APPLICATION NO:

F/2000/2574

LOCATION:
Skew Bridge Works 64 Reading Road, Wokingham.

APPLICANT:
Mr P Davis C/O Alan Steven

PROPOSAL:
Proposed erection of six flats with parking spaces.

EARLIEST DATE FOR DECISION: **25/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
08/03/2001

CASE OFFICER: **Mrs B Polnik**

APPROVED

(BP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P Davis
C/O Alan Steven
Spademill Studio
Spademill Lane
Aberdeen
AB15 4EZ

Application Number: F/2000/2574

Parish: **WOKINGHAM**

Location: **Skew Bridge Works, 64 Reading Road, Wokingham.**

Proposal: **Proposed erection of six flats with parking spaces.**

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

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

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

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

Condition
4. The bathroom windows in the north west elevations of the development hereby permitted shall not at any time be glazed other than with obscured glass.

Condition
5. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 6 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

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

Condition
7. No 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
8. 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
9. A landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the flats for their permitted use. The landscape management plan shall be carried out as approved.

Condition
10. Before any development is commenced, the results of a detailed investigation to ascertain whether the site is contaminated, together with any remediation scheme required as a result, shall be submitted to and approved in writing by the Local Planning Authority. This shall include a historical investigation, sampling and analysis of current soils, and a scheme of works to address any contamination. The remediation scheme shall thereafter be carried out as approved before any of the dwellings are first occupied.

Condition
11. Development shall not begin until a scheme for protecting the proposed dwellings from noise and vibration from the railway lines and noise from road traffic adjacent to the proposed development has been submitted and approved by the Local Planning Authority. Any works which form part of the scheme approved by the Authority shall be completed before any permitted dwelling is occupied unless an alternative period is agreed in writing by the Authority.

Condition
12. 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
13. No restrictions shall be made at any time on the use of the car parking spaces shown on the approved plan(s) by occupiers of, or visitors to, any of the buildings hereby permitted.

Condition
14. 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
15. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

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

Condition
17. No gates shall be provided at the access.

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

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

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

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

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

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

Reason
7. In the interests of visual amenity.

Reason
8. In the interests of visual amenity.

Reason
9. In order to ensure that the approved landscaping is satisfactorily maintained.

Reason
10. To ensure any contamination of the site is remedied and to protect existing/proposed occupants of the application site and/or adjacent land.

Reason
11. In the interests of the residential amenity of future occupiers of the flats.

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

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

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

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

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

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

Informative
1. This permission relates to the application as amended with revised plans PD10, PD11, PD12, PD13 and PD14 submitted to the Local Planning Authority on 22nd November 2001 and does not approve the proposals as originally submitted.

Informative
2. You are advised that the insertion of any additional windows would require planning permission and the Local Planning Authority would have particular concerns with regard to additional windows to the north west elevation due to potential overlooking.

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

Berkshire Structure Plan Policy EN1.
South East Area Local Plan Policies STV1, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3 and WBE1.

Informative
4. The applicant is advised to take into account Railtrack's comments in their letter dated 13th November 2000.

Anna Cronin
Head of Planning & Transportation
Date: 04/02/2002

Notice checked by: _____

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

Applicationo	Name & Address
F/2000/2574	B & R Underwood 68 Reading Road Wokingham RG41 1EL
F/2000/2574	Mr & Mrs B Graham 66 Reading Road Wokingham RG41 1EL
Application Approved	Letters sent 11.02.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2000/2574

Applicant : Mr P Davis C/O Alan Steven.

Location : Skew Bridge Works 64, Reading Road, , Wokingham.

Proposal : Proposed erection of six flats with parking spaces.

Site Notice Displayed ? :	YES	NO	DATE
	✓		20.11.00

Date of Neighbour Notifications : .....

Date of Site Visit : 20.11.00

Revised s66 received 11.1.2001

Date Registered : ~~13/10/2000~~

Earliest Date for Decision : ~~20/11/2000~~ 25.2.01

Latest Consultation Date/Site Notice Expiry Date : ~~20/11/2000~~ 25.2.01

This application will have expired on: ~~08/12/2000.~~ 8.3.01 **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 :

- Highway Authority : no objection to revised plan subject to conditions
- Arboriculturalist : no objection
- Landscape Architect : considers that majority of site would be occupied by building leaving little amenity area. Some loss of privacy to no 70. No objection to revised plan subject to landscaping scheme being submitted
- Environmental Health : no objection subject to conditions

Planning Issues : re: site contamination, details of protection from noise and vibration, and hours of construction

- Town Council : no objection
- Railtrack : recommend informatives
- Wokingham Free Church Burial Board : no objection subject that developer →
- Letters of representation : 5 letters (from 2 addresses) + 2 on revised plans

Concerns/objections can be summarised as follows:

- ownership of access is incorrect (Officer comment : revised s66 submitted)

- insufficient parking
- access to narrow
- increased traffic generation
- loss of privacy / increased overlooking
- out of character
- impact on construction - access for vehicles, scaffolding etc.. obstruction of access
- loss of view
- overdevelopment of site
- boundary treatment
- previous appln. in 1971 refused

is aware that adj. land is used as burial ground and the entrance should be unobstructed.

Application Number: F/2000/2574

Skew Bridge Works, 64 Reading Rd, Wokingham

PROPOSAL: Full application for demolition of existing buildings and erection of 2 storey building containing 4x2 bed flats and 2x1 bed flats with associated parking as originally submitted.

Revised plans received 22.11.01 indicate an amended design and reduction in size of building. The revised scheme is for 6x1 bedroomed flats with 10 parking spaces. The building has a maximum length of 16.65m, width of 11.9m and height of 8.6m.

APPRAISAL: main issues are:

A. Principle of development
Policies STV1 of South East Area Local Plan; and WOS2 of Wokingham District Local Plan

Site is located in within the settlement boundary as defined by both SEALP and WDLP where there is a general principle in favour of development subject to no adverse impact on character of the area, amenities of neighbouring occupiers, highway safety etc. It is also for the redevelopment of a brown field site which is normally encouraged by PPG3.

B. Impact on character and visual amenity of area
SBE1/2 of South East Area Local Plan; and WOS3 and WBE1 of Wokingham District Local Plan

The area is characterised by residential development with a mix of dwelling types and designs. The pattern of development is mainly detached houses between the railway bridge and Oxford Rd, although no. 66 is a chalet style dwelling and 68 a bungalow. This backland site has been established for a number of years. Planning history of the application site which comprises of a number of single storey shed type buildings, dates back to 1951 when temporary consent was granted for light engineering uses. The site is currently used for car repairs etc.

The redevelopment of the site would result in a visual improvement and in terms of streetscene there is no objection to a 2 storey building being erected in this location as dwellings fronting Reading Rd and those in St Pauls Gate are 2 storey. In terms of footprint the proposed building is smaller than the existing buildings. The original scheme was considered to be an overdevelopment of the site however revised plans indicate a reduction in the size of the building. It has been reduced by 3.85m in length and the design is more domestic in scale with the addition of a hipped roof to reduce the massing of the building.

Whilst there have been 2 refusals in the past on the grounds of overdevelopment (Wok.B/O/25/71 and Wok.B/20/71) both of these were for larger schemes.

In view of the above it is now considered that the scheme is acceptable and would not adversely affect the visual amenity of the area

C. Impact on amenities of neighbouring occupiers/future occupiers
SBE1/2 of South East Area Local Plan; and WOS3 and WBE1 of Wokingham District Local Plan

The distance between the rear of the proposed building and the front of 66 Reading Rd and 68 Reading Rd would be 29 and 26m respectively which is considered to be acceptable.

The original scheme indicated a number windows facing the rear of 70 Reading Rd some of which would have french doors and would open out. The distance between this elevation and the rear elevation of 70 Reading Rd would be 12m. The scheme has been revised incorporating only bathroom windows in the west elevation. A condition is proposed restricting the insertion of any additional windows in this elevation and for the bathroom windows to be obscure glazed. Whilst it is acknowledged that there would be an increase in the height of the building compared to the existing single storey building the relationship with 70 Reading Rd is now considered to be acceptable. Furthermore the existing site from a visual point of view is untidy and the existing uses could be considered to be unneighbourly.

The reduction in footprint has also resulted in a larger amenity area being available to future occupiers and each of the ground floor flats have been provided with a small private amenity area.

In view of the above it is considered that the amenities of neighbouring occupiers would be so adversely affected so as to warrant refusal.

D. Highway issues
WOS3 of Wokingham District Local Plan

Highway Authority raises no objection in terms of access and traffic generation. Adequate car parking would be provided in accordance with adopted standards.

E. The concerns of neighbouring residents
The concerns of the neighbouring residents have been noted. Issues of impact on amenities, overlooking/loss of privacy, whether the scheme is an overdevelopment of the site, site history and character of area have been dealt with above. With regard to highway safety and layout the Highway Officer raises no objection (refer paragaph D) and a condition is proposed relating to the provision of on-site parking for site operatives etc. during construction. Boundary treatment would be dealt with by condition. The agent has been notified of the issues raised relating to land ownership/ rights of access and a revised s66 was submitted.

RECOMMENDATION: Approval: ☑ ~~Refusal:~~ ☐

Application Number: F/2000/2574

Appraisal :

refer to attached

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

Application Number F/2000/2574
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C001	R001	Standard Time
2.	C012	R012	External materials to be agreed
3.	C017	R017	Boundary treatment
4.	C045	R045	"bathroom windows... northwest elevations ..."
~~5.~~	~~C044~~	~~R044~~	~~No windows to be inserted~~
			"~~West elevation~~"
5. 5.	C070	R070	Hours of construction
			8am - 6pm Mon-Fri.
6. 6.	C100	R100	Site levels
7.	C150	R150	Landscaping details
8.	C151	R151	
9.	C152	R152	
10.	C170	R170	Contamination on residential sites
11.			Development shall not begin until a scheme for protecting the proposed dwellings from noise and vibration from the railway lines and noise from road traffic adjacent to the proposed development has been submitted and approved by the Local Planning Authority. Any works which form part of the scheme approved by the Authority shall be completed before any permitted dwelling is occupied unless an alternative period is agreed in writing by the Authority.
			Reason: In the interests of the residential amenity of future occupiers of the flats.
12.	C122	R122	Parking/turning before occupation
13.	C123	R123	Communal parking
14.	C129	R129	Construction vehicles
15.	C130	R130	No mud during construction
16.	C137	R137	Turning within the site insert "flats" PTO.

INFORMATIVES

	Informative for approvals
3.	N16
	~~LODDON AREA LOCAL PLAN POLICIES:~~
	SOUTH-EAST AREA LOCAL PLAN POLICIES: STV1, SBE1/2
	WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WBE1
	~~GREEN BELT LOCAL PLAN POLICIES:~~
	BERKSHIRE STRUCTURE PLAN POLICIES: EN1
	~~MINERALS LOCAL PLAN POLICIES:~~

4. The applicant is advised to take into account Railtrack's comment in their letter dated 13.11.2000.

1. N01. plans PD10, PD11, PD12, PD13 and PD14 received 22.11.2001

2. You are advised that the insertion of any additional windows would require pl. permission and the LPA would have particular concerns with regard to additional windows to the north-west elevation due to potential overlooking

17. No gates shall be provided at the access

Reason : R137

RECORD OF SITE VISIT

SITE ADDRESS: Skew Bridge Works 64 Reading Road Wokingham.

APPLICATION NUMBER: F/2000/2574

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 20.11.00

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ revised SN up

2. DESCRIPTION OF SURROUNDINGS

Generally area is predominantly residential in character. Site bound by burial ground to SE. Railway set within deep cutting to NE. Residential to west and north.

3. DESCRIPTION OF SITE/BUILDING

Collection of sheds x6 single storey (corrugated sheeting and wooden structure) no. of operators from site - car repairs etc.

4. RELATIONSHIP TO ADJOINING PROPERTIES

refer to site plan
No 66 chalet style dwelling
No 68 bungalow
70, 72 (74 demolished) and 76 all 2storey dwellings

5. SITE CONSTRAINTS

TREES otherwise one dead on-site and small tree - not significant large Oak to south adj. 66 Reading Rd.

ACCESS/PARKING Refer to site plan

LEVELS Site approx 0.5m lower than burial ground

BOUNDARY TREATMENT 1.8m CB fence with access road

OTHERS and 1m chain link with burial ground with some planting.

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **F/2000/2574**

Skew Bridge Works 64, Reading Road, , Wokingham.

Proposed erection of six flats with parking spaces.

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: Malvern Date: 26/1/02

Councillor Malvern

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: 25.1.2002

My ref: F/2000/2574

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 Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

Dear Councillor

Application Number: F/2000/2574
Skew Bridge Works 64, Reading Road, , Wokingham.
Proposed erection of six flats with parking spaces.

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 4.2.02

Yours faithfully

for Development Control Manager

LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **F/2000/2574**
Skew Bridge Works 64, Reading Road, , Wokingham.
Proposed erection of six flats with parking spaces.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor Malvern

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: 25.1.02

My ref: F/2000/2574

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 Eke
55 Lowther Road
Wokingham
RG41 1JB

Dear Councillor

Application Number: F/2000/2574
Skew Bridge Works 64, Reading Road, , Wokingham.
Proposed erection of six flats with parking spaces.

