Committee

APPLICATION NO:
**F/2001/5297**

LOCATION:
**Land Adjoining Grange Lodge Cutbush Lane, Shinfield Reading.**

APPLICANT:
**Mr Dean C/O W M Graham Associates**

PROPOSAL:
**Proposed change of use of vacant land to stationing of two mobile homes for gypsies.**

EARLIEST DATE FOR DECISION: **20/12/2001**

**APPLICATION WILL HAVE EXPIRED ON:**
**11/01/2002**

CASE OFFICER: ~~Edward Oteng~~
Tanya Davies.

REFUSED

410

DO

RAILEX
Marbleboard

EASIFILE EP7

# Appeal Decision

Hearing held on 7 January 2003

by **A Mead BSc (Hons) MRTPI MIQ**

**an Inspector appointed by the First Secretary of State**

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date - 5 FEB 2003

**Appeal Ref: APP/X0360/A/02/1091595**
**Land adjoining Grange Lodge, Cutbush Lane, Shinfield, Reading**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr D Dean against the decision of Wokingham District Council.
- The application (Ref.F/2001/5297), dated 14 November 2001, was refused by notice dated 24 April 2002.
- The development proposed is the change of use of vacant land to stationing of two mobile homes for gypsies.

**Summary of Decision: The appeal is dismissed**

## Main Issues

1. From what I read, heard and saw, I consider that there are three main issues in the case. Firstly, whether the proposal would cause significant harm to the character and appearance of the countryside. Secondly, whether the proposal complies with the aims of planning policies for development to be reasonably accessible to local services and facilities. Thirdly, whether any harm identified would be outweighed by the need for the accommodation.

## Planning Policy

2. The development plan for the area includes the Berkshire Structure Pan (BSP), adopted in 1995 and the Lodden Area Local Plan (1995). The plan period for the latter expired in 1996. Government guidance includes Circular 1/94 "Gypsy Sites and Planning". Policy C2 of the BSP seeks to exercise strong control over development outside settlements and built up areas. An aim of Policy LD1 is to locate land uses so as to minimise the need for travel, particularly by private vehicles.

3. The Wokingham District Local Plan (WDLP) is not yet adopted but, following the public inquiry into objections, modifications consequent on the Inspector's recommendations have been proposed. Policy WCC1 seeks to protect the character and appearance of the area. Policy WCC1 also provides that development outside settlement boundaries will only be allowed in exceptional circumstances and must fall within at least one of five defined categories.

4. Policy WH12 indicates that planning applications for gypsy sites will be favourably considered provided that a need has been adequately demonstrated and subject to criteria including no adverse impact on the character and appearance of the countryside, the site is visually well contained or provides the opportunity to make it so; there is no significantly adverse effect on the amenities of neighbouring properties and the site is within a reasonable distance of local services and facilities.

**Reasons**

*Character and appearance of countryside*

5. The somewhat triangular site is mostly surrounded by the curtilages of built development, with one boundary being the highway. A public footpath extends down the south western side of the site. There is a strong tree presence around the site and in the immediate area, together with other shrubby vegetation inside the site. The site is not within an identified settlement or other built up area and I consider that the site is in an area of open countryside, albeit tempered by the dwellings and University of Reading buildings nearby.

6. The proposed development would necessitate the clearance of the majority of the trees and scrubby vegetation within the site, but boundary trees should remain. However, I consider that the proposed mobile homes would be clearly visible from the adjacent lane and the public footpath along the south western boundary of the site. The domestication of the site by the introduction of the normal artefacts such as washing lines, parked vehicles and garden equipment would also emphasise the change in the use of the land.

7. The residential use would be difficult to detect from more than hundred metres along Cutbush Lane in neither direction. However, I consider that the urbanising appearance would be most noticeable from the immediate surroundings, where it would intensify and consolidate what is essentially very loose knit development. This intensification would erode the rural character and appearance of the area and, in my view, would significantly and unacceptably harm it. Therefore, the proposal would be contrary to Policy C2 of the adopted BSP and Policy WH12 (a) of the emergent WDLP. The site may be less open than the majority of the countryside along Cutbush Lane towards Shinfield. Nevertheless, in my view, it is not sufficiently visually well contained to avoid the extent of harm to the character and appearance to the countryside which would be caused.

*Sustainability*

8. The distance of the site from services varies according to the direction travelled. However, with the basic facilities at Shinfield some 800 to 900m away, separated by open countryside, it seems likely to me that journeys to services would be by private vehicle. I observed the extent of the connecting public footpaths on the inspection, but I still consider the distance to travel would not be consistent with sustainability objectives. Therefore, the proposal would be contrary to Policy LD1 of the Structure Plan.

9. I was referred to a decision about significant residential development on the junction of Cutbush Lane and Shinfield Road, but that site is closer to village services and bus stops along the Shinfield Road. An appeal decision issued on 3 January was submitted by the Council, which related to the conversion of a nearby barn to a dwelling. The appeal was dismissed, with distance necessary to travel to facilities and services as one of the reasons. This lends support to my opinion that the proposal at the appeal site would not conform with the sustainability aims of Policy LD1.

*Need*

10. The Council accepted that there was a need for gypsy accommodation in the District. There are 61 pitches for gypsies on 6 sites in the District. 2 of the sites are Council owned, 4 are privately owned; and they are full. In addition, there was a degree of unauthorised use as shown in the DETR bi-annual counts for July 2001 and July 2002. Nevertheless, the proposed site

would be remote from facilities and services; it would be in open countryside and it would cause significant harm to the character and appearance of the rural surroundings. Therefore, in my opinion, those disadvantages are sufficient to outweigh the benefits of providing a site for two mobile homes, despite the acknowledged general need for gypsy accommodation.

*Other matters*

11. Submissions were made about the possible incompatibility of gypsies living very close to University of Reading facilities and also the untidiness left behind by travelling gypsies in Cutbush Lane near to the M4 motorway. However, I have not accorded such comments much weight in my consideration of the appeal.

12. My attention was drawn to two other gypsy sites in the District: (a) Meadowside, Park Lane, Finchampstead and (b) Pine Ridge Farm, Nine Mile Ride, at which Inspectors had allowed accommodation for gypsies on appeal. However, at the first site, the Inspector concluded that the development would be a well integrated part of the local community which would not lead to an increase in urban character. In the second case, the Inspector accepted that the site was largely screened by trees. Both decisions demonstrate to me that circumstances at sites can vary significantly and that appeals should be dealt with on their own merits.

13. In this particular case, I have concluded that the proposed development would cause significant harm to the character and appearance of the countryside and would not be consistent with the sustainability objectives of the Structure Plan. I have also concluded that the need for gypsy accommodation was insufficient to outweigh the harm which would arise. The use of planning conditions would not enable the objections which I have identified to be overcome.

**Conclusions**

14. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

**Formal Decision**

15. In exercise of the powers transferred to me, I dismiss the appeal.

Inspector

## APPEARANCES

### FOR THE LOCAL PLANNING AUTHORITY:

| | |
|---|---|
| Mr S Andrewartha<br>BA(Hons) Dip TP MRTPI | Planning Officer, Wokingham District Council |

### FOR THE APPELLANT:

| | |
|---|---|
| Ms S Walker BA(Hons) MRTPI | The Ely Planning Consultancy |

### INTERESTED PERSONS:

| | |
|---|---|
| Mr J Short BSc FRICS | Haslams; representing the University of Reading |
| Cllr M Bryant | 19 Salmond Road, Shinfield, Berkshire RG2 8QN |
| Mr D Bulcock | Chairman Shinfield PC, c/o 36 Ryehill Way, Lower Early, Reading RG6 4AZ |
| Mrs M Gilson | 50 Cutbush Lane, Shinfield. Berkshire |

## DOCUMENTS

| | | |
|---|---|---|
| Doc | 1 | List of persons present at the hearing |
| Doc | 2 | Letter of notification of hearing |
| Doc | 3 | Bundle of letters received about the case |
| Doc | 4 | Statement and Appendices submitted by Ms Walker |
| Doc | 5 | Statement submitted by Mr Andrewartha |
| Doc | 6 | Appeal decision APP/X0360/A/02/1089731 |
| Doc | 7 | Map of University of Reading land ownership in the area |

## PLANS

| | | |
|---|---|---|
| Plan | A | Plan 2336/01/B |
| Plan | B | Site plan |

Application No: F/2001/5297 TD

REFUSED

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Refusal of Permission

**Mr Dean**
**C/O W M Graham Associates**
**1 Rectory Road**
**Wokingham**
**Berkshire**
**RG40 1DJ**

**Application Number: F/2001/5297**

**Parish:** **SHINFIELD**

**Location:** **Land Adjoining Grange Lodge, Cutbush Lane, Shinfield, Reading.**

**Proposal:** **Proposed change of use of vacant land to stationing of two mobile homes for gypsies.**

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

**Reason**
1. The proposal would have a detrimental effect on the appearance and open character of the countryside and is therefore contrary to part (a) of policy WH12 and policy WCC1 of the Wokingham District Local Plan and policy C2 of the Berkshire Structure Plan.

**Reason**
2. The application site is not within a reasonable distance of local services and facilities. The proposal is therefore contrary to part (d) of policy WH12 of the Wokingham District Local Plan and policy LD1 of the Berkshire Structure Plan.

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

Berkshire Structure Plan Policies C2, EN3 and LD1.
Loddon Area Local Plan Policies LTV2, LPS2 and LPS3.
Deposit Draft Wokingham District Local Plan Policies WCC1, WH12 and WIC16.

Anna Cronin
Head of Planning & Transportation
Date: 24/04/2002

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.**

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| Applicationo | Name & Address |
|---|---|
| F/2001/5297 | Mr. D. J. Britton<br>Mrs. C.M. Britton<br>44 Oatlands Road<br>SHINFIELD<br>RG2 9DN |
| F/2001/5297 | I S Gibson<br>51 Oatlands Road<br>SHINFIELD<br>RG2 9DN |
| F/2001/5297 | Mr & Mrs. S G Titterton<br>46 Cutbush Lane<br>SHINFIELD<br>RG2 9AH |
| F/2001/5297 | J J Moore<br>Wagtails<br>Millworth Lane<br>SHINFIELD<br>RG2 9EN |
| F/2001/5297 | Mrs Brenda M Woods<br>Farley View<br>14 Cutbush Lane<br>SHINFIELD<br>RG2 9AN |
| F/2001/5297 | Mrs P K Dovarton<br>54 Oatlands Road<br>SHINFIELD<br>RG2 9DN |
| F/2001/5297 | Mr A Hayes<br>Grange Cottage<br>Cutbush Lane<br>SHINFIELD<br>RG2 9AF |
| F/2001/5297 | John & Sue Bateman<br>62 Cutbush Lane<br>SHINFIELD<br>RG2 9AG |
| F/2001/5297 | Mrs M Gilson<br>50 Cutbush Lane<br>SHINFIELD<br>RG2 9AH |
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| F/2001/5297 | Mr A Mills & Petitioners<br>25 Oatlands Road<br>SHINFIELD<br>RG2 9DW |
| F/2001/5297 | James East<br>45 Oatlands Road<br>SHINFIELD<br>RG2 9DN |
| F/2001/5297 | Sandra East<br>45 Oatlands Road<br>SHINFIELD<br>RG2 9DN |
| F/2001/5297 | Mrs M Harvey<br>3 The Brambles<br>Andover Road<br>NEWBURY<br>Berkshire<br>RG14 6JJ |
| F/2001/5297 | J Groothus<br>A Groothus<br>73 Oatlands Road<br>SHINFIELD<br>RG2 9DN |
| F/2001/5297 | Mrs K M Hopkins<br>Westward Ho<br>Millworth Lane<br>SHINFIELD<br>RG2 9EN |
| F/2001/5297 | Stephen Cragg<br>Lindisfarne<br>2 Lane End Close<br>SHINFIELD<br>RG2 9AS |
| F/2001/5297 | Brian K Wood<br>12 Oatlands Road<br>SHINFIELD<br>RG2 9DW |
| F/2001/5297 | Mr D C Payne<br>59 Oatlands Road<br>SHINFIELD<br>RG2 9DN |
| F/2001/5297 | Mrs E Payne<br>59 Oatlands Road<br>SHINFIELD<br>RG2 9DN |

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|---|---|
| F/2001/5297 | J H Short<br>Haslams<br>1`56 Friar Street<br>READING<br>RG1 1HH |
| F/2001/5297 | Mrs M Kibble<br>3 Grange Cottages<br>Cutbush Lane<br>SHINFIELD<br>RG2 9AF |
| F/2001/5297 | Mr John Kibble<br>3 Grange Cottages<br>Cutbush Lane<br>SHINFIELD<br>RG2 9AF |
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| F/2001/5297 | Mrs Marian Edmonds<br>48 Cutbush Lane<br>SHINFIELD<br>RG2 9AH |
| F/2001/5297 | J Wesley<br>Lodge Cottage<br>Cutbush Lane<br>SHINFIELD<br>RG2 9AF |

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| F/2001/5297 | Mr Kevin Judge<br>2 Grange Cottages<br>Cutbush Lane<br>SHINFIELD<br>RG2 9AF |
| F/2001/5297 | Mrs Stephanie Hewitt<br>Barn Close Cottage<br>Cutbush Lane<br>SHINFIELD<br>RG2 9AL |
| Committee letters sent 17/04/02 | |
| Application Refused | Letters sent 02.05.02 |

Please issue decision notice.
Thanks Tanya.



| Development Control Ref No: | Received | Parish |
|---|---|---|
| F/2001/5297 | 16.11.01 | Shinfield |

**Applicant:** **Mr Dean c/o W M Graham Associates**
**Location:** **Land Adjoining Grange Lodge, Cutbush Lane, Shinfield, Reading.**
**Proposal:** **Proposed Change Of Use Of Vacant Land To Stationing Of Two Mobile Homes For Gypsies.**

**6.** **Recommendation** – **Refuse** planning permission for the following reasons:

1. The proposal would have a detrimental effect on the appearance and open character of the countryside and is therefore contrary to part (a) of policy WH12 and policy WCC1 of the Wokingham District Local Plan and Policy C2 of the Berkshire Structure Plan.

2. The application site is not within a reasonable distance of local services and facilities. The proposal is therefore contrary to part d of policy WH12 of the Wokingham District Local Plan, and Policy LD1 of the Berkshire Structure Plan.

**Informative**

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

   Berkshire Structure Plan Policy C2, EN3, LD1
   Loddon Area Local Plan Policy LTV2, LPS2, LPS3
   Wokingham District Local Plan Policy WCC1, WH12, WIC16

Date: 17 April 2002

Your Ref:

My Ref: **Tanya Davies - F/2001/5297**

Mr Dean
C/O W M Graham Associates
1
Rectory Road
Wokingham
Berkshire
RG40 1DJ

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

Dear Sir/Madam

**Application Number: F/2001/5297**

**Site Address: Land Adjoining Grange Lodge, Cutbush Lane, Shinfield, Reading.**

**Proposal: Proposed change of use of vacant land to stationing of two mobile homes for gypsies..**

Your application is to be determined at the Development Control Sub-Committee meeting on the 24.04.02 and will start at 7.00pm. The application has been recommended for refusal and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

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

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

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

Yours faithfully,

***Anna Cronin***

Head of Planning & Transportation

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F/2001/5297

Mr Kevin Judge
2 Grange Cottages
Cutbush Lane
SHINFIELD
RG2 9AF

F/2001/5297

Mrs Stephanie Hewitt
Barn Close Cottage
Cutbush Lane
SHINFIELD
RG2 9AL

**Committee letters sent 17/04/02**

**WOKINGHAM UNITARY**
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# ELY PLANNING

**A Town Planning Consultancy**

**102 a Longstone Road, Eastbourne,**
**East Sussex, BN21 3SJ**
**Tel: 01323 439904**
**Fax: 01323 439796**

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

Dear Ms Davies,

**Current planning application no: F/2001/5297**
**Proposed siting of two mobile homes at land adjoining Cutbush Lane, Shinfield.**

I have been asked to respond to your letter of 19th March.

In your letter you have asked for justification for the two mobile homes the subject of the above planning application.

Firstly I refer you to the justification that I made in respect of the previous planning application for the change of use of this land to a permanent gypsy site involving the siting of 3 mobile homes on the same site as this current planning application. The same justification given in support of that application applies equally in this case. For your ease of reference this previous planning application number was F/2001/3767. On that file will be my letter dated 4th April 2001. If you have any difficulty in finding that document then please contact me and I will supply you with a further copy.

Attached to this letter is a copy of the latest available bi-annual count of gypsy caravans that has been undertaken on behalf of the Department of the Environment Transport & the Regions. From this it can clearly be seen that since my letter of 4th April 2001, two further counts have been made and these reveal that in January of last year there were 69 unauthorised encampments, a rise of 19 from the previous count, (July 2000) and that in July of last year there were 50 unauthorised encampments. The need for gypsy sites within Wokingham District is therefore, I consider, clear. A need that was accepted by the Inspector in respect of the appeal at Meadowside, Park Lane, Finchampstead.

**Principal: Sally Walker B.A. Hons. M.R.T.P.I.**
**E-mail: sally@anmt5.force9.co.uk**

**VAT No: 762 3435 34**

If you have any queries arising then please do not hesitate to contact me.

