SYSTEMS LTD
SOUTHPORT U
LONDON OFFIC

APPLICATION NO:
F/2001/3203

LOCATION:
Land Adjacent To Pyke Close, Wokingham.

APPLICANT:
Warden Housing Association Ltd C/O Barrie Seaman Associates

PROPOSAL:
Proposed erection of two semi-detached dwellings.

EARLIEST DATE FOR DECISION: **17/02/2001**

APPLICATION WILL HAVE EXPIRED ON: 16/03/2001

CASE OFFICER: **Mrs B Polnik**

(BP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Warden Housing Association Ltd
C/O Barrie Seaman Associates
17a Eastgate Square
Chichester
West Sussex
PO19 1JL

Application Number: F/2001/3203

Parish: **WOKINGHAM**

Location: **Land Adjacent to Pyke Close, Wokingham.**

Proposal: **Proposed erection of two semi-detached dwellings.**

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

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

Condition
2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) no development within the curtilage of any dwellinghouses hereby permitted shall be carried out without planning permission.

Condition
3. Construction work of any sort shall only take place within the area covered by the application between the hours of 7.00am and 7.00pm Mondays to Fridays and 7.00am to 1.30pm Saturdays and no construction work shall take place on Sundays and Bank Holidays.

Condition
4. Provision shall be made for services including cable TV pre-ducting to be placed underground. No overhead wire or cables or other form of overhead servicing shall be placed over or used in the development of the application site.

Condition
5. 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
6. 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
7. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris 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
8. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
9. 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
10. Existing trees, hedgerows and shrubs identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees, shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November-March inclusive).

Condition
11. Prior to the commencement of development details of measures to be taken to protect existing trees from damage during development shall be submitted to and approved in writing by the Local Planning Authority and only those agreed shall be implemented.

Condition
12. The buildings shall not be erected other than in the materials referred to on plan A/334/1E.

Condition
13. Details of external lighting within the development shall be submitted to and approved by the Local Planning Authority prior to the commencement of development and only the approved details shall be implemented.

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

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

Reason
2. To safeguard the amenities of neighbouring residents and the locality.

Reason
3. To safeguard the amenities of neighbouring residents and the locality.

Reason
4. In the interests of visual amenity.

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

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

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

Reason
8. In the interests of visual amenity.

Reason
9. In the interests of visual amenity.

Reason
10. In the interest of the future health and amenity value of the trees.

Reason
11. In order to ensure existing trees are adequately protected during development.

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

Reason
13. In the interests of the safety of residents.

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

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

Berkshire Structure Plan Policy R4.
South East Area Local Plan Policies STV1, SH1, SBE1/2 and SR4.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1, WR2 and WBE11.

Informative
2. The applicant is advised to contact Thames Valley Police Crime Prevention Design Adviser in respect of details of fences/railings, lighting and planting to communal areas.

Informative
3. This permission relates to the application as amended with revised plans numbers A334/1E, 3F and 4B submitted to the Local Planning Authority on 16/2/2001 and does not approve the proposals as originally submitted.

John Mitchell

John Mitchell
Development Control Manager
Date: 16-11-01

Notice checked by: A.R.Wood

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

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2001/3203

Applicant : Warden Housing Association Ltd C/O Barrie Seaman Associates.

Location : Land Adjacent To , Pyke Close, , Wokingham.
Proposal : Proposed erection of two semi-detached dwellings.

Site Notice Displayed ? :	YES	NO	DATE
	✓		5.2.2001

Date of Neighbour Notifications : .....

Date of Site Visit : 5.2.2001

Date Registered : 19/01/2001

Earliest Date for Decision : 17/02/2001

Latest Consultation Date/Site Notice Expiry Date : 17/02/2001

This application will have expired on: 16/03/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

OC Cttee 21.3.01

refer to report

subject to S106

Planning Issues :

- Materials indicated on plan A334/1E identical to those approved under 97/65656/F

Application Number: F/2001/3203

Appraisal :

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

6. **Recommendation** – GRANT planning permission subject to an S106 agreement to secure £35,000 for the relocation of the play area to Elizabeth Park 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that

Order) no development within the curtilage of any dwellinghouses hereby permitted shall be carried out without planning permission.

3. Construction work of any sort shall only take place within the area covered by the application between the hours of 7.00am and 7.00pm Mondays to Fridays and 7.00am to 1.30pm Saturdays and no construction work shall take place on Sundays and Bank Holidays.

4. Provision shall be made for services including cable TV pre-ducting to be placed underground. No overhead wire or cables or other form of overhead servicing shall be placed over or used in the development of the application site.

5. 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.

6. 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.

7. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris 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.

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

9. 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.

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11. Prior to the commencement of development details of measures to be taken to protect existing trees from damage during development shall be submitted to and approved in writing by the Local Planning Authority and only those agreed shall be implemented.

12. The buildings shall not be erected other than in the materials referred to on plan A/334/1E.

13. Details of external lighting within the development shall be submitted to and approved by the Local Planning Authority prior to the commencement of development and only the approved details shall be implemented.

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

Reasons

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

2. To safeguard the amenities of neighbouring residents and the locality.

3. To safeguard the amenities of neighbouring residents and the locality.

4. In the interests of visual amenity.

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

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

7. In the interests of highway safety and convenience.

8. In the interests of visual amenity.

9. In the interests of visual amenity.

10. In the interest of the future health and amenity value of the trees.

11. In order to ensure existing trees are adequately protected during development.

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

13. In the interests of the safety of residents.

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

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 Policy R4.
South East Area Local Plan Policies STV1, SH1, SBE1/2 and SR4.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1, WR2 and WBE11.

2. The applicant is advised to contact Thames Valley Police Crime Prevention Design Adviser in respect of details of fences/railings, lighting and planting to communal areas.

3. This permission relates to the application as amended with revised plans numbers A334/1E, 3F and 4B submitted to the Local Planing Authority on 16.2.2001 and does not approve the proposals as originally submitted.

Basia Polnik
09.03.01

DRAFT DECISION NOTICE
subject to S106

Application Number F/2001/3203
Conditions/~~Reasons for Refusal~~

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

RECORD OF SITE VISIT

SITE ADDRESS: Land Adjacent To Pyke Close Wokingham.

APPLICATION NUMBER: F/2001/3203

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 5.2.2001

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ on tree within playarea facing footpath

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

equipped playarea - now closed with vegetation (trees and shrubs) on 2½ sides.

4. RELATIONSHIP TO ADJOINING PROPERTIES

refer to plan

5. SITE CONSTRAINTS

TREES No. of large trees both within site and overhanging

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES

MEMORANDUM

From: Basia Polnik
(Development Control)

To: Colin Lawley (Legal Services)

My Ref: BP/F/2001/3203

Your Ref:

Date: 09 April 2001

PROPOSED DEVELOPMENT AT PYKE CLOSE, WOKINGHAM

The above-mentioned planning application was considered at the last Development Control Committee on 21st March 2001 when it was resolved to grant planning permission subject to a s106 agreement to secure £35,000 towards a new playarea in Elizabeth Park.

I attach the following documents and would be grateful if you could prepare a s106 agreement:

- application forms
- s66 certificate
- site plan showing red line
- draft decision notice
- letter confirming agreement to contribution

Basia Polnik

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT
LEGAL SERVICES

MEMORANDUM

TO:	Basia Polnik Development Control	YOUR REF: DATE 15-May-01
FROM:	Alison Wood Legal Services	MY REF: AW EXT: 6548

SECTION 106 AGREEMENT : PYKE CLOSE, WOKINGHAM - 2001/3203

I enclose a draft agreement relating to the above application. Please let me know if you have any comments or questions regarding the agreement.

Please can you let me have a copy of the draft planning consent at your earliest convenience.

Many thanks

Alison Wood

PLANNING SERVICES	RPT 413318
POL	TLS
DC RP	ENF
APP	
CS	
16 MAY 2001	
COPIES TO:	ACK:
	FILE:

Alison Wood

"AGREEMENT" - WARDEN HOUSING

THIS AGREEMENT is made the day of Two Thousand and One BETWEEN WARDEN HOUSING ASSOCIATION LTD. OF Maxwell Hart Building 612 Reading Road Winnersh Berkshire RG41 5HF ('the Applicant') and WOKINGHAM DISTRICT COUNCIL of Council Offices Shute End Wokingham Berkshire RG40 1WH ('the Council')

WHEREAS:

(1) The Council is the estate owner of the land shown edged red on the plan annexed hereto and known as Land off Pyke Close Wokingham Berkshire ('the Site')

(2) The Applicants are the long term lessees of the Site

(3) On 11th January 2001 the Applicants made an application for planning permission (Application No. 2001/3203) for the erection of two semi-detached bungalows ('the Dwelling/Development')

(4) The Council is the District Planning Authority for the administrative District of Wokingham

(5) The Council has resolved that SUBJECT to the Applicant entering into this Agreement planning permission should be granted in respect of Application No. 2001/3203 and the Applicants have agreed to enter into this Agreement conditionally upon planning permission being granted in respect of Application No. 2001/3203 ('the Permission')

(6) 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 Agreements for various purposes in connection with the development of land and otherwise as more particularly set out in the Statutory Provisions

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED AND DECLARED by and between the parties hereto as follows:-

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

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

   (a) to pay the Council before first occupation of any of the bungalows comprising the Development the sum of £35,000 (THIRTY FIVE THOUSAND POUNDS) index-linked to be used by the Council as a contribution towards a new play area in Elizabeth Park, Wokingham.

   (b) to pay to the Council the Council's reasonable legal fees for the preparation of this Agreement

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

   (a) The expression 'the Applicants' and 'the Council' shall include their respective successors in title and assigns

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

   (c) In this Agreement where any matter fails to be agreed between the parties or a test of reasonableness fails to be applied in respect of any matter or a dispute shall arise if the matter shall not be agreed between the parties within three months from the date when it fails to be decided (or such longer period as herein provided) the question shall be referred on the application of either party for the determination of a single expert to be agreed between the parties within a further period of one month or in the absence of such agreement to be appointed by the President for the time being of the

Royal Institution of Chartered Surveyors on such terms as to the liability and remuneration of such expert as the President shall direct and the determination of the expert shall be final and binding upon the parties

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES

MEMORANDUM

From: Basia Polnik
(Development Control)

To: Alison Wood (Legal Services)

My Ref: BP/F/2001/3203

Your Ref:

Date: 7 June, 2001

PROPOSED DEVELOPMENT ON LAND ADJACENT TO PYKE CLOSE, WOKINGHAM

Further to your memorandum dated 15th May 2001 I have no comments to make on the draft s106 agreement and enclose a copy of the draft decision notice as requested.

Basia Polnik

Basia Polnik

To: Sharon Graham
Subject: RE: Pyke Close

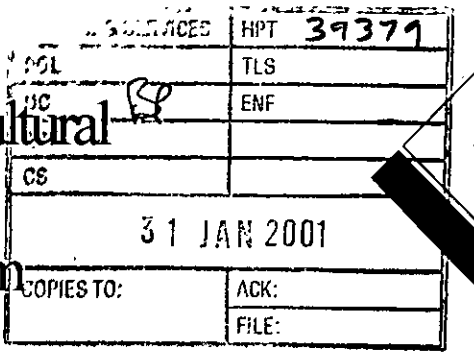
-----Original Message-----
From: Sharon Graham
Sent: 17 January 2001 16:03
To: Neil Etherington; Andrew Spicer; Lisa Jarvis; Howard Squires
Cc: Basia Polnik
Subject: Pyke Close

Warden HA have submitted a revised application for this site, which is currently being registered. We have booked in a meeting for **Friday 9th Feb at 11.15** in planning, to discuss the proposals.

In order that all issues can be addressed (trees, access, play equipment, land value/disposal, kissing gates to public footpath, etc etc) at the meeting please can you attend. If you are unable to come then please forward your comments in advance to either Basia or myself.

Thanks
Sharon
x6817

Education and Cultural Services Memorandum





To: Basia Polnik **From:** Lisa Jarvis

Re: F/2001/3203 **Date:** 29th January 2001

Land Adjacent to Pyke Close

Thank you for your memo received 25 January 2001 regarding the above application.

Leisure and Cultural Services comments in relation to this application remain the same as those made on the previous application for this site. Please see a copy attached.

In summary, although this development would be contrary to Wokingham District Council's adopted policies, due to the various reasons we would be prepared to accept this development if the appropriate funding is provided to replace the existing play area.

The value of £35,000 has already been reduced from the full sum usually required from developers to provide a new LEAP (£47,000). This was due to the type of development (housing association) and the condition of the existing equipment, which we were expecting to have to do a certain amount of refurbishment works in the near future.

I understand that there is a meeting next week to discuss this development with a number of parties, Iain Root and Tim Green will be attending on my behalf.

Lisa

Lisa

Education and Cultural Services Memorandum

To:	Basia Polnik	**From:**	Lisa Jarvis
Re:	F/2000/2235 Land adjacent to Pyke Close,	**Date:**	9 October 2000

Following your request for comments on the above application for 2 units please find our observations below.

The location for this proposed development is currently a Children's Play Area owned and maintained by the District Council.

As you are aware the District Council has a clear policy on the disposal of open space, which it resists as a matter of course, particularly in areas as this, where there is a short fall in the amount of space available for the population according to the adopted standards. The fact that a play facility is also provided within this open space makes it more valuable.

The Housing department has approached us about building on this land in order to resolve problems that residents are experiencing from unsociable use of the site. We are also aware of the problems that the proximity of the play area is creating for the existing and new residents since the recent development. In view of the above we agree that, in this particular case, the best way to resolve the issue is to relocate the play area to a better location and develop the existing site.

As described in the Local Plan the District Council has also adopted the National Playing Field Association standards for the provision of play areas. These standards detail not only the size and content of play areas but also the number required and distribution to ensure that they are within a reasonable distance from all residents.

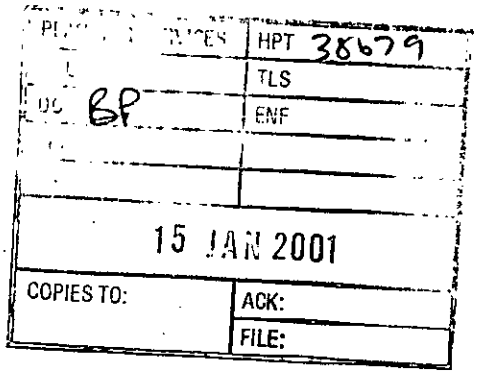
In order to retain/reach these standards the existing play area must be relocated to a nearby area within Elizabeth Recreation Ground.

Unfortunately the existing equipment, due to its age does not lend itself to relocation and completely new equipment is required. We have informed the developers that the only way that we can agree to this proposal is if a figure of £35,000 is provided from them to install a new play area within Elizabeth Recreation Ground,

A consultation exercise has already been carried out with the residents of the area, and an overwhelming majority is in favour of the relocation of the play area.
Lisa

Direct Dial: 0118 9777 611

Our Ref: RH/JM/4746
Your Ref:
12 January 2001



Warden
HOUSING ASSOCIATION LIMITED

Mrs Polnik
Planning Officer
Wokingham District Council
PO Box 154
Shute End
WOKINGHAM
RG11 1UN

Maxwell Hart Building
612 Reading Road
Winnersh
READING
RG41 5HF
Tel: 0118 9777 604
Fax: 0118 9777 601

Dear Mrs Polnik

N560 - 2 Proposed Semi-Detached Bungalows, Pyke Close, Wokingham

Further to our meeting and correspondence dated 25 October 2000 regarding the above, we have re-submitted an updated proposal. We believe this proposal is an improvement on the previous and have incorporated amendments as follows:

1. Removal of 1 No. oak tree, which was growing at an angle and would cause health and safety issues in the future.
2. Removal of small, self-seeding trees and shrubbery. Both items 1 and 2 will increase the amount of natural light into the site and have been recommended by our arboricultural consultant.
3. Re-orientation of the dwellings to maximise natural surveillance over the footpath and car park, as highlighted by PC Stubbs.
4. Removal of existing timber post and beam fence which has been vandalised. Installation of a metal fence to match existing fence to play area to "open" up footpath.
5. Adam Cossins of Highways raised a number of concerns. We propose to use "double parking" which increases parking to provision 4 as requested. The shape, size and site constraints prohibits the provision of car parking on the curtilage of the site.

   Previously we proposed to have one car park space within the curtilage of the site. This creases a number of issues:
   - Health and safety with a driveway running over a footpath.
   - One property still has car parking provision a relative distance from the bungalow.
   - Requirement to obtain an easement from the Local Authority.

   Our new proposal has new parking provision within the existing highway. The footpath remains a footpath only. The car park spaces are located as close to both properties as possible via a new footpath and gated entrance. We can confirm the parking is within our control.

6. The existing tenants of Pyke Close have raised concerns regarding people using the Close as a short cut to Wokingham. To minimise this we propose to:

- Install kissing gates or similar to the path (Subject to the Local Authority's consent).
- Install taller fencing.
- Install lockable gate (with access only to proposed tenants).
- Defensive planting to either side of the boundary.
- Relocate the close boarded fence to bungalow No. 6 as requested by the tenant.

It is important for us to obtain planning consent on this proposal and to this end I will take the liberty of contacting you next week to discuss this further.

Yours sincerely

ROSS HERIOT
Project Manager

C. Sharon Graham, Wokingham District Council

1894

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT

Record of Meeting: ✓
Present:

SHARON GRAHAM (HOUSING)
HOWARD SQUIRES (-11-)
NEIL ETHERINGTON
IAN ROOT (RECREATION)
ROSS HERRIOT (WARDEN HOUSING)
BASIA POLNIK

Record of Telephone Call:
Conversation with:

Date: 9.2.2001

Time: 11.15 SHUTE END

Place:
(if applicable)

NOTES LAND ADJ. PYKE CLOSE

Advised applicant of comments received ie. Env. Health, Highways, PROW. No consultation comments from Recreation, Police, Arboriculturalist no letters of representation to date although consultation period expires 17.2.01. IR - play equipment/area needs to be relocated contribution of £35,000 required. NE relationship with trees - whilst technically bungalows could be built there is concern over complaints later re: lack of light, creaking trees, leaf fall etc. Applicant to consider revisions to layout so that living rooms are south facing. Kissing gates may also need to be relocated at request of residents. Delegated appln. at moment. Revised layout to be submitted next week. If kissing gate is relocated then neighbours either side would need to be consulted (14days). Lockable gate to be deleted.

KD 9.2.2001

Copies to:

Action:

Application/File No: F/2000/0228 3203

Tel: 0118 974 6450

Date:

My ref: F/2001/3203

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

CONFIDENTIAL

Councillor M Robertson
47 Proctors Road
Wokingham
RG40 1RP

Dear Councillor

Application Number: F/2001/3203
Land Adjacent To , Pyke Close, , Wokingham.
Proposed erection of two semi-detached dwellings.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **F/2001/3203**
Land Adjacent To , Pyke Close, , Wokingham.
Proposed erection of two semi-detached dwellings.

Transfer: Yes ☐ No ☐
Reason for Transfer:
_____
_____

Signed: _____ Date: _____

Councillor M Robertson

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: 0118 974 6450

Date:

My ref: F/2001/3203

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

CONFIDENTIAL

Councillor P Edwards
30 Mays Road
Wokingham
RG40 1RW

Dear Councillor

Application Number: F/2001/3203
Land Adjacent To , Pyke Close, , Wokingham.
Proposed erection of two semi-detached dwellings..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

Tel: 0118 974 6450

Date:

My ref: F/2001/3203

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

CONFIDENTIAL

Councillor I Brown
12 Paice Green
Wokingham
RG40 1YN

Dear Councillor

Application Number: F/2001/3203
Land Adjacent To , Pyke Close, , Wokingham.
Proposed erection of two semi-detached dwellings..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

BASIA POLNIK
PLANNING

Education and Cultural Services Memorandum

PLANNING SERVICES	HPT 39934
POL	TLS
[illegible]	ENF
APP	
CS	
15 FEB 2001	
COPIES TO:	ACK:
	FILE:

WOKINGHAM DISTRICT COUNCIL

To: Basia Polnik **From:** Tim Green

Re: **F/2001/3203** **Date:** 9/2/01

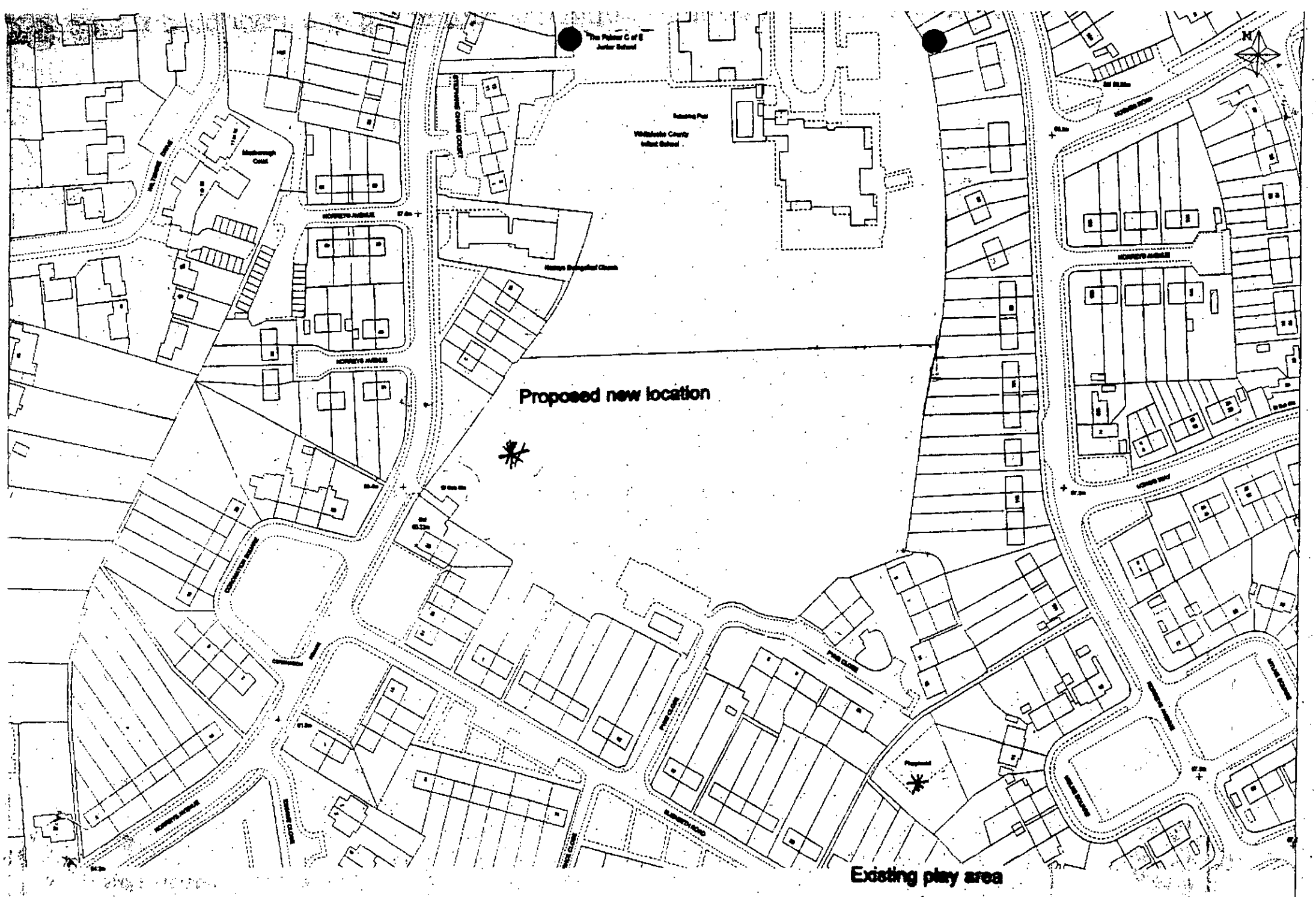
Land adj. To Pyke Close

Following the meeting this morning regarding the above application, I can confirm that we would be prepared to accept this development if we receive funding to replace the existing play area with a new LEAP. In order to meet the NPFA requirements the LEAP would have to be located on the Elizabeth Recreation Ground (as shown on the attached plan), and the sum we are seeking from the developers is £35,000.

There are currently 2 informal entrances through the hedge-line from Norrey's Avenue to the recreation ground. Ideally we would like a formal footpath to the entrance at the north of the play area, but would this complicate the planning procedure (i.e. would we need planning permission)?

As requested I have attached plans showing the proposed location of the play area.

Tim



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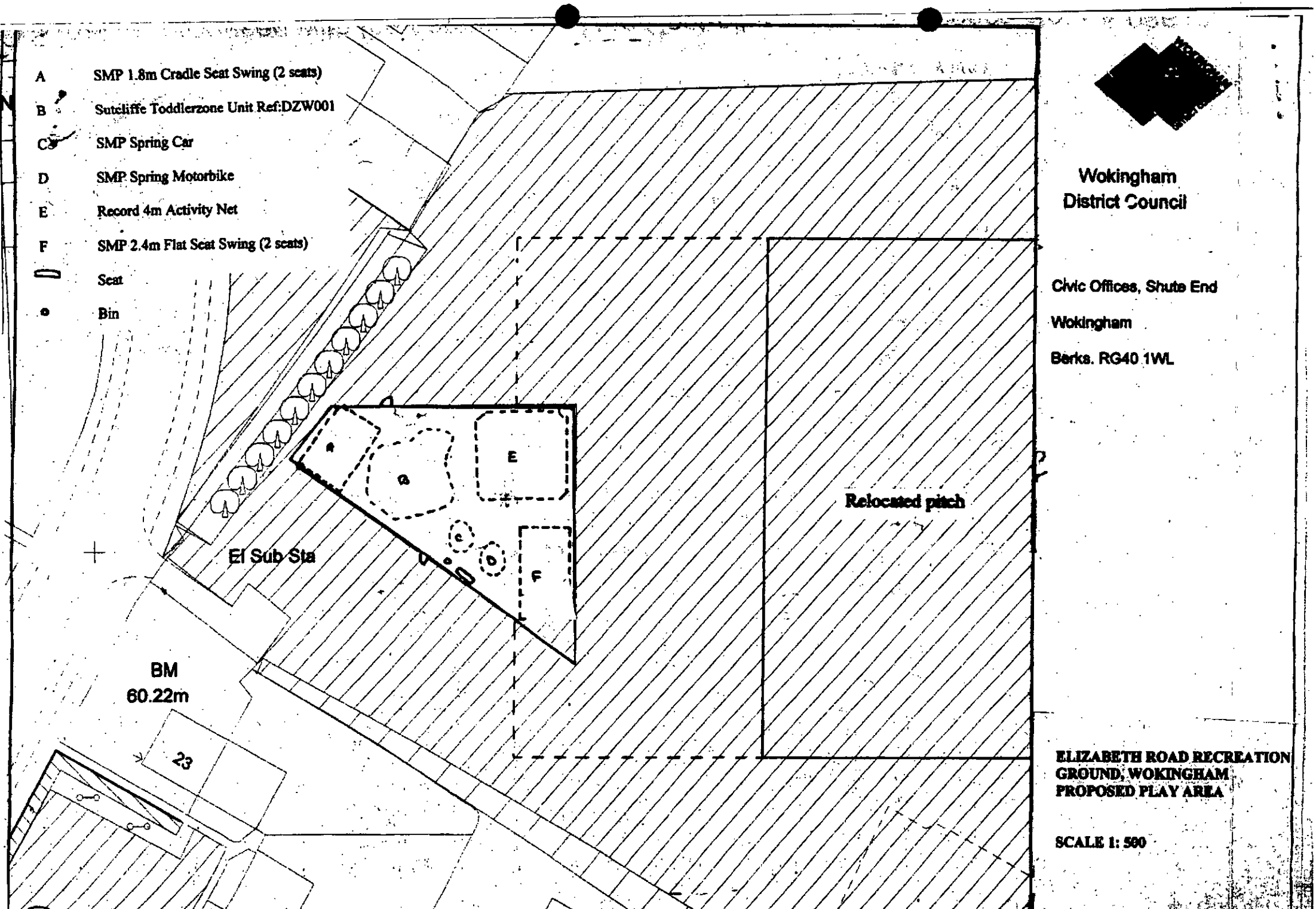
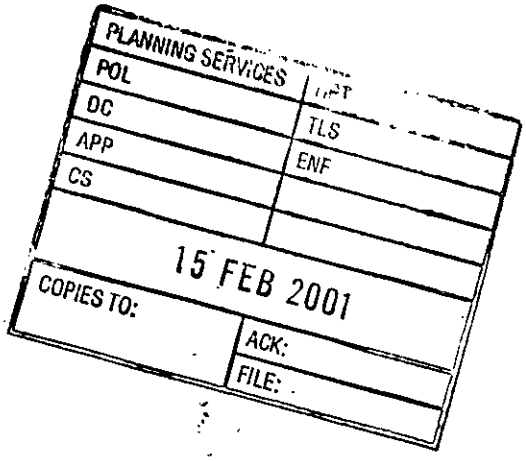

A SMP 1.8m Cradle Seat Swing (2 seats)
B Sutcliffe Toddlerzone Unit Ref:DZW001
C SMP Spring Car
D SMP Spring Motorbike
E Record 4m Activity Net
F SMP 2.4m Flat Seat Swing (2 seats)
Seat
Bin
Wokingham District Council
Civic Offices, Shute End
Wokingham
Berks. RG40 1WL
Relocated pitch
El Sub Sta
BM
60.22m
23
ELIZABETH ROAD RECREATION GROUND, WOKINGHAM
PROPOSED PLAY AREA
SCALE 1: 500


PLANNING SERVICES
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FILE:

PLANNING SERVICES	HPT 39824
POL	TLS
DC BP	ENF
APP	
CS	
13 FEB 2001	
COPIES TO:	ACK: 1
1.	FILE:

Planning Supervisors
Barrie Seaman Associates
Chartered Architects

Barrie Seaman RIBA Dip TP
David Seaman RIBA Dip (Arch)
Stuart Perkins ARIBA Dip (Arch)

1a Eastgate Square, Chichester,
West Sussex, PO19 1JL

Telephone (01243) 779497
Facsimile (01243) 539497
E-mail: office@b-seaman-assoc.demon.co.uk
www.b-seaman-assoc.demon.co.uk

FAX. TRANSMISSION **F27.01**

DATE : 12/2/01.

