements and meets the Council's requirements regarding mix of house types.

Newts/Wildlife

An ecology survey has been carried out to the satisfaction of the Council's Planning Officers. There are NO protected species on this site.

Nicola Lake

From: Keith Rogers
Sent: 30 August 2002 12:38
To: Nicola Lake
Cc: Adam Coggins
Subject: f/2002/6007 - Land rear of 116 London Road - Michael Shanly Homes

Nicky
Following the site visit this morning I would suggest that condition 13 is expanded and also an Informative added to reflect the fact that there is a street lighting column and possibly an electricity supply pole at the proposed point of access which should be relocated.

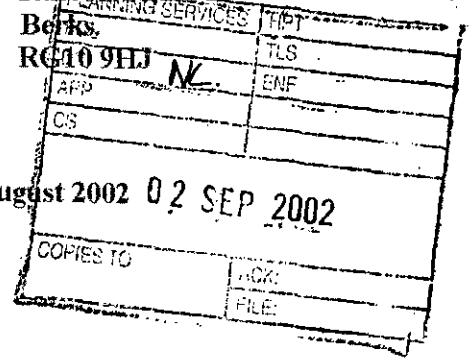
13. No other development of the site shall take place until the access has been constructed in accordance with the approved plans and any street lighting column and electricity supply pole at or affecting the proposed point of access to London Road have been relocated (at the applicant's own expense) in accordance with details to be submitted to and approved by the LPA.

INFORMATIVE
Attention is drawn to the street lighting column and possibly an electricity supply pole which are located at or near to the proposed point of access to London Road. As these are likely to impede access to/from the site unless relocated, the developer is required to submit appropriate relocation details to the LPA. The developer will also need to agree any relocation and funding arrangements separately with the electricity supply company and the Council as street lighting authority.

Keith.

116, London Road,
Ruscombe,
Berks.
RG10 9HJ

SMS



Wokingham Planning Dept.
Shute End,
Wokingham.

28th August 2002

For the Attention of Planning Officer Ms Nicola Lake,

Dear Ms Lake,

Re:- Planning Application 2002/6007 – 116 – 110, London Road, Ruscombe.

I attended the meeting of the Development Control Committee on Wednesday 14th August, but having previously read your report, I did not see any justifiable reasons why the committee should not confirm your recommendation for approval. I therefore did not think it necessary to book a time to speak at the meeting, but in view of the things said that evening, I would like to make the following replies to the comments made by the gentleman representing Northbury Ave, and four of the committee members.

1) POINTS RAISED BY NORTHBURY AVE. REPRESENTATIVE

He questioned the need for additional properties to be built in this area, as he considered that there was no need for development in Ruscombe.

Comment:- There is currently a large 4 bedroomed house being built between 108 and 104, London Road, the position of this house can be imagined by looking at page 162 of the Agenda. This house will have 4 bedrooms on the first floor with windows that will look directly into the garden of No.1 Northbury Ave, only 31m away, and across the neighbouring bungalows in Northbury Ave. As can be clearly seen from the attached photograph, it will also look into the living room windows of No.1. This house will have far more impact on Northbury Ave, than the side wall of a house with no windows on the proposed development, 40m away

He also commented about a 1919/1927 Covenant which he said stipulated that only bungalows could be constructed in the vicinity. There is no such Covenantrelevant to the properties built in the London as confirmed to me by Solicitor.

2) POINTS RAISED BY MR. STEPHEN CONWAY

A) Mr. Conway stated that he was concerned about the impact of the development on the neighbouring population, principally, No. 1 Northbury Ave. and No. 120 London Road.

Comment:- The impact of a development which is 40 meters away from the rear of No.1 Northbury Ave. is minimal in comparison to the new house being built at 108 London Road, only 31 metres away.

With regard to his concern for No.120 London Road, the owners of this property have not written to object to the development, in fact, they have verbally given their approval,

and would have sent their written approval, but for a mix up in communications. They have indicated that they will be writing to refute Mr. Conway's concerns.

B) Mr. Conway described plots 1 – 3 as a block of flats.

Comment:- The three terraced houses of Plots 1 – 3 have been so well presented that they would appear to any passer by who managed to see through the dense hedge and trunks of the TPO'd trees, to look like one large detached house, in keeping with the other large detached houses fronting onto London Road.

C) Mr. Conway raised a point that Great Crested Newts had been found at 122 London Road.

Comment:- I have been the owner of 116, London Road, since 1976, and have never seen a Great Crested Newt in all that time. The ecology report also determined that there was no evidence of them on any land which is part of the proposed development. Furthermore, Mrs. Roberts, owner of 114 London Road, and previous owner of 116, London Road, has had a fish pond in the back garden since 1956, and has never seen any Great Crested Newts. The Ecologist told Mrs. Roberts that her pond was the wrong type to attract newts. In respect of Mr. Conway's comments that the owner of 122, London Road had seen Great Crested Newts in his garden, I am sure that the owner would have mentioned this in his letter dated 31st. March 2002 when he wrote in to the Planning Department about his concern that there might be a bat colony in 116, London Road, but he makes no mention of Great Crested Newts at all.

Mr. Conway stated that the steep elevation of the London Road site would have a great impact on the street scene.

Comment:- Michael Shanly Homes have produced a street scene from the London Road, showing the dense hedge growth and the large TPO'd trees. This unfortunately was not displayed in the Agenda, and the other councillors were probably misled by the Indicative Street Scene facing page 173. Because of the dense hedging and trees, the only house which would be seen from London Road, would be a distant glimpse of Plot 8 when glancing up the new road.

COMMENTS FROM THREE OTHER COUNCILLORS

1) Councillor Drake stated that the development was detrimental to adjacent houses.

Comment:- The houses adjacent to the development are 110, 112, and 114, all of whom are part of the development. Property No 120, as previously stated, has not objected to the development and has now written in to say so. The nearest other adjacent property, is the property of Mr. Hardman of 108, London Road,which corners onto the development and only on an angular sighting would the roof of a house be seen 50m away. The biggest impact on number 108 is the house being built by Mr. Hardman himself, which will have a far greater detrimental effect on the privacy of his property, his neighbours in 104, and the properties No. 1 & 3 Northbury Ave.

2) A councillor stated that the bungalows in Northbury Avenue would be swamped out.

Comment:- Again it should be pointed out that there is a 40 m distance between the back of No 1 and No 3 Northbury Ave, and only the roof line of the house on Plot 13

would be seen. The only building that is likely to swamp the bungalows, is the previously mentioned large house being built by Mr. Hardman, which is only 31m away from the bungalows, with bedroom windows looking across into No1 Northbury Ave.

3) Another councillor expressed the opinion that the developers were putting forward an opportunist, muddled, back garden development which in his opinion could be better designed and gain an increased number of dwellings. He further stated that granting permission for this development would end up with other house owners wanting to develop, leading to a complete shambles.

Comment:- This councillor may not be aware that a planning application to develop land at the rear of 124 and 126 London Road, was rejected for the reasons described on page 147 of the Agenda, Planning History, paragraph 4, and that future development of a comprehensive scheme, incorporating the rear gardens of properties to the north east, has already been foreseen and provided for in the width and layout of the road into the current development. Also, as Mr. Ian Jewson stated, speaking on behalf of the land owners and Michael Shanly Homes, the application was first submitted in February 2002, and has been amended several times since to address all the points raised by the Planning Officer and the residents of Northbury Avenue. The land proposed for development has been in one or more Wokingham Development proposals, for the past 15 years or so. It is therefore not surprising that the current owners are perplexed by this councillors comments.

I will be obliged if these comments can be made known to the councillors before they meet on the 4th September.

Yours faithfully,

G. W. Face

G. W. Face

Date: 29 August 2002

Your Ref:

My Ref: **Nicola Lake - F/2002/6007**

Michael Shanly Homes

Sorbon
Aylesbury End
Beaconsfield
Bucks
HP9 1LW

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

Dear Sir/Madam

Application Number: F/2002/6007

Site Address: 116 And Land R/O 110, 112, & 114, London Road, Ruscombe, Reading.

Proposal: Proposed erection of 13 dwellings and demolition of 116 London Road..

Your application is to be determined at the Development Control Sub-Committee meeting on the 04.09.02 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

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

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

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

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

Received by hand on site visit on the 30 Aug 2002

116, London Road,
Ruscombe,
Berks.
RG10 9HJ

Wokingham Planning Dept.
Shute End,
Wokingham.

28th August 2002

For the Attention of Planning Officer Ms Nicola Lake,

Dear Ms Lake,

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Yours faithfully,

G. W. Face

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
ENGINEERING SERVICES

MEMORANDUM

FROM: Adam Coggins

MY REF: F/2002/6007

YOUR REF:

TO: Nicola Lake - Planning

DATE: 14/08/02

PLANNING APPLICATION NO. F/2002/6007.
PROPOSED ERECTION OF 13 DWELLINGS WITH NEW ACCESS ROAD ON LAND AT 110-116 LONDON ROAD, RUSCOMBE.

Nicola,

The highway authority's initial concerns have been addressed by the amended plans therefore subject to the applicant entering into a suitable S106 agreement in respect of appropriate contributions we recommend approval with conditions as stated previously.

Adam Coggins
Engineering Technician (Highway Development Control)

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
ENGINEERING SERVICES

MEMORANDUM

FROM: Adam Coggins

MY REF: F/2002/6007

YOUR REF:

TO: Nicola Lake - Planning

DATE: 30/07/02

PLANNING APPLICATION NO. *F/2002/6007.*
PROPOSED ERECTION OF 13 DWELLINGS WITH NEW ACCESS ROAD ON LAND AT 110-116 LONDON ROAD, RUSCOMBE.

Nicola,

The layout on revised drawing no. 804-pln-101-C satisfies the highway authority.

Therefore, subject to the applicant entering into a suitable S106 agreement in respect of appropriate contributions, the highway authority recommend approval but with the following conditions:

1. C049, R049 – Garages
2. C122, R122 – Parking
3. C124, R124 - Cycle parking
4. C127 (INSERT: 4.5 metres by 120 metres) (INSERT: the proposed vehicular access), R127 - Vis
5. C128, R128 - Pedestrian visibility
6. C129, R129 – Construction vehicles
7. C130, R130 – Mud
8. C131, R131 – Access
9. C135, R135 – Stop-up access
10. C137, R137 – Turning
11. The road is to be built to adoptable standards, R131

Informative: N07

Adam Coggins
Engineering Technician (Highway Development Control)

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
ENGINEERING SERVICES

MEMORANDUM

FROM: Adam Coggins

MY REF: F/2002/6007

YOUR REF:

TO: Nicola Lake - Planning

DATE: 30/07/02

PLANNING APPLICATION NO. F/2002/6007.
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7. C130, R130 – Mud
8. C131, R131 – Access
9. C135, R135 – Stop-up access
10. C137, R137 – Turning ✓
11. The road is to be built to adoptable standards, R131 ✓

Informative: N07

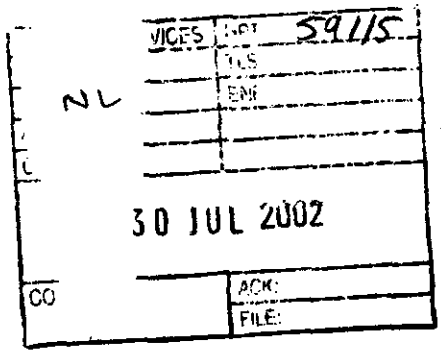
Adam Coggins
Engineering Technician (Highway Development Control)

Michael Shanly Homes

'Sorbon' Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel: Beaconsfield (01494) 671331
DX 34507 Beaconsfield
Fax: (01494) 676417
www.michaelshanly.co.uk

Our Ref: KH/IJ

29th July 2002



Nicola Lake
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

Your Ref: 2002/6007

Dear Ms Lake

Re: 110-116 London Road, Ruscombe

Regarding the above and our conversation this morning.

I understand that there are still a number of outstanding concerns. In this respect I have spoken to Adam Coggins of your Highways Department and have made the following amendments to the proposed site layout plan.

i) revised parking provision to plots 4 and 5 to provide 2 spaces for plot 5 and a single space for plot 4. Plots 4 and 5 are both 2 bedroom dwellings and at an average of 1.5 spaces per dwelling this level of provision would accord with Government advice and sustainable development objections.

ii) In order to meet your Council's mobility standards the proposed driveways for plots 6 to 11 are now provided with 3 metre wide driveways.

iii) I can confirm that the bin store to the frontage of plot 12 is for the sole use of plots 12 and 13. You will also note that the turning head adjacent to plot 10 has been extended. I consider that the layout will more than adequately address the previous highway comments in relation to carry distances as the end of the turning head is less than 25 metres from the curtilage of plots 12 and 13.

iv) At the request of highways an additional pavement area has been provided outside plots 6 to 9 to address pedestrian accessibility issues.

v) With regard to cycle parking the amended site layout provides additional secure parking provision. Furthermore, the majority of plots have there own garages where cycles can be stored. Those dwellings without garages have their own private curtilages and could include wall mounted cycle stands. I believe that these would be more appropriate than individual buildings for cycle storage within each property.

During our discussions you suggested that there was potentially some outstanding issues relating to trees at the site. However, I understand that you have not received any objections to this effect. Whilst it is my opinion that any such concerns could satisfactorily be dealt with by condition I am more than willing to address any concerns you may have. I would be grateful if you could inform me if the situation changes.

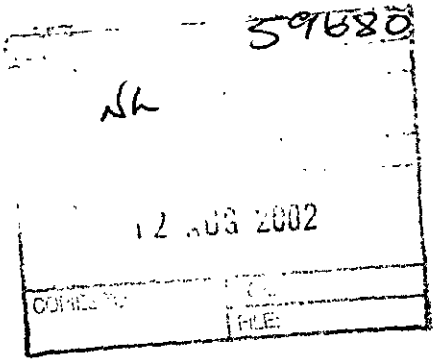
I trust that there are now no other planning issues which would prevent you from finalising your report to committee for the 14th August. Please let me know if there is any additional information that you require.

Yours sincerely

Ian Jewson
Planning Manager
Michael Shanly Homes

To: Nicola Lake 59680

NL



Michael Shanly Homes

With Compliments

'Sorbon' Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW

Tel: Beaconsfield (01494) 671331
DX 34507 Beaconsfield
Fax: (01494) 676417

A Member of the Michael Shanly Group

Our Ref: IJ/KH

9th August 2002

Mr N Etherington
Tree and Landscape Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Your Ref: 2002/6007

Dear Mr Etherington

RE: 110-116 London Road, Ruscombe

Further to our discussions relating to retaining the beech tree (T4) to the north of the access road at the site frontage.

I have spoken to our own arboricultural consultant and also to Keith Rogers of your Council's Highways Department regarding this matter. I am confident that through suitable techniques the access road can be constructed without detrimental effect to the tree and therefore I am happy to accept a condition requiring the submission of details relating to the construction detail prior to development commencing.

I agree that the methods of construction referred to in BS5837 will be an appropriate guide in this instance. For your reference I attach an indicative cross section which illustrates the type of construction that would normally be considered acceptable. As you will appreciate this is only a standard detail and the final scheme will need to be agreed in relation to the specific on site conditions.

I trust you find this useful.

Yours sincerely

Ian Jewson
Planning Manager
MICHAEL SHANLY HOMES

c.c Keith Rogers – WDC
Nicola Lake – WDC

DRIVEWAY BENEATH TREE CANOPIES

CONSTRUCTION IS TO BE OF A 'NO DIG' POLICY, IDEALLY BETWEEN MAY AND OCTOBER AND IN DRY WEATHER.

ALL WORKS TO BE CARRIED OUT BY HAND AND IN ACCORDANCE WITH B.S 5837.

GROUND VEGETATION TO BE TREATED WITH TRANSLOCATED HERBICIDE (WHICH DOES NOT DAMAGE TREE ROOTS). REMOVE DEAD ORGANIC MATERIAL.

REMOVE MAJOR PROTRUSIONS, GRIND OUT TREE STUMPS. FILL MAJOR HOLLOWS WITH SHARP SAND.

LAY GEOGRID DIRECTLY ONTO SOIL OVER WHOLE PARKING/DRIVEWAY AREA.

EDGING BOARD TO BE SURFACE MOUNTED AND FIXED WITH PEGS AT 1m CENTRES DRIVEN THROUGH THE GEOGRID.

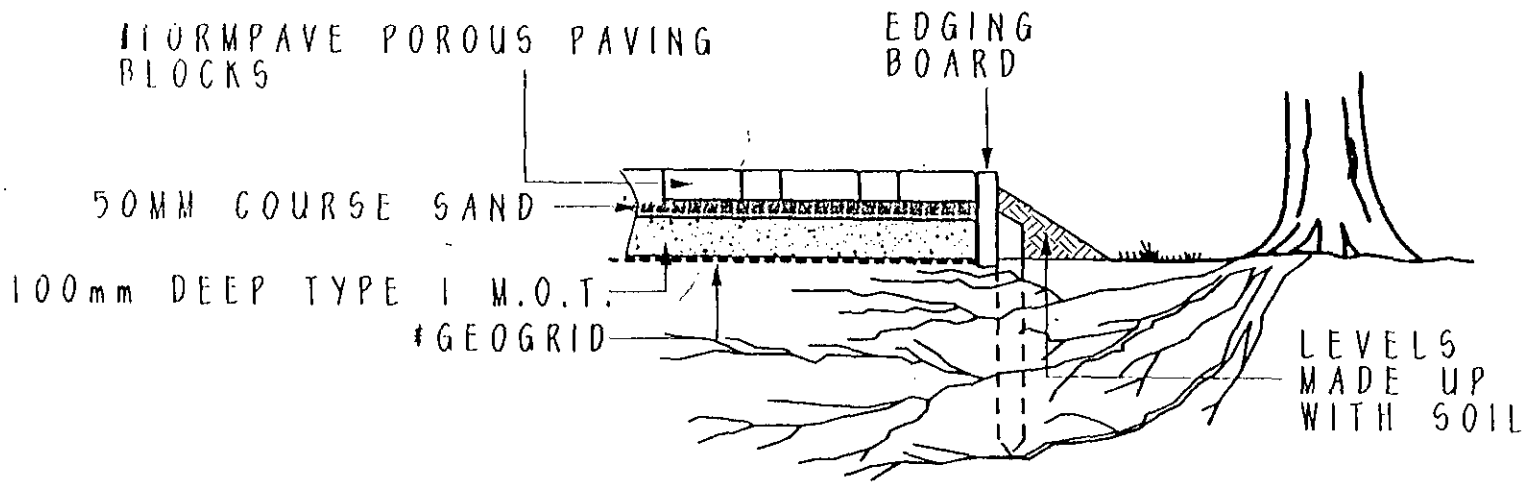
PEGS SHOULD BE LONG ENOUGH TO SUPPORT CONSTRUCTION.

GEOGRID TO BE COVERED IN 100MM OF AGGREGATE. THIS SHOULD BE PLACED AT ONE END AND PUSHED ONTO GRID SO MACHINERY MOVES ONTO SPREAD SUB-BASE NOT ONTO GEOGRID OR ON TO ADJACENT SOIL.

COMPACT SUB-BASE TO ENSURE BINDING WITH GEOGRID.

FORMPAVE POROUS BLOCK PAVING TO BE LAID BUTT JOINTED ON 50MM COURSE SAND. (SEE MANUFACTURERS DETAILS FOR LAYING.

*GEOGRID- EG:-TENSAR 5530, BY NETLON LTD NEW WELLINGTON ST. BLACKBURN, BB2 4JP TEL:01254 262 431
*FORMPAVE POROUS BLOCKS: FORMPAVE LTD. TUFTHORN AVE, COLEFORD, GLOUCESTERSHIRE, GL16 8PR TEL: 01594 836999



ACD
LANDSCAPE ARCHITECTS
Interim
Land Planning
Landscape Architecture

CLIENT

SCHEME

DRAWING
'NO DIG' DRIVE CONSTRUCTION UNDER TREES

SCALE —	DRAWN BY LR/SA
DATE AUG 02	REVISED -
No. -	- - -

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 6th August 2002

Location: 116 and land rear of 110, 112 and 114 London Road, Ruscombe.

Proposal: Proposed erection of 13 dwellings and demolition of 116 London Road.

Application Number: F/2002/6007

In response to your consultation dated 21st March 2002 for the above application, the arboricultural comments are as follows:

In general the layout allows for the retention of the trees that provide the greatest significance in the wider landscape.

I still have some concerns that there may be future pressure to fell or severely prune the Beech tree on plot 4. However, it is included in a TPO and we will be able to refuse any unreasonable applications for work.

Details of how the access will be constructed to avoid damaging the adjacent trees must be submitted, ideally before the application goes to Committee. This must be acceptable in both arboricultural and engineering terms.

If planning permission is granted the attached conditions must be imposed.

Neil Etherington
Senior Arboriculturist

WHAT PLANNING CONDITIONS RELATE TO TREES, FORESTRY AND LANDSCAPING

Landscape Condition 01 - Attached to Detailed Planning Consent

No development of the site shall take place without the prior written approval of the LPA of the reserved matters, that is details of:

The landscaping of the site (including any proposed changes to existing ground levels, means of enclosure and boundary treatments, hard surfaced areas and materials, planting plans, specifications and schedules, existing plants to be retained and showing how account has been taken of any underground services.

Completion of the above works to have been carried out no later than 12 months from the time of project completion.

REASON

To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development.

Landscape Condition 02 - Attached to Detailed Planning Consent

No development shall take place until a schedule of landscape maintenance for a minimum of 5 years has been submitted and approved in writing by the LPA. The schedule shall include details of the arrangements for its implementation.

Any plants dying within 5 years of being planted shall be replaced with a suitable replacement specimen.

REASON

To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development.

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Ruscombe Parish Council.

Twayblade,
47 Hermitage Drive,
Twyford,
Berkshire RG10 9HT

0118 9341940
Email:djcouzens@hotmail.com

Clerk to the Council.
D.J.Couzens

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59346

The Planning Officer,
WDC,
Council Offices,
Shute End,
Wokingham,
Berkshire.

31/07/02

Dear Sir,

Ref: F/2002/6007 110/116 London Road, Ruscombe.

I enclose copies of correspondence received from the Michael Shanley Group with reference to the above application. The information within indicated a lowering of the height of buildings on certain plots, this was a favourable improvement but all these buildings will still be visible from both Northbury Avenue and London Road, Ruscombe.Due to the height of the ground about to be used even bungalows would be sen and the neighbours overlooked.

Yours sincerely,

D.J.Couzens. Clerk.

cc. S.Conway (WDC)

Our Ref: KH/IJ

10th July 2002

Michael Shanly Homes

'Sorbon' Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel: Beaconsfield (01494) 671331
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Fax: (01494) 676417
www.michaelshanly.co.uk

Mr D J Couzens
Ruscombe Parish Council
Twayblade
47 Hermitage Drive
Twyford
TG10 9HT

Dear Mr Couzens

Re: Land at 110-116 London Road, Ruscombe (Planning application 2002/6007).

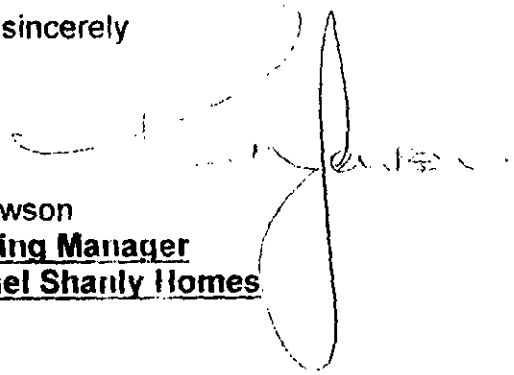
I note that the above application was discussed at the recent Parish Council meeting. Amongst the various issues raised it would appear that there is uncertainty as to the extent of our amendments.

For the benefit of the Parish Council I trust the following bullet points are of assistance. I also enclose the latest set of amended plans and a summary table of changes.

- Highway, arboricultural and ecological requirements have been satisfied.
- Improved entrance and required site lines provided as requested by Highways Department.
- All plots have been reduced in height. All rear plots (6-13) have been reduced by at least 1 metre (as requested by the planning officer).
- Plots 4 and 5 are stepped to reduce bulk, mass and to address the planning officer's comments.
- Plots 6-13 will be lowered into ground to further reduce height (see attached rear street scene).
- Plot 13 relocated away from shared boundary with properties of Northbury Avenue. Now 38 m from flank to rear.
- Additional tree planting proposed, including at shared boundary with Northbury Avenue properties.
- Car parking layout revised to address planning officer's comments.

I hope this clarifies matters. Should you wish to discuss any of the above I can be contacted on 01494 683851.

Yours sincerely



Ian Jewson
Planning Manager
Michael Shanly Homes

LAND AT 110 TO 116 LONDON ROAD, RUSCOMBE

Planning Application Ref: 2002/6007

Summary of design changes

PLOT NO.	ORIGINAL SCHEME	REVISED SCHEME
1, 2 and 3	• 9.0 metre ridge height, • half hipped roof	• 8.4 metre ridge height • revised design • full hipped roof to reduce bulk • improved visual appearance
4 and 5	• 9.0 metre ridge height, • half hipped roof	• 8.4 metre ridge height • full hipped roof • stepped design to reduce bulk mass and impact to plot 3 • improved visual appearance
6 and 7	• 9.4 metre ridge height • half hipped roof	• 8.4 metre ridge height • full hipped roof • plot 7 reduced to 2 bed dwelling • front doors reoriented to improve surveillance • full hipped roof to houses and garages • improved visual appearance
8 and 9	• 9.4 metre ridge • half hipped	• 8.3 metre ridge • front doors reoriented to improve surveillance • full hipped roof to houses and garages • improved visual appearance
10 and 11	• 9.4 metre ridge • half hipped	• 8.3 metre ridge height • improved visual appearance
12 and 13	• 9.2 metre ridge	• 8.1 metre ridge height • improved visual appearance • reduced size of dwellings to 3 beds • flank wall moved away from boundary • additional planting provided

NL

WOKINGHAM UNITARY
Aiming for Excellence

Applicationo	Name & Address
F/2002/6007	Brian Roach 112 London Road RUSCOMBE Berkshire RG10 9HJ
F/2002/6007	Mr R Creed 122 London Road RUSCOMBE Berkshire RG10 9HJ
F/2002/6007	Mr & Mrs J Hardman 108 London Road RUSCOMBE Berkshire RG10 9HH
F/2002/6007	Mr S W Birch Mrs M M Birch 9 Northbury Avenue RUSCOMBE Berkshire RG10 9LH
F/2002/6007	Mrs A E Cooke 11 Northbury Avenue RUSCOMBE Berkshire RG10 9LH
F/2002/6007	Mr & Mrs C L Scott 7 Northbury Avenue RUSCOMBE Berkshire RG10 9LH
F/2002/6007	R A Bromley 130 London Road RUSCOMBE RG10 9HJ
F/2002/6007	M. O'Mahony 3 Northbury Avenue RUSCOMBE RG10 9LH
F/2002/6007	Mr & Mrs D Lobb 1 Northbury Avenue RUSCOMBE RG10 9LH

F/2002/6007

C E M & J V Poulter
Pebblecroft
126 London Road
RUSCOMBE
RG10 9JH

F/2002/6007

Mr & Mrs Trayling
5 Northbury Avenue
RUSCOMBE
RG10 9LH

Committee letters sent 08/08/02

WOKINGHAM UNITARY
Aiming for Excellence

Date: 08 August 2002

Your Ref:

My Ref: **Nicola Lake - F/2002/6007**

Michael Shanly Homes

Sorbon
Aylesbury End
Beaconsfield
Bucks
HP9 1LW

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

Dear Sir/Madam

Application Number: F/2002/6007

Site Address: 116 And Land R/O 110, 112, & 114, London Road, Ruscombe, Reading.

Proposal: Proposed erection of 13 dwellings and demolition of 116 London Road..

Your application is to be determined at the Development Control Sub-Committee meeting on the 14/08/02 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

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

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

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

Yours faithfully,

Anna Cronin

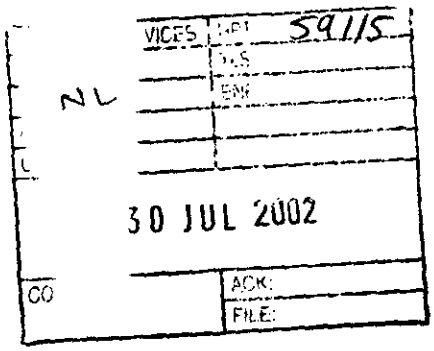
Head of Planning & Transportation

Michael Shanly Homes

'Sorbon' Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel: Beaconsfield (01494) 671331
DX 34507 Beaconsfield
Fax: (01494) 676417
www.michaelshanly.co.uk

Our Ref: KH/IJ

29th July 2002



Nicola Lake
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

Your Ref: 2002/6007

Dear Ms Lake

Re: 110-116 London Road, Ruscombe

Regarding the above and our conversation this morning.

I understand that there are still a number of outstanding concerns. In this respect I have spoken to Adam Coggins of your Highways Department and have made the following amendments to the proposed site layout plan.

i) revised parking provision to plots 4 and 5 to provide 2 spaces for plot 5 and a single space for plot 4. Plots 4 and 5 are both 2 bedroom dwellings and at an average of 1.5 spaces per dwelling this level of provision would accord with Government advice and sustainable development objections.

ii) In order to meet your Council's mobility standards the proposed driveways for plots 6 to 11 are now provided with 3 metre wide driveways.

iii) I can confirm that the bin store to the frontage of plot 12 is for the sole use of plots 12 and 13. You will also note that the turning head adjacent to plot 10 has been extended. I consider that the layout will more than adequately address the previous highway comments in relation to carry distances as the end of the turning head is less than 25 metres from the curtilage of plots 12 and 13.

iv) At the request of highways an additional pavement area has been provided outside plots 6 to 9 to address pedestrian accessibility issues.

v) With regard to cycle parking the amended site layout provides additional secure parking provision. Furthermore, the majority of plots have there own garages where cycles can be stored. Those dwellings without garages have their own private curtilages and could include wall mounted cycle stands. I believe that these would be more appropriate than individual buildings for cycle storage within each property.

During our discussions you suggested that there was potentially some outstanding issues relating to trees at the site. However, I understand that you have not received any objections to this effect. Whilst it is my opinion that any such concerns could satisfactorily be dealt with by condition I am more than willing to address any concerns you may have. I would be grateful if you could inform me if the situation changes.

I trust that there are now no other planning issues which would prevent you from finalising your report to committee for the 14th August. Please let me know if there is any additional information that you require.

Yours sincerely

Ian Jewson
Planning Manager
Michael Shanly Homes

Nicola Lake

From: Andy Glencross
Sent: 26 July 2002 17:14
To: Nicola Lake
Subject: PA F/2002/7108 106 London Rd Ruscombe

Hi Nicola

Although this site is within 500 metres of a known great crested newt breeding pond it is separated from it by dense residential development and a number of minor roads. It is unlikely that this application would have an adverse affect on the local great crested newt population. We will not require a newt mitigation scheme but should attach the following informative to any permission granted.

If great crested newts are encountered at any point during development then all works must stop immediately and local English Nature office and Wokingham District Council must be informed.

It is not clear from this application whether there is a demolition involved? If there is then normal requirement for bat survey applies.

Cheers

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

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
ENGINEERING SERVICES

MEMORANDUM

FROM: Adam Coggins

MY REF: F/2002/6007

YOUR REF:

TO: Nicola Lake - Planning

DATE: 23/07/02

PLANNING APPLICATION NO. F/2002/6007.
PROPOSED ERECTION OF 13 DWELLINGS WITH NEW ACCESS ROAD ON LAND AT 110-116 LONDON ROAD, RUSCOMBE.

Comments on Revised Plans Drg. No. 804-pln-101-B.

1. There is insufficient parking provided for plots 4 & 5. This needs addressing.

2. Proposed cycle storage is unacceptable. Cycle storage should be provided adjacent to each dwelling when there is no garage available for use.

3. Drives and paths for individual units are still required to be widened to allow access for wheelchairs, prams and cycles.

4. Carry distance for goods and service deliveries to Plots 12 & 13 still exceeds the recommended 25m. The turning head will need to be extended in a southeast direction to address this.

5. Pedestrian accessibility to Plots 6-9 should be investigated and improved as necessary.

Conclusion

The developer should be asked to submit suitably amended plans to address the above-mentioned layout issues.

Adam Coggins
Engineering Technician (Highway Development Control)

R10

0B8

9 Northbury Avenue
Ruscombe
Reading
RG10 9LH

Tel: 0118 9345878

16 July 2002

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

For the attention of: Nicola Lake

Dear Madam

Application No. F/2002/6007

Further to my letter dated 8th July in connection with the above Application. The following points have since come to our notice:

There are bats nesting somewhere in the area proposed for development.
Also Woodpeckers.
Also we understand there are great crested newts in the area,
Hydes will not be selling their land, therefore a portion of the land will be landlocked. which we understand is not allowed.

Northbury Avenue will not be suitable for any site traffic destined for the proposed site as the surface is cracking up in several places

We consider bungalows would be more suitable for the site, especially as the ground rises.

Yours faithfully,

A.G.Cooke (Mr.)

A E Cooke

A.E.Cooke (Mrs.)

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Dear Sirs, 22.07.02.

COPIES TO Planning Application

FILE

3, Northburn Avenue RG.
Reading,
Berks. RG10 9LH

F/2002/6007

With reference to the above application, I object on the following grounds:

1. Access to & from the development is a danger & traffic on the London Road which is extremely busy at peak times.
2. The destruction of established trees will affect the environment, particularly & birds & bats
3. The planned density of buildings
4. The type of planned houses; Bungalows would be much more appropriate

Yours faithfully,
M. O'Mahony
(M. O'MAHONY)

R8

OBL

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10 JUL 2002

✓22.07.02

1, Northbury Avenue,
Ruscombe,
Reading,
RG10 9LH

14th July 2002

Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire, RG40 1WR

Your ref: Nicola Lake
F/2002/6007

From Mr. & Mrs. D. Lobb

re: Application Number F/2002/6007
revised/additional plans

Proposal for demolition of 116 London Road and erection of thirteen dwellings on 116 and land R/O 110, 112 &114 London Rd., Ruscombe.

1. Yet again, we strongly object to the building of a pair of large semidetached houses so close to the boundary of our property, 1 Northbury Avenue. We still feel that the height and proximity of these is out of proportion to the size of our own and other bungalows in Northbury Avenue. Only single storey buildings would be in scale with our bungalows.
2. The height and proximity of the proposed houses would be a severe erosion of our privacy. We would also suffer increased noise nuisance.
3. The high density of the entire proposed development is totally out of character with the area.
4. The proposed development would mean that a large part of the garden of 110 London Road would be totally cut off with no access, making it landlocked. This could present a potential fire or nuisance hazard to all surrounding properties.
5. At the moment green woodpeckers visit our garden and bats fly around it in the evening. Where will they go when the trees, especially the large willow in the garden of 110 London Road, are cut down? We feel that this tree in particular should be preserved. How sad if we are to be the last generation to appreciate these lovely animals in this location. Surely wildlife is part of our national heritage.
6. So many extra houses mean extra cars and extra traffic nuisance and noise along London Road and Northbury Avenue. Northbury Avenue is already used at a rat run at peak times. The extra road junction will also make that stretch of London Road more dangerous, especially at peak times.

Yours faithfully,
Mr. and Mrs. D. Lobb

D. Lobb

J M Lobb

OBB

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5 Northbury Ave
Ruscombe
Berks
RG10 9LH

R7.

16th July 2002.

Dear Ms Lake,

Re: planning application F/2002/6007

Site Address 116 and land R/o 110, 112, 114 London Road, Ruscombe.

We write with respect to the above planning application. Our property immediately joins the proposed development and we wish for the following observations to be recorded.

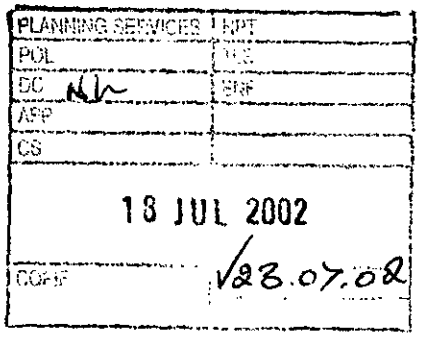
We believe that the number of dwellings proposed for this site is a serious over development of the site. The properties are completely out of keeping with others in the neighbourhood. The bungalows we live in in Northbury Avenue will be dwarfed by a development as close as the one proposed.

The entrance of the proposed development is onto an already busy road. It will make the number of intersections three in a very confined space. Cars on this road already exceed the 40 mph speed limit and this can only make this a dangerous road. There is a development being built at present this will put yet another driveway onto a busy junction too. This area is already very busy and many cars use Northbury Avenue as a 'rat run'. This Avenue is barely wide enough for two cars to pass and it is used by Lorries. This road cannot stand any more traffic

The properties 12 & 13 and any further development will overlook our property and gardens. We currently enjoy a backdrop of many trees all encouraging a variety of wild life. The tree survey suggests that many of the trees have little value and could be removed whilst this could be so individually as a group they provide an interesting back drop and a haven for many birds and other creatures.

RG

088



Wokingham District Council
Enviromental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

17th July 2002

Dear Sirs,

Application Number: F/2002/6007

We live at number 15 of Northbury Avenue and I am writing to advise you that we strongly object to the above application as Northbury Avenue is not wide enough to take any more traffic through and the speed they tend to travel is very fast. Also there is tree in one the dwelling that house number of BATS and I understand that the intention is to cut the tree down, which will destroy wild life in the area.

Also the reason we purchased a bungalow was that we did not want to be over looked at all and now we will lose our privacy totally by the 13 dwellings that are intended to build. I would also like to point out that I certainly would NOT be selling part of my garden regardless of what other people intend to do.

I would like to review the above application with a view to reject it completely as it will destroy wild life, increase traffic along Northbury Avenue and a lot of people will lose their privacy unnecessarily.

Look forward to hear from you soon.

Yours Faithfully

Zahra. Mayes

Mr D W and Mrs Z Mayes
15 Northbury Avenue
Ruscombe
Berkshire
RG10 9LH

R.5

Mr & Mrs J Hardman
108 London Road, RUSCOMBE, Reading RG10 9HH
telephone: 0118 934 00 39 *fax:* 0118 934 00 39

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Ms Nicola Lake
Development Control Officer
WOKINGHAM UNITARY
PLANNING Services
PO Box 157
Shute End,
Wokingham RG40 1WR

Thursday 4th July 2002

Dear Ms Lake,

Revised Development Application reference: F2002/6007

We have studied the Revised Plans for this development, dated 24th June 02. As previously stated, we have no objection to the development of this back land. But, we think the developers are overstepping the mark in applying to build 13 x 2-storey dwellings on the site. Furthermore, we are concerned when we read what appear to be misleading arguments presented to justify their Revised Plans. May we bring a couple to your attention.

1. They claim *"2-storey houses are common in the area."* This is simply not true. With the exception of houses fronting London Road, this area is full of bungalows. Even recent back garden in-fills in the area are for bungalows. 2-storey houses, on rising ground above London Road, will not be *`common in the area'*.

2. They support their position by claiming *"additional reductions in size would compromise the Aims of PPG3 to efficiently use urban land."* This may or may not be true. But, surely, the implications need to be considered within the context of each individual development.

3. They claim the site is *"extremely well screened."* We agree the reduction in size of plots 12/13, in order to add extra screening to the SW, is a positive improvement. But this does nothing to screen the front of plots 12/13, behind the proposed wall. The removal of mature trees, with limited replacement, will only add to the direct vision from these houses down/across onto us, situated next door.

Mr & Mrs J Hardman
108 London Road, RUSCOMBE, Reading RG10 9HH
telephone: 0118 934 00 39 *fax:* 0118 934 00 39

4. This Revised Plan ignores the key question of Ash Tree 43. This was highlighted in my letter of 4th June 02. Again, we are not alone in expressing concerns about the felling of mature trees. In the case of Ash 43, this is because its value has been recognised in the developer's own Tree Survey and by the WDC Arboriculturist, both of whom have recommended its retention. Yet, since no accommodation for this tree has been indicated in their latest Plan, it would appear the developers are intent on destroying it, without further debate.

In summary, we recognize the pressures you must face to approve the building of new homes. We recognize that the land on this site is a potential candidate. However, what we find hard to accept is that this proposed development should be out of character with the area.

Yours sincerely

J. Hardman.

Vicky & Jeremy Hardman

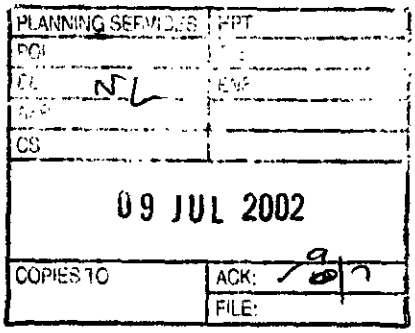
R.4.

11 Northbury Avenue
Ruscombe
Reading
RG10 9LH

Tel: 0118 9345878

8th July 2002

DMS



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

For the attention of: Nicola Lake

Dear Sir,

Application No. F/2002/6007

With reference to the above application, whilst we appreciate the need for infilling, we still consider the application to be inappropriate for the following reasons:

(a) Too high a density.

(b) The amount of traffic generated to join the London Road near to the junctions of Pennfields and Northbury Avenue, bearing in mind the volume of traffic at busy periods in the day and the speed with which cars travel along the London Road which has a (supposedly) speed restriction of 40 mph at that point.

Yours faithfully,

A.G.Cooke (Mr.)

A.G. Cooke

A.E.Cooke (Mrs.)

A E Cooke

Mr & Mrs J Hardman
108 London Road, RUSCOMBE, Reading RG10 9HH
telephone: 0118 934 00 39 *fax:* 0118 934 00 39

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06 JUN 2002
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FILE

Ms Nicola Lake
Development Control Officer
WOKINGHAM UNITARY
PLANNING Services
PO Box 157
Shute End,
Wokingham RG40 1WR

Tuesday 4th June 2002

Dear Ms Lake,

Development Application reference: F2002/6007

I hope we are not too late to make some final comments for your consideration, following a study of the latest response by the developers. This results of your meeting with them on 17th May. Unfortunately, the revised Site Plan was not in the Planning File, but our comments are of a more general nature.

