APPLICATION NO:
F/2000/1661

LOCATION:
Land At Plots 35 - 44 Paddick Drive, Lower Earley Reading.

APPLICANT:
Mclean Homes South West Ltd

PROPOSAL:
Proposed resiting of 10 dwellings (Amendment to consent 97/66387/RM) plus upgrading access road (Retrospective)

EARLIEST DATE FOR DECISION: **07/07/2000**

APPLICATION WILL HAVE EXPIRED ON: 04/08/2000

CASE OFFICER: **Lynette Baker**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mclean Homes South West Ltd
Omicron
Windmill Hill Business Park
SWINDON
Wilts
SN5 6PA

Application Number: F/2000/1661

Parish: **EARLEY**

Location: **Land at Plots 35 - 44 Paddick Drive, Lower Earley, Reading**

Proposal: **Proposed resiting of 10 dwellings (Amendment to consent 97/66387/RM) plus upgrading access road (Retrospective)**

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

Condition
1. Nothing herein contained shall be deemed to affect or vary the conditions imposed by the Secretary of State for the Environment in his decision letter dated 8th July 1996 in respect of the appeal in relation to application number 45243 concerning this site, which conditions shall continue in full force and effect save insofar as they are expressly affected or varied by this permission.

Condition
2. The raised table fronting the vehicular access to Plot 44 shall be designed so as to remove the risk of vehicle grounding, in accordance with detailed plans to be submitted to and approved by the Local Planning Authority and implemented before the occupation of the dwellings.

Condition
3. The access road shall be designed and constructed fully in accordance with the Highway Authority's standards as contained within the Berkshire Design Guide.

Condition
4. The area shown on the permitted drawings for vehicle parking, garaging and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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

Reason
1. For the sake of clarity as the conditions in the decision letter remain in force.

Reason
2. In the interests of highway safety.

Reason
3. In the interests of highway safety.

Reason
4. In the interests of highway safety.

Reason
5. In the interests of highway safety.

John Mitchell
Development Control Manager
Date: 19/07/2000

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.

TO FILE F/2000/1661
application has been determined.

Our ref: SP\2000\001910\001
Your ref: F/2000/1661

Date: 31st July 2000

ENVIRONMENT AGENCY

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS LO	
02 AUG 2000	
COPIES TO:	ACK:
	FILE:

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

Dear Sir/Madam

RESITING OF 10 DWELLINGS (AMENDMENT TO CONSENT 97/66387/RM) PLUS UPGRADING ACCESS ROAD (RETROSPECTIVE) - MARSH FARM, LOWER EARLEY

Thank you for your letter dated 12 June 2000 which was received on 19 June 2000. You are asked to quote the following reference in any correspondence: SU77SE/1/1. The Environment Agency has the following comments:

The Environment Agency has no objection to this proposal.

Environment Planning: Contact Miranda Wycherley on 01276 454384

According to our records, there are 2 landfill sites within 250 metres of the above proposed development, as follows:

Grid reference	*Distance from site*	*Landfill name*
SU759 702	0 metres	Sewage Works Lower Earley
SU755 702	~220 metres	Reading University

The above sites were filled prior to waste licensing and no information concerning waste types and periods of infilling are available. No regular monitoring of the sites is undertaken.

Given this lack of information and the extent of development proposed, we would therefore consider that a gas risk assessment, and if necessary, subsequent gas protection measures should be undertaken as part of the development.

We understand that this issue was not addressed by way of condition in the original outline planning permission, however we would strongly advise the applicant to consider the above advice if future problems are to be avoided.

Development Control: Contact Amanda Reed on 01276 45 4331

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency where ground conditions are suitable and groundwater is not at risk. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency is likely to recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions. Contact Andrea Szabados on 01276 454373 for further details.

Environment Protection: Contact Nick Weddell on 01276 454405

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Cont/d..

No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected. No soakaways shall be constructed in contaminated ground.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Mclean Homes Southwest Ltd, Omicron, Windmill Hill Business Park, Swindon, Wilts SN5 6PA

Application No. **Received** **Earley**
F/2000/1661 **09.06.00**

Applicant : **McLean Homes**
Location : **Plots 35-44, Paddick Drive, Earley**
Proposal : **Resiting of 10 dwellings (amendment to consent 97/66387/RM) and upgrading of access road (retrospective)**

1. **Planning History** – The site was previously owned by Reading University and used as sports pitches. Applications 39994 and 39995, proposals for 175 houses, were refused and dismissed at appeal. A subsequent resubmission (duplicate application 44324 and 44325) went to appeal, as did a later application (45243) which proposed 150 houses and access to the site from Lower Earley Way. This Authority resolved that all of those applications should be refused, principally because the land was outside the defined settlement. Following a Public Inquiry the proposal for 150 houses with access from the peripheral road was approved by the Secretary of State on 8th July 1996.