Yours sincerely,

Sally Walker B A Hons M.R.T.P.I.

Enc.

*W.M. GRAHAM ASSOCIATES*

*CHARTERED ARCHITECTS*

*W.M. GRAHAM B.A., B. Arch., R.I.B.A.*

*1 Rectory Road,*
*Wokingham,*
*Berkshire, RG40 1DJ*
*Tel: (0118) 9770464*
*Fax: (0118) 9770482*

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02 APR 2002
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FILE:

Ref: 2336/wmg/cm

2 April 2002

The Director of Planning
Wokingham District Council
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham RG40 1WR

For the attention of T Davis

Dear Sir

**LAND ADJOINING CUTBUSH CUTBUSH LANE SHINFIELD**

With reference to application No. F/2001/5297 and your letter dated 19/03.02 please find enclosed a coy of a letter and report from Ely Planning dated 2.04.2002.

Should you require any further details please do not hesitate to contact us.

Yours faithfully

W M graham

Enc

# ELY PLANNING

## A Town Planning Consultancy

102 a Longstone Road, Eastbourne,
East Sussex, BN21 3SJ
Tel: 01323 439904
Fax: 01323 439796

2nd April 2002

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

Dear Ms Davies,

**Current planning application no: F/2001/5297**
**Proposed siting of two mobile homes at land adjoining Cutbush Lane, Shinfield.**

I have been asked to respond to your letter of 19th March.

In your letter you have asked for justification for the two mobile homes the subject of the above planning application.

Firstly I refer you to the justification that I made in respect of the previous planning application for the change of use of this land to a permanent gypsy site involving the siting of 3 mobile homes on the same site as this current planning application. The same justification given in support of that application applies equally in this case. For your ease of reference this previous planning application number was F/2001/3767. On that file will be my letter dated 4th April 2001. If you have any difficulty in finding that document then please contact me and I will supply you with a further copy.

Attached to this letter is a copy of the latest available bi-annual count of gypsy caravans that has been undertaken on behalf of the Department of the Environment Transport & the Regions. From this it can clearly be seen that since my letter of 4th April 2001, two further counts have been made and these reveal that in January of last year there were 69 unauthorised encampments, a rise of 19 from the previous count, (July 2000) and that in July of last year there were 50 unauthorised encampments. The need for gypsy sites within Wokingham District is therefore, I consider, clear. A need that was accepted by the Inspector in respect of the appeal at Meadowside, Park Lane, Finchampstead.

Principal: Sally Walker B.A. Hons. M.R.T.P.I.
E-mail: sally@aumt5.force9.co.uk

VAT No: 762 3435 34

If you have any queries arising then please do not hesitate to contact me.

Yours sincerely,

Sally Walker B A Hons M.R.T.P.I.

Enc.

Table 1 (continued)

## Count of gypsy caravans on 18th July 2001
## Last five counts

| South East<br>Unitary Authority/ Local Authority within county | Date | Total | Unauthorised encampments | Authorised sites: council | Authorised sites: private |
|---|---|---|---|---|---|
| Mid Sussex | Jul-01 | 39 | 5 | 27 | 7 |
| | Jan-01 | 30 | 0 | 22 | 8 |
| | Jul-00 | 59 | 30 | 18 | 11 |
| | Jan-00 | 32 | 3 | 22 | 7 |
| | Jul-99 | 35 | 4 | 22 | 9 |
| Worthing | Jul-01 | 0 | 0 | 0 | 0 |
| | Jan-01 | 0 | 0 | 0 | 0 |
| | Jul-00 | 0 | 0 | 0 | 0 |
| | Jan-00 | 0 | 0 | 0 | 0 |
| | Jul-99 | 0 | 0 | 0 | 0 |
| **Windsor & Maidenhead UA** | **Jul-01** | **52** | **1** | **26** | **25** |
| | **Jan-01** | **67** | **16** | **26** | **25** |
| | **Jul-00** | **70** | **20** | **24** | **26** |
| | **Jan-00** | **59** | **8** | **25** | **26** |
| | **Jul-99** | **60** | **9** | **25** | **26** |
| **Wokingham UA** [1] | **Jul-01** | **50** | **50** | **0** | **0** |
| | **Jan-01** | **69** | **0** | **31** | **38** |
| | **Jul-00** | **50** | **50** | **0** | **0** |
| | **Jan-00** | **0** | **0** | **#** | **#** |
| | **Jul-99** | **0** | **0** | **0** | **0** |

[1] = Some data from Jul-01 estimated using previous counts
# = data not supplied

# ELY PLANNING

## A Town Planning Consultancy

102 a Longstone Road, Eastbourne,
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Tel: 01323 439904
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2nd April 2002

Ms T Davies
Environmental Services Department
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P O Box 157
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RG40 1WR

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Principal: Sally Walker B.A. Hons. M.R.T.P.I.
E-mail: sally@anmt5.force9.co.uk

VAT No: 762 3435 34

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Yours sincerely,

Sally Walker B A Hons M.R.T.P.I.

Enc.

## Table 1 (continued) Count of gypsy caravans on 18th July 2001
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|---|---|---|---|---|---|
| Mid Sussex | Jul-01 | 39 | 5 | 27 | 7 |
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| | Jul-00 | 59 | 30 | 18 | 11 |
| | Jan-00 | 32 | 3 | 22 | 7 |
| | Jul-99 | 35 | 4 | 22 | 9 |
| Worthing | Jul-01 | 0 | 0 | 0 | 0 |
| | Jan-01 | 0 | 0 | 0 | 0 |
| | Jul-00 | 0 | 0 | 0 | 0 |
| | Jan-00 | 0 | 0 | 0 | 0 |
| | Jul-99 | 0 | 0 | 0 | 0 |
| Windsor & Maidenhead UA | Jul-01 | 52 | 1 | 26 | 25 |
| | Jan-01 | 67 | 16 | 26 | 25 |
| | Jul-00 | 70 | 20 | 24 | 26 |
| | Jan-00 | 59 | 8 | 25 | 26 |
| | Jul-99 | 60 | 9 | 25 | 26 |
| Wokingham UA [1] | Jul-01 | 50 | 50 | 0 | 0 |
| | Jan-01 | 69 | 0 | 31 | 38 |
| | Jul-00 | 50 | 50 | 0 | 0 |
| | Jan-00 | 0 | 0 | # | # |
| | Jul-99 | 0 | 0 | 0 | 0 |

[1] = some data from Jul-01 estimated using previous counts
# = data not supplied

# POLICY AND PLANS CONSULTATION

Date: 2/4/02
Case Officer: Tanya Davies
Application: F/2001/ 5297 Proposed change of use of vacant land to stationing of two mobile homes for gypsies
Location: land adjoining Grange Lodge, Cutbush lane, Shinfield, Reading
Applicant Mr Dean c/o W M graham Associates

---

Policy making special provision for gypsies
Circular 1/94 gives guidance on planning issues relating to sites for caravans/ mobile homes that provide housing for gypsies
The adopted BSP 1991-2006 does not contain a policy for permanent gypsy sites, although policy H11 concerns gypsy transit sites. This is on the basis that the 6 existing sites are considered to provide adequately for the needs of those gypsies living permanently in Berkshire.

The adopted local plan covering the Shinfield area does not contain a policy related to gypsy sites of any type but Policy LH6 makes clear that residential caravan sites are subject to the same policies and consideration as other dwellings.

Wokingham District Local Plan dd as proposed to be amended has a criteria based policy concerning gypsy sites (both transit and permanent). This is policy WH12 . Although no formal representations were made in respect of this policy at the local plan inquiry the Inspector has made recommendations on the original policy (WH13) that dealt with the same issue in the 1997 dd version of the plan. I attach his recommendations. He has accepted the approach of a criteria based policy as set out in WH12 with only minor change. This will give policy WH12 more weight than when a proposal on the application site was last considered. The policy makes clear that a need must be demonstrated (you should assume that this would be need in general and/or for the gypsy group/individual as well). In addition for a proposal to be acceptable all the criteria in policy WH12 must be met.

There are no site specific proposals for gypsy sites (transit or permanent) in the WDLP. The Inspector has not made a recommendation in respect of the site at Arborfield, which has planning permission for a permanent site, in the absence of that site being tested against the criteria in policy WH12 at the Inquiry.

Countryside issues - General

The site occupies a triangle of land located amongst other buildings in a countryside side site. The relevant WDLP countryside policy that applies is WCC1. I attach the amended version recommended by the Inspector, that you will need to consider alongside the DD version and LTV2 of the adopted Loddon Area Local Plan (LALP). You may wish to examine through the site visit if this is a situation that involves infilling in an otherwise built up frontage not.

Countryside issues - River Valley Policy Area
Although the site is designated as being in the Loddon River Valley Policy Area, Policy LRV3 of LALP only refers to the use of valley for recreational purposes and can be discounted for the purposes of assessing the current application. In respect of Policy WLL5 the Inspector considers that in the absence of a landscape character area assessment in accordance with PPG7, which indicates that the area is special

the policy should be deleted. As this is not currently available and the site is not directly beside the river and has other buildings between it and the river, the impact of development at this countryside site should be assessed against WCC1 alone.

Archaeology
The site is in an archaeological area. Therefore under policy WHE15 of WDLP before any development takes place evaluation of the area for archaeological remains should be carried out. The Inspector recommends that failure to achieve agreement and execution of this should result in refusal of planning permission. Assessment will be desk top assessment followed by excavation if necessary. See pages 4-38 to 4-41 of the Inspector's report. See also policy LBE22 of the Adopted LALP.

Consideration should be given to the effect of the proposal on the proposed cycle route passing along Cutbush Lane and whether a contribution should be made.

Summary
The principal considerations will be whether special need has been demonstrated. Whether the requirements of Policy WH12 have been met and whether this is sufficient to override the general restriction upon development in the countryside in this particular location.

2/4/02

seen

## POLICY WH10

***(Proposed Amendment 5/14)***

REPRESENTATIONS

2178 Wokingham Without Parish Council(O)

OBJECTION ISSUES

5.1055 The Council has recorded this objection under Policy WH10, but it appears to refer to Policy WH12 and that is where I have listed the objection.

CONCLUSIONS

5.1056 I concur with this policy and PA 5/14, but as I have mentioned under other policies, there is no need to cross-reference to other policies of the Plan. As I have mentioned in relation to Policy WRE1, a proposal may be expected to deal with its own adverse impacts, but it is unreasonable to expect it also to deal with problems associated with existing development.

RECOMMENDATION

5.1057 That Policy WH10 is amended in accordance with PA 5/14 subject to the omission of "...and all other relevant policies and provisions of the Plan." Amendment of c) as follows:

"To have no other adverse impact upon the character of the environment".

---

## POLICY WH12 AND POLICY WH13

***(Proposed Amendment 5/15)***

REPRESENTATIONS

2144 Arborfield & Newland Par Council (O)
2178 Wokingham Without Parish Council (O)
2179 Wokingham Without Parish Council (O)
2185 Mr G Cowan (O)
2219 Mr C Ayres & Others (O)
2221 Mr C Ayres & Others (O)
2636 Mrs K Cowan (O)

OBJECTION ISSUES

5.1058 Permanent gypsy sites should be considered against the same criteria as other permanent dwellings; the policy should be part of Policy WH8. Much thought should be given to the placement of such sites to avoid any adverse effect upon local communities. The number of caravans and mobile homes should be monitored and the wording of the policy to include the need to judge against the same criteria as that for Policy WH1. There must be a land use reference and such uses should not have to prove an exception in every instance; to do so would discriminate against this ethnic minority group. Criterion b) of Policy

WH12 is too vague; it should be precise as regards areas on the edges of settlements where these uses could be located. An area of 1.4 ha at Highfield Park, Eversley Road, Arborfield should be identified for such a site.

CONCLUSIONS

5.1059 The Council is correct in stating that planning control over gypsy caravan sites should be achieved by different means than that for residential mobile homes. Although both policies are criteria based, the latter accommodation should be dealt with in a similar manner to that of other residential developments. However, gypsy sites are more difficult to locate and may need special considerations to avoid conflicting interests. I have recommended that they be included as a category within Policy WCC1. They should also be considered sympathetically if a need can be shown for this type of facility. I note the Council's response to Wokingham Without Parish Council.

5.1060 I do not perceive the policy or criteria to be discriminatory and it would be inappropriate to identify a site at Arborfield for this use without the various details required by the replacement Policy WH12 proposed in PA 5/15. Finally, for reasons I have given elsewhere in the Report, there is no need to use the word "normally" or cross-reference to other policies.

RECOMMENDATION

5.1061 That PA 5/15 is adopted subject to the omission of the word "normally" and the words "...subject to .... provisions of the Plan".

---

## CHAPTER 5 - GENERAL

***(Proposed Amendment 5/16)***

CONCLUSIONS

5.1062 I concur with the proposed amendment as it clarifies those organisations that build and let affordable homes.

RECOMMENDATION

5.1063 That PA 5/16 is adopted.

---

2.60 The Council has made it clear that the "gaps" referred to in the final paragraph meant open areas in a built up frontage. Gaps have a special meaning under Policy WCC2 and I do not consider that wording should be used in this context. I have already commented on the reference to "green gaps" in the penultimate paragraph and recommended that it be deleted. However, I find no objection to the need to protect open areas, subject to the qualification that they should be important to countryside character.

2.61 I have considered the policy rewordings suggested by a number of objectors. However, I do not consider that the suggested alternatives offer any advantages over the Council's version with the amendments that I have recommended. I think that it is important that a precise definition of "countryside" is given and I agree with the Council that it should relate directly to land beyond identified settlements. I do not believe that it is necessary to change the wording of individual categories beyond those that I have suggested. I agree with the Council that other categories such as public utilities, domestic extensions, minerals or waste should not be included. I am satisfied that Policy WCC1, as amended, would provide a suitable level of control, without undue rigidity, and would accord with Policy C2 in the Structure Plan and PPG 7.

RECOMMENDATION

2.62 That Policy WCC1 is amended as follows:

"Development outside defined settlement boundaries will be strictly controlled through the application of the detailed policies and provisions of this Plan.

Such development will only be acceptable in principle where the proposal falls within one of the following categories:

A) Development required for agriculture or forestry.
B) Outdoor sport or countryside recreation.
C) Local community facilities which cannot be located elsewhere.
D) Re-use and adaptation of existing buildings.
E) Diversification of an established agricultural business.
F) Permanent and transit gypsy sites.
G) Sensitive infilling of one or two dwellings in a small gap in an otherwise built-up frontage.
H) Other development suitable to the countryside, which cannot be accommodated within a settlement.

Where development is acceptable in principle it will only be permitted if it is appropriate in scale, form, materials, design and character to its location in the countryside. The enclosure of open areas that are important components of countryside character will not be permitted".

## HIGHWAYS CONSULTATION SHEET

**From:** Edward Oteng **Date:** 26 November 2001

**Application Number:** F/2001/5297

**Proposal:** Proposed change of use of vacant land to stationing of two mobile homes for gypsies.

**Parish:** SHINFIELD PARISH

**Site Address:**
Land Adjoining Grange Lodge, Cutbush Lane, Shinfield, Reading.

**Applicant:**
Mr Dean C/O W M Graham Associates.

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

✓ below as applicable;

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

Notwithstanding the plans submitted the highway authority recommend the following conditions:

C122, R122

C127 (INSERT: 2.0metres by 90 metres have been provided at the proposed access), R127.

C137 (INSERT: mobile homes), R137.

C140 (INSERT: 8 metres), R140.

**Signed:** _____ **Print name:** AC 28/11/01

Tel: (0118) 974 6229 (Direct Line)
E-Mail: tanya.davies@wokingham.gov.uk
Date: 19 March 2002
My ref: TD/F/2001/5297

Mr W Graham
1 Rectory Road
Wokingham
Wokingham,
RG40 1DJ

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

Dear Mr Graham

**Re: Proposed Siting of 2 Mobile Homes at Land Adjoining Cutbush Lane, Shinfield.**

**Application Number F/2001/5297**

I write to inform you that I will not be able to report the above planning application to the next planning committee as I need further information from you.

I am sorry that this was not identified earlier, but your application does not refer to the need for the 2 mobile homes. Policy WH12 of the Wokingham District Local Plan Deposit Draft and the Inspectors Report specifically refers to the need for the development. I would be grateful to receive this information by 4 April, so that I can report your application to the April committee on April 24.

I apologise for the delay in processing this application and if you have any queries please contact me on the telephone number above.

Yours faithfully

Tanya Davies

# WOKINGHAM DISTRICT COUNCIL

To Tanya

Date 18/3 Time 9.45

## WHILE YOU WERE OUT

P.C

Name Dave Stubbs

Of Thames Valley Police

Phone No. Ext.

| | | | |
|---|---|---|---|
| Phoned | ✓ | Please call back | |
| Called to see you | | Will call back | |
| Wants to see you | | Urgent | |

MESSAGE Consultation on land adj to Grange Lodge, Cutbush Lane (/5297)

Sent letter to Dept end of last year saying that, due to pressure of work, would only respond to consultations if something significant to say! In this case, had no comments, so did not send letter.