1. ***Houses v Bungalows***: I do not know if houses or bungalows are contrary to the aims and objectives of PPG3. However, semi-detached houses certainly do compromise the quality of the local environment. At present, all the properties behind those on the S/E side of London Road are bungalows, as well as those in Northbury Avenue, which border the development site. No environmental case can be made for houses, rather than bungalows, on this proposed rear garden infill development.
2. ***Site Visibility***: The offer to reduce ridge heights and use fully hipped roofs for some of the properties will make little or no difference to the visual impact of these houses. To suggest *`only the roofs will be visible from London Road'* is hard to accept. Two-storey houses, built on ground which rises from the main road, simply could not be `hidden' in this way, especially through gaps and over garages! Trees, lower than these proposed houses, are already clearly visible. This should be confirmed when the developers submit the extra `view plan from London Road', which you have requested.

Mr & Mrs J Hardman
108 London Road, RUSCOMBE, Reading RG10 9HH
telephone: 0118 934 00 39 *fax:* 0118 934 00 39

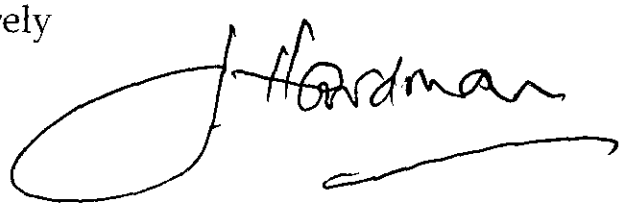
3. ***Loss of Privacy***: Whilst no side windows are planned for Plot 13 to overlook the properties in Northbury Avenue, what about those windows to the rear? Once all the trees have gone, everyone will have suffered some loss of privacy. Our position to the S/W of Plots 12/13, ignored in their response, will be even more exposed. With the trees felled, those windows to the front, on higher ground, will overlook directly across and down onto our house and garden. This total privacy, which we have enjoyed for more than 35 years, will have been destroyed. Whilst loss of privacy is not strong grounds for objection, I do object most strongly to the suggestion by the developers that their site will not create any loss of privacy to those who border the proposed site (and who do not stand to gain, financially). This is simply not true.

4. ***Tree Felling***: The efforts to support the case for the removal of the mature Ash, currently bordering 112/110 (43 on the Tree Plan), are deplorable. For the developers to argue this tree is of *`no fundamental amenity value'* is contrary to the opinion of their own experts (ACD Consultants) as well as your Arboriculturist. Furthermore, for them to suggest its retention *`will only result in the need to undertake works in the future ... even pressure from future residents would inevitably require felling of the tree'* has to be a total nonsense. No resident will ever wish to destroy one of the very few remaining, mature trees, if it is sighted in the development with proper care and consideration being given for the environment. We believe to compensate for this central site felling with extra border trees, carries little benefit.

It is, perhaps, the developer's attempt to justify their case, by suggesting this tree *`should impinge on achieving a comprehensive development at the site'*, that really lies at the heart of the matter. Ash 43 stands directly in the way of their Plans and, somehow, the developers need to try and justify their destroying it!

I hope these additional comments will be taken into consideration when your Planning Committee meets on 12th June 2002.

Yours sincerely
J Hardman



7 NORTHBURY AVENUE
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OBL

R1

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16 JUL 2002	
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14 July 2002

Dear Ms Lake

Application Number: F/2002/6007
Site Address: 116 and Land R/O 110, 112 & 114 London Road, Ruscombe, Reading.
Proposal: Proposed erection of 13 dwellings and demolition of 116 London Road.

We have received your letter ref. Nicola Lake F/2002/6007 dated 01 July 2002 concerning revised plans for this proposal. Since these plans show little change from the original, our objections and concerns have not changed either.

Our road is still narrow and badly maintained, not suited for the amount of traffic already using it, or for the speeds that traffic travels at.

Our suggestion of building bungalows on the plots adjoining our gardens has been ignored, obviously the feelings and concerns of local people count for nothing with modern developers.

The effect of the proposal in its present form on our privacy is considerable and unacceptable.

The existing mature trees could not possibly be preserved if the density of building is accepted. As we commented before, this density is totally out of keeping with the surrounding area, and Ruscombe as a whole.

The wildlife survey carried out gives a false impression. We have newts, bats, woodpeckers, owls and many other birds and animals resident in the vicinity. Just because they were not seen on one random visit to the site does not mean that they are not there, as anyone who knows anything about wildlife will be aware.

The section of land adjoining our property will be landlocked under the present proposal, as the owners of the flower nursery have no intention of selling any land in the foreseeable future. We understand that landlocking is illegal.

We have very real cause for concern over this proposal, and the developer has done nothing to allay this concern, or even tried to achieve a reasonable compromise.

Yours faithfully

C.L. Scott. M.A. Scott

Mr.& Mrs.C.L.Scott

088

Mr & Mrs J Hardman
108 London Road, RUSCOMBE, Reading RG10 9HH
telephone: 0118 934 00 39 *fax:* 0118 934 00 39

PLANNING SERVICES | HPT
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17 APR 2002
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Ms Nicola Lake
Development Control Officer
WOKINGHAM UNITARY
PLANNING services
PO Box 157
Shute End,
Wokingham. RG40 1WR

Tuesday 16th April 2002

Dear Ms Lake,

Development Application reference: F2002/6007

I hope we are not too late to make some additional comments for your consideration, following a study of this file in your Offices earlier to day.

1. One of the WDC professionals (Policy, I think) suggested that the area under consideration was `already developed'. I think this somewhat misleading since this proposals calls for new housing on land, which is currently used only for gardens. In this sense, it is not yet `already developed'.
2. The Site Section Plan, submitted by the developers in late March, would appear to confirm our worse fears. It shows little or no evidence of any `excavation into the site' as they claim in point 4.8 of their Supporting Document. The clear suggestion that this will `reduce overall height', therefore, has still to be misleading.
3. No full Tree Survey Plan appears to have been submitted. This is after the closing date for comment on this Application by interested parties. The Tree Plan is critical to the eventual impact, which this development will create. Therefore, can I suggest all interested parties be given the opportunity to study and to comment on the Tree Survey, whenever it is produced, before you reach your final decision?

Yours sincerely

J Hardman

Mr & Mrs J Hardman

OBS

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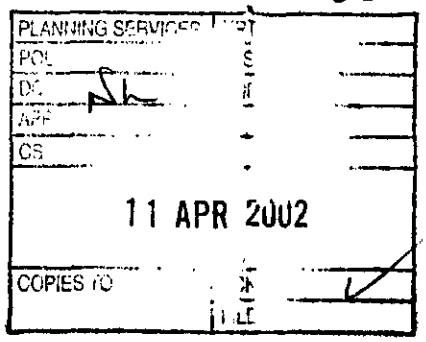

1, Northbury Avenue,
Ruscombe,
Reading,
RG10 9LH

10th April 2002

Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Your ref: Nicola Lake
F/2002/6007

From Mr. & Mrs. D. Lobb

re: Application Number F/2002/6007

Proposal for demolition of 116 London Road and erection of thirteen dwellings on 116 and land R/O 110, 112 &114 London Rd., Ruscombe.

1. We strongly object to the building of a pair of large semidetached houses, nos. 12 and 13, of the proposed development, the end wall of which is only just over the boundary from our property, 1 Northbury Avenue.

The land on which these houses would be built is only slightly lower than that on which our bungalow stands. The distance between the house wall of no. 13 and the bottom of our garden seems to be only about 1m. The height and position of these buildings would be overpowering and totally **out of proportion** to the size of our own and adjacent bungalows.

Our bungalow and back garden would be **overlooked** from the side and end windows and garden of the no. 13, **reducing our privacy**. At present there is only a low hedge separating the properties, but even if this were replaced by a higher fence or wall we would still be overlooked from some of the windows. Obscure windows would not solve the problem. Windows can, after all, be opened.

There would be a towering house and garage block where, at the moment, several **mature trees** provide a haven for wildlife. According to the plans, a number of trees, including a large willow and a monkey-puzzle tree in the garden of 110 London Road, will disappear. The large willow, in particular is clearly visible from parts of London Road and Northbury Avenue.

2. The **high density** of buildings in the proposed development is out of character with the present houses on the same side of the London Road. The height of the houses, together with the fact that they will be on rising land, will make them very visible from all directions.

In addition, we would anticipate that this development, in what is a quiet area, is likely to involve **increased nuisance** in the form of **noise** from the houses and cars and also increased **traffic volume** along London Road, Northbury Avenue and Pennfields. A third road junction so close to two existing junctions in the London Road would also make London Road more **dangerous** to both pedestrians and traffic. If there were further development in the future, with even more houses, this would further increase these nuisances, and further change the character of the area.

If the development were to go ahead as proposed our privacy would be reduced and our surroundings would be spoilt.

Yours faithfully,
Mr. and Mrs. D. Lobb

D. Lobb

J M Lobb

9

C E M & J V Poulter
"Pebbleroft"
126 London Road, Ruscombe
Berks RG10 9HJ
Tel: 0734 345452

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F 2002/6007

7 April 02

Dear Sirs,

With reference to the above planning application we would like to register the following concern.

1. From the design it appears that existing drains are to be used. They may not be adequate to carry extra soil waste and surface water.

Yours sincerely,

C.V. Poulter

J.V. Poulter

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04 APR 2002
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Mr R. Creed,
122 London Road,
Ruscombe,
Berkshire,
RG10 9HJ.

0118 9016532

Your Ref: Nicola Lake 0/2002/6007

31st March 2002

Dear Nicola Lake,

Application Number: 0/2002/6007
Site Address: 116 and land r/o 110, 112, & 114, London Road, Ruscombe.

In reference to the above outline application for demolition of 116 London Road and erection of 13 dwellings. I am writing to object to the proposed large scale planning development adjoining my property as I previously did for application 0/2001/4209.

Once again I believe that the proposals are entirely inappropriate for this area of Ruscombe. They are merely the thin end of the wedge for what will inevitably be an alarmingly large scale development of the area. Although I realise the need for new houses to be built in the area, it is the scale of development that is a particular cause of concern for me as I feel it will destroy forever the entire character, charm, environment and heritage of this area of Ruscombe.

As I previously stated, the wooded area surrounding 116 is a habitat for a small colony of bats. To reiterate; I have previously contacted *English Nature,* whom have advised me to notify the council of this matter. Bats are a European protected species and as such are protected under the Conservation Regulations 1994 which implements the EC Directive 92/43/EEC which states that it is an *offence* to *damage or destroy a breeding site or resting place of such a wild animal.* Furthermore, *if a development is likely to result in disturbance or killing of a European protected species, or damage to its habitat, then a licence will be required.* It is my understanding that the site will therefore have to be surveyed under consultation with *English Nature* to determine if European protected species are likely to be present, before any such licence could be granted. Planning Policy Guidance 9 on Nature Conservation states that *the presence of a protected species is a material consideration when a planning authority is considering a development proposal. The local planning authority should consult English Nature before granting planning permission.*

It is also possible that if the developer is not granted a licence this could mean that proceeding with the development *even with planning permission* will result in *illegal* acts against European protected species or their habitat.

I therefore urge you to once again resist the development of this area of natural beauty. I will be monitoring this situation very closely.

Yours Sincerely,

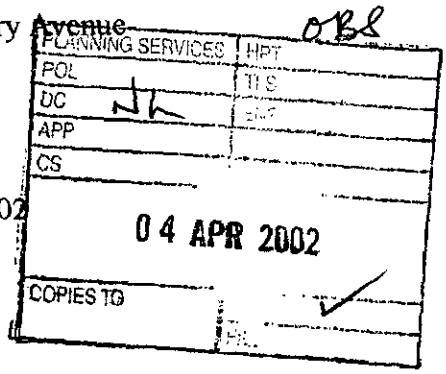
R. Creed.

7

11 Northbury Avenue
Ruscombe
Reading
RG10 9LH

Tel: 0118 9345878

3rd April 2002



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

For the attention of: Nicola Lake

Madam
Dear Sir,

Application No. F/2002/6007

With reference to the above application, whilst we appreciate the need for infilling, we consider the application to be inappropriate for the following reasons:

(a) Too high a density.

(b) Height of dwellings, bungalows would be in keeping.

(c) The amount of traffic generated to join the London Road near to the junctions of Pennfields and Northbury Avenue, bearing in mind the volume of traffic at busy periods in the day and the speed with which cars travel along the London Road which has a (supposedly) speed restriction of 40 mph at that point.

Yours faithfully,

A.G.Cooke (Mr.)

A E Cooke

A.E.Cooke (Mrs.)

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Cancel□da

From: WebComments@wokingham.gov.uk
Sent: 14 April 2002 23:44
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/21002/6007
Correspondent_FullName: Trayling
Correspondent_StreetAddress: 5 Northbury Avenue
Correspondent_Address2: Ruscombe
Correspondent_Town: Reading
Correspondent_County: Berkshire
Correspondent_PostCode: RG10 9LH
Correspondent_Telephone:
Correspondent_Email:

Comments:

Dear Sir,

Re: Planning application – F/2002/6007

Site Address: 116 and land R/O 110, 112, & 114 London Rd Ruscombe.

We write with respect to the above planning application. Our property immediately joins the proposed development and we wish for the following observations to be recorded:

Over population of site – The number of dwellings, 13 in total is a serious over development of the site, considering the type of dwelling that is already here (larger detached houses and bungalows). The development of houses is completely out of character for the area. The proposed designs of the buildings are very heavy and also not in keeping with the type of property already in the area. In particular, bungalows will be dwarfed by a housing estate as close as this proposal.

Traffic – The entrance to this proposed development is onto an already busy Road. It will bring the number of intersections to three in a very confined space. Whilst the speed restriction for the road is 40mph. For the majority of the time vehicles travel much faster than this, which will increase the risk for a serious accident, possible fatal when you consider the speed. In addition, Northbury Avenue, a road barely wide enough for two cars to pass (if lorries use it and they do, they break branches off the trees) is already known as the "rat run", used by many in the early morning and late afternoon as a cut through. Add a development that could give rise to at least 13 more cars, probably more since most house holds are no longer single car families, you will create an even bigger problem. You should consider this seriously in relation to the road layout – if you go towards Twyford, the junction with Ruscombe Road is almost impossible to turn left. Go the other way towards the A4 and try to turn into New Road and you encounter equally as much of a problem to turn right. That means that cars wishing to go to Wokingham/Hurst/Bracknell will use Northbury Avenue as their access.

We also consider the vision line for traffic leaving the proposed development to be more obscured than the plans make out.

Loss of Privacy – The detached dwellings plot no's 12 and 13 and any future development will over look our bungalows. Even if you install obscure glass, the windows will be open when the weather is hot and so any effect of the glass will be lost. All of the bungalows running at 90 degrees to 110 London Road have their dinning rooms/Kitchen/bathroom and a bedroom at the back of the property. These will all be in full view of the occupants of any new dwelling. In addition what are now secluded gardens will become overlooked. Bungalows should be built on this site at least for plots 12 and 13.

Height from road – The land rises significantly away from the London Road, which means that the dwellings will be very visible, over the existing roof lines of the houses in London Road when viewed from the Penfields etc. This will be a breach of the environment. In addition to this the water level will be a problem.

Mature landscaping – We moved into our home only three years ago. One of the deciding factors and a selling feature as far as the estate agents were concerned, was the wonderful backdrop of trees that the property enjoys. Not only is it a very attractive feature, it is also a haven for wild life. We know that Badgers/foxes/deer/great crested newts, and bats, and many unusual wild birds (including Red Kites, warblers, coal, great, blue and long tailed tits, Green, greater,

lesser woodpeckers, goldfinches, gold crests, siskins, greenfinches, pheasants, fieldfares, wrens, sparrow hawks) frequent the area. There is a need to safeguard areas like this in order to help the continued need for conservation. If you remove the trees this will have a devastating effect on such wildlife. The loss of such topography will again reduce the value of our property. Many of the trees are also unusual and we believe carry preservation orders on them.

Further development – We know that this is the second development proposed by Infill land consultants for gardens at the rear of properties in the London Road (124/126). Such erratic popping up of uncoordinated developments will make the area very bitty and top heavy. In addition if all development were to be considered as one it would be an extremely gross over development. It also concerns us that the developers think that the land currently owned by W Hydes and sons will become available for development. Any approval given at this stage to the small sites will set precedence for any future development, with the type and size of property.

Noise pollution – Because of the long gardens of the houses in the London Road and the fact the bungalows are mostly inhabited by older/elderly people. Family dwellings will increase significantly the noise of the area. Currently the most noise you get is from Heathrow air traffic and London road traffic noise. On quieter days, it is birds and wildlife that can be heard. The later would be lost and seriously missed.

Scrub land – The proposed development currently cuts the garden of 110 London Road in half. It shows land immediately to the rear of 3/5/7 Northbury Avenue as undeveloped, with no access to it for maintenance. This will mean that in a very short period of time this scrub land (probably to be held in the developers "land bank") will become over grown and untidy. Again this will devalue our properties. Eventually the intention will be to build on this land and there will be no alternative but to build property that directly looks into our property.

The overall development will cause disturbance to the normal peaceful life that we have come to expect by not being overlooked.

Finally, we draw your attention to appeal decision application number X0360/A/01/1059799 and all of the observation made therein. We recommend that the same fate beholds this application,

Yours Sincerely,

Mr & Mrs Trayling.

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04 APR 2002

9 Northbury Avenue
Ruscombe
Reading
RG10 9LH

Tel: 0118 9341465

3rd April 2002

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

For the attention of: Nicola Lake

Dear Sir,

Application No. F/2002/6007

With reference to the above application, whilst we appreciate the need for infilling, we consider the application to be inappropriate for the following reasons:

(a) Too high a density.

(b) Height of dwellings, bungalows would be in keeping.

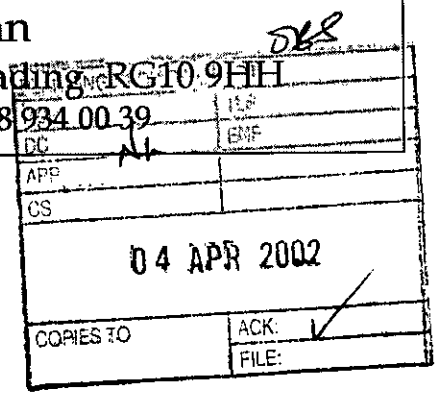
(c) The amount of traffic generated to join the London Road near to the junctions of Pennfields and Northbury Avenue, bearing in mind the volume of traffic at busy periods in the day and the speed with which cars travel along the London Road which has a (supposedly) speed restriction of 40 mph at that point.

Yours faithfully,

S.W.Birch (Mr.)

M.M.Birch (Mrs.)

Mr & Mrs J Hardman
108 London Road, RUSCOMBE, Reading RG10 9HH
telephone: 0118 934 00 39 *fax:* 0118 934 00 39



Ms Nicola Lake
Development Control Officer
WOKINGHAM UNITARY
PLANNING services
PO Box 157
Shute End,
Wokingham RG40 1WR

Tuesday 2nd April 2002

Dear Ms Lake,

Development Application reference: F2002/6007

We object to this proposed development on a number of grounds:

- The proposed erection of 2-storey, semi-detached houses on the South side of London Road, Ruscombe represents a new and disturbing change in housing density policy. To-date, the only in-fills approved by WDC on the South side have been for bungalows *(rear of 90 & 96 London Road).*
- Whilst this may be meeting local housing needs under PPG3, the proposed high density of 13 dwellings on a 0.4-hectare site is not in keeping with surrounding, detached properties.
- The Covenant of 31.10.58 calls for the erection of detached bungalows on `undeveloped land' adjacent to our property.
- 13 dwellings, requiring single access for up to 25 cars onto the main A road, near an already busy junction, is potentially dangerous. Furthermore, to achieve this access, it will be necessary to destroy a mature, healthy TPO-protected beech.
- Indeed, the development calls for the destruction of more than a dozen mature, healthy trees *(currently covered by a blanket TPO).* Their destruction will not only have a marked effect on the water drainage on this sloping land but will impact on the wild life habitat.
- The existing TPOs require the submission of a Tree Survey with specific recommendations for removal and replanting. This has not been submitted with the Application.

Mr & Mrs J Hardman
108 London Road, RUSCOMBE, Reading RG10 9HH
telephone: 0118 934 00 39 *fax:* 0118 934 00 39

The Supporting Statement, submitted by the Applicants, appears to consider only the interests of those who stand to gain from this development. Little or no consideration is given to the impact which the development will have on those bordering the proposed site. *For example*:

- The proposed erection of a 6ft high wall, between the new site and the existing beneficiaries may well be acceptable to them. But, it will do little or nothing to protect the privacy of those living on the borders
- Equally, the proposal to *`excavate into the site'* will add little of benefit since the ground there is already considerably higher
- It is misleading to claim the site *`will be generally well screened at the boundaries, therefore restricting views into the site'*. Equally, it is misleading to claim *`existing trees at the boundary will be predominantly retained'*. Many healthy trees will need to be destroyed, as already commented upon earlier.
- As a result, with the trees felled, our property will be clearly overlooked by at least dwellings 10, 11, 12 & 13, thus losing the total garden privacy we have enjoyed for 36 years.
- The Tree Survey, which is still awaited, will be critical to the impact which the development will have on the immediate neighbourhood. We hope copies will be circulated by WDC.
- In what context can it be claimed that the development is *`deemed appropriate'*. Certainly, it is not in keeping with the immediate neighbourhood. Certainly, the arrival of 13 extra families, living in such a small area, will impact on the peace and quiet, currently enjoyed and valued by us all.

We are not against anyone wishing to seek the best possible development opportunity for his or her land. But, we suggest this Application goes one step too far. We would support a proposal for the in-fill erection of detached bungalows to the rear, which complimented ~ not simply destroyed ~ the current beautiful and pleasurable living environment.

Yours sincerely

Mr & Mrs J Hardman

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7 NORTHBURY AVENUE
RUSCOMBE
READING
BERKS. RG10 9LH

4 April 2002

Dear Ms Lake

Application Number: F/2002/6007

Site Address: 116 and Land R/O 110, 112 & 114 London Road, Ruscombe, Reading.

Proposal: Proposed erection of 13 dwellings and demolition of 116 London Road.

We have received your letter ref. Nicola Lake F/2002/6007 dated 21 March 2002 concerning this application for development.

We protested strongly against a previous proposal only last June, so our comments on this latest application will inevitably repeat many of those concerns. Although the proposed development does not adjoin our property at this time, that piece of land will lie isolated and neglected, any development which is allowed will set the precedent for what will finally appear at the bottom of our garden.

We bought our bungalow 37 years ago when back land and infill development was not allowed. We presently have an enviable outlook across neighbouring gardens with mature trees and hedgerows. We fail to see how this proposed building plan can be achieved without the loss of at least some of these mature and beautiful trees, along with the varied birdlife which would be badly affected.

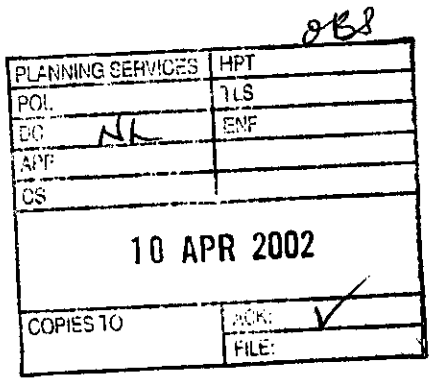
To have two storey houses overlooking our long-established properties in Northbury Avenue would be a severe invasion of privacy. If the proposal were amended to restrict buildings which adjoin our properties to single storey, this problem would be reduced considerably.

This latest unwelcome proposal is for building of a far higher density than existing neighbouring properties which are all detached with large gardens. It would be completely out of keeping with the rest of the area, and would place further demand on local facilities which are already severely over-stretched. Northbury Avenue and surrounding roads are already very busy with speed limits mostly ignored, so any new housing will only make matters worse.

Yours faithfully

C.L.Scott M.A.Scott

Mr. & Mrs.C.L.SCOTT



130, London Rd.,
Ruscombe,
Reading,
Berks., RG10 9HJ

9th April 2002

Nicola Lake,
Wokingham District Council,
Planning Department,
PO Box 157
Council Offices, Shute End,
Wokingham, Berks., RG40 1WR

Dear Ms Lake,

Planning Application F2002/6007

Planning Application 6007 proposes the construction of 13 dwellings on land at 116 and to the rear of 114, 112 and 110 London Road. This appears to be a further application for planning approval following the response to Planning application O2001/4209. The fact that the number of dwellings on the site is increased in the new proposal is a matter of especial concern. I have examined the new plans and as a result I believe there is case for objecting to the proposal on the following grounds

1. The new dwellings would add to the load on the foul drainage system. During the heavy rain of November 2000, the foul drainage system was unable to cope. The contents were discharged onto my neighbour's ground at 128. There is very little difference between the levels of the manhole covers at 128 and at 130, and there was a small seepage here as well. We were unable to use the drains for several hours. It is evident that storm water is getting in, either by deliberate or accidental introduction somewhere else in the foul drainage system. Adding extra dwellings can only make this worse. To approve the proposal would be equivalent to inviting the occupants of the new dwellings to relieve themselves in our front gardens during similar rain events. There should be no new houses built until the problems with the foul drainage system have been removed.

2. The planning documents declare that plots 6 to 13 will be excavated into the hillside. This will make the new plots the low point of drainage at the bottom of a downward slope. To cope with the flow of storm water the houses are likely to discharge an excessive amount of outflow into the storm drains, most of all when they are at the time of greatest load. This would add to the risk of repeating our experience of November 2000.

3. At its junction with London Road the access road is bound to have an adverse effect on traffic at the junction with Pennfields, just a few metres away, and on the traffic at the junction with Northbury Avenue, another few metres away. It is hard to see how the access road to the new dwellings could avoid increasing the risk of

accidents. The existence of protected trees at the proposed new junction would worsen the risk worse again.

4. The application recommends a density of 32 dwellings to the hectare on this block (from Northbury Avenue to New Road Ruscombe). It is the last block before fields and open country. Whatever the values may be for the density of urban development within the area as a whole, it would be planning of the most brutal kind to continue this level right up to the edge of the built-up area. If the country is to be safeguarded the density in this block should be less than the general level.

5. Elsewhere on this block, in New Road, the pattern of development in recent years has been to replace bungalows with houses. This suggests a policy of no increase in density. The only increase in the last 10 years has been in Walnut Tree Close where the houses have recently been showing signs of subsidence, hardly a symptom to encourage further increases in density.

6. As well as the aesthetic and engineering arguments, you should remember that wildlife in the country is unable to read planning consents. Wildlife cannot help treating the plots within reach of the edge of the built-up area as a natural part of their habitat. Fill this zone with housing and wildlife will suffer in the same way as it would if you started building on the countryside itself.

In summary I believe that the application should be rejected because of its effect on infrastructure (1, 2 & 3 above), the unsuitably high density it proposes (4 & 5) and the increased threat to the countryside as housing encroaches onto this block (4 & 6).

It is noted that the formal advice of this planning application was sent to us in a letter dated 21st March, If notification is sent out so close to Easter, more time than the standard three weeks should be allowed for comments in view of the likelihood that residents will be away on holiday for a large part of this period.

Yours sincerely

R. A. Bromley.

R.A.Bromley

PLANNING SERVICES
POL
DC NL
APC
CS
PT
CS
SMS
10 APR 2002
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ACK
FILE

1 Northbury Avenue,
Ruscombe,
Reading. RG10. 9LH

Dear Sirs

Planning Application F/2002/6007.

I wish to register the following comments on the above application.

1. Highway Safety & Traffic

Car parking facilities in the development are unlikely to meet the requirements of 13 dwellings & many residents will have vehicles to park in London Road. With two busy access points already existing (Rowfields & London Road) this could present a traffic hazard in London Road which would be compounded by the existing traffic island. The volume of traffic at peak times is quite considerable.

2 Trees & open land.

Many of the existing trees are at least 60 years old & even though some will be saved, many will disappear. This certainly will have an adverse effect ~~on~~ on birds & other wildlife.

3 Design

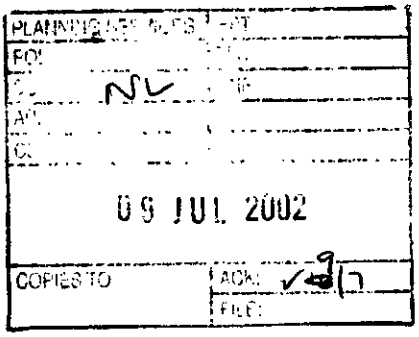
A development of bungalows would be more appropriate for the setting. Effective screening or fencing should be provided at the rear of the Northbury Garden gardens.

Yours faithfully,

M. O'Mahony.

(M. O'MAHONY)

BNS



110 London Road
Ruscombe
Berkshire
RG10 9HJ

5 July 2002

Environmental Services Dept
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Your ref: Nicola Lake F/2002/6007 dd 01 July 2002

Dear Ms Lake

We wish to give our full support to the planning application for the development of the land at the rear of 110 – 116 London Road Ruscombe.

We believe the application to be an appropriate use of the site in comparison to the alternative of using green field sites to meet local housing needs, in this instance providing a balanced mix of small and larger houses.

The four most adjacent properties to the development all have substantial gardens separating them from the closest properties and in the nearest case the bungalow is still some 40 yards from a proposed new house. It is interesting to note all four are overlooked to a much greater extent by existing properties opposite in Northbury Avenue!

In our view the ambient noise pollution from traffic and people will not be significantly altered by this development. It is also interesting to note at the present time the main "pollution" emanates from one of the adjacent properties with a number of dogs, rather than from people and traffic!

The fact that several of the adjacent properties "are occupied by older (sic) people" is not in our view a significant planning consideration, rather it is a fact of life as ownership and occupants change.

We note some objections have also been raised on the effect of the development on wildlife. We believe this to be virtually irrelevant in that the development sides on to a large overgrown part of Hydes Nurseries and the main wildlife occupants in this area e.g. foxes, birds et al live happily in that

wilderness. Despite the development the major areas of animal and bird life remain intact including major hedges and trees within and on the boundaries of the development.

In summary it would appear that the proposals meet the Council's local plan and Government Guidelines both in spirit and in fact. We would be grateful if you would take our comments into account when the Application is formally considered for approval.

Yours sincerely

W and D.M Barker

PLANNING SERVICES	HPT
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02 APR 2002	
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	FILE:

15

112 London Road
Ruscombe
Reading
RG10 9HJ

March 28, 2002

Application number: F/2002/6007

Dear Sirs,

Firstly, may I declare an interest in this planning application. I stand to benefit financially if it is approved.

Nevertheless, having lived in Twyford and Ruscombe for 44 years, and as a Wokingham District Council taxpayer I believe I am entitled to express an opinion.

I support the application, apart from the obvious financial implication.

Since I first moved to Twyford – when Paddock Heights was being built - I have seen the village expand beyond belief. How long before it joins up with Hurst, and then starts to creep towards Wokingham?

The answer is to make use of every opportunity to infill in order to contain the spread, and I believe this development lends itself to that.

It also makes a small gesture towards helping the council to meet the housing targets set by national government.

The frontage of London Road will be preserved and Northbury Avenue proves there is no road safety problem with access onto London Road.

No doubt a small number of people in Northbury Avenue will object, and that's understandable. If they know their village history they will be aware that residents of London Road objected when the Northbury Avenue development was first planned.

Now we all live in harmony as I am sure we will do when this new development is completed.

Yours sincerely

Brian Roach

OBS 14

PLANNING SERVICES | MPT
POL | RLS
DC | BDF
AFP
GS
10 JUL 2002
COPIES TO | ACK

For the attention of Planning Officer
Wokingham District Council
Planning Department,
Shute End,
Wokingham,
Berks. RG40 9WR

8th July 02

Dear Sirs,

Planning Application F/2002/6007 - 110 -116 London Road, Ruscombe

We have become aware that a small number of people would like to prevent the development of the two, three and four bedroomed houses being built on land in London Road, Ruscombe. We moved into Twyford over 30 years ago, and since that time have seen Twyford's boundaries extended almost to the edge of Hurst, large detached houses built on the site of the old mill, similarly large houses built at the end of the Wargrave Road, and a very large development of detached houses built in Charvil. We appreciate the need for housing, being well aware of the publicity given to the housing targets imposed on the Wokingham Council by central government, but feel that the best way forward for Twyford and Ruscombe, is to contain any further development within the boundaries of the villages, by utilizing brownfield and infill sites.

We believe that the proposed development at 110 - 116, London Road, Ruscombe complies with the proposals of PPG3 (2000) and will go some way to meet the housing targets set by the Government, and your own commitment to see more affordable houses in the area. Looking at the plans, the houses are well designed, on a mature, well screened site. The new homes would be within walking distance of all of Twyford's amenities, and also benefits from having a bus service running passed the site, and another within a minute's walk.

Whilst a few people would obviously not welcome any development of this nature, it would seem in this instance that the benefits for the majority outweigh the minimum effect this would have on the few properties that would actually be able to see this secluded development. We would therefore like to express our support for this development to be given planning approval.

Yours sincerely,

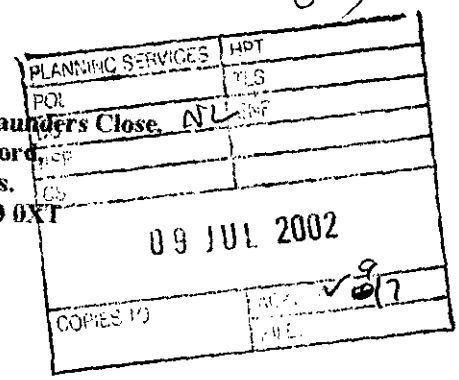
M. D. Tate

Mrs. M. Tate

41, Winchcombe Road,
Twyford,
Reading,
Berkshire
RG10 0AS

805

20, Saunders Close,
Twyford,
Berks.
RG10 0XT



Planning Application F'2002'6007

Wokingham Planning Dept,
Shute End,
Wokingham,
Berks. RG40 9WR
For the attention of Nicola Lake

7th July 2002

Dear Ms Lake,

Development at 116, London Road, Ruscombe

Being aware of the recent publicity about housing targets for the area, and the need to find suitable sites within urban areas, I cannot understand why there has been so many delays and some adverse comments regarding the proposed development on London Road, Ruscombe. The site is well secluded from the road, and well screened on all sides, and therefore will have a minimum effect on the few properties which are in the vicinity, namely Northbury Avenue, with their large gardens, and the commitment of the developers to provide good screening.

I have seen large detached houses built in a variety of plots in Twyford and Ruscombe over the last year or so, and feel that the above site with its more affordable housing, and secluded position,
is an ideal opportunity for Wokingham council to meet part of the need to implement the government targets for housing in this area. I therefore urge the planning department to give this development its stamp of approval.

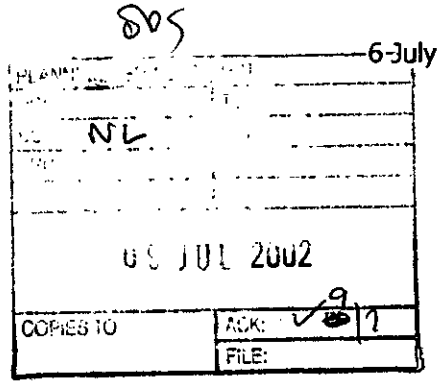
Yours sincerely,

Georgina Wallace

Mrs. G. Wallace

88 Broad Hinton
Twyford
Berkshire
RG10 0LP

6 July 2002



Environmental Services Dept
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Ms Lake

Your ref: Nicola Lake F/2002/6007 dd 01 July 2002

I wish to add my support the proposed development under this application.

I believe, as a resident of Broad Hinton I appreciate the benefits of retaining the surrounding Green Belt land. It therefore seems appropriate to make use of existing land resources of this type for residential use as long as it meets the necessary guidelines set out by the Council.

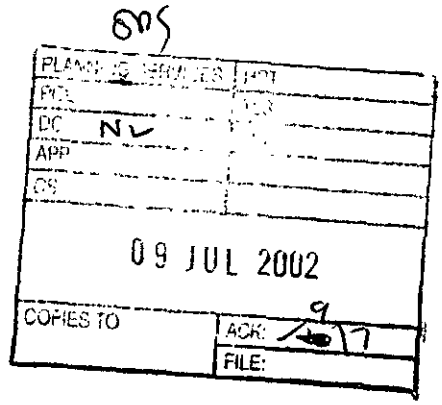
I do believe this application meets the requirements and therefore ask that my views be passed on to the appropriate committee.

Yours sincerely

A R Robinson

9 Springfield Court
Twyford
Berkshire
RG10 9TJ

5 July 2002



Environmental Services Dept
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Your ref: Nicola Lake F/2002/6007
dd 01 July 2002

Dear Mrs Lake

I have been shown plans for the proposed development of land at 110-116 London Road Ruscombe and wish to add my views in support of this application.

In the area I live good use has been made of relatively limited space and I appreciate the importance of minimising the encroachment of Green Belt land, yet making best use of development opportunities such as this as they become available. In this instance the application appears to meet the guidelines and local planning aims and I would be grateful if my support could be brought to the attention of the planning committee.

Yours sincerely

Colin D Smith

805

PLANNING SERVICES	HPT
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DC NL	SHF
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09 JUL 2002	
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	FILE:

6, Heron Drive,
Twyford,
Berks.
RG10 9DE

Planning Application F/2002/6007

For the attention of Nicola Lake
Wokingham Unitary,
Environmental Services Dept,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berks. RG40 9WR

5th July 2002

Dear Madam,

Re:- Proposed Development at 116 I 110 London Road, Ruscombe.

We have been following with interest the above planning application, and have recently looked at the plans drawn up by the developer. We consider the design to be very attractive and the overall layout and seclusion of the site will make it a desirable place to live. It is extremely convenient for all the local amenities, such as buses, the surgery and local shops and schools

We are aware of the government targets for housing in the Wokingham area, and the recommendation to seek out Brownfield and infill sites, rather than encroaching further into the countryside. In the 35 years we have lived in Twyford, we have seen its boundaries expanded almost beyond belief, particularly towards Hurst and in Charvil.

In addition, most of the infill houses built in Twyford and Ruscombe over recent years have been for large detached houses, so it is to the developers credit that the proposed development is for smaller more affordable housing. We therefore feel that the planning department should take this opportunity of approving what seems to be an ideal location with a good mix of houses, which, because of the screening of trees on the boundaries of the site should not make an adverse impact on the area.

Yours faithfully,

P.J. Pounds

Mr. & Mrs. R. Pounds

78 London Road
Twyford
Berkshire

5 July 2002

8ns

PLANNING SERVICES	HPT
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	FILE:

Environmental Services Dept
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Ms Lake

Nicola Lake F/2002/6007 dd 01 July 2002

Further to the above planning application I wish to add my support in seeking to gain approval for the development.

I have seen the plans under discussion and consider, if implemented, they will provide a balanced group of houses much needed in this area. Unless best use is made of such resources as they become available, major encroachment into Green Belt areas is inevitable.

As a long time resident I do not believe there is significant noise or traffic pollution implicit in the application nor do I consider there should be any notable effect on wildlife or birds. In this latter instance I am aware that much of the local wildlife inhabitants in Twyford and Ruscombe "live" in the part of Hydes Nurseries near the centre of the proposed development.

I would be grateful if my views could be included in those submitted to the planning committee at the appropriate time.

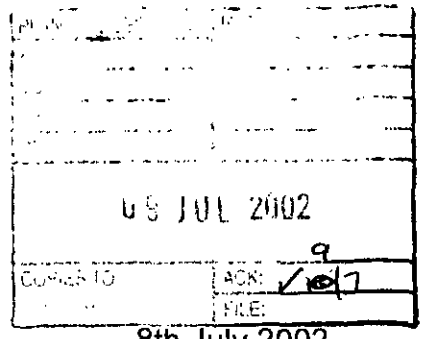
Yours sincerely

C Kyriakides

8

805

Wayfield
137 London Road
Ruscombe
Reading
RG10 9HA



8th July 2002

Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

for the attention of Mr T Watson, Development Control Manager

Dear Mr Watson

Re Planning Application F2002/6007
Proposed Development 116 London Road

I write in whole-hearted support of the above application for the erection of 13 dwellings at 116 London Road and to the rear of properties up to 110 London Road, Ruscombe.

It is becoming increasingly difficult to find land on which to erect residential buildings in this area, and indeed in the Wokingham District as a whole, particularly so in view of the government's enforced quota for houses.

I have inspected the proposed plans and consider that the mix of two-, three- and four-bedroomed houses will be of benefit to prospective purchasers and to the area in general, and above all is making good use of the land proposed for this development.

The policy of no encroachment into the Green Belt must be vigorously maintained, as we cannot continue to spread onto green field sites, so the alternative, the only alternative, is to make use of sites as they become available such as the one that this application is proposing, and planning authorities must, in my view, be more flexible in their approach to the use of back land sites.

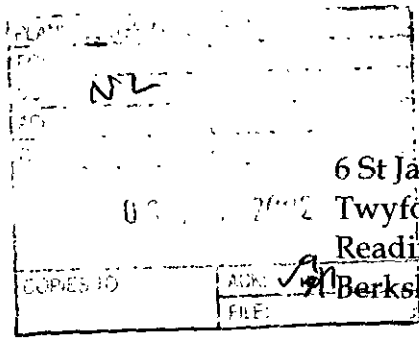
As a past Chairman of the Development Control North Subcommitee and Vice-chairman of W.D.C. I request that this letter be brought to the attention of the Committee.

Yours sincerely

AH Robinson

cc Councillor A Ross, Chairman Development Control

BNS



6 St James Close
Twyford
Reading
Berkshire RG10 9LJ

6 July 2002

Ms Nicola Lake
Development Control Officer
Environmental Services Department
Wokingham District Council
P.O. Box 157
Shute End
Wokingham RG40 1WR

Re Application No: F2002/6007

Dear Ms Lake,

I would like to comment positively on the revised plans relating to the above.

It seems to me that the proposed development is completely in line with overall planning guidelines in that it utilises non Green Belt land for the provision of much needed mixed accommodation.

The changes to the original plans have, to my mind, overcome all the local objections to the development.