   A reserved matters application (97/65576/RM) was refused in August 1997 because it did not provide for an adequate mix of house sizes, in particular it involved an underprovision of small units for which there is a recognised need in the District. It was also considered that the scheme did not make sufficient provision for public transport, vehicle access, pedestrians or cyclists.

   A Reserved Matters application (97/66387/RM) was given consent in December 1997. This application was a re-submission of Reserved Matters to detail the development of the 150 houses allowed on appeal. The access to the site was allowed under the appeal decision. The site is now substantially completed.

2. **Proposal** – Is for the re-siting of plots 35-44, which have already been constructed. These plots have been re-sited by between 1 and 3 metres to the east, away from the area of open space to the west. The turning head has also been enlarged, and the access road widened from 4.8 metres to 5.5 metres. The house types remain the same as approved.

3. **Consultations** -
   - ***Earley Town Council:*** No objection
   - ***Highway Authority:*** awaited
   - ***Letters:*** 8, objecting to the widening of the access road, which has given rise to concern that the open space to the west may be developed. This would lead to unacceptable traffic volumes and implications for highway safety.

4. **Appraisal** – The main determining issue is whether the re-siting of the 10 houses and widening of the access road is materially different from that approved, and whether this causes harm to the character or amenities of the locality.

The amount of re-siting of the dwellings varies between 1 and 3 metres. This has resulted in the gardens of plots 45-48 becoming shorter, although the depth of these remains acceptable at between 10 and 12 metres long. In addition, the widening of the access road has resulted in the side garden of plot 34 being reduced by 0.5 metre. It is considered that these changes are small-scale and not materially different from the approved layout. As it is considered that the revised siting does not result in any detriment to neighbouring properties, or to the character of the area, the proposal is considered acceptable.

5. **Conclusion** –The proposal is not materially different from the existing consent, and is therefore acceptable.

6. **Recommendation** – GRANT permission subject to the following condition:

1. Nothing herein contained shall be deemed to affect or vary the conditions imposed by the Secretary of State for the Environment in his decision letter dated 8th July 1996 in respect of the appeal in relation to application number 45243 concerning this site, which cnditions shall continue in full force and effect save insofar as they are expressly affected or varied by this permission.

Reason:

1. For the sake of clarity as the conditions in the decision letter remain in force.

Lynette Baker

Received by Wokingham District Council

Application No: F/2000/1661

PROPOSAL:
Proposed resiting of 10 dwellings (Amendment to consent 97/66387/RM) plus *upgrading access road (Retrospective)*

LOCATION:
Land At Plots 35 - 44, Paddick Drive, Lower Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday). If you intend to view this application at Woodley Library or Earley Town Council (see details above & below) please allow 4 days from the *date of this notice for delivery of plans.*
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Lynette Baker P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/07/2000. Written comments submitted will become available for public inspection.

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

Head of Planning and Transportation

12 June 2000

Tel: (0118) 974 6447

Date:

My ref: F/2000/1661

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

CONFIDENTIAL

Councillor D Swindells
12 Culford Close
Lower Earley
RG6 3AS

Dear Councillor

Application Number: F/2000/1661
Land At Plots 35 - 44, Paddick Drive, Lower Earley, Reading.
Proposed resiting of 10 dwellings (Amendment to consent 97/66387/RM) plus upgrading access road (Retrospective).

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

If you have any questions please do not hesitate to contact **Lynette Baker** on **(0118) 974 6447**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

Tel: (0118) 974 6447

Date:

My ref: F/2000/1661

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

CONFIDENTIAL

Councillor D Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

Dear Councillor

Application Number: F/2000/1661
Land At Plots 35 - 44, Paddick Drive, Lower Earley, Reading.
Proposed resiting of 10 dwellings (Amendment to consent 97/66387/RM) plus upgrading access road (Retrospective)

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

If you have any questions please do not hesitate to contact **Lynette Baker** on **(0118) 974 6447**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Lynette Baker** Application Number: **F/2000/1661**
Land At Plots 35 - 44, Paddick Drive, Lower Earley, Reading.
Proposed resiting of 10 dwellings (Amendment to consent 97/66387/RM) plus upgrading access road (Retrospective)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____
_____

Signed: _____ Date: _____

Councillor D Carpenter

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

Tel: (0118) 974 6447

Date:

My ref: F/2000/1661

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

CONFIDENTIAL

Councillor C Smith
7 Northam Close
Lower Earley
RG6 3AJ

Dear Councillor

Application Number: F/2000/1661
Land At Plots 35 - 44, Paddick Drive, Lower Earley, Reading.
Proposed resiting of 10 dwellings (Amendment to consent 97/66387/RM) plus upgrading access road (Retrospective).