Signed Jan

Gypsy Liaison Officer

**Tanya Davies**

**From:** Paul Turrell
***Sent:*** *Wednesday, March 13, 2002 5:31 PM*
**To:** Tanya Davies
**Subject:** RE: Planning application 2001/5297

I didn't make comments because I thought I had run out of time.
If I had I would have opposed the application on the grounds that it is in an inappropriate area for the siting of travellers' facilities, alternative sites do exist within the district and the granting of planning consent could cause detriment to the neighbourhood (due for instance to the lack of water, electricity suppliees, sanitation etc). I hope this helps you to reeach a conclusion.

-----Original Message-----
**From:** Tanya Davies
***Sent:*** *13 March 2002 15:19*
**To:** Paul Turrell
**Subject:** Planning application 2001/5297
**Importance:** High

I have recently taken over a planning application for the stationing of 2 mobile homes for gypsies at land adjoining Grange Lodge, Cut bush Lane, Shinfield.

To be honest the file is quite a mess and some of the comments made by consultees have been lost. I was wondering if you made any comments and if so, could I please have a copy of them.

Many thanks

Tanya Davies

**Tanya Davies**
**Senior Minerals & Waste Officer**
**Wokingham District Council**

**Tel: 0118 974 6229**
**Fax: 0118 974 6484**

0118 977 0464

**Telephone Conversation with Bill Graham 13.3.02**

TD: explained that intend to report it the next DC committee on 3 April 2002.

BG: had been told that EO had written it up for approval and would it be recommended for approval to committee?

TD: I said that I hadn't visited site or read file yet, so no idea of recommendation.

BG: said that was it going to be refused then?

TD: no recommendation yet, have not visited site etc. It was being reported to committee because the earlier application was. Apologised for situation and said would keep BG informed.

Tanya Davies
13.3.02

Spoke to TW 13.3.02
- reason for committee - because previous application went to committee.

**To:**
**Harold Sanders**
**Urban Design And Conservation Officer**

**From:** Edward Oteng

**Date:** 26 November 2001 28 NOV 2001

**Application Number:** F/2001/5297

**Proposal:** Proposed change of use of vacant land to stationing of two mobile homes for gypsies..

**Site Address:**
Land Adjoining Grange Lodge, Cutbush Lane, Shinfield, Reading.

**Applicant:**
Mr Dean C/O W M Graham Associates.

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

---

I DO NOT CONSIDER THIS PROPOSAL WILL HAVE A DETRIMENTAL IMPACT ON THE SETTING OF THE ADJOINING LISTED BUILDING PROVIDED ADEQUATE SCREENING AND BOUNDARY TREATMENT IS PROVIDED

Harold Sanders

07. 12. 01.

**Edward Oteng**

**From:** John Mullaney
**Sent:** Thursday, December 13, 2001 1:36 PM
**To:** Edward Oteng
**Subject:** Land adjoining Grange Lodge, Cutbush Lane, Shinfield F/2001/5297

Land adjoining Grange Lodge, Cutbush Lane, Shinfield F/2001/5297

I have no environmental health objections to the above proposed development.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing

**TO:** **DEVELOPMENT CONTROL**
Edward Oteng

FROM: Environmental Design

DATE: 6 ~~November~~ December 2001

| | |
|---|---|
| Location: | Land adjoining Grange Lodge, Cutbush Lane, Shinfield, Reading |
| Proposal: | Proposed change of use of vacant land to stationing two mobile homes for gypsies. |
| Application Number: | F/2001/5297 |

In response to your consultation dated 26 November 2001 for the above application, the landscape comments are as follows:

The site is located in the countryside and adjacent to a Green Gap designation to the north. It has been cleared of undergrowth leaving the fragmented boundary vegetation, two small horse chestnuts and a group of pines to the rear of the site.

Any form of development on this site would be contrary to Policy WWC1 in the Draft Local Plan and will be detrimental to the rural character of the landscape in this location. Therefore I recommend refusal of this application.

Catherine Brimble

Catherine Brimble
Landscape Architect

EO R.T.O

| PLANNING SERVICES | HPT |
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| DEC 2001 | |
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Shinfield
Parish Council

*Clerk: Mrs J Barnes, 36 Ryhill Way, Earley, Reading, Berkshire RG6 4AZ*
*Tel/Fax: 0118 9547115*

12th December 2001

Planning Officer
Development Control South
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Sir/Madam

**PLANNING APPLICATIONS**
**SHINFIELD PARISH COUNCIL'S OBSERVATIONS**

I submit the comments of the Planning and Transportation Committee on the following applications:
REVISED PLAN: F/2001/4748 (REVISIONS X 2)
Location: 102 Grazeley Road, Three Mile Cross
Proposal: Proposed erection of 40 dwellings
NEW PLANS: I. Corrected site layout of nos 100,110a, 100b and 100c Grazeley Road. Drawing PLA/100 Rev H

NEW PLANS: II. Re-siting of proposed dwelling on plot 32, and re-siting of proposed pumping station. Drawing PLA/100 Rev J.
Officer: Angela Odell
Observations: No comment

F/2001/5239
Location: World of Water, 166 Hyde End Road, Shinfield
Proposal: Proposed erection of toilet facilities
Officer: Elaine Vashi
Observations: No comment

F/2001/5240
Location: Woodvale House, Basingstoke Road, Spencers Wood
Proposal: Proposed erection of 1.6 metre high brick wall to front of dwelling (Retrospective)
Officer: Helen Pollock
Observations: No comment

F/2001/5250
Location: Pearmans Glade, Shinfield Road, Shinfield
Proposal: Proposed erection of two dwellings with garages
Officer: Angela Odell
Observations: No comment

Continued...

F/2001/5297
Location: Land adjoining Grange Lodge, Cutbush Lane, Shinfield
Proposal: Proposed change of use of vacant land to stationing of two mobile homes for gypsies
Officer: Edward Oteng
Observations: The Shinfield Parish Council strongly objects to this planning application.
It fails to satisfy WH12 in that need has not been established.
There is in fact an adverse impact on the open character of the countryside.
The vista across the Loddon Valley would be blocked should the site be made visually well contained as required by condition (b) of this policy.
There would be an adverse effect on the amenities enjoyed by nearby properties.
The area is a designated WDDLP archaeological site and is subject to the requirements policy WHE15.
Finally, it interferes with the setting of a Grade II listed building.

O/2001/5143
Location: Land adjoining 171 Hyde End Road, Spencers Wood
Proposal: Outline application for the proposed erection of one detached dwelling
New Plans: Site plan amended to show site lines. Drawing 5252:01:1 Rev A.
Observations: We object on the basis that it is a greenfield site in open countryside and fails to conform with PPG3 (Housing 2000) guidelines

F/2001/5319
Location: 63 Shirley Avenue, Whitley, Reading
Proposal: Proposed erection of replacement garage
Officer: Joanna Medler
Observations: No comment

F/2001/5370
Location: 85 Clares Green Road, Spencers Wood
Proposal: Proposed first floor rear extension to dwelling plus new front porch and roof on existing dormer
Officer: Heidi Lynch
Observations: No comment

CON/2001/5365 ADJOINING PARISH CONSULTATION
Location: Land at Island Road & Manor Farm, Sewage Treatment Works, Reading
Proposal: Consultation from Reading BC on an application for the construction of a new sewage works. Amendments to consent 00/00695/FUL
Observations: No comment

Yours faithfully

Mrs Tracy Sampson
Assistant Clerk

## Edward Oteng

**From:** Angela Odell
**Sent:** Thursday, November 29, 2001 11:02 AM
**To:** Edward Oteng
**Subject:** application for gypsies at Cutbush lane, Shinfield

I gather that you are the lucky officer dealing with this! As you will see there was a previous refusal F/2001/3767 and I attached the committee report for it. You also need to be aware of the Inspector's report on part 2 of the Wokingham district Local Plan - page 2-13 refers to Policy WCC1 - new category for gypsies.

Angi

PLANNING SERVICES | HPT 50557
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**W.M. GRAHAM ASSOCIATES**

CHARTERED ARCHITECTS

*W.M. GRAHAM B.A., B. Arch., R.I.B.A.*

*1 Rectory Road,*
*Wokingham,*
*Berkshire, RG40 1DJ*
*Tel: (0118) 9770464*
*Fax: (0118) 9770482*

Ref: 2203/wmg/cm

28 November 2001

The Director of Planning
Wokingham District Council
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham
RG40 1WR

For the attention of E Oteng

Dear Sir

LAND ADJOINING CUTBUSH CUTBUSH LANE SHINFIELD

With reference to the above and application No. F/2001/5297 please find enclosed floor plans as requested (6 No.)

We trust that all is now in order and we look forward to hearing from you in due course.

Yours faithfully

W M Graham

Enc

EO

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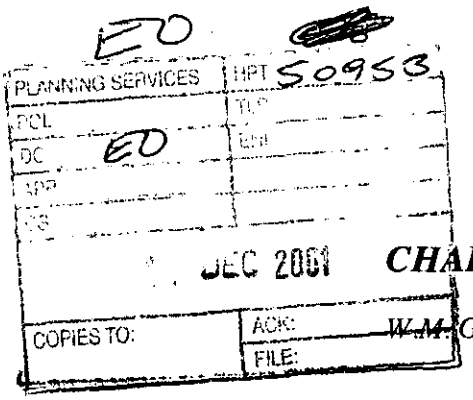



**W.M. GRAHAM ASSOCIATES**

**CHARTERED ARCHITECTS**

*W.M. GRAHAM B.A., B. Arch., R.I.B.A.*

*1 Rectory Road,*
*Wokingham,*
*Berkshire, RG40 1DJ*
*Tel: (0118) 9770464*
*Fax: (0118) 9770482*


Ref: 2336/wmg/cm

14 December 2001

The Director of Planning
Wokingham District Council
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham
RG40 1WR

Dear Sir

**LAND ADJOINING GRANGE LODGE CUTBUSH LANE SHINFIELD READING**

Thank you for the third copy of the red site notice for the above.

As you can understand my client is much frustrated by the mischievous person or persons involved in tearing down the notices.

The new notice will be displayed as soon as possible.

With thanks.

Yours faithfully

W M Graham

Enc

Application NO: 5297

28/11/01. Agent visited the lpa (local planning Authority) offices and made amendments to the detail on the part 1 forms and accompanying drawing no: Mar 01 to show 2 mobile homes.

EO.

**Babtie Environmental**

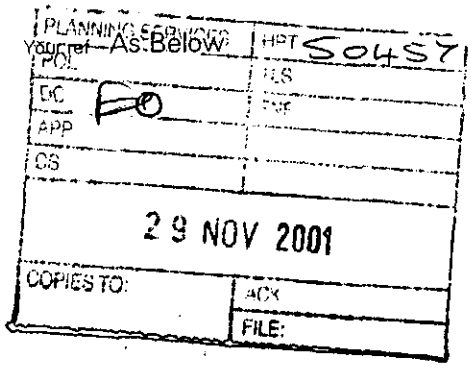
School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

A member of Babtie Group

Our ref Kgb001

Your ref As Below




28th November 2001

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

Dear Edward,

**PLANNING APPLICATION F/2001/5297**
**Land Adjoining Grange Lodge, Cutbush Lane, Shinfield**

Thank you for your letter of the 26th inst. with reference to the above planning application.

After careful consideration I would confirm that there will be no requirement for archaeology on the present application.

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

Yours sincerely,

**Kev Beachus**
**Archaeologist**

**Group Offices:**
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Brighton
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
Lincoln
London
Maidstone
Manchester
Newcastle upon Tyne
Nottingham
Oxford
Preston
Reading
Telford
Wakefield
Wallingford
Westminster

Ankara
Bangkok
Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

**Babtie Group Ltd**
**Registered Office:**
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
*Registered Environmental Impact Assessor*

Recycled Paper

**HIGHWAYS CONSULTATION SHEET**

**From:** Edward Oteng **Date:** 26 November 2001

**Application Number:** F/2001/5297

**Proposal:** Proposed change of use of vacant land to stationing of two mobile homes for gypsies.

**Parish:** SHINFIELD PARISH

**Site Address:**
Land Adjoining Grange Lodge, Cutbush Lane, Shinfield, Reading.

**Applicant:**
Mr Dean C/O W M Graham Associates.

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

✓ below as applicable;

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

Notwithstanding the plans submitted the highway authority recommend the following conditions:

C122, R122
C127 (INSERT: 2.0metres by 90 metres have been provided at the proposed access), R127.
C137 (INSERT: mobile homes), R137.
C140 (INSERT: 8 metres), R140.

**Signed:** _____ **Print name:** AC 28/11/01

# WOKINGHAM D.C. DEVELOPMENT CONTROL

| | |
|---|---|
| Start date: 16 NOV 2001 | Map No. 22 Site 0.20 |
| Officer: EO Application No. F 2001 5297 | Easting: ..... Flood Pln ..... |
| | Northing: ..... Mineral ..... |

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED CHANGE OF USE OF VACANT LAND TO STATIONING OF TWO MOBILE HOMES FOR GYPSIES

Location: LAND ADJOINING GRANGE LODGE, CUTBUSH LANE

Parish: SHINFIELD Ward: Shinfield
26-11-01 -B.

Applicant: MR DEAN

See paid on 2001/3767 - refused.

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

Enforcement Section to be notified ☐ tick if required

**Additional information required for validation**

| | | Reason | Requested | Received |
|---|---|---|---|---|
| 1 | 1:2500 OS location plan showing property edged in blue/red | | | |
| 2 | 1:500 block plan showing existing & proposed dev. + adj. Properties | | | |
| 3 | Forms unsigned | | | |
| 4 | Correct S 66 certificate | | | |
| 5 | Elevation plans | | | |
| 6 | Floor plans | Floor plan to show door + windows. | 26-11. | |
| 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 — Affects setting of L.B.

---

Date Site Notice Sent : 26.11.01 B. Parish Council Informed - YES / NO

### INTERNAL CONSULTATIONS

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

### 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:** (Rural Area Countryside)

.....

.....

NO pre-apps.

### NEIGHBOURS:

S/N + See map + pls include all names & addresses on attached sheets. (re F/2001/3767)

+ all owners/occupiers consulted previously, ie:-

Grange Cottage ✓
1 Shinfield Grange Cottages ✓
2 Shinfield Grange Cottages ✓
Plant Environment Laboratory ✓
Cutbush ✓
Barn Close Cottage ✓
Lodge Cottage ✓
Shinfield Grange ✓
The College of Estate Management ✓

Cutbush Lane, Shinfield

52 - 66 (evens), 60a Cutbush Lane ✓
Chambers Commercial Insurance, Shinfield Grange, Cutbush Lane
Dwelling west of Barn Close, Cutbush Lane
Miss Kibble, 3 Grange Cottages, Cutbush Lane
Laura Lewis, 31 Leyland Gardens, Shinfield

| Applicationo | Name & Address |
|---|---|
| F/2001/3767 | Mr and Mrs A M Mills<br>25 Oatlands Road<br>Shinfield<br>READING<br>Berkshire<br>RG2 9DN |
| F/2001/3767 | Steph Cragg<br>"Lindisfarne"<br>2 Lands End Close<br>Shinfield<br>READING<br>Berkshire<br>RG2 9AS |
| F/2001/3767 | Mr and Mrs E W Tompkins<br>80 Oatlands Road<br>Shinfield<br>READING<br>Berkshire<br>RG2 9DN |
| F/2001/3767 | Mr and Mrs R M Ferriday<br>21 Oatlands Road<br>Shinfield<br>READING<br>Berkshire<br>RG2 9DW |
| F/2001/3767 | Mr A Hayes<br>Grange Cottage<br>Cutbush Lane<br>Shinfield<br>READING<br>Berkshire<br>RG2 9AF |
| F/2001/3767 | John Roy<br>20 Cutbush Lane<br>Shinfield<br>READING<br>Berkshire<br>RG2 9AH |
| F/2001/3767 | P K Dovaston<br>54 Oatlands Road<br>Shinfield<br>READING<br>Berkshire<br>RG2 9DN |

16.NOV.2001 * 5297

F/2001/3767 Mr M Bryant
32 Cutbush Lane
Shinfield
READING
Berkshire
RG2 9AH

F/2001/3767 Jean Tunks and Mr R W Tunks
78 Oatlands Road
Shinfield
READING
Berkshire
RG2 9DN

F/2001/3767 Brenda Woods
Farley View
14 Cutbush Lane
Shinfield
READING
Berkshire
RG2 9AH

F/2001/3767 John and Sue Bateman
62 Cutbush Lane
Shinfield
READING
Berkshire
RG2 9AG

F/2001/3767 Mrs J I Moore
Wagtails
Millwash Lane
Shinfield
READING
Berkshire
RG2 9EN

F/2001/3767 Varonica McGowan
72 Oatlands Road
Shinfield
Berkshire
RG2 9DN

F/2001/3767 Avis Morris
7 Rosecroft Way
Shinfield
READING
Berkshire
RG2 9AP

F/2001/3767 John Kibble
3 Grange Cottages
Cutbush Lane
Shinfield
Berkshire
RG2 9AF