TO : WOKINGHAM D.C.

ATTENTION OF : MRS B. POLNIK - PLANNING.

FAX NO. : 0118 974 6484.

FROM : DAVID SEAMAN.

PROJECT TITLE : PYKE CLOSE, WOKINGHAM.

PROJECT NO : A334.

NO. OF PAGES : 6. (including this)

COPIES TO : R. HERIOT - WHA.

MRS POLNIK, re APPN N° F/2001/3203.

WE UNDERSTAND YOU ARE NOT AVAILABLE UNTIL FRIDAY PM. FURTHER TO YOUR MEETING LAST WEEK WITH ROSS HERIOT OF WARDEN H.A. WE COMMENT AS FOLLOWS:-

1). WE WILL REMOVE THE WORK 'LOCKABLE' FROM THE GATE

2). KISSING GATES WILL BE RELOCATED TO 1M FROM THE JUNCTION OF THE PATH WITH ELIZABETH RD & NORREYS AVENUE.

3). WE UNDERSTAND THE COMMENT RE NATURAL LIGHT TO BEDROOM 1 OF UNIT 14. WE SUGGEST WIDENING THE WINDOW & INCORPORATING A H/L WINDOW TO SIDE WALL AS INDICATED. WE BELIEVE THIS WOULD BE PREFERABLE TO ROOF WINDOWS WHICH [illegible] GET DIRTY QUICKLY

01243 779497
12-FEB-2001 15:11 FROM BARRIE SEAMAN ASSOCIATES TO 7201189746484 P.01

Planning Supervisors
Barrie Seaman
Associates
Chartered Architects

Barrie Seaman RIBA Dip TP
David Seaman RIBA Dip (Arch)
Stuart Perkins ARIBA Dip (Arch)

17a Eastgate Square, Chichester,
West Sussex, PO19 1JL

Telephone (01243) 779497
Facsimile (01243) 539497
E-mail: office@b-seaman-assoc.demon.co.uk
www.b-seaman-assoc.demon.co.uk

FAX. TRANSMISSION F27.01

DATE :

TO :

ATTENTION OF :

FAX NO. :

FROM :

PROJECT TITLE :

PROJECT NO :

NO. OF PAGES : (including this)

COPIES TO :

WITH THE ADJACENT TREE.

– OUR CLIENT IS ANXIOUS FOR US TO RESUBMIT THESE DRAWINGS ASAP SO UNLESS WE HEAR FROM YOU TO THE CONTRARY BY TUESDAY EVENING WE'LL PRESUME THESE PROPOSALS ARE ACCEPTABLE & SUBMIT SUBSTITUTE DRAWINGS ACCORDINGLY.

THANK YOU FOR YOUR ASSISTANCE IN THIS REGARD

YOURS SINCERELY

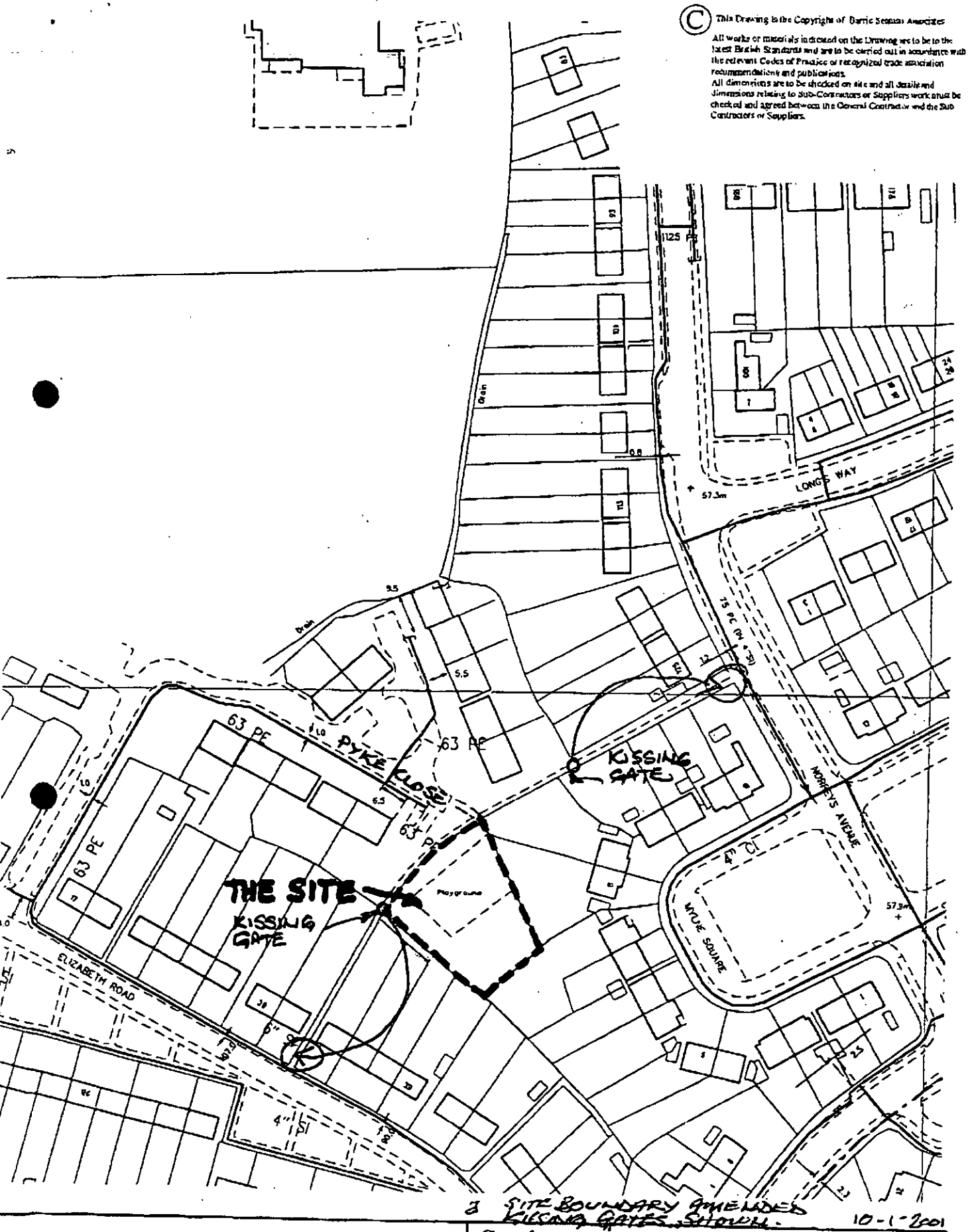
David Seaman.

01243 779497

12-FEB-2001 15:11 FROM BARRIE SEAMAN ASSOCIATES TO 7201189746484 P.02

© This Drawing is the Copyright of Barrie Seaman Associates

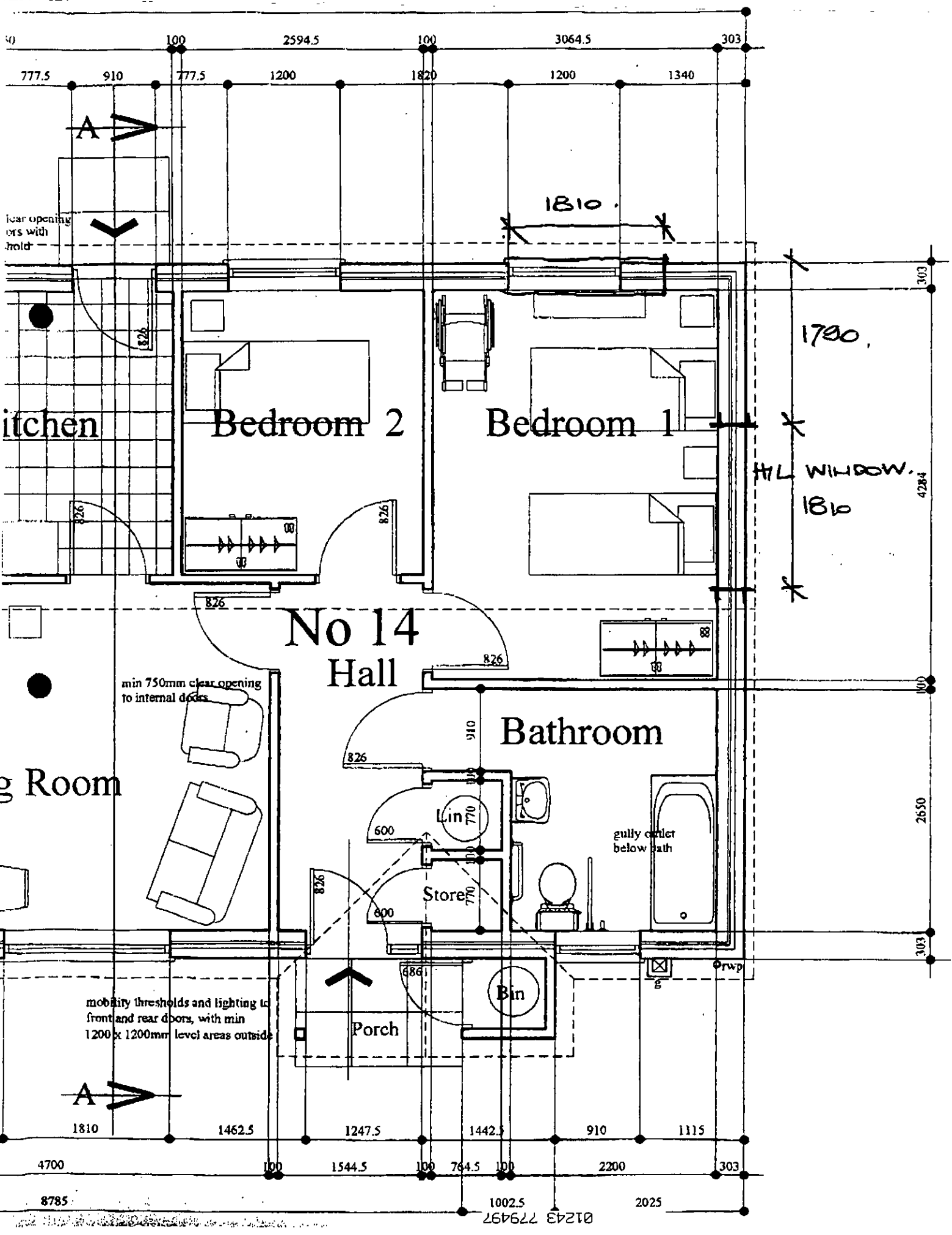
All works or materials indicated on the Drawing are to be to the latest British Standards and are to be carried out in accordance with the relevant Codes of Practice or recognized trade association recommendations and publications.
All dimensions are to be checked on site and all details and dimensions relating to Sub-Contractors or Suppliers work must be checked and agreed between the General Contractor and the Sub Contractors or Suppliers.



3 SITE BOUNDARY AMENDED KISSING GATES SHOWN. 10-1-2001

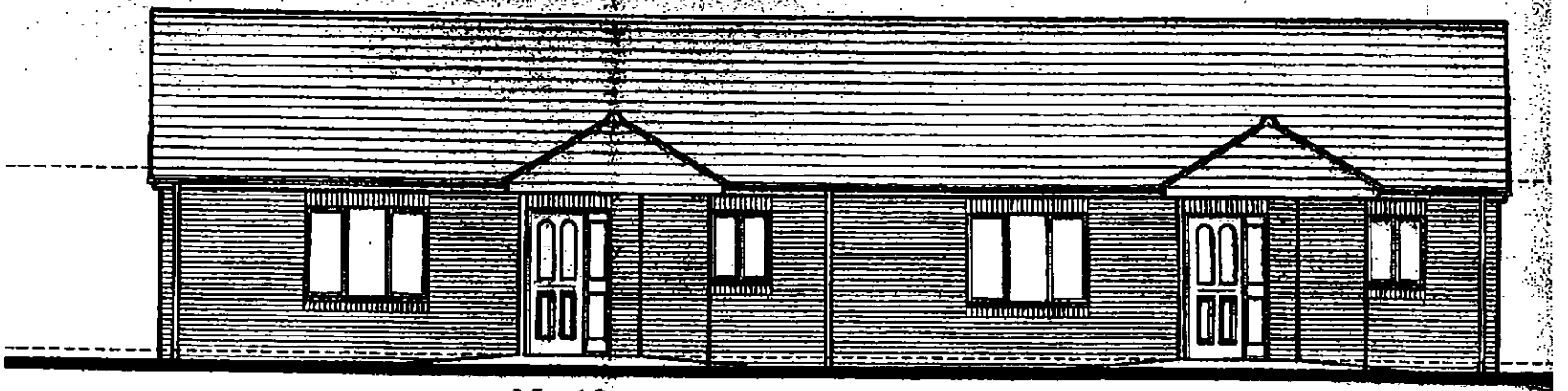
f Pyke Close, Wokingham.	Scale : 1:250
	Date : June 2000
ation Plan	Drg No : A334/4a
	CAD

12-FEB-2001 15:11 FROM BARRIE SEAMAN ASSOCIATES TO 01243 779497 P.03



12-FEB-2001 15:12 FROM BARRIE SEAMAN ASSOCIATES TO 01243 779497 P.04

12-FEB-2001 15:12 FROM BARRIE SEAMAN ASSOCIATES TO 7201189746484 P.05
01243 779497



No 13 No 14

Front Elevation



Rear Elevation

Side Elevation

Side Elevation

1894

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT

Record of Meeting: ✓	Record of Telephone Call:
Present: Colin Lawley	Conversation with:

Date:

Time:

Place:
(if applicable)

NOTES Winnaton Ryke Close

Discussed with Colin Lawley whether Sport England should be consulted in view of Circular 9/98. CL considered that the play area does fall within the defn. of a playing field and ∴ no need to consult Sport England in this instance.

Copies to:

Application/File No:

Action:

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 19 March 2001
My ref: BP/F/2001/3203

Councillor P Edwards
30 Mays Rd
Wokingham
RG40 1RW

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

Dear Councillor

RE: PROPOSED RESIDENTIAL DEVLOPMENT AT PYKE CLOSE, WOKINGHAM

I refer to the above-mentioned planning application and write to notify you that the following contribution have been negotiated:

- £35,000 towards provision of a new playarea in Elizabeth Park

The application is due to be considered at the next Development Control Committee on 21st March 2001. Should you wish to discuss the matter further do not hesitate in contacting me.

Yours sincerely

B. POLNIK (Mrs)
Senior Planning Officer

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 19 March 2001
My ref: BP/F/2001/3203

Councillor M Robertson
47 Proctors Road
Wokingham
RG40 1RP

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

Dear Councillor

RE: PROPOSED RESIDENTIAL DEVLOPMENT AT PYKE CLOSE, WOKINGHAM

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- £35,000 towards provision of a new playarea in Elizabeth Park

The application is due to be considered at the next Development Control Committee on 21st March 2001. Should you wish to discuss the matter further do not hesitate in contacting me.

Yours sincerely

B.

B. POLNIK (Mrs)
Senior Planning Officer

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 19 March 2001
My ref: BP/F/2001/3203

Councillor I Brown
12 Paice Green
Wokingham
RG40 1YN

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

Dear Councillor

RE: PROPOSED RESIDENTIAL DEVLOPMENT AT PYKE CLOSE, WOKINGHAM

I refer to the above-mentioned planning application and write to notify you that the following contribution have been negotiated:

- £35,000 towards provision of a new playarea in Elizabeth Park

The application is due to be considered at the next Development Control Committee on 21st March 2001. Should you wish to discuss the matter further do not hesitate in contacting me.

Yours sincerely

B. POLNIK (Mrs)
Senior Planning Officer

Direct Dial: 0118 9777 611

Our Ref: RH/JM/5007
Your Ref:
21 March 2001

Warden
HOUSING ASSOCIATION LIMITED

Mrs Polnik
Planning Officer
Wokingham District Council
PO Box 154
Shute End
WOKINGHAM
RG11 1UN

Maxwell Hart Building
612 Reading Road
Winnersh
READING
RG41 5HF
Tel: 0118 9777 604
Fax: 0118 9777 601

Dear Mrs Polnik

N560 - Pyke Close, Wokingham

We confirm that Home Group Limited will provide the sum of £35,000 (Thirty-five thousand pounds) to Wokingham District Council in relation to the play area relocation.

Yours sincerely

ROSS HERIOT
Project Manager

PLANNING SERVICES	RPT
POL	TLS
DC	FILE
APP	
CS	
21 MAR 2001	
COPIES TO:	ACK:
	FILE:

Tel. 0118 974 6450 (Direct Line)
E-mail: Basia.Polnik@wokingham.gov.uk
Date. 19 February, 2002
My ref. BC/DC/2001/3203

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

Warden Housing Association Ltd.
c/o Barrie Seaman Associates
17A Eastgate Square
Chichester
West Sussex
PO19 1JL

Dear Sirs

PLANNING PERMISSION 2001/3203
SITE: PYKE CLOSE, WOKINGHAM

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 2001/3203 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 your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

MRS B POLNIK
Senior Planning Officer

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	3203 / BP
BUILDING CONTROL NUMBER	FP 2001/2520 Central
APPLICANT/~~AGENT~~	Mansell Construction Services Ltd.
ADDRESS OF SITE	Kadodi Pyke Close WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	2 new semi-detached dwellings

DRAWING NUMBERS	BC	DC
BLOCK PLAN	011/102 Rev 1	A334/3F
ELEVATIONS	011/201 Rev 1	A334/1E
FLOOR PLANS	011/200 Rev 1	— —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	16/11/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ? BC	rear window shown as 2 pane not 3 on elevations - side elevation not shown hi-level windows	
DATE	14/11/02	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date July 22, 2002
My ref. BP/F/2001/3203
Your ref. TB/dp671

Mr T Bega
National Projects Technical Services
Mansell Construction Services Limited
Roman House
Salisbury Road
Totton
Southampton SO40 3XF

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

Dear Mr Bega

RE: PROPOSED ERECTION OF PAIR OF SEMI-DETACHED BUNGALOWS ON LAND ADJACENT TO PYKE CLOSE, WOKINGHAM

I refer to your letter dated 23 May 2002 and confirm that the revised landscaping scheme as shown on plan 011/102 (R3) is acceptable.

I hope this is of assistance.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

Date: 21 June 2002

To: Case Officer

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

Application Number: F/2001/3203

Location: Land Adjacent To , Pyke Close, Wokingham.

Proposal: Proposed erection of two semi-detached dwellings.

Applicant: Warden Housing Association Ltd C/O Barrie Seaman Associates.

Case Officer: Mrs B Polnik

The new plans show the following: Revised landscaping plan. Drawing no: 011/102 (R3).

Comments are required by 01/07/2002.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

(RING ONE)

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

App No. F/2001/3203 (Planaps) / (Ludhouse) Date Rec. 24.5.02

Location: LAND ADJ. TO PYKE CLOSE

Parish WOKINGHAM

Applicant: WARDEN HOUSING ASSOCIATION

Description of attached plans Revised landscaping plan

Drawing No's: 011/102 (R3)

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:

		Drawing No's	
1.	NK (Landscape & Trees)	CB.	✓
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 BP

Consultations Sent by Admin. on 21.06.PS.

Yellow - Part One Copy
Green - Officer's Copy

1970

(RING ONE)

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

App No. F/2001/3203 (Planaps) / (Ludhouse) Date Rec. 24.5.02

Location: LAND ADJ. TO PYKE CLOSE

Parish WOKINGHAM

Applicant: WREKIN HOUSING ASSOCIATION

Description of attached plans Revised landscaping plan

Drawing No's: 011/102 (R3)

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: _____

_____

_____

_____

Drawing No's

1.	NK (Landscape & Trees)	CB.	✓
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 BP

Consultations Sent by Admin. on 21.06.PS

Yellow - Part One Copy
Green - Officer's Copy

PLANS TO MEET CONDITIONS

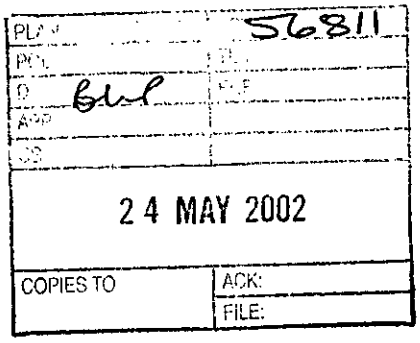
MANSELL

3203

Direct Line: 02380 580508
Direct Fax: 02380 580440

TB/dp671

23 May 2002



Mrs B Polnik
Senior Planning Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Mrs Polnik

Proposed Erection of Pair of Semi-Detached Bungalows on Land Adjacent to Pyke Close, Wokingham

Following your letter dated 19 April 2002 concerning our previous soft landscaping proposals for the above development, herewith please find attached 4 No copies of our drawing No 011/102(R3) now suitably revised in accordance with your comments. We now await your final approval concerning these matters.

Yours sincerely

Tom Bega
National Projects Technical Services

Enc

TO: **DEVELOPMENT CONTROL**
Mrs B Polnik

FROM: Environmental Design

DATE: 3 July 2002

Location:	Land at Pyke Close, Wokingham.
Proposal:	Erection of two semi-detached bungalows.
Application Number:	F/2001/3203

In response to your consultation dated 21 June 2002 for the above application, the landscape comments are as follows:

The landscape scheme as shown on drawing no. 001/102 Rev 3 is now acceptable and the condition can be discharged.

Catherine Brimble

Catherine Brimble
Landscape Architect

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date April 19, 2002
My ref. BP/F/2001/3203
Your ref. RR/dp418

Mr R Rouse
Mansell Construction Services Limited
Roman House
Salisbury Road
Totton
Southampton
SO40 3XF

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

Dear Mr Rouse

RE: PROPOSED ERECTION OF PAIR OF SEMI-DETACHED BUNGALOWS ON LAND ADJACENT TO PYKE CLOSE, WOKINGHAM

I refer to your letter dated 21 February 2002 regarding a revised landscape scheme.

Whilst additional planting has now been shown around the parking area, there is, however, a discrepancy between the plan and the schedule for both this area and the area indicated as number 2 (Buxus). The schedule states the species in these areas will be planted in a single line, which is not how these areas are shown on the drawing. I have no objection to a single line of plants, i.e. a hedgerow, in area 1, but the plan will need to show this.

A single line of planting would not be acceptable in area 2, as this would leave a small area of grass, which would be difficult to maintain in the future. It would therefore be preferable to plant up this area as shown on the drawing but with a variety of plants.

I would therefore be grateful if you could clarify these points and amend the plan and schedule accordingly.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

TO: **DEVELOPMENT CONTROL**
Mrs B Polnik

FROM: Environmental Design

DATE: 15 April 2002

Location:	Land at Pyke Close, Wokingham.
Proposal:	Erection of two semi-detached bungalows.
Application Number:	F/2001/3203

In response to your consultation dated 27 March 2002 for the above application, the landscape comments are as follows:

Additional planting has now been shown around the parking area. There is, however a discrepancy between the plan and the schedule for both this area and the area indicated as number 2 (Buxus). The schedule states the species in these areas will be planted in a single line, which is not how these areas are shown on the drawing. I have no objection to a single line of plants, i.e. a hedgerow, in area 1, but the plan will need to show this.

A single line of planting would not be acceptable in area 2, as this would leave a small area of grass, which would be difficult to maintain in the future. It would therefore be preferable to plant up this area as shown on the drawing but with a variety of plants. The applicant will need to clarify these points and amend the plan and schedule.

Catherine Brimble

Catherine Brimble
Landscape Architect

MANSELL

Direct Line: 02380 580509
Direct Fax: 02380 580440

RR/dp418

21 February 2002

PLANNING SERVICES | RPT 53508
PCL | TLS
DC BP | DCP
APP
CS
25 FEB 2002
COPIES TO | ACK:
FILE:

PLANS TO MEET CONDITIONS
MINOR AMENDMENTS

Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WW

For the attention of Mrs Polnik

3203

Dear Mrs Polnik

2 No Bungalows on Formal Play Area off Pyke Close, Wokingham

Thank you for your letter dated 6 February 2002 concerning approval of outstanding Planning Conditions 8, 13 and 14.

With regards your comments raised related to landscaping (Condition No 11) we have sought advice from our Client, in particular over maintenance issues, and have now updated our plans accordingly.

Therefore, please find enclosed for your consideration and final approval 4 No copies of our revised drawing 011/102/2.

Whilst writing we would bring three further practical matters on behalf of our Client to your attention and approval as a minor amendment to the previously approved application.

A) Deletion of single paths in favour of a single communal access to dwelling front entrance doors off existing public footpath.

B) Deletion of private footpath adjacent Plot 13 car park hardstanding in lieu of additional shrub plantings.

Cont/...

C) An alternative proposal for the currently approved kissing gates located within the public footpath zone at the far east and west boundary extremity of our site. Please note we have enclosed 4 No copies of our drawing 011/105/2 incorporating these proposals.

Finally, we now await your most positive response.

Yours sincerely

Ron Rouse
National Projects Technical Services Director

Enc

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date February 6, 2002
My ref. BP/F/2001/3203
Your ref. RR/cg/1

Mr R Rouse
Mansell Construction Services Ltd.
Roman House
Salisbury Road
Totton
Southampton
SO40 3XF

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

Dear Mr Rouse

RE: PROPOSED ERECTION OF 2 BUNGALOWS OFF PYKE CLOSE, WOKINGHAM

Further to your letter dated 13th December 2001 regarding details pursuant to conditions on planning permission F/2001/3203, I confirm that the following are acceptable:

Conditions 8 and 11: Tree protection as shown on drawing no. 011/104 is adequate.

Condition 11: Landscaping: With regard to the landscape scheme detailed on drawing no. 011/102, it is not particularly comprehensive as there is a limited choice of species provided for the scheme. There is some planting around the proposed parking area, however it is not clear whether the land behind this is grass. Perhaps additional planting should be considered in this area.

A full species name on the type of cotoneaster to be planted will need to be provided. The plant sizes at time of planting for both the berberis and buxus are too vague and need to be more specific, i.e. 600-800mm for berberis and 400-600mm for buxus, to ensure that the plants are not too small when planted. A revised landscape scheme will need to be submitted.

Condition 13: Details of lighting as shown on layout drawing 001/102/1 and drawing 011/A-02/ and -/205/ highlighted are acceptable.