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 4.2.02

Yours faithfully

ML Thom

for Development Control Manager

LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **F/2000/2574**
Skew Bridge Works 64, Reading Road, , Wokingham.
Proposed erection of six flats with parking spaces.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Eke

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: 25.1.02

My ref: F/2000/2574

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 Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

Dear Councillor

Application Number: F/2000/2574
Skew Bridge Works 64, Reading Road, , Wokingham.
Proposed erection of six flats with parking spaces.

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

for Development Control Manager

LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **F/2000/2574**
Skew Bridge Works 64, Reading Road, , Wokingham.
Proposed erection of six flats with parking spaces.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Earnshaw

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

Date: 29 November 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/2574

Location: Skew Bridge Works 64, Reading Road, Wokingham.

Proposal: Proposed erection of six flats with parking spaces.

Applicant: Mr P Davis C/O Alan Steven.

Case Officer: Mrs B Polnik

The new plans show the following: Amended design and reduction in size of building. Drawing nos PD/10, PD/11, PD/12, PD/13, PD/14.

Comments are required by 20/12/2001.

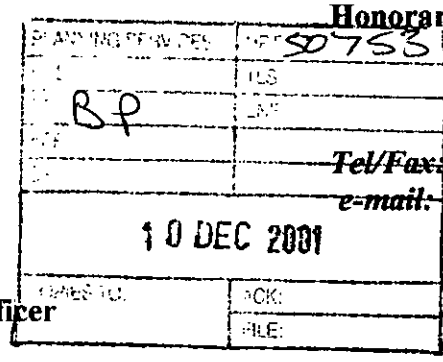
Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

In addition to my previous conditions; Please ensure that no gates are provided at the access.

AC 29/11/01

Recd 10.00AM 10-12-01

WOKINGHAM FREE CHURCH BURIAL GROUND



Honorary Secretary: *Mr Wm Watson*
17 St Pauls Gate
Wokingham
Berks RG41 2YP
0118 977 6416
William@btinternet.com
7th December 2001

Mrs B Polnik
Development Control Officer
Planning Services
Wokingham District Council
Shute End
Wokingham RG40 1WR

Dear Mrs Polnik

Revised Plans Notification – F/2000/2574 – Skew Bridge Works Site

I refer to your letter regarding the above Planning Application dated 29 November 2001.

Having examined the plans at your office today we note the area outlined in red includes a 'Mutual Access' area. We wish to point out that that area includes the blue hatched zone on the attached plan. This blue hatched zone is not part of the access area to the site for which the Planning Application is being made. The blue hatched zone is not a mutual access area but in fact gives access solely to the Wokingham Free Church Burial Ground and has been so since its establishment in the early 1920's.

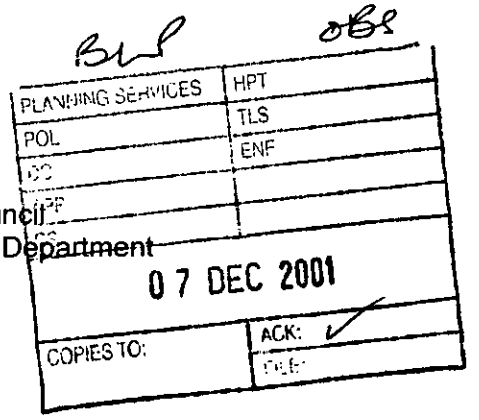
I refer you also to our letter of 14 November 2000, expressing our concern that this area should remain unobstructed at all times.

We would be obliged if this matter is corrected.

Yours sincerely

Wm Watson

Mr & Mrs B Graham
66 Reading Road
Wokingham
Berkshire
RG41 1EL



Wokingham District Council
Environmental Services Department
Planning Services
P .O.Box 157
Shuts End
Wokingham
Berkshire
RG401WR

6th December 2001

Your Ref: -F/2000/2574

Dear Sir/Madam

We write concerning the above revised application and with the following objections given in no particular order of priority.

1. As stated in our response to the original application the area shown on the above application designated as "mutual access" area is not so. The plans are incorrect. The area edged red and shaded brown on the attached drawing is part of our property over which the applicant has no right of way. The area shaded green on the attached drawing is also part of our property and is the only part over which the applicant has any right of way.

2. Insufficient parking is proposed for the size of development as there is no additional parking for visitors either on or off road in the local area. We already suffer from traffic for the workshops using our property as a turning and parking facility and can only see the nuisance increasing if this development is allowed to proceed.

3. The access from Reading Road is too narrow to support the increase in traffic the proposed development will generate.

4. The proposed development is totally out of character with surrounding properties.

5. The development would lead to a total loss of privacy for our property.

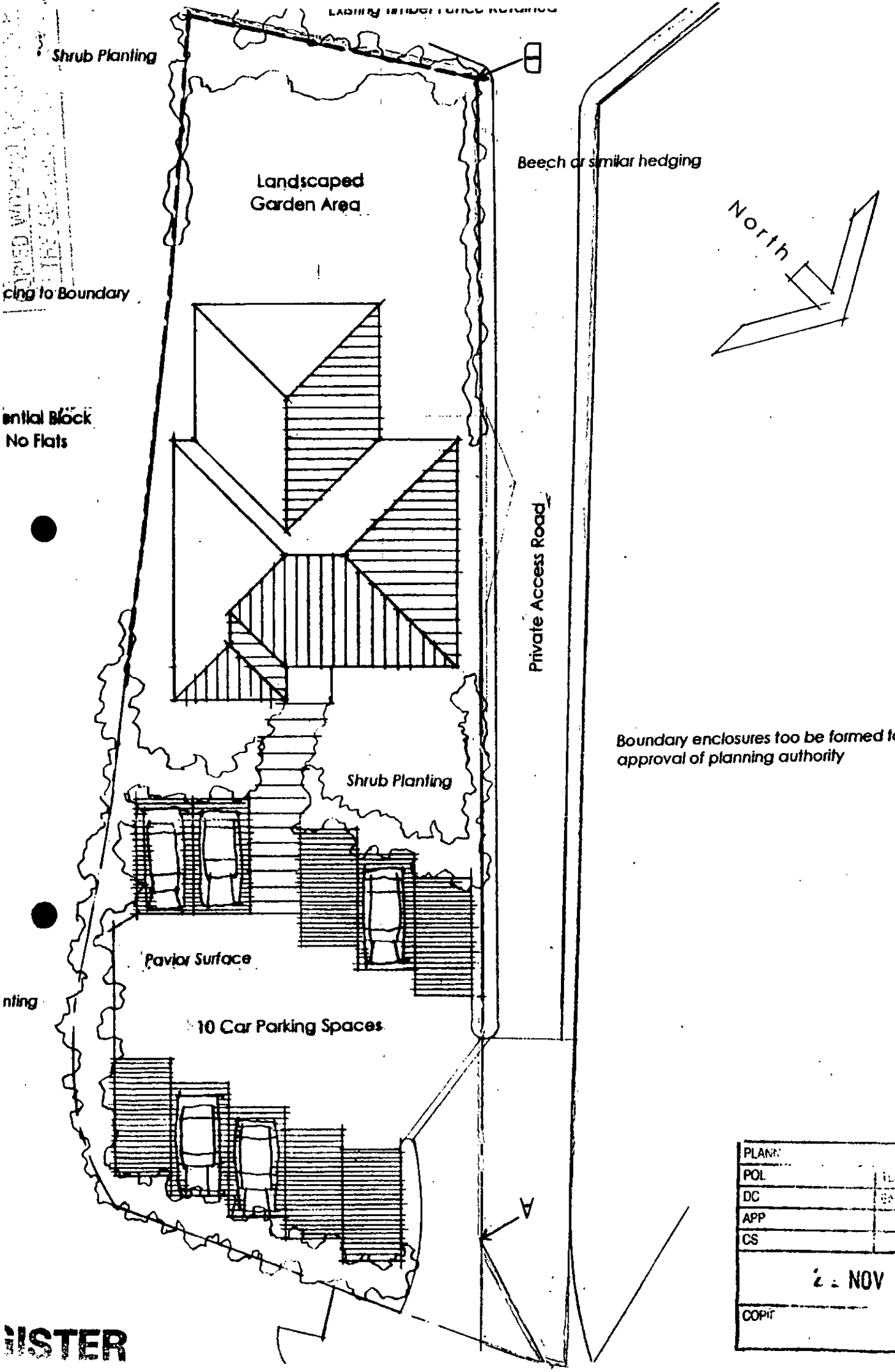
6. We are concerned that the this development could not be contained in the area available during construction bearing in mind that access is required over the "true" mutual access area twenty four hours a day, for residents, service and emergency vehicles. This problem has already been demonstrated during the development of 74 Reading road which, while being a smaller development in a larger site, still involved contractors vehicles being parked on the main road and blocking the pavement.

7. It is not clear that the fence along the north west side of the development between point A and B would be retained. It is essential that a close boarded fence be erected along this boundary as it runs alongside the private drive shown on the plans which is in use twenty four hours a day for vehicular access and, if not properly fenced, will present considerable danger to residents of the proposed development and seriously erode our privacy and security.

8. A previous application to develop the area in 1971 to the same extent was refused. Nothing has changed in the environment and we see nothing different in this new proposal to suggest it should be passed.

9. We choose our existing view, shabby as it may be, over that offered by this proposed development.

Yours sincerely



PLANN
POL
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APP
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2 - NOV 2001

COPIT

ISTER

TO: **DEVELOPMENT CONTROL**
Mrs B Polnik

FROM: Environmental Design

DATE: 6 December 2001

Location:	Skew Bridge 64, Reading Road, Wokingham.
Proposal:	Proposed erection of six flats with parking spaces.
Application Number: F/2000/2574	

In response to your consultation dated 29 November 2001 for the above application, the landscape comments are as follows:

The reduction in size of the building allows for a more proportional sized garden area for the flats. The applicant will need to provide a detailed landscape scheme giving full species name of all plants, size of plants at time of planting and planting densities.

Catherine Brimble

Catherine Brimble
Landscape Architect

Basia Polnik

From: John Mullaney
Sent: 03 December 2001 15:23
To: Basia Polnik
Subject: Skew Bridge Works 64 Reading Road, Wokingham-Revised Plans.

I have no further comments to add further to my memo dated 14th November 2000.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing

Skeo Works 64 Reading Rd

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

Wokingham District Council
Planning Dept
P.O, Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Mrs B Graham
66 Reading Road
Wokingham
Berkshire
RG41 1EL

10th February 2001

Ref. F/20002574

Dear Mrs Polnik

In reply to the recent alterations to the above Planning Reference, our previous comments and objections still stand.

We have today sent a copy of letters to you to the Highways Dept as we understand they will be involved in the final decision.

Yours sincerely

Yours sincerely

Barbara + Brian Graham.

By Hand 15/11/2000

WOKINGHAM FREE CHURCH BURIAL BOARD

Honorary Secretary: *Mr Wm Watson*
17 St Pauls Gate
Wokingham
Berks RG41 2YP
Tel/Fax: 0118 977 6416
e-mail: William@btinternet.com

14 November 2000

Planning Officer
Planning Services
Wokingham District Council
Shute End
Wokingham RG40 1WR

BP 36642
16 NOV 2000
COPIES TO: ACK: FILE:

Dear Sir

Proposed Flatted Development, Skew Bridge Works, Wokingham

I write to you on behalf of the Burial Board with reference to the above Planning Application.

As you are aware, our Burial Ground is immediately adjacent to this proposed development and may be overlooked by the flats.

Whilst the Board can see no objection to the Plans displayed at the Council Offices, I wish to draw your attention to the following points that should be made clear to any developer of the Skew Bridge Works site.

1. The Burial Ground is a long established site (dedicated in 1921) and the normal usage and maintenance practices of the site should be recognised and accepted.

2. The Burial Ground is in regular use for interments and available to visitors at all times. It is essential that the entrance area remains unobstructed at all times.

I am

Yours sincerely

Wm Watson
Honorary Secretary

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
P
CS 635 | DLP
29 NOV 2000
COPIES TO: | ACK:
FILE:

68 READING ROAD
WOKINGHAM
BERKS
RG41 1EL

26/11/2000

Dear Mrs Polnik,

YOUR REF. F/2000/2574

Further to our recent letter regarding the proposed erection of six flats with Parking spaces on the site of Shaw Bridge Works, our objections remain as before and that access to the proposed site would cause congestion and possible obstruction to emergency vehicles. One Parking Space per flat is not adequate when most residence have more than one car. We have no objection to residential building on the site providing it is in Keeping with the existing properties in the area.

Yours sincerely

B.J. Underwood R. J. Underwood

PLANNING SERVICES
PO:
DC
CC 6855
OFFICES TO:
HPT
TLS
ENF
BCP
ACK:
FILE:

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

Mr & Mrs B Graham
66 Reading Road
Wokingham
Berkshire
RG41 1EL

27th November 2000

Your Ref: -F/2000/2574

Dear Sir/Madam

Having viewed the revised plans for the above application we offer the following comments in addition to the points made in our original letter dated 6th November 2000.

1. The size of the entrance to the proposed development cannot support the volume of traffic proposed either on completion or whilst the site is under construction.

2. We have very serious concerns about the size of development planned for this small and inaccessible site, that is, living with it, but most importantly how the construction and equipment needed during building will be delivered and then contained within its boundaries.

3. How would they erect the scaffolding needed to build the north side of the building that is only inches away from our boundary? We understand that scaffolding needs at least two feet clearance from the wall under construction.

4. Any obstruction during construction or after would have serious consequences for our handicapped son who is unable to leave his vehicle to arrange for cars obstructing access too our property to be moved to gain access.