F/2001/3767
J R & A Groothius
73 Oatlands Road
Shinfield
Berkshire
RG2 9DN

F/2001/3767
Mrs K M Hopkins
Westwood Ho
Millworth Lane
Shinfield
Berkshire
RG2 9EN

F/2001/3767
Mrs J Butler
52 Oatlands Road
Shinfield
READING
Berkshire
RG2 9DN

F/2001/3767
Paul and Sheila Master
22 Oatlands Road
Shinfield
READING
RG2 9DW

F/2001/3767
Roy and Sheila Pike
8 Land End Close
Cutbush Lane
Shinfield
READING
Berkshire
RG2 9AS

F/2001/3767
L Packer
Oaklands
Millworth Lane
Shinfield
Berkshire
RG2 9EN

F/2001/3767
Mrs I V Dixon
55 Oatlands Road
Shinfield
READING
Berkshire
RG2 9DN

F/2001/3767
Mr and Mrs S G Titterton
46 Cutbush Lane
Shinfield
READING
Berkshire
RG2 9AH

F/2001/3767
S R Blagg
Red Apple
Elm Lane
Earley
READING
Berkshire
RG6 5UG

F/201/3767
Sandra East
45 Oatlands Road
Shinfield
READING
Berkshire
RG2 9DN

F/2001/3767
Mr B K Whitlock
37 Leyland Garden
Shinfield
READING
Berkshire
RG2 9AN

F/2001/3767
T R Gibbs
36 Oatlands Road
Shinfield
READING
Berkshire
RG2 9DN

F/2001/3767
J E and P J Curtis
76 Oatlands Road
Shinfield
READING
Berkshire
RG2 9DN

F/2001/3767
J N East
45 Oatlands Road
Shinfield
READING
Berkshire
RG2 9DN

F/2001/3767
Mr & Mrs D J Britton
44 Oatlands Road
Shinfield
READING
RG2 9DN

F/2001/3767
MR Mark Chatfield
40 Oatlands road, shinfield
village
Reading Berkshire
RG2 9DN

| | |
|---|---|
| F/2001/3767 | Owner/Occupied<br>77 Oatlands road<br>Shinfield<br>Reading<br>Berkshire<br>RG2 9DN |
| F/2001/3767 | The Owner/ Occupier<br>77 Oatlands Road<br>Shinfield<br>RG2 9DN |
| F/2001/3767 | The Owner/ Occupier<br>8 Oatlands road<br>shinfield Reading<br>Berkshire<br>RG2 9DW |
| F/2001/3767 | The Owner/ Occupier<br>18 Cutbush Lane<br>Shinfield<br>Reading<br>RG2 9AH |
| F/2001/3767 | Mrs M Harvey<br>3 The Brambles<br>Andover Road<br>Newbury<br>RG14 6JJ |
| F/2001/3767 | Mr K Judge<br>2 Grange Cottages<br>Cutbush Lane<br>Shinfield<br>RG2 9AF |
| F/2001/3767 | A J Gilson<br>50 Cutbush Lane<br>Shinfield<br>Reading<br>RG2 9AH |
| F/2001/3767 | The Owner/ Occupier<br>48 Cutbush Lane<br>Shinfield<br>Reading<br>RG2 9AH |
| F/2001/3767 | I.S. Gibson<br>51 Oatlands Road<br>Shinfield<br>READING<br>Berkshire<br>RG2 9DN |

| | |
|---|---|
| F/2001/3767 | Mrs E Payne<br>59 Oatlands Road<br>Shinfield Reading<br>RG2 9DN |
| F/2001/3767 | The College of Estate<br>Management<br>Whiteknights, Reading<br>Berkshire<br>RG6 6AN |
| F/2001/3767 | The Owner/ Occupied<br>42 Cutbush Lane<br>Shinfield, Reading<br>Berks |
| F/2001/3767 | Mr David Payne<br>59 Oatlands Road<br>Shinfield Reading<br>RG2 9DN |
| F/2001/3767 | Peter Green<br>38 Oatlands Road<br>Shinfield, Reading<br>RG2 9DN |
| F/2001/3767 | R C Grindal<br>57 Oatlands Road<br>Shinfield, Reading<br>RG2 9DN |
| F/2001/3767 | Mr & Mrs T D Taylor<br>20 Oatlands Road<br>Shinfield Reading<br>Berkshire<br>RG2 9DW |
| F/2001/3767 | Vanessa Petch<br>33 Oatlands Road<br>Shinfield, Reading<br>Berkshire<br>RG2 9DW |
| S/2001/3767 | S G Green<br>11 School Green<br>Shinfield, Reading<br>Berkshire<br>RG2 9EE |
| F/2001/3767 | Owner/ Occupier<br>28 Cutbush Lane<br>Shinfield, Reading<br>Berkshire<br>RG2 9AH |

| | |
|---|---|
| F/2001/3767 | T A J Edmonds<br>48 Cutbush Lane<br>Shinfield, Reading<br>Berkshire<br>RG2 9AH |
| F/2001/3767 | Mr & Mrs Woods<br>63 Oatlands Road<br>Reading<br>RG2 9DN |
| F/2001/3767 | Owner / Occupier<br>71 Oatlands Road<br>Shinfield<br>RG2 9DN |
| F/2001/3767 | Mrs P J Cozens<br>50 Oatlands Road<br>Shinfield<br>Reading<br>RG2 9DN |
| F/2001/3767 | Mrs Stephanie Hewitt<br>Barn Close Cottage<br>Cutbush Lane<br>Shinfield<br>Berks<br>RG2 9AL |
| F/2001/3767 | Ms K I Barkhuizen<br>41 Oatlands Road<br>Shinfield<br>Reading<br>RG2 9DN |
| F/2001/3767 | Mrs V M Curtis<br>74 Oatlands Road<br>Shinfield<br>Reading<br>RG2 9DN |
| F/2001/3767 | T D Courtney & Petition<br>27 Oatlands Road<br>Shinfield<br>Reading<br>RG2 9DW |
| F/2001/3767 | Richard Voysey<br>33 Oatlands Road<br>Shinfield<br>Reading<br>RG2 9DN |
| F/2001/3767 | E & P Stokes<br>34 Oatlands Road<br>Shinfield<br>Reading<br>RG2 9DN |

| | |
|---|---|
| F/2001/3767 | Brian K Wood<br>12 Oatlands Road<br>Shinfield<br>Reading<br>RG2 9DW |
| F/2001/3767 | Graham Trevor<br>4 ilbury Close<br>Shinfield<br>Reading<br>RG2 9DE |
| F/2001/3767 | Mr & Mrs A Sankey<br>26 Cutbush Lane<br>Shinfield<br>Reading<br>RG2 9AH |
| F/2001/3767 | Mrs A. Davies & Mr W D Davies<br>65 Oatlands Road<br>Shinfield<br>Reading<br>RG2 9DN |
| F/2001/3767 | Ian Lloyd<br>32 Seymour Avenue<br>Shinfield<br>Reading<br>RG2 9DT |
| F/2001/3767 | Mrs S C Dowling<br>31 Leyland Gardens<br>Shinfield<br>Reading<br>RG2 9AN |
| F/2001/3767 | Mr A T W Spicer<br>1 Rosecroft Way<br>Shinfield<br>Reading<br>RG2 9AP |
| F/2001/3767 | Mr & Mrs G Sims<br>52 Cutbush Lane<br>Shinfield<br>Reading<br>RG2 9AG |
| F/2001/3767 | Ms M Tyler<br>58 Cutbush Lane<br>Shinfield<br>Reading<br>Berkshire<br>RG2 9AG |

| | |
|---|---|
| F/2001/3767 | Mr A Goold<br>Cutbush Cottage<br>34 Cutbush Lane<br>Shinfield<br>Reading<br>Berkshire<br>RG2 9AH |
| F/2001/3767 | R.W. Bright<br>Oak House<br>44 Cutbush Lane<br>Shinfield<br>Reading<br>Berkshire<br>RG2 9AH |
| F/2001/3767 | A. H. Millson<br>40 Cutnush Lane<br>Shinfield<br>Reading<br>RG2 9AH |
| F/2001/3767 | J. H. Short<br>158 Friar Street<br>Reading<br>Berkshire<br>RG1 1HH |
| F/2201/3767 | J Frewin<br>26 Oatlands Road<br>School Green<br>Shinfield |
| F/2001/3767 | The owner / Occupier<br>10 Oatlands Road<br>Shinfield<br>Reading<br>RG2 9DW |
| F/2001/3767 | University of Reading<br>C/o Haslams<br>156 Friar Street Reading<br>Berkshire<br>Rg1 1HH |
| Application refused | Letter sent 03/07/01 |

*W.M. GRAHAM ASSOCIATES*

*CHARTERED ARCHITECTS*

*W.M. GRAHAM B.A., B. Arch., R.I.B.A.*

*1 Rectory Road,*
*Wokingham,*
*Berkshire, RG40 1DJ*
*Tel: (0118) 9770464*
*Fax: (0118) 9770482*

Ref: 2336/wmg/cm

15 November 2001

The Director of Planning
Wokingham District Council
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham
RG40 1WR

Dear Sir

**LAND ADJOINING GRANGE LODGE CUTBUSH LANE SHINFIELD**
**(Field 0080)**

Please find enclosed a completed Town Planning application for the above property comprising the following: -

a) Town Planning Application
b) Section 66 Certificate
c) Fee note – none required
d) OS extracts
e) Dwg. No. 2336 – 01B

We trust that you find all in order but should you require any further details please do not hesitate to contact us.

Yours sincerely

C. Graham

W M Graham

Enc

1789/a

# SECTION 66 CERTIFICATE

Application No.

16.NOV.[illegible] 5297

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

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

**OR**

+ See Note (a) to Certificate A

**OR**

(b) Insert description of steps taken.

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

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

## CERTIFICATE A

I certify that:

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

## CERTIFICATE B

I certify that:

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

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

## CERTIFICATE C

I certify that

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

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

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

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

  (b) . . . . . .

  . . . . . .

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

  on (d) . . . . . .

1789/b

## CERTIFICATE D

I certify that

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

**OR**

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

## ALL APPLICANTS MUST COMPLETE THIS SECTION

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

### Agricultural Holdings Certificate

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

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

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

**OR**

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

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

Signed . . . . . W M Graham Assoc.

On behalf of . . . Mr D Dean . . . . . .

Date . . . . 14.11.2001 . . . . . .

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

1769a

# WOKINGHAM DISTRICT COUNCIL
# PLANNING APPLICATION

**PART 1**

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

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

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

**FOR OFFICE USE ONLY**

16 Nov 2001 52

| | | |
|---|---|---|
| 1. | **APPLICANT'S NAME** | MR D DEAN |
| | **ADDRESS** | C/O THE AGENT |
| | **POST CODE** | **PHONE** |
| 2. If the applicant has an agent, all correspondence will be sent to the agent | **AGENT'S NAME** | W M GRAHAM ASSOCIATES |
| | **ADDRESS** | 1 RECTORY ROAD<br>WOKINGHAM |
| | **POST CODE** | RG40 1DJ **PHONE** 0118 977 0464 |
| 3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE. | **SITE LOCATION** | LAND ADJOINING GRANGE LODGE (Field 0080)<br>CUTBUSH LANE SHINFIELD READING |
| 4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used. | | CHANGE OF USE OF VACANT LAND TO STATIONING OF TWO MOBILE HOMES FOR GYPSIES |
| 5. Give the area in hectares or part of a hectare | **AREA OF SITE** | 0.1 ha |
| 6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee | **OWNERSHIP** | OWNER |
| 7. List all the plans and drawings submitted with the application | **PLANS/DRAWINGS** | OS extract & Dwg. No. 2336 - 01B |

8. **DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?**
Tick the boxes(x)

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

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

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

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

| | | | |
|---|---|---|---|
| | | **SITING** | ☐ |
| **EXTERNAL APPEARANCE** | ☐ | **DESIGN** | ☐ |
| **MEANS OF ACCESS** | ☐ | **LANDSCAPING** | ☐ |

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

VACANT - LAST USE NOT KNOWN

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

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

14. STATE EXTERNAL MATERIALS TO BE USED.

HARD STANDING - PEA SHINGLE for two mobile homes

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

EXISTING HEDGING AND TWO METER HIGH CLOSE BOARDED FENCE - BROWN

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system ~~YES~~/NO

If no, please give details: Connect to existing F.W main

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

AS DETAILED ON DRAWING

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

NOT APPLICABLE

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

| | No. OF DWELLINGS/HABITABLE ROOMS PROPOSED | TO BE RETAINED | TO BE LOST |
|---|---|---|---|
| HOUSE | / * | / * | / * |
| BUNGALOW | / * | / * | / * |
| FLAT/MAISONETTE | / * | / * | / |
| Mobile home OTHER | TWO / EIGHT * | / * | 0 / 0 * |

* STATE No. OF HABITABLE ROOMS

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

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

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

None required similar to previous application No F/2001/3767

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

SIGNED W M Graham Associates ON BEHALF OF Mr D Dean DATE 14.11.2001

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

1769c

# PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

| | USE CLASS | Existing floor space | | Proposed additional floorspace created by | |
|---|---|---|---|---|---|
| | | Retained in existing use | Lost by change of use or demolition | New building | Change of use |
| A1 | SHOPS | | | | |
| A2 | FINANCIAL AND PROFESSIONAL SERVICES | | | | |
| A3 | FOOD AND DRINK | | | | |
| B1(a) | OFFICE (other than A2) | | | | |
| B1 (b) | RESEARCH AND DEVELOPMENT | | | | |
| B1 (c) | LIGHT INDUSTRIAL | | | | |
| B2 | GENERAL INDUSTRIAL | | | | |
| B3-7 | SPECIAL INDUSTRIAL | | | | |
| B8 | STORAGE OR DISTRIBUTION | | | | |
| C1 | HOTELS AND HOSTELS | | | | |
| C2 | RESIDENTIAL INSTITUTIONS | | | | |
| D1 | NON-RESIDENTIAL INSTITUTIONS | | | | |
| D2 | ASSEMBLY AND LEISURE | | | | |
| OTHER | Please Specify | | | | |
| OTHER | Please Specify | | | | |
| | TOTAL | | | | |

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

| | Cars | Lorries |
|---|---|---|
| Existing | | |
| Proposed | | |

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

| Existing Staff | Transferred Staff | New Staff | Total |
|---|---|---|---|
| | | | |

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

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

1769d

# YOUR PLANNING APPLICATION

## WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

## WHAT ELSE MAY YOU HAVE TO DO ?

| | |
|---|---|
| Listed Building Consent: | for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area. |
| Advertisement Consent: | for the display of advertisements or signs |
| Building Regulation Approval: | for most new building or construction work. |

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

## WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or bythe Chief Officerresponsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

## HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

## WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

## WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months.
Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

| PLANNING SERVICES | HPT |
|---|---|
| PCL | TLS |
| DC | ENF |
| APP | |
| CS | |

0 5 DEC 2001

COPIES Dear Sir

TEO OBS

Westward Ho
Millworth Lane.
Shinfield
Berks.
RG2 9EN.

Application No F/2001/5297

In reply to your letter of 26th November.

I thought this matter had been resolved quite recently — or is this yet another attempt by the gypsies to live in Shinfield?

My concern is for the people who live in Leathands Road — they all have long gardens & on previous occasions their sheds have been ransacked & articles stolen.

What happened about the site they were offered in Arborfield?

Is the idea of this that it will be a permanent gypsie site? & will they pay rates — like the rest of us?

Being an old woman, living alone & having been burgled twice — the last time being just a year ago, I am naturally apprehensive.

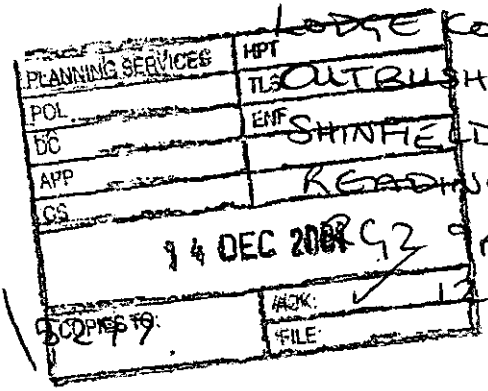
44

P.T.O

Wokingham
District Council
Planning Dept.
Shute End
Wokingham
Berks. RG40 1WR

Yours truly
K. M. Hopkins (Mrs)

LODGE COTTAGE
OUTBUSH LANE
SHINFIELD
READING




Ref: F/2001/[illegible]2479 12/12/01

Dear Mr Oteng,

I believe planning permission for three mobile homes was turned down due to the fact that the site is not suitable in terms of facilities and services and also because the house opposite is a listed building; making a proposal of this kind out of keeping with the natural ~~about~~ surroundings which have been here hundreds of years.

The proposed site is already becoming a tip for rubbish and old vehicles ie: An old ambulance. There is no orange application form giving details of the proposal, visible

anywhere near the road - has it been removed?, as I believed it was supposed to be present 1 month to give local inhabitants a chance to take down the details and contact you if necessary.

I do not think the site suitable for the proposed change of land, for the reasons stated previously; ie for 2 or 3 mobiles.