Condition 14: Details of boundary treatment as shown on drawing no. 011/105/1 read in conjunction with 001/102/1 are acceptable.

I hope this is of assistance.

Yours sincerely

MLT

M L THORP
Principal Development Control Officer

MANSELL

PLANNING	5100.8
POL	
DC BP	ENF
APP	
CS	
17 DEC 2001	
COPIES TO:	ACT
	FILE:

Direct Line: 023 8058 0509
Direct Fax: 023 8058 0401

RR/cg/1

13th December 2001

Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WW

PLANS TO MEET CONDITIONS

3203

For the attention of Mrs Polnik

Dear Mrs Polnik

Re: 2 No. Bungalows on Formal Play Area off Pyke Close Wokingham

We are in receipt of Planning Approval Notice F/2001/3203 dated 9th March 2001 for the above-mentioned development which has 14 No. outstanding conditions.

Having now considered these conditions we would respond as follows:

Condition No.'s 1, 5 and 12	-	Noted
Condition No.2	-	Our client Warden Housing Association is fully aware and will conform with this condition.
Condition No.'s 3, 4, 6 and 7	-	Our Site Control Team have been made fully aware of these conditions.
Condition No.'s 8, 9 and 10	-	We have enclosed 4 No. copies of our Drg 011/102/1 (in colour) to indicate our proposals for hard and soft landscaped area inclusive of shrub planting species, etc. With regards future maintenance of landscaped area, we would advise Mansell will be responsible for the replacement of any existing or diseased shrubs, bushes, etc. for 1 year after the occupation of the last dwelling handed over. The following four years beyond will then be the responsibility of our client Warden H. A.
Condition No.11	-	We have enclosed 4 No. copies of our Exg Trees Protection Drg 001/104/1.
Condition No.13	-	We have enclosed 1 No. further copy of our site layout Drg 001/102/1 together with 4 No. copies of drgs 011/A –02/ and -/205/. All 'hi-lited' in red to indicate our proposals for site development lighting.

Cont./d

Condition No.14 - We have enclosed 4 No. copies of our proposed boundary wall and fencing Drg 011/105/1 to be read in conjunction with 001/102/1

We would now seek at your formal clearance or comments, if any, to the foregoing proposals concerning outstanding condition No.'s 8, 9, 10, 11, 13 and 14.

With regards other matters whilst writing, we would ask you to consider as a minor amendment to the previous approve application the deletion of the binstore adjacent front entrance door. To assist you with your decision we have enclosed 4 No. copies of our Drg 011/201/2.

Finally your earliest possible attention to either or all of the aforementioned details would be greatly appreciated.

Yours faithfully

Ron Rouse
National Projects Technical Services Director

Encl.

cc. Steve Horsley) With copy 001/201/2, 001/104/1
M. Black)
Ross Heriot)

Date: 03 January 2002

To: Highways

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

Application Number: F/2001/3203

Location: Land Adjacent To Pyke Close, Wokingham.

Proposal: Proposed erection of two semi-detached dwellings.

Applicant: Warden Housing Association Ltd C/O Barrie Seaman Associates.

Case Officer: Mrs B Polnik

The new plans show the following: Landscaping details of tree protection pursuant to conditions 08 & 11, boundary treatment pursuant to condition 14 and lighting pursuant to condition 13. Drawing nos 011/102/1, 011/A-02/1, 011/205/1, 011/105/1, 011/104/1.

Comments are required by 13/01/2002.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

No adverse comments.

AC 7/1/02

TO: **DEVELOPMENT CONTROL**
Mrs B Polnik

FROM: Environmental Design

DATE: 14 January 2002

Location:	Land at Pyke Close, Wokingham.
Proposal:	Erection of two semi-detached bungalows.
Application Number:	F/2001/3203

In response to your consultation dated 3 January 2002 for the above application, the landscape comments are as follows:

The tree protection measures as shown on drawing no. 011/104 are adequate and the condition can be discharged.

The landscape scheme detailed on drawing no. 011/102 is not particularly comprehensive, as there is a limited choice of species provided for the scheme. There is some planting around the proposed parking area, however it is not clear whether the land behind this is grass. Perhaps additional planting should be considered in this area.

The applicant will need to provide a full species name on the type of cotoneaster to be planted. The plant sizes at time of planting for both the berberis and buxus are too vague and needs to be more specific. I.e. 600 – 800 mm for berberis and 400 – 600 mm for buxus, to ensure that the plants are not too small when planted. A revised landscape scheme will need to be submitted by the applicant.

Catherine Brimble

Catherine Brimble
Landscape Architect

MANSELL

PLANNING	5100.8
POL	
DC	ENF
APP	
CS	
17 DEC 2001	
COPIES TO:	ACT
	FILE:

Direct Line: 023 8058 0509
Direct Fax: 023 8058 0401

RR/cg/1

13th December 2001

Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WW

PLANS TO MEET CONDITIONS

3203

For the attention of Mrs Polnik

Dear Mrs Polnik

Re: 2 No. Bungalows on Formal Play Area off Pyke Close Wokingham

We are in receipt of Planning Approval Notice F/2001/3203 dated 9th March 2001 for the above-mentioned development which has 14 No. outstanding conditions.

Having now considered these conditions we would respond as follows:

Condition No.'s 1, 5 and 12	-	Noted
Condition No.2	-	Our client Warden Housing Association is fully aware and will conform with this condition.
Condition No.'s 3, 4, 6 and 7	-	Our Site Control Team have been made fully aware of these conditions.
Condition No.'s 8, 9 and 10	-	We have enclosed 4 No. copies of our Drg 011/102/1 (in colour) to indicate our proposals for hard and soft landscaped area inclusive of shrub planting species, etc. With regards future maintenance of landscaped area, we would advise Mansell will be responsible for the replacement of any existing or diseased shrubs, bushes, etc. for 1 year after the occupation of the last dwelling handed over. The following four years beyond will then be the responsibility of our client Warden H. A.
Condition No.11	-	We have enclosed 4 No. copies of our Exg Trees Protection Drg 001/104/1.
Condition No.13	-	We have enclosed 1 No. further copy of our site layout Drg 001/102/1 together with 4 No. copies of drgs 011/A –02/ and -/205/. All 'hi-lited' in red to indicate our proposals for site development lighting.

Cont./d

Condition No.14 - We have enclosed 4 No. copies of our proposed boundary wall and fencing Drg 011/105/1 to be read in conjunction with 001/102/1

We would now seek at your formal clearance or comments, if any, to the foregoing proposals concerning outstanding condition No.'s 8, 9, 10, 11, 13 and 14.

With regards other matters whilst writing, we would ask you to consider as a minor amendment to the previous approve application the deletion of the binstore adjacent front entrance door. To assist you with your decision we have enclosed 4 No. copies of our Drg 011/201/2.

Finally your earliest possible attention to either or all of the aforementioned details would be greatly appreciated.

Yours faithfully

Ron Rouse
National Projects Technical Services Director

Encl.

cc. Steve Horsley) With copy 001/201/2, 001/104/1
M. Black)
Ross Heriot)

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date January 2, 2002
My ref. MLT/BP/F/2001/3203
Your ref. RR/cg/1

Mr R Rouse
Mansell Construction Services Ltd.
Roman House
Salisbury Road
Totton
Southampton
SO40 3XF

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

Dear Mr Rouse

RE: PROPOSED ERECTION OF SEMI-DETACHED BUNGALOWS ON LAND ADJOINING PYKE CLOSE, WOKINGHAM

Further to your letter dated 13th December 2001, I confirm that the deletion of the bin enclosure as shown on Plan No. 011/201/2 has been treated as a minor amendment.

I hope this is of assistance.

Yours sincerely

M L THORP
Principal Development Control Officer

MANSELL

PLANNING SERVICES 5100.2
POL BP
DC ENF
APP
CS
17 DEC 2001
COPIES TO: ACT
FILE:

Direct Line: 023 8058 0509
Direct Fax: 023 8058 0401

RR/cg/1

13th December 2001

Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WW

For the attention of Mrs Polnik

Dear Mrs Polnik

Re: 2 No. Bungalows on Formal Play Area off Pyke Close Wokingham

We are in receipt of Planning Approval Notice F/2001/3203 dated 9th March 2001 for the above-mentioned development which has 14 No. outstanding conditions.

Having now considered these conditions we would respond as follows:

Condition No.'s 1, 5 and 12	-	Noted
Condition No.2	-	Our client Warden Housing Association is fully aware and will conform with this condition.
Condition No.'s 3, 4, 6 and 7	-	Our Site Control Team have been made fully aware of these conditions.
Condition No.'s 8, 9 and 10	-	We have enclosed 4 No. copies of our Drg 011/102/1 (in colour) to indicate our proposals for hard and soft landscaped area inclusive of shrub planting species, etc. With regards future maintenance of landscaped area, we would advise Mansell will be responsible for the replacement of any existing or diseased shrubs, bushes, etc. for 1 year after the occupation of the last dwelling handed over. The following four years beyond will then be the responsibility of our client Warden H. A.
Condition No.11	-	We have enclosed 4 No. copies of our Exg Trees Protection Drg 001/104/1.
Condition No.13	-	We have enclosed 1 No. further copy of our site layout Drg 001/102/1 together with 4 No. copies of drgs 011/A –02/ and -/205/. All 'hi-lited' in red to indicate our proposals for site development lighting.

Cont./d

Condition No.14 - We have enclosed 4 No. copies of our proposed boundary wall and fencing Drg 011/105/1 to be read in conjunction with 001/102/1

We would now seek at your formal clearance or comments, if any, to the foregoing proposals concerning outstanding condition No.'s 8, 9, 10, 11, 13 and 14.

With regards other matters whilst writing, we would ask you to consider as a minor amendment to the previous approve application the deletion of the binstore adjacent front entrance door. To assist you with your decision we have enclosed 4 No. copies of our Drg 011/201/2.

Finally your earliest possible attention to either or all of the aforementioned details would be greatly appreciated.

Yours faithfully

Ron Rouse
National Projects Technical Services Director

Encl.

cc. Steve Horsley) With copy 001/201/2, 001/104/1
M. Black)
Ross Heriot)

Date: 03 January 2002

To: Case Officer

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

Application Number: F/2001/3203

Location: Land Adjacent To Pyke Close, Wokingham.

Proposal: Proposed erection of two semi-detached dwellings.

Applicant: Warden Housing Association Ltd C/O Barrie Seaman Associates.

Case Officer: Mrs B Polnik

The new plans show the following: Landscaping details of tree protection pursuant to conditions 08 & 11, boundary treatment pursuant to condition 14 and lighting pursuant to condition 13. Drawing nos 011/102/1, 011/A-02/1, 011/205/1, 011/105/1, 011/104/1.

Comments are required by 13/01/2002.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

(RING ONE)

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

App No. F/2001/3203 (Planaps) / (Ludhouse) Date Rec. 17.12.01

Location: LAND ADJ. TO PYKE CLOSE

Parish WOKINGHAM

Applicant: WARBOY HOUSING ASSOCIATION

Description of attached plans Landscaping and details of tree protection pursuant to conditions 8 + 11 and, boundary treatment pursuant to condition 14 and Lighting pursuant to condition 13.

Drawing No's: Drg. 011/102/1, 011/A-02/1 and -/205/1, 011/105/1, 011/104/1

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

		Drawing No's	
1.	NK (Landscape & Trees)	NE/CB	✓
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

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER BP.

Consultations Sent by Admin. on 03.01.PS.

Yellow - Part One Copy
Green - Officer's Copy

MANSELL

PLANNING	5100.8
POL	
DC BP	ENF
APP	
CS	
17 DEC 2001	
COPIES TO:	ACK
	FILE:

Direct Line: 023 8058 0509
Direct Fax: 023 8058 0401

RR/cg/1

13th December 2001

Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WW

PLANS TO MEET CONDITIONS

3203

For the attention of Mrs Polnik

Dear Mrs Polnik

Re: 2 No. Bungalows on Formal Play Area off Pyke Close Wokingham

We are in receipt of Planning Approval Notice F/2001/3203 dated 9th March 2001 for the above-mentioned development which has 14 No. outstanding conditions.

Having now considered these conditions we would respond as follows:

Condition No.'s 1, 5 and 12	-	Noted
Condition No.2	-	Our client Warden Housing Association is fully aware and will conform with this condition.
Condition No.'s 3, 4, 6 and 7	-	Our Site Control Team have been made fully aware of these conditions.
Condition No.'s 8, 9 and 10	-	We have enclosed 4 No. copies of our Drg 011/102/1 (in colour) to indicate our proposals for hard and soft landscaped area inclusive of shrub planting species, etc. With regards future maintenance of landscaped area, we would advise Mansell will be responsible for the replacement of any existing or diseased shrubs, bushes, etc. for 1 year after the occupation of the last dwelling handed over. The following four years beyond will then be the responsibility of our client Warden H. A.
Condition No.11	-	We have enclosed 4 No. copies of our Exg Trees Protection Drg 001/104/1.
Condition No.13	-	We have enclosed 1 No. further copy of our site layout Drg 001/102/1 together with 4 No. copies of drgs 011/A –02/ and -/205/. All 'hi-lited' in red to indicate our proposals for site development lighting.

Cont./d

Condition No.14 - We have enclosed 4 No. copies of our proposed boundary wall and fencing Drg 011/105/1 to be read in conjunction with 001/102/1

We would now seek at your formal clearance or comments, if any, to the foregoing proposals concerning outstanding condition No.'s 8, 9, 10, 11, 13 and 14.

With regards other matters whilst writing, we would ask you to consider as a minor amendment to the previous approve application the deletion of the binstore adjacent front entrance door. To assist you with your decision we have enclosed 4 No. copies of our Drg 011/201/2.

Finally your earliest possible attention to either or all of the aforementioned details would be greatly appreciated.

Yours faithfully

Ron Rouse
National Projects Technical Services Director

Encl.

cc. Steve Horsley) With copy 001/201/2, 001/104/1
M. Black)
Ross Heriot)

Date: 02 March 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3203

Location: Land Adjacent To Pyke Close, Wokingham.

Proposal: Proposed erection of two semi-detached dwellings.

Applicant: Warden Housing Association Ltd C/O Barrie Seaman Associates.

Case Officer: Mrs B Polnik

The new plans show the following: Revisions to layout and design and relocation of kissing gate. Drawing no A334/1E, 3f and 4b.

Comments are required by 16/03/2001.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

(RING ONE)

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

App No. F/2001/3203 (Planaps) / (Ludhouse) Date Rec. 16.2.01

Location: LAND OFF PYKE CLOSE

Parish WOKINGHAM

Applicant: WAKEN HOUSING ASSOCIATION LTD.

Description of attached plans Revisions to layout and design and relocation of kissing gate

Drawing No's: A 334/1E, 3f and 4b.

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: Thames Valley Police
PROW

		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: as previously* (14 days only) and anyone who has written in on current app. plus 125 Norreys Ave and 14, 15 + 16 Mylne Square

Date for Responses 14 days

FURTHER ACTION

* refer to attached plan

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

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER BP.

Consultations Sent by Admin. on 02.03.PS

Yellow - Part One Copy
Green - Officer's Copy

Planning Supervisors
Barrie Seaman Associates
Chartered Architects

Barrie Seaman RIBA Dip TP
David Seaman RIBA Dip (Arch)
Stuart Perkins ARIBA Dip (Arch)

17a Eastgate Square, Chichester,
West Sussex, PO19 1JL

Telephone (01243) 779497
Facsimile (01243) 539497
E-mail: office@b-seaman-assoc.demon.co.uk
www.b-seaman-assoc.demon.co.uk

PLANNING SERVICES | HPT 40005
POL | TLS
DC 60.2612 | ERF
APP |
CS |
16 FEB 2001
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FILE:

Our ref: A334/DLS/je

14 February, 2001

Wokingham District Council
Planning Department
Council Offices
Shute End
Wokingham RG40 1WR

REVISED PLAN

3203

For the attention of Mrs Hurst

Dear Sir

Re: 2 No. Bungalows @ Land off Pyke Close, Wokingham
Ref: Planning Application No. F/2000/2235 3203

BP.

Further to recent faxes, we enclose 6 copies of our revised drawings nos. A334/1e, 3f & 4b. We would you pleased if you could substitute these for the ones already in your possession.

Should you have any further queries regarding this application please do not hesitate to contact us.

Yours faithfully

David Seaman.

David Seaman
for **Barrie Seaman Associates**

enc.'s

cc: Mr R Heriot - WHA Reading + Drawings
Mr S Hutton - Ridge + Drawings

\\Roger\Office\Word\BSA\A334\Substitute Drawings-14 Feb.doc

Date: 02 March 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2001/3203

Location: Land Adjacent To Pyke Close, Wokingham.

Proposal: Proposed erection of two semi-detached dwellings.

Applicant: Warden Housing Association Ltd C/O Barrie Seaman Associates.

Case Officer: Mrs B Polnik

The new plans show the following: Revisions to layout and design and relocation of kissing gate. Drawing no A334/1E, 3f and 4b.

Comments are required by 16/03/2001.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

Comment as previous dated 31/01/01

12/03/01

Planning Supervisors
Barrie Seaman Associates
Chartered Architects

Barrie Seaman RIBA Dip TP
David Seaman RIBA Dip (Arch)
Stuart Perkins ARIBA Dip (Arch)

17a Eastgate Square, Chichester,
West Sussex, PO19 1JL

Telephone (01243) 779497
Facsimile (01243) 539497
E-mail: office@b-seaman-assoc.demon.co.uk
www.b-seaman-assoc.demon.co.uk

PLANNING SERVICES	HPT 4 0005
POL	TLS
DC 6P.2672	ENF
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16 FEB 2001	
COPIES TO:	ACK:
	FILE:

Our ref: A334/DLS/je

14 February, 2001

Wokingham District Council
Planning Department
Council Offices
Shute End
Wokingham RG40 1WR

REVISED PLAN

3203

For the attention of Mrs Hurst

Dear Sir

Re: 2 No. Bungalows @ Land off Pyke Close, Wokingham
Ref: Planning Application No. F/2000/2235 3203

BP.

Further to recent faxes, we enclose 6 copies of our revised drawings nos. A334/1e, 3f & 4b. We would you pleased if you could substitute these for the ones already in your possession.

Should you have any further queries regarding this application please do not hesitate to contact us.

Yours faithfully

David Seaman.

David Seaman
for **Barrie Seaman Associates**

enc.'s

cc: Mr R Heriot - WHA Reading + Drawings
Mr S Hutton - Ridge + Drawings

\\Roger\Office\Word\BSA\A334\Substitute Drawings-14 Feb.doc

Applicationo	Name & Address
F/2001/3203	Mr R N Valentine 31 Elizabeth Road Wokingham Berks RG40 1UA
F/2001/3203	M McClarke 35 Elizabeth Road Wokingham Berkshire RG40 1VA
Application Approved	Letters sent 22/11/01

THIS WAS SUBJ TO A LEGAL AGREEMENT THAT HAS NOW BEEN SIGNED. LEGAL HAVE ISSUED THE ORIGINAL TO APPLICANTS - ~~FILE SHOULD BE IN SYSTEM~~.

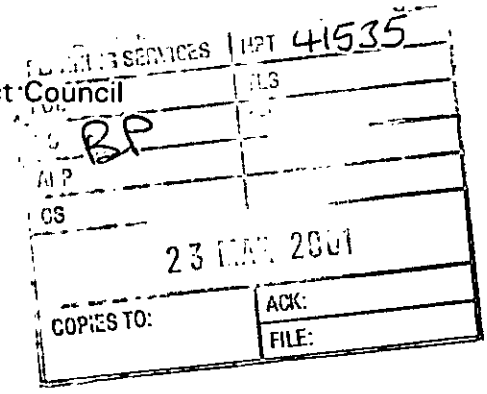
Direct Dial: 0118 9777 611

Our Ref: RH/JM/5007
Your Ref:
21 March 2001

Warden
HOUSING ASSOCIATION LIMITED

Maxwell Hart Building
612 Reading Road
Winnersh
READING
RG41 5HF
Tel: 0118 9777 604
Fax: 0118 9777 601

Mrs Polnik
Planning Officer
Wokingham District Council
PO Box 154
Shute End
WOKINGHAM
RG11 1UN



Dear Mrs Polnik

N560 - Pyke Close, Wokingham

We confirm that Home Group Limited will provide the sum of £35,000 (Thirty-five thousand pounds) to Wokingham District Council in relation to the play area relocation.

Yours sincerely

ROSS HERIOT
Project Manager

DEVELOPMENT CONTROL COMMITTEE 21.3.2001

MEMBERS UPDATE

269-267 BARKHAM ROAD, WOKINGHAM
Application No. F/2001/2907 & 2908- Pages 2776-2800

Error in report: Paragraph C of the appraisal "269 Barkham Road" should read "267 Barkham Road".

Letters of representation: 5 further letters of representation have been received and the objections can be summarised as follows:

- Development out of character with area and proposal would result in an over development of the site
- density of development considered too high
- increase in traffic and congestion particularly at peak times
- increase in traffic noise
- problems of traffic and parking of vehicles during construction of development
- impact on highway safety
- brick left unspecified
- loss of privacy and increased overlooking
- inadequate on-site parking
- impact on infrastructure
- building line forward of adjoining properties

Officer comment: Conditions are proposed in relation to the approval of external materials which would include bricks (condition 2) and submission of details relating to parking of vehicles during construction (condition 16). On-site parking would be provided in accordance with adopted standards. All the other issues have already been raised and are dealt with in the main body of the report.

LAND ADJOINING PYKE CLOSE, WOKINGHAM
Application No. F/2001/3203 - Pages 2871-2880

Letter of representation: One additional letter of representation has been received objecting to the proposed kissing gates on the grounds that they would prohibit access for bicycles and prams and therefore preventing access to the rear of properties in Elizabeth Road.

Officer comment: The purpose of the kissing gates is to deter motorcyclists using the public footpath and cyclists speeding from one end to the other without due consideration for other pedestrians. It would not prohibit use by cyclists and people with pushchairs. The Public Right of Way Officer has no objection and it is considered that the these gates would improve pedestrian safety.

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 21 MARCH 2001 FROM 7.00 PM TO 10.40 PM

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

Also present under Standing Order 39:- Mr AJ Ross and Mr GM Storry,

PART I

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

272. MINUTES

Subject to the following amendments, the Minutes of the meeting of the Committee held on 28 February 2001 were confirmed as a correct record and signed by the Chairman;

Minute 256

Amend resolution as follows;

That Application No: 2000/2079 be refused on the grounds of its impact on neighbouring properties, its height and massing and the fact that it would create a hard edge to the rural area.

Minute 266

Addition of;

Mr. GA Cockroft, a local Member attended the meeting and spoke against the application.

273. APOLOGIES

An Apology for absence was submitted from Mr. BJS Patman,

274. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

285. APPLICATION NO: 2001/3203, PROPOSED ERECTION OF TWO SEMI-DETACHED DWELLINGS, LAND

ADJACENT TO PYKE CLOSE, FOR WARDEN HOUSING ASSOCIATION

The Committee considered a report about this application set out on Agenda pages 2871 to 2880.

In explaining the report, the Head of Planning and Transportation informed Members that since the despatch of the Agenda, one additional letter of objection had been received and also the comments of the Public Right of Way officer raising no objection to the proposal.

RESOLVED: 1) That an Agreement be entered into under Section 106 of the Town & Country Planning Act 1990 to secure a financial contribution of £35,000 for the relocation of the play area at land adjacent to Pyke Close Wokingham to Elizabeth Park Wokingham;

2) That subject to the registration and execution of the Agreement referred to in 1) above, Application No: 2001/3203 be approved subject to the conditions set out on Agenda pages 2873 to 2876.

Application No. F/2001/3203 **Received 19.01.01** **Wokingham**

Applicant: **Warden Housing Association Ltd.**
Location : **Land adjacent to Pyke Close**
Proposal : **Proposed erection of two semi-detached dwellings**

1. **Introduction** – This 0.896 ha. site is an enclosed area previously used as a children's play area. The play area is now closed. It is located south east of Pyke Close, a new development of 12 bungalows, approved under 97/65656/F in 1997, and adjacent to a public footpath which links Norreys Avenue and Elizabeth Road. The land is owned by Wokingham District Council and contains a number of trees around the perimeter of the site. The previous proposal for 2 bungalows with a different layout, F/2000/2235, was withdrawn last year.

2. **Proposal** – Is for the construction of 2 x 2-bedroomed semi-detached bungalows which are similar in design to those in Pyke Close. Vehicular access would be from Pyke Close with 2 parking spaces per unit being provided at the end of Pyke Close which is a cul-de-sac. 2 kissing gates are also proposed either side of the development. The location of these and layout of the dwellings have been revised by plans received on 16.2.2001. A tree survey has been submitted with the application.

3. **Consultations** -
   - ***Highway Authority :*** No objection subject to a condition relating to the provision and retention of parking and turning area.
   - ***Arboriculturalist :*** The proposed bungalows could with care be constructed without damaging the trees shown to be retained. However, there is some concern about whether reasonable living conditions can be achieved for future residents.
   - ***Recreation :*** A sum of £35,000 is requested to relocate and upgrade the existing equipped play area.
   - ***Environmental Health :*** No environmental health objection subject to condition regarding hours of construction.
   - ***Thames Valley Police :*** In comparison to the previously withdrawn application, the revised proposal alleviates previous concerns about safety of the future occupants of these bungalows. However, details of boundary treatment, lighting and planting would have a significant effect on their perception of safety and ability to maintain effective natural surveillance over the frontage and car parking area. The developer is therefore required to fully liaise with the Crime Prevention Design Adviser in respect of these issues.
   - ***Town Council :*** *"Still have the same concerns as with the previous application:*

     - There is no means of vehicle access to the proposed dwellings.

     This means that the emergency services, refuse disposal and delivery vehicles cannot get close to the dwellings which appear to be designed for occupation by the elderly and/or disabled, when easy access is important."

- ***Letter of representation :*** 1 letter received with the following comments:
  - suggest relocation of kissing gates to prevent nuisance.
  - locked gate would be inconvenient and possibly dangerous in the event of an emergency.
  - pedestrian access should be available through Pyke Close.
  - question of right of way across to Elizabeth Park.
  - defensive planting could cause injury.

4. **Appraisal** – Main issues

   A. Principle of development: Policies STV1 and SH1 of the South East Area Local Plan and WOS2, WOS3 and WH1 of the Wokingham District Local Plan.

   B. Loss of public open space: Policies R4 of the Berkshire Structure Plan; SR4 of the South East Area Local Plan and WR2 of the Wokingham District Local Plan.

   C. Impact on trees and visual amenity of area: Policies SBE1/2 of the South East Area Local Plan and WBE1 and WBE11 of the Wokingham District Local Plan.

   D. Impact on amenities of neighbouring occupiers: Policies SBE1/2 of the South East Area Local Plan and WBE1 of the Wokingham District Local Plan.

   E. Highway Issues: Policy WOS3 of the Wokingham District Local Plan.

   F. Concerns of residents and Town Council.

A. Principle of development

The site is located within the settlement boundary of Wokingham in an established residential area where there is a general presumption in favour of development subject to no adverse impact on visual amenity including trees, neighbouring occupiers and other development plan policies. Policies SH1 of the South East Area Local Plan and WH1 of the Wokingham District Local Plan allow for residential development for unidentified sites subject to various criteria.

B. Loss of public open space

The proposal would result in the loss of a small area of public open space / equipped play area which is resisted by policies R4 of the Berkshire Structure Plan; SR4 of the South East Area Local Plan and WR2 of the Wokingham District Local Plan, unless alternative provision is made.

Since the development of Pyke Close the play area which forms the application site has become isolated and residents have been experiencing unsociable use of the site. A consultation exercise has been carried out with residents of the area and as a result an overwhelming majority are in favour of the play area being relocated. The applicant has agreed to a contribution of £35,000 to install a new play area within Elizabeth Recreation Ground. As the play area would be upgraded and relocated within the immediate area it is

considered that the proposal is not contrary to policies R4 of the Berkshire Structure Plan; SR4 of the South East Area Local Plan and WR2 of the Wokingham District Local Plan as alternative provision is being made as well as being enhanced.

C. Impact on trees and visual amenity of area
In terms of design the bungalows are similar to the existing bungalows in Pyke Close.