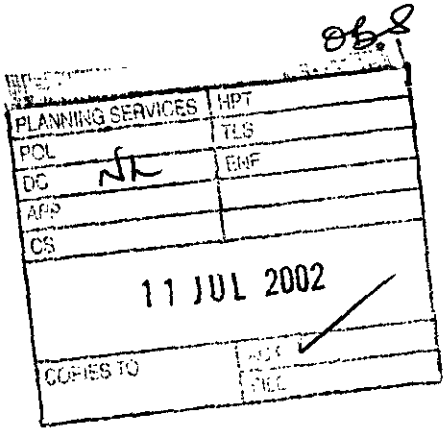
If the proposed site is not developed soon, then the local need for housing will not be served, to the detriment of all concerned.

Yours sincerely,

Derek W. Cole

94 Broad Hinton
Twyford
Berkshire
RG10 0LP

7 July 2002



Environmental Services Dept
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Ms Lake

Your ref: Nicola Lake F/2002/6007 dd 01 July 2002

I write to confirm my support of the proposed development at 110 – 116 London Road, Ruscombe.

My main reason for writing is that living in Waltham Chase I am well aware of the benefits of retaining Green Belt land as far as is practical. It therefore seems entirely appropriate to make use of existing back land for residential development as it becomes available and is able to provide a balanced selection of housing to meet local needs.

In my view the application under consideration meets the necessary criteria and I would be grateful if these points in support could be made available to the planning committee.

Yours sincerely

Lesley Smith

BNS

PLANNING SUPPORT | DPT
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NL | PPM
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4, Cheriton Ave,
Twyford,
Berks.
RG10

For the attention of Nicola Lake
Wokingham Planning Dept.
Shute End,
Wokingham, Berks.
RG40 9WR

5th July 2002

Dear Ms Lake,

Proposed development at 116 - 110, London Road, Ruscombe, App.No. F'2002'6007.

My three brothers and I spent all our childhood in Twyford, but because of the lack of affordable housing, were all forced, when married, to move out of the area. Now, only because of the availability of my grandparents old home, my husband and I will be moving back into Twyford in a day or so. The unfortunate part is that the couple and their child who were renting the property, have no chance of being able to purchase a property in Twyford,and because of the lack of council houses here, have been on the council list for 4 years, with the prospect of being on it for another 3. It is therefore of the utmost importance, particularly for younger people on lower incomes, that something is done to increase the number of affordable houses in this area, and the mix of houses on the above development seems to go some way to achieving this.

Having been submitted in February, we cannot understand why the above development is taking so long to get to the planning committee, as it meets the government recommendations, is so secluded that it will hardly be seen from the road, and the only people to lose any privacy or views, are those who have offered their land in the first place. Knowing that suitable land is at a premium, it must be a rare opportunity to acquire such a desirable and attractive development, on a mature secluded site, and yet be so close to all the amenities of Twyford. An additional consideration must be the opportunity of accessing infill land which was earmarked as land suitable for future development in a plan drawn up previously by Wokingham District Council.

We would therefore urge the council to respond favourably to the above plans and give some of the many couples and families who would like to move into the area, the opportunity of living on such a desirable development.

Yours sincerely,

Anthony & Angela Perks

OBS

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DC AK	ENF
AFP	
CS	

04 JUL 2002

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Kate	FILE:

114, Loudon Rd
Ruscombe
RG10 9HJ
3-7-02

Nicola
Development Control Officer
Wokingham District Council

Reference to revised plans for
Application No F/2002/6007

Dear Madam

I have seen the revised plans for the above application and have no objection to the proposed amendments.

Yours faithfully

F.E. Roberts

088

PLANNING SERVICES	RECEIVED
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112 London Road
Twyford
Reading
Berks
RG10 9HJ

03.07.02

Your ref: Nicola Lake F/2002/6007

Revised plans notification

Dear Madam,

I am writing to say that I support the revised application.

My reasons are those outlined in my letter supporting the original application.

Yours faithfully,

Brian Roach

068

PLANNING SERVICES	HPT
POL	TLS
DC NL	ENF
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10 JUL 2002	
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116, London Road,
Ruscombe,
Berks. RG10 9HJ

Wokingham Planning Office,
Shute End,
Wokingham.

4th July 2002

For the attention of Nicola Lake

Dear Madam,

Planning Application F/2002/6007

We are in receipt of your letter inviting comments on the revised plans submitted by Michael Shanly Homes for the proposed development at 110 – 116, London Road, Ruscombe.

We note that the Local Plan Inspector has recommended Twyford as a suitable area in which to seek new housing, because of its excellent facilities. Having lived in Twyford and Ruscombe for the last 38 years, we can wholeheartedly endorse this. The site is only a 15 minute walk from the mainline station, has an hourly bus service one minute's walk away, has a local supermarket, chemist and hairdressers a few minutes walk, at the top of Penfields, as well as the village shops and Waitrose a ten minute walk from the proposed development. The Doctor's surgery and local community centre and youth centre are a few hundred yards down the same road.

As can be seen by the attached Loddon Area Local Plan Housing Sites, previously produced by the Wokingham Planning Department in an endeavour to highlight suitable land for development, the demolition of 116, London Road would create the opportunity, subject to agreement, of providing a comprehensive development of houses without encroaching into green belt land, or expanding the village boundaries further.

Without over emphasising our growing problem of the upkeep of such large gardens, we feel that this development would enable a further 13 families to enjoy the benefits at present enjoyed by only 4. This must be an important consideration when there is such a shortage of houses in the area, and the proposed development would accommodate 13 families in well designed houses in a lovely setting, in close walking distance of so many amenities.

It could truthfully be said that we have a vested interest in this development, but the facts are such that at this stage of life, we are no longer in a position to maintain the property to the standard that is required.

It has been voiced by some, that the type of development which is proposed is unsuitable because of the type of houses surrounding it. We would point out that London Road is a very mixed area. It has semi-detached council houses on the opposite side of the road, and a mix of detached houses, semi detached houses, and two bungalows near by. The density and mix of the houses in the proposed plan is that set by the planning department itself under PPG3 and WDLPDD Policy WH6. The height and density of the trees on the front boundary means that very little of the development would be seen from the road. Those residents living nearest to the development are in agreement that the proposals are acceptable. They have offered their land for inclusion in the development for the same reasons as ourselves, they are getting past being able to cope which such large gardens.

The proposals would provide well constructed, nicely designed houses with all modern facilities, but in much smaller gardens, which would address modern day needs and requirements. Whilst we sympathise with those who do not want to see the site developed, this would not best benefit the area in the long run. We also enjoy looking at our trees and the birds in our gardens, but we are the ones who are trying to maintain them with diminishing resources and strength.

Whilst writing, we would like to comment on a letter of objection, dated 2nd April 2002, from Mr. & Mrs. Hardman of 108 London Road, who quoted in point 3 of their letter, a Covenant dated 31.10.58 calling for the erection of detached bungalows only on undeveloped land adjacent to their property, and who further stated that they would support a development of detached bungalows. We would like to draw attention to the fact that at this moment in time, work has just begun of a new two story 4 bedroomed detached house being built in their garden. Whilst we have no objection whatsoever to them utilising their garden in this way, we feel that it rather invalidates many of the objections raised by them. Also, Mr. Creed, of 122, London Road, expressed concern about a colony of bats which he thought inhabited our property, we would like to assure him and the planning department, that we have not seen bats here for many, many years, a situation confirmed by the environmental officer, but just in case they do return, the developers intend to put bat boxes on each house.

Overall, we believe that the development would be beneficial to the area, and cannot understand why there is opposition to the scheme. It would seem that the suggestion that the application should be refused is not in the interests of the local community as a whole, but would only serve the interests of a few individuals.

We would be grateful if you could make councillors aware of our strong views on this.

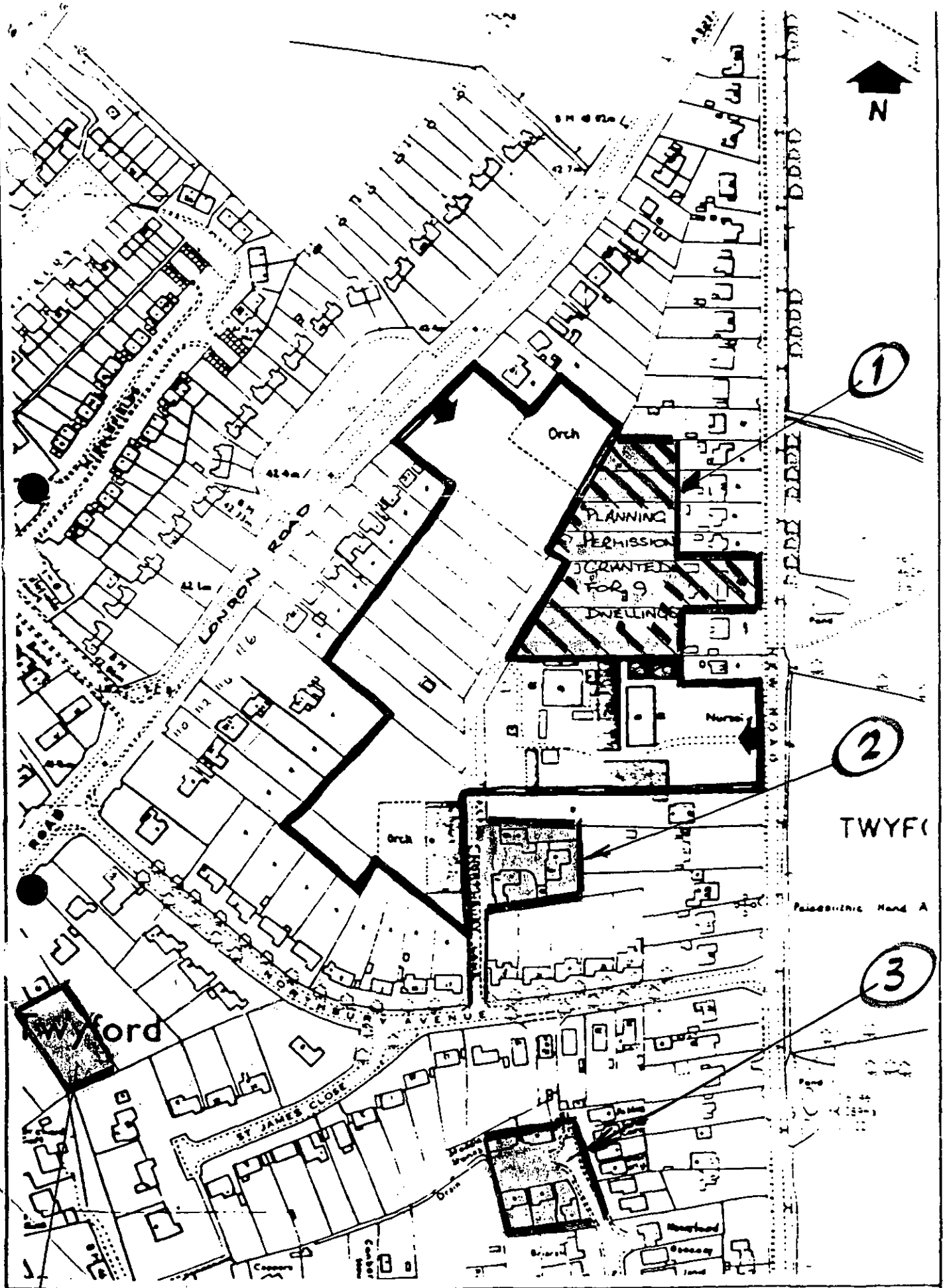
Thank you.

Yours sincerely,

G.W. & M. Face

Mr. & Mrs. G. W. Face

P.S. I attach an article read today in National press.



LODDON AREA LOCAL PLAN HOUSING SITES

SITE: NURSERIES AND LAND BETWEEN LONDON ROAD & NEW ROAD, RUSCOMBE.

AREA: 2.9 HECTARES

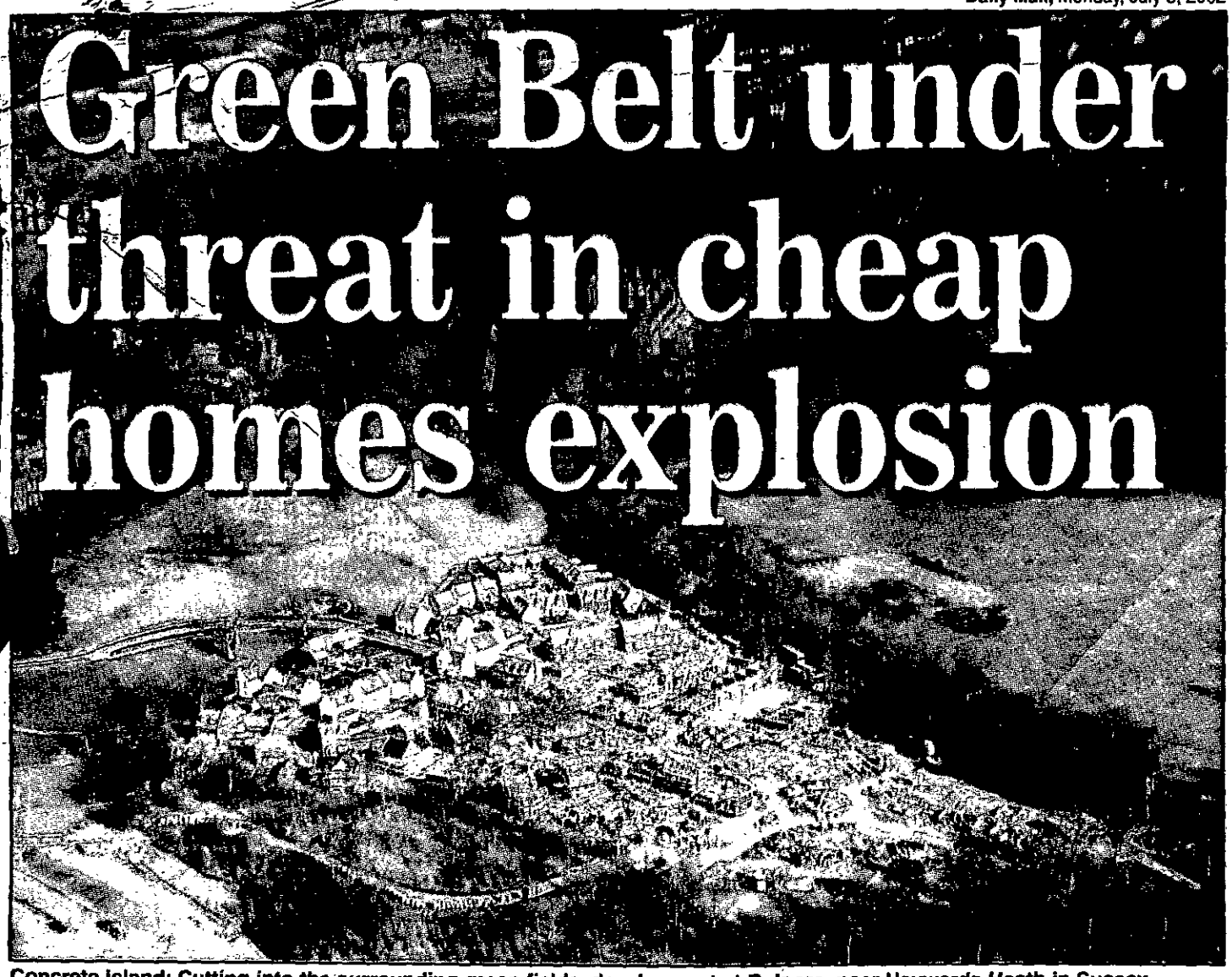
DWELLING CAPACITY: 55 dwellings

SCALE:

REFERENCE NO.: 2

Daily Mail, Monday, July 8, 2002

Green Belt under threat in cheap homes explosion



Concrete island: Cutting into the surrounding green fields, development at Bolnore, near Haywards Heath in Sussex

By **David Hughes**
Political Editor

THE Chancellor is to pour cash into building affordable homes for key workers in London and the South East.

Gordon Brown wants more houses built to help the capital's teachers, nurses and policemen get on the property ladder.

And he hopes his massive construction plans will take the heat out of London's runaway housing market by matching supply with demand.

House prices in the South East have rocketed in recent years, making it virtually impossible for public sector workers to buy their own homes.

The Chancellor is sanctioning major housing development in four satellite towns in the South East.

But there are fears that his solution will come at too high a price.

The Tories warned last night that the Government wanted to 'plough through the green belt'.

Shadow environment spokesman Eric Pickles said new housing should

'Ploughing through the green belt'

be confined to 'brownfield' sites which have already been developed.

Mr Brown's plans involve channelling cash into the Housing Corporation to help housing associations build cheaper homes.

There is speculation at Westminster that he will double the Corporation's £1billion budget when he unveils his three-year spending review next week.

In his Mansion House speech a fortnight ago, Mr Brown said the review would 'take seriously the case for new housing development'.

He also called for 'radical planning, housing and transport reforms'.

The Chancellor is worried that London's public services are at risk because key workers cannot afford to live there.

Although successive governments have tried to channel more development to the North and West of the country, the South East remains the economic powerhouse.

Mr Brown has concluded that it is pointless trying to buck this trend.

He has also decided not to increase the interest-free loans available to essential workers to buy a home.

The current limit is £10,000 and he believes increasing it will only fuel the property market further.

Instead he is sanctioning major development in four satellite towns:

A BLUEPRINT for the biggest expansion of Britain's airports for 50 years is expected to recommend at least three new runways in the South East.

It will set the scene for extra runways at Heathrow, Gatwick and Stansted, with expansion proposed at regional airports including Edinburgh or Glasgow, Manchester and Birmingham.

The extra capacity is needed to cope with the expected doubling of passengers over the next 30 years.

Most controversial of the proposals to be published next week will be a third runway at Heathrow. Residents objecting to noise, pollution and extra air traffic have pledged protests and legal action.

But ministers have already signalled that the economic advantages of expanding Heathrow are more important than localised protest. They are worried that Heathrow will become less significant than rival airports in Paris, Frankfurt and Amsterdam.

Ministers will also unveil plans for a new four-runway airport near the village of Cliffe on the Thames estuary in North Kent. But this is viewed by many as a red herring designed to pacify environmentalists when it is eventually rejected.

Ashford in Kent, Milton Keynes in Buckinghamshire, Stansted in Essex and Thames Gateway, east of London.

Last night, a Treasury spokesman said the Chancellor was worried about 'affordability'.

'Part of the problem with house prices is supply,' he said, 'and affordability is crucial.'

Mr Brown has worked on his plans with the Deputy Prime Minister John Prescott, who is responsible for planning and the environment.

Mr Prescott said most of the housing can be built on brownfield sites.

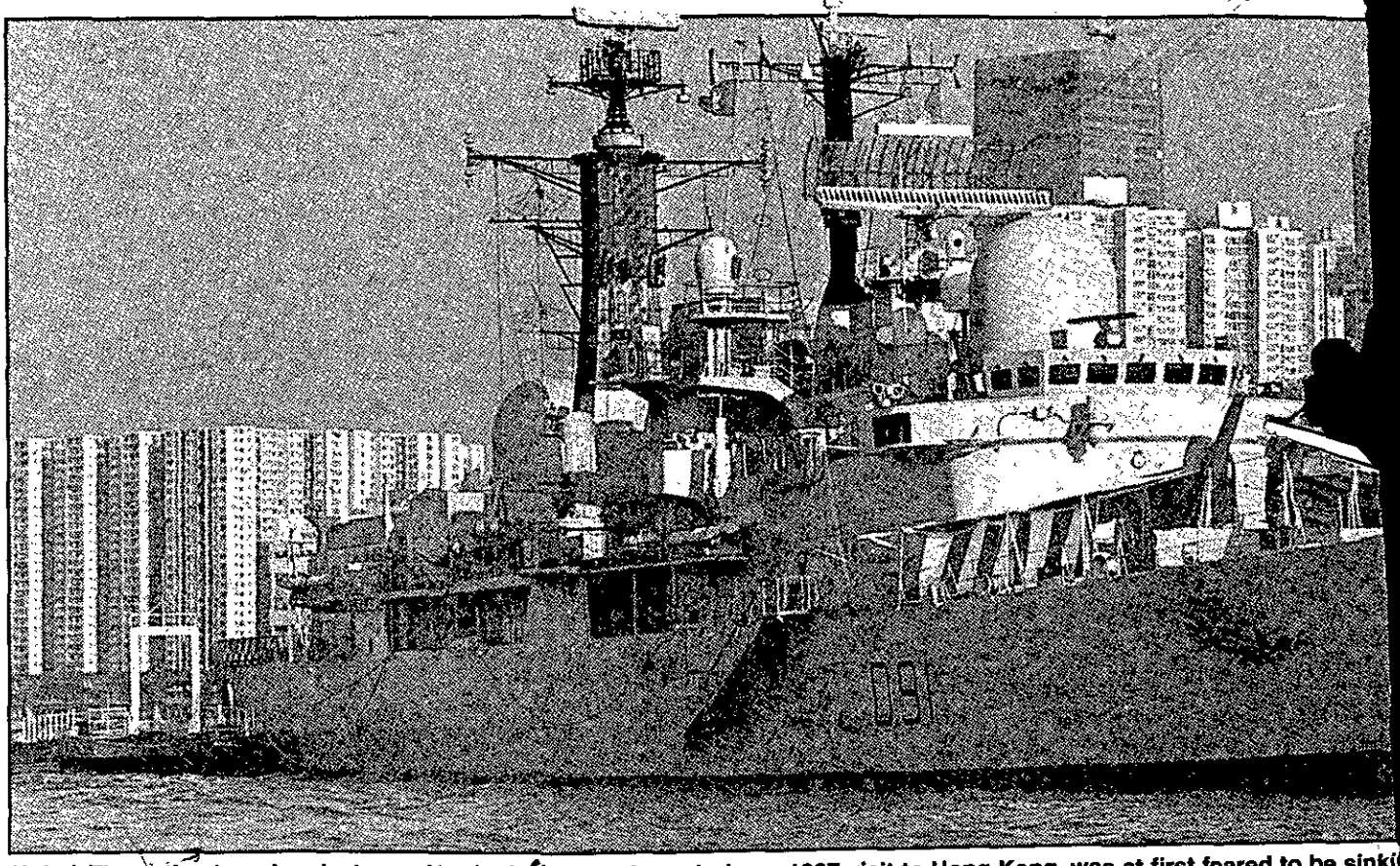
He added that new techniques allow higher-density housing to be built without resorting to tower blocks.

Mr Prescott wants to streamline the planning process following news that fewer houses were built in Britain last year than at any time since the 1930s.

He also intends to speed up planning approval for builders who include a significant proportion of affordable housing.

And he wants local authorities to install decent infrastructure, such as new roads and schools, so that developments can become proper communities.

HMS Embarr



Holed: The anti-submarine destroyer Nottingham, seen here during a 1997 visit to Hong Kong, was at first feared to be sinki

ech warship rocks and is ed in the bows



Farrington

he situation until
umps in action.'
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Rescue, said: 'The
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der Richard Farrington. When the ship left Portsmouth in March this year he declared: 'Despite the uncertainty surrounding events in the Middle East and our ongoing commitment to the war against terrorism, the ship's company is really looking forward to what looks like the trip of a lifetime. We are ready for anything.'

In April last year, Commander Robert Sanguinetti, 35, received a severe reprimand for allowing the Type 23 frigate Grafton to run aground in a Norwegian fjord, causing £220,000 damage to its search and attack sonar.

In 1995 Commander Paul Collins, 37, was dismissed from his post for letting the frigate Brazen run on to rocks off Chile.

Deployed to Middle East

A month ago HMS Liverpool, another Type 42 destroyer, was left with a 10ft dent in its side after ramming the concrete quay in Portsmouth harbour.

HMS Nottingham entered service in 1983 but underwent a major refit less than two years ago with the intention of keeping it in service for another decade.

Last year it was part of the task force deployed to the Middle East in the wake of the terrorist attack on New York.

As well as the 11 Type 42s, the Navy's other major surface warships include 16 Type 23 frigates, five Type 22 frigates, three Invincible class aircraft carriers and three assault ships.

Commander Farrington, 42, a married father of two, received an OBE in 2000 and assumed command of Nottingham two years ago.

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Memoirs
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(RING ONE)

197

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

App No. (Planaps) /F/2002/600/(Ludhouse) Date Rec. 24 June 2002

Location: 116 and land R/o 110, 112 + 114 London Road, Rusconbe

Parish Rusconbe.

Applicant: Michael Shanley Homes.

Description of attached plans Revised plans showing amendments to housing size, design and siting. Plus sections through the site and a streetscene. Plan showing visibility splays.

Drawing No's: 804-pln-101B 103B 104B 105B, 106B, 107B, 109B, 102A

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: Neighbours + dog costers

		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 10 Days.

FURTHER ACTION

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

Redate Application Y (N) From

New Site Notice Y (N)

New Description

CASE OFFICER NL.

Consultations Sent by Admin. on 01.07.02.

Yellow - Part One Copy
Green - Officer's Copy

Date: 01 July 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/6007

Location: 116 And Land R/O 110, 112, & 114, London Road, Ruscombe, Reading.

Proposal: Proposed erection of 13 dwellings and demolition of 116 London Road.

Applicant: Michael Shanly Homes.

Case Officer: Nicola Lake

The new plans show the following: Revised plans showing amendments to housing size, design and siting. Sections through the site and streetscene, illustration of proposals in context of surrounding area plus visibility splays. Drawing nos: 804-pln-101B, 102A, 103B, 104B, 105B, 106B, 107B & 109B.

Comments are required by 11/07/2002.

Should you have any queries regarding this application please contact the case officer Nicola Lake on (0118) 974 6481.

PLANNING SERVICE No. 56890
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27 MAY 2002
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FILE

Our Ref: IJ/KH

24th May 2002

Michael Shanly Homes

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Buckinghamshire HP9 1LW
Tel: Beaconsfield (01494) 671331
DX 34507 Beaconsfield
Fax: (01494) 676417
www.michaelshanly.co.uk

Nicola Lake
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

REVISED PLAN

6007

Dear Ms Lake

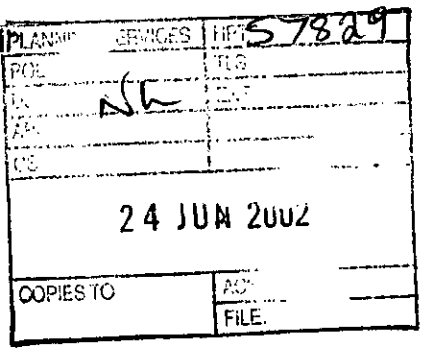
RE: 110 – 116 London Road, Ruscombe

Regarding the above. Please find enclosed 6 copies of a plan illustrating the required visibility splays of 4.5 m x 20 m. I also enclose 6 copies of a 1:1250 plan illustrating the proposals in the context of the surrounding area.

Yours sincerely

Ian Jewson
Planning Manager
MICHAEL SHANLY HOMES

Nicola Lake
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR



Your Ref: 2002/6007

Dear Ms. Lake,

Michael Shanly Homes

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Buckinghamshire HP9 1LW
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DX 34507 Beaconsfield
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REVISED PLAN

6007

Re: 110-116 London Road, Ruscombe

Regarding the above and further to our latest discussions regarding our proposals, I now enclose revised plans which included additional amendments as follows:

Plot 4
The proposed dwellings for Plots 4 and 5 have now been stepped in order that the overall height of Plot 4 can be lowered even further. This will ensure no loss of amenity to the future residents of Plot 3 and I trust that in this regard you now find this relationship to be acceptable.

Planning Out Crime
You will be aware the previous amendments included a revised Plot 6 which located the front door on the front elevation to allow natural surveillance of this plot. At your request this approach has been applied to Plots 7 to 9. Once again I trust you now agree that this issue has been resolved.

Garages to Plots 6 to 9
You have previously raised concerns regarding the appearance of the rear row of dwellings, particularly in relation to permeability. As I have previously stated the units are generally spaced out by an 8 metre gap between 2 storey elements and a 2 metre gap between single storey elements. In reality the street scene of the rear units will be softened by existing and proposed landscape features. I therefore do not consider that there would be any detrimental visual impact due to this layout. As you know, the site is not located within a Conservation Area, Special Residential Character Zone, or an area designed for its landscape quality and in addition it is extremely well screened at its frontage. As requested the proposed garages for Plots 6 to 9 now have fully hipped roofs and I consider that this will more than adequately ensure a suitable 'street scene'. For your reference, I enclose an indicative street scene drawing for the rear plots.

Plot 13
Previous concerns have also been raised with regard to the impact of the flank elevation of Plot 13 on the residents at No. 1 Northbury Avenue. However, as you know, this dwelling is approximately 38 metres away form the south west boundary of this site. Additionally a suitable distance has been

provided between the flank wall of Plot 13 and this. Clearly there will be no harm caused to the amenity of the resident along Northbury Avenue. Despite this I have reduced the overall size of the dwellings at Plots 12 and 13 in order that the flank wall of Plot 13 is even further form the south west site boundary. You will note from the revised site layout plan that additional planting has also been provided at the boundary.

Ridge Heights

As you know the height of the proposed houses has previously been reduced by the amended plans sent to you on the 23rd May 2002. Plots 6 to 13 have now been reduced in height once more to what I consider is a more than an acceptable level. As I have previously stated the site is not located within an area of special landscape designation, Conservation Area or Special Residential Character Zone. Furthermore, the site is extremely well screened and 2 storey houses are common in the area. The proposed dwellings are now at what is the minimum roof pitch to ensure a reasonable design and appearance and any further reduction in height would severally limit the achievable size of dwelling. I therefore believe that any additional reduction in size would compromise the aims of PPG3 to efficiently use urban land. I hope you will now be able to comment favourably on these latest changes.

Finally, as requested I enclose copies of a street scene drawing which illustrates the likely view of the site from adjacent the site on London Road. I trust you find this useful.

When we previously spoke you suggested that you would need to finalise your report by the 9th of July and hopefully this is still possible. Should you require any additional information I would be grateful if you could contact me on 01494 683857. I look forward to hearing from you.

Yours sincerely,

Ian Jewson.
Planning Manager
Michael Shanly Homes



PLANNING
POL
24 JUN 2002
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REVISED PLAN

6007

Rec'd 4.30 PM 23.5.02

Our Ref: IJ/KH

Your Ref: 2002/6007

23rd May 2002

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Michael Shanly Homes

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Fax: (01494) 676417
www.michaelshanly.co.uk

Nicola Lake
Development Control Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

Dear Ms Lake

RE: 110 – 116 London Road, Ruscombe

I write further to our meeting on the 17th May 2002.

When we met you raised various issues which you suggested would not allow you to favourably recommend the application. In order to address your concerns a number of amendments have been made to the original proposals. I have individually referred to each issue below for your reference.

Density and Housing Mix

I note that you consider the density of development to be acceptable although suggest that the mix of dwelling sizes does not accord with the draft SPG. The proposals have therefore been amended accordingly in order to resolve this matter. You will note from the revised site layout plan 804-pln-101A that plot 7 has been changed from a 3 to a 2 bed dwelling.

Archaeology

The relevant consultees have suggested that a condition would be appropriate to address any potential archaeological interest at the site. I can confirm that this would be acceptable to ourselves.

Ecology

Further to the submission of an ecological survey at the site I understand that these issues can also be dealt with through the imposition of conditions. Once again I can confirm that this would be acceptable.

Highways

In accordance with comments made by your engineering services the following amendments have been made to the proposed site layout plan. The revised drawing 804-pln-101A illustrates that:

- The bellmouth junction has been revised from 7.5 to 6.0 metres to provide a more 'pedestrian friendly' environment. This accords with the advice contained with places, streets and movement.

- The proposed parking area adjacent to plot 5 (and serving plots 4 and 5) has been revised to provide two parallel spaces. This has therefore created sufficient space to provide a footpath through to the north eastern boundary and sufficient space to include an area of boundary planting. Whilst two spaces have been deleted from the scheme the overall provision is still at approximately 1.7 spaces per dwelling for the site as a whole.

- The proposed access to plots 10-13 was originally designed as a shared surface. This area does not provide a through road and therefore vehicle speeds will be low. I am therefore not convinced that pedestrian safety will be affected. However, in order to resolve this issue an area of footpath as been provided outside plots 10 and 11.

- The revised layout also includes a bin store which will solely serve plots 12 and 13 and is located within the required 25 m service distance

- Plots 8 and 9 include a front door accessed via the driveway. However, I can confirm that the width of the driveway is sufficient to allow access to the door whilst a vehicle is parked in the driveway. You will note the remainder of the scheme now proposes dwellings with front doors to the front elevations.

- Predominately future residents will store cycles within their own curtilage. However, in addition to this cycle stands are also proposed adjacent to plot 3 in order to service the development.

- I also enclose a plan which illustrates the required 4.5 x 120 metre visibility splays.

Design

During our meeting we discussed various details of the proposed design of the buildings although these largely related to the proposed ridge heights. Whilst I have attempted to take on board your comments wherever possible I believe it is important to strike a balance between this issue and all other material considerations. I have given particular regard to the principles of PPG3, the Inspector's comments in relation to the previous appeal on land to the rear of 124 and 126 London Road, the proximity of adjoining dwellings and the existing natural screening at the site.

On the first issue PPG3 clearly supports the principles of the proposals. Whilst I accept that new development should not 'comprise the quality of the environment' although I note that the site and surrounding area is not designated as an area of particular landscape value. I consider that 2 storey residential development would not be at odds with the prevailing character of the area. In addition I believe that the provision of bungalows to the rear of the site would be contrary to the aims and objectives of PPG3.

Whilst the Inspector considered in relation to the site at 124 and 126 London Road that 2 storey dwellings at the rear would not be appropriate this was due to the isolated nature of the two proposed dwellings. The circumstances in relation to this application are very different as the rearmost dwellings will appear as part of a comprehensive development, the site is lower in topography than the land at nos 124/126 and is well screened by mature trees at the London Road frontage. These factors will all ensure that the proposals will not have a significantly detrimental impact on the surrounding area.

Not foregoing the above the following changes are proposed in order to reflect your previous comments.

- Reduction in the ridge height of plots 1, 2 and 3.
- Reduction in the right height, provision of fully hipped roofs and a lowering of the floor levels for plots 4 and 5 in order to avoid any loss of amenity to the rear garden of plot 3.
- Provision of fully hipped roofs and reduction in the ridge height of plots 6-13.

Overall the reduced ridges will ensure that there is a natural and proportionate progression in height and built form from front to rear of the site. This ensures that when viewed from the London Road only the roof elevation of plot 4 will be visible beyond plots 1, 2 and 3 and beyond plots 4 and 5 only the roof elevation of plots 6 and 7 will be visible. In addition to this plots 10 to 13 are situated on lower land and will be even less visible from the London Road. This together with the proposed reduction in ridge height, the separation distance of between 27 and 30 metres to properties on the London Road and the established screening at the frontage will ensure that the proposals will not have a detrimental visual impact. Furthermore a distance of approximately 5 metres between the two storey flank walls of the rearmost dwellings has been included to minimise the bulk and massing of this group of dwellings.

As a comprehensive site the proposals relate to the existing development along the London Road and therefore are two storey in proportion. Whilst consideration has been given to properties on Northbury Avenue, it is noted that the nearest dwelling to the south west of the application site is No. 1 Northbury Avenue which would be almost 40 metres from the flank wall of plot 13.

This would far exceed normal development control standards and is considered to represent a more than reasonable separation distance. Plot 13 has been significantly designed to avoid the need for any first floor flank elevation windows and suitable soft landscaping treatment would also be

provided at the shared boundary with No. 1 Northbury Avenue. Overall I do not consider that there would be any loss of privacy, amenity or outlook to residents on Northbury Avenue.

Trees

The amended site layout plan 804-pln-101A now includes the retention of the preserved beech tree at the frontage. This will be achieved through the diversion of the footpath at the entrance of the site around the trunk of the tree. In addition it is proposed to apply suitable hand dig/no-dig construction methods in accordance with BS5837 in a 6m protection zone around the tree. This solution has been devised in consultation with Neil Etherington of your landscape department and I am sure you will agree that the retention of this tree provides significant positive benefits to the site. I would suggest that the construction of this area should be controlled via the imposition of a reasonable condition requiring the submission of the final construction design.

I have also discussed the loss of the Ash tree adjacent to plots 11 and 12 with Neil Etherington. Whilst this tree is not of fundamental amenity value within the surrounding area I recognise that it does have value within the site. I have investigated various options to retain this tree although inevitably I believe that these would only result in the need to undertake works in the future. In any event I consider that pressure from future residents would inevitably require the felling of the tree. Overall, I am of the opinion that this tree is not so significant that it should impinge on achieving a comprehensive development at the site. It is therefore proposed to remove the tree but provide an additional scheme of planting along the north west boundary at the shared boundary with 110-114 London Road. This scheme would provide a suitable replacement for the Ash tree in order to mitigate its loss. The indicative location of the proposed planting has been illustrated on the amended 804-pln-101A although I would suggest that the final scheme is secured via a reasonable condition.

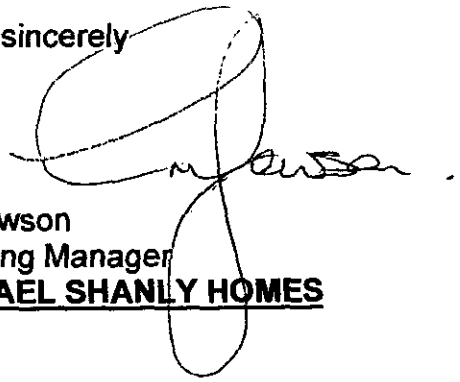
With regard to the beech tree in the rear garden of plots 4 and 5 it is proposed to undertake limited pruning and crown lifting in order to preserve the long term outlook of future residents. Subsequent to discussions with Neil Etherington I have considered various options to re-orientate the dwellings although these would all have significant effects on overlooking to adjoining properties. On balance I consider that due to the already high crown height of the tree there will not be any significant loss of light or perception of overshadowing from this tree. Subject to the implementation of some minor works I would suggest that this relationship is acceptable.

Street scene

I appreciate that you have previously suggested that street scene a drawing would be useful to illustrate the appearance of the development. I am however unable to submit this information (including these latest changes) at present due to time constraints although I will endeavour to submit a drawing as soon as possible. Obviously much will depend upon whether the application is put forward to committee on the 12th June.

I look forward to hearing from you regarding these latest changes. Please do not hesitate to contact me should you require further information.

Yours sincerely



Ian Jewson
Planning Manager
MICHAEL SHANLY HOMES

Tel. 0118 974 6444 (Direct Line)
E-mail: Jenifer.Jackson@wokingham.gov.uk
Date. 21 May, 2003
My ref. BC/DC/F/2002/6007
Your ref.

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

Michael Shanly Homes
Sorbon
Aylesbury End
BEACONSFIELD
Bucks
HP9 1LW

Dear Sirs

PLANNING PERMISSION F/2002/6007
SITE: 110-116 LONDON ROAD, RUSCOMBE

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number F/2002/6007 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

JENIFER JACKSON
Principal Planning Officer

Michael Shanly Homes

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PLANNING CONTROL 5246
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Our Ref: IJ/KH

Your Ref: 2002/6007

15th May 2002

Ms Nicola Lake
Development Control Officer
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

Dear Ms Lake

RE: 110 – 116 London Road, Ruscombe

Regarding the above. I am currently finalising revised plans in preparation for our meeting on Friday 17th May 2002.

I thought it may be useful for you to view the various proposed changes prior to our meeting and therefore I attach a set of draft front elevations for plots 6-13. As you will see we are proposing to reduce the height of the ridges by between 0.5 and 1.0 metres as well as alter the appearance of the elevations.

I trust you find this useful and look forward to seeing you on Friday.

Yours sincerely

Ian Jewson
Planning Manager
MICHAEL SHANLY HOMES

8.8



Plots 6 & 7 (8 & 9 similar)

Draft 1:100.



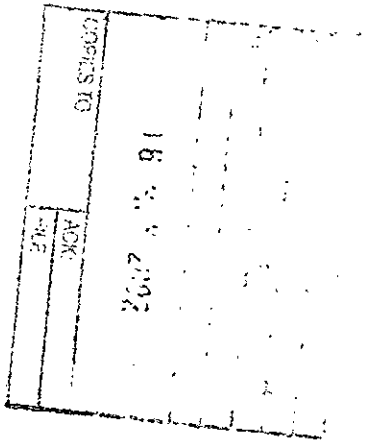
Plots 1, 2 & 3

16 MAY 2002

Draft 1:100

9m.





Plots 4 & 5

8.65



16 MAY 2002
PLANNING SERVICES
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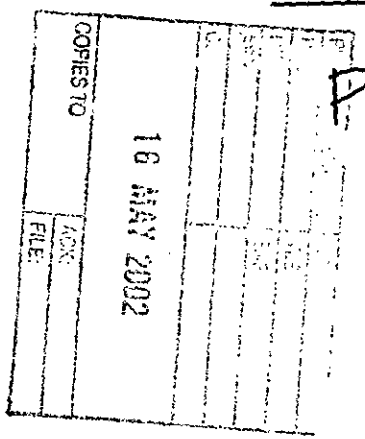
Plots 10 & 11

Draft 1:100.



Plots 12 & 13



Draft 1:100.

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 14th May 2002

Location: 116 and land rear of 110, 112 and 114 London Road, Ruscombe.

Proposal: Proposed erection of 13 dwellings and demolition of 116 London Road.

Application Number: F/2002/6007

In response to your consultation dated 21st March 2002 for the above application, the arboricultural comments are as follows:

The Tree and Landscape Report provides details of the trees which are most suitable for long-term retention as part of a proposed development. The site layout needs to be reconsidered in relation to the best trees (category A and B).

My previous comments concerning the access and plots 4 and 5 need addressing. Also the layout for the development at the rear of the properties needs to be redesigned to retain the better trees. I would be pleased to meet with the applicants to help progress things if this would be helpful.

Neil Etherington
Senior Arboriculturist

Nicola Lake

From: Andy Glencross
Sent: 13 May 2002 16:44
To: Nicola Lake
Subject: PA F/2002/6007 116 & R/O 110, 112, 114 London Rd Ruscombe(newts and bats)

Hi Nicola

I am satisfied with the mitigation and assesment made by Bioscan on behalf of the applicant.

we will need the following conditions attached to any permission granted.

All building materials to be stored on pallets and any trenches to be covered with polyethene sheet if left open overnight.

That no devlopment shall take place prior to a bat survey of the mature willow tree mentioned in the Bioscan letter. If bats are present then a DEFRA licence will be required in order to fell the tree

A condition requiring the erection of a 6 Schwegler 2FN special Bat Boxes and 6 Schwegler 2F Bat Boxes these should be placed in groups of 3 on 4 suitable retained trees.