Yours sincerely,

J. Wesley.

EO OBS

PLANNING SERVICES
PDI
ENF
APP
CS
03 NOV 2001
COPIES TO:
FILE:

Reading (0734) 883025

Wagtails
Millworth Lane
Shinfield
Reading
Berkshire
RG2 9EN

30.11.01.

Dear Sir,

Appl. No. F/2001/5297

Site address: Land adjoining Grange Lodge, Buttonwood Lane, Shinfield, Reading.

Proposal: Proposed change of use of vacant land to stationing of two mobile homes for gypsies.

I strongly object to the above planning application, as I did when the original application was made. Gypsies should make their home on properly prepared sites, and not be dotted about on odd pieces of land.

When gypsies have been in Shinfield previously, there has been lots of thefts from local houses and garden sheds etc., we don't want this happening again

PTO

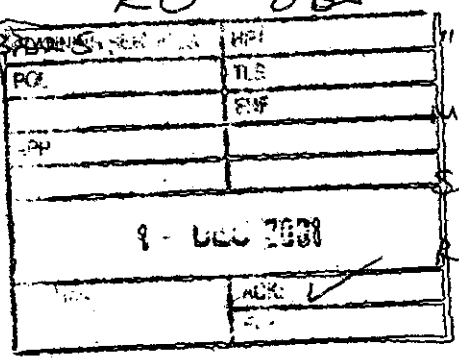
Once more I strongly object to this application and hope that this will be turned down.

Yours faithfully,

J. I. Moore.

EO OBJ

Tel: 9880




"Wagtails"
Millworth Lane
Shinfield
READING. RG2 9EN.

11th December 2001.

The Planning Officer
Wokingham District Council
Wokingham.

Dear Sir,

Your Ref: F/2001/5297 - E. OTENG.

I write concerning the above planning application for two mobile homes in Catbush Lane, Shinfield. This has been tried before and turned down then. It is still quite an unsuitable application considering the area. I think that if gypsies move into Catbush Lane, it won't

long before the whole lane - now effectively a bul-de-sac as the bridge over the motorway is closed to Vehicular traffic would become a Gypsy encampment. Not only would this proposal have a detrimental effect on property values in the area - it could increase incidents of minor criminal activities. Ask the people in Oatlands Road who have had mowers and tools taken from Garden Sheds / Workshops when they were last in the area.

I sometimes despair of Wokingham District Council and their apparent determination to completely mess up this very pleasant village with loads of new houses - and now Gypsy Homes! God give us strength!

Yours faithfully

T. J. Miles

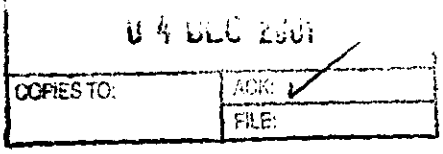
MR. T. J. MILES.

41

EO OBS

F/2001/5297

52 Oatlands Rd
Shinfield
Reading RG2
9DN




30 November 2001
9883642

Mr Edward Oteng

F2001/5297
Land adjoining Grange Lodge, Catbush Lane.
Stationing of two mobile homes for gypsies.

I would like to make an objection to the above application. This is an area of rural beauty with listed buildings on two sides of the land in question. I feel this is inappropriate development for this area. It will not end with 2 mobile homes, but many lorries and caravans etc etc. to say nothing of rubbish!

Very high rates are demanded by Wokingham Council in this area and I feel it is unreasonable to expect law-abiding citizens to accept this change of use. Three times in the past my shed at the bottom of the garden has been broken into and valuable items have been stolen - plus 10 the garden sheds in the road, whilst the gypsies were living in Catbush Lane.

I hope this application will be refused.

Yours sincerely

(Mrs.) P. K Doveston.

40

Recd AM 4.12.01 KO OBS

| PLANNING SERVICES | HPT |
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| 0 6 DEC 2001 | |
| COPIES TO: | |

MRS M. GILSON
50 CUTBUSH LANE
SHINFIELD
READING
RG2 9AH

3 December 2001

Dear Mr Oteng

Ref: F/2001/5297
Land Adjoining Grange Lodge
Cutbush Lane. Shinfield.

I understand that there is a proposal to station two mobile homes for gypsies on the above land. to which I oppose.

Unfortunately they have no regard for other peoples property or the environment and have anti social habits.

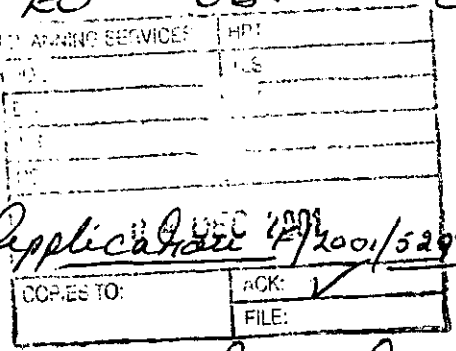
I do not want a Gypsy site in the area where I live

Thank you.

Yours Sincerely M. Gilson

39

EO OBL



Farley View,
14 Cuthush Lane
Shinfield
Reading
RG2 9AH
1.12.01

PLANNING SERVICES | HPT
TLS
DEC 2001
COPIES TO: | ACK: ✓
FILE:

Planning Application F/2001/5297

Dear Mr. Otang,

I am writing to object to the above planning application on the following grounds

1. Sites for mobile homes for gypsies should not be located so close to existing residential property.

2. Gypsy sites have a notorious reputation for being grossly untidy with accumulated articles which become an eyesore and encourage vermin.

3. I fear this site next to an existing footpath and lane leading to Shinfield Grange would encourage other caravans to use this area as a parking spot.

4. Cuthush Lane has become a favourite area for fly-tipping and dumping cars and more unsightly rubbish could be inevitable.

I would have no objection to a reasonable planning application for a proper residence

Yours faithfully

(Mrs) Brenda M. Woods

38

Stephen Cragg
"Lindisfarne"
2 Lane End Close.
Shinfield. Reading.
Berkshire. RG2 9AS

Dear Sir

Your Ref:- Edward Oteng F2001/5297

I Strongly object to the proposal to allow 2 Mobile homes to be stationed at this site. No Mobile or temporary homes are compatable with the adajacent properties.

Your faithfully

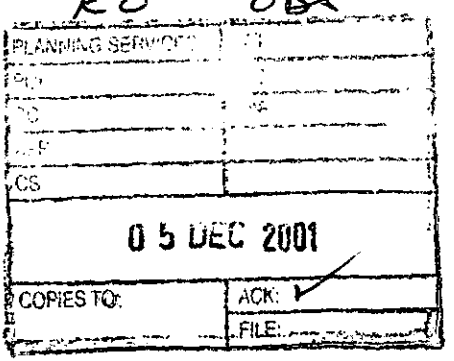
Stephen Cragg

Monday 3rd December 2001

For the attention of EDWARD OTENG.

ENVIRONMENTAL SERVICE DEPARTMENT
PLANNING SERVICES.
P.O. BOX 157
SHUTE END.
WOKINGHAM.
BERKSHIRE.
RG40 1WR.

RO OBR

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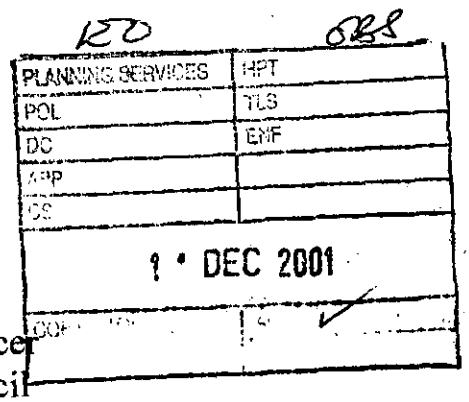


74 Oatlands Road
Shinfield
Reading
Berks
RG2 9DN

Mr Edward Oteng
Development Control Officer
Wokingham District Council
Civic Offices
Shute End
Wokingham
RG40 1BN

10th Dec 2001

Dear Mr Oteng

Re Planning application F/2001/5297

We are writing to you to STRONGLY oppose a permanent gypsy site in Cutbush Lane Shinfield.

1. This is an area where many people walk and could be intimidated by gypsies living there.

2. Past experience of gypsies in Cutbush Lane include: rubbish, Tree clippings/ cuttings and large branches, bricks and rubble. All of this just dumped adjacent to their caravans and left. Dogs roam freely and are intimidating when walking in the lane.

3. We have a footpath running at the back of our property and we are very prone to burglaries. We would feel vulnerable with this permanent site so near.

Yours sincerely

Mrs V Curtis

ED 068

| | |
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| CS | |

11 DEC 2001

PASS TO: FILE:

71, OATLANDS RD.,
SHINFIELD
RG2 9DN

Re Planning Application F-2001-5297

Dear Sir,

My wife & I are totally opposed to this proposal for many reasons, some of which are listed below.

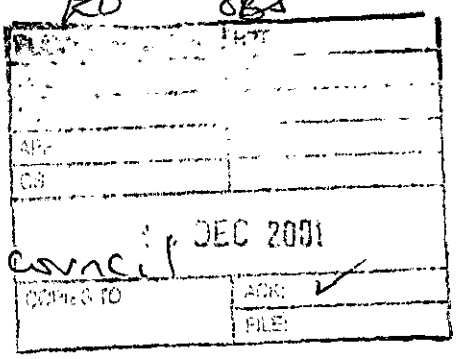
1. Any site that has had a visitation from Gypsies is in a disgusting state after they have left.

2. Although 2 only places at the moment in time, I fear it would be the thin end of the wedge, i.e. once a precedent has been set, further applications would be looked on even more favourably.

3. We all had a free choice when we moved here, and none of us chose to live next to a gypsy site, so I trust the planning committee will respect our wishes and refuse the application forthwith.

Yours Faithfully
PA Wheeler
PA Wheeler

RD OBS




42 Cutbush Lane
Shinfield
Reading
Berks
RG2 9AH

7 December 2001

Wokingham District
Planning Services
P.O. Box 157
Shute End
Wokingham

Dear Sirs

Re: Planning Application No F/2001/5297 - Gypsies

We are writing to resister our strong objection to the above planning application regarding using vacant land adjoining Grange Lodge for the siting of 2no mobile homes for Gypsies.

We have had a Serious problem with Gypsies on 2no previous occasions at the bottom of Cutbush Lane recently. Each time when they were finally forced to move on they left behind rubbish and damage to nearby gates and fences. When they were "on site" they let dogs run freely fouling the road/path and bothering "tax paying" passers by.

Any sort of Gypsy site in the area would cause all the same problems and we therefore strongly urge you to reject this application.

Yours faithfully

# Mark & Lorraine Chatfield

EO OBS

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| 10 DEC 2001 | |
| COPIES TO: | ACK: ✓ |
| | FILE: |

06 December 2001

Wokingham District Council
Planning Department
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1BN

For the attention of Edward Oteng - Case Officer

Dear Sir,

**Re: Planning Application F/2001/5297 - Gypsy Site**

We are in receipt of a notice regarding the above application for a Permanent Gypsy Site in Cutbush Lane, Shinfield.

We wish to express in the **strongest terms** our **objection** to such a development & list the following reasons:-

1. Development on land designated as Countryside Land should reflective that status, a mobile home site does not marry with that theme.
2. Development of this nature is contrary to Policy WWC1 & is detrimental to the rural character of the area.
3. Mobile homes are not in keeping with the surrounding architecture, the Grade 2 Listed building opposite would be compromised.
4. An application for a residential dwelling on the land would require the design & character to meet with the local surroundings, if in fact approval could be obtained. How is it possible for this application to be considered without reference to the same criteria? We suggest that this maybe considered discriminatory.
5. As pointed out by Shinfield Parish Council, in the previously **REFUSED** application, the development does not show compliance with Policy WH12 which requires the need for such development on Countryside Land to be established
6. Gypsy site developments show little regard for the Countryside leaving the landscape scarred. The Planning department are responsible for the protection of our Countryside, can & how will the damage be avoided in this case?

Please forward details of the date & location for the planning meeting which we would like to attend to voice our objections, however, we trust that the Planning department will recommend rejection of this application by the committee.

Yours faithfully,

Mark Chatfield

*40 Oatlands Road, Shinfield Village, Reading, Berkshire. RG2 9DN.*
*Telephone no. 0118 988 4109*

33

Mrs. M. Harvey
3 The Brambles
Andover Road
Newbury
Berkshire
RG14 6JJ

EO OBL

3-12-01

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| | FILE: |

Planning Services
Wokingham DC
Box 157
Shut End
WOKINGHAM

Dear Sir

F/2001/5297
Land adjoining Grange Lodge, Cutbush Lane, Shinfield
Proposed c/o/u vacant land to stationing of 2 mobile home for Gypsies

I just wish to reiterate my previous comments on the above application in that if approved would set a presidence + open the door to other pieces of land in Cutbush Lane being open to such undesirable applications.

It is detrimental to the area and, unless this piece of land has been sold off separately, is part + opposite a Listed Building. The fact that this proposal is for 2 mobile homes instead of 3 is neither here nor there. REFUSAL of this present proposal is the only option. I, therefore, urge reason and refuse.

Yours faithfully

M. Harvey

FAO. Edward Oteng

32

EO 088

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| 06 DEC 2001 | |
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73, Oatlands Road,
Shinfield,
Berkshire.
RG2 9DN
04/12/01

For the Attention
Mr Edward Oteng.
Development Control Officer
Wokingham District Council
Re Application number F/2001/5297

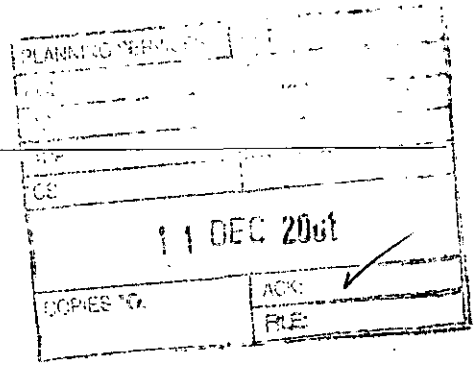
Dear Sir, my wife and I would be obliged if you would note our objection to the above application. We stated our views to a similar application at the same or an adjacent site some months ago. We are still of the same opinion.

Yours faithfully.

J.C. Groothuis

A. Groothuis

FO




## Ian Jordan

**From:** WebComments@wokingham.gov.uk
**Sent:** 10 December 2001 16:49
**To:** ian.jordan@wokingham.gov.uk
**Subject:** Comments on Planning Applications

OBJ

**********

NatureofEmail: Object
ApplicationNumber: F/2001/5297
Correspondent_FullName: FPC Master
Correspondent_StreetAddress: 22, Oatlands Road
Correspondent_Address2: Shinfield
Correspondent_Town: Reading
Correspondent_County:
Correspondent_PostCode: RG2 9DW
Correspondent_Telephone:
Correspondent_Email:

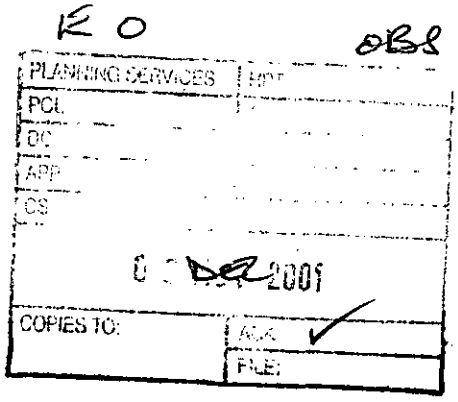
Comments:

1.Application No:F/2001/3767 has already been refused; in my opinion the site is not appropriate for use for ANY number of gipsy mobile homes for the reasons previously stated.
2.I do not consider the proposed use to be compatible with the area and existing style of buildings eg.mobile homes would not fit in with the property known as Cutbush.
3.This sn
mall piece of land would be better retained for 'gren'use and not developed at all especially in view of the density of building development destined for the area ie. the other side of Cutbush Lane.
3Without prejudging any future residents there is clearly potential for litter, derelict vehicles noise etc. in this relatively quiet lane situation.



30

KO OBS




Environmental Services Dept.
Wokingham District Council
Civic Offices
Shute End
Wokingham RG40 1BN

From: Mr & Mrs D J Britton
44 Oatlands road
Shinfield
Reading RG2 9DN

**For the attention of Mr Edward Oteng**
**Development Control Officer**

Your Ref. Edward Oteng F/2000/5297

29th November 2001

**PLANNING APPLICATION F/2001/5297 - PROPOSED SITING OF 2 MOBILE HOME IN CUTBUSH LANE**

Dear Sir,

My Wife and I will endeavour to take the opportunity to view the proposed plans. In the meantime however, we are writing to register our very strong objections to the above proposal.

As you are aware **ALL** of the present buildings (including the cottages) in the immediate vicinity of the proposed siting are Listed, or worthy of being Listed as either historically important or it being in the public interest to maintain such notable properties. At the present time Cutbush Lane represents the typically fine character of the Berkshire countryside.

To spoil this area by siting mobile homes immediately opposite and adjacent to the two outstandingly beautifully buildings is surely to be condemned and we are there hopefully confident that the Planning Committee will totally reject this application.