Yours sincerely

+ Barbara Graham

Encl. 1

COPY

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

Mr & Mrs B Graham
66 Reading Road
Wokingham
Berkshire
RG41 1EL

9th November 2000

Your Ref: -F/2000/2574

Dear Sir/Madam

We write concerning the above application and with the following objections given in no particular order of priority.

1. The area shown on the above application designated as "mutual access" area is not so. The plans are incorrect. Part of this is registered as our property over which the applicant has no right of way. We enclose a copy of our letter sent to the applicant's agent.

2. Insufficient parking is proposed for the size of development, as there is no additional parking for visitors either on or off road in the local area.

3. The access from Reading Road is too narrow to support the increase in traffic the proposed development will generate.

4. The proposed development is too large for the space available.

5. The proposed development is totally out of character with surrounding properties.

6. The development would lead to a total loss of privacy for our property.

7. We are concerned that the this development could not be contained in the area available during construction bearing in mind that access is required over the true mutual access area twenty four hours a day for residents, service and emergency vehicles.

8. It is not clear that the fence along the north west side of the development would be retained. As this runs alongside the private drive shown on the plans which is in use twenty four hours a day for vehicular access this will present considerable danger to residents of the proposed development and seriously erode our privacy.

9. A previous application to develop the area in 1971 to the same extent was refused. Nothing has changed in the environment and we see nothing different in this new proposal to suggest it should be passed.

10. We choose our existing view shabby as it may be over that offered by this proposed development.

Yours sincerely

DC
APP
CS OTDS BCP
09 NOV-2000
COPIES TO: ACK:
FILE

68 READING ROAD
WOKINGHAM
BERKS
RG41 1EL

8/11/2000

your ref: F/2000/2574

Proposed erection of six flats with parking spaces at Skew Bridge Works 64 Reading Rd. Wokingham.

We read your letter dated 27th Oct 2000 with great concern having made considerable searches prior to moving to our present address on 5th Oct 2000 without any mention of the proposed plans to build. We trust that the following list outlining our chief concerns will receive your consideration when reviewing the proposed building plans.

1) VERY RESTRICTED ACCESS TO SITE.
2) LACK OF PARKING SPACE FOR RESIDENTS AND THEIR VISITORS
3) THE NECESSITY FOR CLEAR ACCESS FOR EMERGENCY VEHICLES.
4) INSUFFICIENT ACCESS FOR BUILDERS VEHICLES AND MATERIALS.

CONT'D

5) SPACE REQUIRED BY SCAFFOLDING AND BUILDING MATERIALS,

6/ THE CLOSE PROXIMITY OF PROPOSED FLATS TO EXISTING BUNGALOWS, WITH LIVINGROOMS AND KITCHENS AND THE OVERALL HEIGHT OVERLOOKING THE LOWER BUILDINGS AND INVADING OUR PRIVACY.

As pensioners we chose this site for peace and quiet in our retirement and hope that it will be maintained,

Yours sincerely

B. Underwood

R. Underwood

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS OBS	BCP
09 NOV 2000	
COPIES TO:	ACK:
	FILE:

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

Mr & Mrs B Graham
66 Reading Road
Wokingham
Berkshire
RG41 1EL

9th November 2000

Your Ref: -F/2000/2574

Dear Sir/Madam

We write concerning the above application and with the following objections given in no particular order of priority.

1. The area shown on the above application designated as "mutual access" area is not so. The plans are incorrect. Part of this is registered as our property over which the applicant has no right of way. We enclose a copy of our letter sent to the applicant's agent.

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9. A previous application to develop the area in 1971 to the same extent was refused. Nothing has changed in the environment and we see nothing different in this new proposal to suggest it should be passed.

10. We choose our existing view, shabby as it may be, over that offered by this proposed development.

Yours sincerely

Barbara Graham

Mr & Mrs Graham
66 Reading Road
Wokingham
Berkshire
RG41 1EL

Mr Alan Steven
Spademill Studio
Spademill Lane
Aberdeen
AB15 4EZ

2nd November 2000

Ref:- Skew Bridge Works 64 Reading Road Wokingham

Dear Sirs,

As agents for the owners of the above property we write concerning the recent application No F/2000/2574 made to Wokingham District Council for development of the above site.

We would advise you of the following.

1) The area bordered red on the attached drawing is not part of the mutual access area but is registered as part of our property.

2) Your client has no right of access over this area save for the section marked in blue on the enclosed drawing.

3) The area over which your client does have right of access is also shown on the site location plan submitted with your application.

We will forward a copy of this letter together with our other comments to Wokingham District Council.

Yours sincerely

Mr & Mrs B Graham

H. M. LAND REGISTRY

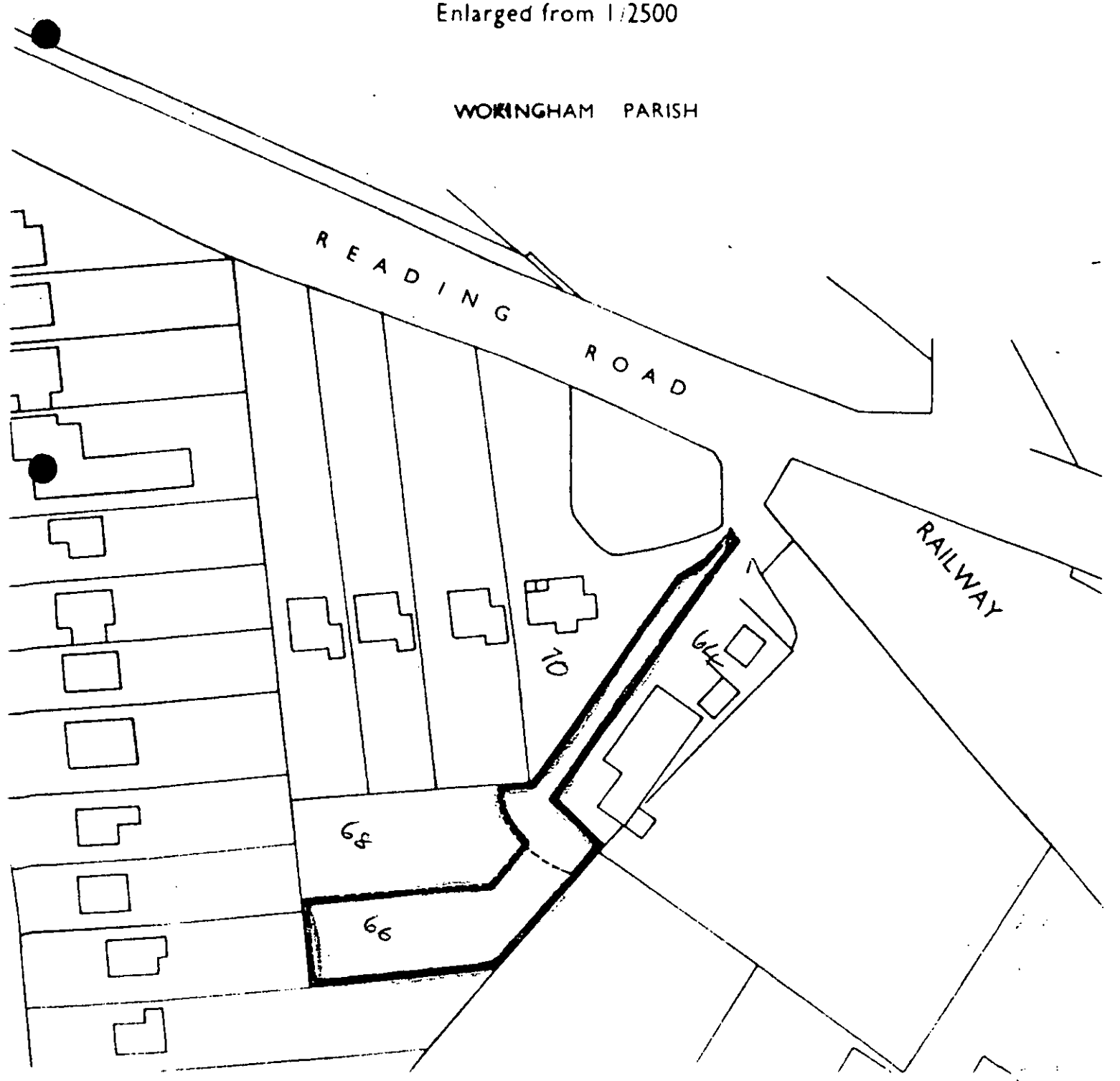
NATIONAL GRID PLAN SU 8069 SECTION A

BERKSHIRE
WOKINGHAM DISTRICT

Scale 1 1250

Enlarged from 1/2500

WOKINGHAM PARISH



PLANNING SERVICES	
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DC	ENF
APP	
CS	
22 NOV 2001	
COPIES TO:	FILE

Alan Ross Steven
Architect
Spademill Studio
Spademill Lane
Aberdeen
AB15 4EZ
Tel. (01224) 323122
Fax. (01224) 323174

Our Ref. AS/PD
Your Ref. Mrs B Polnick-F/2000/2574
Date 20 November 2001

Planning Department
Wokingham District Council
PO Box No. 157,
Shute End
Wokingham
Berkshire
RG40 1WR

For attention Mrs B. Polnik

Dear Sirs

Proposed Flatted Development, Skew Bridge Works, Wokingham, Berkshire.
Planning application Ref. No. F/2000/2574

With reference our recent telephone conversations regarding the above application I now enclose six copies of each of our drawing No's. PD/10-14 incorporating the amendments as agreed.

As discussed you would now arrange to process the application with an appropriate recommendation for approval and trust the enclosures are sufficient for your purposes, however, should you require any additional information please advise.

Yours faithfully

Alan Steven.

REVISED PLAN
2574

Alan Steven

Encl.
cc + encl Mr Peter Davis

Date: 29 November 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/2574

Location: Skew Bridge Works 64, Reading Road, Wokingham.

Proposal: Proposed erection of six flats with parking spaces.

Applicant: Mr P Davis C/O Alan Steven.

Case Officer: Mrs B Polnik

The new plans show the following: Amended design and reduction in size of building. Drawing nos PD/10, PD/11, PD/12, PD/13, PD/14.

Comments are required by 20/12/2001.

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

APPROVED

(RING ONE)

(REVISED PLANS) ADDITIONAL PLANS MINOR AMENDMENTS ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/257/(Planaps) / (Ludhouse) Date Rec. 22.11.01

Location: SKEW BRIDGE WORKS, 64 READING RD

Parish WOKINGHAM

Applicant: MR. P. DAVIS

Description of attached plans Revised plans showing amended design and reduction in size of building

Drawing No's:

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: as before

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 before and those who have written in

Date for Responses 21 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 29.11.PS

Yellow - Part One Copy
Green - Officer's Copy

NOTICE OF REFUSAL

BERKSHIRE COUNTY COUNCIL

Town and Country Planning Acts, 1962-1968.

WOKINGHAM BOROUGH COUNCIL,
MUNICIPAL OFFICES,
WOKINGHAM, Berks.
RG11 2NL.

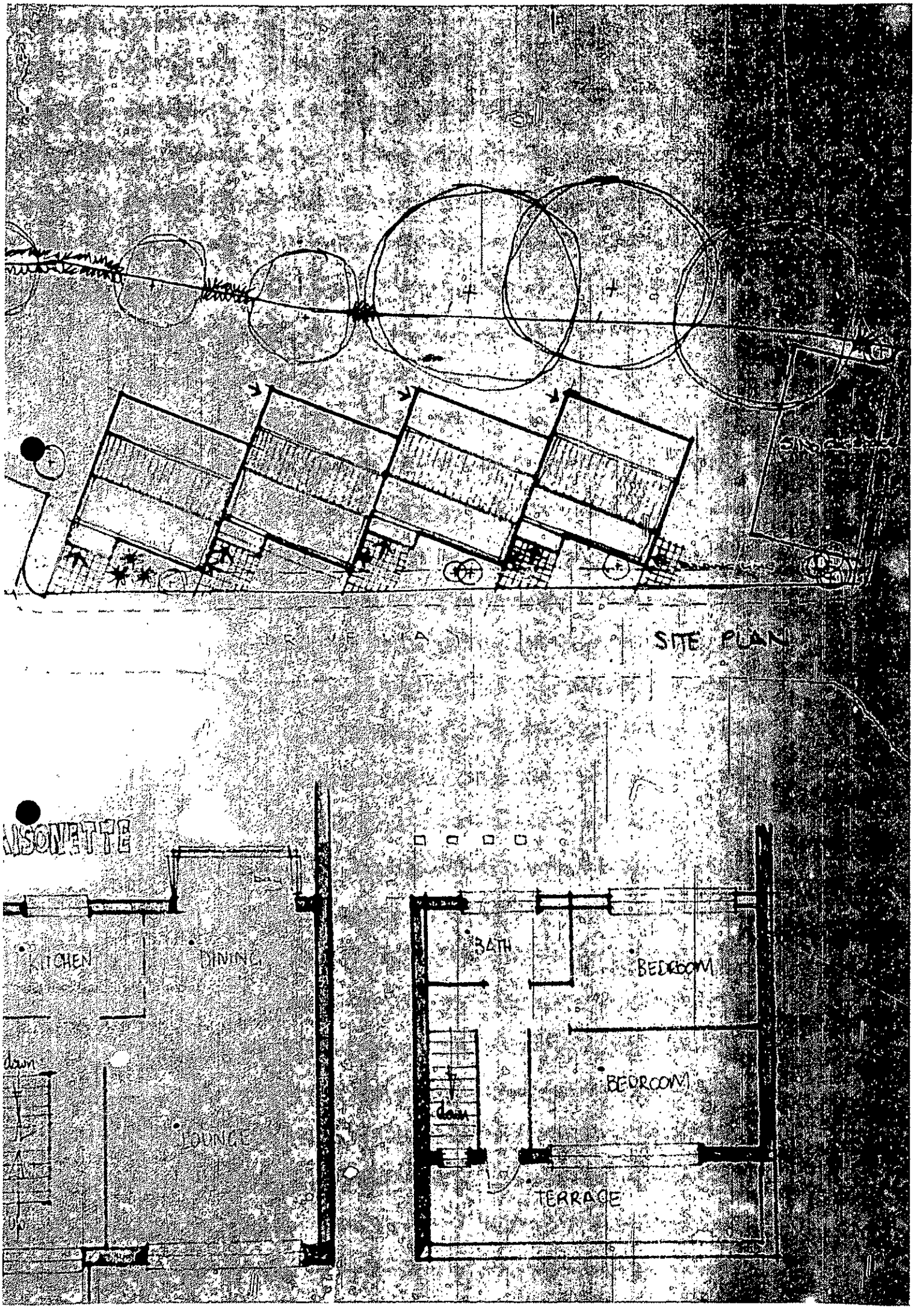
To Messrs. Luff Building Limited,
c/o Messrs. Peter Johnson & Partners,
35 Broad Street,
Wokingham, Berks.