[redacted]t leats 6 of the new dwellings should include Marshall bat bricks and cavities.

Any queries please give me a call.

Cheers

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

[redacted]

Date: 10 May 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/6007

Location: 116 And Land R/O 110, 112, & 114, London Road, Ruscombe, Reading.

Proposal: Proposed erection of 13 dwellings and demolition of 116 London Road.

Applicant: Michael Shanly Homes.

Case Officer: Nicola Lake

The new plans show the following: Ecological appraisal.

Comments are required by 20/05/2002.

Should you have any queries regarding this application please contact the case officer Nicola Lake on (0118) 974 6481.

(RING ONE)

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

App No. (Planaps) /F/2002/6007 (Ludhouse) Date Rec. 7 May 2002

Location: Nos and land rear of 110, 112, + 114 London Road, Rusamba

Parish Rusamba

Applicant: Midland Shanly Homes

Description of attached plans Report from Bat Worker

Drawing No's:

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: + English Nature Ecologist ✓ only

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 10 Days

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice Y / (N)

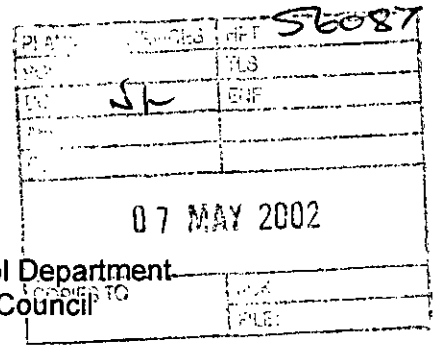
New Description

CASE OFFICER NL.

Consultations Sent by Admin. on 10.05.R5

Yellow - Part One Copy
Green - Officer's Copy

Our Ref: IJ/KH



2nd May 2002

Nicola Lake
Development Control Department
Wokingham District Council
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Michael Shanly Homes

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DX 34507 Beaconsfield
Fax: (01494) 676417
www.michaelshanly.co.uk

ADDITIONAL PLAN

6007

Dear Ms Lake

RE: 110 – 116 London Road, Ruscombe

Further to our recent conversations please find enclosed a copy letter relating to a recent ecological appraisal of the site.

For your reference I understand that our consultant, Dr Charlie Gibson of Bioscan, has discussed matters with Andy Glencross who is happy with the outcome. As you will see any outstanding concerns can be dealt with through the imposition of a reasonable condition. I trust this addresses any concerns you may have.

Unfortunately it was not possible to arrange a meeting on the 1st May 2002 but I would still welcome the opportunity to discuss matters with you. Perhaps you could give me a call on your return to arrange a suitable time.

I look forward to hearing from you.

Yours sincerely

Ian Jewson
Planning Manager
MICHAEL SHANLY HOMES

BIOSCAN
ENVIRONMENTAL CONSULTANCY

Peterley House, Peterley Road, Cowley, Oxford OX4 2TZ
Tel: (01865) 777343 Fax: (01865) 777189 Email: bioscan@bioscan.demon.co.uk

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

ADDITIONAL PLAN
6007

Our ref: BIZIP04/E1113/CGAGRUS1

1st May 2002

Dear Andy

Land at Numbers 110 – 116 London Road Ruscombe – great crested newts and bats

This letter, as discussed with you today, is to report my findings on the above site and the consequent commitments that my clients, Michael Shanly Homes, have instructed me that they are prepared to undertake should planning consent be granted.

The site consists of no 116 with its grounds and parts of the rear gardens of numbers 110 to 114 inclusive.

The only buildings affected by the proposals are number 116 with its outbuildings. My understanding is that no 116 was constructed in the early part of the 20th century. The ground floor is brick, with pebble dash facing on the upper parts. The roof is of solid construction and there are no visible entry points for bats such as chinks between barge boards and other components or loose or broken ridge tiles. The loft space, which the householder showed me round, is floored in the majority and used for storage. Although insects such as flies and wasps enter and spider webs are abundant, there was no signs of bat droppings or other evidence of roosts, and spider webs tended to festoon available space with no sign of bat passage and the contents being restricted to small spider prey remains.

The outbuildings are in general brick but either have no separate roof space (i.e. bare to tiles over rafters) or are tightly sealed. There is no cladding available on either the main house or outbuildings that could harbour roosts.

The only water body on the site is an oval concrete garden pond in the rear garden of number 114 approximately 4x3m. It is mainly shaded by the adjacent trees and overgrown garden hedge. It appears to have become neglected for some years and is wholly filled with a mat of variegated ornamental *Phalaris*, much dead, overlain with duckweed. There are a few shoots of an ornamental broadleaved plant that would be both suitable for newt egg laying and on which eggs can readily be found if present. I searched the whole of this material and found no eggs. The pond is generally some 30cm deep but with one deeper shelf, all of which is filled with the *Phalaris* litter mat. The pond is not suitable in these circumstances for great crested newt breeding.

Andy Glencross, Wokingham

Virtually the whole of the gardens of numbers 110 to 112 are intensively kept and manicured, with few available sites that could act as refugia for amphibians. Number 114 and to a greater extent number 116 have less manicured areas where garden and other materials have been stored. All liftable items were examined for fauna, but this only resulted in a single common frog in a small brick-filled drain in number 116.

There is a number of mature trees in the gardens, notably on the road frontage of numbers 114 and 116 and on the boundary of number 116 with number 118, i.e. the edge of the site. I understand that all these trees would be retained in the development proposals.

However there is also a mature weeping willow in the rear garden of number 110 that would be removed in the development proposals. This tree contains a number of cavities, including a recently excavated or at least "tidied" woodpecker nest hole. The birds were not present at the time of my visit so I am uncertain if it is an active nest this year. Whether or not this is so, the tree provides potential roost sites for noctule or a small number of pipistrelle bats. No other trees with potential for bat roosts are to be removed for development.

I have seen the pond at the Ruscombe Laner crossroads and understand that there may be great crested newts in other ponds within 500m of the site as well. However the site is separated from such ponds on all sides by existing housing and roads. Given this, and the absence of newts in searchable land habitat on the site at the time of the visit, it is not likely that the site is on any important migration corridor, and it does not provide suitable hibernation sites.

The consequences of the above, as discussed with you and subsequently agreed by my clients, are as follows.

There is no need for special precautions or DEFRA licensing for great crested newts for this developments. In case of incidental traversing of the site, material should be kept stored on their pallets to avoid providing attractive but dangerous shelter for amphibians. Trenches left open overnight should also be kept covered with plastic sheeting to avoid them acting as pitfall traps.

Bat survey will be required to check the tree before felling and a DEFRA license obtained, otherwise the felling risks illegal disturbance or harm to bats. Work on other mature trees should also be kept to the minimum required for safety, with contractors informed of the need for specialist survey and licensing should essential safety work affect a tree roost. However, the bat habitat available and at risk of disturbance is limited to a few individuals of noctule and / or pipistrelle, species and numbers for which mitigation is relatively standard to ensure the continued favourable conservation status. Accordingly, I recommend a condition on any planning consent requiring bat boxes (e.g. "woodcrete") suitable for noctule to be placed on suitable retained trees at a variety of aspects – I suggest approximately a dozen boxes with three to each tree chosen. Also, bat bricks would be placed on the walls of a minimum of six of the new dwellings. Placing of these boxes and bricks does not require a license, but the consent should also formally inform the developer of the need for specialist survey followed by the need for DEFRA license of any works that might disturb or harm bats.

Andy Glencross, Wokingham

Please let me know if you concur with the above and / or if you have any further queries or comments. Also, please feel free to copy this letter on to English Nature.

Yours sincerely



CWD Gibson, MA, DPhil, MIEEM, Director

cc Ian Jewson, Michael Shanly Homes

Michael Shanly Homes

'Sorbon' Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel: Beaconsfield (01494) 671331
DX 34507 Beaconsfield
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www.michaelshanly.co.uk

PLANNING SERVICES 55645
NL
24 APR 2002
COPIES TO: FILE:

Our Ref: IJ/KH

23rd April 2002

Nicola Lake
Development Control Department
Woking District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

Dear Ms Lake

RE: 110 – 116 London Road, Ruscombe

Regarding the above and our conversation last week. When we spoke a number of issues were raised with regard to the current planning application. I trust the following suitably outlines what I consider to be the current situation.

Fire Access

I have reviewed the details of our proposed access and can confirm that a suitable access for fire and other emergency vehicles is provided.

Trees

Following the submission of our tree report I understand you are awaiting further comments from Neil Etherington. I will obviously be glad to respond to any further comments which are raised.

Highways

I understand you are awaiting comments from your highways officer. As above I will gladly respond to any comments raised.

Ecology

I have now instructed a consultant to undertake an appraisal of the site in an attempt to address Andy Glencross' comments. I will forward details to you as soon as possible.

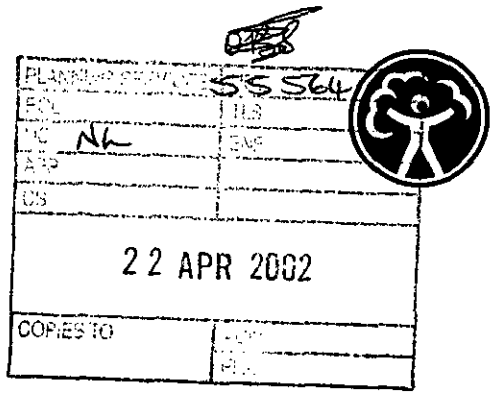
You suggested that to reach the end of May committee you will need to finalise your report by the 30th April. This date is obviously not far away and therefore I would be grateful if you could contact me as soon as you are able to discuss the outstanding issues.

I look forward to hearing from you.

Yours sincerely

I.D. Jewson

pp Ian Jewson
Planning Manager
MICHAEL SHANLY HOMES



ENVIRONMENT AGENCY

Our Ref : SP/2002/005492-1/1
Your Ref : F/2002/6007

Date : 18 April 2002

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

Dear Sir/Madam

PROPOSAL: **ERECTION OF 13 DWELLINGS AND DEMOLITION OF BUILDING**
LOCATION: **NO. 116 & LAND AT THE REAR OF 110, 112 & 114 LONDON RD, RUSCOMBE,READING**

Thank you for your letter dated 21 March 2002, received on 22 March 2002. Please quote the following reference in any correspondence: SU77NE/10/26. The Environment Agency has the following comments:

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

PLANNING CONDITIONS:

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

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

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991, the prior written consent of the

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

means of back inlet gullies provided with sealing plates instead of open gratings.

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

Water Conservation

Household Use

Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:

- Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
- 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
- A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances

If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Gardens

As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):

- a water butt linked to a downpipe
- provision of a thick layer of good quality top soil
- if the garden is to be planted, use of drought-tolerant turf and plants.
- if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
- Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:

- grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
- use of mulches or ground cover plants to retain soil moisture
- provision of shade for those plants that require more water
- watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey & Rain Water Recycling

Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

ANDREW CHAMBERLIN
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: andrew.chamberlin@environment-agency.gov.uk

CC: Micheal Shanly Homes

Nicola Lake

From: Elizabeth Rowe [elizabeth.rowe@babtie.com]
Sent: 19 April 2002 15:18
To: Nicola.lake@wokingham.gov.uk
Subject: 116 & Lnd rr 110-114 London Rd

Nicola
After careful consideration, on this occasion the Evaluation on the above application can be put on as a condition as part of the planning consent.
Regards
Elizabeth

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WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
ENGINEERING SERVICES

MEMORANDUM

FROM: Keith Rogers **MY REF**: KR/6007

YOUR REF:

TO: Nicola Lake - Planning **DATE**: 19/04/02

PLANNING APPLICATION NO. F/2002/60007.
PROPOSED ERECTION OF 13 DWELLINGS WITH NEW ACCESS ROAD ON LAND AT 110-116 LONDON ROAD, RUSCOMBE.

Comments

A Supporting Statement submitted with the planning application states that visibility splays of 4.5m x 120m will be provided at the proposed access road with London Road however, these splays have not been illustrated on the site layout plan drawing number 804-pln-101.

While the current speed limit for this section of London Road is 40mph, the Council is to review the speed limits in the Twyford area including London Road (Portfolio Holder decision 1 February 2002 refers). Any revision in the speed limit from 40mph to 30mph would mean that the 120m major road 'y' distance requirement for visibility could be reduced to 90m. A contribution should be sought towards the Review together with associated works arising from the Review.

Transport Planning also require a contribution towards enhancing and maintaining the local bus service. This could also perhaps be used towards the provision of high quality bus shelters with the capability to accommodate 'Real Time Passenger Information Systems'

Turning now to the site layout:

1. The bellmouth junction should be revised to be more pedestrian friendly as per advice in 'Places, Streets & Movement'. There may be scope to reduce the junction radii from 7.5m to 6.0metres.
2. It is recommended that the access road width be maintained as proposed, since access is to a main road (the 4.1m as suggested by Transport Planning would not allow service/delivery vehicles to pass a private car).
3. The aisle width for the parking bays at Plots 2,4 & 5 should be 6.7m to allow for growth of the proposed hedges. These bays are too remote from Plot 4.
4. Pedestrian accessibility to Plots 5-25 should be further investigated and improved as necessary.
5. No cycle storage is proposed.
6. Drives and paths for individual units should be widened to allow access for wheelchairs, prams and cycles.
7. Carry distance for goods and service deliveries to Plots 13 exceeds the recommended 25m.

8. Access to adjoining potential development land is constrained by the parking bays for Plots 4&5 which, are located opposite Plots 6&7.

Conclusion

The developer should be asked to submit suitably amended plans to address the above-mentioned layout issues and also enter into a S106 agreement with the Council in respect of appropriate contributions.

Keith Rogers
Team Leader (Highway Development Control)

(RING ONE)

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

App No. (Planaps) / F/2002/6007(Ludhouse) Date Rec. 17 April 2002.

Location: 116 and Land R/O 110, 112 + 114 London Road

Parish Ruscombe.

Applicant: Michael Shanly Homes.

Description of attached plans Tree ~~Survey~~ + landscape report.

Drawing No's:

CONSULTEES

STET ~~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:

		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 10 Days.

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER NL.

Consultations Sent by Admin. on 19.04.02

Yellow - Part One Copy
Green - Officer's Copy



PLANNING SE
POL
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ENF
24 JUN 2002
COPIED
OK
FILE

Date: 19 April 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/6007

Location: 116 And Land R/O 110, 112, & 114, London Road, Ruscombe, Reading.

Proposal: Proposed erection of 13 dwellings and demolition of 116 London Road.

Applicant: Michael Shanly Homes.

Case Officer: Nicola Lake

The new plans show the following: Tree & Landscape report.

Comments are required by 29/04/2002.

Should you have any queries regarding this application please contact the case officer Nicola Lake on (0118) 974 6481.

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THE STABLES, 3B WILSON STREET, WINCHMORE HILL, LONDON N21 1BP TEL: (020) 8447 9049 FAX: (020) 8447 8821
MOBILE: 07768 352000 or 07974 815309 EMAIL: acd.landscape@virgin.net or ACD_LA@compuserve.com

TREE AND LANDSCAPE REPORT

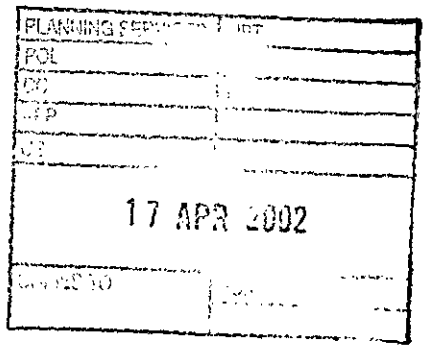
for

LAND AT
LONDON ROAD
RUSCOMBE

for

MICHAEL SHANLY HOMES

ADDITIONAL PLAN
6007



2.0 TREE SURVEY

No	Type	Dia	Ht	Age	Vig	Con	Cat	Comments
1	Oak	1m+	16	M	N	C	B	Strategic tree, lightning damage
2	Oak	1m+	16	M	N	A	A	Strategic tree, dominant in group
3	Oak	750	16	M	N	C	B	Competing for crown space
4	Beech	800	17	M	N	B	B	Competing, but strategic street tree
5	Beech	800	17	M	N	B	B	Strategic street tree
6	Beech	500	16	M	N	C	B	Competing for crown space
7	Beech	600	16	M	N	B	B	Competing for crown space
8	Beech	850	17	M	N	B	B	Competing, but dominant in group
9	S Chestnut	500	12	M	N	C	C	Lean and suffering competition
10	Cypress	Triple	5	M	N	C	C	Poor form and condition
11	Cypress	Multi	11	OM	L	C	D	Poor form and condition
12	Cherry	Multi	5	M	N	C	C	Of little landscape value
13	Cherry	300	4	M	L	C	D	Of no landscape value
14	Beech	1m	18	M	N	A	A	Strategic tree
15	S Birch	450	11	M	N	C	C	Poor head formation
16	S Birch	425	12	M	N	C	C	Loose form, no long term value
17	Holly	Twin	6	M	N	B	C	Understorey, Ivy clad
18	S Birch	400	12	M	N	C	C	One-sided boundary tree
19	D Fir	500	15	M	N	B	B	Good tree, but unsuited to garden space
20	H Chestnut	425		OM	L	C	D	Damage and of no value
21	D Fir	300	14	M	N	C	C	One-sided, poor form
22	S Birch	450	15	M	N	B	C	One-sided boundary tree
23	S Birch	Twin	16	M	N	B	C	Spreading boundary tree, Ivy to be removed
24	Spruce	300	9	SM	N	C	C	Thin form, Ivy
25	Cypress	300	13	M	N	C	C	Thin form, little value
26	S Chestnut	Triple	13	OM	N	C	C	Poor form and condition, badly pollarded
27	Pine	275	9	M	N	C	C	Leaning, Ivy cladding
28	Pine	350	9	M	N	C	C	Leaning, poor head formation
29	Cypress	250	5	SM	N	B	C	Boundary conifer, competing
30	H Chestnut	650	11	OM	L	C	D	Decay, no future
31	Cypress	300	6	M	N	B	C	Garden decorative
32	Yew	250	5	M	N	B	B	Broad spreading, good condition. Poisonous
33	Cypress	Twin	9	OM	L	C	D	Of no value
34	Cherry	Multi	8	M	N	B	C	Garden decorative
35	Cypress	250	6	SM	N	B	C	Decorative conifer
36	Spruce	250	7	SM	N	B	B/C	Garden decorative
37	Cypress	Multi	8	SM	N	B	B/C	Garden decorative
38	Cherry	Multi	4	SM	N	B	C	Garden decorative
39	Cherry	300	5	SM	N	C	C	Garden decorative
40	Cypress	250	8	SM	N	B	C	Garden decorative
41	Oak	450	13	SM	N	C/B	B	Poor form, but potential
42	Fruit	200	8	SM	N	B	C	Of no value
43	Ash	500	14	M	N	B	B	Boundary tree
44	Apple	Twin	6	M	N	B	C	Of no landscape value
45	Apple	Twin	6	M	N	B	C	Of no landscape value
46	Pine	450	14	M	N	B	B	One-sided boundary tree
47	Yew	300	8	M	N	B	B	Boundary understorey, poisonous

48	Cedar	800 13	M	M	C	C	Head lost, poor form
49	Willow	Triple 7	M	L	B	B	Off-site contorted form
50	Holly	Multi 8	SM	N	B	B	Good form
51	Cypress	Multi 11	M	N	B	B/C	Good form but debatable value
52	M Puzzle	300 7	SM	N	C	C	Over-crowded canopy space
53	W Willow	500 14	OM	L	C	C	Some stress, deadwood evident
54	Holly	Twin 7	SM	N	B	C	Understorey
55	Cypress	Multi 12	M	N	B	B/C	Impressive form, but little long term value
56	Cypress	Triple 7	SM	N	B	C	Of little landscape value

Notes

* - Offsite
Dia - Diameter of trunk at 1.5m
Ht - Height of tree
Age - Age; Young/Semi-mature/Mature/Over-mature
Vig - Vigour; Normal or Low
Con - Condition assessment
Cat - Category in accordance with BS 5837:1991

3.0 GENERAL COMMENTS

3.1 The site comprises the rear gardens of Nos 110,112,114 and 116 London Road and forms an accumulation site accessed from the existing driveway of No. 116.



Douglas Fir T19

Our Ref: IJ/KH

16th April 2002

55385
PLA
FO
DR NR
APP
CS
17 APR 2002
COMMENTS TO
ACK
FILE

Michael Shanly Homes

'Sorbon' Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel: Beaconsfield (01494) 671331
DX 34507 Beaconsfield
Fax: (01494) 676417
www.michaelshanly.co.uk

Nicola Lake
Development Control Officer
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

ADDITIONAL PLAN
6007

Dear Ms Lake

RE: Land at 110 – 116 London Road, Ruscombe

As promised, please find enclosed 6 copies of a tree and landscape report for the site.

I trust this is acceptable to you.

Yours sincerely

Ian Jewson
Planning Manager
MICHAEL SHANLY HOMES

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Nicola Lake Development Control	Your Ref:	F/2002/6007
From:	Tom Payne Environmental Heath	My Ref:	000613
		Date.	15 April 2002

PROPOSED ERECTION OF 13 DWELLINGS AND DEMOLITION OF 116 LONDON ROAD.

116 AND LAND R/O 110, 112, AND 114 LONDON ROAD, RUSCOMBE, READING.

I have no environmental health objections to this proposal with the imposition of the following condition:-

1. 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 8am and 7pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
   Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

T. Payne

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

Our Ref: IJ/KH

Your Ref: F/2002/6007

02 April 2002

Michael Shanly Homes

'Sorbon' Aylesbury End Beaconsfield
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04 APR 2002

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FILE

Nicola Lake
Development Control Officer
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

Dear Ms Lake

RE: Land at 110 – 116 London Road, Ruscombe

As requested, please find enclosed 6 copies of drawing 804-pln-109 which illustrates a number of sections across the site.

I trust this is acceptable to you.

Yours sincerely

Ian Jewson
Planning Manager
MICHAEL SHANLY HOMES

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TREE AND LANDSCAPE REPORT

for

LAND AT LONDON ROAD RUSCOMBE

for

MICHAEL SHANLY HOMES

ADDITIONAL PLAN
6007

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Director: S.J. Dale, Dip.LA MLI *Associate Director:* J.B. Constable, B.A.Hons Dip.LA *Consultants:* A.T. Gibbons Dip. LA MLI D.C. Rose BSc. C.Eng MICE. MIStructE
ACD Landscape Architects Ltd *Registered Office:* Doric House, 132 Station Road, Chingford E4 6AH *Company Registration No:* 2079974 *VAT Registration No:* 455 2308 59

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Applicationo	Name & Address
F/2002/6007	Brian Roach 112 London Road RUSCOMBE Berkshire RG10 9HJ
F/2002/6007	Mr R Creed 122 London Road RUSCOMBE Berkshire RG10 9HJ
F/2002/6007	Mr & Mrs J Hardman 108 London Road RUSCOMBE Berkshire RG10 9HH
F/2002/6007	Mr S W Birch Mrs M M Birch 9 Northbury Avenue RUSCOMBE Berkshire RG10 9LH
F/2002/6007	Mrs A E Cooke 11 Northbury Avenue RUSCOMBE Berkshire RG10 9LH
F/2002/6007	Mr & Mrs C L Scott 7 Northbury Avenue RUSCOMBE Berkshire RG10 9LH
F/2002/6007	R A Bromley 130 London Road RUSCOMBE RG10 9HJ
F/2002/6007	M. O'Mahony 3 Northbury Avenue RUSCOMBE RG10 9LH
F/2002/6007	Mr & Mrs D Lobb 1 Northbury Avenue RUSCOMBE RG10 9LH

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TREE AND LANDSCAPE REPORT

for

LAND AT
LONDON ROAD
RUSCOMBE

for

ADDITIONAL PLAN

MICHAEL SHANLY HOMES

6007

PLANNING SERVICE	
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REPORT ON THE EXISTING TREES ON LAND AT 110/116 LONDON ROAD, RUSCOMBE

1.0 BACKGROUND

1.1 ACD Landscape Architects were commissioned by Michael Shanly Homes in March 2002, to carry out a survey and assessment of the existing trees and vegetation on the site.

1.2 Our brief was to record the number, species and condition of the trees, comment on the required tree surgery for the trees and make recommendations for the long term management of the individual specimens.

1.3 The tree survey was carried out during late March and all inspections were from ground level only.

1.4 Tree heights were checked where possible with the aid of a Suunto PM/5 Clinometer, although the surveyor's heights were generally used from the topographical survey.

1.5 The Category Assessment complies with BS 5837:1991 and there is a supplementary Condition assessment.

1.6 The trees in the rear gardens are covered by Tree Preservation Order No 1031/2002 and the trees on the frontage are covered under a separate order.

2.0 TREE SURVEY

No	Type	Dia	Ht	Age	Vig	Con	Cat	Comments
1	Oak	1m+	16	M	N	C	B	Strategic tree, lightning damage
2	Oak	1m+	16	M	N	A	A	Strategic tree, dominant in group
3	Oak	750	16	M	N	C	B	Competing for crown space
4	Beech	800	17	M	N	B	B	Competing, but strategic street tree
5	Beech	800	17	M	N	B	B	Strategic street tree
6	Beech	500	16	M	N	C	B	Competing for crown space
7	Beech	600	16	M	N	B	B	Competing for crown space
8	Beech	850	17	M	N	B	B	Competing, but dominant in group
9	S Chestnut	500	12	M	N	C	C	Lean and suffering competition
10	Cypress	Triple	5	M	N	C	C	Poor form and condition
11	Cypress	Multi	11	OM	L	C	D	Poor form and condition
12	Cherry	Multi	5	M	N	C	C	Of little landscape value
13	Cherry	300	4	M	L	C	D	Of no landscape value
14	Beech	1m	18	M	N	A	A	Strategic tree
15	S Birch	450	11	M	N	C	C	Poor head formation
16	S Birch	425	12	M	N	C	C	Loose form, no long term value
17	Holly	Twin	6	M	N	B	C	Understorey, Ivy clad
18	S Birch	400	12	M	N	C	C	One-sided boundary tree
19	D Fir	500	15	M	N	B	B	Good tree, but unsuited to garden space
20	H Chestnut	425		OM	L	C	D	Damage and of no value
21	D Fir	300	14	M	N	C	C	One-sided, poor form
22	S Birch	450	15	M	N	B	C	One-sided boundary tree
23	S Birch	Twin	16	M	N	B	C	Spreading boundary tree, Ivy to be removed
24	Spruce	300	9	SM	N	C	C	Thin form, Ivy
25	Cypress	300	13	M	N	C	C	Thin form, little value
26	S Chestnut	Triple	13	OM	N	C	C	Poor form and condition, badly pollarded
27	Pine	275	9	M	N	C	C	Leaning, Ivy cladding
28	Pine	350	9	M	N	C	C	Leaning, poor head formation
29	Cypress	250	5	SM	N	B	C	Boundary conifer, competing
30	H Chestnut	650	11	OM	L	C	D	Decay, no future
31	Cypress	300	6	M	N	B	C	Garden decorative
32	Yew	250	5	M	N	B	B	Broad spreading, good condition. Poisonous
33	Cypress	Twin	9	OM	L	C	D	Of no value
34	Cherry	Multi	8	M	N	B	C	Garden decorative
35	Cypress	250	6	SM	N	B	C	Decorative conifer
36	Spruce	250	7	SM	N	B	B/C	Garden decorative
37	Cypress	Multi	8	SM	N	B	B/C	Garden decorative
38	Cherry	Multi	4	SM	N	B	C	Garden decorative
39	Cherry	300	5	SM	N	C	C	Garden decorative
40	Cypress	250	8	SM	N	B	C	Garden decorative
41	Oak	450	13	SM	N	C/B	B	Poor form, but potential
42	Fruit	200	8	SM	N	B	C	Of no value
43	Ash	500	14	M	N	B	B	Boundary tree
44	Apple	Twin	6	M	N	B	C	Of no landscape value
45	Apple	Twin	6	M	N	B	C	Of no landscape value
46	Pine	450	14	M	N	B	B	One-sided boundary tree
47	Yew	300	8	M	N	B	B	Boundary understorey, poisonous

48	Cedar	800	13	M	M	C	C	Head lost, poor form
49	Willow	Triple	7	M	L	B	B	Off-site contorted form
50	Holly	Multi	8	SM	N	B	B	Good form
51	Cypress	Multi	11	M	N	B	B/C	Good form but debatable value
52	M Puzzle	300	7	SM	N	C	C	Over-crowded canopy space
53	W Willow	500	14	OM	L	C	C	Some stress, deadwood evident
54	Holly	Twin	7	SM	N	B	C	Understorey
55	Cypress	Multi	12	M	N	B	B/C	Impressive form, but little long term value
56	Cypress	Triple	7	SM	N	B	C	Of little landscape value

Notes

* - Offsite
Dia - Diameter of trunk at 1.5m
Ht - Height of tree
Age - Age; Young/Semi-mature/Mature/Over-mature
Vig - Vigour; Normal or Low
Con - Condition assessment
Cat - Category in accordance with BS 5837:1991

3.0 GENERAL COMMENTS

3.1 The site comprises the rear gardens of Nos 110,112,114 and 116 London Road and forms an accumulation site accessed from the existing driveway of No. 116.



Douglas Fir T19



Frontage trees T2-T9



Willow T53 to the rear of No. 110

3.2 The frontage trees T2-T9 are the most significant landscape feature on the site and are an important part of the character of the street scene. The Beech T14 is also a strategic landscape feature.

3.3 Few of the other trees in the rear gardens have any landscape merit and, whilst there are some interesting conifers, they have no significance for a re-planned site, nor are the Yews particularly suitable for inclusion in a domestic settng.

3.4 The trees are categorised from A to D in order of condition.

3.5 The trees are further categorised from A to D in order of landscape and amenity value, with a split category if the immediate condition is likely to vary. This category takes into account the Condition of the tree and is therefore the assessment which takes precedence. BS 5837:1991

Trees in Relation to Construction recommends that all category D trees are removed, all category A and B trees are retained and category C trees are retained if possible, although their retention should not restrict the design of the layout.

3.6 The category C trees are the most difficult to comment on or make recommendations for, as they are generally fair to poor in condition, with an unessential value category, to be kept or not as use dictates. We therefore recommend on this site that all category D trees are removed, all category A and B trees are retained and category C trees are retained if possible, although their value does not specifically require this. We would recommend that the layout is not restricted by their positions and BS 5837:1991 supports this view.

3.7 If development does occur, the retained trees should be protected by fencing in accordance with BS 5837:1991 Trees in Relation to Construction for the duration of the construction period. Any road or driveway construction proposed within the normal minimum distances for protection easement recommended by the BS should be of a surface construction in accordance with the guidelines given in Section 11 of the BS and also in accordance with APN1 practice note from the Arboricultural Advisory and Information Service.

Stephen J Dale Dip LA MLI

26/3/02

To Nicola Lake Planning

From Roger Johnson Highways

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RJ

To:
Drainage
Fao Roger Johnson

From: Nicola Lake

Date: 21 March 2002

Application Number: F/2002/6007

Proposal: Proposed erection of 13 dwellings and demolition of 116 London Road..

Site Address:
116 And Land R/O 110, 112, & 114, London Road, Ruscombe, Reading.

Applicant:
Michael Shanly Homes .

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

Development shall not begin until Surface Water drainage works have been carried out in accordance with details to be submitted to and approved by the L.P.A.

R Johnson 26/3/02

Drainage HD/Planning
~~Highways~~ Ruscombe ~~Wokingham~~

FILE REF (Planning application)	REFER TO PARKMAN Y/N
CUSTOMER FIRST REF 200194 67	L.H.S.
DATE 25 MAR 2002	
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Nicola Lake

From: Andy Glencross
Sent: 03 April 2002 12:06
To: Nicola Lake
Subject: PA F/2002/6007 116 & R/O 110, 112, 114 London Rd Ruscombe

Hi Nicola

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition.**

In addition the site lies within 500metres of a great crested newt breeding pond.

Consequently we must take the following approach :-

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

(2) This mitigation scheme needs to be formulated in consultation with English Nature and if possible agreed by them.

(3) Planning permission can then be given with the condition that a licence may or may not be required to carry out works.

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

Planning permission must not be given prior to the mitigation scheme being agreed with English Nature (EN). This cannot be attached as a condition of planning permission.

I have not visited the site.

Cheers

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

MEMORANDUM

To: Nicola Lake – Development Control **Date:** 5th April 2002

Application F/2002/6007

Site: 116 and land r/o 110,112 & 114, London Road, Ruscombe.

Proposal: Proposed erection of 13 dwellings and demolition of 116 London Road.

The site is poorly served by public transport, no services pass the site and the nearest service is the 328 hourly service which runs via Pennfields and London Road, the train station is over 1km away from the site. The authority supported two hourly 127 Reading – Twyford – Ruscombe – Maidenhead bus service is financially finely balanced. The development of an additional 13 dwellings in Ruscombe should only be permitted if a contribution is made to at least maintain the level of public transport serving the area.

The application would be improved if the details were amended to indicate safe secure easily accessible cycle storage for each dwelling.

The following comments relate to the comulative effect of an ever-increasing number of accesses to relatively small cul-de-sac developments. These accesses disrupt pedestrian and sometimes cycle flows on pavements and cycleways.

Entrances to developments

Entrances to developments tend to break the continuity of the existing road line, for both pedestrians and cyclists, even more so when cyclists are provided with an off-road shared use footway/cycleway.

- This is the most dangerous location for cyclists, especially those off-road, who possibly have accident rates 4-10 times greater than those on-road
- Entrances break up the continuity of pedestrian routes, forcing pedestrians to cross into vehicle space, both deterring pedestrians and creating accident risks.
- The wider corner radii usually required at junctions with major roads support higher vehicle speeds
- The blind and partially sighted, the elderly and children are especially vulnerable at these junctions.

Wherever a residential access road joins into the surrounding road network, careful consideration should be given to the needs of pedestrians, cyclists and vehicles proceeding along that road.

In most cases, footways should be continued across the road entrance at footway height (i.e. as a pavement extension) and vehicles will cross over a hump. Suitable tactile paving should be provided and bollards if

necessary to prevent motorists 'cutting the corner'. In most cases, the give way markings should be marked before the pavement extension, reinforcing pedestrian priority. It would be advisory to emphasise the pavement by the use of distinctive coloured surfacing, e.g. red block paving.

Corner radii

This appears to be 9m. It would be more appropriate for such a small development to have a corner radius of 6m.

Width of access road

The road width appears to be 5m. Places Streets and Movement recommends width of 4.1m for road serving fewer than 25 dwellings.

These comments are made pursuant to Objectives 1,2, 3 and 9 of the Wokingham Local Transport Plan, WCS8 of the Cycling Strategy for Wokingham and Local Plan Policies WT3: Modal Split, WT9: Pedestrian Routes and Footpath, WT11: Public Transport Provision and Improvement.

Stephen Kempka
Senior Transport Planner
Ext. 6488

Policy and Plans Consultation

Date: 27/03/02
Case Officer: Nicola Lake
Location: 116 & land r/o 110, 112, & 114, London road, Ruscombe
Proposal: Erection of 13 dwellings & demolition of 116 London Rd
Application Number: O/2002/6007
Applicant: Michael Shanly Homes

General:

WDLPDD Policies regarding the principle of housing development, which are applicable to this application, are as follows:

WOS1(i): Sustainable Development
WOS2: General Development Principles
WOS3: Development Control Principles
WBE1: Development in its Local Context
WBE11: Protection of Trees and Woodland
WH1: Housing Development – Unidentified Sites
WT1: Location of Development
WT2: Access to Development
WT7: Road Safety

The proposal is a previously developed piece of land located within the identified settlement of Twyford. Therefore, development is acceptable in principle under Policies WOS1(d) and WOS2. The proposal should however, be tested against Policies WOS3, WBE1, WH1, WT1, WT2 and WT7. It should not lead to an adverse effect on the character and appearance of the area, neither should it have a detrimental effect on the amenities of adjoining occupiers. It should have satisfactory and safe access and should have no significant detrimental impact upon the highway safety of the surrounding road network or the flow of traffic along ~~Reading~~ London road.

The site is densely covered with trees, the applicant states that protected trees on the site include a single Beech at the boundary with No. 120 and a group of Tree Preservation Orders forming a row at the front of the site. However, on February 28th this year, Tree Preservation Orders were served on a group of trees covering the entire southern half of the site. Therefore, the proposal would not be in compliance with Policy WBE11 as it would result in the loss of many these trees. This is reinforced by the Local Plan Inspector who stresses that the Council should resist the loss or damage of trees protected by new or existing orders.

This proposal complies with PPG3 (2000), which stresses the importance of concentrating additional housing in urban areas. The Local Plan Inspector has recommended the settlement of Twyford as one of the settlements which the council should seek new housing: it possesses a range of services, facilities and public transport opportunities that would permit residents to "*..occupy a reasonably self-contained community without the need to use a private motor car to reach those services in larger settlements*".

Housing Density:

The net area of the site is 0.38ha, as the whole of the site is to be developed for housing and directly associated uses. Therefore, the net housing density proposed for the site is 34dph, which meets PPG3 requirements.

Housing Mix:

Paragraph 5.17 of the WDLPDD suggests that applications should incorporate a mix of accommodation. WDLPDD Policy WH6 states that particular emphasis should be given to the need for small (one, two and smaller three bedroom) dwellings. The table below shows to what extent this application meets the suggested mix.

No. of beds	% (para. 5.17)	No. of proposed dwellings (F/2002/6007)	%	Suggested mix (in order to comply with Policy WH6 and para. 5.17)
1&2 bed	Not less than 45%	5	38%	6
3 bed	25%	4	30%	3
4+ bed	Not more than 30%	4	30%	4

This application slightly under provides on 1& 2-bed dwellings whilst slightly over-providing 3 – bed dwellings. It should be noted that the Local Plan Inspector has recommended that Policy WH6 should be amended so that emphasis is placed on 1 & 2 bed dwellings.

Affordable Housing:

Policy WH7 of the WDLPDD requires up to 25% of all new dwellings granted consent to be affordable, where the scheme is for 25 or more dwellings or of 1 hectare or more, in settlements with a population of greater than 3,000. As the proposal consists of 13 dwellings, there is no affordable housing requirement. The Local Plan Inspector's recommendation to lower the thresholds to 15 or more dwellings or 0.5ha or more, would not affect this proposal.

Public Open Space:

The standard provision of public open space adopted by the Council is 4.3ha per 1,000 population. Appendix 5 outlines how the public open space requirements of WR7 should be calculated. It assumes an average household size of 2.7 persons per household, as based on the 1991 Census. Therefore, the calculation of open space for the range of dwellings is as follows:

$$\frac{[\text{No. of dwellings} \times 2.7]}{1000} \times 4.3 = \text{Public Open Space Requirement}$$

Therefore, the requirement for this proposal is $= \frac{[13 \times 2.7]}{1000} \times 4.3$

$= 0.03 \times 4.3$

$= 0.13\text{ha}$

WDLPDD Policy WR7 requires that where sites cannot physically, or appropriately, accommodate the larger types of open space required by the guidelines then the balance of

open space requirement will be sought through financial contributions to the future provision of off-site facilities.

Conclusions:

Although the principle of this proposal is acceptable in terms of sustainability and location, it fails to comply with Policy WBE11 as it will involve the loss of a number of recently served TPO's.

Debra Hammond
Policy and Plans



TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 28th March 2002

Location: 116 and land rear of 110, 112 and 114 London Road, Ruscombe.

Proposal: Proposed erection of 13 dwellings and demolition of 116 London Road.

Application Number: F/2002/6007

In response to your consultation dated 21st March 2002 for the above application, the arboricultural comments are as follows:

The group of 5 Beech and 1 Oak at the front of 116 London Road are included in Tree Preservation Order No. 1025/2001, along with the Beech tree on plot 4.

One of the protected trees on the frontage is shown as being removed to allow the access. The access needs to be revised to allow the retention of this tree. This may involve the use of special construction techniques.

The relationship between the dwellings on plots 4 and 5 and the protected beech tree is such that there are likely to be future concerns about this tree and pressure to remove it. The applicants need to look at whether more space can be left for this tree.

The trees to the rear of the existing properties are included in Tree Preservation Order no. 1031/2002. A full tree survey of this area (BS 5837:1991 'Trees in relation to construction) is required so that a decision can be made on which of these trees are suitable for long-term retention and to assess the impact of development on them. I have requested that one is provided, but it will be worth while you reiterating this to the applicant.

Neil Etherington
Senior Arboriculturist

Babtie Environmental

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

Babtie

A member of Babtie Group

Our ref Kgb02

Your ref As below NL

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4th April 2002

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

See Elizabeth Rowe's E-mail of the 4th April 2002

Dear Nicola,

APPLICATION F/2002/6007
116 & Land rr 110, 112 & 114 London Rd, Ruscombe

Regulation 4 Town and Country Planning (Applications) Regulations 1988
Request for further information

In line with advice contained in PPG16, Wokingham District Council Planning Policy WHE15 and 17 Development Affecting Archaeological Sites, Policy EN6 of the Berkshire Structure Plan, Policy LBE22 of the Loddon Area Local Plan. I would now advise you that the applicant should be required to provide further information relating to the archaeological impact of the proposed development. This should be achieved by means of an archaeological evaluation. This evaluation should be undertaken and reported on by a competent IFA registered archaeological contractor, *before* determination of this application, as per PPG16, Planning Applications, Paragraph 25:

"it would be entirely reasonable for the planning authority to satisfy itself before granting planning permission, that the developer has made appropriate and satisfactory provision for the excavation and recording of the remains."

I would advise you that the above application has potential archaeological implications. The site has the potential to contain Prehistoric remains and consequently requires an archaeological evaluation to be undertaken in order to establish the potential impact of the development on any remains present.

Brief for archaeological evaluation enclosed.

If you wish to discuss this matter, please contact me on 0118 988 1611.