Yours faithfully

Mr DJ Britton Mrs C M Britton

29

RD OBS

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13 DEC 2001

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Oak House
44 Cutbush Lane
Shinfield
Reading
Berkshire RG2 9AH

Wokingham District Council
Civic Offices
Shute End
Wokingham
RG40 1BH

10 December 2001

FAO Edward Oteng, Development Control Officer

Dear Sirs

Re: Planning Application F/2001/5297

I am writing to emphasise my strong objection to the further proposed formation of a permanent gypsy site in Cutbush Lane.

This would be completely inappropriate for the area and would sharply contrast with the character of the adjoining buildings.

It does not appear to make any sense at all to site mobile homes adjacent to listed buildings.

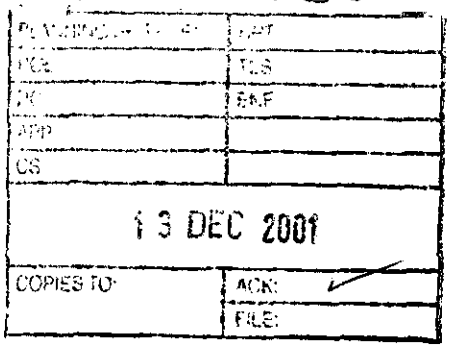
I strongly urge you to reject this development in it's entirety.

Yours faithfully

R W Bright

28

EO OBS




Oak House
44 Cutbush Lane
Shinfield
Reading
Berkshire RG2 9AH

Wokingham District Council
Civic Offices
Shute End
Wokingham
RG40 1BH

10 December 2001

FAO Edward Oteng, Development Control Officer

Dear Sirs

Re: Planning Application F/2001/5297

I am writing with regard to the above renewed application for a permanent gypsy site to be sited in Cutbush Lane.

This would not fit in at all with the surrounding area and I would like to emphasise my strong objections to this proposal.

Please reject this planning application on our behalf.

Yours faithfully

J.E. Bright.

J E Bright

27

76 Oatlands Road
Shinfield
Reading
Berks
RG2 9DN

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PLANNING SERVICES | HPT
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FILE:

Mr Edward Oteng
Development Control Officer
Wokingham District Council
Civic Offices
Shute End
Wokingham
RG40 1BN

10th Dec 2001

Dear Mr Oteng

Re Planning application F/2001/5297

We are writing to you to STRONGLY oppose a permanent gypsy site in Cutbush Lane Shinfield.

1. This is an area where many people walk and could be intimidated by gypsies living there.

2. Past experience of gypsies in Cutbush Lane include: rubbish, Tree clippings/ cuttings and large branches, bricks and rubble. All of this just dumped adjacent to their caravans and left. Dogs roam freely and are intimidating when walking in the lane.

3. We have a footpath running at the back of our property and we are very prone to burglaries. We would feel vulnerable with this permanent site so near.

Yours sincerely

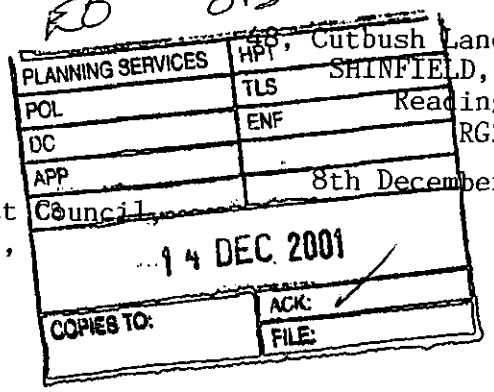
JE and PJ Curtis

2b

ED ORS

48, Cutbush Lane,
SHINFIELD,
Reading, Berks.
RG2.9AH.

8th December 2001.




Wokingham District Council,
Planning Services,
P.O.Box 157,
Shute End,
WOKINGHAM, Berks.
RG40.1WR.

For the attention of Edward Oteng.

PLANNING APPLICATION F/2001/5297.
Re: Land adjoining Grange Lodge, Cutbush Lane Shinfield.
Proposed change of use of vacant land to stationing of two mobile homes for gypsies.

Dear Sirs,

I strongly object to the above application in Cutbush Lane, Shinfield. Any gypsy site whether it is 'Mobile Homes' or 'Caravans' is totally inappropriate for this area.

As with previous Application F3200133767 the area as a whole is unsuitable i.e. next to Shinfield GRange, The University of Readings experiments on Plants, Horticulture etc. and opposite a large listed building.

Cutbush Lane is a cul-de-sac and it is the only way to reach this site. Residents are very disturbed about traffic and security of the area, there being no street lighting along the whole of Cutbush Lane.

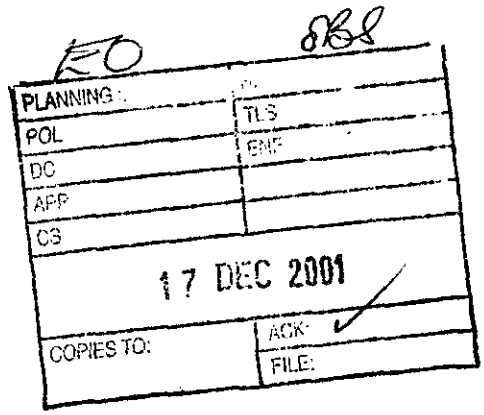
When a Gypsy Camp is allowed in any area it expands out of control and other visiting travellers (as at Arborfield) results in a massive invasion of vehicles, people, children and dogs etc. with resultant rubbish and vandalism.

I therefore request that this application is refused.

Yours faithfully,

Marian Edmonds (MRS)

25




The Owner
72 Oatlands Rd
Shinfield
Berkshire
RG2 9DN

Edward Oteng
Development Control Officer
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

4th December 2001
Dear Sir,

**Ref: Application Number F/2001/5207**

I am writing regarding the above application for the proposal of two mobile homes for gypsies to be stationed on vacant land adjoining Grange Lodge, Cutbush Lane.

I **strongly** object to this land being used as a gypsy site, you term it as vacant, I see it as countryside, which is vastly disappearing with houses being built on any spare land that was once farmed.

I have lived in Shinfield for almost 60 years and whilst I agree with progress this I see as just another blot on the landscape. My means of enjoyment as I do not drive is to take a few country walks and Cutbush Lane is one of them. I would not be at all happy for a gypsy site to be stationed there and whilst I am not casting any dispersions, the last time that gypsies placed themselves down Cutbush Lane, fences were broken, litter was left strewn in the fields and along the country lane.

We have already written and objected to the previous application, which was fortunately turned down, please consider the feelings of the local residents, leaving some countryside and peace of mind.

Yours faithfully

One worried angry homeowner.

BY E-MAIL 17/12/01 2.25pm.

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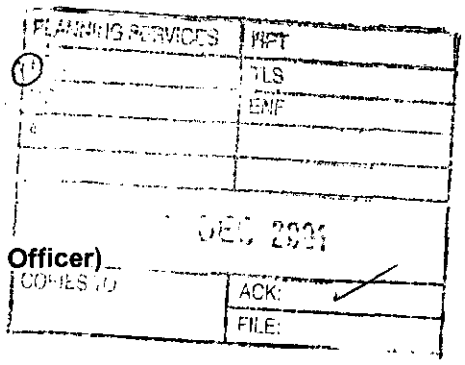


**Mr Kevin Judge**
**2 Grange Cottages**
**Cutbush Lane**
**Shinfield**
**Berkshire RG2 9AF**
**Tel: 0118 988 3135**

**F.A.O EDWARD OTENG (Dev. Control Officer)**
**Wokingham District Council**
**P.O Box 157**
**Shute End**
**Wokingham, Berkshire**
**RG40 1WR**

16th December 2001

**RE: Planning Application Ref: F/2001/5297 (Land adjoining Grange Lodge, Cutbush Lane)**

Dear Edward

I am writing to object to the above planning application. The reasons for this objection are as follows.

1. This type of accommodation is not in keeping with the surrounding area. This development if allowed might be the thin edge of the wedge, with many more mobile homes or caravans being attracted to the dead end of Cutbush Lane. There is also a Circa 1600 Grade II listed building opposite the site.

2. Plans need to be made to account for the utility services that these homes would require and also who is bearing these costs. Water, Septic tank cost of build and emptying, electricity if needed, rubbish collection, etc.

3. I own a Public House in the Aldermaston area where a Gypsy site has been allowed to develop. The Police will confirm that this has resulted in an increase in petty crime in the area.

4. If rubbish were dumped in the area it would attract more people to dump rubbish. This could accumulate into a costly regular clear up operation. A gypsy site existed for a while next to the Six Bells Public House in Shinfield, there is still lots of rubbish on the site even now, months after they have left.

5. House prices would no doubt be adversely affected in the area by such a site.

6. There must be many appropriate sites for this development that would not affect a semi-rural village.

7. Planning Application F/2001/3767 was a similar application to this one and was declined for the same reasons. Surely the Planning office must be consistent with their determinations and decline this application also.

I trust that you have read these points carefully and will do everything possible to put a stop to this development. Please keep me updated with this situation, thank you.

Yours sincerely

Mr Kevin Judge

EO 582

PLANNING SERVICES | HPT
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13 DEC 2001
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P J & S G Green
38 Oatlands Road
Shinfield
Berks RG2 9DN

Tel: 0118 988 4697

12 December 01

Edward Oteng, Development Control Officer
Environmental Services Dept.
Wokingham District Council
P O Box 157
Shute End
Wokingham
RG40 1WR

Ref: F/2001/5297

Dear Mr Oteng

With reference to the above planning application. We object in the strongest possible terms to this application on the following grounds.

There have been gypsies/travellers in the village since we arrived and during that time, four years, they have been a thorn in the side of the local residents. They are apparently unwilling to conform to standards of cleanliness and reasonable behaviour expected of any member of society. Their rubbish has been left to rot in our fields, their children have damaged and stolen our property, their men have threatened, abused and hurt villagers.

We would therefore not welcome this application for mobile homes for gypsies in this village.

Yours sincerely,

P J & S G Green

22

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12, Oatlands Road
Shinfield
Reading
RG2 9DW

1st December 2001

RE F/2001/5297 GIPSY SITE CUTBUSH LANE

Dear Mr Oteng,

I wish to oppose most strongly the application to change of use of land to facilitate two mobile homes for gypsies in Cutbush Lane, Shinfield for the following reasons:-

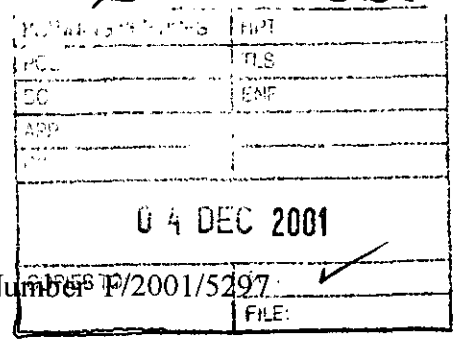
- Although only two proposed placements there is a high risk of attracting additional Gipsies to encamp in Cutbush Lane.
- Previous experiences of Gipsy encampments in the area show clearly the rubbish and litter created causing additional health hazards e.g. Cutbush Lane and field adjacent to Six Bells Public House in Church Lane, Shinfield.
- Cutbush Lane is a known area for fly-tipping and vehicle abandonment.
- Increased propensity to crime
- Increased nuisance calling to undertake general work.
- Potential impact on education through special needs requirements

I trust my reasons for objection to the plan will be duly considered.

Yours sincerely

Brian K. Wood

RO OBS




GRANGE COTTAGE
CUTBUSH LANE
SHINFIELD
READING RG2 9AF
3.12.01

Wokingham District Council
Planning Services

Application Number F/2001/5297

Dear Sirs,
I wish to lodge my strong objections to the above planning application. My reasons are the same as when the last application was made and are as follows;

It would be very insensitive to have gypsy caravans opposite a listed building, Cutbush, and virtually next door to another one, Shinfield Grange.

The past record of gypsies on whatever site they are on is, to say the least, poor. The site soon deteriorates into a scrap-yard with filth and rubbish everywhere. One has only got to look at the site they were given in Arborfield to understand that. When given a permanent site with facilities they wrecked it in a very short space of time. Cutbush Lane has become a dumping ground for rubbish and burned out cars and we don't need anyone else contributing to this mess.

The owner of the site is already using it as a dump and at present there seems to be someone living there in an old ambulance.

I live next door to Lodge Cottage, both University of Reading properties and part of my garden abuts the site in question, hence my interest in the matter. I, therefore ask the planning department to reject this application.

Yours truly

Mr. A Hayes.

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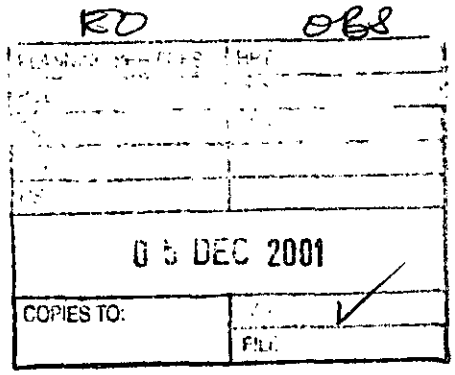
RD 068




*Mr + Mrs A M Mills*
*25 Oatlands Road*
*Shinfield*
*RG2 9DW*

*Mr + Mrs C L Gibbs*
*36 Oatlands Road*
*Shinfield*
*RG2 9DN*

*3rd December 2001*

*Mr Edward Oteng*
*Development Control Officer*
*Wokingham Council*

*Your Ref.; F/20015297*

*Dear Mr Oteng,*

*Our objections In reference to the above planing application*

*It ceases to amaze us that the council can even consider the above application again. Last year we wrote to object too four mobile homes for gypsies in the same location, now its two, to be put next to the Grange lodge which is a beautiful Edwardian building is disgraceful. Gypsies wont stop at two dwellings, it will increase until cutbush lane becomes gypsies lane. With more mobile homes and travelling gypsies stopping off.*

*We the residents of Oatlands Road, which is directly off Cutbush Lane, have worked hard to buy houses well over the £350,00.00, we do not want our homes de-valued. We have enough trouble already with travelling gypsies and the mess they bring. If they want to live in our area let them buy houses the same as we have, and pay the council tax that goes with it.*

*It seams to us that we are being bombarded with application after application for one thing or another new, houses we will have to learn to live with but god help us not GYPSIES.*

*Yours sincerely*

*Mr A Mills*
*Mrs D Mills*
*Mr R Mills*
*Mr S Mills*
*Mr C Gibbs*
*Mr T Gibbs*

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James East
45 Oatlands Road
Shinfield
Reading
Berkshire RG2 9DN

3 December 2001
Your Ref:Edward Oteng
F/2001/5297

Dear Sir
Application Number:F/2001/5297
Site Address; Land Adjoining Grange Lodge,Cutbush Lane,Shifield Reading.
Propasal change of use of vacant land to stationing of two mobile homes for gypsies.

I object to the above development on the grounds that it is totally out of character with the surrounding environment, it will increase traffic in Cutbush Lane and will degrade the area.

Yours faithfully

18

Rec'd PM 4.12.01

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A. J. GILSON
50 CUTBUSH LANE
SHINFIELD, READING
BERKS RG2 9AH.

REF EDWARD OTENG
F/2001/5297

Dear Sir,

With reference to development application F/2001/5297 I strongly object to the proposal for any type of gypsy site in Cutbush Lane or in the Shinfield area on the following grounds.

1) Any visitors, residents or gypsies wishing to live in a caravan/mobile home can use existing local certified approved sites under resident warden control.
2) I chose to live in the Wokingham District Council area, paying a high council taxe which must be used to support Wokingham residents requirements.
3) Any surplus Land must be used to house existing Shinfield residents
4) I also strongly object to Cutbush Lane or any location in the Shinfield area becoming an unhygenic, uncontrolled, dumping ground as has recently been experienced in Shinfield.

Yours faithfully

A. J. Gilson

17.

EO OBS

62 Cutbush Lane
Shinfield
Reading
RG2 9AG

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4th Dec.

~~7th May~~ 2001

~~Ms A Odell~~ Mr. & Mrs. O'Reilly.
Planning Officer
Wokingham District Council
Civic Offices
Shute End
Wokingham
RG40 1BN

Dear ~~Ms Odell~~ O'Reilly.

Re: Application Number F/2001/~~3767~~ 5297

We wish to object most strongly to the proposed gipsy caravan site in Cutbush Lane. Cutbush Lane is just not a suitable place for such a development.

Once the principle of ~~three~~ two caravans is accepted then why not five or ten or fifty?

It would only take days before the conditions synonymous with gipsy encampment to appear - stripped motor vehicles, scrap tyres, batteries and other assorted rubbish.

If anybody doubts this will be the case then inspection of the field next to the Six Bells Public House in Brookers Hill would be in order. The condition of the site was accompanied by threatening language and human faeces littering the car park and children's playground.