Application No. WOK.B/O/25/71

Proposal: To clear the site of all existing buildings pertaining to form a Builder's Yard and to return the land to residential use by construction of 4 No. Maisonettes over 4 No. Flats (WOK.B/F/3/69 & WOK.B/F/5/70 refer) - Skew Bridge Works, off Reading Road, Wokingham.

Acting as Agent on behalf of the Berkshire County Council in pursuance of their powers under the above Act, the Wokingham Borough Council hereby REFUSE to permit the above development to be carried out in accordance with the application and accompanying plans submitted by you to the Council on the 19th day of April, 1971, for the following reasons:—

The proposal represents an overdevelopment of the site and will result in development of cramped appearance with insufficient space around and about the building. It will be out of keeping with the scale and character of adjacent residential development, will be served by sub-standard road and will cause harm to amenity.


SITE PLAN
KITCHEN
DINING
LOUNGE
BATH
BEDROOM
BEDROOM
TERRACE

Town and Country Planning Acts, 1962-1968.

WOKINGHAM BOROUGH COUNCIL,
MUNICIPAL OFFICES,
WOKINGHAM, Berks.
RG11 2NL.

To: Messrs Luff Building Limited,
c/o Peter Johnson & Partners,
35 Broad Street,
Wokingham,
Berks.

Application No. WOK.B/20/71

Proposal:

To clear site of builder's yard and ancillary works and erect 4 No. dwellings with garages, at Skew Bridge Works, Reading Road, Wokingham.

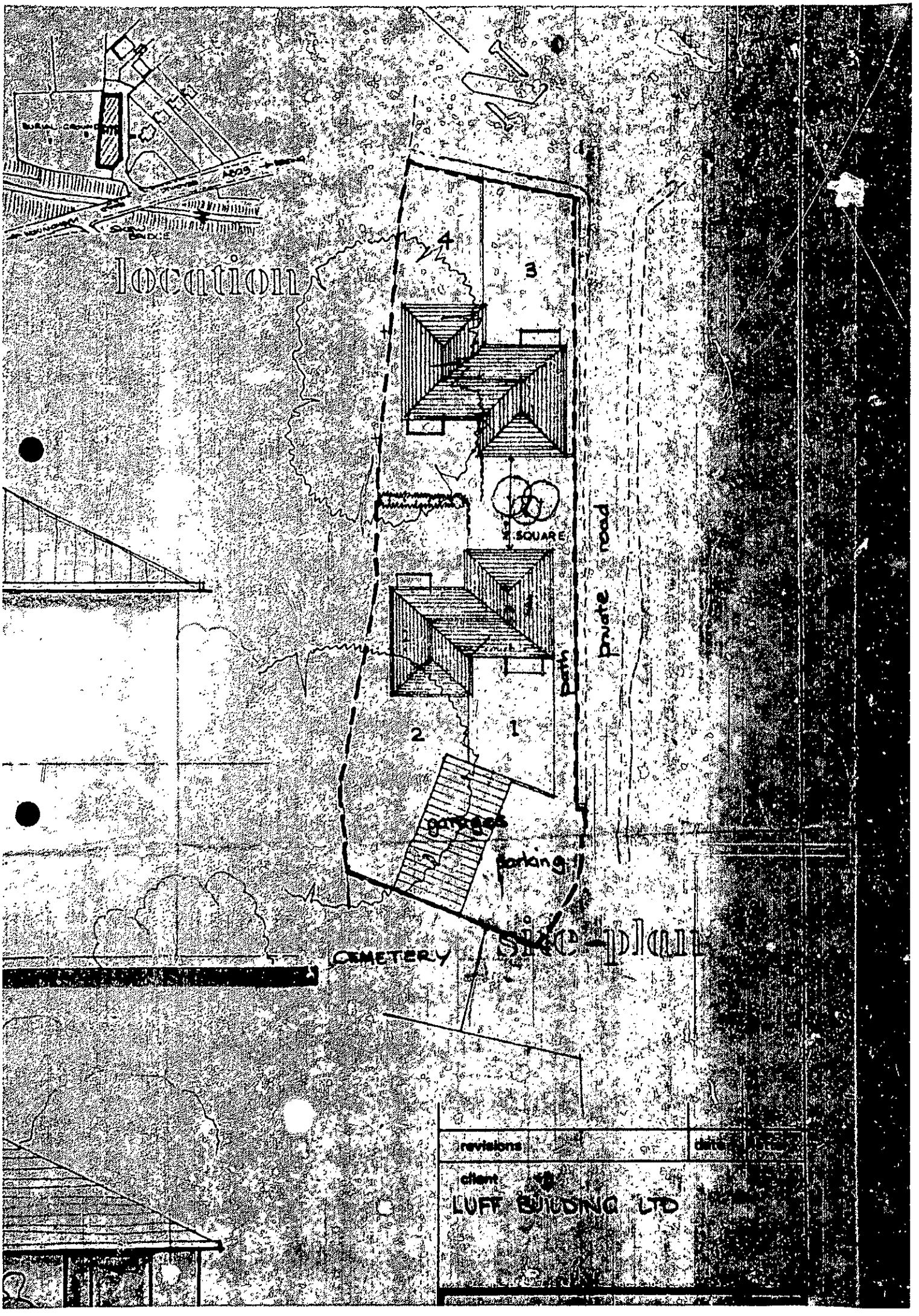
Acting as Agent on behalf of the Berkshire County Council in pursuance of their powers under the above Act, the Wokingham Borough Council hereby REFUSE to permit the above development to be carried out in accordance with the application and accompanying plans submitted by you to the Council on the 18 day of August 19 71, for the following reasons:—

The proposal represents an overdevelopment of the site and will result in a development of cramped appearance with insufficient space around and about the buildi . It will be out of keeping with the scale and character of adjacent residential development, will be served by a sub-standar c and will cause harm to amenity

Town Clerk.

Dated 14th day of April, 19 72.

N.B.—A statement of the Applicant's rights is set out overleaf.



location
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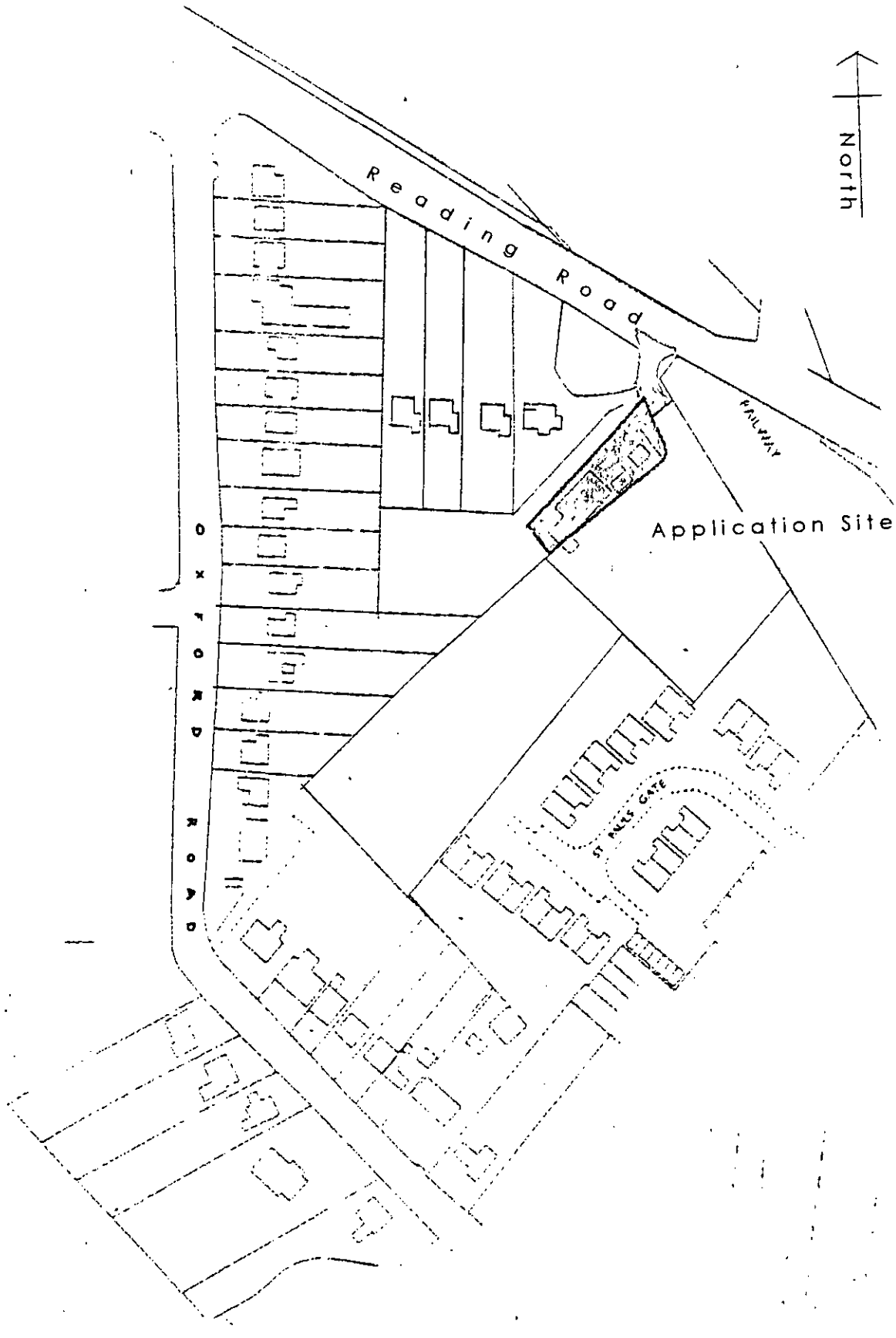
SQUARE
private road
path
2
1
garages
parking
site-plan
CEMETERY
revisions
date
client
LUFF BUILDING LTD



REVISED PLAN

2574 1

Site Location Plan

Scale 1:1250

Proposed Flatted Development
Skew Bridge Works Wokingham Berkshire

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
HIGHWAYS

MEMORANDUM

FROM: Adam Coggins, Highways

MY REF: F/2000/2574

YOUR REF: F/2000/2574

TO: Basia Polnik, Planning
CC:

DATE: 28th February 2001

PLANNING APPLICATION F/2000/2574
PROPOSED ERECTION OF SIX FLATS WITH PARKING SPACES
SKEW BRIDGE WORKS, 64 READING ROAD, WOKINGHAM

The Highway Authority recommend the following Conditional Approval:

1. C122, R122
2. C123, R123
3. C129, R129
4. C130, R130
5. C137 (INSERT: FLATS), R137

Adam Coggins

Highways Officer

rec'd by BP 14.5.01

PLANNING SERVICES	HPT 36543
POL	TLS
DC	ENF
APP	
CS	
15 NOV 2000	
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	FILE:

RAILTRACK

Southern

M HOLDEN Director

13th November 2000

Development Control Manager
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire. RG40 1WR

Tel : 020-7902-3206

Y/r Mrs B Polnik/F/2000/2574
O/r C7/01/530/0/372/AN

Dear Mrs Polnik,

TOWN & COUNTRY PLANNING ACT
WOKINGHAM, SKEW BRIDGE WORKS, 64 READING ROAD
PROPOSED ERECTION OF SIX FLATS WITH PARKING
APPLICATION No F/2000/2574.

I acknowledge receipt of your letter dated 27th October 2000, in respect of the above application.

You will appreciate that I need to be satisfied that Railtrack's infrastructure will not be adversely affected by the proposal, both during the period of construction and after completion. I therefore attach a copy of Railtrack's 'Comments / Conditions' Appendix containing conditions I would wish to see observed in order to safeguard the adjoining railway.

Whilst I appreciate that you may not be able to incorporate my observations as a Condition of Planning Consent, I would be grateful if you could include an 'informative' in your Decision Notice to the effect that the Applicant should take due account of any comments on the Application.