Yours sincerely,

Elizabeth Rowe
Archaeologist

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INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

116 & LAND R/O 110, 112, & 114 LONDON RD, RUSCOMBE

BRIEF FOR AN ARCHAEOLOGICAL EVALUATION

Prepared For
Wokingham District Council
By
Babtie

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116 & LAND R/O 110, 112 & 114, LONDON RD, RUSCOMBE
BRIEF FOR ARCHAEOLOGICAL EVALUATION

1 INTRODUCTION

1.1 This brief sets out the background and general conditions to enable a detailed specification for an archaeological scheme to be prepared and submitted for approval to Wokingham District Council. The brief is valid for six months only, after which time the District should be contacted. Specifications produced in accordance with this brief will be considered valid for the same period of time.

2 SITE LOCATION AND DESCRIPTION

2.1 The site is located at 116 & Land r/o 110, 112, & 114 London Rd, Ruscombe, at grid reference SU 7935 7662.

3 PLANNING BACKGROUND

3.1 Planning application number F/2002/6007, submitted to Wokingham District Council, proposes the erection of 13 dwellings and demolition of 116 London Rd.

4 ARCHAEOLOGICAL BACKGROUND

4.1 The site lies close to several findspots where numerous prehistoric finds have been located. The proposed construction may disturb archaeological remains associated with the Prehistoric period.

5 REQUIREMENT FOR WORK

5.1 In order to enable the planning authority to make an informed and reasonable decision on the planning application, further information on the archaeological remains is required. This will be obtained through a programme of archaeological evaluation trenching.

6 AIMS AND OBJECTIVES

6.1 The aims and objectives of the evaluation are as follows:

(i) To determine or confirm the general nature of the remains present.

(ii) To determine or confirm the approximate date or date range of the remains, by means of artefactual or other evidence.

(iii) To determine or confirm the approximate extent of the remains.

(iv) To determine the condition and state of preservation of the remains.

(v) To determine the degree of complexity of the horizontal and/or vertical stratigraphy present.

(vi) To determine or confirm the likely range, quality and quantity of the artefactual evidence present.

(vii) To determine the potential of the site to provide palaeoenvironmental and/or economic evidence and the forms in which such evidence may be present.

7 STAGES OF WORK AND TECHNIQUES

7.1 The Project Specification will provide a clear statement of the archaeological objectives, detailing the relevant aims, objectives and recording strategies.

7.2 The general requirements of work are as follows:

Evaluation trenching

A 10% sample of the site area will be excavated. The project specification must contain a plan of the trench layout.

(i) Any mechanical excavation will be carried out in such a manner as to avoid or minimise damage to the archaeological remains. All machinery used must be of an appropriate nature to suit the situation and be fitted with an appropriate bucket. All machine work must be directly supervised by an archaeologist.

(ii) Spoil should be scanned for artefacts, which should be recorded and retained.

(iii) Sufficient of the features located will be excavated by hand in order to fulfil the aims of the project specification, with reference to the general aims and objectives given above. This will be achieved through an agreed sampling strategy.

(iv) Care should be taken not to compromise the integrity of archaeological features or deposits which might better be excavated under the conditions pertaining to full excavation.

(v) The depth and complexity of the deposits across the whole site should be assessed. Written and drawn records shall be made of the stratigraphy of all trenches, even if no archaeological deposits have been identified.

(vi) Full written and drawn records of all excavated contexts shall be made in accordance with best archaeological practice. Archaeological deposits which are not excavated should be recorded to the maximum extent possible. Records shall include overall trench and site plans. All excavation and recording shall be in accordance with the IFA *Standard and Guidance for Field Evaluations*.

(vii) Recording, cleaning and conservation of finds should follow the IFA *Guidelines for Finds Work*.

(viii) Where human remains are encountered, they should initially be left in-situ and the coroner should be informed as soon as possible. Where their removal is necessary, an appropriate licence should be obtained from the Home Office.

(ix) A programme of soil sampling to recover palaeobotanical, palaeozoological and pedological evidence shall be undertaken as appropriate. The scope of the programme shall be agreed prior to work commencing. Specialist advice shall be sought as necessary and at least one visit to each site made by a relevant specialist during the course of the fieldworks on that site.

7.4 The project will be supervised on a daily basis by a competent archaeologist and managed on a regular, agreed basis by a Member of the Institute of Field Archaeologists registered with an appropriate area of competence.

8 METHODS

8.1 The project specification will include a method statement detailing the methods and standards to be applied in the programme of evaluation, both field and post-field.

9 TIMETABLE AND MONITORING ARRANGEMENTS

9.1 Details of timing should be the subject of discussion between the developer's representative, Babtie Group (the archaeological consultant for Wokingham District Council) and the archaeological contractor. A programme of works, monitoring, recording and access will be agreed in writing before the project commences.

9.2 Babtie Group will monitor the progress and quality of the work at intervals to be agreed. A representative of the archaeological contractor should be present at all monitoring inspections.

9.3 In order to facilitate the monitoring programme, the following will be required:

- a period of notice required to start site works following the award of the contract.
- a projected timetable of work on site.
- the contractor will notify the planning archaeologist and/or archaeological consultant when work commences, and at the start of agreed stages during the course of the project.

9.4 Monitoring is held to be complete only when the archive has been deposited and a suitable report presented in accordance with the brief and/or specification, and/or agreement on publication reached.

10 SITE ARCHIVE

10.1 The site archive will contain all the data collected during the evaluation including records, finds and environmental samples. It should be quantified, ordered, indexed and internally consistent.

10.2 Adequate resources shall be provided during fieldwork to ensure that records are checked and internally consistent.

10.3 Archive consolidation shall be undertaken immediately following the conclusion of fieldwork.

10.4 The archive shall be assembled in accordance with the guidelines set out in *Management of Archaeological Projects* (English Heritage 1991).

10.5 The integrity of the primary field record shall be preserved. Security copies in digital or fiche format shall be maintained where appropriate.

10.6 All finds (other than those of gold or silver) are the property of the landowner. The agreement of the landowner for the ownership of any finds to be transferred to an appropriate museum will be sought.

10.7 Provision shall be made for the deposition of archive and artefacts in the appropriate museum or other repository. The museum shall be advised of the proposed investigation before excavation starts and the contractor shall adhere to any reasonable requirements they may have regarding conservation and storage of excavated material and archive. The archive shall be prepared in accordance with the guidelines published in *Guidelines for the preparation of Excavation Archives for long-term storage* (United Kingdom Institute for Conservation, 1990) and *Standards in the Museum care of archaeological collections* (Museum and Galleries Commission, 1994). Deposition shall take place after completion of the works.

11 REPORTING REQUIREMENTS

11.1 A report should be produced no later than 2 weeks after the completion of the fieldwork.

11.2 The report will address the aims and objectives of the evaluation.

11.3 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

11.4 Details of style and format to be determined by the archaeological contractor. However, the report ***must*** have a front sheet providing the following information:

- Site Name
- Grid reference
- Site activity type (e.g. evaluation trenching, geophysical survey, fieldwalking, etc.)
- Date & duration of project
- Site code
- Area of site
- Summary of results
- Monuments identified (this ***must*** be referenced to the RCHME Thesaurus of Monument Types)
- Location and reference of archive

11.4 The report should include:-

(i) a summary of the project's background;
(ii) the site location;
(iii) a methodology;
(iv) a description of the project's results;
(v) an interpretation of the results in the appropriate context;
(vi) a summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
(vii) site layout plans on an Ordnance Survey base, with the location of the trenches superimposed on the results of any earlier, non-intrusive surveys;
(viii) plans of each trench or area;
(ix) trench sections and feature sections;
(x) site matrices where appropriate;
(Xi) a consideration of evidence within the wider setting.

12 STANDARDS

The project should be carried out to the highest professional standards and conform to the IFA *Code of Conduct and Code of Practice*. The IFA's *Code of approved Practice for the Regulation of Contractual Arrangements in Field Archaeology* will be applied throughout the selection procedure and contract period.

13 PUBLICATION & DISSEMINATION

13.1 A copy of the results will be supplied to the Wokingham SMR on the understanding that this will become a public document after an appropriate period of time (usually not exceeding six months).

13.2 The archaeological contractor will supply the SMR with a representative set of catalogued slides taken during the projects, together with selected negatives, for future use in lectures, publications, or other publicity material.

14 OTHER FACTORS

14.1 The specification may be varied, subject to agreement between the contractor, the landowner/developer and Babtie Group, in response to significant discoveries during the evaluation process.

14.2 Once a satisfactory report has been submitted a completion notice may be issued to the applicant if requested. The notice will confirm that the archaeological scheme of work has been completed and that it has complied to the brief and is of an acceptable standard. This notice has no statutory force, but if the work has been undertaken as part of a planning application, the planning authority may require it as proof of compliance with a planning condition or before they determine an application.

Nicola Lake

From: Peter Banks [banksp@RBFRS.co.uk]
Sent: 03 April 2002 17:21
To: 'nicola.lake@wokingham.gov.uk'
Subject: Plan App F/2002/6007

With reference to your letter regarding the above planning application I confirm the following

1 There would be a requirement for Hydrant provision. The detailed location to be agreed when the main layout is determined by the water authority. We would be be seeking a developers contribution to this scheme.

2 Access requirements for Fire Fighting are as per Part B to the Building Regulations B5.

We have retained your plans for file.
If you have any further enquiries please do not hesitate to contact me.

Peter Banks
Operations Support Officer
Royal Berkshire Fire & Rescue
01189322927

26.3.02.

Telephoned agent and left message for Ian Jewson. asking for 2 sections through the site one to London Road, the other to Northbury Ave.

19.4.02.

Spoke to Elizabeth Rowe. she is going to check if an Archaeology condition would be o.k or if an evaluation is needed before determination. she is e-mailing me her response

Tel. (0118) 974 6481
Date: 21 March 2002
Your Ref:
My Ref:Nicola Lake
F/2002/6007

The Owner / Occupier
110
LAND R/O

WOKINGHAM UNITARY

~~Aiming for Excellence~~

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

Dear Sir/Madam
Application Number: F/2002/6007
Site Address: 116 And Land R/O 110, 112, & 114, London Road, Ruscombe, Reading.
Proposal: Proposed erection of 13 dwellings and demolition of 116 London Road..

The Council has received an application to carry out the above development proposal.

If you wish to see the submitted plans and accompanying details you can do so at the District Council Planning Services reception at Shute End, Wokingham from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday, **or** at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays, 9.30am to 1.00pm Saturdays and 1.00pm to 4.00pm Sundays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 working days from the date of this letter for delivery of plans. It would be helpful if you could take this letter with you or quote application number F/2002/6007 to enable staff to locate the correct application.**

If you wish to comment on the proposals please reply in writing within 21 days from the date of this letter quoting Application Number **F/2002/6007.** Only remarks about planning matters can affect the Councils decision. In order to assist you in deciding what comments are relevant please see the attached list. These are not exhaustive.

An authorised officer under delegated powers decides the majority of applications; the Development Control Committee generally decides major applications and those raising controversial issues. Where an application is to go to Committee and you have commented on the proposals, you will be advised of the date and given the opportunity to speak at the meeting. All those making comments will be notified of the decision when it is made. Comments can also be made on line using the District Council's web site at www.wokingham.gov.uk under Planning.

Please note that all comments made will be open to public inspection. If you are not the owner of the property, please pass a copy of this letter to the owner. Should you have any queries regarding this application please contact the planning case officer Nicola Lake on (0118) 974 6481.

Yours faithfully,

Nicola Lake

Development Control Officer

WOKINGHAM UNITARY
Aiming for Excellence

Relevant issues when Planning Applications are considered:

Government Guidance

Development Plan Policy

Highway Safety and Traffic

Design, appearance and layout

Effect on Daylight and Privacy

Conservation of Buildings, Trees and Open Land

Need to safeguard the Countryside

Noise, smells and disturbance

NB: The following matters are NOT relevant planning matters and CANNOT be considered:

Effect on the value of property

Loss of a private view

Inconvenience or other problems caused by building works

Matters covered by other laws

Private property rights

The developer's morals, motives or past record

Possible future development

The fact that the development may have started

Trade objections based on competition

Moral objections

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~27 FEB 2002~~ 19 MAR 2002	Map No. 29 Site 038
Officer: NL / Application No. F 2002 6007	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☑ Sub Committee ☐ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED ERECTION OF 13 DWELLINGS & DEMOLITION OF 116 LONDON ROAD

Location: 110 - 116 LONDON ROAD

Parish: RUSCOMBE Ward: 21.3.02 B

Applicant: MICHAEL STANLY HOMES

Fee Received 2470-00 (2) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Scale? Drawing 101	13/3	✓ 19/3
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Plots 1-3 (Drawing 102) 1st floor rear — 6 windows shown on floor plan, only 3 windows on elev. Plots 6-7 (Drawing 104) } need return Plots 8-9 (Drawing 105) } elevs to show side garage doors.	13/3	✓ 19/3
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous for other *	Andy Glencross has said that bat survey should be submitted before P-perm can be granted. Not included with application paperwork.		

Organisation_Name	Building_Name	address1	Postcode
		104LONDON ROADREADING	RG109HH
		108LONDON ROADREADING	RG109HH
		110LONDON ROADREADING	RG109HJ
		116LONDON ROADREADING	RG109HJ
		122LONDON ROADREADING	RG109HJ
		124LONDON ROADREADING	RG109HJ
		126LONDON ROADREADING	RG109HJ
		128LONDON ROADREADING	RG109HJ
		130LONDON ROADREADING	RG109HJ
		151LONDON ROADREADING	RG109HG
		153LONDON ROADREADING	RG109HG
		155LONDON ROADREADING	RG109HG
		157LONDON ROADREADING	RG109HG
		159LONDON ROADREADING	RG109HG
		161LONDON ROADREADING	RG109HG
		163LONDON ROADREADING	RG109HG
		165LONDON ROADREADING	RG109HG
		167LONDON ROADREADING	RG109HG
		169LONDON ROADREADING	RG109HG
		171LONDON ROADREADING	RG109HG
		173LONDON ROADREADING	RG109HG
		175LONDON ROADREADING	RG109HG
		177LONDON ROADREADING	RG109HG
		179LONDON ROADREADING	RG109HG
		112LONDON ROADREADING	RG109HJ
		114LONDON ROADREADING	RG109HJ
		147LONDON ROADREADING	RG109HE
		149LONDON ROADREADING	RG109HE
		120LONDON ROADREADING	RG109HJ
		132LONDON ROADREADING	RG109HJ
		1NORTHBURY AVENUEREADING	RG109LH
		11NORTHBURY AVENUEREADING	RG109LH
		15NORTHBURY AVENUEREADING	RG109LH
		17NORTHBURY AVENUEREADING	RG109LH
		3NORTHBURY AVENUEREADING	RG109LH
		5NORTHBURY AVENUEREADING	RG109LH
		7NORTHBURY AVENUEREADING	RG109LH
		9NORTHBURY AVENUEREADING	RG109LH
LAND R/O			

Neighbours Consulted.

6007

Received by Wokingham District Council

Application No: F/2002/6007

Proposal:
Proposed erection of 13 dwellings and demolition of 116 London Road.

Location:
116 And Land R/O 110, 112, & 114, London Road, Ruscombe, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6007 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/04/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

21 March 2002

19 MAR 2002 6007

Our Ref: IJ/PH
Your Ref: F/2002/6007

19 MAR 2002

15 March 2002

Michael Shanly Homes

'Sorbon' Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel: Beaconsfield (01494) 671331
DX 34507 Beaconsfield
Fax: (01494) 676417
www.michaelshanly.co.uk

Ms C Hurst
Senior Technical Control Officer
Environmental Services Department
Wokingham District Council
P O Box 157
Shute End
Wokingham RG40 1WR

Dear Ms Hurst

RE: Site Address – 116 & Land r/o 110, 112 & 114 London Road, Ruscombe, Reading
Proposed Erection of 13 Dwellings and Demolition of 116 London Road

Further to your letter dated 13th March 2002, please find enclosed the resubmitted application which includes the following revisions:

- Drawing 102 includes a rear elevation which property reflects the proposed floor plans.
- Drawings 804-pln-104 and 105 illustrates the proposed side garage doors of Plots 6, 7, 8 and 9.
- I can confirm that the scale of Drawing 101 is 1:500.

I trust this is acceptable to you.

Yours sincerely

Ian Jewson
Planning Manager
MICHAEL SHANLY HOMES

e-mail: ian.jewson@michaelshanly.co.uk

6007

13 MAR 2002 6007

Michael Shanly Homes

'Sorbon' Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW

Tel: Beaconsfield (01494) 671331
DX 34507 Beaconsfield
Fax: (01494) 676417
www.michaelshanly.co.uk

Our Ref: IJ/PH

25 February 2002

Nicola Lake
Planning Department
Wokingham District Council
Planning Department
P O Box 157
Council Offices
Shute End
Wokingham
Berks RG40 1WR

Dear Ms Lake

RE: Land at 110 – 116 London Road, Ruscombe

Further to your initial discussions in relation to the above site, I now enclose a planning application for the erection of 13 dwellings at the site. For your consideration, I attach the following details:

- 6 copies of completed planning application forms.
- 6 copies of an ordnance survey extract
- 6 copies of drawings 804-pln-101-108
- 1 copy of completed ownership certificate.
- 6 copies of a supporting design and planning statement.

I trust you find the above acceptable. In particular, I consider that the attached supporting statement addresses the relevant planning issues. However, should you have any outstanding conerns, I would welcome an early meeting to discuss matters further.

I look forward to hearing from you.

Yours sincerely

Ian Jewson
Planning Manager
MICHAEL SHANLY HOMES

Encs

19.MAR2002 6007

Tel. (0118) 974 6429 or 6433

Date: 13 March 2002

Your Ref:

My Ref: F/2002/6007

Michael Shanly Homes
Sorbon
Aylesbury End
Beaconsfield
Bucks
HP9 1LW

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

Dear Sir/Madam

Reference Number: 2002/6007

Site Address: 116 And Land R/O 110, 112, & 114, London Road, Ruscombe, Reading.

Proposal: Proposed erection of 13 dwellings and demolition of 116 London Road.

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

Plots 1-3 (drawing 102). 1st floor rear elevation shows 3 windows – 6 windows shown on floor plan.

Plots 6-7 (drawing 104) and plots 8-9 (drawing 105) Return elevations required to show side garage doors.

What scale is plan on drawing 101?

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

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

1789/a

SECTION 66 CERTIFICATE

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

13 MAR 2002* 6007

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.

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

OR

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
Mr and Mrs Barker	110 LONDON ROAD, RUSCOMBE	22/2/02
Mr Roach	112 LONDON ROAD, RUSCOMBE	22/2/02
Mrs Roberts	DANIELS & ASSOCS, 28 BROAD ST, WOKINGHAM	22/2/02
Mr and Mrs Face	116 LONDON ROAD, RUSCOMBE	22/2/02

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

● 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) .....

.....

(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).

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

the (c) .....

on (d) .....

HEADINGLEY

ADDRESS 116 LONDON RD PARISH Rusc

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
~~1183/73~~				
1612/73	Mr J.W. Roberts	~~Demo exist. house erect~~ 5 dwellings + garages	25.10.73	— Refuse
1885/73	"	Outline (appl.) 3 det houses + garages	14.12.73	C/A
01456	SEE 112, 114	ERECTION 2 DET. HOUSES + INTEGRAL GARAGES - LAND ADJ.	3.10.74	N/A REFUSE
01856	"	" "	19.12.74	N/A C/A
BR 1997				
27052/3	MR. G. ZACK	MOBILE HOME	21.1.87	R
29747 *	" O/L	HOUSE LAND ADJ.	16.3.88	C/A
BR16225	"	UNAUTHORISED	21.10.88	APP
33369 *	" O/L	HOUSE & G. ADJ.	7.6.89	C/A
O/2000/1825	Mr. G. Face O/L	- 1 dwelling + dble garage	23.8.00	A
O/2000/4209	Infill Land Cons. c/o WJD			
F/2002/6007	Michael Shanly Homes	Erect 13 Dwellings		

SPECIAL ORDERS TPO 1025/2001

DRAINAGE

ADDRESS 114 LONDON ROAD PARISH RUSCOMBE

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR18124	MR J. ROBERTS	KITCHEN EXTENSION	2.2.82	APP N/A
1183/73	"	O/L 2 DET HOUSES	30.8.73	R
1612/73	"	DEM. 116 S" " ON SITE	25.10.73	R
~~BR 1885/73~~ 1885/73	"	O/L 2 " " —	14.12.73	R
01456	"	"	14.12.73	C/A
01856	"	D OF A/C	19.12.74	C/A
BR 1997	"	"	7.2.75	A
O/2001/4209	Infill Land Consultants c/o WJD			
F/2002/6007	Michael Shanly Homes	Erect 13 Dwellings		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO - 1025/2001

DRAINAGE

091074

ADDRESS 112 London Road PARISH Ruscombe

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
10354	A.R. TAYLOR	GARAGE TO PLAYROOM, NEW GARAGE	2.4.74	W/D RE
BR 11690	"	EXT. TO PROVIDE PLAY/GARAGE ROOM	29.10.74 31.8.74	REF. & APP. REF.
1183/73	MR. S. ROBERTS	O/L 2 DET. HOUSES	30.8.73	
1612/73	"	AMD. 116 S " ON SITE	25.10.73	R
1885/73	"	O/L. 2 " —	14.12.73	
0/4556	"	"	3.10.74	
01856	"	D M & G	19.12.74	
BR 1997	"	"	7.2.75	A
O/2001/4209	Infill Land Consultants	R/O W/D		
F/2002/6007	Michael Shanly Homes	Erect 13 Dwellings		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1933

ADDRESS 110 London Road PARISH Ruscombe

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
R/287/65		Workshop	26/10/65	R
~~R/71/68~~				
~~RO/1341/68~~				
184/71	MR. D. WARD	2/St. Ht.	18.3.71	APP
084440	MR. W. BARKER	PORCH & S/St. Ht.	8.6.78	
BR 24768	"	CONSERVATORY	5.6.85	APP
O/2001/4209	Infill Land Consultants	R/O W/D		
F/2002/6007	Michael Shanly Homes	Erect 13 Dwellings		

MINISTRY DECISION

SPECIAL ORDERS

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE. RG40 1WR

FOR OFFICE USE ONLY

19 MAR 92 0507

1. APPLICANT'S NAME: MICHAEL SHANLY HOMES
ADDRESS: SORREN, AYLESBURY END, BEACONSFIELD, BUCKS
POST CODE: HP9 1LW PHONE: 01494 683851

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME:
ADDRESS:
POST CODE: PHONE:

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: 110 - 116 LONDON ROAD, RUISCOMBE

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
ERECTION OF FIVE NO. 2 BED, FOUR NO. 3 BED AND FOUR NO. 4 BED DWELLINGHOUSES

5. Give the area in hectares or part of a hectare
AREA OF SITE: 0.4 HECTARES

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee
OWNERSHIP: PROSPECTIVE PURCHASER

7. List all the plans and drawings submitted with the application
PLANS/DRAWINGS: ORNANCE SURVEY EXTRACT 804/PLN/101-108

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 ?

		SITING	☐
EXTERNAL APPEARANCE		DESIGN	☐
MEANS OF ACCESS		LANDSCAPING	☐

FROM: Nicola Lake

DATE: 21 March 2002

PLANNING SERVICES	HPT
POL	TLB
DC NL	BNF
APP	
CS	

15 APR 2002

COPIES TO	ACK:
	FILE:

RUSCOMBE PARISH CONSULTATION SHEET

Application Number: F/2002/6007

Proposal: Proposed erection of 13 dwellings and demolition of 116 London Road..

Site Address: 116 And Land R/O 110, 112, & 114, London Road, Ruscombe, Reading.

Applicant: Michael Shanly Homes .

Your observations are required in respect of this application **by 14/04/2002** .

11/04/02

The Council has had consultation with local residents and offers the following observations...

i) There is concern over the development's proximity to neighbours, the area is all bungalows nearby and the proposals are for 2 storey buildings which will overlook existing properties.

ii) There are too many dwellings proposed for the area and too few parking spaces.

iii) The traffic to be generated will add to an overcrowded and busy Northbourne Ave and London Road which are also 'rat runs' for local schools of Polehampton Junior and Waynflete Liggott.

iv) There are no plans for block of land next to 110 – why?

v) Since the proposals are on a hill and have sloping gardens they will be very visible from surrounding roads.

vi) The new road to be built shows possible future development access – this means undesirable, fragmentary development.

vii) Everything from the Appeal dismissal APP/X0360/A/01/1059799 – 124/126 London Rd – is relavent.

viii) Unit density okay, height density needs consideration. The development is on a hill and needs sympathetic housing, bungalows with low pitched roofs. The area nearby will be ripe for development if this application is passed, and a precedent of bungalows on this hill is important. Houses are out of character with the immediate area.

ix) Ref: PPG3 – the proposal is of a higher density than it need be.

x) The loss of mature trees is detrimental, the affect on wildlife universe.

xi) There will be an increase in noise and traffic pollution to the area.

xii) There should be a review of surface water drains due to the history of local flooding after heavy rainfall. Soak aways will be needed at the entrance of the new road to London Road or the excess water produced will be detrimental to traffic on London Road.

xiii) An environmental survey should be carried out as Great Crested Newts (a Protected Species) have been found in fields nearby and since they do not travel very far from their natural habitat of a pond, they must be in an unknown pond in the environs of the planned development.

SIGNED: DJ Cansers DATE: 11/04/02

Clerk To Ruscombe Parish/~~Town~~ Council.

Application Number: F/2002/6007

Proposal: Proposed erection of 13 dwellings and demolition of 116 London Road.

Site Address: 116 and land rear of 110, 112 and 114 London Road, Ruscombe, Reading

Applicant: Michael Shanly Homes

The Council has had consultation with local residents and offers the following observations:

i) There is concern over the development's proximity to neighbours; the area is all bungalows nearby and the proposals are for 2 storey buildings which will overlook existing properties.

ii) There are too many dwellings proposed for the area and too few parking spaces.

iii) The traffic to be generated will add to an overcrowded and busy Northbury Avenue and London Road which are also 'rat runs' for local schools of Polehampton Junior and Wargrave Piggott.

iv) There are no plans for block of land next to 110 - why?

v) Since the proposals are on a hill and have sloping gardens they will be very visible from surrounding roads.

vi) The new roads to be built shows possible future development access - this means undesirable, fragmenting development.

vii) Everything from the Appeal dismissal APP/X0360/A/01/1059799 - 124/126 London Road - is relevant.

viii) Unit density okay, height density needs consideration. The development is on a hill and needs sympathetic using, bungalows with low pitched roofs. The area nearby will be ripe for development if this application is passed, and a precedent of bungalows on this hill is important. Houses are out of character with the immediate area.

ix) Ref: PPG3 - the proposal is of a higher density than it need be.

x) The loss of mature trees is detrimental, the effect on wildlife immense.

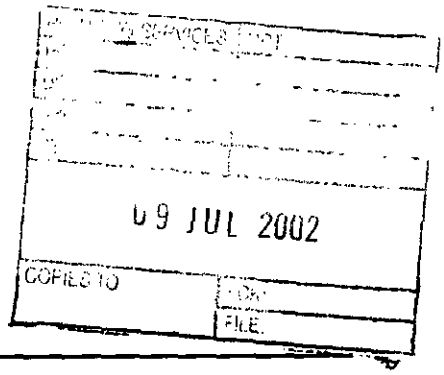
xi) There will be an increase in noise and traffic pollution to the area.

xii) There should be a review of surface water drains due to the history of local flooding after heavy rainfall. Soakaways will be needed at the entrance of the new road to London Road or the excess water produced will be detrimental to traffic on London Road.

xiii) An environmental survey should be carried out as Great Crested Newts (a Protected Species) have been found in fields nearby and since they do not travel very far from their natural habitat of a pond, they must be in an unknown pond in the environs of the planned development

D J Couzens
11.04.02

Date: 01 July 2002



To: Ruscombe Parish Council

We have received Revised Plans for the following planning application:

Application Number: F/2002/6007

Location: 116 And Land R/O 110, 112, & 114, London Road, Ruscombe, Reading.

Proposal: Proposed erection of 13 dwellings and demolition of 116 London Road.

Applicant: Michael Shanly Homes.

Case Officer: Nicola Lake

The new plans show the following: Revised plans showing amendments to housing size, design and siting. Sections through the site and streetscene, illustration of proposals in context of surrounding area plus visibility splays. Drawing nos: 804-pln-101B, 102A, 103B, 104B, 105B, 106B, 107B & 109B.

Comments are required by 11/07/2002.

Should you have any queries regarding this application please contact the case officer Nicola Lake on (0118) 974 6481.

All our previous objection of 10/04/02 still stand, the issues addressed in the revised plans are District Council comments of which we have no first hand knowledge

Height elevation remain the principal stumbling block.

D.J. Cowen 06.07.02

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

9. To reduce the likelihood of roadside parking, and to maintain the Local Planning Authority's car parking standards in the interests of highway safety and amenity.

10. To safeguard visual amenities.

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

12 & 13. In the interests of highway safety and convenience.

14 & 15. In the interests of visual amenity.

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

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

18 & 21. The proposed development may have an impact on bats, which are of international importance and protected by law.

19. In the interests of visual amenity.

20. To ensure the provision of adequate water drainage systems.

22. To ensure that any archaeological evidence discovered during ground works is adequately recorded.

23. To safeguard the future health of the Oak tree at the entrance to the site.

Informatives.

1. You are advised, in compliance with the Town and Country Planning (General Development procedure)(England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan: EN1, H5, H9
   Loddon Area Local Plan: LH1, LH8, LBE1, LBE2, LBE5, LBE9, LT5, LT6.
   Wokingham District Local Plan: Housing Density Policy, WH6, WOS3, WBE1, WBE11, WT6, WT7.

2. The applicant is reminded that this relates to planning permission only and does not constitute approval under any other legislation including building regulations. To obtain advice on current building regulations the applicant should contact the building control section of the District Council.

3. If Great Crested Newts are encountered at any point during development then all works must stop immediately and the local English Nature Office and Wokingham District Council must be informed.

Nicola Lake.

Development Control Ref No:	Received	Parish
F/2002/6007	19.03.02	Ruscombe

Applicant: Michael Shanly Homes.
Location: 116 and Land to the Rear of 110, 112, and 114 London Road, Ruscombe.
Proposal: Proposed erection of 13 Dwellings and demolition of 116 London Road, Ruscombe.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

REPORT PREPARED BY: Head of Planning and Transportation and Nicola Lake.

SUMMARY:

Introduction -

1. This application was approved subject to the signing of a legal agreement by the Development Control Committee at its meeting on the 4 September 2002. The relevant committee reports, updates and minutes are attached.

2. It has now been drawn to Officers attention that one of draft conditions (number 31) was invalid. This condition, referred to in the Committee report as number 32 (and subsequently slightly modified in the Members Update) states;

> 31. The access road shall be constructed and adopted up to the boundary of the application site with number 120 London Road with no unadopted gap between the boundary and the edge of the road.
>
> Reason: To prevent the potential creation of a ransom strip.

The applicant has sought legal advice that confirms that this condition is unreasonable. This advice states that conditions cannot be imposed requiring private land to be used for the construction of an access road to serve adjoining properties in effect to provide a public highway without compensation. As such the condition fails the tests of Circular 11/95.

The draft legal agreement also included the requirement for the provision of an adoptable standard road up to the boundary and this is also unreasonable. This matter has been discussed with the Acting Head of Legal Services and he concurs with the Applicants view. It is therefore recommended that this Condition be removed from the permission as authorised for approval.

RECOMMENDATION: GRANT PLANNING PERMISSION, SUBJECT TO THE SIGNING OF A LEGAL AGREEMENT, IN RESPECT OF THE MATTERS SET OUT IN THE ATTACHED REPORT AND SUBJECT TO THE CONDITIONS AS AUTHORISED WITH THE OMISSION OF CONDITION 32.

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 14TH AUGUST 2002 FROM 7.00 PM TO 11.05 PM

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

Also Present: Tim Charlesworth and Mr. D Swindells.

PART I

78. MINUTES

The Minutes of the meeting of the Committee held on 24th July 2002 were confirmed as a correct record and signed by the Chairman.

79. APOLOGIES

An Apology for absence was submitted from Mr. JL Earnshaw.

80. ORDER OF BUSINESS

With the Committee's agreement the order of business was changed.

Mr. R Trayling, a local resident representing a number of other residents in the area attended the meeting and spoke in opposition to the proposal.

Mr. I Jewson representing the applicant attended the meeting and spoke in favour of the proposal.

In discussing the proposal, a number of Members expressed concern regarding the impact of the proposal on residents of Northbury Lane and London Road Ruscombe, the impact of the proposal on the street scene and trees on the site. Various Members commented that the proposal did appear to be overcrowded and that a site visit would be appropriate to consider the impact of the proposal in density and design terms and also the nature of the proposed access to the site.

In the circumstances it was;

RESOLVED:
That Application No: 2002/6007 be deferred to enable a site visit to be undertaken.

87. APPLICATION NO: 2002/6007, PROPOSED ERECTION OF 13 DWELLINGS AND DEMOLITION OF 116 LONDON ROAD RUSCOMBE, 116 AND LAND REAR OF 110, 112 AND 114 LONDON ROAD RUSCOMBE, FOR: MICHAEL SHANLY HOMES

The Committee considered a report about this application set out on Agenda pages 147 to 172.

Officers informed Members that since the dispatch of the Agenda an additional letter of objection had been received raising objections relating to trees and the origin of letters in support of the application. Offices conveyed the comments of the Highways Authority raising no objection to the proposal subject to a series of additional conditions. Officers summarised the content of the proposed conditions.

Development Control Ref No:	Received	Parish
F/2002/6007	19.03.02	Ruscombe.

Applicant: Michael Shanly Homes.
Location: 116 and Land rear of 110, 112 and 114 London Road, Ruscombe.
Proposal: Proposed erection of 13 dwellings and demolition of 116 London Road, Ruscombe.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

REPORT PREPARED BY: Head of Planning and Transportation and Nicola Lake.

SUMMARY:

Planning History -
The development site is located within the identified settlement of Ruscombe. It is made up of the entire property area of 116 London Road and the rear garden areas of numbers 110 to 114. The dwellings along this part of London Road are predominately two storey detached dwellings with long rear gardens, which slope up towards the rear.

There has been one previous planning application (O/2001/4209) for the redevelopment of the current application site. This application was withdrawn prior to determination.

An application (O/2000/2565) for the erection of two dwellings on the land to the north of the current application site at 124 and 126 London Road, was refused planning permission on 17 January 2001 and the subsequent appeal was dismissed. The application was for the erection of two dwellings within a central section of the backland garden area. The outline application had an illustrative drawing showing a site layout for 38 dwellings on a larger site area, however the application was for only two of these dwellings plus an access that would be suitable to serve the illustrated development.

The application was not refused planning permission on principle. The grounds for refusal were as follows: 1. The proposed development by reason of its location setting and form would result in inappropriate development, which would have an incongruous relationship with the existing pattern of built development and the rear garden scenery to the detriment of the character and appearance of the surrounding area. 2. The proposed development fails to make the best use of urban land in relationship to its surroundings.

Proposal -
The proposed development is for the demolition of 116 London Road and the erection of 13 dwellings. The proposed development would create a terrace row of three dwellings along the frontage of the site, with the proposed access road passing between the proposed frontage dwellings and number 114 London Road. The road would continue on to the rear of the site. Plots 4 and 5 would face onto the access road as it progresses towards the rear part of the site. The access road would terminate in a

BACKGROUND

Consultations –

- ***Ruscombe Parish Council:*** The Parish Council make 13 observations on the application. (see attached comments).
- ***Access and Movement:*** To be reported.
- ***Environmental Health:*** No objections subject to condition.
- ***Environment Agency:*** No objections subject to conditions.
- ***Landscaping and Trees:*** No objection subject to conditions.
- ***Ecologist:*** No objections subject to conditions.
- ***Drainage:*** No objections subject to condition.
- ***Archaeologist:*** No objections subject to condition.
- ***Policy:*** The principle of the development is acceptable, but concerned about the impact upon the TPO'ed trees.
- ***Crime Prevention Design Adviser:*** No comments received.
- ***Letters:*** There have been 12 letters of objection received on the original plans and a further 10 regarding the revised plans. The objections can be summarised as follows:
  - Impact upon the quality of the environment.
  - Due to the topography of the area the proposed dwellings would be visible from the adjacent dwellings.
  - The development would overlook the existing dwellings in the area.
  - Concerned about the loss of the Ash tree on the boundary with 112 and 110 London Road.
  - Over-development of the site.
  - Out of character with the type of dwellings already in the area.
  - Concerned about the impact of the formation of an additional access upon highway safety.
  - The visibility splay is more obstructed than shown.
  - Loss of the mature landscaping and the impact upon the ecology of the area.
  - The redevelopment of the area will be bitty and not comprehensive.
  - Family houses would increase noise and disturbance within the area.
  - The development would cut off part of the rear garden area of number 110, which would become neglected.
  - Houses are too high, bungalows would be more appropriate for the area.
  - The density would be too high.
  - Concerned that the existing water drainage in the area would not be able to cope with the new development.
  - Plots 1-3 are to close to the road and out of keeping with the pattern of development.

  There have also been 15 letters of support for the proposed redevelopment of the application site.

Appraisal –

A. Principle of Development. (Policy H5 of the Berkshire Structure Plan; Policy LH1 of the Loddon Area Local Plan; Policy WH6 and Housing

C. Impact upon the residential amenity of the adjacent dwellings.
The proposed dwellings located to the rear of the site would be a minimum of 22m from the rear of the closest of the adjacent dwellings, along the frontage of London Road. Although the site is located on a slope, the section through the site, shows that the distance would be sufficient to prevent any overlooking, overshadowing or overbearing effect to these dwellings.

Due to the position of the application site, the closest dwelling to the south west would be number 1 Northbury Avenue. This is a low level, single storey bungalow. However the bungalow has a 37m long rear garden. As such, there would be a minimum distance of 40m between the existing dwelling and the side elevation of plot 13. The proposed dwelling on plot 13 would have no first floor side facing windows. Revised plans have resulted in the proposed dwelling being moved further away from the shared boundary, to allow more room for planting along the boundary. The ridge height of the dwelling has also been reduced down to 8.1m. As such there would be no loss of privacy or overbearing impact upon 1 Northbury Avenue.

The closest dwelling to the north of the site is 120 London Road. There would be a distance of just over 2m between number 120 and the proposed dwelling on plot 1. The dwelling on plot 1 would project out 3m past the rear of number 120. It is considered that the distance between the dwellings would prevent any overshadowing or overbearing to the existing dwelling. Plot 1 would have one first floor side facing window this would serve the landing and could be obscure glazed.

Plots 4 and 5 would back onto the side boundary of number 120, with a rear distance to the shared boundary of 10.5m. However the existing TPO'ed tree in the rear garden of plot 4 would help to screen the proposed development from the rear amenity area of number 120. As such the proposed development would have no detrimental impact upon the residential amenity of the adjacent dwellings.

D. Impact upon the character and appearance of the surrounding area.
The majority of dwellings on this side of London Road are two storey, detached houses of varying designs and styles, with large long rear gardens with mature landscaping, which is visible from the street scene. On the opposite north-west side of the road the dwellings are predominantly uniform pairs of semi-detached, two storey houses. The dwellings off Northbury Avenue, Lane and St.James's Close to the south are of an uniform style and are low level bungalows, with varying sized gardens. The Pennfields and Middlefields developments behind the north-west side of London Road are at a higher density and comprises different house types to the rest of the area. Each of the above-described areas has a very different character.

The proposed frontage units on plots 1-3, together with the proposed access road would be the most visible parts of the proposed development. Plot 1 of the terrace row has been staggered from the other two units. This helps to create a visible break in the elevation. While there are few terraced rows of dwelling within the immediate area, the break in the elevation and the variations in the design of the three units help to break up the visual massing of the block. The

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

H. Services, Amenities and Infrastructure Provision.
Policy WOS4 of the Wokingham District Local Plan requires that development proposals will be expected to have regard to existing levels of infrastructure, services and amenities. This is expanded upon in supplementary planning guidance. Provision for additional facilities or contributions need to meet the relevant tests as laid down in circular 1/97 'Planning Obligations'.

A £33,578 financial contribution towards Polehampton Primary and £19,853 towards Piggott Secondary School for education places, £3,600 towards an additional piece of play equipment and £6,500 towards community facilities at Loddon Hall and youth facilities, £702 towards the provision of additional library stock and £20,000 towards Local highway improvements and sustainable transport initiatives have been agreed. There is no requirement towards affordable housing as the proposed number of dwellings is below the required threshold.

I. Concerns of Residents and Ruscombe Parish Council.
The concerns of Ruscombe Parish Council and the local residents have been noted and most have been addressed in the above appraisal. However a local resident has suggested that the redevelopment of the area would be bitty and not comprehensive. However the developer's have shown that it would be possible to gain access to adjacent sites from their site and access. This would help to prevent a proliferation of accesses onto London Road. The acceptability of the character and appearance of any other future developments would have to be determined if or when applications were to be submitted. However the current proposed layout and design of the dwellings is considered to be an acceptable quality which would not prevent the future development of the surrounding area and which is capable of creating its own stand allow character.

A local resident has raised the issue that a small area of the rear garden of number 110 would be left undeveloped and would become neglected and would have no possible use. This could be a possibility in the short term however the site could form part of any future proposal for the development of the surrounding land.

Further concerns have been raised regarding the potential ability of the existing water drainage system to cope with the additional development. Both the Environment Agency and the Council's Drainage Engineers have raised no objection to the proposed redevelopment of the area subject to conditions that would require approval of a ground water drainage scheme. This drainage scheme should include Sustainable Urban Drainage systems.

J. Inspector's Report on Part Two of the Wokingham District Local Plan.
The Inspector's recommendations are a material consideration in the determination of applications.

4. Immediately following the implementation of this permission, 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 buildings, extensions or alterations permitted by Classes A, B and C, of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

5. 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 fences, gates, walls or other means of enclosure shall be erected within the curtilage of any dwellinghouse the subject of this permission, forward of any wall of that dwellinghouse which fronts onto any highway. This condition shall not be construed as prohibiting the erection of any means of enclosure shown on the approved drawings, or its replacement in the same location to the same or lower height as originally approved.

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

7. Works related to the demolition and 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 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays

8. 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.

9. 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.

10 Provision shall be made for services, including cable TV pre-ducting, to be placed underground. 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 overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

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

19. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

20. Full details of land drainage works, together with a schedule of the stage of the development at which the works shall be brought into use are to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development on the site. The works shall be implemented in accordance with those details.