Yours sincerely

J. Bateman.
S. Bateman.

John and Sue Bateman

16

EO OBS

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Sandra East
45 Oatlands Road
Shinfield
Reading
Berkshire RG2 9DN

3 December 2001
Your Ref:Edward Oteng
F/2001/5297

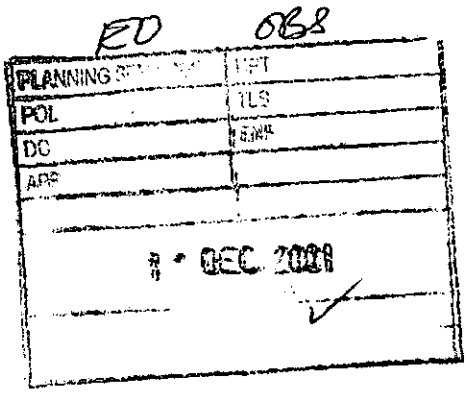
Dear Sir
Application Number:F/2001/5297
Site Address; Land Adjoining Grange Lodge,Cutbush Lane,Shifield Reading.
Propasal change of use of vacant land to stationing of two mobile homes for gypsies.

I oppose the above development on the grounds that it is totally out of character with the surrounding environment, it will increase traffic in Cutbush Lane and will lower the level of safety in the area for my children.

Yours faithfully

S. East

15.




31 Leyland Gardens,
Shinfield,
READING
RG2 9AN

9th December 2001

Dear Mr. Oteng,

PLANNING APPLICATION NO: F/2001/5297
PROPOSAL: Proposed change of use of vacant land to stationing of two mobile homes for gypsies
SITE ADDRESS: Land adjoining Grange Lodge, Cutbush Lane, Shinfield, Reading

I am writing to express my deep concern over the proposed siting of two mobile homes for gipsies on the above land.

I wrote on the 17th May 2001 when the proposal was for three mobile homes. My comments are the same now as they were then.

The setting of the old listed building which is directly opposite the proposed siting of these mobile homes will suffer significantly.

Just as important, is the fact that these mobile homes are far too close to residential housing in the area. Always, to my knowledge, gipsies have always left a filthy, disgusting mess behind them; they have no respect whatsoever for the

property or belongings of people living in the area; they are very threatening and abusive to people with whom they come into contact with, and, there is an increase in the level of crime.

There are many people who regularly use Cutbush Lane as a shortcut through to Lower Earley – Asda, the Library and Leisure Centre. There are others who just like to walk down it and enjoy the birds, plants and other wildlife. If these gipsies are to be allowed to be sited there then there will be an awful lot of people who will be too scared to go down there anymore for fear of trouble and abuse.

If you allow this proposal for two mobile homes, it won't be long before you get many other gipsies using the site and camping along other parts of Cutbush Lane.

In my opinion, this is completely the wrong site for the siting of these mobile homes and I vigorously object to this proposed planning application.

Yours sincerely,

S. C. Dowling (Mrs).

EO OBS

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46 Cutbush Lane
Shinfield
Reading
Berkshire
RG2 9AH
30th November 2001

Edward Oteng
Enviromental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks, RG40 1WR

Your Ref. F/2001/5297

Dear Mr Oteng

Once again, we strongly oppose this application, as in our opinion a permanent gypsy site would not be in keeping with the area, particularly with the listed building opposite.

It is our understanding that a permanent site is already available to gypsies in the Arborfield area, opposite the Garrison.

Although not a major argument from the council's point of view, a permanent gypsy site in Cutbush lane would greatly reduce the value of all the properties in the lane. We have lived here for nearly fourteen years and during that time spent a lot of time and money on our house and gardens and would be very upset to see all that work undermined.

We hope our views, along with many other residents, will be taken into consideration when the District Council finally decides on this important issue.

Yours Sincerely

Mr & Mrs S G Titterton

VB

ED ORS
PLANNING SERVICES | HPT
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From Mr I S Gibson

51 Oatlands Road
Shinfield
Reading
Berkshire
RG2 9DN

Tel: 0118 9888737
Fax: 08701 209551
Mobile: 07803 928391
Email: iain.gibson@virgin.net.

29 November 2001

Edward Oteng
Development Control Officer
Environmental Services Department
P.O. Box 157
Shute End
Wokingham
RG40 1WR

**Re Planning Application F/2001/5297**

Dear Mr Oteng

I would like to express my opposition to the planned establishment of a permanent Gypsy Site in Cutbush lane, Shinfield.

Shinfield is a village populated with a large proportion of elderly residents, particularly in the region of Cutbush lane. The appearance and existence of Gypsies can be considered intimidating at the best of times and there is no doubt that a Gypsy encampment in the vicinity would give those people a great deal of concern and significantly reduce their quality of life.

A number of local, elderly residents exercise their dogs on Cutbush lane during the day and the evening. The lack of traffic on this road allows them to do so without fear and in peace. The increase in traffic, at all hours, created by Gypsies and their very presence, would become an inconvenience if not a hazard to these people.

Recently a temporary Gypsy site was created behind the "Six Bells" pub in Shinfield. Its establishment corresponded with a significant increase in unsolicited visits to my house, by unpleasant looking people offering services on the black market, or looking to purchase my belongings!

Furthermore, when the site was vacated, an enormous quantity of rubbish was left behind, most of which still remains. In a more populated area this would, by now, constitute a health hazard, in all probability.

I object most strongly to this planning application.

Yours sincerely

I S Gibson

EO OBS

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07 DEC 2001

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## Ian Jordan

**From:** WebComments@wokingham.gov.uk
**Sent:** 06 December 2001 20:16
**To:** ian.jordan@wokingham.gov.uk
**Subject:** Comments on Planning Applications

**********

NatureofEmail: Object
ApplicationNumber: F/2001/5297
Correspondent_FullName: T Courtney
Correspondent_StreetAddress: 27 Oatlands road
Correspondent_Address2: Shinfield
Correspondent_Town: Reading
Correspondent_County: Berkshire
Correspondent_PostCode: RG2 9DW
Correspondent_Telephone:
Correspondent_Email: tcourtney@btconnect.com

Comments:

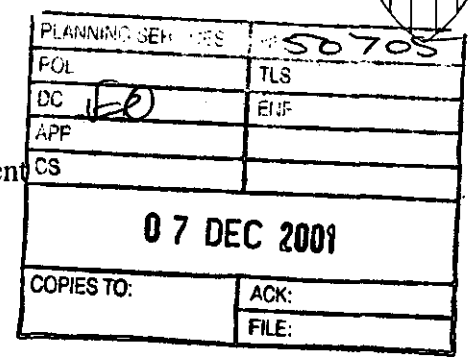
Please refer to my objections to the last application to turn this site into a gypsie caravan site.
It is not siutable for that purpose.
If you require a copy of my previous letter please advise.

THE COLLEGE
OF ESTATE
MANAGEMENT

Patron: HRH The Prince of Wales

Whiteknights, Reading,
Berkshire, England
RG6 6AW
Telephone 0118 986 1101
Facsimile 0118 975 5344
www.cem.ac.uk

6 December 2001




Development Control Officer
Environmental Services Department
Planning Services, P O Box 157
Wokingham District Council
Civic Offices, Shute End
Wokingham RG40 1WR

For the attention of Mr Edward Oteng

Dear Sir

**Application Number F/2001/5297**
**Land adjoining Grange Lodge, Cutbush Lane, Shinfield, Reading**

Thank you for your letter of 26 November 2001, giving the College the opportunity to comment on the above planning application for a change of use of land close to the College's teaching premises at Shinfield Grange. I have inspected the plans and other details submitted, and having done so wish to register the College's objection to the proposed development.

In the first place, we understand that the proposed development is outside the settlement boundary. The College sees no grounds to justify an exception to the presumption against a development of this nature close to open countryside. The College considers that the proposed development would be wholly inappropriate in such a sensitive location, and would be visually intrusive with an adverse effect on the appearance of the surrounding countryside.

Moreover, we believe the nature of the proposed development would encourage visits by itinerants whose mobile homes and other vehicles have obstructed the eastern end of Cutbush Lane from time to time.

We are aware of the provisions of the draft Local Plan insofar as it relates to the provision of permanent and transit gypsy sites (Policy WH12). We have noted the criteria against which applications for such sites will be considered, and believe that the proposed development would not meet criteria (a) and (b) of Policy WH12. In addition, the College believes that there would be a significant adverse effect on the amenities of neighbouring properties (criterion (c)), and for this and the reasons stated above consider that the application should be rejected.

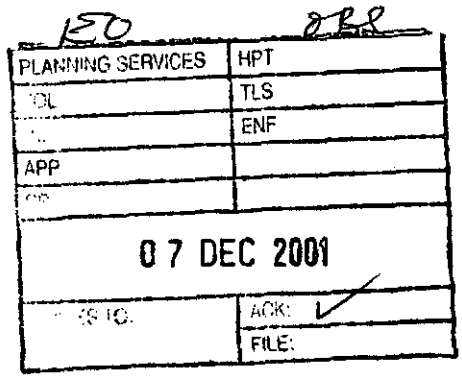
Yours faithfully

Peter Galloway
**Secretary**

10

Christopher J Vickers CBE FRICS ACIArb (Chairman)
Peter Goodacre RD MSc FRICS FCIOB (Principal)
Peter Galloway BA MSc (Secretary)

Registered Charity No: 313223




3 Grange Cottages
Cutbush Lane
Shinfield
Berkshire
RG2 9AF

01 Dec 2001

**Case Officer EDWARD OTENG**

**Planning Application No F/2001/5297**

With reference to the above planning application I would like to **object** in the strongest terms.

This permanent development would have a detrimental effect on the appearance and character of this rural area. The proposed development is directly opposite a listed building. Council is well aware of the problems a development of this type could cause..

Highway safety could be compromised.

On the previous application 2001/3767 permission was refused because it was :

a)Contrary to the Berkshire Structure Plan Policy C2, LD1
b)Loddon Area Local Plan policy LTV2 & LBE2
c)Wokingham District Plan WCC1 & WH12, WBE1 & WOS1
& Government Guidance.

These comments still apply to this application.

The land is described as vacant land. Up until six months ago this land had plush vegetation, trees and bushes. A bulldozer was used to remove these trees and bushes and a fire was lit which lasted a week.
Recently, pallet boards, rubbish, soil, etc. have been deposited in the area and over the last 10 days an old ambulance and a truck has been parked up from dusk to dawn. The truck leaves first thing, but the ambulance seems to have taken up permanent residence. Do we already have a new neighbour?

The land abuts a public footpath/right of way. Cutbush lane is the main lane for children walking to school from Lower Earley to Ryeish Green school. To position a site of this kind in the lane would cause major concerns for many parents.

It is to be hoped that all residents who made their comments clear on the first application will be notified again by Wokingham District Council of this second request.

Yours sincerely.

M Kibble (Mrs)

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3,Grange Cottages
Cutbush Lane
Shinfield
Berkshire
RG2 9AF

04 December 2001

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

For the attention of: Mr Edward Oteng

**REF: PLANNING APPLICATION No F/2001/5297**

Dear Sir,

With reference to the above planning application I would like to register my most stringent objection, I list my reasons for your consideration below, these reasons essentially reflect the same as when the previous application was refused and as such still very much apply.

One of the reasons given for the refusal of the previous application by the Council was that it compromises Highway safety, this still applies, as do the facts that it is contrary to the following:

- Berkshire Structure Plan Policy C2 LD1
- Lodden Area Local Plan Policy LTV2 & LBE2
- Wokingham District Plan WCC1, WH12, WBE1 & WOS1

The land in question does not lend itself for development in this way, it is directly opposite a listed building and has a public footpath as a boundary on the west side. The road "Cutbush Lane" is a quiet No Through Road in a rural environment, enjoyed by many locals and visitors as a peaceful country location for walks etc.

Any development would need to be carefully considered to blend in and enhance the area without disruption; the above application certainly does not.

Yours sincerely

Mr John Kibble

8

Your Ref:

Our Ref: JHS/HF

Date: 06 December 2001

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HASLAMS

156 Friar Street Reading
Berkshire RG1 1HH

Tel: 0118 960 1010
Fax: 0118 960 1022

Email: info@haslams-surveyors.co.uk
Web: www.haslams.net

Direct Line: 0118 960 1031
Mobile Telephone: 07879 600061
Direct Email: js@haslams-surveyors.co.uk


Edward Oteng Esq
Development Control Officer
Wokingham District Council
Environmental Services Department
Planning Services, PO Box 157
Shute End
WOKINGHAM
Berkshire RG40 1WR

Dear Sir

**RE: APPLICATION NO.F/2001/5297**
**LAND ADJOINING GRANGE LODGE, CUTBUSH LANE, SHINFIELD**
**PROPOSED TWO MOBILE HOMES FOR GYPSIES**

We are instructed by the University of Reading to object to the above application. The proposal for the development of the above site for two mobile homes for gypsies is totally inappropriate in this locality for the following reasons:-

1. It would be totally inappropriate in the context of adjoining development.

2. It would be totally out of character with this part of Cutbush Lane.

3. The applicant should be asked if the site forms part of Cutbush immediately opposite on the north west side of Cutbush Lane. The site certainly formed part of the curtilage of Cutbush at the time Cutbush was listed as a Grade 2 listed building.

   There would be a serious effect upon the listed building and/or a serious effect upon the setting of the listed building known as Cutbush.

4. There does not appear to us to be any policy context whereby the proposed development for gypsies should be allowed in this countryside location.

We trust the foregoing objection will be brought to the attention of your Committee.

Yours faithfully

J H Short
**HASLAMS**


**Associate**
Christopher D Moore FRICS

**Consultants**
David J Pantling MA MRTPI MRICS TP
Matt Andrews RIBA FFB
James H Attewell
Stephen P Woodford

**Partners**
Steven D R Smith BSc (Est Man) FRICS FCIArb
John H Short BSc (Est Man) FRICS
Keith Walker DipArb FRICS MCIArb
Matthew S Ward BSc (Hons) MRICS
Ian L Brindley MRICS
Conrad R B Hill MRICS

**Practice & Marketing Manager**
Sandra Brown

**Chartered Surveyors & Valuers**
**Corporate Property Consultants**
**Business Space Agents**
**Planning & Development Consultants**
**Building Surveyors & Project Design**
**Managing Agents & Arbitrators**

**Established 1838**

With Haslams Estate Agents & Auctioneers

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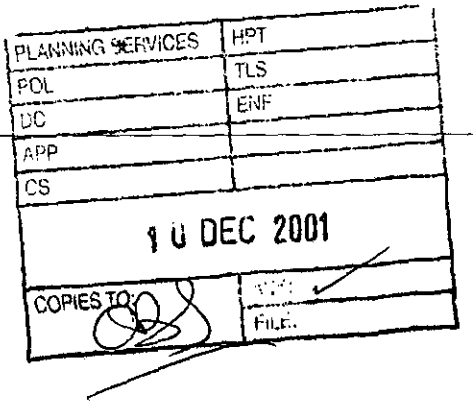

## Ian Jordan

**From:** WebComments@wokingham.gov.uk
**Sent:** 08 December 2001 16:16
**To:** ian.jordan@wokingham.gov.uk
**Subject:** Comments on Planning Applications

EO

**********

NatureofEmail: Object
ApplicationNumber: f/2001/5297
Correspondent_FullName: Steve Blagg
Correspondent_StreetAddress: red apple elm lane
Correspondent_Address2: earley
Correspondent_Town: reading
Correspondent_County: berks
Correspondent_PostCode: rg6 5ug
Correspondent_Telephone: 313025
Correspondent_Email: the.blaggs@easinet.co.uk

Comments:

I wrote to you about a similar application during the Summer. I believe that was 3 mobile homes. My comments remain the same as indicated in my previous letter. Cutbush Lane is suffering from urban blight especially near the pedestrian bridge crossing the M4. Abandoned cars and disposal of rubbish is a common occurence. I walked down the Lane this am and the cars have been removed but someone and I suspect either travellers or a rogue trader has deposited rubbish near the bridge. Now this was a common occurrence when travellers were staying in this area about 18 months ago. Wokingham took enforcement action and put a pile of stones down to prevent people from getting onto the bridge area near the M4. Should this planning application be approved then it is essential that the site is well managed. This road and footpath is well used by the residents of Lower Earley and Shinfield for accessing the countryside and despite Wokingham's best efforts the Lane is used as a rubbish dump. Should this application be approved I think it will aggravate the situation. I suggest it is an inappropriate site for gypsies.
8/12/01



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16 DEC 2001

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31 Leyland Gardens
Shinfield
READING
RG2 9AN

6 December 2001
Application Number F/2001/5297

Dear Sir/ Madam,

I wish once again to register my complete opposition to the proposal in Cutbush Lane for the stationing of two mobile homes for gypsies.

My reasons now are the same as the previous time when the application was rejected by the planning department, I must admit I was unaware that applications were based on a "best of three" system to see who would finally win.

Regardless of whether it's three homes as in the previous application or two as in this one, the petition raised before by local residents was enough to show that gypsies are not wanted in the area. Cutbush Lane and the footpaths leading off it are used recreationally by local people mainly for walking and cycling, it is also used by residents as a walkway to places like Asda and Lower Earley for work and shopping.

Gypsies wherever they are, usually intimidate and generally make nuisances off themselves, making their encampments and surrounds no-go area's. Also with many listed buildings close by a gypsy site would be totally inappropriate.

Please reject this proposal, we do not want gypsies blighting our village.