There are a number of mature trees around the perimeter of the site; some located within the site and others in the rear gardens of surrounding houses. The Arboricultural Officer considers that the bungalows can be constructed without damage to trees shown to be retained.

D. Impact on amenities of neighbouring occupiers
The proposed development would be for 2 bungalows. Due to the design and location of the development the amenities of neighbouring occupiers would not be adversely affected, if not improved, by the removal of the isolated play area which gives rise to unsociable use of the site.

E. Highway Issues
There are no highway objections to the proposal, as adequate parking would be provided and vehicular access would be via Pyke Close.

F. Concerns of residents and Parish Council
The concerns of residents and Parish Council have been noted. The locked gate shown on the layout plan as originally submitted has now been deleted enabling pedestrian access through Pyke Close, and the kissing gates have been relocated to either end of the public footpath as requested. Details of planting will be dealt with by condition. An informative is proposed requesting the applicant to liaise with Thames Valley Police with regard to boundary treatment, planting and lighting. A condition is also proposed requesting further information relating to these issues. With regard to vehicular access to the properties, whilst this is not directly to the front of the properties, the distance from the front door to the parking spaces is a maximum of 12m which is considered acceptable.

5. **Conclusion** – Whilst the proposal would result in the loss of a small area of public open space/play area, alternative provision has been made for its relocation to Elizabeth Park and enhancement. It would remove an isolated play area which has caused problems to residents and the dwellings can be constructed without adverse impact on existing trees which contribute to the mature character of the area.

6. **Recommendation** – GRANT planning permission subject to an S106 agreement to secure £35,000 for the relocation of the play area to Elizabeth Park 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that

Order) no development within the curtilage of any dwellinghouses hereby permitted shall be carried out without planning permission.

3. Construction work of any sort shall only take place within the area covered by the application between the hours of 7.00am and 7.00pm Mondays to Fridays and 7.00am to 1.30pm Saturdays and no construction work shall take place on Sundays and Bank Holidays.

4. Provision shall be made for services including cable TV pre-ducting to be placed underground. No overhead wire or cables or other form of overhead servicing shall be placed over or used in the development of the application site.

5. 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.

6. 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.

7. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris 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.

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

9. 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.

10. Existing trees, hedgerows and shrubs identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees, shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November-March inclusive).

11. Prior to the commencement of development details of measures to be taken to protect existing trees from damage during development shall be submitted to and approved in writing by the Local Planning Authority and only those agreed shall be implemented.

12. The buildings shall not be erected other than in the materials referred to on plan A/334/1E.

13. Details of external lighting within the development shall be submitted to and approved by the Local Planning Authority prior to the commencement of development and only the approved details shall be implemented.

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

Reasons

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

2. To safeguard the amenities of neighbouring residents and the locality.

3. To safeguard the amenities of neighbouring residents and the locality.

4. In the interests of visual amenity.

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

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

7. In the interests of highway safety and convenience.

8. In the interests of visual amenity.

9. In the interests of visual amenity.

10. In the interest of the future health and amenity value of the trees.

11. In order to ensure existing trees are adequately protected during development.

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

13. In the interests of the safety of residents.

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

Informatives

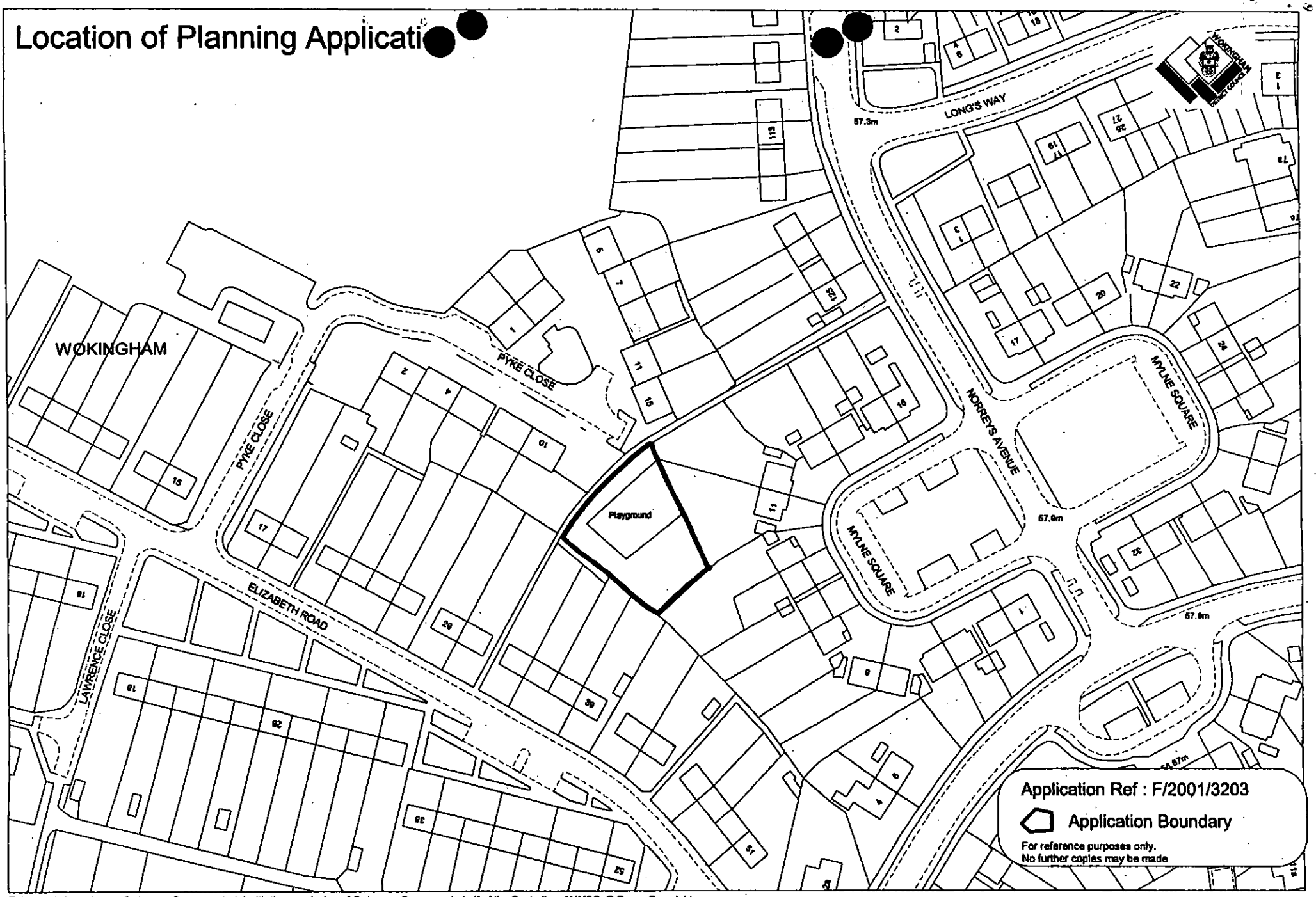
1. You are advised, in compliance with *The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000*, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan Policy R4.
South East Area Local Plan Policies STV1, SH1, SBE1/2 and SR4.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1, WR2 and WBE11.

2. The applicant is advised to contact Thames Valley Police Crime Prevention Design Adviser in respect of details of fences/railings, lighting and planting to communal areas.

3. This permission relates to the application as amended with revised plans numbers A334/1E, 3F and 4B submitted to the Local Planing Authority on 16.2.2001 and does not approve the proposals as originally submitted.

Basia Polnik
09.03.01

Location of Planning Applicati



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Development Control Section, Environmental Services, Wokingham District Council.

12 March 2001

Scale: 1 : 1250

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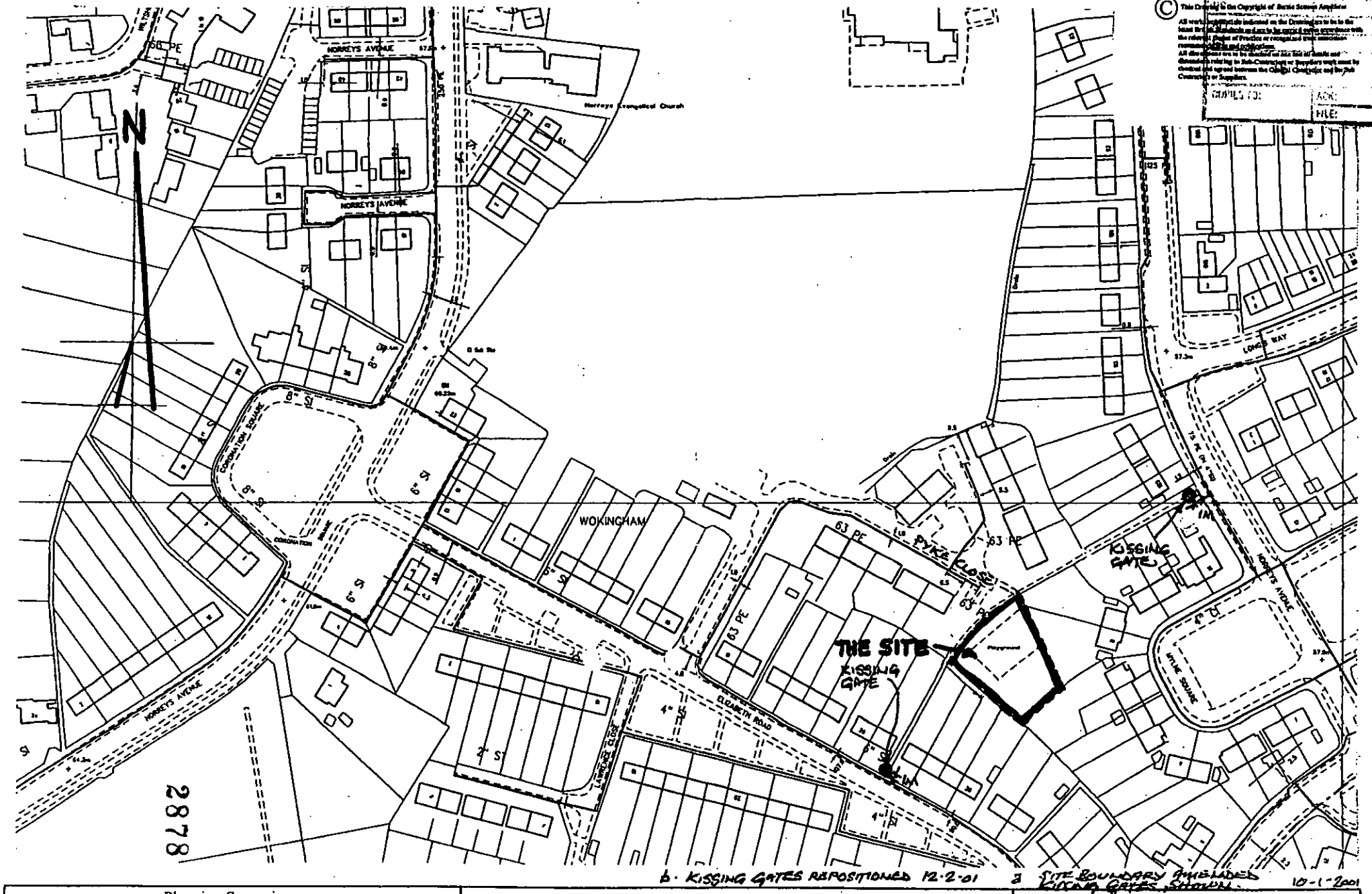
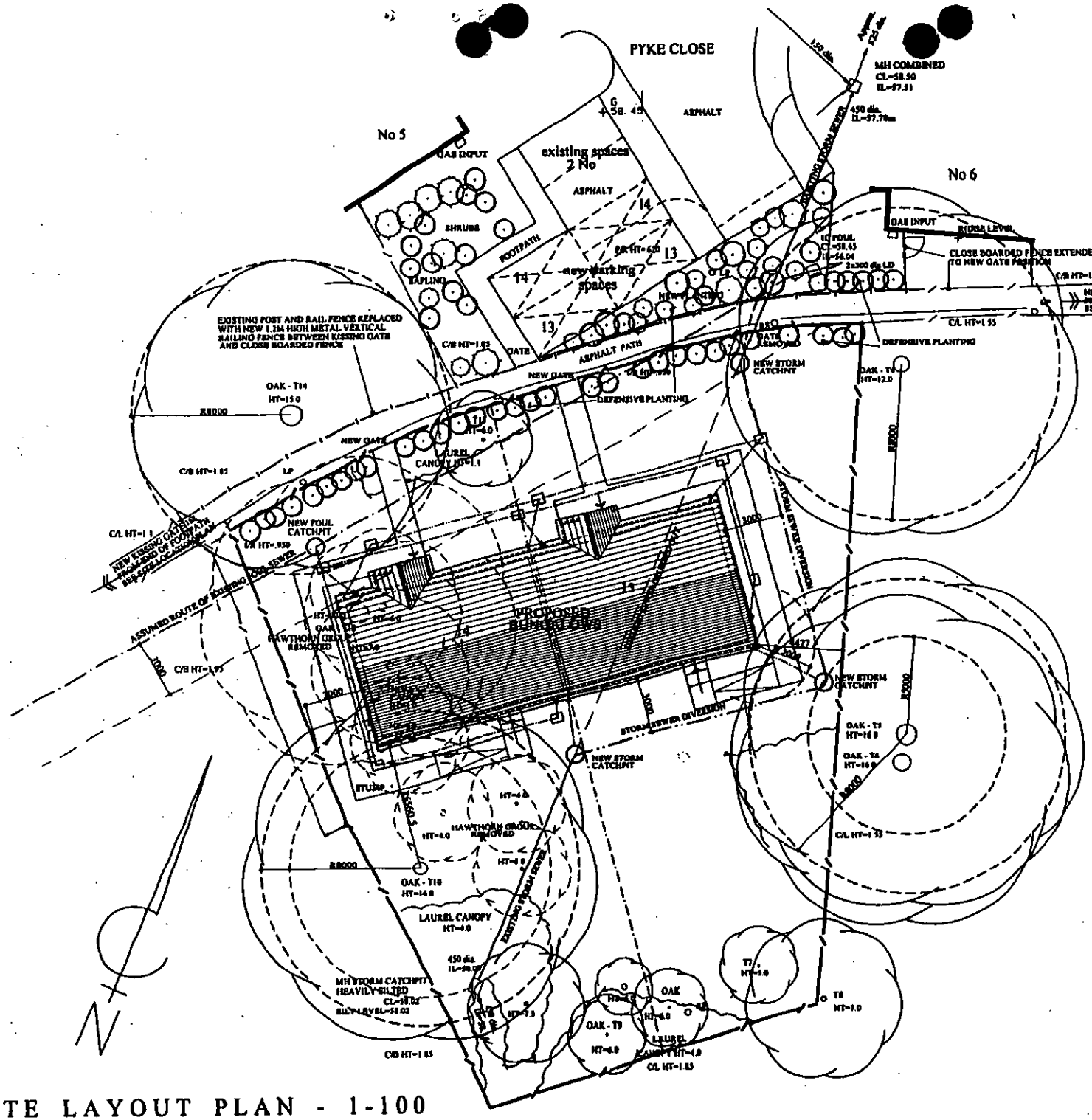


b. KISSING GATES REPOSITIONED 12-2-01 a SITE BOUNDARY AMENDED KISSING GATES SHOWN. 10-1-2001

Planning Supervisors Barrie Seaman Associates Chartered Architects Tel 01243 779497 Fax 01243 539497	Project : Land off Pyke Close, Wokingham	Scale : 1:1250 Date : June 2000
	Title : Site Location Plan	Drg No : A334/4b



SITE LAYOUT PLAN - 1-100

2879

f	Kissing gate notes amended and the word 'lockable' removed from metric gate to footpath. 12/2/2001
e	General amendments and storm sewer re-routed. 14/9/2000
d	Site re-ordered & Unit numbers amended. 5/9/2000
c	Title panel amended. Unit numbers added. 16/8/2000
b	Entrance path moved, planting area added. 3/8/2000
a	Revised layout with re-routed sewer 27/6/2000

Planning Supervisors
Barrie Seaman Associates
Chartered Architects
17a Bargate Square, Chichester
Sussex, PO19 1JL
Tel (01243) 779497 Fax (01243) 539697
Email : office@b-seaman-assoc.demon.co.uk

Land off Pyke Close
Wokingham

Title : Proposals
Site Layout Plan
Bungalows 13 & 14

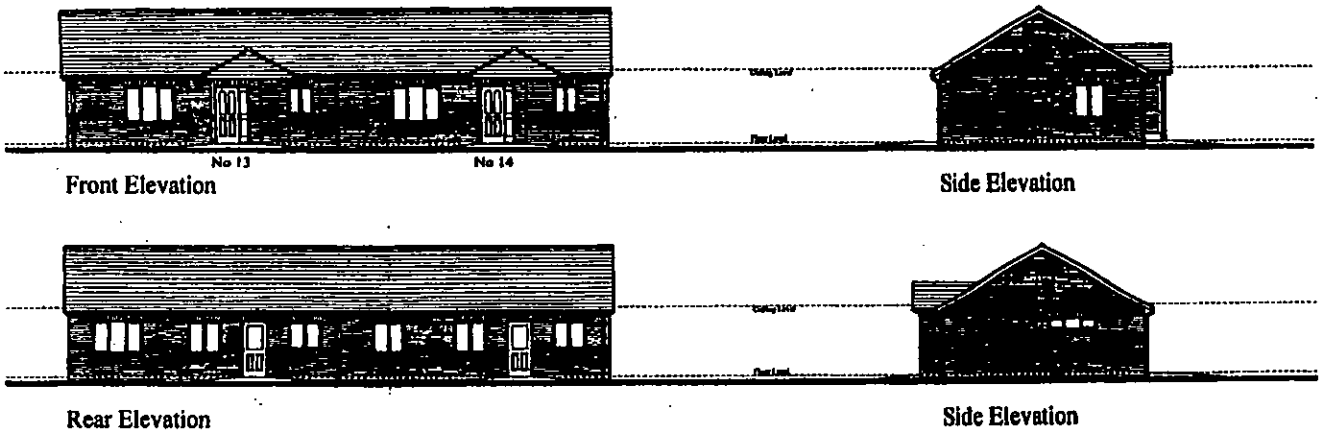
Scale : 1 : 100

Date : February 2000

Drg No : A334/3f

Civil ref : Arch 2000

16 FEB 2001

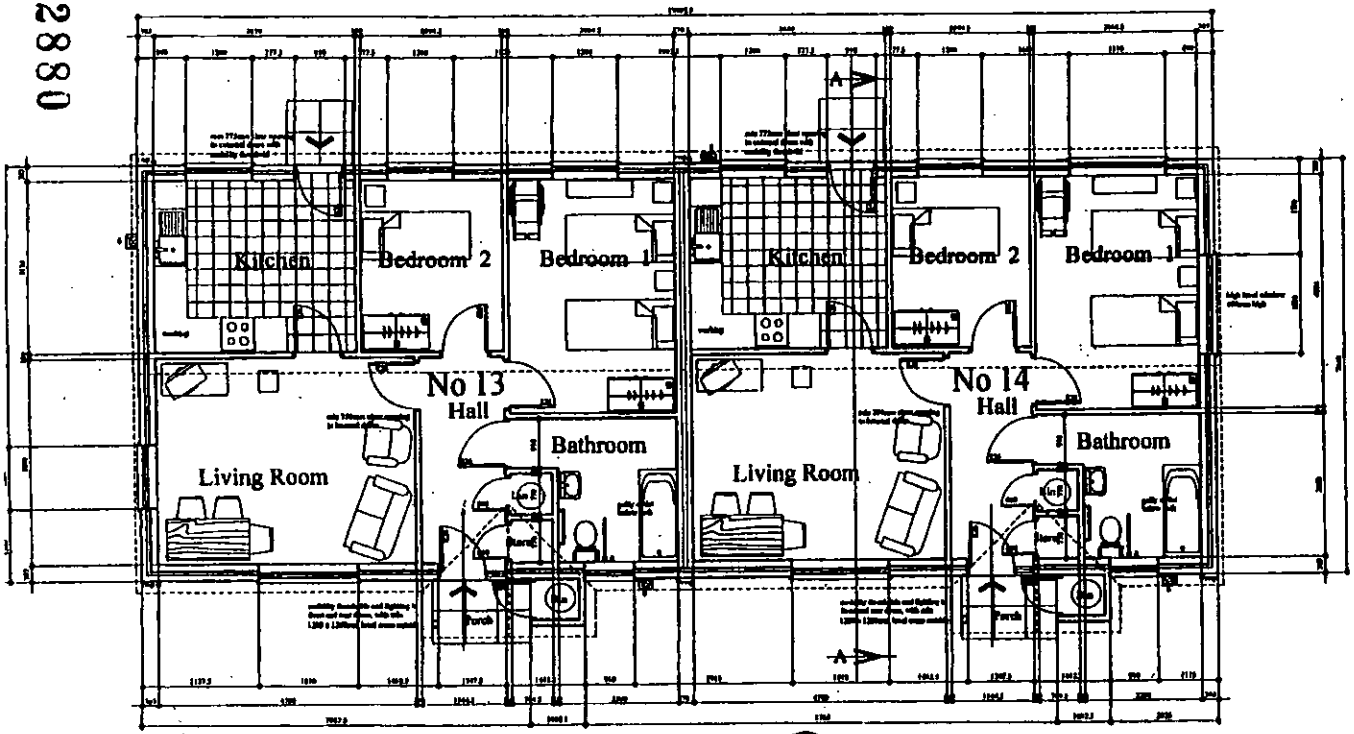


Elevations 1 : 1 0 0

Materials :-

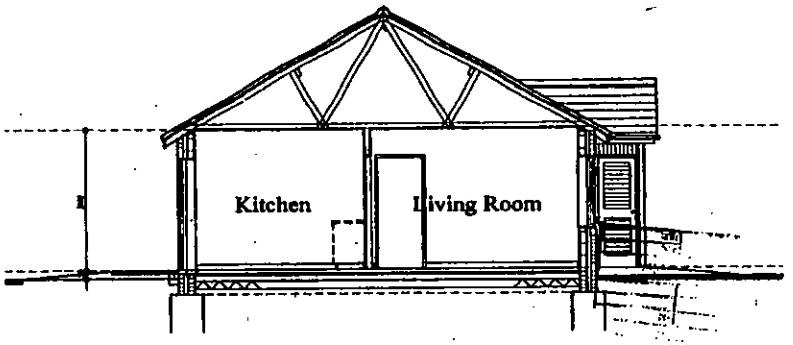
Roof	:	Sandtoft Double Roman interlocking tiles Colour - Antique Brown
Walls	:	Ibstock South Holmwood Surrey Red Multi facing bricks Soldier Courses - Ibstock Leicester Red Stock facings
Windows	:	Boulton & Paul Sovereign PVC-U Colour -
Doors	:	Purpose Made - Leff Joinery
Rainwater goods	:	UPVC - colour Black

2880



Floor Plan 1 : 5 0

Bungalows numbers 13 & 14



Section A - A

Planning Supervisors
Barrie Seaman Associates
Chartered Architects
17a Eastgate Square, Chichester
Sussex, PO19 1JL
Tel (01243) 779497 Fax (01243) 530497
Email : office@b-seaman-assoc.fsnet.co.uk

	Land off Pyke Close Wokingham
Title :	Proposals 2 Bungalows Plans - Elevations and Section
Scale :	1 : 50 & 1 : 100
Date :	January 2000
Drg No :	A334/1e
Cad ref :	Ach 2000

- Unit 14 - Bedroom 1 - new high level window with existing window reduced to 1010 wide. Elevations amended 12/1/2000
- Both units shown - Plans & elevations. 17/1/2000
- Unit numbers amended 5/1/2000
- Plans Elevations & Section Handed. Numbers added 21/2/2000
- Materials information added 21/2/2000

Application No. F/2001/3203 **Received 19.01.01** **Wokingham**

Applicant: **Warden Housing Association Ltd.**
Location : **Land adjacent to Pyke Close**
Proposal : **Proposed erection of two semi-detached dwellings**

1. **Introduction** – This 0.896 ha. site is an enclosed area previously used as a children's play area. The play area is now closed. It is located south east of Pyke Close, a new development of 12 bungalows, approved under 97/65656/F in 1997, and adjacent to a public footpath which links Norreys Avenue and Elizabeth Road. The land is owned by Wokingham District Council and contains a number of trees around the perimeter of the site. The previous proposal for 2 bungalows with a different layout, F/2000/2235, was withdrawn last year.

2. **Proposal** – Is for the construction of 2 x 2-bedroomed semi-detached bungalows which are similar in design to those in Pyke Close. Vehicular access would be from Pyke Close with 2 parking spaces per unit being provided at the end of Pyke Close which is a cul-de-sac. 2 kissing gates are also proposed either side of the development. The location of these and layout of the dwellings have been revised by plans received on 16.2.2001. A tree survey has been submitted with the application.

3. **Consultations** -
   - ***Highway Authority :*** No objection subject to a condition relating to the provision and retention of parking and turning area.
   - ***Arboriculturalist :*** The proposed bungalows could with care be constructed without damaging the trees shown to be retained. However, there is some concern about whether reasonable living conditions can be achieved for future residents.
   - ***Recreation :*** A sum of £35,000 is requested to relocate and upgrade the existing equipped play area.
   - ***Environmental Health :*** No environmental health objection subject to condition regarding hours of construction.
   - ***Thames Valley Police :*** In comparison to the previously withdrawn application, the revised proposal alleviates previous concerns about safety of the future occupants of these bungalows. However, details of boundary treatment, lighting and planting would have a significant effect on their perception of safety and ability to maintain effective natural surveillance over the frontage and car parking area. The developer is therefore required to fully liaise with the Crime Prevention Design Adviser in respect of these issues.
   - ***Town Council :*** *"Still have the same concerns as with the previous application:*

     - *There is no means of vehicle access to the proposed dwellings.*

     This means that the emergency services, refuse disposal and delivery vehicles cannot get close to the dwellings which appear to be designed for occupation by the elderly and/or disabled, when easy access is important."

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  - suggest relocation of kissing gates to prevent nuisance.
  - locked gate would be inconvenient and possibly dangerous in the event of an emergency.
  - pedestrian access should be available through Pyke Close.
  - question of right of way across to Elizabeth Park.
  - defensive planting could cause injury.

4. **Appraisal** – Main issues

   A. Principle of development: Policies STV1 and SH1 of the South East Area Local Plan and WOS2, WOS3 and WH1 of the Wokingham District Local Plan.

   B. Loss of public open space: Policies R4 of the Berkshire Structure Plan; SR4 of the South East Area Local Plan and WR2 of the Wokingham District Local Plan.

   C. Impact on trees and visual amenity of area: Policies SBE1/2 of the South East Area Local Plan and WBE1 and WBE11 of the Wokingham District Local Plan.

   D. Impact on amenities of neighbouring occupiers: Policies SBE1/2 of the South East Area Local Plan and WBE1 of the Wokingham District Local Plan.

   E. Highway Issues: Policy WOS3 of the Wokingham District Local Plan.

   F. Concerns of residents and Town Council.

A. Principle of development

The site is located within the settlement boundary of Wokingham in an established residential area where there is a general presumption in favour of development subject to no adverse impact on visual amenity including trees, neighbouring occupiers and other development plan policies. Policies SH1 of the South East Area Local Plan and WH1 of the Wokingham District Local Plan allow for residential development for unidentified sites subject to various criteria.

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The proposal would result in the loss of a small area of public open space / equipped play area which is resisted by policies R4 of the Berkshire Structure Plan; SR4 of the South East Area Local Plan and WR2 of the Wokingham District Local Plan, unless alternative provision is made.

Since the development of Pyke Close the play area which forms the application site has become isolated and residents have been experiencing unsociable use of the site. A consultation exercise has been carried out with residents of the area and as a result an overwhelming majority are in favour of the play area being relocated. The applicant has agreed to a contribution of £35,000 to install a new play area within Elizabeth Recreation Ground. As the play area would be upgraded and relocated within the immediate area it is

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In terms of design the bungalows are similar to the existing bungalows in Pyke Close.

There are a number of mature trees around the perimeter of the site; some located within the site and others in the rear gardens of surrounding houses. The Arboricultural Officer considers that the bungalows can be constructed without damage to trees shown to be retained.