I have forwarded a copy of this letter and the Comment/ Conditions Appendix to the Applicant's Agent and I look forward to receiving any details requested at the earliest opportunity, reserving the right to make any additional comments and conditions considered necessary to ensure the safe operation of the railway at that time. Please advise me of the outcome of this Application in due course.

Yours faithfully,

Alan Nield.

B. Purcell
Outside Parties Engineer.

Engineering Manager. Suite 2 CP2 2H General Offices WaterlooStation London SE1 8SW
Tel : 020-7902-3206 Fax : 020-7902-3632 DX 119552 WATERLOO STN 2:

Railtrack PLC Registered Office Railtrack House Euston Square London NW1 2EE Registered in England and Wales No. 2904587 http://www.railtrack.co.uk

RAILTRACK

Southern

Comments / Conditions To Be Observed In Connection With The Development Of Land Adjacent To The Railway

Planning Matters

1. If there are any trees on Railtrack's property adjacent to the development site, the design of the foundations of any proposed buildings close to the boundary must take into account the possibility of damage etc. caused by penetration of tree roots. Furthermore, it should be noted that Railtrack cannot accept liability for any such damage caused at a later date. The Building Research Establishment's guidance notes should be implemented.

2. You are no doubt aware that in Autumn leaves falling on to the rails can cause potential hazards to rail traffic, particularly where the railway is at or below the general ground level.

   Any new trees to be planted adjacent to the railway boundary should be in accordance with the attached information sheet on page 5 headed "Tree Species", and be located sufficiently clear of the common boundary not to create a nuisance through penetration of tree roots or overhanging branches which could provide a means of gaining access to the Railtrack's property, or inhibit the maintenance of Railtrack's fencing.

   Proposed tree species should be selected with due consideration for their mature height and root size. Where an inappropriate specie is selected regular maintenance lopping etc. may be required to prevent damage to Railtrack's infrastructure and the train operators' trains. This may be costly if stoppages of the train service are required to undertake maintenance safely.

3. It may be necessary to enhance /renew Railtrack's existing lineside boundary fencing as a result of the development in order to reduce the risk of trespass and possible vandalism. Railtrack will seek payment for any improvements necessary, but would (for their part) continue to maintain the fence for as long as it is required for railway purposes. This will apply only if the enhanced fencing is to a standard acceptable to Railtrack.

   Any additional fencing required on the railway boundary e.g. for screening purposes, must be independent of Railtrack's fencing and allow room for maintenance of both fences.

Issued by : Railtrack PLC Asset Information Group, CP2 2H, Waterloo General Offices, London SE1 8SW
Date : July 1997

Building Regulation Matters

4. One set of detailed and fully dimensional drawings should be submitted for approval prior to commencement of work showing full structural details, particularly in respect of foundations (i.e. size, type and depth), services and drainage.

   A location plan will also be required (scale 1:1250 preferred) showing the distance of the scheme from the railway boundary, with special reference to new / existing structures and the nearest railway feature, such as a level crossing, bridge or station.

5. Full details of any proposed alteration to ground levels adjacent to Railtrack's lineside fencing should be submitted to Railtrack at the earliest opportunity for approval in the form of cross-sections to a natural scale showing existing and proposed levels. In any event the alteration must not reduce the effective height of Railtrack's fencing.

6. Full details of proposed drainage systems will be required. All drainage needs to be directed away from the railway and into local authority sewers, and it should be installed a minimum distance of 2 metres from the railway boundary.

   The use of soakaways is not favoured by Railtrack and therefore is unacceptable as they could have a detrimental effect on Railtrack's land. The drainage system should be designed to take this into account.

   No increases in surface water discharge into a Railtrack maintained drain or culvert may be made without prior written consent.

Additional Requirements for Protecting Railtrack's Interests

7. For all new developments adjacent to operational lines Railtrack accepts no liability in respect of noise and vibration. Developers should undertake their own investigations to establish any level of noise and vibration likely to originate from the operation of the railway, and design their mitigation measures accordingly.

8. All works, both temporary and permanent, should be designed and constructed so that they will have no influence on the stability of Railtrack's structures and adjoining land.

9. Common boundary or support walls must be of reinforced concrete. Sheet piling will not be acceptable, due to early corrosion.

Issued by : Railtrack PLC Asset Information Group, CP2 2H, Waterloo General Offices, London SE1 8SW
Date : July 1997

10. Vibro-compaction will not be permitted, especially in the vicinity of structures, embankments or cutting slopes.

11. Railtrack advise that the use of bored, cast in-situ reinforced concrete piles are recommended. Normally these have no detrimental vibration effects during construction.

12. All structures should be situated at a minimum distance of 2 metres from Railtrack's boundary fence and at a sufficient distance to enable construction to proceed without, in the Railtrack Engineer's opinion, the risk of affecting the normal and safe running of the railway. This clearance will also enable construction and maintenance to proceed without the need to enter on to Railtrack property. Please note that unless previous safety protection has been arranged, access on to Railtrack property will not be permitted for any activity associated with any works.

13. Where the proposal includes the demolition of any existing buildings Railtrack will need to approve full details of the proposed method of demolition (together with those for temporary works) in the form of a Method Statement.

14. All new construction should be sufficiently clear of the boundary, and all foundations should be so designed, that they do not impose any surcharge on railway cutting slopes or structures. In addition, it should be borne in mind that cutting slopes could be subject to erosion through the effects of weathering, and all new construction should be at a sufficient distance from the slope to take this into account.

    At no time should an embankment supporting the railway be cut into or built upon.

15. A suitable kerb or approved crash barrier must be provided along any road or parking area adjacent to Railtrack's fencing to prevent damage by vehicles. Such barriers are to be positioned so as not to afford a means of scaling the fencing.

16. Railtrack reserves the right to request the screening of any light, including vehicular lights, which may interfere with the sighting of signalling apparatus and /or train drivers' vision on approaching trains.

17. Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that at no time will any poles over-sail or fall on to the railway. Black protective netting around the scaffold may need to be installed. A Method Statement for construction and dismantling of the scaffold will need to be provided for acceptance. Scaffolding may need to be erected under a track closure (possession) of the railway because of the dangers to trains and from the

electrified conductor rail. A minimum of 16 weeks notice is required to arrange any possessions of the track.

18. Any cranes or other plant to be used on site must be positioned and operate in such a way that, in the event of mishandling or failure of any part of the equipment or subsidence of the ground supporting the equipment, they will not move or fall within 3 metres of the nearest rail. Their loads or jibs should not under any circumstances oversail Railtrack's property.

19. Full details of any tower cranes to be used on site should be submitted for approval, together with a plan showing the relevant jib radii. The cranes (and any other plant) must be positioned in such a way that, in the event of failure, they will not fall within 3 metres of the nearest rail, nor will their loads or jibs under any circumstances oversail Railtrack's property. A Method Statement must be prepared for Railtrack's approval e.g. it may be necessary to down-rate the crane capacity by 25% to reduce the risk of failure.

20. Railtrack is not in favour of play areas immediately adjacent to railway boundary fencing, due to the increased risk of trespass and vandalism. Should the proposal proceed, additional protection will need to be provided by the erection of a 3 metre high security fence adjacent to and parallel with Railtrack's own fence. The additional fence is to be maintained at the Developer's cost.

21. Golf courses will need to be screened to a minimum effective height in relation to the railway track of 6 metres, and in certain cases this may need to be increased. It is recommended that all shots/drives be directed away from the boundary to avoid the potential risk of a mis-hit golf ball causing damage or injury to passing trains, and railway staff or passengers.

22. Any hedge planted adjacent to Railtrack's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Railtrack from maintaining its boundary fencing.

23. All costs incurred by Railtrack in connection with the works should be reimbursed by the Developer. A Third Party Works Request Form is to be completed and submitted to this office before work commences. This form is available on request.

Issued by : Railtrack PLC Asset Information Group, CP2 2H, Waterloo General Offices, London SE1 8SW
Date : July 1997

TREE SPECIES

Not Recommended	Permitted
Alnus glutinosa (Alder)	Betula (spp) (Birch)
Populus (spp) (Aspen, Poplar)	Malus Sylvestris (Crab Apple)
Fagus Sylvatica (Beech)	Acer Campestre (Field Maple)
Prunus Avium (Wild Cherry)	Prunus Padus (Bird Cherry)
Carpinus Betulus (Hornbeam)	Pyrys Communis (Wild Pear)
Tilia Cordata (Small-leaved Lime)	Pinus (spp) (Fir Trees - Pines)
Quercus (spp) (Oak)	Cretaegus (spp) (Hawthorn)
Salix Willow (spp) (Willows)	Corylus Avellana (Hazel)
Acer (spp) (Sycamore, Norway Maple)	Sorbus (spp) (Mountain Ash, Whitebeams)
Aesculus Hippocastanum (Horse Chestnut)	Robinia (Pseudo) (False Acacia)
Castanea Sativa (Sweet Chestnut)	Shrubby Salix (Willow Shrubs)
Platanus Hispanica (London Plane)	Thuja Plicata 'Zebrina'

BORDER LINE

Fraximus Excelsior (Ash)

OTHER TREES TO BE REFERRED

Issued by : Railtrack PLC Asset Information Group, CP2 2H, Waterloo General Offices, London SE1 8SW
Date : July 1997

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

PLANNING SEC
POL
DC
APP
CS
17
COPIES TO:

Case officer: Mrs B Polnik

Application Number: F/2000/2574

Proposal: Proposed erection of six flats with parking spaces.

Site Address: Skew Bridge Works, 64 Reading Road, Wokingham

Applicant: Mr P Davis C/O Alan Steven

Your observations are required in respect of this application by **20/11/2000**

At their meeting on 14 November 2000, the Planning & Transportation Committee resolved to make the following observation:

No objection

SIGNED: _____ **DATE:** 15/11/00

CLERK TO Wokingham Town Council

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

P
36600
DC
AP
CS
16 NOV 2000
COPIES TO:
ACK:
FILE:

From: John Mullaney
Environmental Health

My Ref: JRM

To: Mrs B Polnik
Planning

Your Ref: F/2000/2574

Date: 14 November, 2000

PROPOSAL: ERECTION OF SIX FLATS WITH PARKING SPACES

LOCATION: SKEW BRIDGE WORKS, 64 READING ROAD, WOKINGHAM

These proposals have been evaluated and I have no environmental health objections to the application but would recommend the following conditions be attached should planning consent be granted.

(i) Development shall not begin until a scheme for protecting the proposed dwellings from noise and vibration from the railway lines and noise from road traffic adjacent to the proposed development has been submitted and approved by the Local Planning Authority. Any works which form part of the scheme approved by the Authority shall be completed before any permitted dwelling is occupied unless an alternative period is agreed in writing by the Authority.

(ii) Construction operations for which noise is audible at the site boundary shall only be carried out between 8 am and 7 pm Monday to Friday, 8am and 1.30pm on Saturdays and at no time on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority.

(iii) Standard condition C170 regarding contamination.

John Mullaney

JOHN MULLANEY
ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

TO: **DEVELOPMENT CONTROL**
Mrs B Polnik

FROM: Environmental Design

DATE: 15 November 2000

Location:	Skew Bridge 64, Reading Road, Wokingham.
Proposal:	Erection of six flats with parking spaces.
Application Number: F/2000/2574	

In response to your consultation dated 27 October 2000 for the above application, the landscape comments are as follows:

I have no objection in principle to permission being granted for some sort of development within the site as it is well screened from the Reading Road by vegetation alongside the railway. However the size of the proposed building is especially large in relation to the size of the site. This leaves hardly any garden area for all six flats, with one of the ground floor flats having its main outlook onto a boundary fence less than 1m away. As the proposed building is two storeys high and very close to the north-western boundary of the site, there will be some loss of privacy for no. 70 Reading Road within the rear garden.

Catherine Brimble

Catherine Brimble
Landscape Architect

TO: **DEVELOPMENT CONTROL**
Mrs B Polnik

FROM: Environmental Design

DATE: 9th November 2000

Location: Skew Bridge 64, Reading Road, Wokingham.

Proposal: Erection of six flats with parking spaces.

Application Number: F/2000/2574

In response to your consultation dated 27th October 2000 for the above application, the arboricultural comments are as follows:

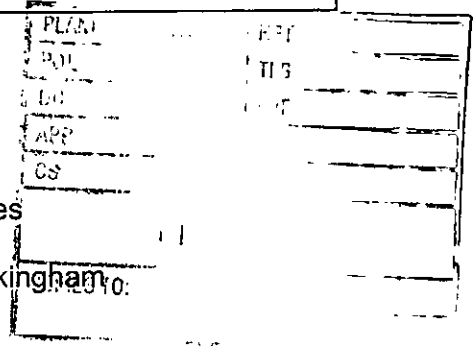
From an arboricultural point of view I have no objection to planning permission being granted

There are no trees of any merit within the site (one dead tree and one small tree on the boundary with the graveyard). There is a good Oak to the south of the site but this is far enough from the proposed development to avoid problems. There are a number of trees alongside the railway, which will screen the flats in views from the Reading Road.

I have asked Catherine to comment on the landscape implications of the proposals.

Neil Etherington
Senior Arboriculturist

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET



Case officer: Mrs B Polnik

Application Number: F/2000/2574

Proposal: Proposed erection of six flats with parking spaces

Site Address: Skew Bridge Works, 64 Reading Road, Wokingham

Applicant: Mr P Davis C/O Alan Steven

Your observations are required in respect of this application by **04/12/2000**

No comment new plans showing revised boundary -
drawing nos PD/04b, PD/09a and location plan.