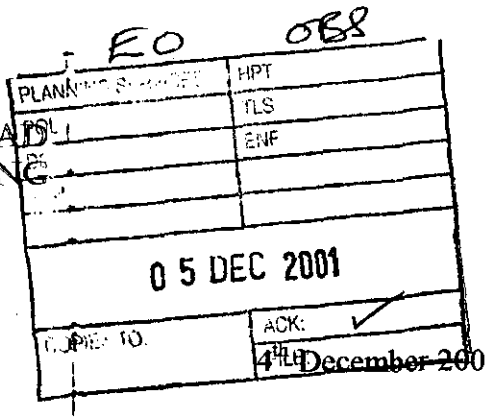
Yours faithfully

Mr. P. Dowling

5

EO 088

59 OATLANDS ROAD
SHINFIELD READING
RG2 9DN




4th December 2001

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

FAO: Edward Oteng, Development Control Officer

Dear Mr Oteng

**Reference: Planning Application F/2001/5297**

With reference to the above planning application, I would like to lodge the following objections to the location of a permanent gypsy site in Cutbush Lane, Shinfield.

- Gypsies by definition are nomadic and therefore a "permanent" site is a contradiction of terms.
- The proposed site is in a countryside location with no amenities.
- The proposed site is within an established settlement, next to a listed building and well used public footpath.
- Gypsies using illegal sites in this area have shown themselves to be intimidating by allowing dogs to roam freely without any control. This is unlikely to change.
- Sites in this area have always been left with rubbish, are unhealthy and always an eyesore.
- How will be site be controlled to ensure that additional homes are not added at a later date?
- A reduction in council tax, for all residents in the area, would be applicable if the planning application succeeds.

I strongly object to this planning application and urge the council to reject it.

Yours sincerely

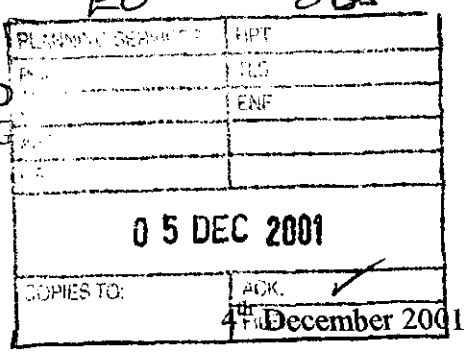
D C Payne.

Mr D C Payne

4

FO OBS

59 OATLANDS ROAD
SHINFIELD READING
RG2 9DN




4th December 2001

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

FAO: Edward Oteng, Development Control Officer

Dear Mr Oteng

**Reference: Planning Application F/2001/5297**

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- The proposed site is in a countryside location with no amenities.
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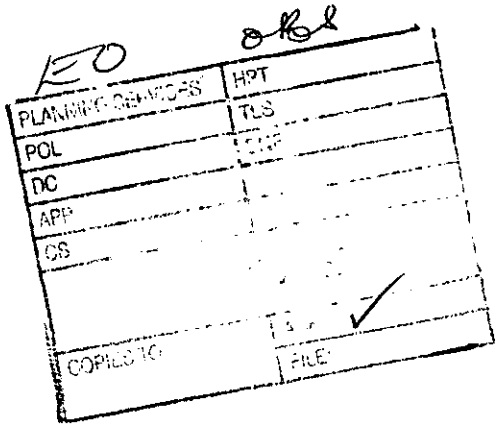
- Sites in this area have always been left with rubbish, are unhealthy and always an eyesore.
- How will be site be controlled to ensure that additional homes are not added at a later date?
- A reduction in council tax, for all residents in the area, would be applicable if the planning application succeeds.

I strongly object to this planning application and urge the council to reject it.

Yours sincerely

EPayne

Mrs E Payne




Barn Close Cottage
Cutbush Lane
Shinfield
Berks
RG2 9AL

17 December 2001

Mr E Oteng
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berks

RG40 1WR

Dear Mr Oteng

**APPLICATION F/2001/5297; PROPOSED CHANGE OF USE OF VACANT LAND TO STATIONING OF 2 MOBILE HOMES FOR GYPSIES.**

I strongly object to the above application. The land was, until recently sold and cleared, a copse in the same ownership as the listed 'Cutbush' opposite. Prior to this I understand it was a kitchen garden to 'Cutbush'. Any use of the site should be sympathetic to this important house and also to this pleasant rural part of Cutbush Lane. The properties from the College of Estate Management to Barn Close Cottage and the adjacent disused barn form one of the oldest and most attractive groups of buildings in Shinfield and this relationship would be much harmed by a gypsy site; the form of layout and design and style of mobile homes being totally out of character with the surroundings. It is a completely inappropriate type of development on this site, even if well screened by hedges or fences.

In addition, the nature of the work often undertaken by gypsies can result in an untidy site which may spill over into the lane which is quite narrow. It is an unneighbourly type of development, especially for the adjacent cottages and 'Cutbush'. Constant parking on the lane would be potentially dangerous as many people use it for recreation as well as travelling between Lower Earley and Shinfield. This may be exacerbated if a dedicated cycle lane is installed, as is proposed, I believe.

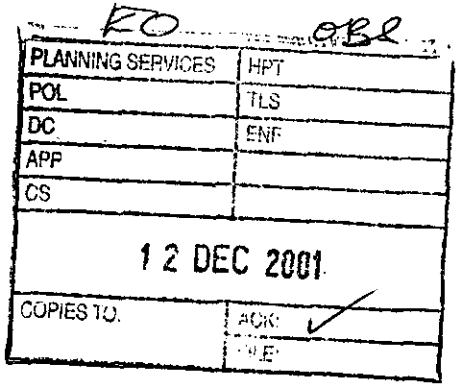
Furthermore, the Council will be aware that there are problems of fly-tipping and burned out cars further along the lane as well as occasional use by travellers. It is possible that a gypsy site may encourage growth of these problems, which are unpleasant for residents and other people using the lane.

The character and appearance of this part of Cutbush Lane should be preserved; this proposal would detract from it. If any development is to take place on this rural site, outside the settlement area, it should be sympathetic to its surroundings and this proposal clearly isn't. I very much hope that the Council will refuse this application.

Yours sincerely



Stephanie Hewitt (Mrs)




48, Cutbush Lane,
SHINFIELD,
Reading, Berks.
RG2.9AH.

8th December 2001.

Wokingham District Council,
Planning Services,
P.O.Box 157,
Shute End,
WOKINGHAM, Berks.
RG40.1WR.

For the attention of Edward Oteng.

PLANNING APPLICATION F/2001/5297.
Re: Land adjoining Grange Lodge, Cutbush Lane, Shinfield.

Proposed change of use of vacant land to stationing of two mobile homes for gypsies.

Dear Sirs,

I wish to object to the above application in Cutbush Lane, Shinfield.

My objections are the same as for the previous Application F3200133767 which Igive below.

A gypsy site would be out of place in an area such as this i.e. next to Shinfield Grange, The University of Readings experiments on Plants, Horticulture etc. and opposite a large listed building.

We all know from past experience that if this application is allowed more travellers will arrive (as has happened at Arborfield) and as Cutbush Lane is a cul-de-sac with no street lighting this will present a very high security risk for the present householders and also the people of Lower Earley who are just over the motorway.

As this site has been turned down before for gypsies why does this have to come up again costing us taxpapers more expense.

Turn this application down and don't set a precedence.

Yours faithfully,

T.A.J. Edmonds

T.A.J. EDMONDS.

# Wokingham District Council
# Planning Application

**Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8**

**AND/OR**

**Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990**

## Application No: F/2001/5297

**Proposal:**
Proposed change of use of vacant land to stationing of two mobile homes for gypsies.

**Location:**
Land Adjoining Grange Lodge Cutbush Lane Shinfield Reading

**This application is being advertised in the Reading Chronicle newspaper on the 07/12/2001 for the following reason(s);**

**THE PROPOSAL AFFECTS OR MAY AFFECT THE SETTING OF A LISTED BUILDING**

The application can be inspected at Wokingham District Council's offices during the following times:

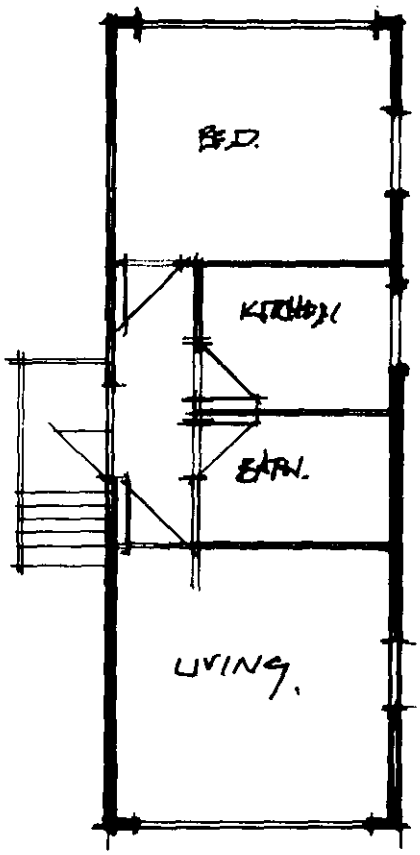
PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Edward Oteng P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **28/12/2001**. 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 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.**

**Date: 07/12/2001**

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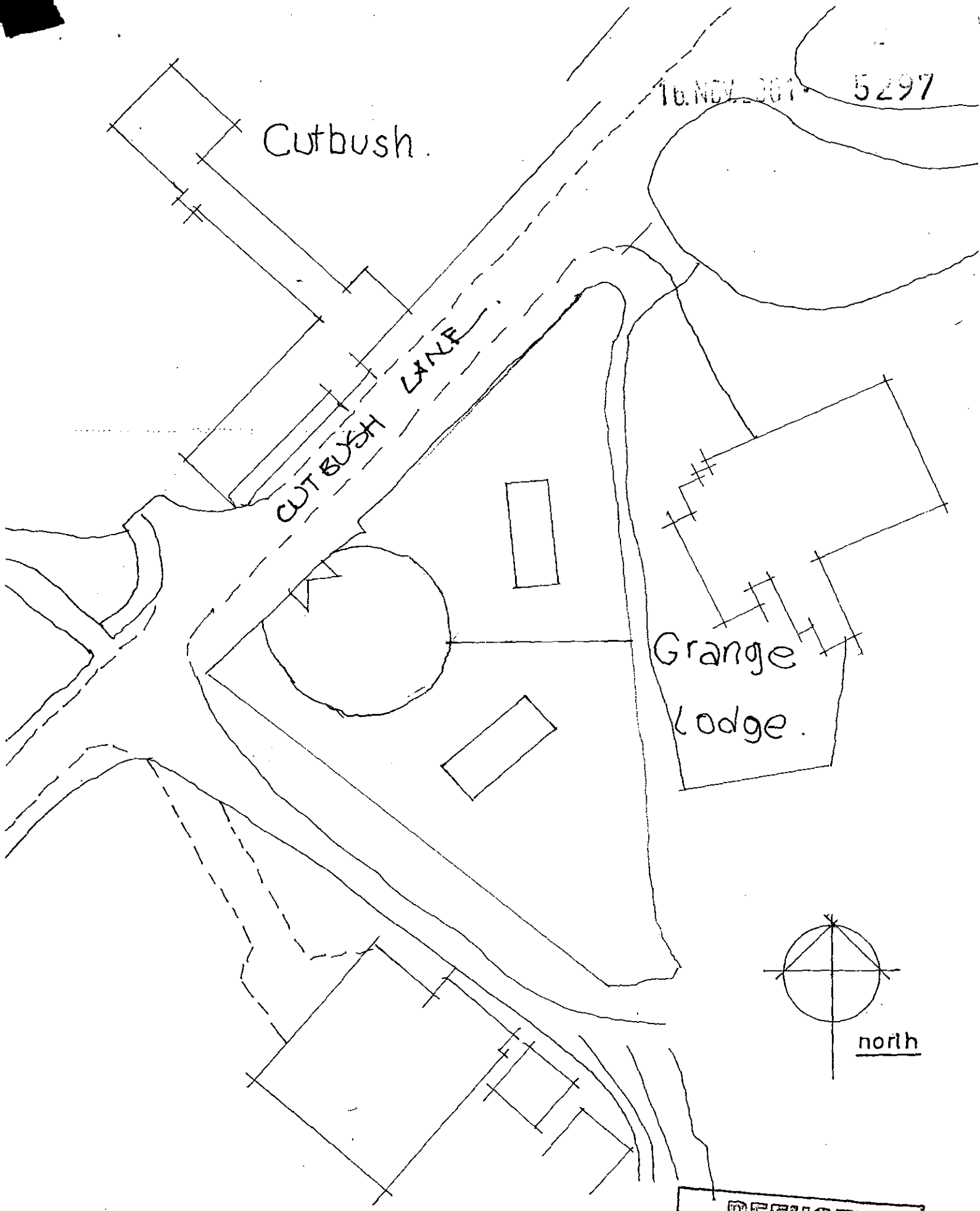


16 NOV 2001 5297

REFUSED

LAND ADJOINING CUTBUSH LANE
3 MOBILE HOMES SCALE 1·500.

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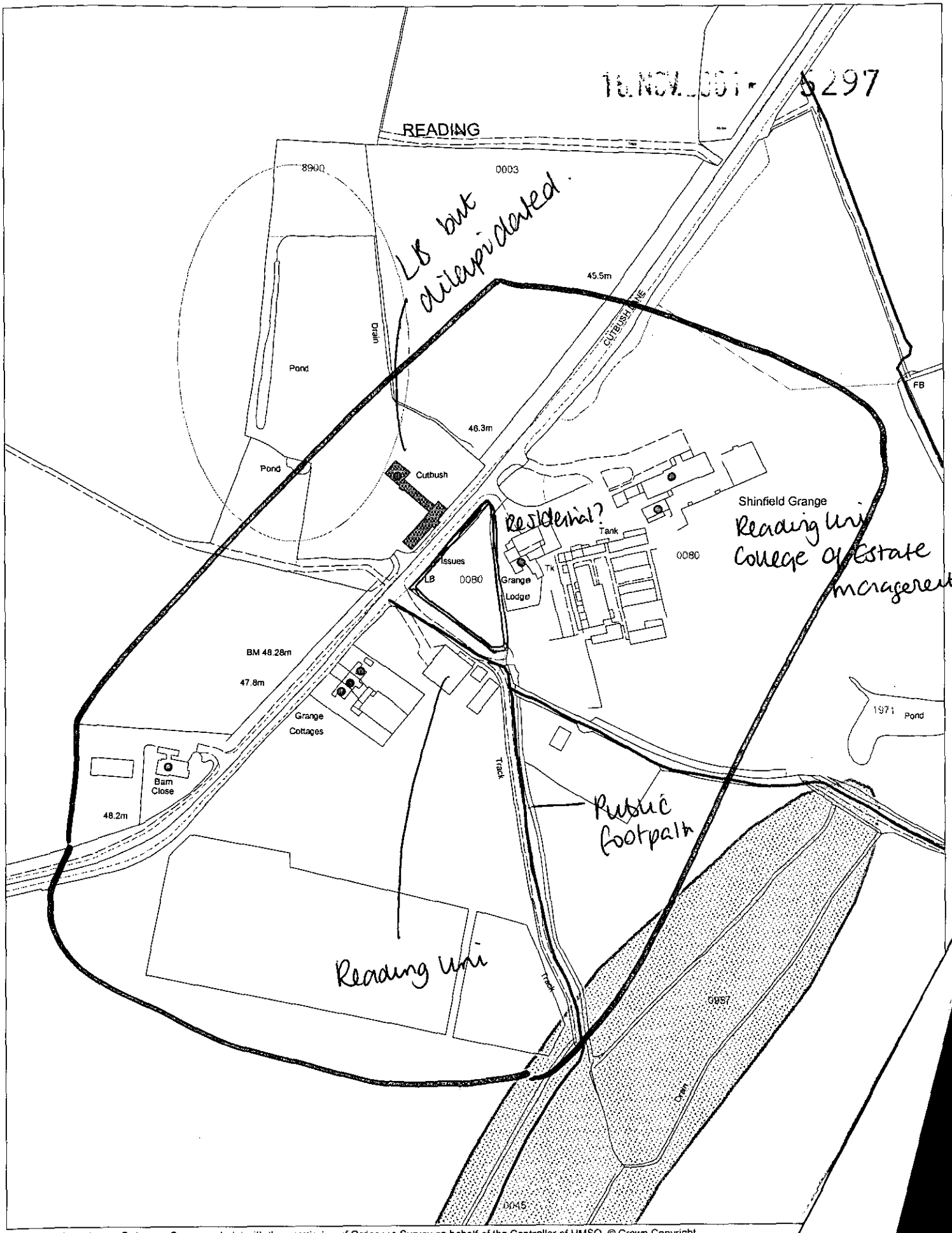


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Development Control Section, Environmental Services, Wokingham District Council

23 November 2001

Scale: 1 :

REFUSED

**Received by Wokingham District Council**

# Application No: F/2001/5297

**Proposal:**
Proposed change of use of vacant land to stationing of two mobile homes for gypsies.

**Location:**
Land Adjoining Grange Lodge, Cutbush Lane, Shinfield, Reading.

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

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

**WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5297 to enable the library staff to locate the correct information.**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Edward Oteng P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 20/12/2001. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.**

**Head Planning and Transportation**

**26 November 2001**