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The proposed development would be for 2 bungalows. Due to the design and location of the development the amenities of neighbouring occupiers would not be adversely affected, if not improved, by the removal of the isolated play area which gives rise to unsociable use of the site.

E. Highway Issues
There are no highway objections to the proposal, as adequate parking would be provided and vehicular access would be via Pyke Close.

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The concerns of residents and Parish Council have been noted. The locked gate shown on the layout plan as originally submitted has now been deleted enabling pedestrian access through Pyke Close, and the kissing gates have been relocated to either end of the public footpath as requested. Details of planting will be dealt with by condition. An informative is proposed requesting the applicant to liaise with Thames Valley Police with regard to boundary treatment, planting and lighting. A condition is also proposed requesting further information relating to these issues. With regard to vehicular access to the properties, whilst this is not directly to the front of the properties, the distance from the front door to the parking spaces is a maximum of 12m which is considered acceptable.

5. **Conclusion** – Whilst the proposal would result in the loss of a small area of public open space/play area, alternative provision has been made for its relocation to Elizabeth Park and enhancement. It would remove an isolated play area which has caused problems to residents and the dwellings can be constructed without adverse impact on existing trees which contribute to the mature character of the area.

6. **Recommendation** – GRANT planning permission subject to an S106 agreement to secure £35,000 for the relocation of the play area to Elizabeth Park 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that

Order) no development within the curtilage of any dwellinghouses hereby permitted shall be carried out without planning permission.

3. Construction work of any sort shall only take place within the area covered by the application between the hours of 7.00am and 7.00pm Mondays to Fridays and 7.00am to 1.30pm Saturdays and no construction work shall take place on Sundays and Bank Holidays.

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6. 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.

7. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris 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.

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9. 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.

10. Existing trees, hedgerows and shrubs identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees, shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November-March inclusive).

11. Prior to the commencement of development details of measures to be taken to protect existing trees from damage during development shall be submitted to and approved in writing by the Local Planning Authority and only those agreed shall be implemented.

12. The buildings shall not be erected other than in the materials referred to on plan A/334/1E.

13. Details of external lighting within the development shall be submitted to and approved by the Local Planning Authority prior to the commencement of development and only the approved details shall be implemented.

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

Reasons

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

2. To safeguard the amenities of neighbouring residents and the locality.

3. To safeguard the amenities of neighbouring residents and the locality.

4. In the interests of visual amenity.

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

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

7. In the interests of highway safety and convenience.

8. In the interests of visual amenity.

9. In the interests of visual amenity.

10. In the interest of the future health and amenity value of the trees.

11. In order to ensure existing trees are adequately protected during development.

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

13. In the interests of the safety of residents.

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

Informatives

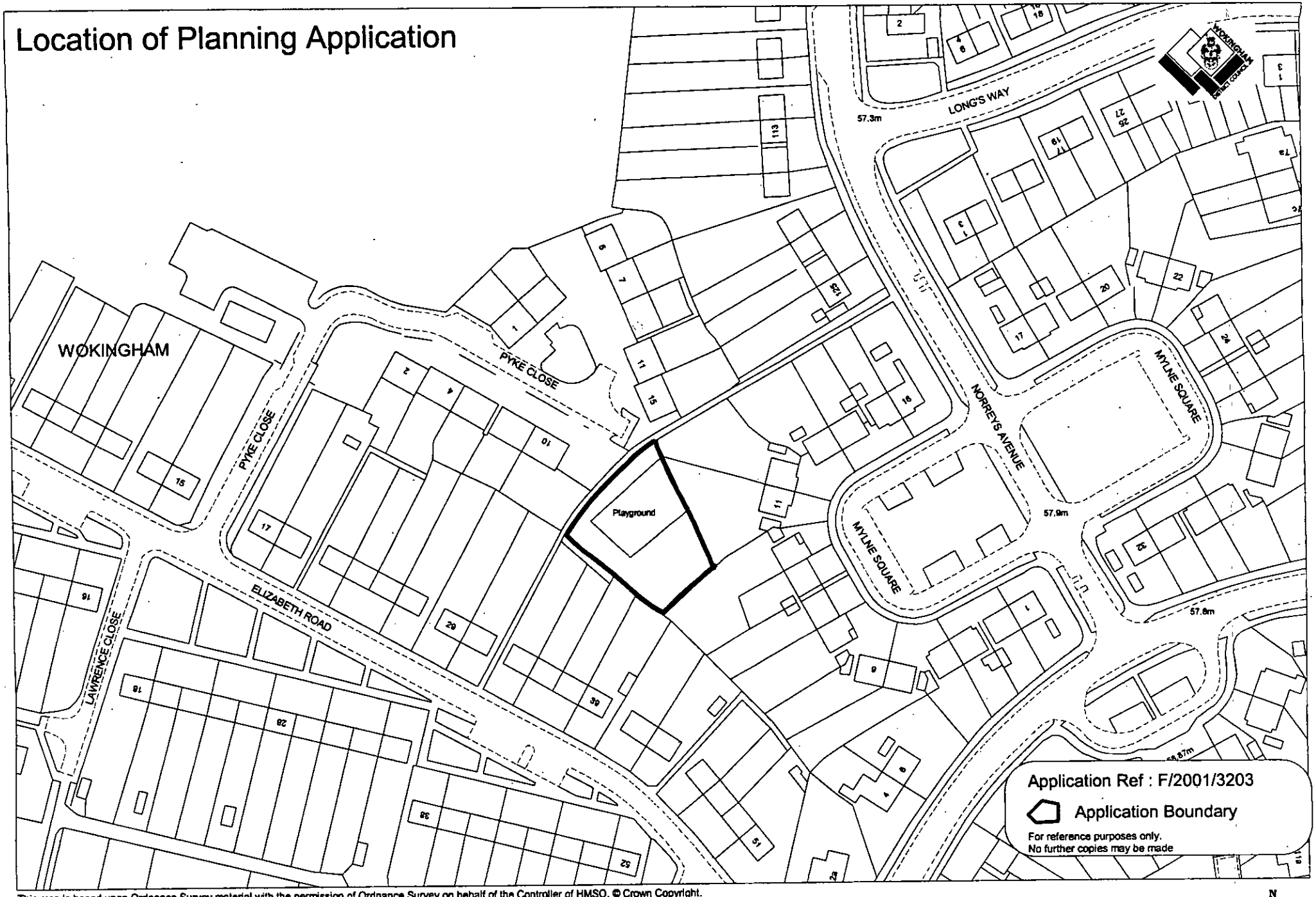
1. You are advised, in compliance with *The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000*, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan Policy R4.
South East Area Local Plan Policies STV1, SH1, SBE1/2 and SR4.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1, WR2 and WBE11.

2. The applicant is advised to contact Thames Valley Police Crime Prevention Design Adviser in respect of details of fences/railings, lighting and planting to communal areas.

3. This permission relates to the application as amended with revised plans numbers A334/1E, 3F and 4B submitted to the Local Planing Authority on 16.2.2001 and does not approve the proposals as originally submitted.

Basia Polnik
09.03.01

Location of Planning Application



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Development Control Section, Environmental Services, Wokingham District Council.

12 March 2001

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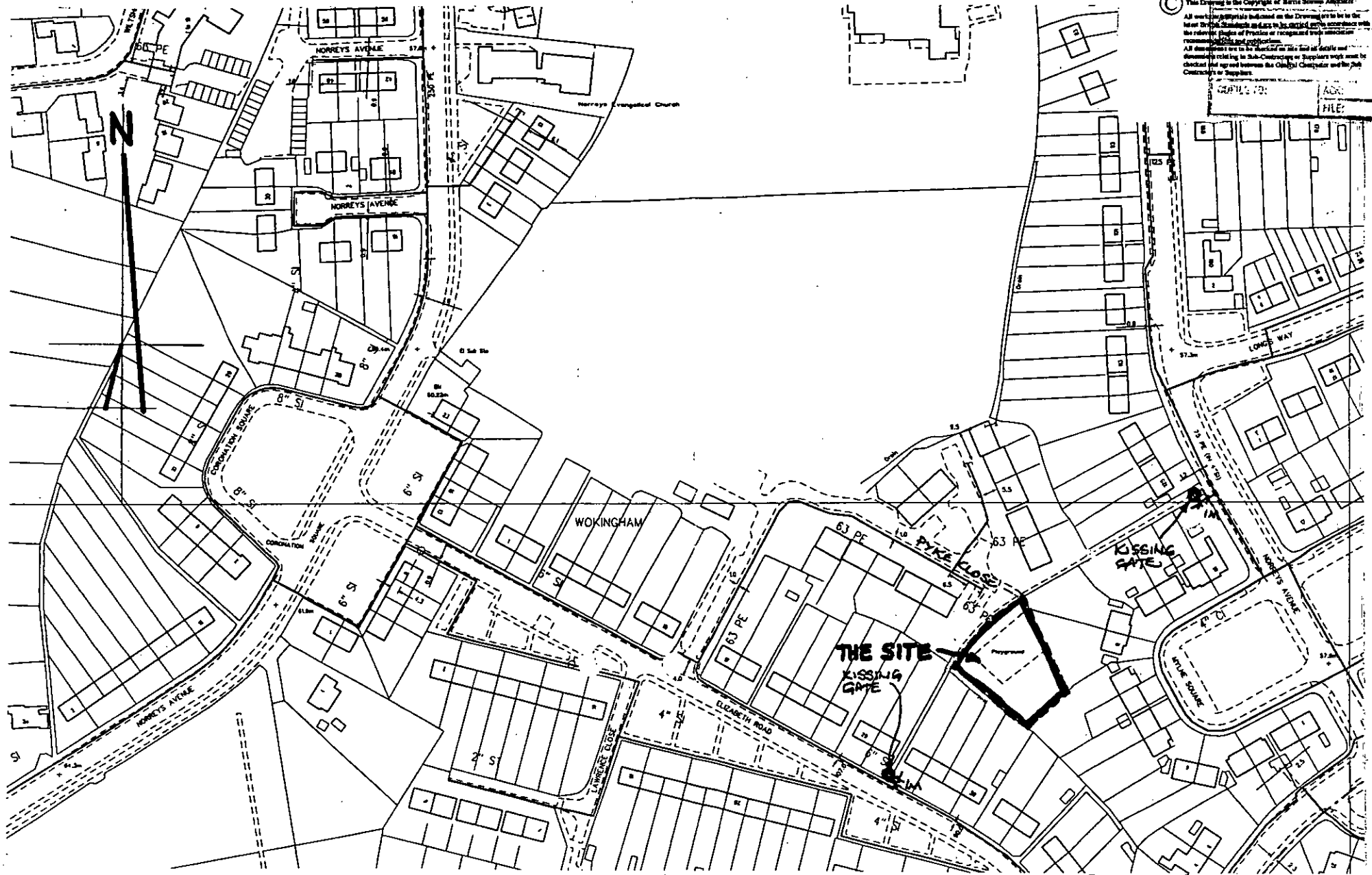

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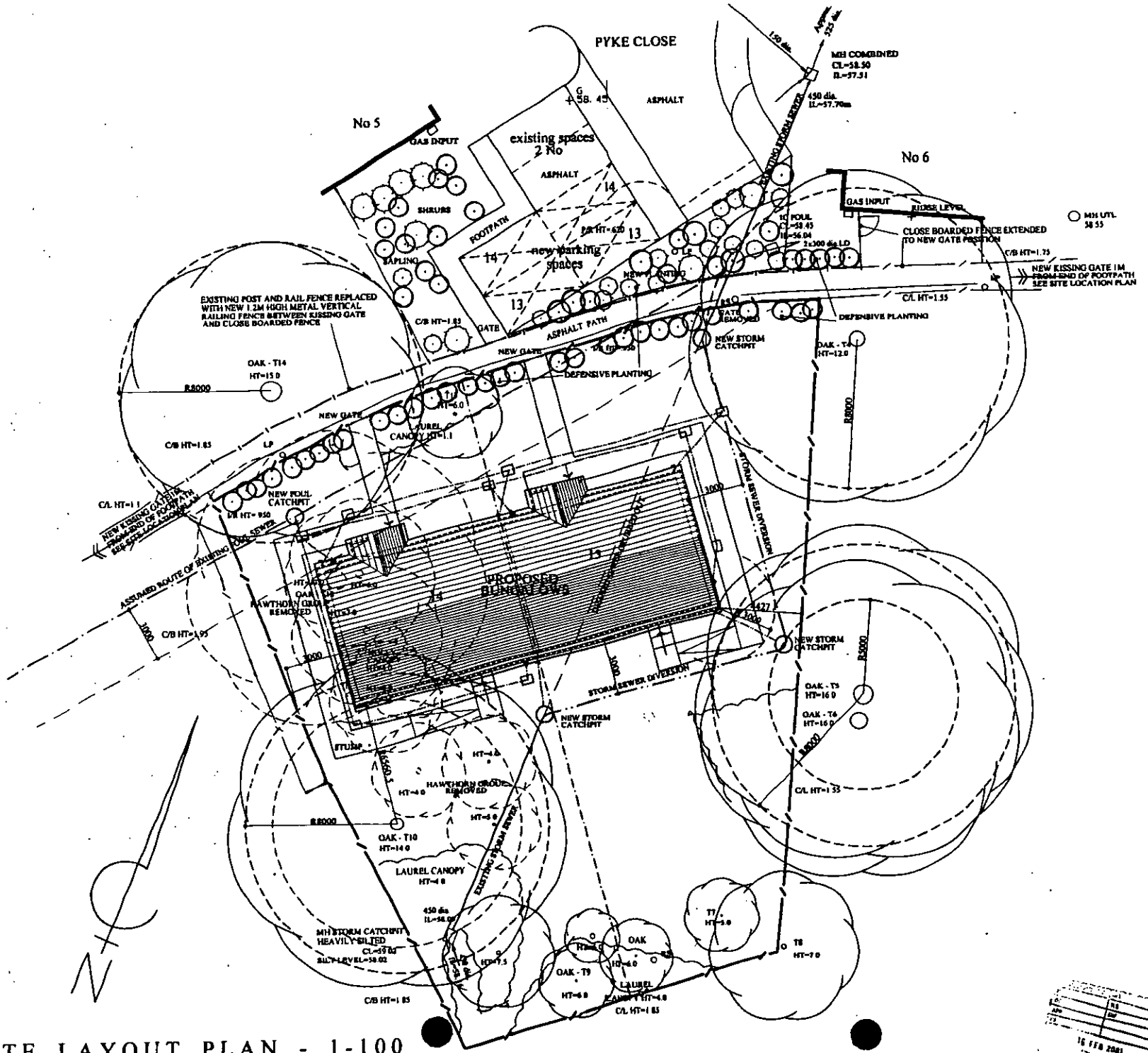
All work including materials indicated on the Drawings are to be to the latest British Standards and are to be carried out in accordance with the relevant Codes of Practice or recognised trade association recommendations and publications.
All dimensions are to be checked on site prior to the fabrication of details and dimensions relating to Sub-Contractors or Suppliers work must be checked and agreed between the Principal Contractor and the Sub Contractors or Suppliers.

Planning Supervisors
Barrie Seaman Associates
Chartered Architects
Tel 01243 779497 Fax 01243 539497
Email : office@b-seaman-assoc.demon.co.uk

Project :	Land off Pyke Close, Wokingham.
Title :	Site Location Plan
Scale :	1:1250
Date :	June 2000
Drg No :	A334/4b
CAD ref :	



SITE LAYOUT PLAN - 1-100

f	Kissing gate notes amended and the word 'lockable' removed from access gate to footpath. 12/2/2001
e	Channel amendments and storm sewer re-routed. 11/1/2001
d	Site re-ordered & Unit numbers amended. 5/1/2001
c	Title panel amended. Unit numbers added. 10/8/2000
b	Entrance path moved, planting area added. 30/2000
a	Revised layout with re-routed sewer. 27/6/2000

Planning Supervision
Barrie Seaman Associates
Chartered Architects
17a Eastgate Square, Chichester, Sussex, PO19 1JL
Tel (01243) 779497 Fax (01243) 539697
Email : office@jb-seaman-assoc.demon.co.uk

Land off Pyke Close
Wokingham

Title : Proposals
Site Layout Plan
Bungalows 13 & 14

Scale : 1 : 100

Date : February 2000

Drg No : A334/3f

Cad ref : Ash 2000

16 FEB 2001

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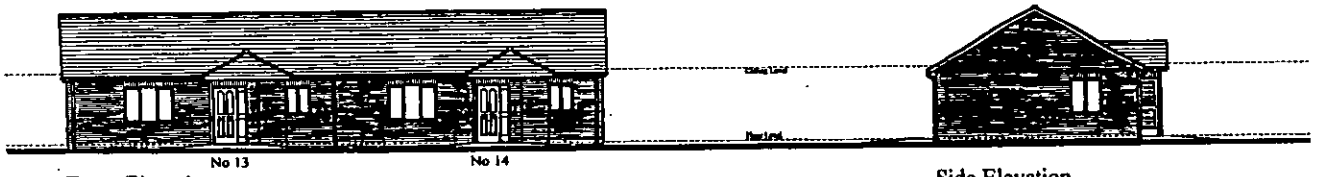
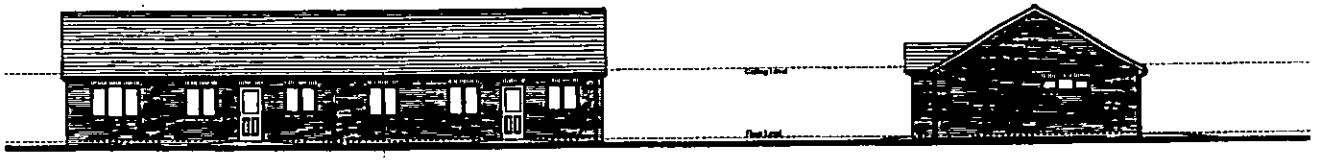
All work is commonly understood and the drawing must be done in accordance with the approved Codes of Practice or recognised trade standards for accommodations and performances.
All dimensions are to be checked on site and all discrepancies relating to dated inspections or Regulation work must be referred and agreed between the Planning Supervisor and the Local Authority Building Control Officer before the Commencement of Building.



Front Elevation

Side Elevation



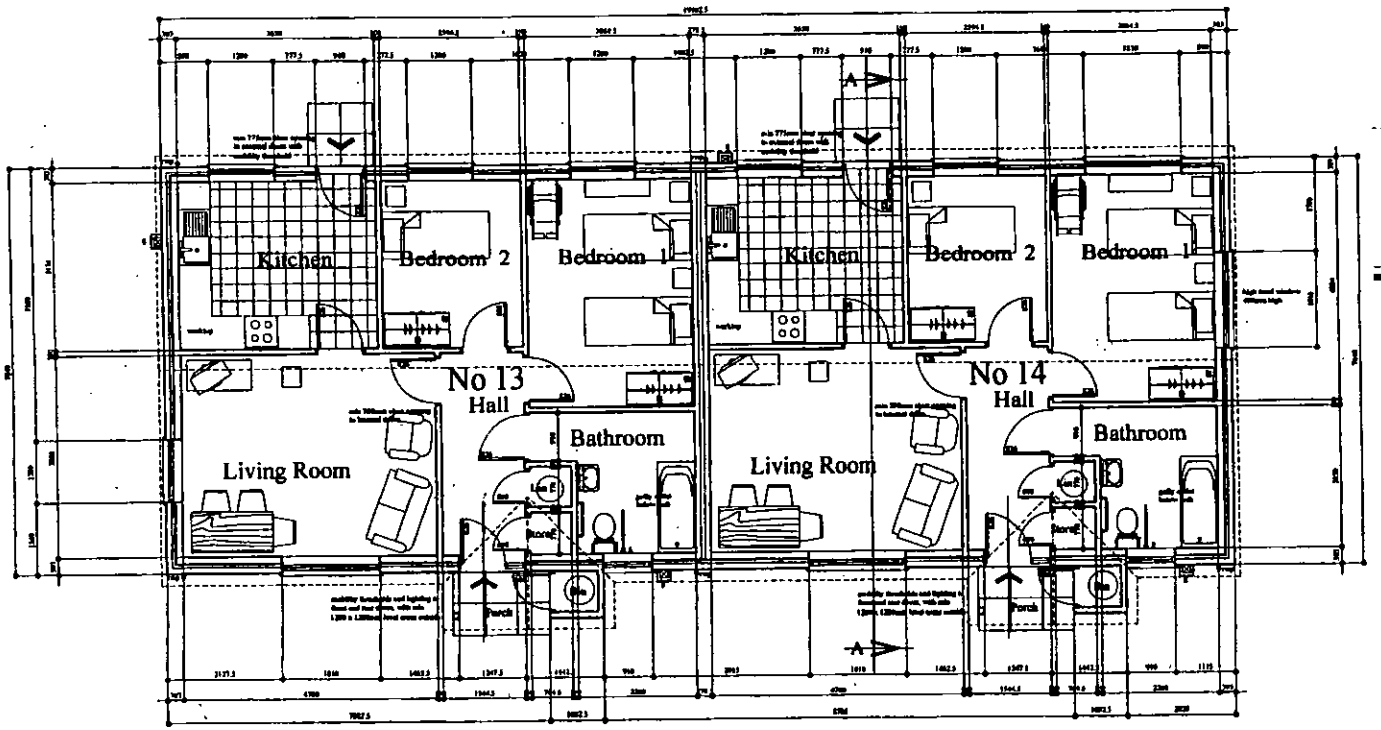
Rear Elevation

Side Elevation

Materials :-

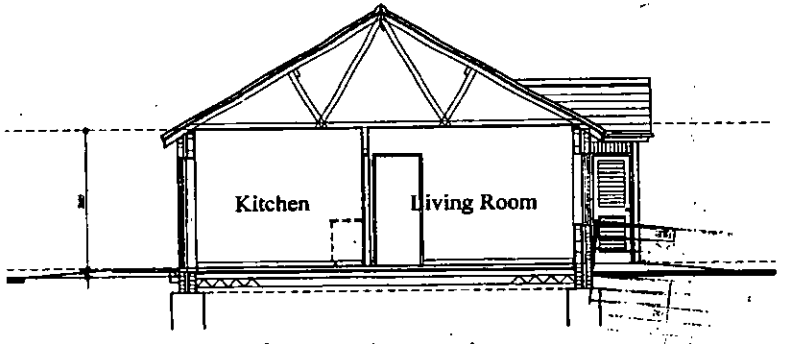
Roof	:	Sandtoft Double Roman interlocking tiles Colour - Antique Brown
Walls	:	Ibstock South Holmwood Surrey Red Multi facing bricks Soldier Courses - Ibstock Leicester Red Stock facings
Windows	:	Boulton & Paul Sovereign PVC-U Colour -
Doors	:	Purpose Made - Luff Joinery
Rainwater goods :		UPVC - colour Black

Elevations 1 : 1 0 0



Floor Plan 1 : 5 0

Bungalows numbers 13 & 14



Section A - A

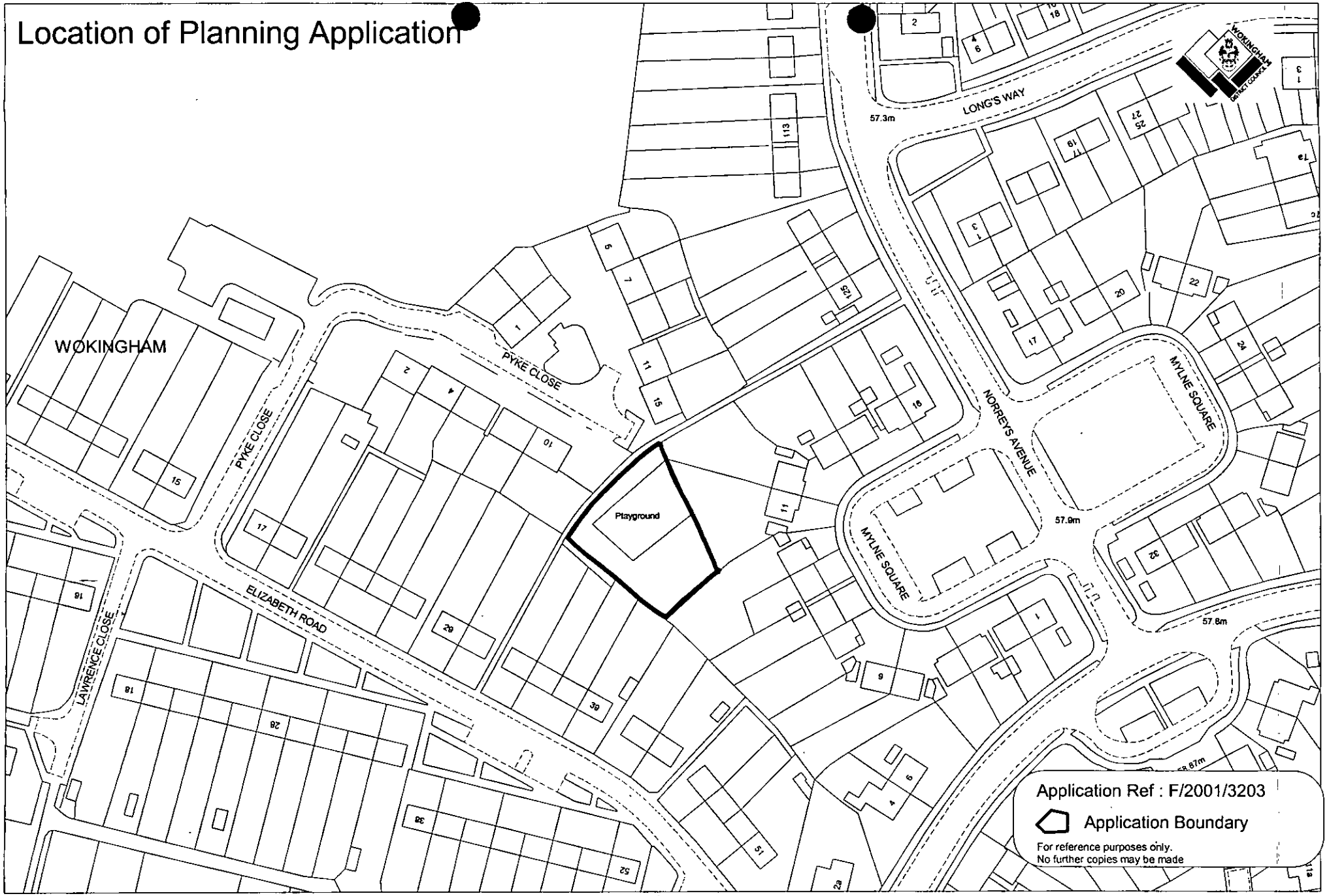
e	Unit 14 - Bedroom 1 - new high level window with existing window realised in 1818 wide. Elevations amended.	12/2/2001
d	Both units shown - Plans & elevations.	17/1/2001
c	Unit numbers amended	3/1/2001
b	Plans Elevations & Section Hatched. Numbers added	21/12/2000
a	Materials information added.	21/12/2000

Planning Supervision
Barrie Seaman Associates
Chartered Architects
17a Eastgate Square, Chichester
Sussex, PO19 1JL
Tel (01243) 779497 Fax (01243) 539497
Email : office@b-seaman-assoc.demon.co.uk

Land off Pyke Close
Wokingham

Title :	Proposals 2 Bungalows Plans - Elevations and Section
Scale :	1 : 50 & 1 : 100
Date :	January 2000
Drg No :	A334/1e
Cad ref :	Ash 2000

Location of Planning Application



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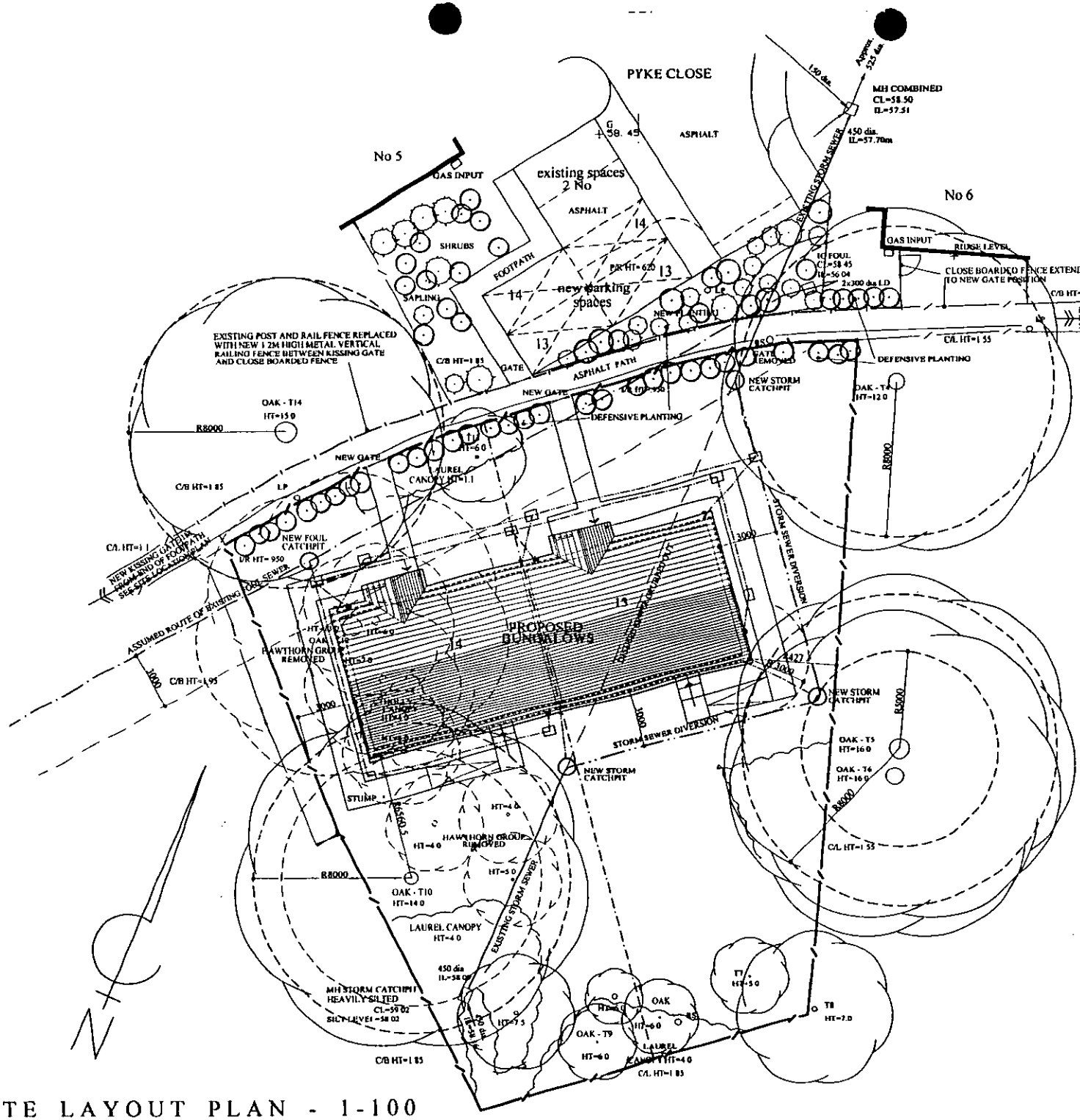
Development Control Section, Environmental Services, Wokingham District Council.