SIGNED: _____ **DATE:** 07/12/2000

CLERK TO Wokingham Town Council

Date: 02 February 2001

To: Case Officer

We have received Revised Information for the following planning application:

Application Number: F/2000/2574

Location: Skew Bridge Works 64, Reading Road, Wokingham.

Proposal: Proposed erection of six flats with parking spaces.

Applicant: Mr P Davis C/O Alan Steven.

Case Officer: Mrs B Polnik

The new plans show the following: Revised certificate of ownership.

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. F/2000/2574 (Planaps) / (Ludhouse) Date Rec. 11.1.2001

Location: SKEW BRIDGE WORKS, READING RD

Parish WOKINGHAM

Applicant: MR. P. DAVIS

Description of attached plans Revised S66 certificate

Drawing No's: ✓

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: as previously

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

Date for Responses ~~14 DAYS~~.

FURTHER ACTION

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

Redate Application (Y) / N ✓ From 11.1.2001

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

POL	TLS
DC BP	ENF
APP	
CS	
11 JAN 2001	
COPIES TO:	ACK:
	FILE:

Alan Ross Steven
Architect
Spademill Studio
Spademill Lane
Aberdeen
AB15 4EZ
Tel. (01224) 323122
Fax. (01224) 323174
email : alan.steven@ultramail.co.uk

ADDITIONAL INFORMATION

2574

Our Ref. AS/PD
Your Ref. Mrs B Polnick-BP/F/2000/2574
Date 08 January 2001

Planning Department
Wokingham District Council
PO Box No. 157,
Shute End
Wokingham
Berkshire
RG40 1WR

For attention Mrs B. Polnik

Dear Sirs

Proposed Flatted Development, Skew Bridge Works, Wokingham, Berkshire.
Planning application Ref. No. F/2000/2574

With reference to your letter dated 08 December 2000 and our telephone conversation this morning relating to the above application, I enclose herewith duly completed Section 66 Certificate and would also confirm having served notice on the owners of 66 Reading Road, and arranged for a copy of Notice No 6 to be published in the Wokingham times on 17 January 2001.

14 days expires 31.1.2001

Yours faithfully

Alan Steven

Alan Steven

Encl.

1789/a

SECTION 66 CERTIFICATE

Application No. 2574

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

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

+ 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
MR & MRS GRAHAM	66 READING ROAD WOKINGHAM BERKSHIRE.	8 JANUARY 2001.

(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) ....UNDERTAKEN..LAND..REGISTRY..SEARCH....

.....

(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) ....WOKINGHAM TIMES.....

on (d) ....17..JANUARY....2001.....

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.

- 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) . . . . . .

. . . . . .

- Notice of the application as attached to this Certificate, has been published in

the (c) . . . . . .

on (d) . . . . . .

OR

(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).

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . . . MR PETER G. DAVIS . . . . . .

Date . . . . . 8 JANUARY 2001 . . . . . .

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

1913 /a

SCHEDULE 2

Articles 6, 7 and 9

2574

PART 1

Town and Country Planning (General Development Procedure) Order 1995

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper or to be served on an owner or a tenant**)*

Proposed development at *(a)* SKEW BRIDGE WORKS, 64 READING ROAD, WOKINGHAM

I give notice that *(b)* MR PETER G. DAVIS

is applying to the *(c)* WOKINGHAM DISTRICT COUNCIL Council

for planning permission to *(d)* ERECT SIX FLATS

Any owner* of the land or tenant** who wishes to make representations about this application should write to the Council at *(e)* PLANNING SERVICES, P.O. Box 157, SHUTE END, WOKINGHAM, RG41 1WR

by *(f)* 31 JANUARY 2001

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed Ian Swien

† On behalf of MR P. DAVIS.

Date 8 JANUARY 2001

21 days expires 29.1.2001

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of the Council
(f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be).

Received by Wokingham District Council

Application No: F/2000/2574

Proposal:
Proposed erection of six flats with parking spaces.

Location:
Skew Bridge Works 64, Reading Road, 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 25/02/2001. 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

01 February 2001

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik **Date:** 27 October 2000

Application Number: F/2000/2574

Proposal: Proposed erection of six flats with parking spaces.

Parish: WOKINGHAM TOWN

Site Address:
Skew Bridge Works 64, Reading Road, , Wokingham.

Applicant:
Mr P Davis C/O Alan Steven.

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

✓ below as applicable;

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

Comments.

Please could the Highway authority have an additional plan indicating the maximum visibility available on the Reading Road from a 2.4 metre set back at the existing shared access.

The area of land within the visibility splays should be part of the public highway or land within the applicants control.

Signed: _____ **Print name:** Adam Coggins

21/11/00.

Date: 20 November 2000

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/2574

Location: Skew Bridge Works 64, Reading Road, Wokingham.

Proposal: Proposed erection of six flats with parking spaces.

Applicant: Mr P Davis C/O Alan Steven.

Case Officer: Mrs B Polnik

The new plans show the following: Revised red line relating to boundary. Drawing nos PD/04b, PD/09a and location plan.

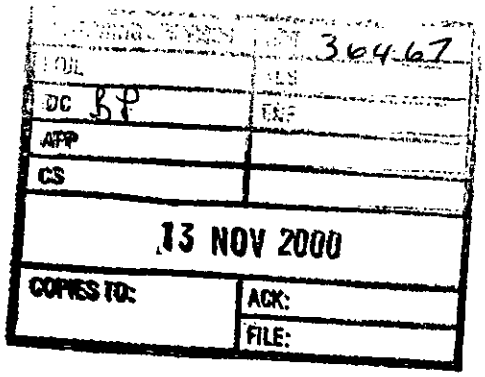
Comments are required by 04/12/2000.

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

Comments

See attached.

21/11/00



Alan Ross Steven
Architect
Spademill Studio
Spademill Lane
Aberdeen
AB15 4EZ
Tel. (01224) 323122
Fax. (01224) 323174
email : alan.steven@ultramail.co.uk

2574

REVISED PLAN

Our Ref. AS/PD
Your Ref. Mrs B Polnick-F/2000/2574
Date 10 November 2000

Planning Department
Wokingham District Council
PO Box No. 157,
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sirs

Proposed Flatted Development, Skew Bridge Works, Wokingham, Berkshire.
Planning application Ref. No. F/2000/2574

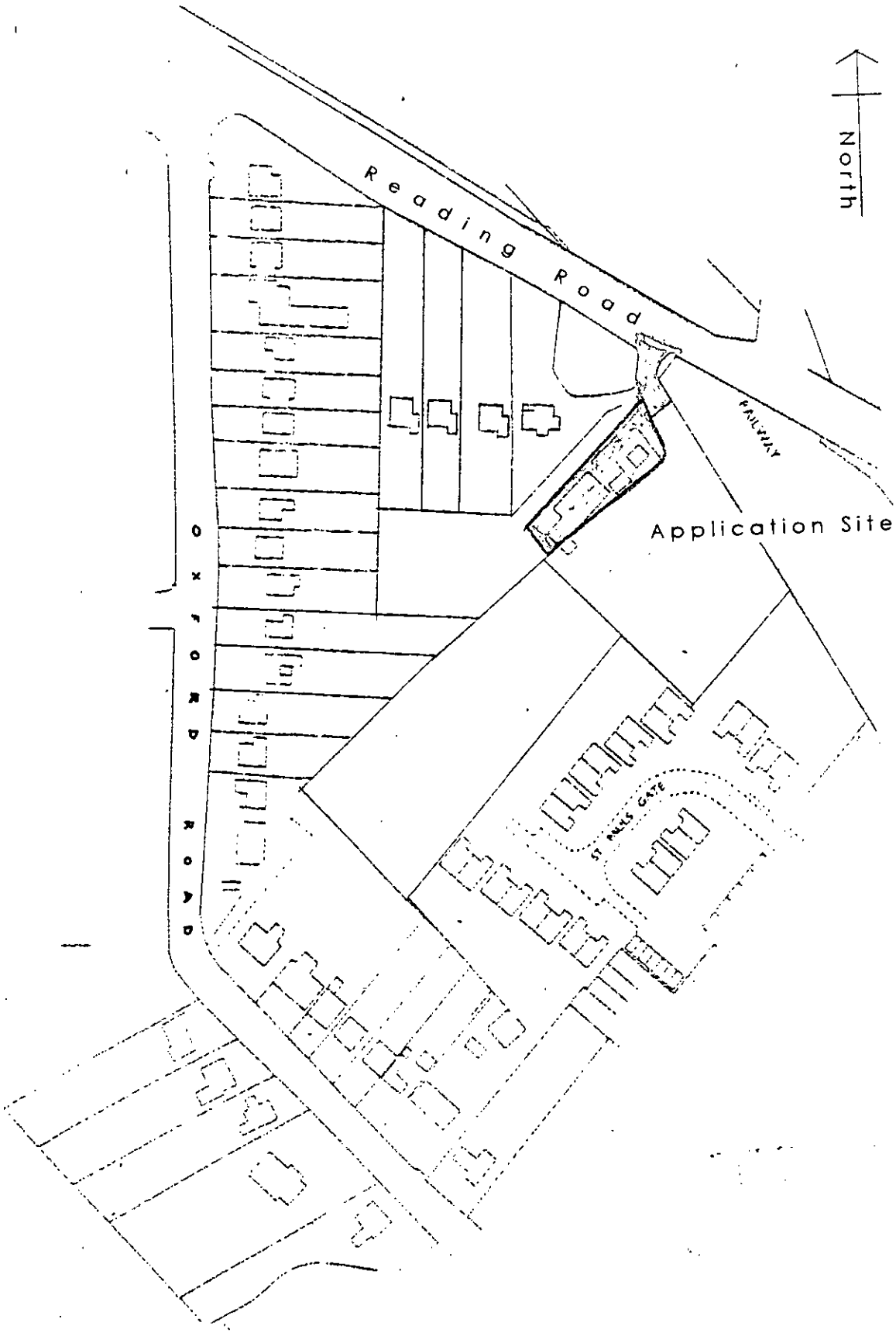
Further to our telephone conversation this morning with your Mrs Polnick regarding the above planning application, please find herewith 6 copies of amended plans Drg. No's PD/04b, PD/09a, and location plan.

As discussed the amended plans are being forwarded as we understand that the details relating to the boundaries of the mutual access to the highway were shown incorrectly.

Yours faithfully

Alan Steven

Encl.
Cc + encl Mr Peter Davis



REVISED PLAN

2574 - 1

Site Location Plan

Scale 1:1250

Proposed Flatted Development
Skew Bridge Works Wokingham Berkshire

Tel. (0118) 974 6450 (Direct Line)
E-Mail Basia.Polnik@wokingham.gov.uk
Date. 8 December, 2000
My ref. BP/F/2000/2574

Mr A Steven
Spademill Studio
Spademill Lane
Aberdeen
AB15 4EZ

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

Dear Mr Steven

RE: PROPOSED REDEVELOPMENT OF SKEW BRIDGE WORKS, 64 READING RD, WOKINGHAM

Following legal advice the application is currently considered invalid as the correct Section 66 Certificate has not been completed in relation to the land included within the red line of the application site. The applicant should:

(i) Notify any owners of land ('owner' means a person having a freehold interest or leasehold interest, the unexpired term of which is not less than 7 years) where the identity of the owner is known, eg in this case the land in blue belonging to 66 Reading Road.

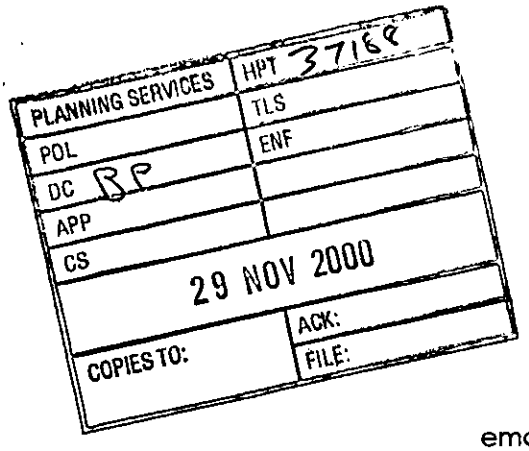
(ii) Where the identity of the owner is not known the applicant has taken reasonable steps, which must be specified in the certificate, to identify the owner, eg land registry search and an advertisement in a local newspaper where the land is situated.

I hope this clarifies the situation and I enclose for your information and completion a Section 66 Certificate.

Should you wish to discuss this, do not hesitate in contacting me.

Yours sincerely

MRS B POLNIK
Senior Planning Officer



Alan Ross Steven
Architect
Spademill Studio
Spademill Lane
Aberdeen
AB15 4EZ
Tel. (01224) 323122
Fax. (01224) 323174
email : alan.steven@ultramail.co.uk

Our Ref. AS/PD
Your Ref. Mrs B Polnick-F/2000/2574
Date . 27 November 2000

Planning Department
Wokingham District Council
PO Box No. 157,
Shute End
Wokingham
Berkshire
RG40 1WR

For attention Mrs B. Polnik

Dear Sirs

Proposed Flatted Development, Skew Bridge Works, Wokingham, Berkshire.
Planning application Ref. No. F/2000/2574

With reference our telephone conversation this morning In response to matters raised in your letter dated 24 November 2000, please find herewith a copy site plan marked up to show:- a) the site area owned by my client, coloured red, b) the area of ground coloured blue owned by the occupants of No. 66 Reading Road over which my client has rights of access, and c) the area of mutual access coloured yellow, for which I am advised there is no registered owner.