21. Prior to the start of development, full details of the location and specifications of 6 schweguler 2FN special bat boxes; 6 Schweglar 2F bat boxes and Marshall bat bricks and cavities in at least 6 of the new dwellings, together with a schedule of their erection on the site, shall be submitted to and approved in writing by the Local Planning Authority prior to the start of development on the site. These boxes shall then be erected on site in line with the approved details and shall there after be retained, unless approved in writing by the Local Planning Authority.

22. No development shall take place until arrangements have been made for an archaeological "Watching Brief" to monitor development groundworks and to record any archaeological evidence revealed. These arrangements are to be submitted to, and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the "Watching Brief" proposals agreed pursuant to this condition and shall be carried out by a suitably qualified investigating body approved in writing by the Local Planning Authority.

23. Prior to the start of development of the site, full details of the construction specifications for the access road shall be submitted to and approved in writing by the Local Planning Authority. The access road shall be construction using the approved details and shall there after be retained as such.

Reasons.

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

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

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

4. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties

5. To safeguard the visual amenities of neighbouring residents and the locality.

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

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

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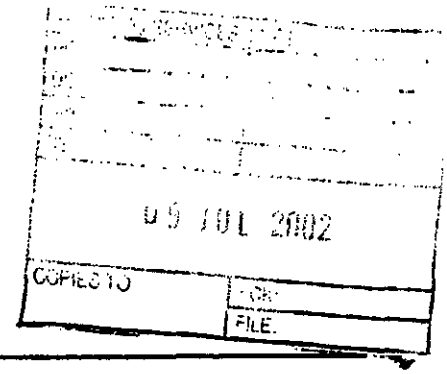
ix) Ref: PPG3 - the proposal is of a higher density than it need be.

Date: 01 July 2002

To: Ruscombe Parish Council



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Comments are required by 11/07/2002.

Should you have any queries regarding this application please contact the case officer Nicola Lake on (0118) 974 6481.

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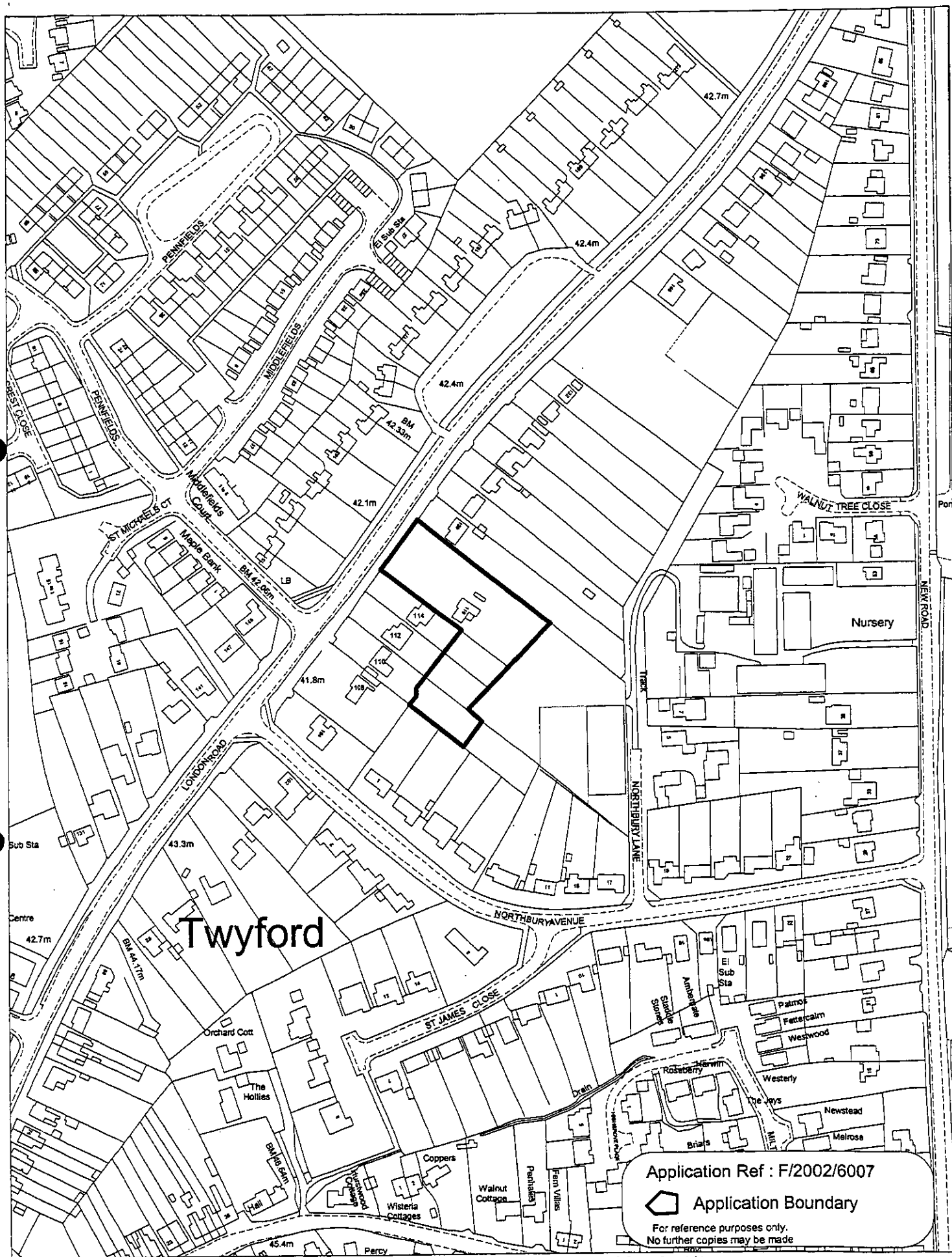

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Development Control Section, Environmental Services, Wokingham District Council.

14 August 2002

Scale: 1 : 2500

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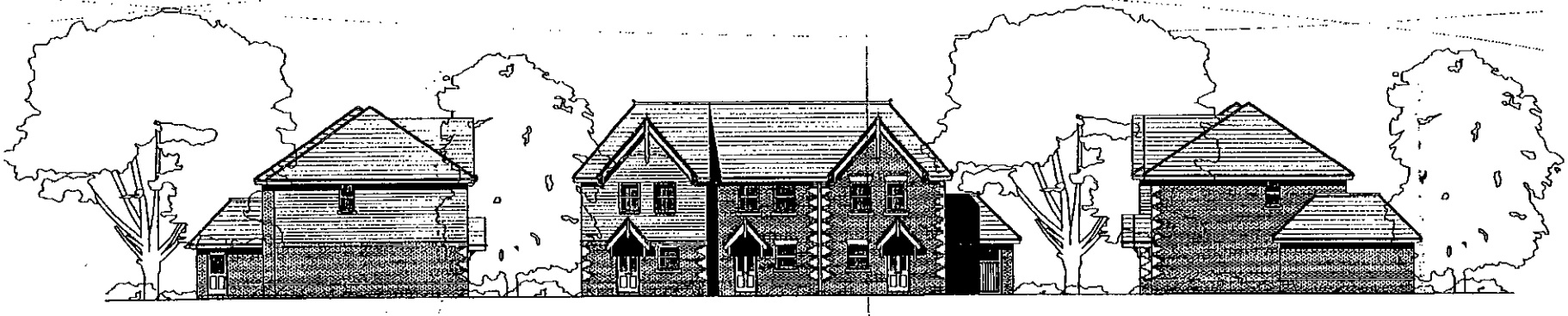
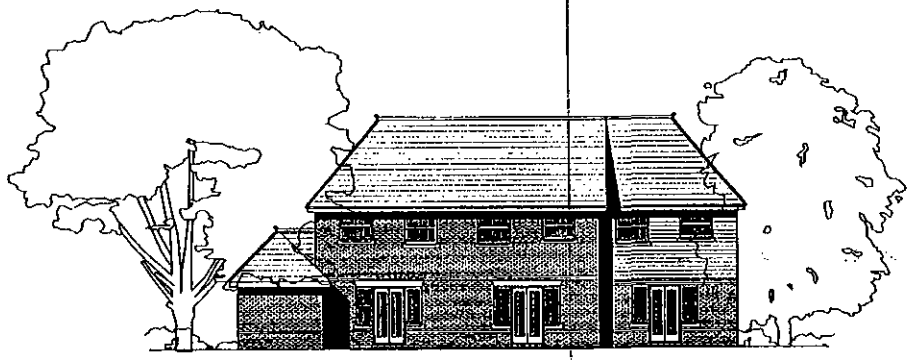


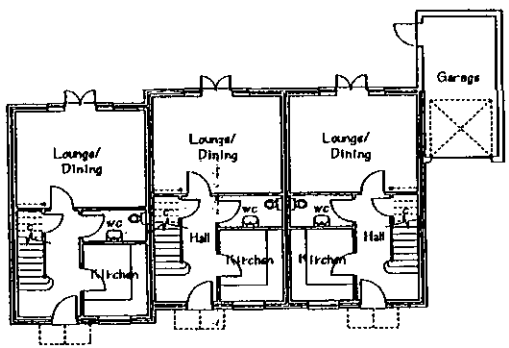
SIDE ELEVATION

FRONT ELEVATION

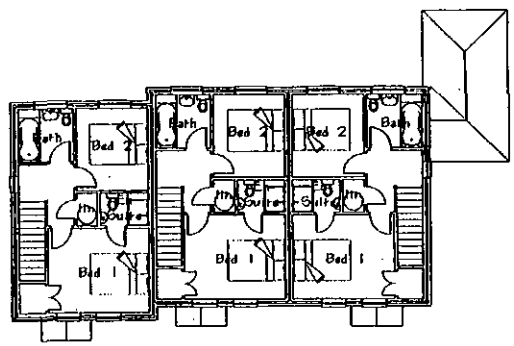
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

165

NOTES

rev.	description	date
A	ELEVATIONAL CHANGES & RIDGE HEIGHTS REVISED	05.02

© This drawing is the copyright of MICHAEL SHANLY HOMES
DO NOT SCALE All dimensions and levels must be checked on site and verified prior to construction

date: February 2002
drawn by: kp
cad dir.: 804-ruscombe
file name: pln-102

project:
Residential Development
at
110-116 London Road
Ruscombe

23 MAY 2002

Michael Shanly Homes
'Sorbon' Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel: (Beaconsfield) 01494 671331
Fax: 01494 676417
DX 34507 Beaconsfield

drawing title:
Floor plans/Elevations
plots 1-3

REVISED PLAN

scale: 1/100
drawing no:
804-pln-102
revisions
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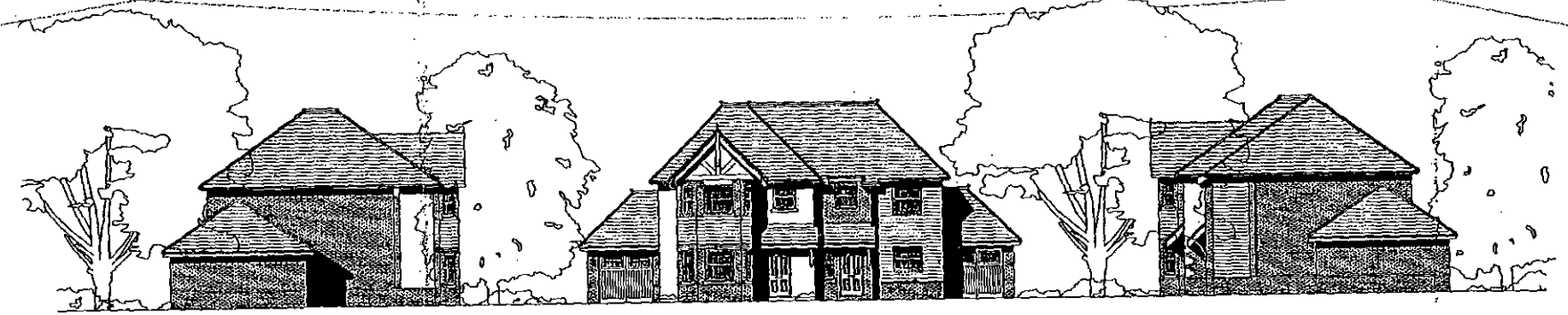
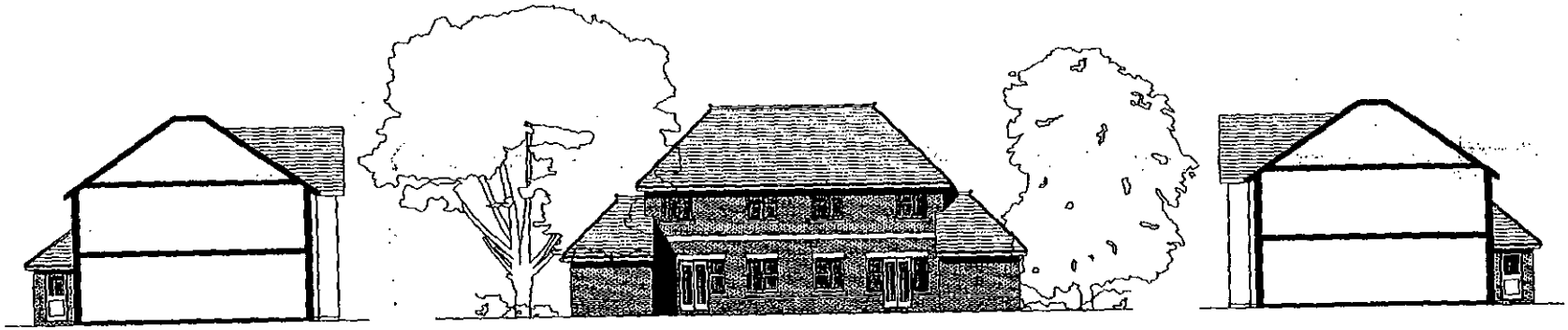


SIDE ELEVATION

FRONT ELEVATION

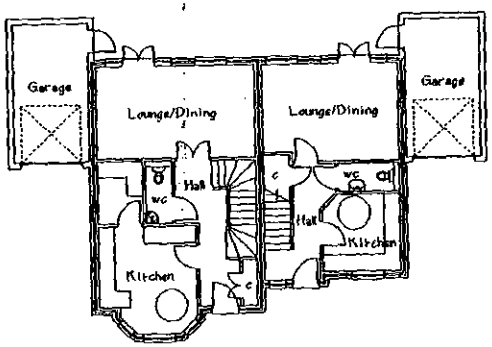
SIDE ELEVATION



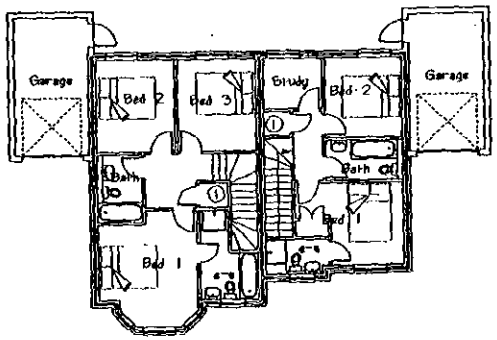
SIDE ELEVATION OF GARAGE

REAR ELEVATION

SIDE ELEVATION OF GARAGE



GROUND FLOOR PLAN



FIRST FLOOR PLAN

NOTES

B	Ridge heights reduced	06.02
A	elevational changes and ridge heights reduced	05.02
rev.	description	date

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DO NOT SCALE All dimensions and levels must be checked on site and verified prior to construction

date:	February 2002
drawn by:	kp
cad dir.:	804–ruscombe
file name:	pln–104b

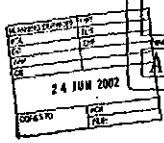
project:
Residential Development
at
110–116 London Road
Ruscombe

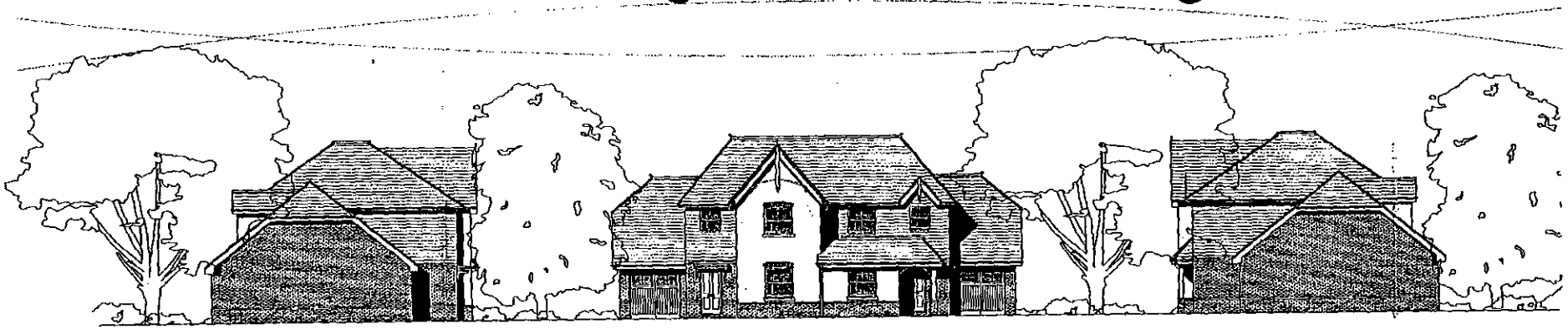
Michael Shanly Homes
'Sorbon' Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel: (Beaconsfield) 01494 671331
Fax: 01494 676417
DX 34507 Beaconsfield

REVISED PLAN
6007-104

drawing title:
Floor plans/Elevations
plots 6 and 7

scale:	1/100
drawing no:	804–pln–104
revision:	A B

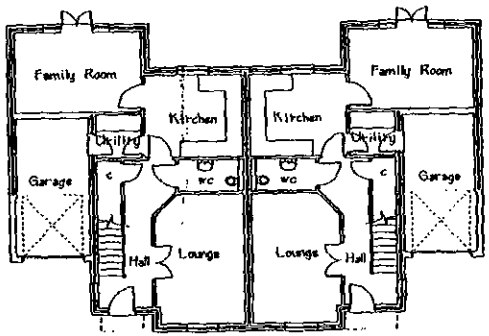




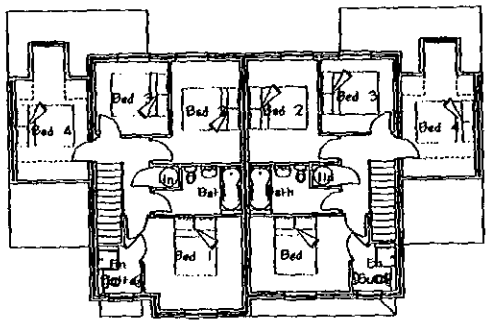
SIDE ELEVATION FRONT ELEVATION SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

169

NOTES

B	ridge heights reduced	0602
A	elevational changes and ridge heights reduced	0502
rev.	description	date

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date: February 2002
drawn by: jd
cad dir.: 804-ruscombe
file name: pln-106b

project:
Residential Development
at
110-116 London Road
Ruscombe

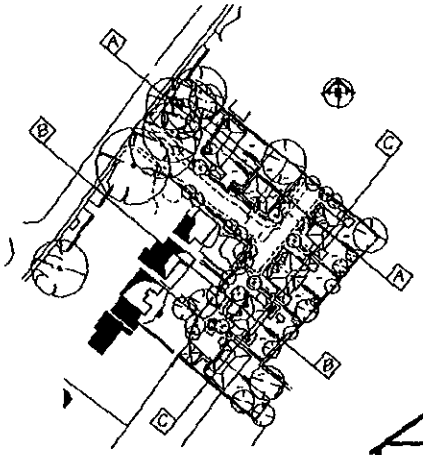
Michael Shanly Homes
'Sorbon' Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel: (Beaconsfield) 01494 671331
Fax: 01494 676417
DX 34507 Beaconsfield

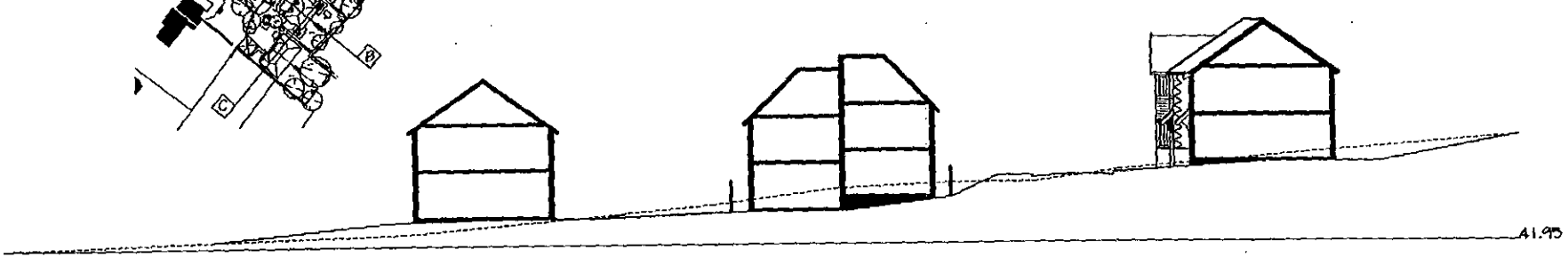
REVISED PLAN
6 0 7 15

drawing title:
Floor plans/Elevations
plots 10 and 11

scale: 1/100
drawing no.:
804-pln-106
revisions
A B

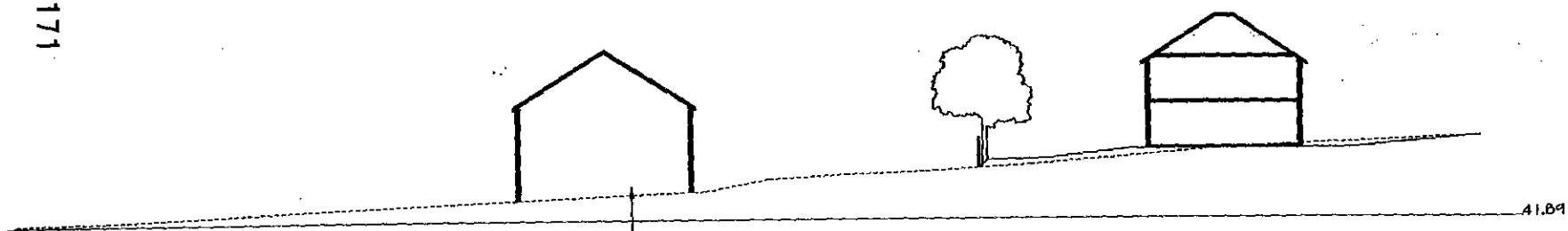
24 JUN 2002



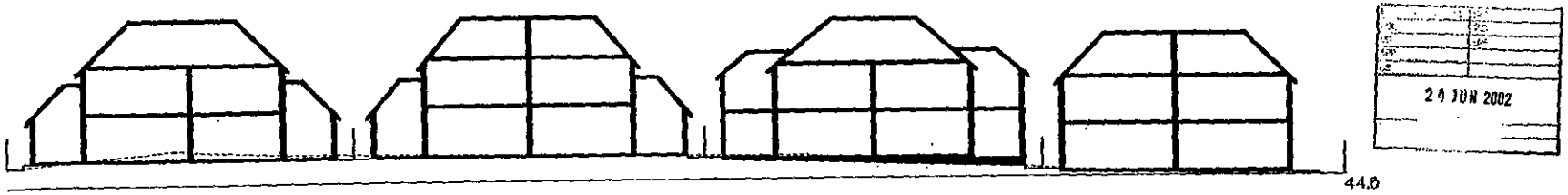


Section A-A

171



Section B-B



Section C-C

24 JUN 2002

6007

REVISED PLAN

B	ridge heights reduced	0602
A	ridge heights reduced	0502
rev.	description	date

NOTES

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date: March 2002
drawn by: CGE
cad dir.: 804-ruscombe
file name: Site Section

project:
Residential Development
at
110-116 London Road
Ruscombe

Michael Shanly Homes
'Sorbon' Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel: (Beaconsfield) 01494 671351
Fax: 01494 676417
DX 34507 Beaconsfield

drawing title:
Site Sections

scale: 1:200
drawing no:
804-pln-109
revision
A B

---------- = Existing ground level

——— = Proposed ground level

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 4 SEPTEMBER 2002 FROM 7.00 PM TO 11.00 PM

Present: Mr AJ Ross (Chairman), Mr MJ Bryant, Mr SR Conway, Mr RFN Eke, Mrs JA Lissaman, Mr KA Malvern, Mrs M Robertson and Mr ND Rose.

Also Present: Tim Charlesworth, Mrs T Marinos and Mr AW Spratling.

PART I

100. MINUTES

Subject to the amendment of Minute 83 to reflect Members' wish that any bus service provided should be funded using Section 106 monies already received, the Minutes of the meeting of the Committee held on 14th August 2002 were confirmed as a correct record and signed by the Chairman.

101. APOLOGIES

Apologies for absence was submitted from Mrs DC Beatty, Mrs ANMC Drake and Rob Stanton.

103. APPLICATION NO: 2002/6007, PROPOSED ERECTION OF 13 DWELLINGS AND DEMOLITION OF 116 LONDON ROAD RUSCOMBE, 116 & LAND TO THE REAR OF 110, 112 & 114 LONDON ROAD RUSCOMBE, FOR MICHAEL SHANLY HOMES

The Committee considered a report about this application set out on Agenda pages 18 to 51.

Mrs C Bulman, a representative of Ruscombe Parish Council attended the meeting and gave that authority's views on the application.

Mr R Trayling, a local resident, attended the meeting and spoke against the application.

Mr Barker, a local resident, attended the meeting and spoke in support of the application.

Following concerns expressed by Members about the highway implications of the proposal, Members noted that the precise details of any traffic management measures brought forward through the Section 106 Agreement would be a matter for the Highways Board.

RESOLVED: 1) That an Agreement be entered into under Section 106 of the Town and Country Planning Act 1990 and other statutory powers to secure the following:-

a) a financial contribution of £33,578 towards Polehampton Infant and Junior Schools;

b) a financial contribution of £19,853 towards additional education places at Piggott Secondary School;

c) a financial contribution of £3,600 towards an additional piece of play equipment and £6,500 towards community facilities at Loddon Hall and youth facilities within Twyford/Ruscombe;

d) a financial contribution of £702 towards the provision of additional library stock;

e) a financial contribution of £20,000 towards local highway improvements, sustainable transport initiatives, traffic management measures and the use of the access by any other further developers;

2) That, subject to the execution and registration of the Agreement referred in 1) above, Application No 2002/6007 be approved, subject to the conditions set out in the Agenda, the strengthening of Condition 3 regarding boundary treatment, the deletion of condition 24, the rewording of condition 13 as set out below, the inclusion of an informative as set out below and the rewording of Condition 32 as set out below:-

Condition 13

No other development of the site shall take place until the access has been constructed in accordance with the approved submitted details and any street lighting columns and electricity supply poles at or affecting the proposed point of access to London Road have been relocated (at the applicant's own expense) in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Informative

4. Attention is drawn to the street lighting column and possibly an electricity supply pole which are located at or near to the proposed point of access to London Road. As these are likely to impede access to/from the site unless relocated, the developer is required to submit relocation details to the Local Planning Authority (condition 13). The developer will also need to agree any relocation and funding arrangements separately with the relevant electricity company and the Council as street lighting authority on 01189 746326.

Condition 32

The access road shall be constructed and adopted up to the boundary of the application site with number 120 London Road with no unadopted gap between the boundary and the edge of the road.

Reason: To prevent multiple accesses onto the London Road.

(Note: Mr SR Conway asked to be recorded as voting against this decision).

Development Control Ref No: F/2002/6007	Received 19.03.02	Parish Ruscombe

Applicant: Michael Shanly Homes.
Location: 116 and Land to the Rear of 110, 112, and 114 London Road, Ruscombe.
Proposal: Proposed erection of 13 Dwellings and demolition of 116 London Road, Ruscombe.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

REPORT PREPARED BY: Head of Planning and Transportation and Nicola Lake.

SUMMARY:

Intoduction -

1. This application was deferred from the Development Control Committee of the 14 August 2002, to allow Members to carry out a site visit. The site visit was scheduled to take place on Friday 30 August 2002. Any issues raised at the site visit will be reported verbally to committee.

2. At the Development Control Committee a local resident specking against the application raised the issue of a potential legal covenant on the application site, restricting the future development of the land to bungalows only. If such a covenant was in existence this would be a private legal matter, and would not be a material consideration in the determination of the current planning application.

3. The local resident also raised the issue that they believed that there are newts within the garden pond of 122 London Road and as such there may be a potential for newts to be on the application site. This matter has been discussed further with the Council's Ecologist who is satisfied with the applicant's submitted Ecological survey of the site. He has also spoken to a local resident regarding this matter and has yet to receive any evidence of the existence of Great Crested Newts in the pond at 122 London Road. In the absence of such information, the Ecologist is satisfied that the proposed development would have no detrimental impact upon the ecology of the application site. However an additional informative is suggested that would remind the developer of the correct procedure should newts be found on site during construction.

RECOMMENDATION:

GRANT PLANNING PERMISSION – subject to the signing of a legal agreement to secure the provision of £33,578 towards Polehampton Primary and £19,853 towards Piggott Secondary School for additional education places, £3,600 towards an additional piece of play equipment and £6,500 towards community facilities at Loddon Hall and

youth facilities within Twyford/Ruscombe, £702 towards the provision of additional library stock; £20,000 towards Local highway improvements and sustainable transport initiatives and securing the use of the access by any other further developers of adjacent land and the following conditions:

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

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

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

4. Immediately following the implementation of this permission, 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 buildings, extensions or alterations permitted by Classes A, B and C, of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

5. 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 fences, gates, walls or other means of enclosure shall be erected within the curtilage of any dwellinghouse the subject of this permission, forward of any wall of that dwellinghouse which fronts onto any highway. This condition shall not be construed as prohibiting the erection of any means of enclosure shown on the approved drawings, or its replacement in the same location to the same or lower height as originally approved.

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

7. Works related to the demolition and 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 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays

8. 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.

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.

17. Details of surface water balancing works, together with a schedule of the stage of the development at which the works shall be brought into use shall be submitted to and approved in writing by the Local Planning Authority before development commences.

18. No works on site shall be carried out prior to a bat survey of the mature willow tree (mentioned in the Bioscan letter of the 1 May 2002) has been carried out by a qualified Bat Worker. If any bats are present a DEFRA licence will be required and a copy of which shall be submitted to the Local Planning Authority prior to the felling of the tree.

19. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

20. Full details of land drainage works, together with a schedule of the stage of the development at which the works shall be brought into use are to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development on the site. The works shall be implemented in accordance with those details.

21. Prior to the start of development, full details of the location and specifications of 6 schweguler 2FN special bat boxes; 6 Schweglar 2F bat boxes and Marshall bat bricks and cavities in at least 6 of the new dwellings, together with a schedule of their erection on the site, shall be submitted to and approved in writing by the Local Planning Authority prior to the start of development on the site. These boxes shall then be erected on site in line with the approved details and shall there after be retained, unless approved in writing by the Local Planning Authority.

22. No development shall take place until arrangements have been made for an archaeological "Watching Brief" to monitor development groundworks and to record any archaeological evidence revealed. These arrangements are to be submitted to, and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the "Watching Brief" proposals agreed pursuant to this condition and shall be carried out by a suitably qualified investigating body approved in writing by the Local Planning Authority.

23. Prior to the start of development of the site, full details of the construction specifications for the access road shall be submitted to and approved in writing by the Local Planning Authority. The access road shall be construction using the approved details and shall there after be retained as such.

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

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

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

9. To reduce the likelihood of roadside parking, and to maintain the Local Planning Authority's car parking standards in the interests of highway safety and amenity.

10. To safeguard visual amenities.

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

12 & 13. In the interests of highway safety and convenience.

14 & 15. In the interests of visual amenity.

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

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

18 & 21. The proposed development may have an impact on bats, which are of international importance and protected by law.

19. In the interests of visual amenity.

20. To ensure the provision of adequate water drainage systems.

22. To ensure that any archaeological evidence discovered during ground works is adequately recorded.

23. To safeguard the future health of the Oak tree at the entrance to the site.

24. In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel.

25 - 30. In the interest of highway safety and convenience.

31. To safeguard the residential amenity of the occupiers of neighbouring properties.

32. To prevent the potential creation of a ransom stip.

Informatives.

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

Committee Report 14/8/02

Development Control Ref No:	Received	Parish
F/2002/6007	19.03.02	Ruscombe.

Applicant: Michael Shanly Homes.
Location: 116 and Land rear of 110, 112 and 114 London Road, Ruscombe.
Proposal: Proposed erection of 13 dwellings and demolition of 116 London Road, Ruscombe.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

REPORT PREPARED BY: Head of Planning and Transportation and Nicola Lake.

SUMMARY:

Planning History -
The development site is located within the identified settlement of Ruscombe. It is made up of the entire property area of 116 London Road and the rear garden areas of numbers 110 to 114. The dwellings along this part of London Road are predominately two storey detached dwellings with long rear gardens, which slope up towards the rear.

There has been one previous planning application (O/2001/4209) for the redevelopment of the current application site. This application was withdrawn prior to determination.

An application (O/2000/2565) for the erection of two dwellings on the land to the north of the current application site at 124 and 126 London Road, was refused planning permission on 17 January 2001 and the subsequent appeal was dismissed. The application was for the erection of two dwellings within a central section of the backland garden area. The outline application had an illustrative drawing showing a site layout for 38 dwellings on a larger site area, however the application was for only two of these dwellings plus an access that would be suitable to serve the illustrated development.

The application was not refused planning permission on principle. The grounds for refusal were as follows: 1. The proposed development by reason of its location setting and form would result in inappropriate development, which would have an incongruous relationship with the existing pattern of built development and the rear garden scenery to the detriment of the character and appearance of the surrounding area. 2. The proposed development fails to make the best use of urban land in relationship to its surroundings.

Proposal -
The proposed development is for the demolition of 116 London Road and the erection of 13 dwellings. The proposed development would create a terrace

BACKGROUND

Consultations –

- ***Ruscombe Parish Council:*** The Parish Council make 13 observations on the application. (see attached comments).
- ***Access and Movement:*** To be reported.
- ***Environmental Health:*** No objections subject to condition.
- ***Environment Agency:*** No objections subject to conditions.
- ***Landscaping and Trees:*** No objection subject to conditions.
- ***Ecologist:*** No objections subject to conditions.
- ***Drainage:*** No objections subject to condition.
- ***Archaeologist:*** No objections subject to condition.
- ***Policy:*** The principle of the development is acceptable, but concerned about the impact upon the TPO'ed trees.
- ***Crime Prevention Design Adviser:*** No comments received.
- ***Letters:*** There have been 12 letters of objection received on the original plans and a further 10 regarding the revised plans. The objections can be summarised as follows:
  - Impact upon the quality of the environment.
  - Due to the topography of the area the proposed dwellings would be visible from the adjacent dwellings.
  - The development would overlook the existing dwellings in the area.
  - Concerned about the loss of the Ash tree on the boundary with 112 and 110 London Road.
  - Over-development of the site.
  - Out of character with the type of dwellings already in the area.
  - Concerned about the impact of the formation of an additional access upon highway safety.
  - The visibility splay is more obstructed than shown.
  - Loss of the mature landscaping and the impact upon the ecology of the area.
  - The redevelopment of the area will be bitty and not comprehensive.
  - Family houses would increase noise and disturbance within the area.
  - The development would cut off part of the rear garden area of number 110, which would become neglected.
  - Houses are too high, bungalows would be more appropriate for the area.
  - The density would be too high.
  - Concerned that the existing water drainage in the area would not be able to cope with the new development.
  - Plots 1-3 are to close to the road and out of keeping with the pattern of development.

  There have also been 15 letters of support for the proposed redevelopment of the application site.

The proposal would provide 46% two-bedroomed dwellings; 23% three-bedroomed dwellings and 31% four-bedroomed dwellings. This would be in line with the suggested housing mix as set out in the supporting text to policy WH6 of the WDLP. As such it is considered that the proposed density and housing mix would be acceptable.

C. Impact upon the residential amenity of the adjacent dwellings.
The proposed dwellings located to the rear of the site would be a minimum of 22m from the rear of the closest of the adjacent dwellings, along the frontage of London Road. Although the site is located on a slope, the section through the site, shows that the distance would be sufficient to prevent any overlooking, overshadowing or overbearing effect to these dwellings.
Due to the position of the application site, the closest dwelling to the south west would be number 1 Northbury Avenue. This is a low level, single storey bungalow. However the bungalow has a 37m long rear garden. As such, there would be a minimum distance of 40m between the existing dwelling and the side elevation of plot 13. The proposed dwelling on plot 13 would have no first floor side facing windows. Revised plans have resulted in the proposed dwelling being moved further away from the shared boundary, to allow more room for planting along the boundary. The ridge height of the dwelling has also been reduced down to 8.1m. As such there would be no loss of privacy or overbearing impact upon 1 Northbury Avenue.

The closest dwelling to the north of the site is 120 London Road. There would be a distance of just over 2m between number 120 and the proposed dwelling on plot 1. The dwelling on plot 1 would project out 3m past the rear of number 120. It is considered that the distance between the dwellings would prevent any overshadowing or overbearing to the existing dwelling. Plot 1 would have one first floor side facing window this would serve the landing and could be obscure glazed.

Plots 4 and 5 would back onto the side boundary of number 120, with a rear distance to the shared boundary of 10.5m. However the existing TPO'ed tree in the rear garden of plot 4 would help to screen the proposed development from the rear amenity area of number 120. As such the proposed development would have no detrimental impact upon the residential amenity of the adjacent dwellings.

D. Impact upon the character and appearance of the surrounding area.
The majority of dwellings on this side of London Road are two storey, detached houses of varying designs and styles, with large long rear gardens with mature landscaping, which is visible from the street scene. On the opposite north-west side of the road the dwellings are predominantly uniform pairs of semi-detached, two storey houses. The dwellings off Northbury Avenue, Lane and St.James's Close to the south are of an uniform style and are low level bungalows, with varying sized gardens. The Pennfields and Middlefields developments behind

suitable trees) within the garden areas and the use of Marshal bat bricks in at least 6 of the proposed dwellings, that the proposal would have no detrimental impact upon the existing ecology of the area. These details can be secured by condition.

A local resident has raised concerns about the impact of the proposed development upon any Great Crested Newts within the site. An ecology survey of the site has been carried out and the Ecologist has stated that although the site is within 500m of a known newt breeding pond it is separated from the site by a number of minor roads. As such it is unlikely that this application would have an adverse effect on local Great Crested Newt population. However the ecologist does recommend that an informative is attached which advises the developers that should Great Crested Newts be found on the site during construction works, all work on the site must be stopped immediately and that they should contact English Nature and Wokingham District Council.

F. Access and Movement.
The Highways officer comments are to be reported.

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

H. Services, Amenities and Infrastructure Provision.
Policy WOS4 of the Wokingham District Local Plan requires that development proposals will be expected to have regard to existing levels of infrastructure, services and amenities. This is expanded upon in supplementary planning guidance. Provision for additional facilities or contributions need to meet the relevant tests as laid down in circular 1/97 'Planning Obligations'.

A £33,578 financial contribution towards Polehampton Primary and £19,853 towards Piggott Secondary School for education places, £3,600 towards an additional piece of play equipment and £6,500 towards community facilities at Loddon Hall and youth facilities, £702 towards the provision of additional library stock and £20,000 towards Local highway improvements and sustainable transport initiatives have been agreed. There is no requirement towards affordable housing as the proposed number of dwellings is below the required threshold.

I. Concerns of Residents and Ruscombe Parish Council.
The concerns of Ruscombe Parish Council and the local residents have been noted and most have been addressed in the above appraisal. However a local resident has suggested that the redevelopment of the area would be bitty and not comprehensive. However the developer's have shown that it would be possible to gain access to adjacent sites from their site and access. This would help to prevent a proliferation of accesses onto London Road. The

the best use of urban land and would be in accordance with the policies of the District's development plans and national guidance as set down in PPG3.

Recommendation – To GRANT planning permission subject to the signing of a legal agreement to secure the provision of £33,578 towards Polehampton Primary and £19,853 towards Piggott Secondary School for additional education places, £3,600 towards an additional piece of play equipment and £6,500 towards community facilities at Loddon Hall and youth facilities within Twyford/Ruscombe, £702 towards the provision of additional library stock; £20,000 towards Local highway improvements and sustainable transport initiatives and securing the use of the access by any other further developers of adjacent land and the following conditions:

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

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

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

4. Immediately following the implementation of this permission, 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 buildings, extensions or alterations permitted by Classes A, B and C, of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

5. 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 fences, gates, walls or other means of enclosure shall be erected within the curtilage of any dwellinghouse the subject of this permission, forward of any wall of that dwellinghouse which fronts onto any highway. This condition shall not be construed as prohibiting the erection of any means of enclosure shown on the approved drawings, or its replacement in the same location to the same or lower height as originally approved.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of

exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

15. 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.

16. 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.

17. Details of surface water balancing works, together with a schedule of the stage of the development at which the works shall be brought into use shall be submitted to and approved in writing by the Local Planning Authority before development commences.

18. No works on site shall be carried out prior to a bat survey of the mature willow tree (mentioned in the Bioscan letter of the 1 May 2002) has been carried out by a qualified Bat Worker. If any bats are present a DEFRA licence will be required and a copy of which shall be submitted to the Local Planning Authority prior to the felling of the tree.

19. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

20. Full details of land drainage works, together with a schedule of the stage of the development at which the works shall be brought into use are to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development on the site. The works shall be implemented in accordance with those details.

9. To reduce the likelihood of roadside parking, and to maintain the Local Planning Authority's car parking standards in the interests of highway safety and amenity.

10. To safeguard visual amenities.

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

12 & 13. In the interests of highway safety and convenience.

14 & 15. In the interests of visual amenity.

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

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

18 & 21. The proposed development may have an impact on bats, which are of international importance and protected by law.

19. In the interests of visual amenity.

20. To ensure the provision of adequate water drainage systems.

22. To ensure that any archaeological evidence discovered during ground works is adequately recorded.

23. To safeguard the future health of the Oak tree at the entrance to the site.

Informatives.

1. You are advised, in compliance with the Town and Country Planning (General Development procedure)(England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan: EN1, H5, H9
   Loddon Area Local Plan: LH1, LH8, LBE1, LBE2, LBE5, LBE9, LT5, LT6.
   Wokingham District Local Plan: Housing Density Policy, WH6, WOS3, WBE1, WBE11, WT6, WT7.