12 March 2001

Scale: 1 : 1250

N
W E
S



SITE LAYOUT PLAN - 1-100

© The Drawing as the Copyright of Barrie Seaman Associates

f	Existing gate notes amended and the word 'lockable' removed from access gate to footpath	12/2/2001
e	General amendments and storm sewer re-routed	11/1/2001
d	Site re-ordered & Unit numbers amended	5/1/2001
c	Title panel amended. Unit numbers added	16/8/2000
b	Entrance path moved, planting area added	7/8/2000
a	Revised layout with re-routed sewer	27/6/2000

Planning Supervisors
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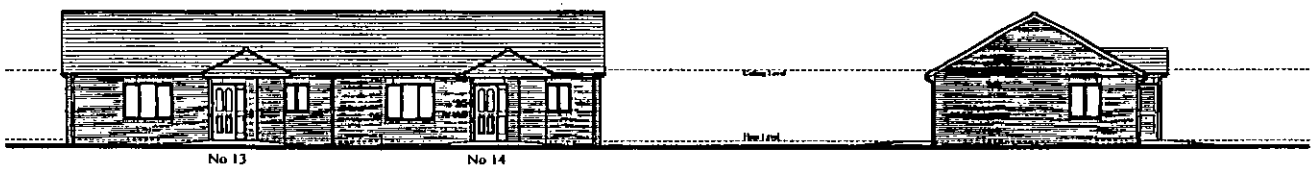
Chartered Architects
17a Eastgate Square, Chichester
Sussex PO19 1JL
Tel (01243) 779497 Fax (01243) 539497
E-mail : office.pfk-autocom.uucp.demon.co.uk

Land off Pyke Close
Wokingham

Title :	Proposals Site Layout Plan Bungalows 13 & 14
Scale :	1 : 100
Date :	February 2000
Drg No :	A334/3f
Cad ref :	Ash 2000

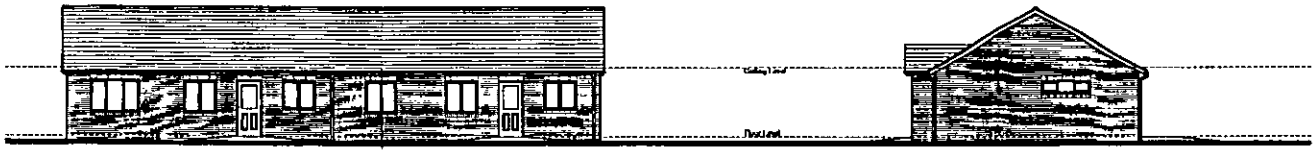
16 FEB 2001

©



Front Elevation

Side Elevation



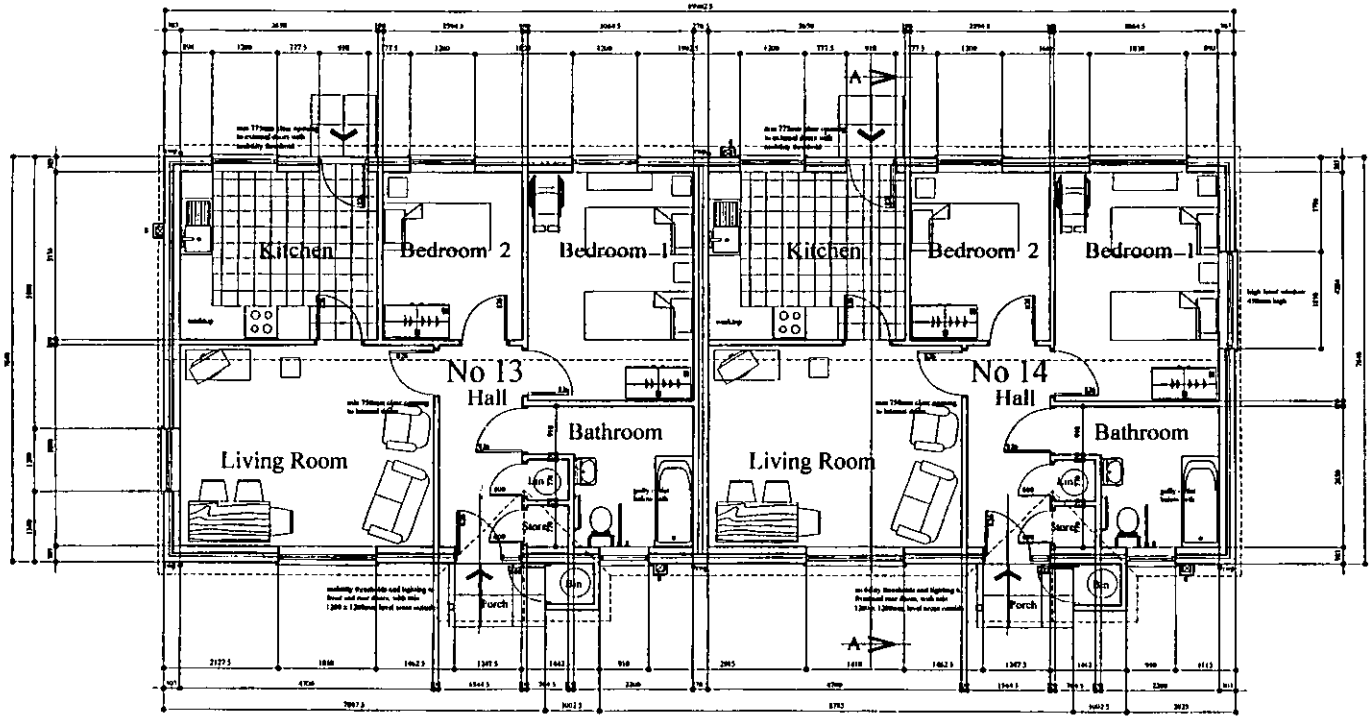
Rear Elevation

Side Elevation

Materials . .

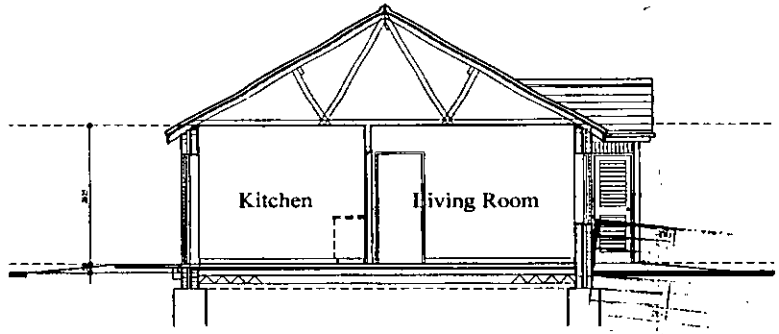
Roof	:	Sandtoft Double Roman interlocking tiles Colour - Antique Brown
Walls	:	Ibstock South Holmwood Surrey Red Multi facing bricks Soldier Courses - Ibstock Leicester Red Stock facings
Windows	:	Boulton & Paul Severnga PVC-U Colour -
Doors	:	Purpose Made - Luff Joinery
Rainwater goods	:	UPVC - colour Black

Elevations 1 : 1 0 0



Floor Plan 1 : 5 0

Bungalows numbers 13 & 14



Section A - A

c	Unit 14 - Bedroom 1 - new high level window with existing window retained to 1810 wide Elevations amended	12/1/2000
d	Both units shown - Plans & elevations	17/1/2000
e	Unit numbers amended	5/1/2000
b	Plans Elevations & Section Headed Numbers added	21/2/2000
a	Materials information added	24/2/2000

Planning Supervision
Barrie Seaman Associates
Chartered Architects
17a Eastgate Square, Chichester
Sussex, PO19 1JL
Tel (01243) 779497 Fax (01243) 539497
Email : office@b-seaman-assoc.demon.co.uk

	Land off Pyke Close Wokingham
Title :	Proposals 2 Bungalows Plans - Elevations and Section
Scale :	1 : 50 & 1 : 100
Date :	January 2000
Drg No :	A334/1c
Cad ref. :	Acb 2000

THAMES VALLEY POLICE

Crime Prevention Design Adviser (Berks.)
Thatcham Police Station
20, Chapel Street
Thatcham
BERKS.
RG18 4QL

23 MAR 2001
COPIES TO:
FILE:

F A X C O V E R S H E E T

DATE:	23/3/01	**TIME:**	
TO:	Mrs. B. Polnik WDC planning	**PHONE:** **FAX:**	
FROM:	PC Dave STUBBS CPDA (Berks.)	**PHONE:** **FAX:**	01635 295156 01635 295126
RE:	Pyke Close, Wokingham (app 3203)		
CC:			

Number of pages including cover sheet: [1]

Message

Further to my phone call,

The kissing gate, layout and design causes no problems in terms of crime / community safety.

My apologies for the delay in responding to this consultation.

Dave STUBBS

This facsimile message is intended solely for the use of the individual or entity to which it is addressed and may contain confidential or privileged information. If you receive it in error, please notify us immediately by telephone and destroy the original. If you are not the intended recipient, any copying or disclosure of this communication is unauthorized and contrary to the provisions of the Copyright Designs and Patents Act 1988.

Tel. (0118) 974 6051

Date: 14 March 2001

Your Ref:

My Ref: **Mrs B Polnik - F/2001/3203**

Warden Housing Association Ltd
C/O Barrie Seaman Associates
17a
Eastgate Square
Chichester
West Sussex
PO19 1JL

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

Dear Sir/Madam

Application Number: F/2001/3203

Site Address: Land Adjacent To , Pyke Close, , Wokingham.

Proposal: Proposed erection of two semi-detached dwellings..

Your application is to be determined at the Development Control Sub-Committee meeting on the 21.03.01 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

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

All requests to speak must be received no later than 5.00pm on the last working day prior to the meeting and must be arranged by contacting Andrew Lowther on 0118 974 6051

Yours faithfully,

John Mitchell

Development Control Manager

BASIA POLNIK

Applicationo	Name & Address
F/2001/3203	Mr R N Valentine 31 Elizabeth Road Wokingham Berks RG40 1UA
F/2001/3203	M McClarke 35 Elizabeth Road Wokingham Berkshire RG40 1VA

Committee letters sent 14-03-01.

PLANNING SERVI	
POL	
DC	
APP 065	
CS	BP
13 MAR 2001	
COPIES TO:	ACK: ✓
	FILE:

35 Elizabeth Rd
Wokingham
Berks.
RG40 1UA.
12/3/01

Ref. PLANNING APPLICATION N°
F/2001/3203)
(Land adjacent to Pyke Close)

Dear Sir,

Having visited your offices to-day, it has come to my attention that you intend to put styles at either end of alley way leading to our back entrance, this will make it impossable for us to use it, as I ride a bike and my daughter

need access for her pram, and being a ~~the~~ mid terrace house I'm sure you will understand the importance of our back gate to us.

I would also like to know what will achieved by putting these gates in place, as the alley way is too narrow for anything other than bike, pushchairs and shopping trollys.

Yours Sincerely

M M McCabe

Recd 1·15pm 12·2·01

Mr R N Valentine
31 Elizabeth Rd
Wokingham
Berkshire
RG40 1UA

PLANNING SERVICES	HPT
POL	TLS
DC CDS	ENF BP
APP	
CS	
13 FEB 2001	
COPIES TO:	ACK: ✓
	FILE:

Dear Sir/Madam

After viewing the plans of two semi detached bungalows application no :- F/2001/3203 I would like the following points to be taken into consideration

1/ The location of the kissing gates proposed in the alley in line with my end boundary fence. Would it be possible to locate this a min of 6ft away from my boundary fence as this would make a great viewing /access point to my back garden by youth's able to climb on the gate. As I am in the process of having a 6 ft closeboard fence erected at great cost down the length of the alley to improve security in my back garden as we have in the past had trouble with intruders in the garden. The moving of the kissing gate would be a great peace of mind to me and my young family.

2/ The proposed plans also include the access from the alley through Pyke Close to Elizabeth Park will be restricted through a locked gate for residents access only. As the criteria for being housed in a bungalow by Wokingham District Council is that they are allocated to older people or persons with a disability. Access through a locked gate would be of inconvenience to any resident moving into the properties.

3/ Also to be noted is in case of fire if the gate was locked this could delay the fire service from getting access to the bungalows and any delay could prove fatal.

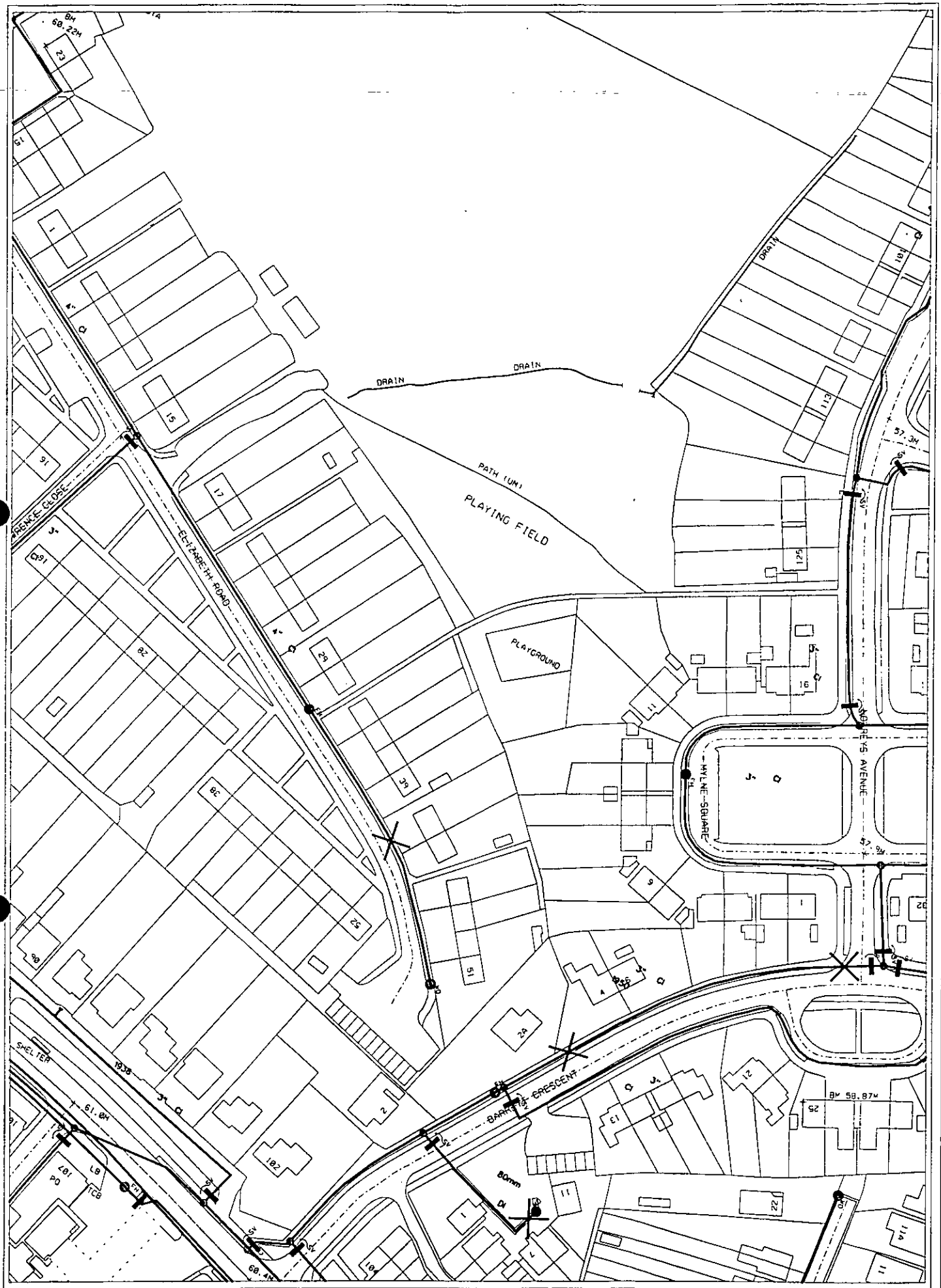
4/As it stands approx. 50% of pedestrians using the alley walk through from Norrys Ave. to Elizabeth Rd, and approx. 50% of people cut through Pyke close. By closing the access through Pyke Close this will be inconvenient for a lot of local residents for no apparent reason..

5/According to local residents who have lived around this area for some time there was originally a footpath that went from approx half way down the alley accross Elizabeth Park, This was a scalping/hogging based path which also begs the question as to wether there is a right of way issue to be addressed .

Also by planting defensive plants which suggests sharp and spiky plants could greatly increase the risk of injury to pedestrians using the alley and possible claims against the council at later dates. Also increasing grounds maintenance costs for the future.

I hope these points will be given your full consideration
yours sincerly

Mr R N Valentine



INTERNAL COPY	USER NAME	PLOT DATE:	SCALE:	—	OS REF:
	$$NAME$$	$$DATE$$	1: $$SCALE$$		$$OS REF$$

TO: **DEVELOPMENT CONTROL**
Mrs B Polnik

FROM: Environmental Design

DATE: 16th February 2001

Location: Land at Pyke Close, Wokingham.

Proposal: Erection of two semi-detached bungalows.

Application Number: F/2001/3203

In response to your consultations dated 24th January and 2nd February 2001 for the above application, the arboricultural comments are as follows:

Whilst I have reservations about developing this site at all I consider that the proposed bungalows, could with care, be constructed without damaging the trees shown to be retained. My main concern therefore is whether reasonable living conditions can be achieved for the future residents. At our meeting with the applicants on the 9th February we explored various options which could improve things. When we receive the revised plans we will be able to assess whether or not this is achieved.

Neil Etherington
Senior Arboriculturist

THAMES VALLEY
POLICE

PC Dave STUBBS
Crime Prevention Design Adviser
(Berks.)

Police Station
20 Chapel Street
Thatcham
Berks.
RG18 4QL

Tel. 01635 295156
Fax. 01635 295126

PLANNING SERVICES	HPT
POL	TLS
DC BP	ENF 39797
APP	
CS	
02 FEB 2001	
COPIES TO:	ACK:
	FILE:

Mrs. B. Polnik
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKS.
RG40 1WR

Date 5th February 2001

For 'Secured by Design' Standards and application forms, visit the 'SBD' website at www.securedbydesign.com

Your Ref. 3203

Dear Mrs. Polnik

Land Adjacent to Pyke Close, Wokingham

Thank you for the details of the above application.

The alterations to the previous submission do much to alleviate my concerns about the safety of the occupants of these two bungalows.

However, the detail of fences / railings, lighting and planting to communal areas will have a significant effect on their perception of safety and their ability to maintain effective natural surveillance over their frontage and their cars parked on the far side of the footpath. I would ask that the developer is required to liase fully with my office in respect of these issues as construction proceeds.

With regard to the duty on local authorities under Sec. 17 Crime & Disorder Act 1998, to take all their decisions in light of the need to do all that they can to reduce crime & disorder, the crime risks facing this proposal include burglary, car crime and personal safety.

The council can help discharge its duty under Sec 17 by taking the above comments into account when making its decision in respect of this application.

I trust this will be of help, and thank your for your consultation.

Yours sincerely.

Dave Stubbs

P.C. Dave STUBBS
Thames Valley Police
CPDA (Berks.)

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

40357

DC
APP
CS
26 FEB 2001
COPIES TO:
ACK:
FILE:

Case officer: Mrs B Polnik

Application Number: F/2001/3203

Proposal: Proposed erection of two semi-detached dwellings.

Site Address: Land adjacent to Pyke Close , Wokingham

Applicant: Warden Housing Association Ltd C/O Barrie Seaman Associates

Your observations are required in respect of this application **by 17/02/01**

Still have the same concerns as with the previous application:

- **There is no means of vehicle access to the proposed dwellings.**

  This means that the emergency services, refuse disposal and delivery vehicles cannot get close to the dwellings which appear to be designed for occupation by the elderly and/or disabled, when easy access is important.

SIGNED: PA Harcourt **DATE:** 23/02/01

pp **CLERK TO Wokingham Town Council**

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik **Date:** 24 January 2001

Application Number: F/2001/3203

Proposal: Proposed erection of two semi-detached dwellings.

Parish: WOKINGHAM TOWN

Site Address:
Land Adjacent To , Pyke Close, , Wokingham.

Applicant:
Warden Housing Association Ltd C/O Barrie Seaman Associates.

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

✓ below as applicable;

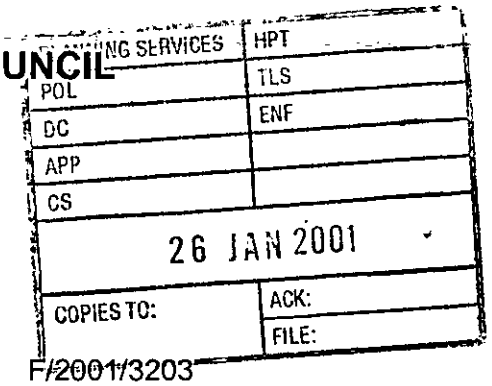
1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

C122, R122.

Signed: _____ **Print name:** Adam Coggins 31/01/01

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM



From: John Mullaney
Environmental Health

My Ref:

To: Mrs B Polkni
Planning

Your Ref: F/2001/3203

Date. January 24, 2001

PROPOSED: ERECTION OF 2 SEMI-DETACHED DWELLINGS

LOCATION: PYKE CLOSE, WOKINGHAM

I have no further comments to add to my memo of the 6/09/00 regarding the condition to restrict construction hours.

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
(Engineering Services)

MEMORANDUM

PLANNING SERVICES	HPT
	TLS
DC	ENF
CS	
26 JAN 2001	
COPIES TO:	ACK:
	FILE:

FROM: **Graham Barnwell**
Public Rights of Way Officer

MY REF: GB/KMJ/H14/16/25274
Extension: 6333

TO: **Mrs B Polnik**
Planning

YOUR REF:

DATE: 25 January, 2001

APPLICATION NO. F/2001/3203
PROPOSAL: PROPOSED ERECTION OF TWO SEMI-DETACHED DWELLINGS
SITE ADDRESS: LAND ADJACENT TO PYKE CLOSE, WOKINGHAM
APPLICANT: WARDEN HOUSING ASSOCIATION LTD,
C/O BARRIE SEAMAN ASSOCIATES

Observations: No objections to this application.

GRAHAM BARNWELL

Received by Wokingham District Council

Application No: F/2001/3203

Proposal:
Proposed erection of two semi-detached dwellings.

Location:
Land Adjacent To , Pyke Close, , Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/02/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

24 January 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~12 JAN 2001~~ Valid 19 JAN 2001

Officer: BP | Application No. F/2001/3203

Map No. 75B Site 0.09

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED ERECTION OF TWO SEMI-DETACHED DWELLINGS

Location: LAND OFF PYKE CLOSE

Parish: WOKINGHAM Ward: Norreys 24.01.01 TS.

Applicant: WARDEN HOUSING ASSOCIATION LTD

Resubmission 2000/2235 withdrawn

Fee Received 00-00 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			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Show detached dwelling only	phoned 17/1	19 JAN 2001
6	Floor plans	See above description. (There is a side window to the living room which would it be possible for semi-det.)	to follow	
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 24-01-01 B Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape ✓ .....
Trees .....
Conservation Officer .....
Environmental Health ✓ .....
Housing .....
Leisure & Cultural services ✓ .....
Public Rights of Way ✓ .....
Property ✓ .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

✓ – Open Spaces Society, 25A Bell St, Henley-on-Thames
NO pre-apps

NEIGHBOURS:

SINT Pyke Close Residents Association c/o 6 Pykes Close Uxbridge
Mrs M. McCabe, 35 Elizabeth Road
+ See map ✓

19.JAN.2001 * 3203

Planning Supervisors
Barrie Seaman Associates
Chartered Architects

Barrie Seaman RIBA Dip TP
David Seaman RIBA Dip (Arch)
Stuart Perkins ARIBA Dip (Arch)

17a Eastgate Square,
Chichester,
Sussex, PO19 1JL
Telephone (01243) 779497
Facsimile (01243) 539497
E-mail: office@b-seaman-assoc.demon.co.uk
www.b-seaman-assoc.demon.co.uk

Our ref: A334/DLS/jb

11 January, 2001

Wokingham District Council
Planning Department
Council Offices
Shute End
Wokingham RG40 1WR

Dear Sir

Re: 2 No. Bungalows @ Land off Pyke Close, Wokingham
Ref: Planning Application No. F/2000/2235

Enclosed are the necessary drawings and documents forming an application in respect of Town Planning Consent.

The Application comprises:-

- 6 copies of application form duly completed
- 1 copy of Certificate B
- 6 copies of each of our drawing no's A334/1c, 2b, 3e & 4a

Would you please substitute these drawings and documents for the ones already in your possession under Application No. F/2000/2235 and attach the fee cheque sent with the previous application submitted in June 2000. We understand that these revised proposals meet your comments with regard the previous application.

We would be pleased if you could process the application at your earliest opportunity. Meanwhile, should you have any queries please do not hesitate to contact us.

Yours faithfully

David Seaman.