The status of this mutual access was clarified to your department at the time of making the application when we were requested to include it in the application boundary up to the public highway.

For your additional information I enclose a copy of my clients land registry plan showing title to his area.

As discussed I therefore await your further guidance as to any additional action required.

Finally, with reference to the visibility splays, I enclose a copy plan marked up with site dimensions.

Yours faithfully

Alan Steven

Encl.
cc + encl Mr Peter Davis

refer Vol 2. Pl. Encyd. p. 2-3243

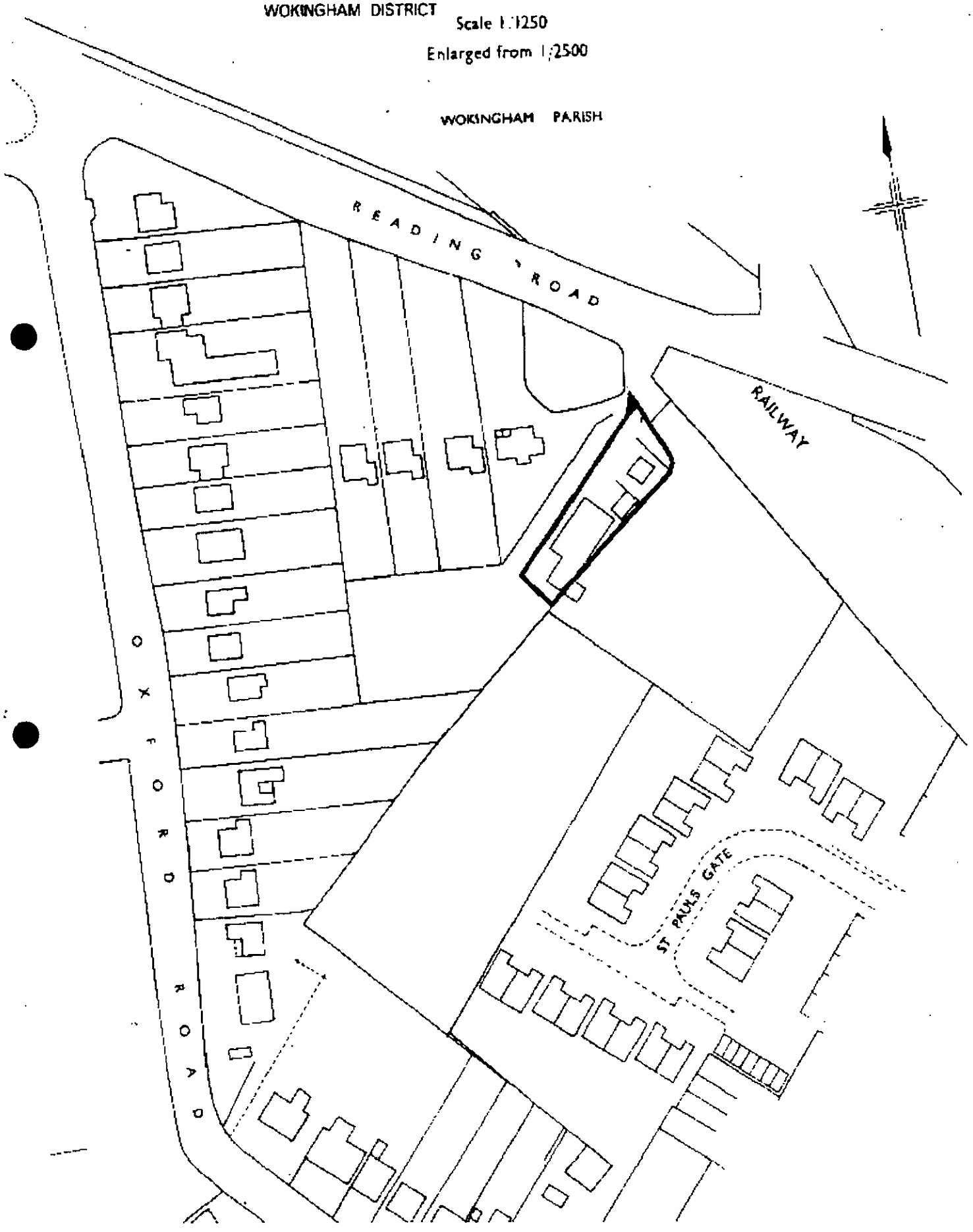
H. M. LAND REGISTRY

NATIONAL GRID PLAN SU 8069 SECTION A

BERKSHIRE
WOKINGHAM DISTRICT

Scale 1:1250
Enlarged from 1:2500

WOKINGHAM PARISH



Tel. (0118) 974 6450 (Direct Line)
E-Mail Basia.Polnik@wokingham.gov.uk
Date. 24 November, 2000
My ref. BP/F/2000/2574

Mr A Steven
Spademill Studio
Spademill Lane
Aberdeen
AB15 4EZ

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

Dear Mr Steven

RE: PROPOSED REDEVELOPMENT OF SKEW BRIDGE WORKS, 64 READING RD, WOKINGHAM

Further to your planning application, the Highway Authority have requested a plan indicating the maximum visibility available on the Reading Road from a 2.4 metre set back at the existing shared access.

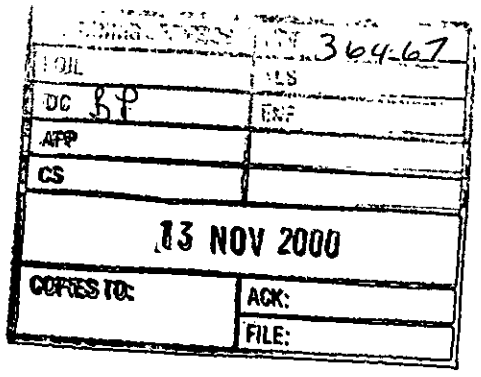
The area of land within the visibility splays should be part of the public highway or land within the applicant's control.

In addition, there appears to be some dispute still as to the ownership of the access road shown within the revised red line of the site. I would be grateful if you could confirm that this is in the ownership of the applicant.

I look forward to receiving the above-mentioned plan and clarification regarding ownership.

Yours sincerely

B Polnik (Mrs)
Senior Planning Officer



Alan Ross Steven
Architect
Spademill Studio
Spademill Lane
Aberdeen
AB15 4EZ
Tel. (01224) 323122
Fax. (01224) 323174
email : alan.steven@ultramail.co.uk

Our Ref. AS/PD
Your Ref. Mrs B Polnick-F/2000/2574
Date 10 November 2000

2574

REVISED PLAN

Planning Department
Wokingham District Council
PO Box No. 157,
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sirs

Proposed Flatted Development, Skew Bridge Works, Wokingham, Berkshire.
Planning application Ref. No. F/2000/2574

Further to our telephone conversation this morning with your Mrs Polnick regarding the above planning application, please find herewith 6 copies of amended plans Drg. No's PD/04b, PD/09a, and location plan.

As discussed the amended plans are being forwarded as we understand that the details relating to the boundaries of the mutual access to the highway were shown incorrectly.

Yours faithfully

Alan Steven

Encl.
Cc + encl Mr Peter Davis

1970

(RING ONE)

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

App No. F/2000/2574 (Planaps) / (Ludhouse) Date Rec. 13.11.00

Location: SKEW BRIDGE WORKS, 64 READING RD

Parish WOKINGHAM

Applicant: MR. P. DAVIS

Description of attached plans Revised red line

Drawing No's: PO/04b, PO/09a and location plan

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)		☐
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: WOKINGHAM FREE CHURCH BURIAL BOARD (refer to file for address)

66, 68, 70 and 72 Reading Rd ✓ Date for Responses 14 days

FURTHER ACTION

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

Redate Application (Y) (N) From 13.11.00 ✓ (as originally submitted applⁿ. could have been invalid as ownership certificate was incorrect and red line has now been amended to reflect ownership)

New Site Notice (Y) (N) Stet.

New Description _____

CASE OFFICER BP

Consultations Sent by Admin. on 20.11.PS

Yellow - Part One Copy
Green - Officer's Copy

Date: 20 November 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/2574

Location: Skew Bridge Works 64, Reading Road, Wokingham.

Proposal: Proposed erection of six flats with parking spaces.

Applicant: Mr P Davis C/O Alan Steven.

Case Officer: Mrs B Polnik

The new plans show the following: Revised red line relating to boundary. Drawing nos PD/04b, PD/09a and location plan.

Comments are required by 04/12/2000.

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

Received by Wokingham District Council

Application No: F/2000/2574

Proposal:
Proposed erection of six flats with parking spaces.

Location:
Skew Bridge Works 64, Reading Road, , 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 20/11/2000. 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

27 October 2000

11 OCT 2000

Alan Ross Steven
Architect
Spademill Studio
Spademill Lane
Aberdeen
AB15 4EZ
Tel. (01224) 323122
Fax. (01224) 323174
email : alan.steven@ultramail.co.uk

13.OCT.2000* 2574

Our Ref.
Your Ref.
Date 6 October 2000

Planning Department
Wokingham District Council
PO Box No. 157,
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sirs

Proposed Flatted Development, Skew Bridge Works, Wokingham, Berkshire.

Further to your letter of 28 September 2000 returning planning application documents, I now enclose the additional information requested.

1. Access route to the highway has now been shown on the location plan. As advised during our recent telephone conversation this access road is mutual. I understand from our discussions however that the inclusion of this area within the application boundaries does not change the particulars stated in the submitted Section 66 certificate, however should this not be the case please advise.

2. Six copies of site block plan drawing No. PD/09 are enclosed herewith.

3. Six copies of the first floor plan drawings No. PD/08 are enclosed.

4. Six copies of East Elevation drawing No. PD/07 are enclosed.

As minor amendments have been made to the layout and ground floor plans, I enclose six copies of all the application plans, and would request that you supersede the plans in your possession.

Yours faithfully

Alan Steven

Encl.

13.OCT.2000* 2574

Tel. 0118 9746429 (Direct Line)

Date 28 September 2000

Your ref.

My ref. CH/TMB

Alan Steven
Spademill Studio
Spademill Lane
Aberdeen
AB15 4EE.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 977 8735
Minicom No: (0118) 977 8909
DX: 33506 - Wokingham

Dear Mr Stevens.

I return your application as it cannot be determined for the following reasons:

		Tick relevant box
1)	Permission is not required as proposed development is permitted development.	☐
2)	No location plans submitted - 4 copies of a 1:2500 scale location plan required with the site outlined in red. The plan must include the junction of two named roads and a north point. Please show access to highway	☐
3)	The location plans submitted do not have the site outlined in red.	☐
4)	The red line denoting the application site does not extend to the public highway.	☐
5)	No block plans submitted - 4 copies of a 1:500 scale block required with the existing and proposed development and any adjoining properties indicated.	☑
6)	The application has not been made on the Authority's prescribed forms. (Correct forms are enclosed).	☐
7)	Less than 4 copies of the application form/plans have been submitted.	☐

PTO →

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NAPM APPROVED

Cont.

Tick relevant box

8) The information contained on the application form is inaccurate/missing as follows: ☐

9) The Section 66 Certificate is missing/unsigned/not deleted. ☐

10) No fee has been submitted OR the fee submitted is incorrect and should be £. ☐

11) The following floor plans are required: ☑

2nd floor layout

12) The following elevational plans are required: ☑

Other elevation

13) An Environmental Impact Assessment is required. ☐

14) The plans submitted contain Imperial measurements or Imperial scales. (Only Metric measurement or scales are acceptable). ☐

15) An outline application proposing the change of use of land is not acceptable, the application can only be made as a full application. ☐

16) The plan submitted with this outline application must be marked "for illustrative purposes only", alternatively Question 10 must be completed by indicating which matters are not reserved. ☐

Please resubmit your application with the above-mentioned information.

Yours sincerely

Mrs C Hurst
Senior Technical Assistant
Development Control Admin

PP

Alan Ross Steven
Architect
Spademill Studio
Spademill Lane
Aberdeen
AB15 4EZ
Tel. (01224) 323122
Fax. (01224) 323174
email : alan.steven@ultramail.co.uk

Our Ref.
Your Ref.
Date 12.September 2000

Planning Department
Wokingham District Council
PO Box No. 157,
Shute End
Wokingham
Berkshire
RG40 1WR

13.OCT.2000* 2574

Dear Sirs

Proposed Flatted Development, Skew Bridge Works, Wokingham, Berkshire.