2. The applicant is reminded that this relates to planning permission only and does not constitute approval under any other legislation including building regulations. To obtain advice on current building regulations the applicant should contact the building control section of the District Council.

3. If Great Crested Newts are encountered at any point during development then all works must stop immediately and the local English Nature Office and Wokingham District Council must be informed.

Nicola Lake.

Application Number: F/2002/6007

Proposal: Proposed erection of 13 dwellings and demolition of 116 London Road.

Site Address: 116 and land rear of 110, 112 and 114 London Road, Ruscombe, Reading

Applicant: Michael Shanly Homes

The Council has had consultation with local residents and offers the following observations:

i) There is concern over the development's proximity to neighbours; the area is all bungalows nearby and the proposals are for 2 storey buildings which will overlook existing properties.

ii) There are too many dwellings proposed for the area and too few parking spaces.

iii) The traffic to be generated will add to an overcrowded and busy Northbury Avenue and London Road which are also 'rat runs' for local schools of Polehampton Junior and Wargrave Piggott.

iv) There are no plans for block of land next to 110 - why?

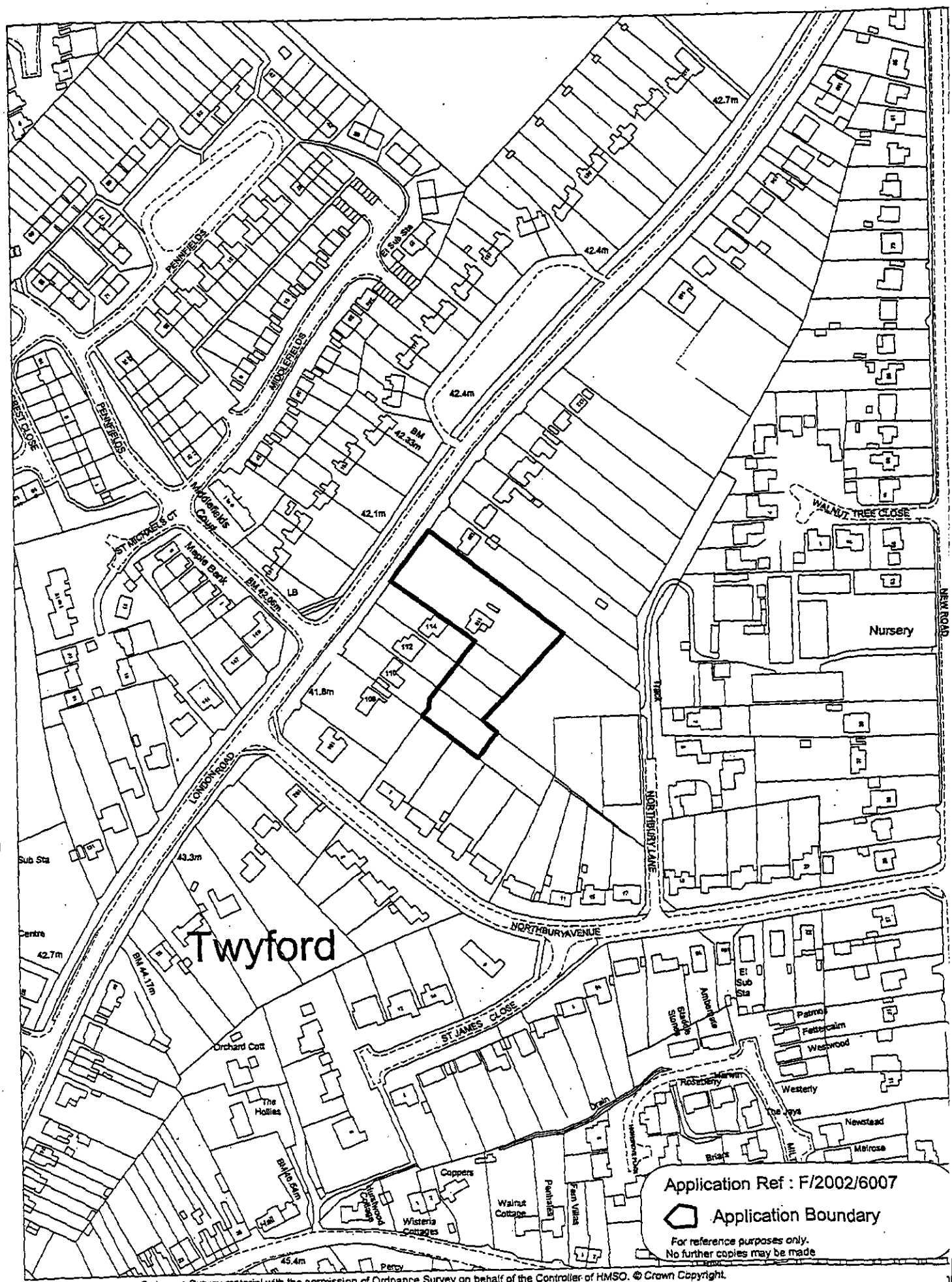
v) Since the proposals are on a hill and have sloping gardens they will be very visible from surrounding roads.

vi) The new roads to be built shows possible future development access - this means undesirable, fragmenting development.

vii) Everything from the Appeal dismissal APP/X0360/A/01/1059799 - 124/126 London Road - is relevant.

viii) Unit density okay, height density needs consideration. The development is on a hill and needs sympathetic using, bungalows with low pitched roofs. The area nearby will be ripe for development if this application is passed, and a precedent of bungalows on this hill is important. Houses are out of character with the immediate area.

ix) Ref: PPG3 - the proposal is of a higher density than it need be.



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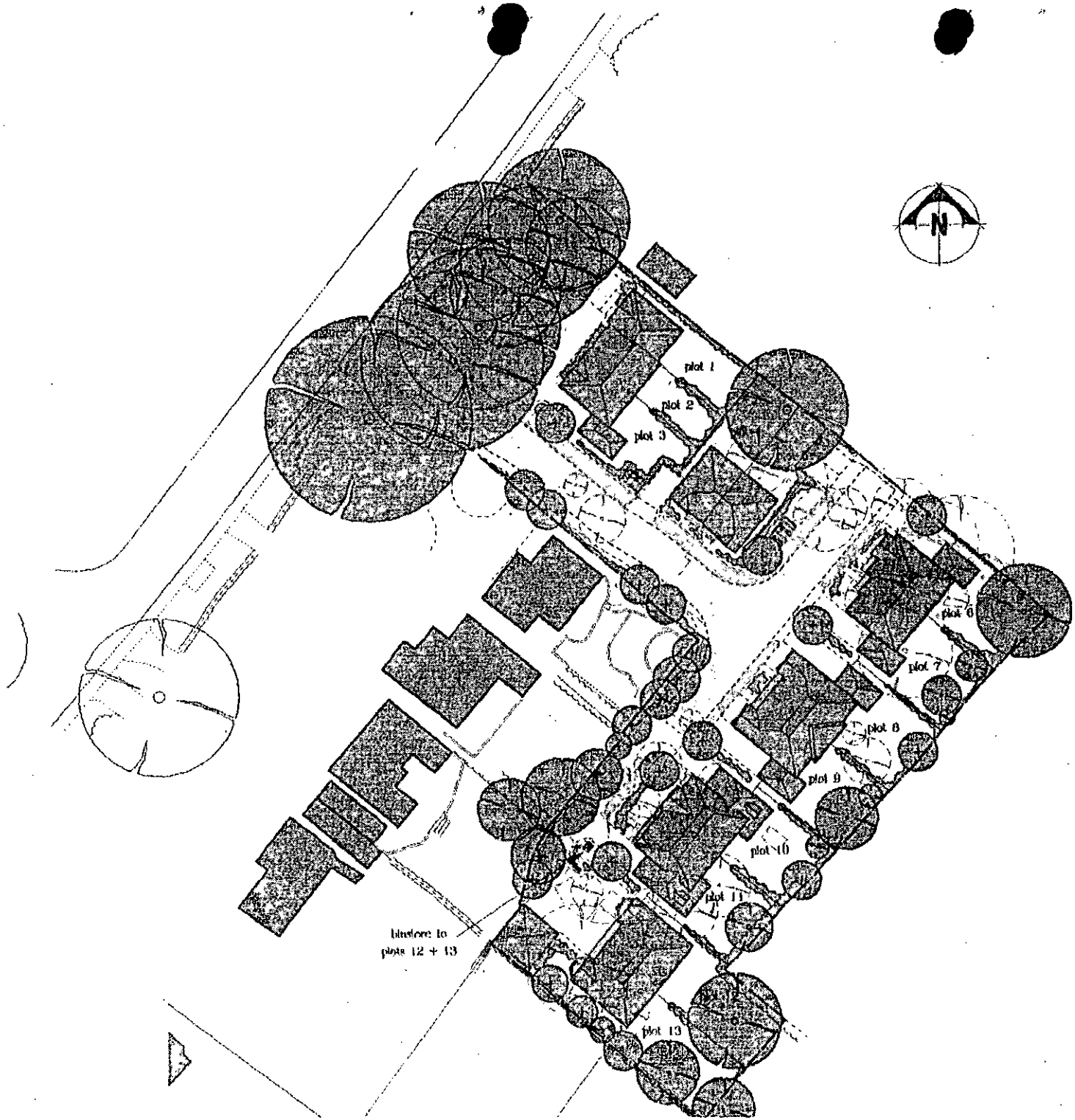
Development Control Section, Environmental Services, Wokingham District Council.

14 August 2002

Scale: 1 : 2500

41 W



PLANNING
BUILDING REGS
NOTES
AEP
CS
30 JUL 2002
COPIES TO

C	Highways comments added	07.02
B	planners comments added	06.02
A	planners comments added	05.02
rev.	description	date

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DO NOT SCALE. All dimensions and levels must be checked on site and verified prior to construction

date: February 2002
drawn by: jd
cad dir: 804-ruscombe
file name: pln-101c

project:
Residential Development
at
110-116 London Road
Ruscombe

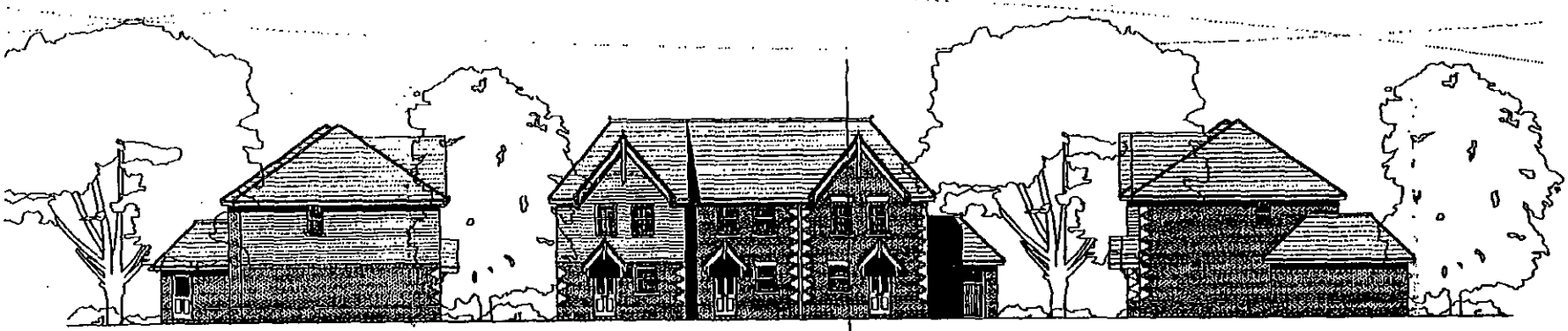
Michael Shanly
Homes
Sarbon Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel: Beaconsfield 01494 671331
Fax 01494 674417
DX 34507 Beaconsfield

drawing title:
Site Layout

scale 1:500
drawing no:
804-pln-101
revision
A B C

194.

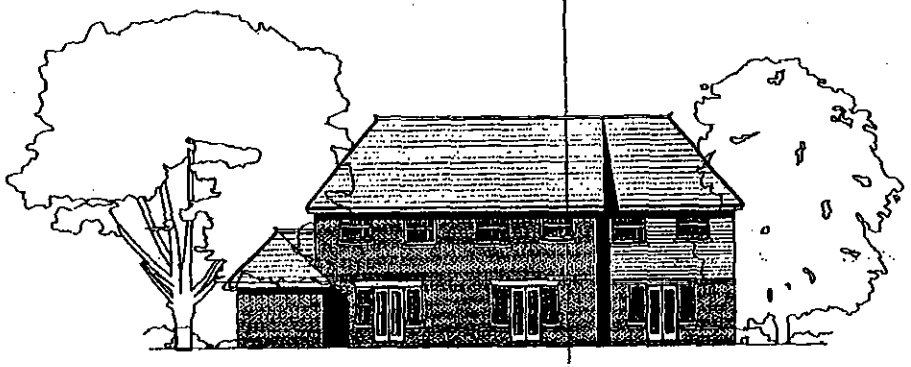
43



SIDE ELEVATION

FRONT ELEVATION

SIDE ELEVATION



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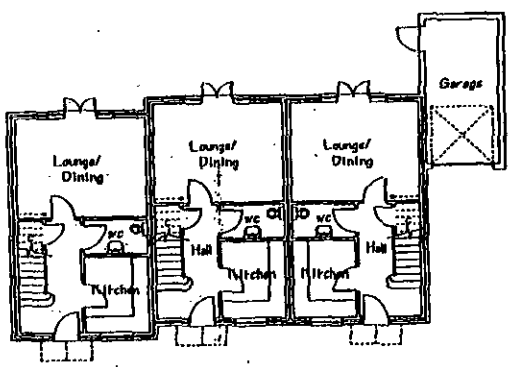
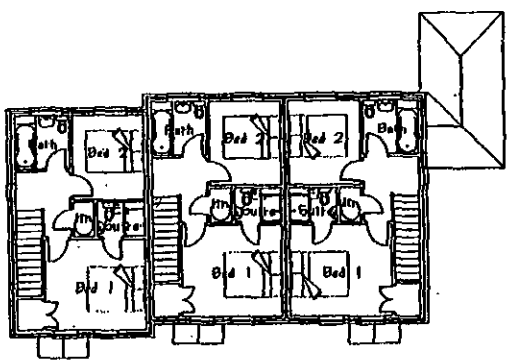


GROUND FLOOR PLAN



FIRST FLOOR PLAN

NOTES

rev.	description	date
1	ELEVATIONAL changes & Ridge heights reduced	05.02

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date: February 2002
drawn by: kp
cad dir.: 804-ruscombe
file name: pln-102

project:
Residential Development
at
110-116 London Road
Ruscombe

Michael Shanly Homes
23 MAY 2002
Harbour Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel: Beaconsfield (01494) 671331
Fax: 01494 676417
DX 34507 Beaconsfield

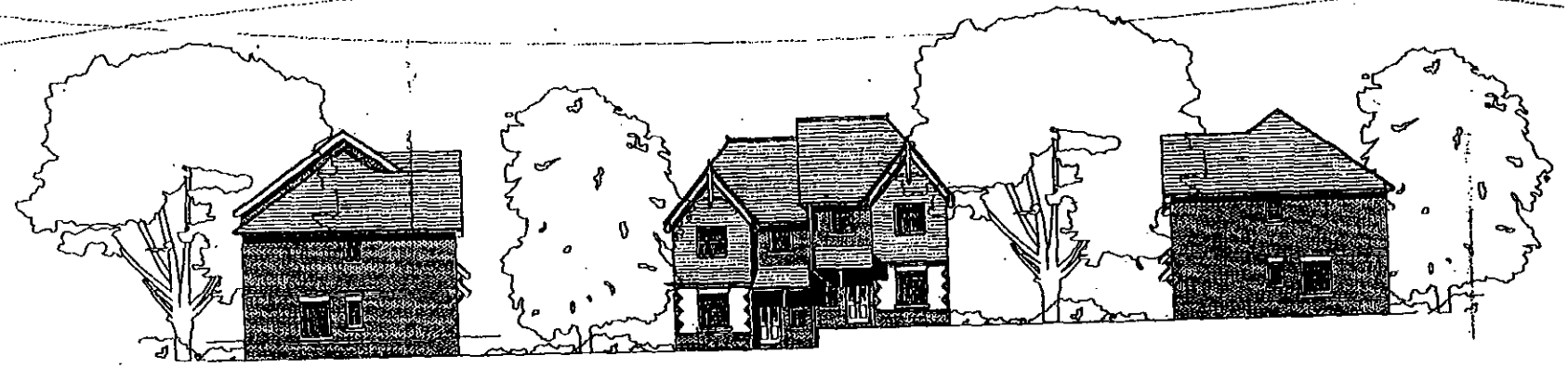
drawing title:
Floor plans/Elevations
plots 1-3

scale: 1/100
drawing no:
804-pln-102
revision
A

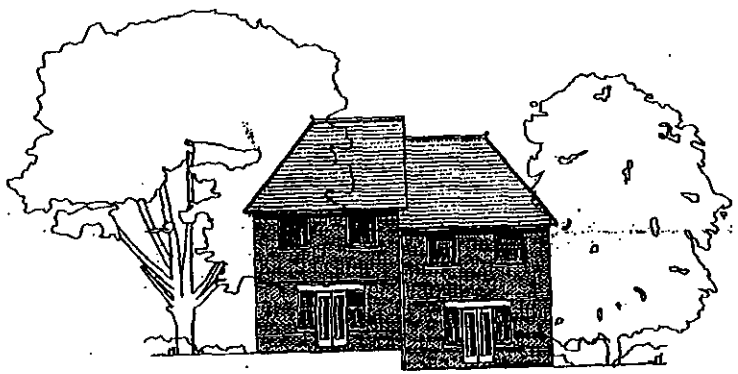
REVISED PLAN

165

44



SIDE ELEVATION FRONT ELEVATION SIDE ELEVATION



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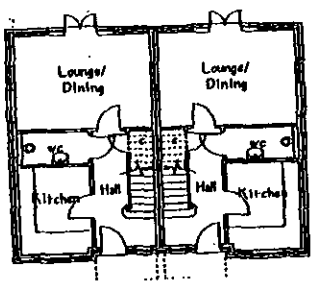

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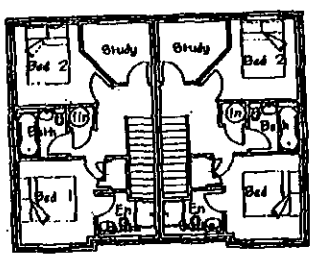

FIRST FLOOR PLAN

166

45

Consultant

NOTES

B	building stepped and elevational changes	05/02
A	elevational changes and ridge heights reduced	05/02
rev.	description	date

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date: February 2002
drawn by: CJP
cad dir: 804-ruscombe
file name: pln-103b

project:
Residential Development at 110-116 London Road Ruscombe

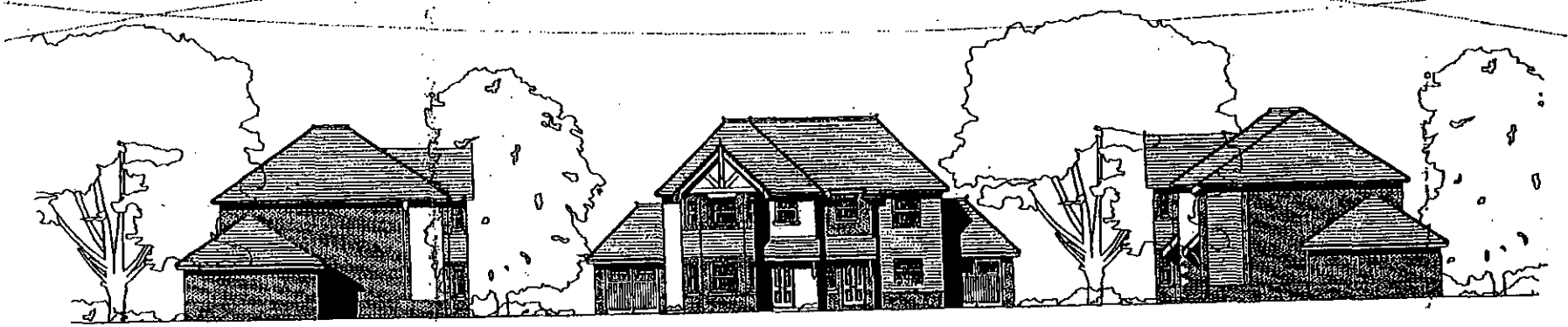
Michael Shanly Homes

drawing title:
Floor Plans & Elevations plots 4 and 5

scale: 1/100
drawing no: 804-pln-103

REVISED PLAN
8007-28

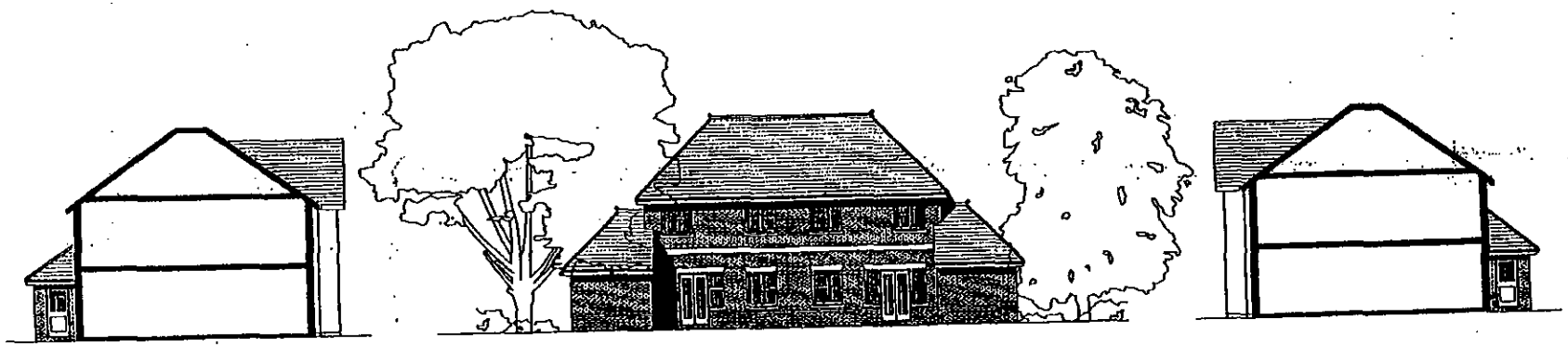
24 JAN 2002



SIDE ELEVATION

FRONT ELEVATION

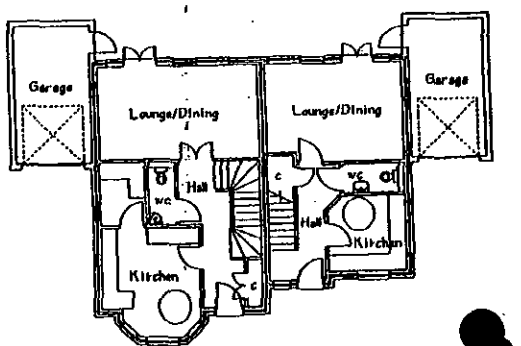
SIDE ELEVATION



SIDE ELEVATION
OF GARAGE

REAR ELEVATION

SIDE ELEVATION
OF GARAGE



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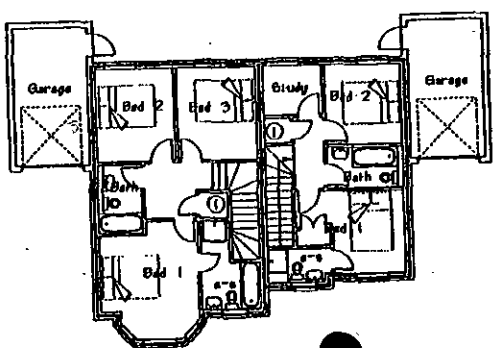

FIRST FLOOR PLAN

NOTES

B	Ridge heights reduced	08.02
A	elevational changes and ridge heights reduced	05.02
rev.	description	date

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date: February 2002
drawn by: kp
cad dir.: 804-ruscombe
file name: pln-104b

project:
Residential Development
at
110-116 London Road
Ruscombe

Michael Shanly
Homes
'Sorbon' Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel (Beaconsfield 01494) 671331
Fax 01494 676617
DX 36507 Beaconsfield

REVISED PLAN
6007

drawing title:
Floor plans/Elevations
plots 6 and 7

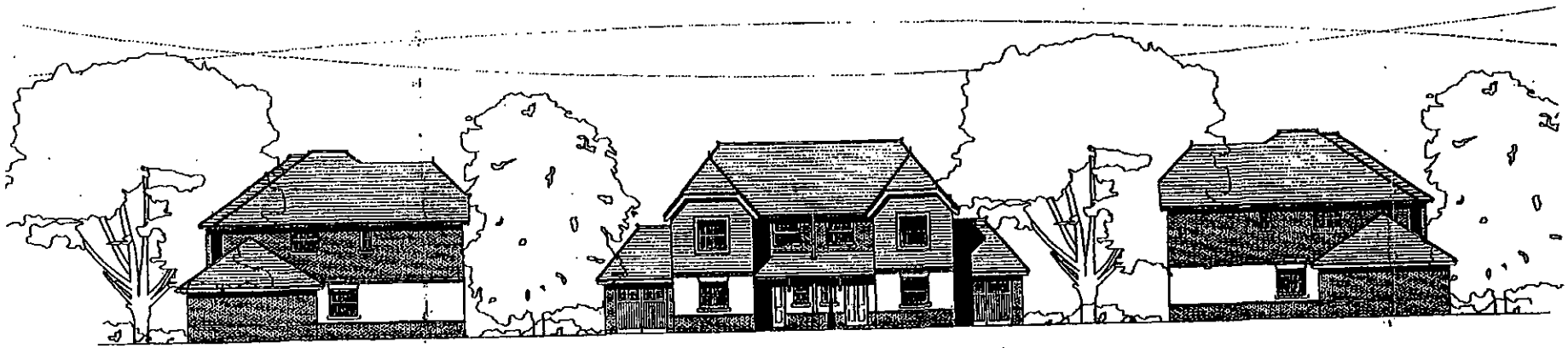
scale: 1/100
drawing no:
804-pln-104

24 JUN 2002

A B

167

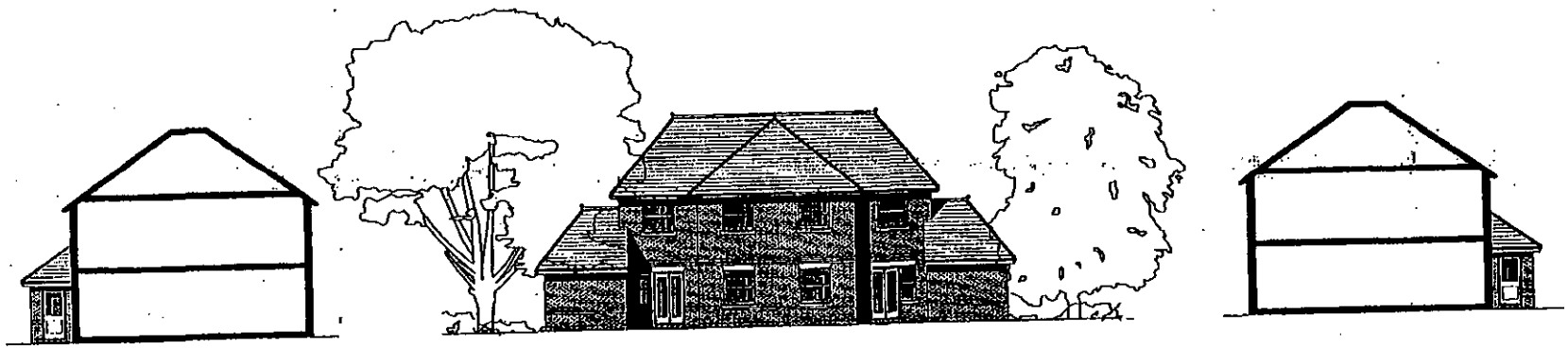
46



SIDE ELEVATION

FRONT ELEVATION

SIDE ELEVATION



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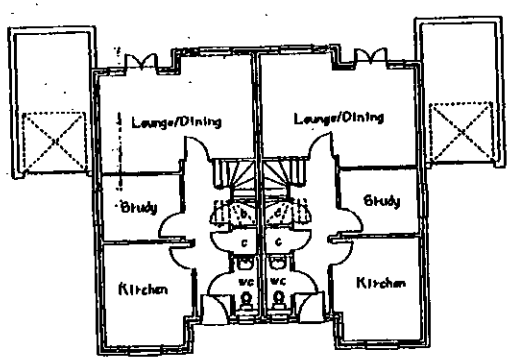

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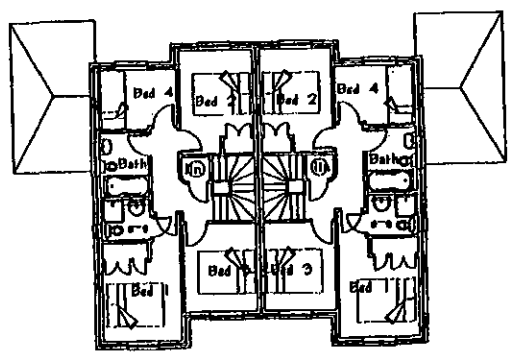

FIRST FLOOR PLAN

REVISED PLAN
6007-10

168

47

NOTES

B	layout and elevational changes and ridge heights reduced	08.02
A	elevational changes and ridge heights reduced	05.02
rev.	description	date

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date: February 2002
drawn by: kp
cad dir.: 804-ruscombe
file name: pln-105b1

project:
Residential Development
at
110-116 London Road
Ruscombe

Michael Shanly Homes
'Sorbon' Aylesbury End Beaconsfield
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Tel: (Beaconsfield) 01494 671331
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drawing title:
Floor plans/Elevations
plots 8 and 9

scale: 1/100
drawing no:
804-pln-105
revisions
A B

31 JUL 2002



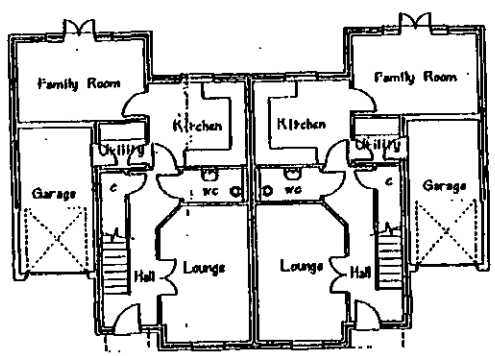
SIDE ELEVATION

FRONT ELEVATION

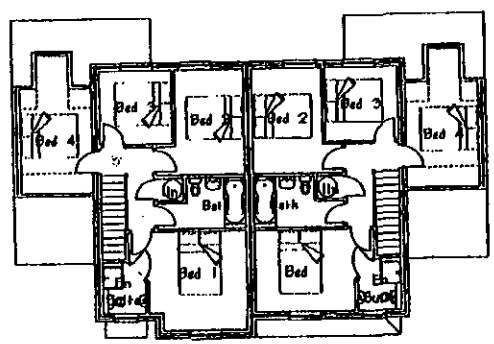
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

NOTES

B	ridge heights reduced	06.02
A	elevational changes and ridge heights reduced	05.02
rev.	description	date

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date: February 2002
drawn by: jd
cad dir: 804-ruscombe
file name: pln-108b

project:
Residential Development
at
110-116 London Road
Ruscombe

Michael Shanly Homes
'Sorbon' Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel: (Beaconsfield) 01494 671331
Fax: 01494 676417
DX 31507 Beaconsfield

REVISED PLAN
6 0 7 19

drawing title:
Floor plans/Elevations
plots 10 and 11

scale: 1/100
drawing no:
804-pln-106
revision
A B

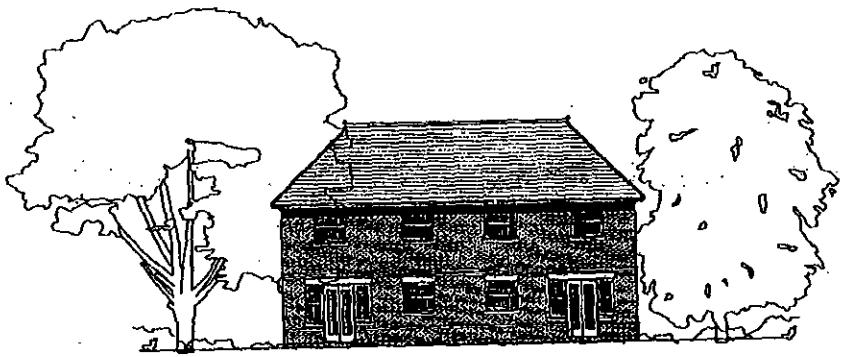
24 JUN 2002

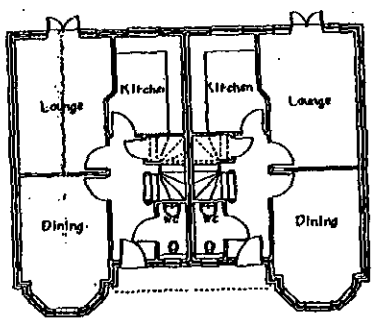
169

48

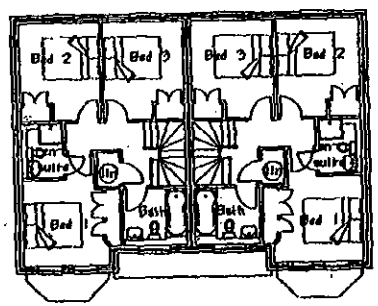


SIDE ELEVATION FRONT ELEVATION SIDE ELEVATION





GROUND FLOOR PLAN



FIRST FLOOR PLAN

170

49

NOTES

B	footprint reduced & elevational changes	08.02
A	elevational changes and ridge heights reduced	05.02
rev.	description	date

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DO NOT SCALE All dimensions and levels must be checked on site and verified prior to construction

date: February 2002
drawn by: jd
cad dir.: 804-ruscombe
file name: pln-107b

project:
Residential Development
at
110-116 London Road
Ruscombe

Michael Shanly Homes
'Sarbon' Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel: Beaconsfield 01494 671551
Fax: 01494 676417
DX 35507 Beaconsfield

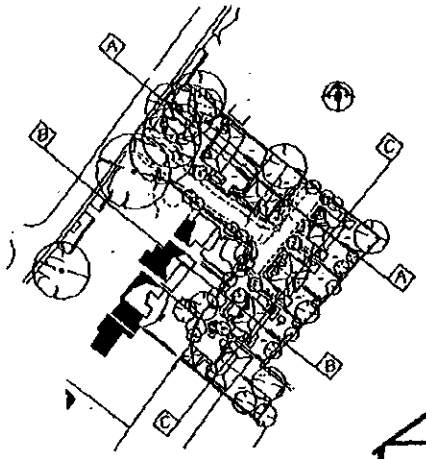
REVISED PLAN

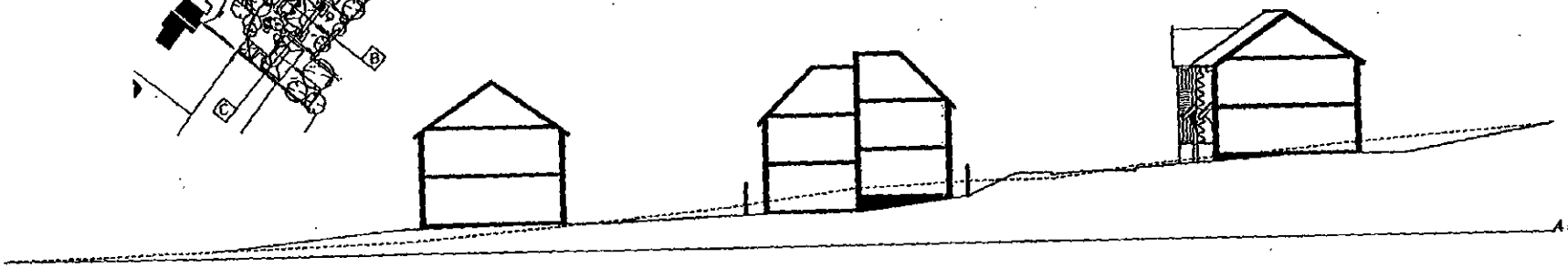
0007-1

drawing title:
Floor plans/Elevations
plots 12 and 13

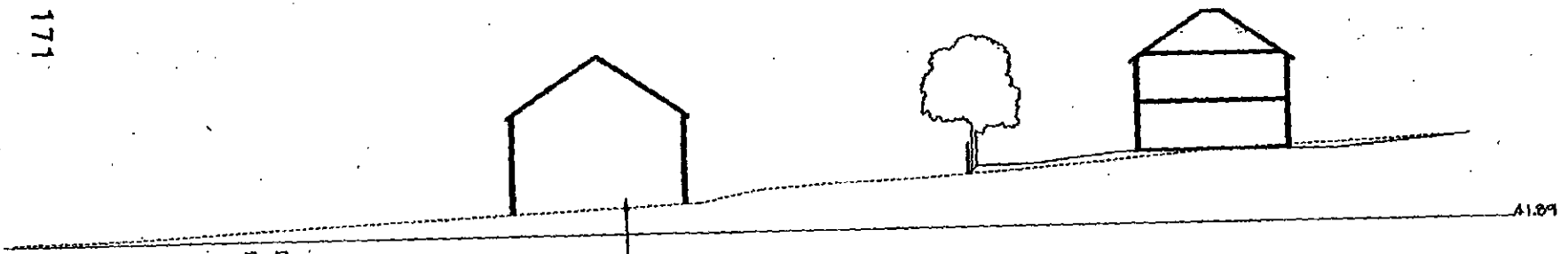
scale: 1/100
drawing no.:
804-pln-107
revision
A B

24 JUN 2002





Section A-A



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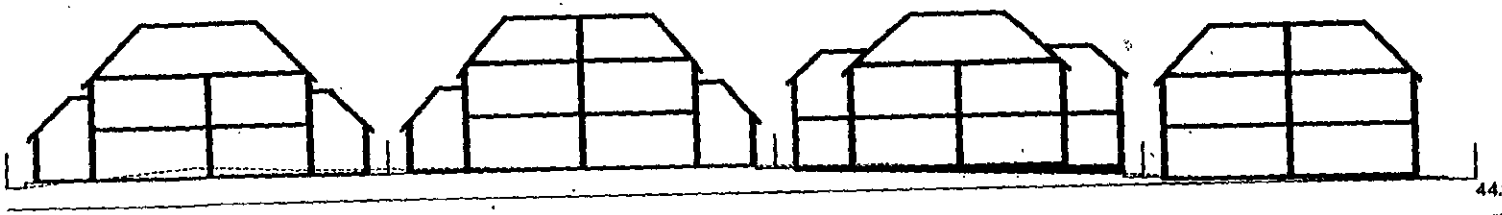

Section C-C

171

50

24 JUN 2002

------- = Existing ground level

——— = Proposed ground level

6.0 0 7

REVISED PLAN

NOTES

rev.	description	date
B	ridge heights reduced	08.02
A	ridge heights reduced	05.02

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date: March 2002
drawn by: CGE
cad dir.: 804-ruscombe
file name: Site Section

project:

Residential Development
at
110-116 London Road
Ruscombe

Michael Shanly Homes

'Sarbon' Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel: (Beaconsfield) 01494 671331
Fax 01494 676417
DX 36507 Beaconsfield

drawing title:

Site Sections

scale: 1:200

drawing no:
804-pln-109

revision:
A1/B



REVISED PLAN
600748

Indicative Street Scene
Rear Plots

Revised decision notice - need to go out with letter

Tel. 0118 974 6444
Fax. 0118 974 6484
Email. jenifer.jackson@wokingham.gov.uk
Date. April 23, 2003
My ref. F/2002/6007
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) 974 6991
DX: 33506 – Wokingham

Michael Shanly Homes
Sorbon
Aylesbury End
Beaconsfield
BUCKS. HP9 1LW

FAO Ian Jewson

Dear Sirs,

APPLICATION NO. F/2002/6007 – 110 TO 116 LONDON ROAD, RUSCOMBE.

Further to the telephone conversation last week between Mr Jewson and me, please find enclosed a revised decision notice in respect of the above planning application. Condition 31 has been deleted as per the resolution of the Development Control Committee. I would ask that you return the previous decision notice to me for disposal.

I apologise for any inconvenience caused and trust that this resolves the matter.

Yours faithfully,

Mrs J Jackson
Principal Planning Officer - North Area

ESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - ME
GE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSA
D - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PA
ESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - ME

To: _____ 23/4/03.

Mr / Mrs / Miss _____

Of: _____ Tel No: _____

- [x] Telephoned
- [ ] Visited
- [ ] Wants to see you
- [ ] Please Phone
- [ ] Will call again
- [ ] URGENT

Message:

Pam

After all that checking of this decision before it went out, I still got this wrong. Condition 31 had been deleted at a subsequent meeting, please could you do a new notice to replace this one and send it out with this wrong letter?

Thanks, Jeni

Message taken by: _____ Time: _____

Date: _____

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

Tel. 0118 974 6444

Fax. 0118 974 6484

Email. jenifer.jackson@wokingham.gov.uk

Date. April 11, 2003

My ref. F/2002/6007

Your ref. IJ/KH

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

Mr I Jewson
Michael Shanly Homes
Sorbon
Aylesbury End
Beaconsfield
BUCKS. HP9 1LW

Dear Mr Jewson,

RE: APPLICATION NO. F/2002/6007 – 110/116 LONDON ROAD, RUSCOMBE.

I am writing in respect of the landscaping scheme submitted for the above development site and in compliance with condition 14 of the permission. I would refer you also to condition 3 of the decision notice which referred to the reinforcement of boundary landscaping.

I would ask that consideration be given to reinforcing the landscaping proposed along the boundary to Plot 13, between the side wall of the garage and T50 on the landscaping plan and also to the boundary to Plot 1 with the existing neighbouring property. Apart from these outstanding issues, it is considered that the landscaping scheme is acceptable in all other areas. I would ask that the revised scheme but submitted at the earliest opportunity in order that this matter may be progressed. Please contact me if you wish to discuss the matter in more detail.