David Seaman
for **Barrie Seaman Associates**

enc.'s

cc: Mr R Heriot - WHA Reading + copy of all above documentation

\\Roger\Office\Word\BSA\A334\Planning Consent 2.doc

PLANNING SERVICES | HPT
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19 JAN 2001
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Planning Supervisors
Barrie Seaman Associates
Chartered Architects
Barrie Seaman RIBA Dip TP
David Seaman RIBA Dip (Arch)
Stuart Perkins RIBA Dip (Arch)

17a Eastgate Square,
Chichester,
Sussex, PO19 1JL
Telephone (01243) 779497
Facsimile (01243) 539497
E-mail: office@b-seaman-assoc.demon.co.uk
www.b-seaman-assoc.demon.co.uk

Our ref: A334/DLS/jb

18 January, 2001

Wokingham District Council
Planning Department
Council Offices
Shute End
Wokingham RG40 1WR

For the attention of Mrs Hurst

19.JAN.2001* 3203

Dear Sir

Re: 2 No. Bungalows @ Land off Pyke Close, Wokingham
Ref: Planning Application No. F/2000/2235

Further to recent telephone communications we enclosed 6 copies of our revised drawing no. A334/1d. We would you please if you could substitute these for the ones already in your possession.

Should you have any further queries regarding this application please do not hesitate to contact us.

Yours faithfully

David Seaman.

David Seaman
for **Barrie Seaman Associates**

enc.'s

cc: Mr R Heriot - WHA Reading + Drawing
Mr S Hutton - Ridge + Drawing

O:\Word\BSA\A334\Substitute Drawings.doc

1509/ab

PLANNING APPLICATION PART 1

19 JAN 2001 3203

WOKINGHAM DISTRICT COUNCIL

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

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

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

For office use only
Application No.

1.	YOUR NAME	WARDEN HOUSING ASSOCIATION LTD
	ADDRESS	MAXWELL HART BUILDING
		612, READING ROAD. WINNERSH. BERKS
	POST CODE	RG41 5HF Tel No. 0118 9777 600
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	BARRIE SEAMAN ASSOCIATES
	ADDRESS	17a EASTGATE SQUARE.
		CHICHESTER. WEST SUSSEX
	POST CODE	PO19 1JL Tel No. 01243 779497
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	LAND OFF PYKE CLOSE
		WOKINGHAM BERKSHIRE
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.896 Ha
5. Give brief details of the proposal	ABOUT THE APPLICATION	ERECTION OF TWO SEMI-DETACHED BUNGALOWS
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	PROSPECTIVE PURCHASER.

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:1250 ~~1:2500~~ Location Plan	☑	1:100 Floor Plan	☑
1:100 ~~1:500~~ Block Plan	☑	Other SURVEY	☑
1:100 Elevations	☑		

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE	☐	ALTERATION or EXTENSION	☐
CONSTRUCTION OF NEW BUILDING	☑	DEMOLITION	☐
OTHER			

9. What type of Planning application are you applying for ?

RESERVED MATTERS	☐	Go to Question 10.
OUTLINE PERMISSION	☐	State relevant outline permission No. Go to Question 10.
FULL PERMISSION	☑	Go to Question 11.
TEMPORARY PERMISSION	☐	State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION	☐	State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS	☐	State relevant application No.
		Details of conditions to be relaxed. Go to Question 11.

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

N/A .

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

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

VACANT – CHILDRENS PLAYGROUND

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

ROOF – SANDTOFT INTERLOCKING TILES - ANTIQUE BROWN
WALLS – IBSTOCK LEICESTER RED STOCK FACINGS
WINDOWS – BOULTON & PAUL SOVEREIGN UPVC
ALL TO MATCH

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~ STORM DRAIN DIVERSION

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~ NEW CONNECTION TO THE EXISTING FOUL SEWER

16. WILL PEDESTRIANS / ~~VEHICLES~~ ACCESS THE SITE ?
Please show details of the existing access and any proposed changes on the plans.

YES / ~~NO~~

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ?
If YES, please show details of any changes on the plans.

YES / ~~NO~~

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ?
If YES, please show the route and any proposed alternative on the plans.

YES / ~~NO~~

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table.

YES / NO

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

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided.

YES / ~~NO~~

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ NO FEE

SUBSTITUTE DRAWINGS AND DOCUMENTS TO APPLICATION N° : F/2000/2235

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

SIGNED David Saman. ON BEHALF OF WARDEN HA LTD. DATE 11/01/01.

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.

1789/a

SECTION 66 CERTIFICATE

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

19 JAN 2001 * 3203

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
WOKINGHAM DISTRICT COUNCIL	PO BOX 154. SHUTE END WOKINGHAM BERKS RG11 1WN.	11/01/01 .

+ 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) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed David Seaman

On behalf of WARDEN HOUSING ASSOCIATION LTD

Date 11/01/01

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

1933 land at

ADDRESS PYKE CLOSE PARISH Wokingham

PLOT No ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2000/2235				

MINISTRY DECISION

SPECIAL ORDERS

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3203**
CASE OFFICER: **Mrs B Polnik**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

19 JAN 2001 * 3203



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Development Control Section, Environmental Services, Wokingham District Council.

16 January 2001 Scale: 1 : 1250

N
W E
S

Date: 02 February 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/3203

Location: Land Adjacent to Pyke Close, Wokingham.

Proposal: Proposed erection of two semi-detached dwellings.

Applicant: Warden Housing Association Ltd C/O Barrie Seaman Associates.

Case Officer: Mrs B Polnik

The new plans show the following: Arboricultural implication study and tree protection strategy. Report by Honey Tree Specialists.

Comments are required by 12/02/2001.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

(RING ONE)

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

App No. P/2001/3203 (Planaps) / (Ludhouse) Date Rec. 22.1.01

Location: LAND ADJ. PYKE CLOSE

Parish WOKINGHAM

Applicant: WARDEN HOUSING ASSOCIATION

Description of attached plans Arboricultural Implication Study and tree protection strategy

Drawing No's: Report by Honey Tree Specialists

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: _____

_____

_____

_____

Drawing No's

1.	NK (Landscape & Trees)	NE.	✓
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

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER BP.

Consultations Sent by Admin. on 02.02.PS.

Yellow - Part One Copy
Green - Officer's Copy

HONEY TREE
Specialists

NEW POND ROAD, PEASMARSH, GUILDFORD, SURREY, GU3 1JR

Guildford (01483) 561362/575098
Fax: 01483 535608
E-mail: honey.bros@btinternet.com
London (0181) 764 9697
Fax (0181) 679 8989

Our Ref: MPH4324/LEN/Rev2

12 January 2001

ADDITIONAL PLAN
3203

Mr R Heriot
Warden Housing Association Ltd
Maxwell Hart Building
612 Reading Road
Winnersh
RG41 5HF

Dear Mr Heriot

Re: Pyke Close, Elizabeth Road, Wokingham

Further to your letter of instruction in respect of the above site I am pleased to submit our Arboricultural Implication Study and Tree Protection Strategy Report.

If I can be of any further assistance please do not hesitate to contact me.

Please find enclosed our account for the report and visit.

Yours sincerely,

Michael Honey
HONEY TREE SPECIALISTS

HONEY BROTHERS LIMITED

Tree Surgeons, Consultants & Equipment Suppliers

Office and Yard:
NEW POND ROAD, PEASMARSH, GUILDFORD, SURREY GU3 1JR

Tel: (01483) 561362/575098
Fax: 01483 535608
E-mail: honey.bros@btinternet.com

PLANNING SERVICES	HPT
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22 JAN 2001	
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With Compliments

ARBORICULTURAL IMPLICATION STUDY
AND
TREE PROTECTION STRATEGY

Pyke Close
Elizabeth Road
Wokingham

Produced For:	Warden Housing Association Ltd
Prepared By:	Michael Honey Dip.Arb.(RFS), F.Arbor.A. BA Hons
Reference:	MPH4324
Date:	12.01.01

Recycled Paper

Prepared for: Warden Housing Association Ltd

Site Address: Pyke Close, Elizabeth Road, Wokingham

Report Prepared By: Michael Honey

Date: 12 January 2001

▪ Instructions

Further to your recent instructions we have pleasure in submitting the following report.

▪ Background

The report concerns the above site which consists of a disused childrens playground within a residential area.

An arboricultural report of the 15 December 2000 was submitted which assessed all the trees on site in terms of their health and safety, amenity value and future potential. The trees were numbered, tagged and plotted on the drawing schedule 2 of the appendix. The schedule of trees is included in schedule 1 of the appendix.

The site is subject to a development proposal which consists of two semi detached single storey residential properties as outlined in the proposal drawing schedule 2 of the appendix. Schedule 3 of the appendix lists those trees within an influencing distance from construction to be retained.

Recycled Paper

▪ Scope of Report

a) The scope of this report is to assess the development proposal for this site with respect to its implication upon existing trees. The report determines which trees should be retained and which should be removed. All interfaces between the development and the trees, their root zones and their crowns are assessed and discussed.
b) Those trees within an influencing distance from construction to be retained are listed within schedule 3 of the appendix. Preferential protective distances for these trees are also listed and with reference to BS5837 "Trees in Relation to Construction" Table 1.
c) The quality and future growth potential of the trees likely to be affected by the development are assessed.
d) The report details those protective measures that will be necessary for the successful protection of retained trees during the construction process.
e) Guidance is given with respect to the implementation of protective procedures and measures in relation to specific site sensitive trees and general site organisation and construction logistics.
f) The use of a Tree Protection Method Statement is described as a potential tool to assist the successful logistical implementation of tree protective measures during the construction process. The general principles involved in the formation of a method statement and its contents are outlined. A draft summary of Method Statement is included as schedule 6 of the appendix and for further discussion between relevant parties.

▪ Site Description

Pyke Close is a relatively modern grouping of attached and single storey residential buildings close to Wokingham town centre. The site is adjacent to open recreational land and is surrounded by residential properties and their gardens. The disused playground to the end of the close is the site of the development proposal. The mature tree stock including those trees surrounding the playground consists almost entirely of Oak trees probably formerly associated with old field edge boundaries.

▪ Design Proposal and Tree Retention

The proposal has been carefully formulated to retain the majority of trees of value on site. This includes the Oaks T4, T5 and T6 beyond the eastern boundary of the disused playground and the Oak T10 towards the western boundary and south

west corner of the playground. The better planted specimens within the group T9 could also be retained.

Trees to be Removed

Trees recommended for removal include the poor Goat Willow and Laurel scrub within the group T9 to provide more light to the south west corner. In addition the linear grouping of Hawthorn T11, graded C, is of moderate untidy form and limited future potential and could be removed to provide more light infiltration from the south west boundary and through the understorey.

T12 is a prominent old field boundary specimen graded B/C. This tree has a pronounced lean away from the playground area and towards the south west boundary and an open cavity and area of significant decay at the principle limb union at 4m. The tree, while not presently in structurally poor or unstable condition presents a future risk of structural instability, particularly in relation to the principle limb union limiting the trees potential. In addition although the lean appears to be of historic origins and presently stable the tree gives the perception of possible instability and could give cause for concern for subsequent residents.

The moderate structural form of the tree, particularly in relation to the proposal and its relatively limited future potential is such that its removal would not be of significant detriment to the local landscape. Tree removal will also provide a more open aspect to the finished development including direct sunlight from the south.

Trees to be Retained with Protective Measures

The development proposal includes foundation construction that will encroach marginally upon the protective distances of the Oak T10 and foul drainage that will encroach marginally on the protective distances of the Oak T4, T5 and T6. Protective measures have therefore been outlined in the following Tree Protection Strategy to ensure their safe retention within the proposed development.

- **Protection of Trees During Construction**

General Principles

Existing trees can be easily damaged directly through root severance and inadvertently through soil compaction which disrupts the soil structure causing asphyxiation of roots and subsequent root dysfunction. Spillage of toxic materials can also cause root death. Protection for selected trees for retention is essential to

ensure their lasting effect on the proposed scheme which will include a proportion of the tree/soil zone.

It is equally important therefore to ensure the protection of trees both above and below ground. Guidance is provided in British Standard 5837 "Trees in Relation to Construction" as to the protection of existing trees before, during and after development.

Additionally, guidance is given specifically with respect to driveways in the publication "Driveways Close to Trees" produced by the Arboricultural Advisory and Information Service.

Trenching close to trees can have a serious detrimental effect on tree physiology and stability. It will be necessary to consider alternatives to open trenching near trees in order to avoid damage. Guidance is given in the National Joint Utilities Group publication "Guidance for the Planning Installation and Maintenance of Utility Services in Proximity to Trees".

Protective Distances and Fencing

Those trees outlined for retention within an influencing distance of the design proposal are listed within schedule 3 of the appendix. In addition and with reference to BS5837 "Trees In Relation to Construction" Table 1, guidance for the minimum protective distances for those trees of amenity value has been given and is detailed in the same schedule.

These protective distances could be included on a separate drawing as part of the tree protection plan. The protective distances where possible and appropriate should be enforced by the use of robust protective fencing as outlined in BS5837 Chapter 8.

In this instance the proximity of the trees to construction is such that we would recommend fencing 2.4 metres high consisting of a scaffold framework supporting man made boards (fig. 5 BS5837 Schedule 4 of the appendix).

Tree Protection and Utilities

The location and siting of all utilities should if possible be outside of the minimum protective distances as enforced on site. Where utilities need to encroach upon these areas thrust bore excavation techniques should be considered. Alternatively

all trenches should be carefully dug by hand retaining all roots over 25 millimetres in diameter and back filling with inert granular material mixed with top soil.

The fowl water drainage will follow the southern and eastern elevations of the property No. 13 and at a distance of 3m form these elevations. This drain will therefore encroach into a small segment or percentage of the 8m preferred protection zone and sphere for the trees T5 and T6. This will have no significant effect therefore on the trees health and structural stability. The more robust protective fencing (2.4m high scaffolding supporting boarding) should first be erected at a distance of 1m from the drainage line before construction begins. Ground between the fence and the foundation should be protected by boarding overlying geotextile materials (see Protection from Construction Processes page 6).

Similarly the drainage run at a distance of 3m from the eastern elevation will extend to within 8m from the centre of the Oak T4. Excavation is therefore likely to result in some insignificant encroachment upon the preferred 8m protective distance for this tree which will have a limited impact upon the trees root zone and health and structural stability. Again the more robust form of protective fencing should first be erected to accommodate drainage construction.

Tree Protection and Storage of Materials

All materials for construction purposes should be carefully stored outside of the enforced tree protection areas. All toxic substances such as oils, bitumens and residues from concrete mixing should be retained by effective catchment areas.

Landscaping Works

All landscaping should avoid soil regrading and disturbance within the tree protective areas.

- **Specific Tree Retention and Protection**

Direct Damage to Roots and Foundation Design

The design proposal includes the construction of foundations that will encroach upon a small segment or percentage of the 8m preferred protection zone and sphere of the Oak T10.

If traditional foundation design and construction methods are employed therefore excavation to depths will be required along the foundation line that may sever a

very small proportion of the trees root system and is unlikely to significantly effect the trees health and stability.

An exploratory trench should first be dug by hand retaining all roots over 25mm diameter along the line of the foundations to determine the extent of the trees root system at the proposed foundations and the existence of any important structural roots. If it is determined that traditional foundation construction will result in root damage, such damage could be reduced to an acceptable extent by designing foundations in a way that avoids continuous trench foundations and permits roots to continue to radiate out from the tree. A pad and beam foundation would be suitable for this purpose.

The exploratory trench should be used to assess the location of roots in order to determine the exact position of both pad and beams to minimise damage. Following the determination of roots and pad and beam positions the trench should be backfilled with inert granular material mixed with top soil.

It would be preferable that the beams are seated at or just below ground level to avoid root disturbance along their lengths. The pads should be placed as carefully as possible in relation to the roots exposed by exploratory excavation, to ensure that root severance is kept to a minimum and confined if practical to roots less than 25 millimetres in diameter. Any roots that are encountered during the excavation for and construction of the beams should be cut cleanly with a handsaw or secateurs or suitable pruning tools. The excavation areas should be backfilled with inert granular material mixed with top soil.

The base or floor of the development should also be constructed to avoid excavation of this area.

A structural engineer should be consulted with respect to foundation design and construction techniques.

Protection From Construction Processes

In addition to trees T4, T5 and T6 trees T10 and T14 will require construction process and possibly scaffolding within the minimum protective distance. The more robust form of protective fencing specified (2.4 metre high scaffolding supporting boarding) should first be erected approximately 1 metre from the proposed line of foundations to facilitate the construction process. Ground between the protective fencing and building should be protected by geotextile fabrics beneath boarding as depicted by fig. 6 of BS5837 schedule 5 of the appendix).

Soil Compaction

The relatively small scale of the proposal is such that the majority of the works should be able to be carried out manually rather than with the use of heavy mechanical equipment. Under these circumstances the soil surface in areas of high pedestrian use and construction activity and within the protective areas of trees could be protected by boarding overlying a geotextile fabric. This should allow for the construction process including scaffolding to occur with the minimum of soil compaction.

Other Trees

All other trees on site to be retained should be adequately protected by the enforced protective measures outlined and no further special requirements will be needed.

- **Tree Protection Method Statement**

Before construction works begin and in order to ensure that all the above protective measures are enforced a Method Statement should be devised outlining a logical framework and a reasonable sequence of events and supervisory procedures.

The tree protection method statement should include a drawing depicting all individual and general tree protective distances. The drawing should also depict all areas designated for the storage of materials including catchment areas for toxic fluids, and general access routes for utilities and services.

All protective fencing should be specified in detail for each tree and area.

Detailed specification for special operations should be outlined and agreed including utility and service installation and foundation design and construction, particularly in relation to site sensitive trees.

The tree protection method statement should also include a schedule of the sequence of events to ensure all protective measures are adhered to, the proposed draft format of which is outlined in schedule 6 of the appendix. All relevant construction and development personnel should be informed with respect to the method statement and the schedule should be made available to them.

Site supervision to ensure that protective measures are employed and protective distances are strictly enforced should be carried out by both site agent and designated arboriculturalists as outlined in schedule 6. This to also include regular visits by the arboriculturalists during construction and a final visit on completion. A reporting procedure should also be implemented and agreed.

This protective method statement scheme can be endorsed by planning conditions, agreement or obligations as any appropriate arrangement between the developer and planning authority. Further discussion between these relevant parties might therefore be necessary in order to finalise this document.

- **Amenity Impact**

The proposed development will be set within the context of established mature trees in keeping with the surrounding area which is characterised by residential properties in a similar environment. The property should therefore, like the surrounding properties, sit comfortably within this context which determines its particular amenity value.

To increase the level of light to the properties it is recommended that the poor quality Goat Willow and scrub T9 should be removed leaving the better recently planted Oak and Maple. The linear group of Hawthorn T11 should also be removed to allow greater light infiltration particularly at lower levels.

In addition the large leaning Oak T12 has been scheduled for removal as detailed earlier in this report. Removal of this tree will open out the site significantly from the south and west and allow direct sunlight to the proposal from this direction.

Those larger trees to be retained include the Oak T4, T5 and T6 to the north of the property which will not impede direct sunlight and T10 to the south. This latter tree has a relatively open crown with good light infiltration which could be improved further by crown thinning.

All of these trees are of a maturity that presents little growth potential and limited potential increase of their spatial influence. We would expect therefore reasonable future co-existence of trees and property with relatively low future management requirements. Any such management pressures could be dealt with by statutory controls including Tree Preservation Orders.

▪ Conclusion

The development proposal includes the construction of 2 small attached single storey residents within groups of mature trees. With the exception of the Oak T12 all the large surrounding trees can be retained. Where construction processes encroach marginally upon T4, T5, T6 and T10 protection measures have been recommended to ensure their safe retention.

Providing the protective measures outlined within the Tree Protection Strategy are carried out therefore we are confident that the proposal can be implemented with little adverse impact upon the local landscape.

The development will be set within the context of a partially wooded residential landscape and should sit comfortably within this context which determines its particular amenity value. Selected tree and understorey removal has been recommended however to increase light infiltration and direct sunlight to the site.

This concludes our report but if we can be of any further assistance, or should you require further information, please do not hesitate to contact us. Please find enclosed our account for the visit.



Michael Honey
HONEY TREE SPECIALISTS

APPENDIX

Schedule 1	Tree Schedule
Schedule 2	Tree Location & Proposal Drawing
Schedule 3	Trees to be Retained within an Influencing Distance of the Development
Schedule 4	Protective Fencing
Schedule 5	Protection from Construction
Schedule 6	Method Statement

Recycled Paper

SCHEDULE 1

TREE SURVEY SCHEDULE SHEET

Site: Pyke Close, Elizabeth Rd, Wokingham **Date: 20.12.00** **SURVEYOR: Michael Honey**

Ref: MPH4318

Tree No	English Name	Height (m)	DBH (cms)	Crown Spread (m)	Vigour	Age Range	FGP	BS Cat.	Prot. Zone	Comments
T1	Oak	17	96	7	N/L	M	L	B/C		Large prominent old field boundary Oak with slightly sparse crown. Large open cavity of old branch wound and existing secondary limb union at 3m. Further cavity and structural wound to stem at 4m. Both these cavities and wounds constitute point of structural weakness to the stem. Further climbing inspection and investigation required. Crown should be reduced by 20% and thinned by 20% to reduce loading at this point.
T2	Oak	20	100	10	N	M	M/L	A/B		Good old field boundary specimen with vigorous and expansive symmetrical crown. Small open cavity to base appears sound but should be monitored. Adjacent small Hawthorn old hedgerow specimen of little significance
T3	Oak	15	79	6	N	M	M/L	B		Good prominent old field boundary specimen of slightly stunted form and pronounced natural lean. Old branch wound and cavity at 4m appears sound

Notes:

① Height describes the height of the tree from ground level.
② DBH is the diameter of the trunk at 1.5m from ground level.
③ The crown spread refers to the radius from the trunk centre and is expressed as an average of NSEW aspect. Notes are made when necessary.
④ Vigour is described as Normal, or Low and refers to the general condition of the tree.
⑤ Age range is represented as Y-young, YM-youthfully mature, M-mature, OM-over mature.
⑥ Future Growth Potential describes the tree's potential to increase in size and is categorised as Low, Medium or High.
⑦ BS Category refers to BS 5837 where A category is most desirable and D category is least desirable (remove).
Colours:- A=GREEN B=BLUE C=BROWN D=RED
⑧ BS5837 Protection zone related to distance from trunk centre to protective fence (reduction by one third on one side only BS5837 para 7.5.5)

TREE SURVEY SCHEDULE SHEET

Site: Pyke Close, Elizabeth Rd, Wokingham **Date: 20.12.00** **SURVEYOR: Michael Honey**

Ref: MPH4318

Tree No	English Name	Height (m)	DBH (cms)	Crown Spread (m)	Vigour	Age Range	FGP	BS Cat.	Prot. Zone	Comments
T4	Oak	15	No access 90	6	N/L	M	L	B/C		A prominent old hedgerow specimen. We had no access to assess this tree in detail for health and structural stability. The tree has a pronounced and natural lean with a misshapen upper stem and crown formation. The tree has a slightly sparse crown with a significant amount of dead wood signifying possible past stress. Monitor
T5 & T6	Pair of Oak	22	No access approx. 90	8	N	M	L	A/B		Prominent pair of trees forming open crown and of significant amenity value to the locality. The trees have been previously crown thinned leaving an open crown structure. We had no access to assess the trees in detail for structural stability
T7	Hazel	5	Multi	5	N	M/OM	L	B		Old field boundary Hazel of extended open form. Good native specimen
T8	Horse Chestnut	10	24	4	Y	N	H	C		Self sown specimen of poor suppressed form which could be removed

Notes:

① Height describes the height of the tree from ground level.
② DBH is the diameter of the trunk at 1.5m from ground level.
③ The crown spread refers to the radius from the trunk centre and is expressed as an average of NSEW aspect. Notes are made when necessary.
④ Vigour is described as Normal, or Low and refers to the general condition of the tree.
⑤ Age range is represented as Y-young, YM-youthfully mature, M-mature, OM-over mature.
⑥ Future Growth Potential describes the tree's potential to increase in size and is categorised as Low, Medium or High.
⑦ BS Category refers to BS 5837 where A category is most desirable and D category is least desirable (remove).
Colours:- A=GREEN B=BLUE C=BROWN D=RED
⑧ BS5837 Protection zone related to distance from trunk centre to protective fence (reduction by one third on one side only BS5837 para 7.5.5)

TREE SURVEY SCHEDULE SHEET

Site: Pyke Close, Elizabeth Rd, Wokingham **Date: 20.12.00** **SURVEYOR: Michael Honey**

Ref: MPH4318

Tree No	English Name	Height (m)	DBH (cms)	Crown Spread (m)	Vigour	Age Range	FGP	BS Cat.	Prot. Zone	Comments
T9	recently planted Field Maple and Oak and existing Goat Willow	10	10	2	N	Y	H	B/C		Scrub area which could be thinned out to retain the better recently planted Oak
T10	Oak	17	84	8	N	M	M/L	B		Good prominent old field boundary specimen with relatively open crown
T11	Hawthorn group	6	15-25	3	N	M/OM	L	C		Old hedgerow relics now tall and drawn and slightly untidy specimens which could be removed

Notes:

① Height describes the height of the tree from ground level.
② DBH is the diameter of the trunk at 1.5m from ground level.
③ The crown spread refers to the radius from the trunk centre and is expressed as an average of NSEW aspect. Notes are made when necessary.
④ Vigour is described as Normal, or Low and refers to the general condition of the tree.
⑤ Age range is represented as Y-young, YM-youthfully mature, M-mature, OM-over mature.
⑥ Future Growth Potential describes the tree's potential to increase in size and is categorised as Low, Medium or High.
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TREE SURVEY SCHEDULE SHEET

Site: Pyke Close, Elizabeth Rd, Wokingham **Date: 20.12.00** **SURVEYOR: Michael Honey**

Ref: MPH4318

Tree No	English Name	Height (m)	DBH (cms)	Crown Spread (m)	Vigour	Age Range	FGP	BS Cat.	Prot. Zone	Comments
T12	Oak	17	79	7	N/L	M	L	B/C		Prominent old field boundary specimen tree has a very prominent but apparently natural lean away from the playground. Compensatory stem and root growth appears to have occurred away from the direction of lean. Dense Ivy prevented an inspection of the base on the side of the direction of lean. This Ivy should be removed and the trees reinspected. An open cavity exists at the principle branch union at 4m. Two co-dominant and extended spars emanate from this point to form the main crown. This is a point of structural weakness. The crown also appears sparse. Dense Ivy prevented a visual inspection of the structure of the remaining crown. The pronounced lean and area of structural weakness while not rendering the tree imminently dangerous will limit its future potential and amenity value. We would however recommend that the tree is crown thinned by 20% and given a climbing inspection
T13	Sorbus	10	20	3	N	M	M/L	B/C		Reasonable specimen

Notes:

① Height describes the height of the tree from ground level.

② DBH is the diameter of the trunk at 1.5m from ground level.

③ The crown spread refers to the radius from the trunk centre and is expressed as an average of NSEW aspect. Notes are made when necessary.

④ Vigour is described as Normal, or Low and refers to the general condition of the tree.

⑤ Age range is represented as Y-young, YM-youthfully mature, M-mature, OM-over mature.

⑥ Future Growth Potential describes the tree's potential to increase in size and is categorised as Low, Medium or High.