Please find enclosed the undernoted Planning Application documents relating to the above proposals:-

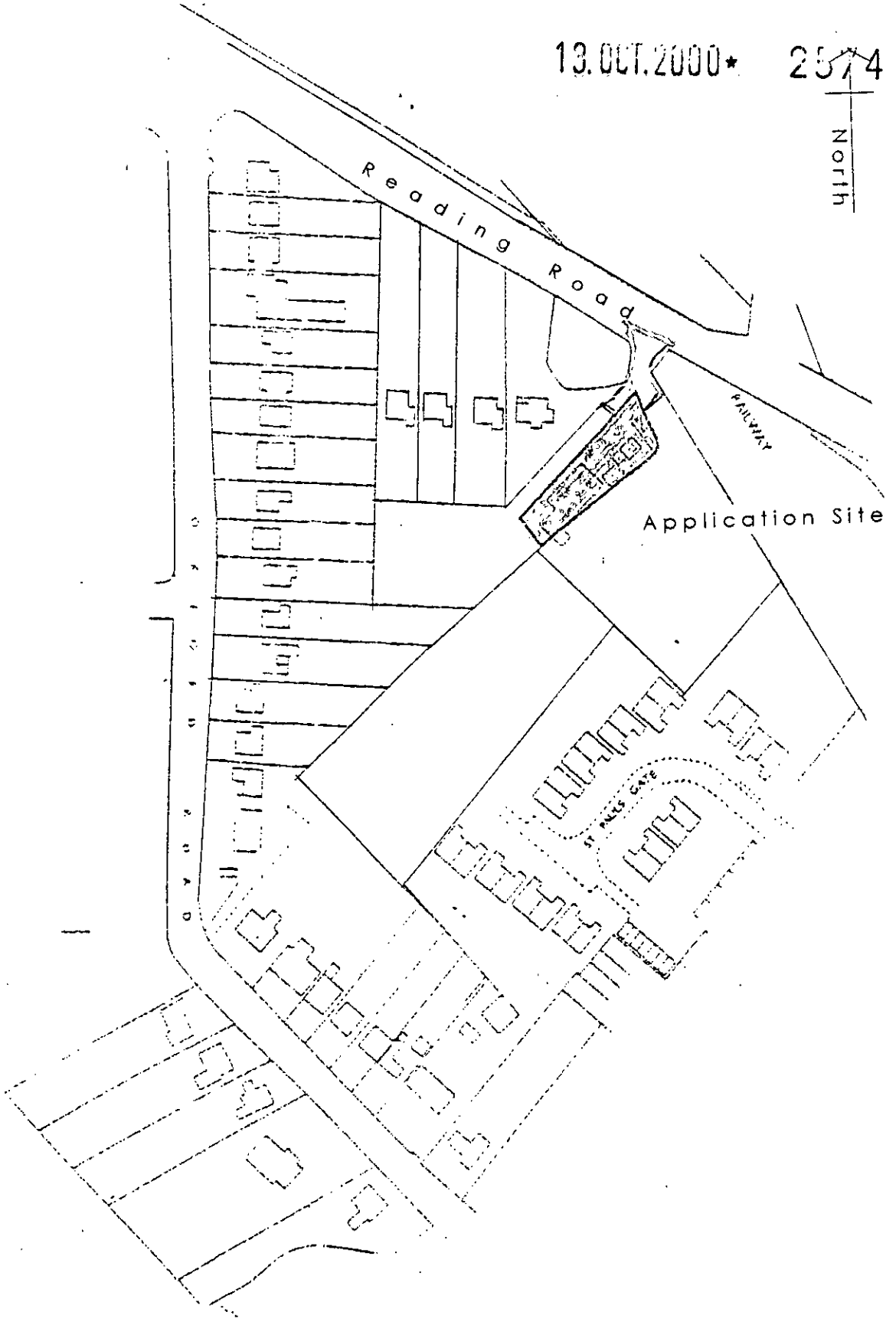
1. Six copies of completed application form Part 1.
2. Completed Section 66 certificate.
3. Six copies of our drawings No's PD/4, 5, 6 and site location plan.
4. A cheque, amounting to £1140.00 as submission fee.

Yours faithfully

Alan Steven

Encl.

13.OCT.2000* 2574



Site Location Plan

Scale 1:1250

Proposed Flatted Development
Skew Bridge Works Wokingham Berkshire

WOKINGHAM D.C. DEVELOPMENT CONTROL (A) PRE-APPS ATTACHED (A)

Start date: ~~18 SEP 2000~~ 13 OCT 2000	Map No. 68A. Site 0.08
Officer: BP / Application No. F/2000/2574	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

13 OCT 2000 Valid

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED ERECTION OF 6 FLATS WITH PARKING SPACES

Location: SKEW BRIDGE WORKS 64 READING ROAD

Parish: WOKINGHAM Ward: EMMBROOK

27.10.00

Applicant: MR P DAVIS

Fee Received 1140-00 (3) 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	access to highway		✓
(2)	1:500 block plan showing existing & proposed dev. + adj. Properties		3 OCT	✓
3	Forms unsigned		28.9.	
4	Correct S 66 certificate			
(5)	Elevation plans	other elevation		✓
(6)	Floor plans	2nd floor lay out.		✓
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 : 27.10.00. 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 (BABTIE) .....
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:

.....
.....
3x pre-apps attached

NEIGHBOURS:

S/N+ 38-46 (inc) St Pauls Gate
66, 68, 70, 72 Reading Road ✓
Skew Bridge Works, Reading Road

Please consult Mr Watson 17 St. Pauls Gate (Sec. of Free Church Burial Ground) of any future applns.

Basia

Have not consulted re Ancient woodlands as the 100m consultation area only covers a small part of the car park.

Jan

1509/ab

PLANNING APPLICATION PART 1

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

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

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

WOKINGHAM DISTRICT COUNCIL

13.07.2000* 2574

For office use only
Application No.

1.	YOUR NAME	MR PETER G. DAVIS
	ADDRESS	TIMBERDOWN, 83A DUKES DOWN
		CROWTHORNE, BERKSHIRE
	POST CODE	Tel No. 01344 773915
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	ALAN STEVEN
	ADDRESS	SPADEMILL STUDIO, SPADEMILL LANE
		ABERDEEN
	POST CODE	AB15 4EZ Tel No. 01224 323122
On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	SKEW BRIDGE WORKS, READING ROAD WOKINGHAM
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.073 Ha.
5. Give brief details of the proposal	ABOUT THE APPLICATION	ERECTION OF SIX FLATS IN TWO STOREY BLOCK
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

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

PLANS/DRAWINGS

- 1:~~25000~~ 1250 Location Plan ✓
- 1:~~500~~ 200 Block Plan ✓
- 1:100 Elevations ✓
- 1:100 Floor Plan ✓
- Other

8. Does the application involve any of the following

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

CHANGE OF USE	✓	ALTERATION or EXTENSION	
CONSTRUCTION OF NEW BUILDING	✓	DEMOLITION	✓
OTHER			

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

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

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

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

N/A

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.

BUSINESS USE / LIGHT INDUSTRIAL

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.

FACING BRICK WALLING
PROFILED CONCRETE ROOFING TILES
HIGH PERFORMANCE STAINED TIMBER
WINDOWS AND DOORS

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

YES / ~~NO~~

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

YES / ~~NO~~

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
	2	4
	3	
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		0
	NET CHANGE	+6

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

N/A YES / NO

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

N/A ~~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.

N/A ~~YES~~ / NO

23. THE FEE ENCLOSED IS £

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

SIGNED Ian Dunn ON BEHALF OF Mr. P.G. Dunn DATE 12 September 2002

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. 13.OCT.2000* 2574

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

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

OR

●

+ See Note (a) to Certificate A

OR

●

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

(b) .....

.....

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

on (d) .....

1739/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.

- 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) . . . . . .

. . . . . .

- Notice of the application as attached to this Certificate, has been published in

the (c) . . . . . .

on (d) . . . . . .

OR

(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).

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . . . . . MR P.G. DAVIS . . . . . .

Date . . 12 . . . SEPTEMBER . . 2000 . . . . . .

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

① ADDRESS SKEW BRIDGE WORKS 64 READING ROAD PARISH WOKINGHAM E

PLOT No. ORD. SHEET No. 68B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
T.P. 327	W.G. PIERCE	WORKSHOP FOR LIGHT ENGINEERING	13.12.51	T.P. 31.12.56
T.P. 1297	"	" "	14.2.57	T.P. 31.12.59
O/7/58	V. LUNN	O/APP. 2 BLDGS. AT REAR OF WORKSHOP	10.4.58	C/A
R/7/60	W.G. PIERCE	WORKSHOP FOR LIGHT ENGINEERING	10.3.60	T.P. 31.12.61
R/5/62	"	" "	25.1.62	T.P. 31.12.63
R/11/64	F.H. GORDON	" "	27.2.64	T.P. 31.12.64
R/131/64	"	" "	31.12.64	T.P. 31.12.69
F/3/69	LUFF BUILDING CONSTRUCTORS	BUILDERS' STORE / FLAT OVER	DEEMED REFUSED	
F/5/70	" "	" " DITH OFFICES OVER & ANCILLARY WKS.	10.9.70	C/A
O/25/71	" "	CLEAR SITE FOR RES. DEV.	26.7.71	REF.
B/20/71	" "	" "	14.4.72	REF.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS ENFORCEMENT NOTICES - USE OF LAND FOR SERVICE MAINTENANCE, REPAIR & PAINT

~~DRAINAGE~~ SPRAYING OF MOTOR VEHICLES — LUFF BUILDING LTD & OTHERS — 27.8.71

091074 (File 2/Wokingham/750)

see EUC no 6

13.OCT.2000 2574

(2) ADDRESS SKEW BRIDGE WORKS 64 READING ROAD PARISH WOKINGHAM E

PLOT No. ORD. SHEET No. 68B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
DETERMINATION	M. BENNETT-SMITH	BUILDING FOR ELECTRICAL / ELECTRONIC MANUFACTURING PRECISION ENGINEERS	14.2.72	REQUIRES PERMISSION
"	MR. BEVAN	SIGNWRITERS' WORKS & STORAGE WITH PART BUILDERS YARD ETC.	14.2.72	" "
30761.	W. BRUCE	S/S. EXT.	18.7.88	C/A
97/65682/F	Mr. White UNIT 5	Workshop for veh. lift	23.2.98	C/A.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

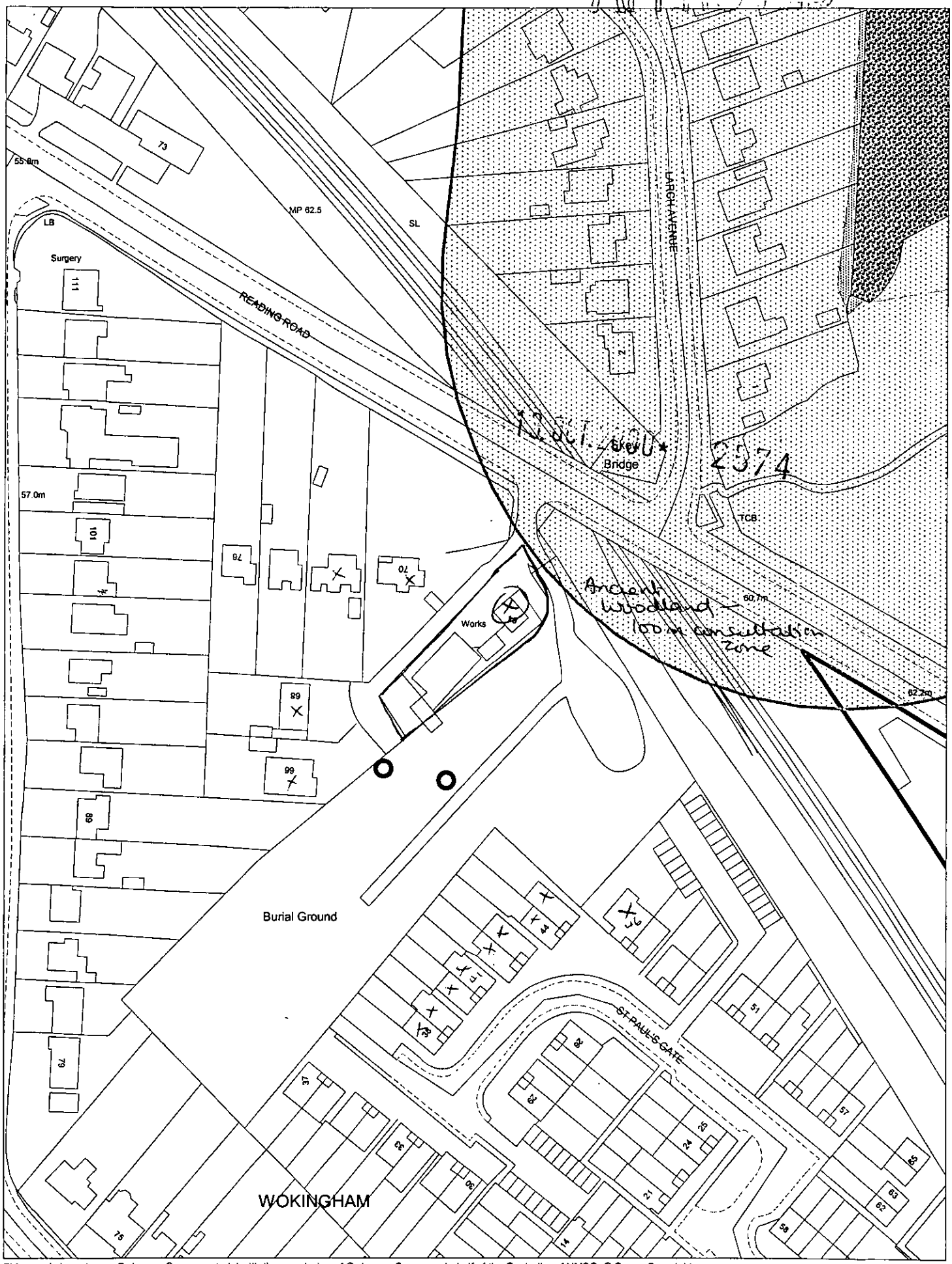
DRAINAGE

091074

13.OCT.2000* 2574

D

APPROVED



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Development Control Section, Environmental Services, Wokingham District Council.
22 September 2000 Scale: 1 : 1250

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Development Control Section, Environmental Services, Wokingham District Council.

24 January 2000 Scale: 1 : 2500

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