Yours sincerely,

Mrs J Jackson

Principal Planning Officer - North Area

c.c. Neil Etherington, Senior Arboricultural Officer

Jenifer Jackson

From: Neil Etherington
Sent: 08 April 2003 09:15
To: 'Jeremy Hardman'
Cc: Jenifer Jackson
Subject: RE: Boundary Screening Plan for F/2002/6007

Dear Mr and Mrs Hardman

Thank you for your email which I have copied to Jenifer Jackson, the Principal Planning Officer dealing with this site, so that she is aware of your comments and concerns and can take them in to account in deciding whether to approve the landscape scheme.. I was not at the DDC meeting in September and was not aware of Mr Conway's comments.

The level of planting and choice of species is appropriate for a development of this nature. Generally the purpose of new planting should be to enhance the proposed development and soften its impact on the surrounding landscape. With current housing densities it is rarely possible to effectively screen new development in views from neighbouring property. Planting a line of quick growing conifers such as Leylandii may achieve this but not without subsequent problems. In addition we would have no long-term control over the retention/removal of such a screen.

As a planning authority we need to consider the impact of proposed development on neighbouring properties and decide whether or not it is acceptable in planning terms. Existing screening or possible future screening should not be given much weight as the planning authority rarely has any long-term control over its future. Important trees can be included in Tree Preservation Orders, but this has to be because they are highly significant in views from public places, such as a road. They can not be included if the benefit is purely for the screening they provide between neighbouring property.

In connection with your previous email I will let you know when I am next in the area to see if it is convenient to visit you and advise on screen planting within your garden.

Thanks and regards.

Neil Etherington

-----Original Message-----
From: Jeremy Hardman [SMTP:jhardman@mapdc.demon.co.uk]
Sent: 08 April 2003 06:19
To: Neil Etherington
Subject: Boundary Screening Plan for F/2002/6007

We hope you will have advised the Development Officer that the screening proposal for this development, submitted by Shanley Homes on 03.03.03, is totally inadequate. We are late in commenting because the Proposal has only just been filed in the public records for F/2002/6007.

When Councillor Conway insisted at the DCC Meeting in September on an improvement in the boundary screening, he was thinking in particular of additional screening which would help protect us in 108 London Road from the sight of new, tall dwellings just 30m away. Yet, the proposal from Shanley is for just two 12cm girth *Betula Pubescens* to screen the whole 16m width of the site which backs onto the rear garden of 110 next door. Anyone seriously considering providing a screen would never recommend a tree that sheds its leaves in winter and provides very little solid leaf cover in the summer!

What makes it worse is that ALL the original mature trees within the total site (except most of those fronting London Road) have been destroyed ~ even those you were originally keen to protect. Some of these could well have been retained in order to meet the Approval screening conditions. In its place, Shanley Homes has proposed a few immature, token replacements at the edge. Compare this with the impression given by the site plan submitted with their proposals and one can see this represents a step backwards! It will be many years before the latest screening proposals could have any effect, whatsoever.

We are sure you must agree this boundary screening proposal does not meet the intentions expressed by Councillor Conway and approved at the DCC meeting.

We would welcome your views.

Mr & Mrs J Hardman
tel: 0118 934 0039

Cllr. Conway.
Bungalow on Northbeny Avenue backs on to the site.
Copy of landscaping plan → Ctee on 9/04/03.

Tel. 0118 974 6444

Fax. 0118 974 6484

Email. jenifer.jackson@wokingham.gov.uk

Date. 8 April 2003

My ref. F/2002/6007

Your ref. KH/IJ

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

Mr I Jewson
Michael Shanly Homes
Sorbon
Aylesbury End
Beaconsfield
BUCKS HP9 1LW

Dear Mr Jewson,

RE: APPLICATION NO. F/2002/6007 – 110 TO 116 LONDON ROAD, RUSCOMBE.

I am writing in respect of the above application and further to your discussion with the Council's Tree Officer.

I can confirm that the Council has received a landscaping scheme for the above site but I am not yet able to comment on the acceptability of that scheme. I am, however, able to confirm that the removal of the beech tree next to the site access is acceptable and that this letter may be taken as confirmation of same. The beech tree is covered by a Tree Preservation Order and therefore a replacement semi-mature Beech tree is to be planted, this is also acceptable.

I trust this is of assistance in the short term.

Yours sincerely,

Mrs J Jackson

Principal Planning Officer - North Area

c.c. Neil Etherington, Tree Officer.

Jenifer Jackson

From: Neil Etherington
Sent: 04 April 2003 15:11
To: Trevor Watson; Shaun Andrewartha; Jenifer Jackson
Cc: Alison Williams; Anne Ballard; Catherine Brimble; Eileen Davis; Harold Sanders; Jon Matthews
Subject: 110 to 116 LONDON ROAD, RUSCOMBE

Importance: High

I have just spoken with Ian Jewson at Michael Shanley Homes. They are still waiting for the landscape scheme for the above site to be approved. As part of the landscape scheme they will be removing a TPO Beech tree next to the site access and replacing it with a new semi-mature Beech. I am happy with the proposals and have recommended that the condition be discharged.

They are unable to hold back on the removal of this tree any longer and it will be felled next week. The new tree is being prepared at the nursery and will be planted the following week.

This site was highly contentious at the planning stage and it would be helpful to all if we were able to discharge the landscape condition immediately. However, if this can not be done I would suggest that we take no action in respect of the tree removal. After all one of the main reasons for wanting to rush ahead with this is to ensure that the replacement tree is planted now rather than in the autumn.

Jenifer - I think Ian Jewson will be writing to you advising formally of the above.

Trevor - would it be worth you contacting Stephen Conway so that he is aware of what is happening?

Shaun - it may be worth you passing this on to your team in case they receive any calls.

Thanks.

Neil

URGENT

Michael Shanly [redacted] Homes

FAX

To:	Neil Etherington
Company:	E.V. Dept
Fax:	01189746490

From:	Ian Jenson
Date:	7/4/03
Pages:	3

Neil,

For your reference as diswssed
Hard copy to follow.

Regards

Ian

Jenler
For info.
See my email from Friday.
Neil

Sorbon, Aylesbury End, Beaconsfield, Buckinghamshire HP9 1LW. Tel 01494 671331 Fax 01494 683913

6 April 2003
Your ref: 2002/6007

Michael Shanly Homes

'Sorbon' Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel: Beaconsfield (01494) 671331
DX 34507 Beaconsfield
Fax: (01494) 676417
www.michaelshanly.co.uk

Mr. N Etherington
Landscape Department
Wokingham District Council
P O Box 157
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1WH

Dear Mr. Etherington

RE: 110-116 LONDON ROAD RUSCOMBE

Further to our conversation on Friday 4 April 2003.

From our discussions, I understand that you are content with the details of the proposed landscaping scheme. As you know I have spoken to Jeni Jackson requesting her written approval as a matter of urgency.

As I am sure you will understand we have delayed undertaking any work on the TPO'd tree at the frontage until the approval was received, in order that our position was protected.

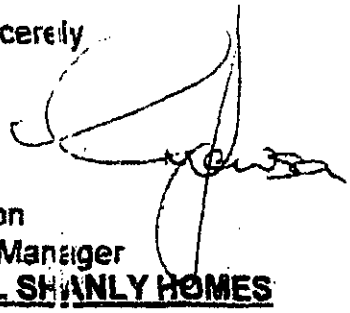
However, due to the limited time that remains, our contractors have been instructed to remove the tree early this week. A replacement will be planted as soon as possible once our landscape contractors have undertaken the necessary preparation.

Initially our intention was to co-ordinate the removal of the tree so that it coincided with the new planting, but due to the various delays this is now, unfortunately, not possible. I will obviously endeavor to secure the replacement planting at the earliest possible time.

I trust you agree that the above properly represents our discussions on this matter and is helpful in clarifying the situation.

Please do not hesitate to contact me should you have any concerns.

Yours sincerely



Ian Jewson
Planning Manager
MICHAEL SHANLY HOMES

cc: Mrs. J Jackson Planning Department,
Wokingham DC

PLANNING SERVICES 67915
FOL
DC
APP
CS
08 APR 2003
COPIES TO ACK
FILE

Michael Shanly Homes

FAX

To:	Veni Jackson
Company:	Planning
Fax:	0113 9746484

From:	Ian Jenson
Date:	7/4/03
Pages:	3

BY FAX ONLY

For your reference regarding Lander Road Leicester.

Regards

Ian -

Sorbon, Aylesbury End, Beaconsfield, Buckinghamshire HP9 1LW. Tel 01494 671331 Fax 01494 683913

PLANNING SERVICES	HPT
PUL	PVL
DC	EJF
APP	
CS	
08 APR 2003	
COPIES TO	FILE

Michael Shanly Homes

'Sorbon' Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel: Beaconsfield (01494) 671331
DX 34507 Beaconsfield
Fax: (01494) 676417
www.michaelshanly.co.uk

6 April 2003
Your ref: 2002/6007

Mr. N Etherington
Landscape Department
Wokingham District Council
P O Box 157
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1WH

Dear Mr. Etherington

RE: 110-116 LONDON ROAD RUSCOMBE

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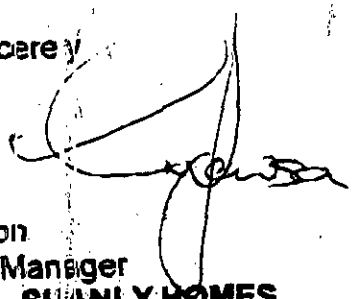
Yours sincerely



Ian Jewson
Planning Manager
MICHAEL SHANLY HOMES

cc: Mrs. J Jackson Planning Department,
Wokingham DC

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT

M E M O R A N D U M

FROM:	Colin Lawley Principal Solicitor	**MY REF:** **EXT.**	CJL/cma 6524
TO:	**Ian Jordan** **Development Control**	**DATE:**	22nd March, 2003

MICHAEL SHANLY HOMES (STAINES) LTD.
DEVELOPMENT TO THE REAR OF 110-116 LONDON ROAD, RUSCOMBE
Application No. F/2002/6007

Attached is a copy of a completed Section 106 Agreement. I should be grateful if you would please note the contributions due for your areas of work.

Sue, I should be grateful if you would please make the appropriate entry in the database.

Colin Lawley

Decision Notice as per draft (see red tab) amended by Nicola. R. would I see it before it goes out ?

Jeni.
15/04/03.

Colin Lawley

From: Colin Lawley
Sent: 17 March 2003 09:10
To: Trevor Watson; Ian Jordan
Cc: Jerry Hedley
Subject: 110/116 London Road, Ruscombe appl F/2002/6007

Trevor, Ian,

The section 106 has now been completed by the developer. Ishould be grateful if you would please issue the planning consent asap. (Copy sec 106 to follow).

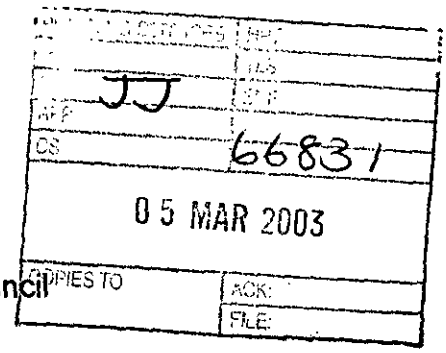
Many Thanks

Colin

Our Ref: KH/IJ

Your Ref: 2002/6007

3rd March 2003



Michael Shanly Homes

'Sorbon' Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel: Beaconsfield (01494) 671331
DX 34507 Beaconsfield
Fax: (01494) 676417
www.michaelshanly.co.uk

Mr T Watson
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1NR

Dear Mr Watson

Re: 110-116 London Road, Ruscombe.

I write further to my correspondence dated 26th January and the events of last week's development control committee.

I believe the S106 for the site is now in an agreed format and assume a consent will be issued shortly following the necessary signatures.

As you will appreciate I am keen to begin dialogue with your department in relation to the various conditions in order that the consent can be lawfully implemented as soon as possible.

In order to speed up the process I now enclose copies of a landscaping plan (BLC030123) Revision B relating to condition 14. This plan seeks to address a number of issues discussed on site with Neil Etherington. In addition I enclose supporting information relating to the removal of one of the trees at the site's frontage which I believe you previously agreed would be best dealt with through conditions.

As you will see these plans also detail the location of bat boxes and bricks as required by Condition 21.

I trust this is acceptable to you.

Yours sincerely

Ian Jewson
Planning Manager
MICHAEL SHANLY HOMES

c.c Neil Etherington, Wokingham D.C

Background Papers

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

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

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

d) a financial contribution of £702 towards the provision of additional library stock;

e) a financial contribution of £20,000 towards local highway improvements, sustainable transport initiatives, traffic management measures and the use of the access by any other further developers;

2) That, subject to the execution and registration of the Agreement referred in 1) above, Application No 2002/6007 be approved, subject to the conditions set out in the Agenda, the strengthening of Condition 3 regarding boundary treatment, the deletion of condition 24, the rewording of condition 13 as set out below, the inclusion of an informative as set out below and the rewording of Condition 32 as set out below:-

Condition 13

No other development of the site shall take place until the access has been constructed in accordance with the approved submitted details and any street lighting columns and electricity supply poles at or affecting the proposed point of access to London Road have been relocated (at the applicant's own expense) in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Informative

4. Attention is drawn to the street lighting column and possibly an electricity supply pole which are located at or near to the proposed point of access to London Road. As these are likely to impede access to/from the site unless relocated, the developer is required to submit relocation details to the Local Planning Authority (condition 13). The developer will also need to agree any relocation and funding arrangements separately with the relevant electricity company and the Council as street lighting authority on 01189 746326.

Condition 32

The access road shall be constructed and adopted up to the boundary of the application site with number 120 London Road with no unadopted gap between the boundary and the edge of the road.

Reason: To prevent multiple accesses onto the London Road.

(Note: Mr SR Conway asked to be recorded as voting against this decision).

104. APPLICATION NO: 2001/3254, ERECTION OF TWO-STOREY CLASSROOM BUILDING, DOLPHIN SCHOOL HINTON HATCH CORNER, HURST, FOR THE DOLPHIN SCHOOL

The Committee considered a report about this application set out on Agenda pages 52 to 73.

Mrs L Follett attended the meeting and spoke in support of the application.

Members noted that there was no longer any need for the completion of a Section 106 Agreement in relation to this application.

In considering the application, Members asked that the proposed application in respect of the intended variation of the condition restricting the number of children that are allowed to be accommodated at the site be submitted to Members for determination.

RESOLVED: That Application No.2001/3254 be approved, subject to the conditions set out in the Agenda.

Development Control Ref No:	Received	Parish
F/2002/6007	19.03.02	Ruscombe

Applicant: Michael Shanly Homes.
Location: 116 and Land to the Rear of 110, 112, and 114 London Road, Ruscombe.
Proposal: Proposed erection of 13 Dwellings and demolition of 116 London Road, Ruscombe.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

REPORT PREPARED BY: Head of Planning and Transportation and Nicola Lake.

SUMMARY:

Intoduction -

1. This application was deferred from the Development Control Committee of the 14 August 2002, to allow Members to carry out a site visit. The site visit was scheduled to take place on Friday 30 August 2002. Any issues raised at the site visit will be reported verbally to committee.

2. At the Development Control Committee a local resident specking against the application raised the issue of a potential legal covenant on the application site, restricting the future development of the land to bungalows only. If such a covenant was in existence this would be a private legal matter, and would not be a material consideration in the determination of the current planning application.

3. The local resident also raised the issue that they believed that there are newts within the garden pond of 122 London Road and as such there may be a potential for newts to be on the application site. This matter has been discussed further with the Council's Ecologist who is satisfied with the applicant's submitted Ecological survey of the site. He has also spoken to a local resident regarding this matter and has yet to receive any evidence of the existence of Great Crested Newts in the pond at 122 London Road. In the absence of such information, the Ecologist is satisfied that the proposed development would have no detrimental impact upon the ecology of the application site. However an additional informative is suggested that would remind the developer of the correct procedure should newts be found on site during construction.

RECOMMENDATION:

GRANT PLANNING PERMISSION – subject to the signing of a legal agreement to secure the provision of £33,578 towards Polehampton Primary and £19,853 towards Piggott Secondary School for additional education places, £3,600 towards an additional piece of play equipment and £6,500 towards community facilities at Loddon Hall and

4 SEPTEMBER COMMITTEE REPORT

9. 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.

10 Provision shall be made for services, including cable TV pre-ducting, to be placed underground. 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 overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

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

12 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.

13 No other development of the site shall take place until the access has been constructed in accordance with the approved plans.

14. 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 full details of the measures for their protection in the course of development (these should be in line with the requirements of BS5837 and details of all new proposed planting; 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.

15. 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.

16. 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

24. No building shall be occupied until space for parking bicycles has been provided in accordance with the approved drawing(s)/details(s).

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

26. The road shall be built to adoptable standards.

27. No other development shall be commenced until visibility splays of 4.5 metres by 120 metres have been provided at the proposed vehicle access. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.

28 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.

Reason In the interests of highway safety and convenience.

29. The existing vehicular access(es) to the site shall be stopped up and abandoned, and footway and/or verge crossings shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

Reason: In the interests of highway safety and convenience.

30. No Building shall be occupied until space for parking bicycles has been provided in accordance with the approved drawing details.

31. The first floor window in the north east elevation of plot 1 of the hereby approved development shall not at any time be glazed other than with obscure glass. It shall be fixed shut, and be permanently so retained thereafter.

32. The access road shall be constructed up to the boundary of the application site with number 120 London Road with no gap between the boundary and the edge of the road.

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

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

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

4. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties

5. To safeguard the visual amenities of neighbouring residents and the locality.

Berkshire Structure Plan: EN1, H5, H9
Loddon Area Local Plan: LH1, LH8, LBE1, LBE2, LBE5, LBE9, LT5, LT6.
Wokingham District Local Plan: Housing Density Policy, WH6, WOS3, WBE1, WBE11, WT6, WT7.

2. The applicant is reminded that this relates to planning permission only and does not constitute approval under any other legislation including building regulations. To obtain advice on current building regulations the applicant should contact the building control section of the District Council.

3. If Great Crested Newts are encountered at any point during development then all works must stop immediately and the local English Nature Office and Wokingham District Council must be informed.

Nicola Lake.

Background Papers

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

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

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

hammerhead; plots 6 to 13 would be semi-detached dwellings located in a row along the rear of the site. The proposed dwellings are all full two storey dwellings.

The proposal would create 6 two-bedroomed dwellings; 3 three-bedroomed dwellings and 4 four-bedroomed dwellings.

RECOMMENDATION:

GRANT PLANNING PERMISSION – subject to a legal agreement and conditions.

Background Papers

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

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

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

Density Policy of the Wokingham District Local Plan (Deposit Draft) as modified.

B. Housing Mix and Density. (Policies H5 and H9 of the Berkshire Structure Plan; Policies LH1, LH8 and LBE5 of the Loddon Area Local Plan; Policies WH6 and the Housing Density Policy of the Wokingham District Local Plan (Deposit Draft) as modified.

C. Impact upon the residential amenity of the neighbouring dwellings. (Policies LBE1, LBE2 and LBE5 of the Loddon Area Local Plan; Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.

D. Impact upon the character and appearance of the surrounding area. (Policies LBE1, LBE2 and LBE5 of the Loddon Area Local Plan; Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.

E. Impact upon the existing trees and Ecology. (Policies LBE1, LBE2 and LBE9 of the Loddon Area Local Plan; Policies WOS3, WBE1 and WBE11 of the Wokingham District Local Plan (Deposit Draft) as modified.

F. Access and Movement. (Policies LT5 and LT6 of the Loddon Area Local Plan; WT6 and WT7 of the Wokingham District Local Plan (Deposit Draft) as modified.

G. Flooding Issues. (Policy EN3 of the Berkshire Structure Plan, Policies LPS2 and LPS3 of the Loddon Area Local Plan and WIC16 of the Wokingham District Local Plan.)

H. Services, Amenities and Infrastructure Provision.

I. Concerns of Residents and Ruscombe Parish Council.

J. Inspector's Report on Part Two of the Wokingham District Local Plan.

A. <u>Principle of Development.</u>

The site is located within the identified settlement of Ruscombe, where development is acceptable in principle, subject to it meeting the other policies within the District's development plans. The site can be described as previously-developed land, as it is currently comprised of an existing dwelling and rear garden areas. Therefore, the principle of development would be in accordance with the guidance as outlined in PPG3 –Housing.

B. <u>Housing Mix and Density.</u>

The site area is 0.4hectares. The proposed development would have a resultant density of approximately 33 dwellings per hectare. This would be in line with the target minimum density of 30 dwellings or more per hectare on sites, as suggested within the Council's Housing density policy and PPG3.

The proposal would provide 46% two-bedroomed dwellings; 23% three-bedroomed dwellings and 31% four-bedroomed dwellings. This would be in line with the suggested housing mix as set out in the supporting text to policy WH6 of the WDLP. As such it is considered that the proposed density and housing mix would be acceptable.

retention of the TPO'ed trees along the frontage will help the development to assimilate with the character of the existing surrounding development.

This would also be true to a limited extent for the access road to the development at the rear. The frontage trees would help to blend the proposed junction with the character of the wider area. However the tree canopy is fairly high and there would be clear low-level views along the road and through to the built development at the rear. The developer has submitted an artist's impression of what they believe the view to be. Due to the topography of the proposed site and the proposed access to the back of the site, it would be apparent that there was a backland site in this location. However the existing mature trees on this and the adjoining sites would help limit any potential harm to the surrounding area.

The dwellings along this side of London Road have a variety of designs and the character is predominately created by the position of the dwellings and the landscaping. The proposed dwellings themselves are well designed with good detailing and attractive features. As such it is considered that the development to the back of the site would create its own appearance and character.

E. Impact upon the Existing Trees and Ecology.
As stated in the above appraisal, there is a group of 6 TPO'ed trees to the front of number 116, London Road. This group is made up of 5 beech trees and an oak tree. The oak tree was originally identified for removal. However, revised plans have been submitted showing the retention of the tree.

The Trees Officer is satisfied that subject to a condition requiring full details of the construction method of the road being submitted to and approved prior to the start of development, the proposed development would have no detrimental impact upon the existing trees and landscape character of the area.

The Ecologist requested an ecological survey of the application site and is satisfied that subject to a condition requiring the installation of 6 Schwegler 2FN and 6 Schwegler 2F bat boxes (in groups of 3 on four suitable trees) within the garden areas and the use of Marshal bat bricks in at least 6 of the proposed dwellings, that the proposal would have no detrimental impact upon the existing ecology of the area. These details can be secured by condition.

A local resident has raised concerns about the impact of the proposed development upon any Great Crested Newts within the site. An ecology survey of the site has been carried out and the Ecologist has stated that although the site is within 500m of a known newt breeding pond it is separated from the site by a number of minor roads. As such it is unlikely that this application would have an adverse effect on local Great Crested Newt population. However the ecologist does recommend that an informative is attached which advises the developers that should Great Crested Newts be found on the site during construction works, all work on the site must be stopped immediately and that they should contact English Nature and Wokingham District Council.

F. Access and Movement.
The Highways officer comments are to be reported.

Policy WH1: The Inspector recommends alterations to this policy to place greater emphasis on sustainability criteria.
Policy WBE1: The Inspector recommends that the importance of good design if more strongly emphasised within the policy. He has also given more weight to sustainability issues, especially in transport terms.
Comment: It is considered that the Inspector's recommendations have been complied with.
Policies WOS3, WOS4, WT7: The Inspector recommends changes to these policies, but they would impact in a similar way on the proposed development.
Policy WH6: The Inspector recommends minor change to the wording, but does not recommend alteration to the percentages of each dwelling size that should be sought.
Policy WT6: The Inspector recommends that the Council carry out a review of parking standards.
Comment: The proposed parking is to the District Council's current standards, which are now viewed as a maximum. This is still considered acceptable as the review has not yet been Undertaken.

Conclusion – The proposed development would have no detrimental impact upon the residential amenity of the adjacent dwellings and would have no detrimental impact upon the character and appearance of the surrounding area. The potential access to future development would help to ensure that there wouldn't be a proliferation of additional accesses along London Road. As such the proposed redevelopment of the application site would represent the best use of urban land and would be in accordance with the policies of the District's development plans and national guidance as set down in PPG3.

Recommendation – To GRANT planning permission subject to the signing of a legal agreement to secure the provision of £33,578 towards Polehampton Primary and £19,853 towards Piggott Secondary School for additional education places, £3,600 towards an additional piece of play equipment and £6,500 towards community facilities at Loddon Hall and youth facilities within Twyford/Ruscombe, £702 towards the provision of additional library stock; £20,000 towards Local highway improvements and sustainable transport initiatives and securing the use of the access by any other further developers of adjacent land and the following conditions:

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

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

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

12 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.

13 No other development of the site shall take place until the access has been constructed in accordance with the approved plans.

14. 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 full details of the measures for their protection in the course of development (these should be in line with the requiremetns of BS5837 and details of all new proposed planting; 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.

15. 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.

16. 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.

17. Details of surface water balancing works, together with a schedule of the stage of the development at which the works shall be brought into use shall be submitted to and approved in writing by the Local Planning Authority before development commences.

18. No works on site shall be carried out prior to a bat survey of the mature willow tree (mentioned in the Bioscan letter of the 1 May 2002) has been carried out by a qualified Bat Worker. If any bats are present a DEFRA licence will be required and a copy of which shall be submitted to the Local Planning Authority prior to the felling of the tree.

110-116 London Road, Ruscombe Reading

Discussion of site access proposals with regard to the retention or removal of a tree contained within Tree Protection Order No. 1025/2001

F/2002/6007

January 2003

KRF/804/01

Michael Shanly Homes Western
Shelley House
1-3 The Avenue
Lightwater
Surrey
GU18 5RF

PLANNING
POE
FILE
C
03 MAR 2003
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ACK:
FILE:

Site History

The site comprises the entire curtilage of 116 London Road and part of the rear gardens of 110-114 London Road. A resolution to grant planning permission has been made by the Local Planning Authority subject to the applicant entering into an agreement under Section 106 of the Town & Country Planning Act 1990.

The drive access to 116 London Road is shared with the drive to 114 London Road the new access to 114 London Road will be positioned on the new access road. The site frontage on London Road has 6 mature trees sited approximately 10m from the carriageway, these are a mixture of 5 Beech and 1 Oak, these trees are protected by a Group Tree Protection Order number 1025/2001.

In order to provide an adoptable access road to the site an alignment was shown on the planning application layout drawing 804/pln/101-C that avoided the removal of the trees in the group TPO. Given the available space at the frontage, the kerb of the access road was shown immediately adjacent to the southern most beech tree in the group. The footway that would normally be situated alongside the road was shown on the opposite side of the tree. The services necessary to serve the site (gas, water, electricity and telecoms) would have to be sited in this footway.

The problems

In order to implement the works as shown on the approved plan it is necessary to construct a vehicular running surface immediately above the roots on one side of the tree and a footway with buried services on the other side of the tree. The road could be constructed in cut or fill, or a combination of the two, however given the topography of the site and the constraints of the existing road and other boundaries it is not possible to design a road to suit the ground level at the existing tree. Further, the spread of the major limb roots occurs above the existing ground level and would compromise the position of the road. Beech trees have relatively shallow root systems with few no roots deeper than 600mm below ground level.

Any road constructed against a tree will have an adverse effect on both the tree and the road. The spread and growth of the roots producing a bursting of the carriageway from beneath, and the lack of free flow of water to an established route system together with the loading from the new road compressing the soil and roots compromising the established environment of the tree.

The current tree has an age of approximately 80-90 years and the trunk has the potential to grow to 2-3 three times its current diameter, any growth at all will encroach on the highway, growth to the extent possible would totally destroy the highway and the footway to be sited on the other side of the tree.

The design of a highway for adoption requires the road to perform to set standards for a period of time, the retention of the tree would have a severe impact on these timescales. The local highway authority would be required to regularly maintain the

tree, road and kerb line to an unreasonable degree. The encroachment into the highway of a significant tree in years to come would also present a potential safety issue; it would not be reasonable for a road user on a relatively narrow road to expect to have a tree obstructing their path. The tree would also be located on a green island within the public highway, between the footway and road, this green island would need to be adopted by the highway authority, a liability that would normally be resisted.

The services to be located within the footway will have to be routed through the roots of the tree, if this was a straight line a mole could be used to place a service conduit without risking damage to the roots of the tree, however the footway swings from the side of the road away and around the tree and then back to the side of the road. In order to use a mole, given the alignment of the footway, an access hole would be required at each change of direction.

The solutions

Rafted road construction

Where new adoptable roads are to be constructed in close proximity to specimen trees the road construction can be supported on a reinforced concrete raft with downstand beams. The downstand beams transfer the load from the road down to the existing ground; these beams need to be designed to spread the load to a degree that will ensure that the supporting soils do not fail. Above the beams a reinforced concrete slab spans between the supports and avoids loading the ground between the beams through the use of a compressible material placed beneath it. A road construction would then be required above the concrete slab.

The depth of the construction needs to be minimised in this case in order to leave as many roots undamaged as possible. Allowing for a road construction over the raft of 100mm, a raft depth of approximately 250mm (depth will vary with distance between downstand beams, this depth allows for downstand beams at 5.50m centres) and 150mm of compressible material, an overall construction depth of 500mm would be required. The downstand beams would possibly be as deep as 1.30m below finished road level and could be up to 1.0m wide, to achieve the required spread of load.

This solution would require significant excavation of existing soil and inevitably destroy the mature root system beneath the tree. As an engineering solution this would be ideal, however the longevity of the tree would be severely compromised.

Local narrowing of the road

A local narrowing of the road would allow for the kerb line to be constructed past the tree, however as the construction would still affect the roots a raft would still be

required, this raft would be the same as that described above and would compromise the mature root system.

In terms of highway safety, a narrowing this close to the bellmouth would be likely to be unacceptable. Any vehicle entering the access road would have their path diverted to the right putting them in a direct conflict with vehicles exiting the site. Further, any queuing that resulted at the access to the site would very quickly back up onto London Road creating a further potential conflict.

Remove and replace tree

The existing tree could be removed from the group Tree Protection Order and replaced with a semi-mature tree in the immediate vicinity in a suitable location. The loss of the tree would not severely impact on the visual amenity of the group but would allow sufficient width to allow the highway to be constructed and operate safely.

The replacement tree would be agreed with the local planning officer and should reflect the nature of the group in which it would be situated. It has been suggested that a semi-mature beech (Fagus sylvatica), height of 6-7 metres, approximate girth 200mm, may be acceptable; to be situated on the same line as the existing oak within the group TPO. Any replacement tree planting could be carried out in the first available planting season ending in March 2003.

Conclusions

In order to develop the site at 110-116 London Road, Ruscombe, steps need to be taken to mitigate the effect of development on the protected trees at the site access. The approved layout plan cannot be implemented without having an adverse impact on both the beech tree adjacent to the access and the new access road itself.

The applicant's favoured solution involves the felling of the beech tree from the group, and hence it's removal from the Tree Protection Order together with the planting of a semi-mature permanent replacement before the end of the current planting season.

Ref DC Cde
cc TPO 1025/2001.

Trevor.

2002/6007
110 - 116 London Road, Ruscombe.

I refer to the letter and attachments you have received from Michael Shanley Homes (3/3/03).

I confirm that I have no objection to the Beech tree being felled and a replacement planted as proposed. I am also happy with the landscape proposals and position for protective fences around trees.

Ned Etherington
13/3/03

Jeni

~~Ethan~~ this was asked to ~~me~~ asked if you could have a look at ?

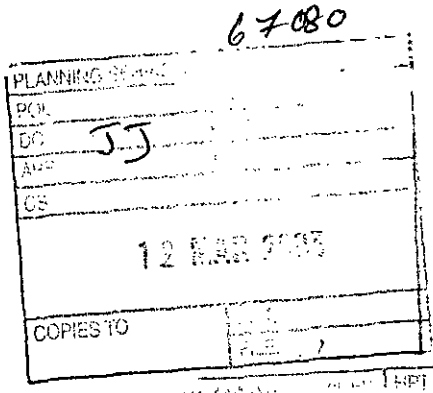
Trev

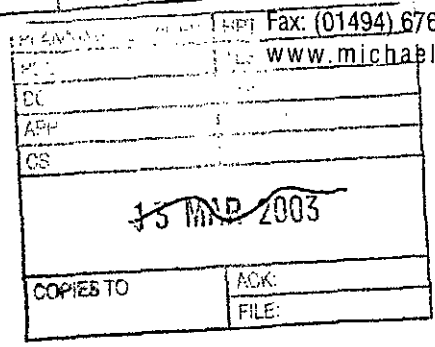
Our Ref: IJ/KH

Your Ref: 2002/6007

11th March 2003

67080





Mrs J Jackson
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

Michael Shanly Homes

'Sorbon' Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel: Beaconsfield (01494) 671331
DX 34507 Beaconsfield
Fax: (01494) 676417
www.michaelshanly.co.uk

Dear Mrs Jackson

Re: 110-116 London Road, Ruscombe.

Further to my letter of 28th January 2003 regarding materials I now attach samples for your consideration which I trust are to your satisfaction.

As agreed I will attempt to submit the remaining conditions details as a single package in the next week or so.

I trust this is acceptable to you.

Yours sincerely

Ian Jewson
Planning Manager
Michael Shanly Homes

6007 File on app. file.

Mr & Mrs Jeremy Hardman
108 London Road, RUSCOMBE, Reading RG10 9HH
telephone: 0118 934.00.39 *fax:* 0118 934 00 39

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Ms Anna Cronin
Head of Planning & Transportation
Wokingham District Council, PO Box 157
Shute End, Wokingham RG40 1WR

Friday 21st February 03

Dear Ms Cronin,
Re: WDC Planning Application Ref: F/2002/6007

I need to take issue with you on some of the points raises in your letter of 20th February 03.

- We accept the maps accompanying the documentation for the DCC approval meeting on 14th August 02 indicated the correct house numbering. We had arranged direct with the Land Registry for this error to be corrected on their records.
- However, as highlighted previously, the Plan submitted by the developer was based on incorrect Land Register maps, showing our house as being 110.
- Initial opinions on the relevance of our complaints must have been taken by WDC in the light of that error. If not, why was such particular attention paid to the 40m distance of 1, Northbury Avenue from the nearest plot, whilst concerns we raised about our 30m distance were totally ignored?
- Indeed, nowhere in the 26 page Approval Documentation is any mention made of 108 London Road or of our concerns. Why is this? I expect because you still believed our property to be *"more distant than other properties ..."* (your letter of 21st January 03).
- You comment in your latest letter that 114 and 112 are *"closer to the front elevations than 108"*. This is true. Yet, you totally forget the owners of 114, 112 and 110 are closer *by design* since all 3 owners have sold off part of their rear gardens; have agreed to the Plans prior to their initial submission and are direct financial beneficiaries of the development.
- Therefore, any reference to the closeness of their position to the new housing is irrelevant. We are neither close by design, nor are we beneficiaries.
- We would welcome your definition of *"overlooking and overshadowing"*. Clearly, this was of some consideration, as far as the impact on 1, Northbury Avenue was concerned, since the developers stated *"40m is up to the normal separation standards"*. So far, however, you have refused to say whether the same comment can be made about the 30m separation for 108.
- Furthermore, whilst 1, Northbury Avenue is to the side of Plot 13 and on the same level, without any windows overlooking, 108 is below and almost in front. This means all the front windows of Plots 12 & 13, on higher ground, without the benefit of mature trees, will look down and across to 108 just 30m away. If this is not both overshadowing and overlooking, we must wonder what is.

Your latest letter has gone no way to address the concerns we have expressed in earlier correspondence. Clearly, you continue to misunderstand the facts.
Yours sincerely

Mr & Mrs J Hardman

Jeremy Hardman

cc Mrs Theresa May

Our Ref: KH/IJ

REPLY BY
13 FEB 2003

Tonys got application ?
S106 not completed.

28th January 2003

Michael Shanly Homes

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TW

PLANNING SERVICES
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Mr T Watson
Development Control (North)
Environmental Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Your Ref: 2002/6007

Dear Mr Watson

Re: 110-116 London Road, Ruscombe.

As you are aware members resolved to grant consent for 13 dwellings at the site subject to the signing of a Section 106 to secure various financial contributions (which I believe is currently in the process of being finalised).

I am conscious that the previous case officer dealing with the application has now left your council. However, I am keen to progress discussions in relation to discharging the various conditions attached to the consent. In particular I would welcome an early response to our proposed materials although at this stage I am unclear as to who will actually be dealing with these matters within your department.

Whilst I appreciate that a consent has yet to be issued I hope you will agree that the early submission of these details would not be problematic. In this regard I attach a schedule of proposed materials for consideration. If the above is agreeable to you I look forward to hearing from you in the near future.

Yours sincerely

Ian Jewson
Planning Manager
MICHAEL SHANLY HOMES

landscaping plans sub. 28/2. → TW/NH
TPO tree on frontage
Spoken to Neil re about planning
replacement tree for next to access.
Plan shows location of bat boxes.

PROPOSED MATERIALS FOR
110-116 LONDON ROAD , RUSCOMBE. (LPA Ref: 2002/6007)

PLOT NO.	MAIN BRICK	CONTRAST BRICK	RENDER	ROOF TILE
1	Marshall's Rochester Blend	Marshall's Wold Blend	County Cream	Breckland Brown
2	Marshall's Rochester Blend	Marshall's Wold Blend	N/A	Breckland Brown
3	Marshall's Rochester Blend	Marshall's Wold Blend	N/A	Breckland Brown
4	Marshall's Kentmere Antique	Marshall's Wold Blend	County Cream	Slate Grey
5	Marshall's Kentmere Antique	Marshall's Wold Blend	County Cream	Slate Grey
6	Marshall's Kentmere Antique	Marshall's Wold Blend	County Cream	Slate Grey
7	Marshall's Kentmere Antique	Marshall's Wold Blend	County Cream	Slate Grey
8	Marshall's Rochester Blend	Marshall's Wold Blend	Gardenia	Breckland Brown
9	Marshall's Rochester Blend	Marshall's Wold Blend	Gardenia	Breckland Brown
10	Marshall's Rochester Blend	Marshall's Wold Blend	County Cream	Tudor Brown
11	Marshall's Rochester Blend	Marshall's Wold Blend	County Cream	Tudor Brown
12	Marshall's Rochester Blend	Marshall's Wold Blend	Gardenia	Slate Grey
13	Marshall's Rochester Blend	Marshall's Wold Blend	Gardenia	Slate Grey

Notes : Paint References are Dulux
Roof tiles are Redland Plain Throughout

Reconstituted Stone Cills To Front Elevations — Portland

Yellow file copy

8974

Tel: (0118) 974 6425 (Direct Line)
Email: Simon.Birch@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 6 September 2005
My ref: SJB/SB/F/2002/6007 & F/2003/9641
Your ref:
File ref:

Mr & Mrs J Hardman
108 London Road
Ruscombe
READING
Berks
RG10 9HH

Planning, Regulation & Enforcement
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 9746991
DX: 33506 - Wokingham

Dear Mr and Mrs Hardman,

PLANNING APPLICATIONS F/2002/6007 AND F/2003/9641

I refer to your letter of 17 August 2005. I apologise for the delay in responding which has been due to holidays.

I have read your letter carefully, reviewed the relevant case files, and discussed the matter with Jeni Jackson (who I believe has most knowledge of this matter within the Planning Department). It strikes me that Mrs Jackson's letter to you of 31 January 2005 sets out the Council's position very clearly and I am unable to add any further information. It is obviously difficult to know precisely what happened at a Development Control meeting held in January 2004 especially as the planning case officer at that time has since left the Council.

I am afraid that I can add nothing to Mrs Jackson's letter and I remain unclear what you mean by your request for me to use my "good offices to bring this matter to a positive conclusion".

Yours sincerely,

SB

SIMON BIRCH
Consultant Development Control Manager

copy - Jeni

Sandra Bayden

From: Sandra Bayden
Sent: 19 August 2005 15:46
To: 'jhard335@aol.com'
Subject: Planning Applications F/2002/6007 and F/2003/9641

Dear Mr and Mrs Hardman,

I acknowledge receipt of your letter dated 17 August regarding an outstanding answer in connection with the above planning applications.

Mr Birch is currently away and returns to the office on 30 August. In the meantime I will bring this matter to Mrs Jackson's attention upon her return to the office on Monday, 22 August.

Regards,

Sandra Bayden
Management Support Assistant
Planning, Regulation & Enforcement
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR
Direct Line: (0118) 974 6426
Fax: (0118) 974 6484
Email: Sandra.Bayden@wokingham.gov.uk
www.wokingham.gov.uk

Rosie
pl. find these 2 files for
Simon.
Ta. Jeni

Mr & Mrs Jeremy Hardman
108 London Road, RUSCOMBE, Reading RG10 9HH
telephone: 0118 934 00 39 *fax:* 0118 934 00 39
< jhard335@aol.com >

REPLY BY
1 SEP 2005

DC: SJB

18 AUG 2005
89741

Simon Birch Esq
Development Control Manager
WDC Planning Services
Shute End
Wokingham RG40 1WR

Wednesday 17th August 2005

Dear Mr Birch,
Re: Planning Applications F/2002/6007 & F/2003/9641
We are disappointed to find it necessary to bring to your attention an issue, relevant to these two Applications, which remains unresolved.

Briefly, at the DCC meeting on 07.01.04, when Application 2003/9641 was up for discussion, I raised certain concerns about the way in which the same developer had totally disregarded the Approved Plan for 2002/6007 on adjacent land. This related specifically to the destruction of trees shown to be retained on Plan and the failure to provide additional tree screening, added as a Condition of Approval.
As a result, Cllr Drake asked whether my statement was true and, if so, why had this been allowed to happen? The Officer who had handled 2002/6007 had since left WDC so no immediate answer was possible. It is this question which still remains unanswered. Unfortunately, whilst the appropriate meeting notes subsequently record a question was asked by Cllr Drake, the content of that question was not recorded.

Principal Planning Officer Mrs Jeni Jackson was not present at the DCC meeting on 07.01.04, but it was she who had allowed the developer to take the action he did in the summer of 2003. Mrs Jackson and I have been in lengthy correspondence on this issue for well over a year, but to no satisfactory avail.

Can we request, therefore, that you use your good offices to bring this matter to a positive conclusion. Mrs Jackson holds the file on all the communications.
Thanking you
Yours sincerely

Jeremy Hardman.

Mr & Mrs J Hardman

PS: I was not a Ruscombe Parish Councillor at the time of the actions by the developer and I am writing to you now as a resident of Ruscombe, seriously affected by the consequences of his actions. See enclosed photocopy of Twyford Advertiser 24.10.03