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TREE SURVEY SCHEDULE SHEET

Site: Pyke Close, Elizabeth Rd, Wokingham **Date: 20.12.00** **SURVEYOR: Michael Honey**

Ref: MPH4318

Tree No	English Name	Height (m)	DBH (cms)	Crown Spread (m)	Vigour	Age Range	FGP	BS Cat.	Prot. Zone	Comments
T14	Oak	17	No access approx. 90	6	N	M	L	B		Good old field boundary specimen of high symmetrical crown that appears vigorous and structurally sound. We had no access to the rear garden however to assess the tree in detail for health and structural stability. Multiple pruning schedules to the stem appear sound
T15	Oak	17	No access approx. 90	6	N	M	L	B		Good old field boundary specimen of high symmetrical crown that appears vigorous and structurally sound. We had no access to the rear garden however to assess the tree in detail for health and structural stability. Multiple pruning schedules to the stem appear sound
T16	Oak	15	53	5	N	Y/M	H	B/C		Youthful suppressed leaning tree with small cavity to stem at 1m appears sound. Some old pruning wounds appear sound
T17	Oak	14	46	5	N	Y/M	H	B		Youthful tree of slight natural lean but good form and potential. Some soil level change to facilitate the construction 1m from base could have caused damage. Monitor

Notes:

① Height describes the height of the tree from ground level.
② DBH is the diameter of the trunk at 1.5m from ground level.
③ The crown spread refers to the radius from the trunk centre and is expressed as an average of NSEW aspect. Notes are made when necessary.
④ Vigour is described as Normal, or Low and refers to the general condition of the tree.
⑤ Age range is represented as Y-young, YM-youthfully mature, M-mature, OM-over mature.
⑥ Future Growth Potential describes the tree's potential to increase in size and is categorised as Low, Medium or High.
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Colours:- A=GREEN B=BLUE C=BROWN D=RED
⑧ BS5837 Protection zone related to distance from trunk centre to protective fence (reduction by one third on one side only BS5837 para 7.5.5)

TREE SURVEY SCHEDULE SHEET

Site: Pyke Close, Elizabeth Rd, Wokingham **Date: 20.12.00** **SURVEYOR: Michael Honey**

Ref: MPH4318

Tree No	English Name	Height (m)	DBH (cms)	Crown Spread (m)	Vigour	Age Range	FGP	BS Cat.	Prot. Zone	Comments
T18	Oak	16	No access approx. 90-100	7	N	M	M/L	B		Good old field boundary specimen of good vigour and expansive symmetrical crown. Storm damage in upper crown with broken hanging secondary limb which should be removed and made safe. Large open cavity to base appears presently sound but decay could be progressive reassess next year. Prune by 20% crown thin this year removing storm damage and giving the tree a climbing inspection
T19	Oak	5	20	3	N	Y	H	B/C		Youthful vigorous tree of good potential
T20	Oak	12	52	3	N/L	Y	H	B/C		Tree with natural lean and slightly sparse crown. Monitor
T21	Oak	18	95	7	N	M	M/L	B		Good old field boundary specimen with symmetrical vigorous crown prominent and of amenity value. Small area of past damage between buttress roots appears sound

Notes:

① Height describes the height of the tree from ground level.

② DBH is the diameter of the trunk at 1.5m from ground level.

③ The crown spread refers to the radius from the trunk centre and is expressed as an average of NSEW aspect. Notes are made when necessary.

④ Vigour is described as Normal, or Low and refers to the general condition of the tree.

⑤ Age range is represented as Y-young, YM-youthfully mature, M-mature, OM-over mature.

⑥ Future Growth Potential describes the tree's potential to increase in size and is categorised as Low, Medium or High.

⑦ BS Category refers to BS 5837 where A category is most desirable and D category is least desirable (remove).
Colours:- A=GREEN B=BLUE C=BROWN D=RED

⑧ BS5837 Protection zone related to distance from trunk centre to protective fence (reduction by one third on one side only BS5837 para 7.5.5)

SCHEDULE 2

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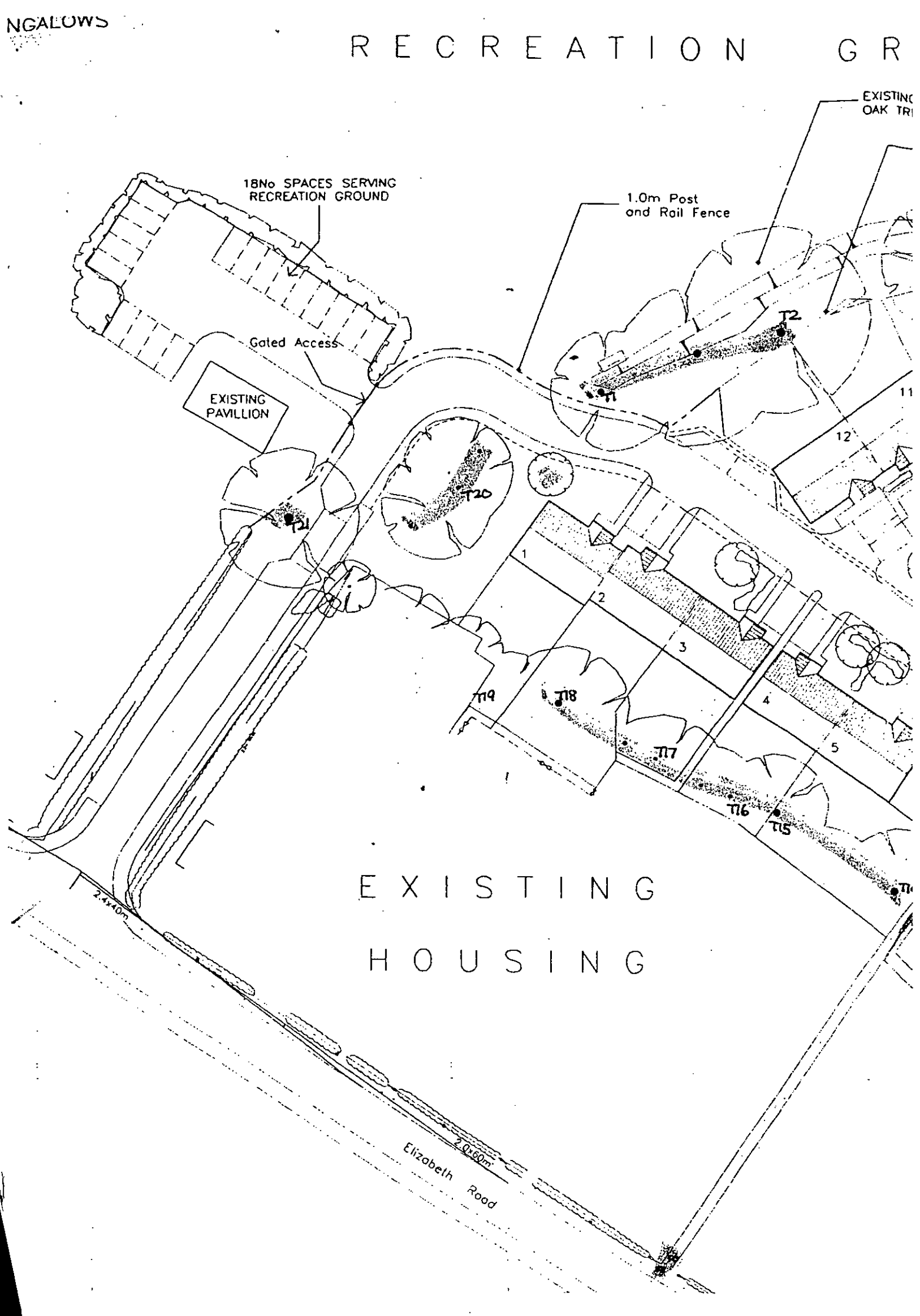
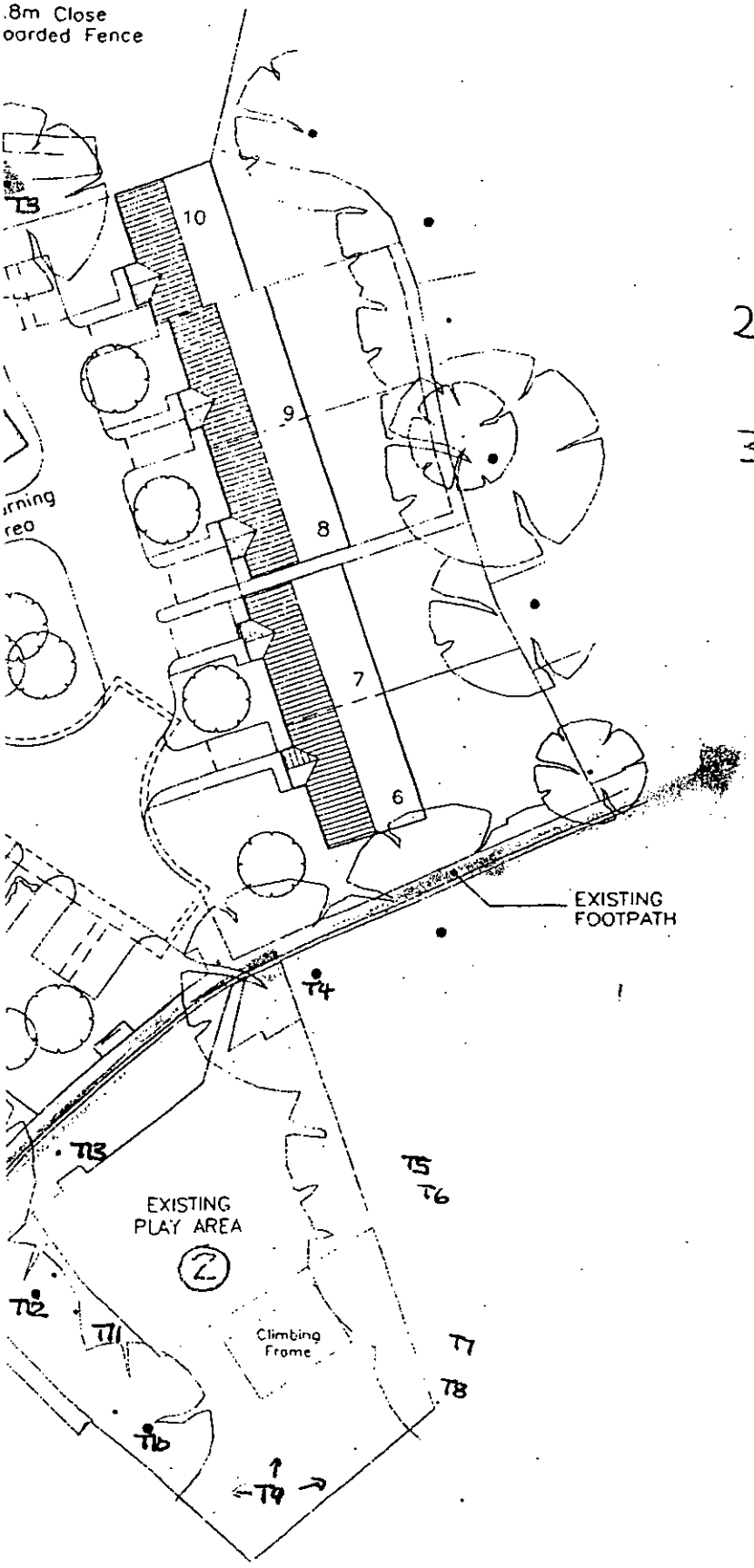

NGALOWS
RECREATION GR
EXISTING OAK TR
18No SPACES SERVING RECREATION GROUND
1.0m Post and Rail Fence
Gated Access
EXISTING PAVILLION
T2
T20
T21
T19
T18
T17
T16
T15
1
2
3
4
5
11
12
EXISTING HOUSING
2.4x40m
2.0x80m
Elizabeth Road

) U N D

C BOUNDARY AMENDMENTS AT RE
PLOTS 1-3
PLAN REVISED TO ACCOMMODAT
BUNGALOW UNIT

.8m Close
oarded Fence



1 EXISTING MATURE OAKS TO BE PROVIDED FOR SURVEY.

2. PROPOSED SITE + OAKS TO SURVEY

3 PUBLIC FOOTPATH

21 NOV 2000

SITE AT ELIZABI
WOKINGHAM FOI

WARDEN HOUSIN
ASSOCIATION

SITE LAYOUT

(2)

1:500

8222/03 REV C

SCHEDULE 3

TREES TO BE RETAINED ON SITE

(WITH PROTECTION DISTANCES)

Site: **Pyke Close, Elizabeth Road, Wokingham**
Client: **Warden Housing Assoc. Ltd**
Date: **4 January 2001**

TREE No.	TREE NAME.	MINIMUM PROTECTION DISTANCE (m) as per BS5837	FENCING TYPE *	'ENGINEERING' PROTECTION REQUIRED **
T4	Oak	8m	B	*
T5	Oak	8m	B	
T6	Oak	8m	B	
T10	Oak	8m	B	*
T14	Oak	8m	B	

* *Fencing type* *A=1.2m Chestnut Paling*
B= 2.4m Scaffold with manmade boards

** *Engineering protection measures to be agreed on a tree by tree basis*
Rooting zone to be protected by the installation of a geo-web type material with no-fines backfill. This is a no-dig method of construction.

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SCHEDULE 4

Recycled Paper

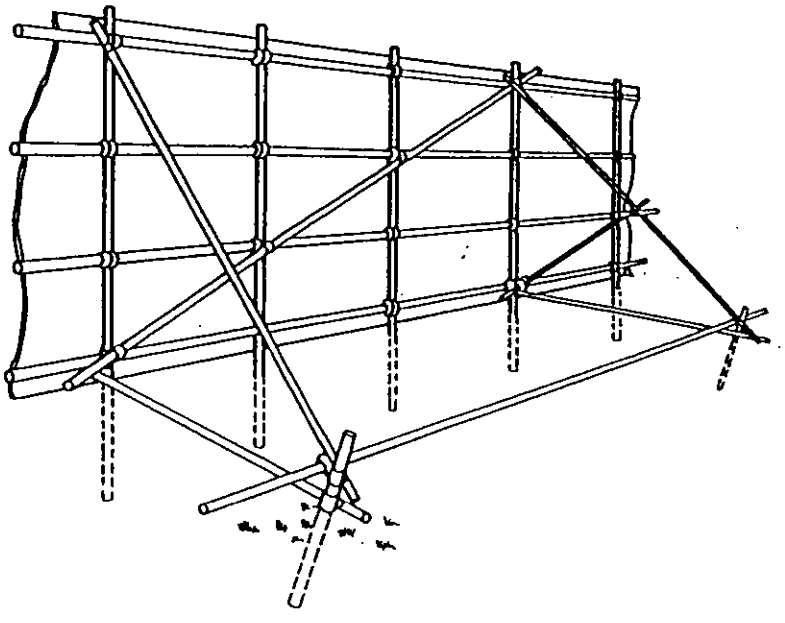
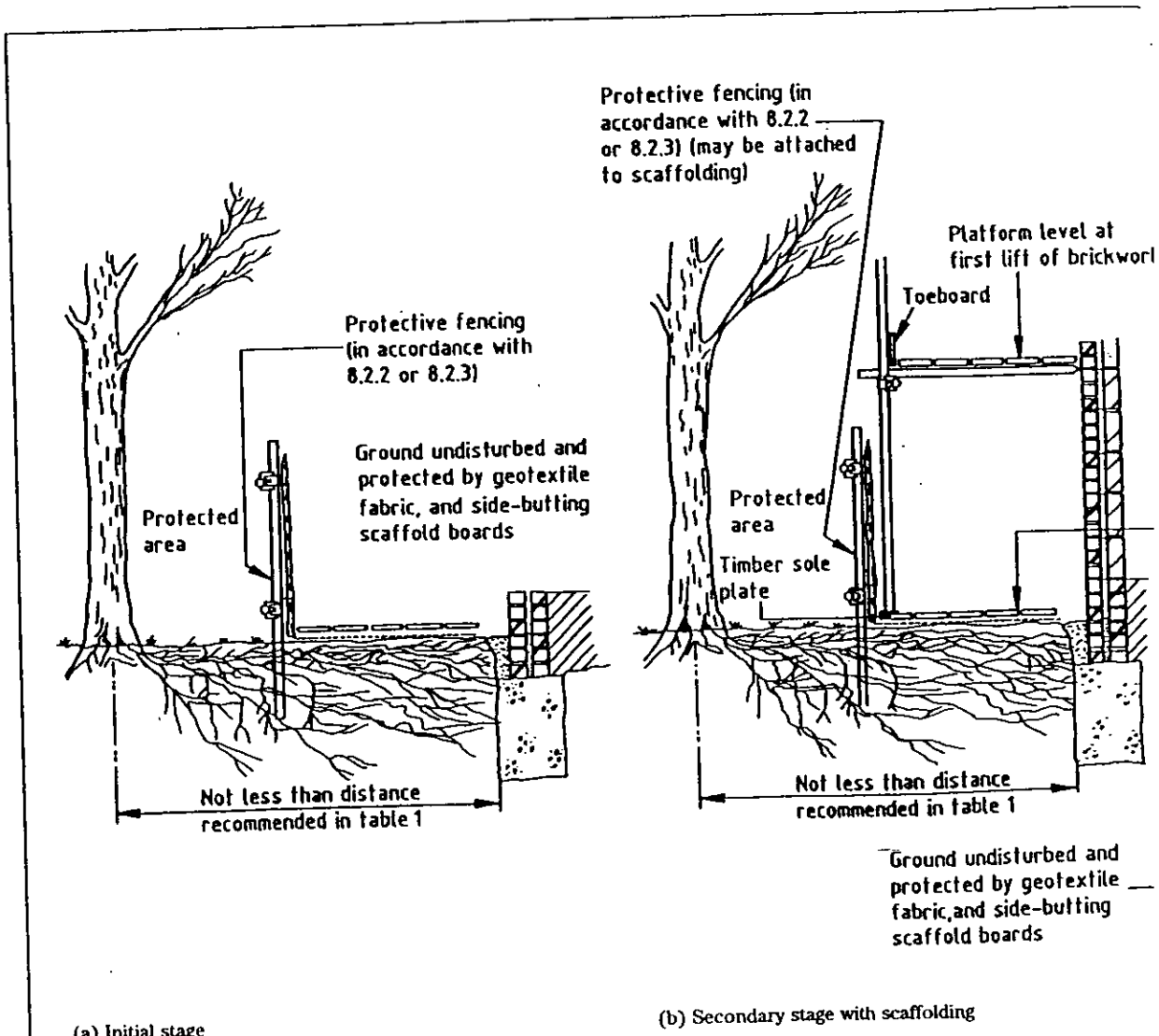


Figure 5. Protective fencing for special conditions

SCHEDULE 5

Recycled Paper



(a) Initial stage

(b) Secondary stage with scaffolding

Figure 6. Scaffolding within a protected area (see 8.3.2)

SCHEDULE 6

SUMMARY TREE PROTECTION METHOD STATEMENT FOR DEVELOPMENT SITE

SITE: *Pyke Close, Elizabeth Road, Wokingham* ***CLIENT:*** *Warden Housing Assoc. Ltd*

DATE: *04.01.01* ***REF No:*** *MPH4324*

STAGE IN DEVELOPMENT	TASK	SUPERVISED BY:	(SIGNATURE)	DATE
(1) Before hand over to construction company	• Erect protective fencing and signs • Erect specific fencing where appropriate	Appointed Arborist Site Agent		
(2) Before hand over to construction	• Inform relevant personnel	Appointed Arborist/Site Agent		
(3) Before hand over to construction	• Designate and identify storage areas • Identify positioning of site huts and their services.	Appointed Arborist and Site Agent		
(4) Before hand over to construction	• Hand excavate exploratory trench along foundation line for root location. • Specification for Foundation Design and Construction. • Specification for hardstanding construction.	Appointed Arborist and site Agent Consultant Engineer		

SUMMARY TREE PROTECTION METHOD STATEMENT FOR DEVELOPMENT SITE

SITE: *Pyke Close, Elizabeth Road, Wokingham* ***CLIENT:*** *Warden Housing Assoc. Ltd*

DATE: *04.01.01* ***REF No:*** *MPH4324*

STAGE IN DEVELOPMENT	TASK	SUPERVISED BY:	(SIGNATURE)	DATE
(5) Before and during initial land preparation process	• Specification for utility or services installation. • Identify utility and service routes. • Install and provide access for services where appropriate.	Appointed Arborist and Site Agent		
(6) Ongoing throughout development process	• Monitor tree protection/condition • Monitor land use • Monitor storage areas	Appointed Arborist		

Procedure for reporting	• Frequency of visits • Issue of instructions (from supervisor to appropriate personnel)	To be agreed To be agreed

DATED 16th November 2001

WOKINGHAM DISTRICT COUNCIL

-and-

HOME GROUP LIMITED

AGREEMENT

under Section 106 Town and Country Planning Act 1990
Planning Application Number 2001/3203
Land off Pyke Close, Wokingham, Berkshire

T E Kingswood
Solicitor
Wokingham District Council
PO Box 151
Shute End
Wokingham
Berkshire RG40 1WH

AW/SR

AGREEMENT is made the 16 day of November Two Thousand and One BETWEEN HOME GROUP LIMITED of Ridley House Regent Centre Gosforth Newcastle-upon-Tyne ('the Applicant') and WOKINGHAM DISTRICT COUNCIL of Council Offices Shute End Wokingham Berkshire RG40 1WH ('the Council')

WHEREAS:

(1) The Council is the estate owner of the land shown edged red on the plan annexed hereto and known as Land off Pyke Close Wokingham Berkshire ('the Site')

(2) The Applicants are the long term lessees of the Site

(3) On 11th January 2001 the Applicants made an application for planning permission (Application No. 2001/3203) for the erection of two semi-detached bungalows ('the Dwelling/Development')

(4) The Council is the District Planning Authority for the administrative District of Wokingham

(5) The Council has resolved that SUBJECT to the Applicant entering into this Agreement planning permission should be granted in respect of Application No. 2001/3203 and the Applicants have agreed to enter into this Agreement conditionally upon planning permission being granted in respect of Application No. 2001/3203 ('the Permission')

(6) 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 Agreements for various purposes in connection with the development of land and otherwise as more particularly set out in the Statutory Provisions

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED AND DECLARED by and between the parties hereto as follows:-

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

2. The Applicants so as to bind each and every part of the Site into whosoever hands the same may come hereby covenants with the Council that following the grant of the Permission

   (a) to pay the Council before first occupation of any of the bungalows comprising the Development the sum of £35,000 (THIRTY FIVE THOUSAND POUNDS) o be used by the Council as a contribution towards a new play area in Elizabeth Park, Wokingham.

   (b) to pay to the Council the Council's reasonable legal fees for the preparation of this Agreement

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

   (a) The sum referred to in Clause 2(a) 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 HM Government from the date of this Agreement until the date of payment

   (b) The expression 'the Applicants' and 'the Council' shall include their respective successors in title and assigns

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

   (d) In this Agreement where any matter fails to be agreed between the parties or a test of reasonableness fails to be applied in respect of any matter or a dispute shall arise if the matter shall not be agreed between the parties within three months from the date when it fails to

be decided (or such longer period as herein provided) the question shall be referred on the application of either party for the determination of a single expert to be agreed between the parties within a further period of one month or in the absence of such agreement to be appointed by the President for the time being of the Royal Institution of Chartered Surveyors on such terms as to the liability and remuneration of such expert as the President shall direct and the determination of the expert shall be final and binding upon the parties

IN WITNESS whereof the parties hereto have caused this Deed to be duly executed the day and year first before written:

THE COMMON SEAL OF WOKINGHAM DISTRICT COUNCIL was affixed to this Deed in the presence of:

14936

Solicitor

THE COMMON SEAL OF HOME GROUP LIMITED was hereunto affixed in the presence of:

743/2001

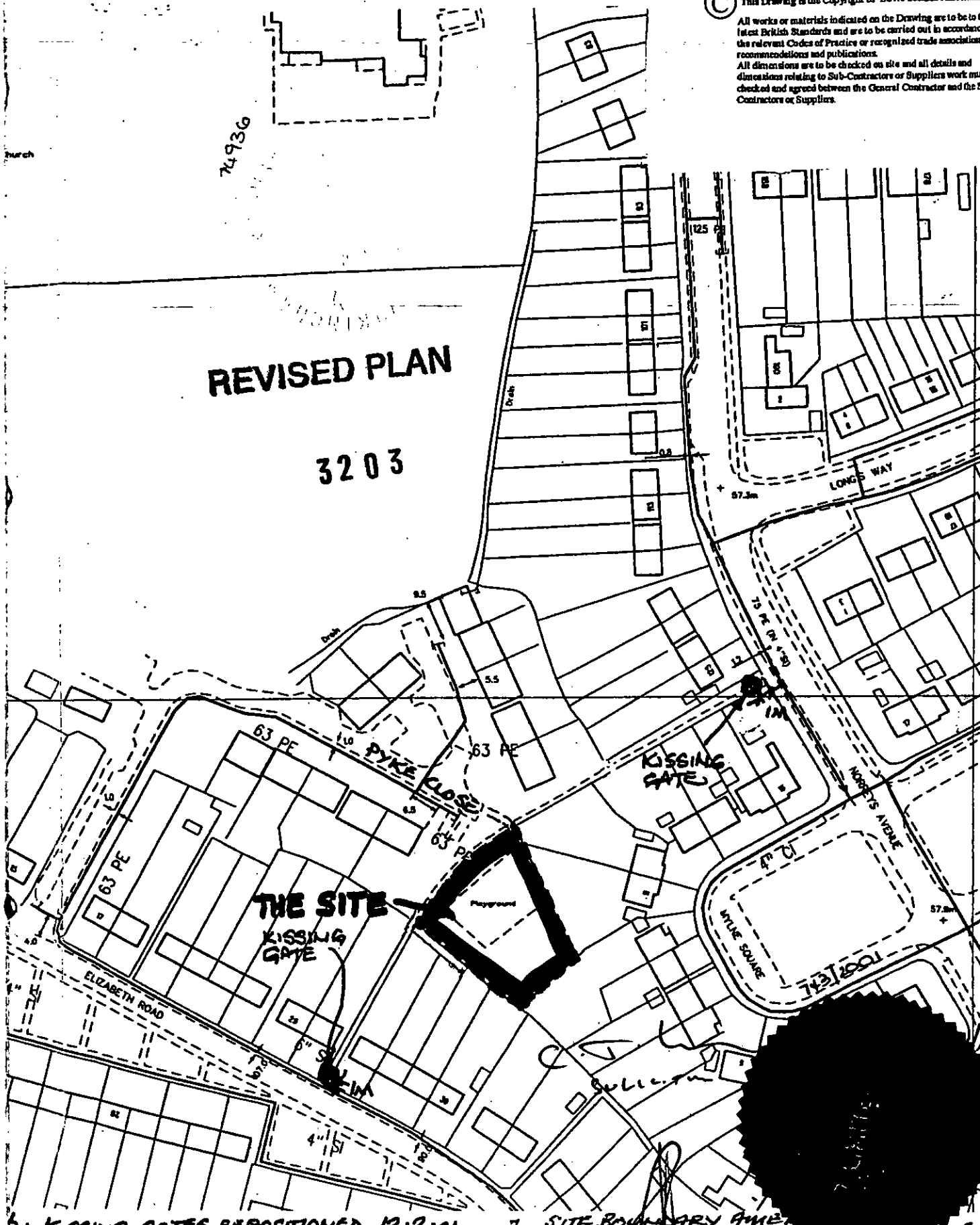
Authorised Signatory

© This Drawing is the Copyright of Barrie Scanlan Associates

All works or materials indicated on the Drawing are to be to t
latest British Standards and are to be carried out in accordanc
the relevant Codes of Practice or recognized trade association
recommendations and publications.
All dimensions are to be checked on site and all details and
dimensions relating to Sub-Contractors or Suppliers work mu
checked and agreed between the General Contractor and the S
Contractors or Suppliers.

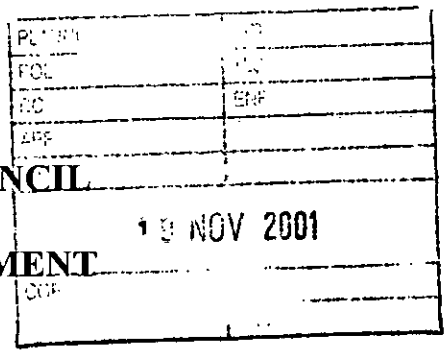
REVISED PLAN

3203



b · KISSING GATES REPOSITIONED 12·2·01 a SITE BOUNDARY AMEN... KISSING GATES SHOWN

ff Pyke Close, Wokingham.	Scale : 1:1250
	Date : June 2000
cation Plan	Drg No : A334/4b
	CAD ref :



WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT
LEGAL SERVICES

MEMORANDUM

TO:	Basia Polnik Development Control	YOUR REF: DATE 19-Nov-01
FROM:	Alison Wood Legal Services	MY REF: AW EXT: 6548

SECTION 106 AGREEMENT: PYKE CLOSE, WOKINGHAM:
APPLICATION NO: F/2001/3203

Attached is a copy of the completed Agreement.

Alison Wood

Alison Wood



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Development Control Section, Environmental Services, Wokingham District Council.

16 January 2001

Scale: 1 : 1250

N W E S