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

If you have any questions please do not hesitate to contact **Lynette Baker** on **(0118) 974 6447**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

[illegible] SERVICES	HPT 29779
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24 MAY 2000	
COPIES TO:	ACK:
	FILE:

McLean Homes South West Limited
Builders and Estate Developers

Omicron, Windmill Hill Business Park
Swindon, Wiltshire SN5 6PA

Telephone: (01793) 898200 (10 lines)
Fax: (01793) 898207
Dx: 33455 Swindon 4

McLean

Date 19 May, 2000
Your ref
Our ref RJB/SF

Wokingham District Council
Planning Department
PO Box 156
Council Offices
Shutend
Wokingham
RG40 1WR

phoned to say
PG app required.
26/5

For the attention of Ms L Baker

Dear Ms Baker

Re: Wellington Grange – Marsh Farm, Lower Early 97.65576.RM
Plot Nos. 35-48 Inclusive

I refer to my colleague Ian Francis telephone conversation withyourself today regarding the construction of the above plots at variance with the approved planning layout drawing.

In order that you are able to readily identify this error, I have enclosed a paper copy of the approved layout drawing No. 144/01U and a tracing copy of the "as constructed" drawing No. 141/101 (26-44).

All these plots are now at various stages of construction through to completion. Plots Nos. 39, 41, and 42 are sold, plot 38 conditionally exchanged and plots 36 and 37 unconditionally exchanged.

Additional to the above road 3 has been up-graded to have footpaths in lieu of verge and re-aligned to provide possible future access to the land to the south east of our site.

I understand that it is your Councils policy not to consider changes of this nature as a minor amendment, requiring a full planning application for their consideration.

In view of the imminent occupation of these houses, I would be grateful if your Authority would consider dealing with this situation by way of a minor amendment. You would have our assurance that purchasers and potential purchasers would be formally made aware of the situation.

In order that we meet obligations to our purchasers, I would be grateful if you could confirm the way in which you are able to deal with this situation, as soon as possible.

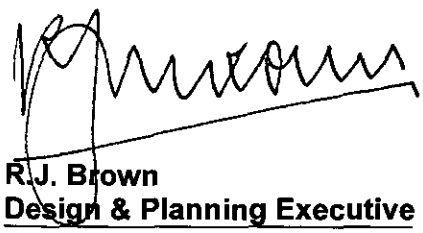
Company Registered in England No. 977340 Registered Office: 3 Shortlands, London W6 8EZ
A George Wimpey PLC Group Company

GEORGE WIMPEY PLC

McLean

Would you speak to either Ian Francis or myself should you require any further information in this respect.

Yours sincerely
For McLean Homes South West Ltd



R.J. Brown
Design & Planning Executive

e-mail Rbrown@mclean.co.uk

cc P.G. Towl
R.M. Pethick
M.D. Hanson
J. R. Cowlin
R.G. Phelps

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/2000/1661

Proposal:
Proposed resiting of 10 dwellings (Amendment to consent 97/66387/RM) plus upgrading access road (Retrospective)

Location:
Land At Plots 35 - 44 Paddick Drive Lower Earley Reading

This application is being advertised in the Reading Chronicle newspaper on the 23/06/2000 for the following reason(s);

PROPOSAL IS A MAJOR DEVELOPMENT

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 Lynette Baker P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **14/07/2000** from the date of this notice. 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: 23/06/2000

Application No. F/2000/1661 | **Received** 09.06.00 | **Earley**

Applicant : McLean Homes
Location : Plots 35-44, Paddick Drive, Earley
Proposal : Resiting of 10 dwellings (amendment to consent 97/66387/RM) and upgrading of access road (retrospective)

1. **Planning History** – The site was previously owned by Reading University and used as sports pitches. Applications 39994 and 39995, proposals for 175 houses, were refused and dismissed at appeal. A subsequent resubmission (duplicate application 44324 and 44325) went to appeal, as did a later application (45243) which proposed 150 houses and access to the site from Lower Earley Way. This Authority resolved that all of those applications should be refused, principally because the land was outside the defined settlement. Following a Public Inquiry the proposal for 150 houses with access from the peripheral road was approved by the Secretary of State on 8th July 1996.

   A reserved matters application (97/65576/RM) was refused in August 1997 because it did not provide for an adequate mix of house sizes, in particular it involved an underprovision of small units for which there is a recognised need in the District. It was also considered that the scheme did not make sufficient provision for public transport, vehicle access, pedestrians or cyclists.

   A Reserved Matters application (97/66387/RM) was given consent in December 1997. This application was a re-submission of Reserved Matters to detail the development of the 150 houses allowed on appeal. The access to the site was allowed under the appeal decision. The site is now substantially completed.

2. **Proposal** – Is for the re-siting of plots 35-44, which have already been constructed. These plots have been re-sited by between 1 and 3 metres to the east, away from the area of open space to the west. The turning head has also been enlarged, and the access road widened from 4.8 metres to 5.5 metres. The house types remain the same as approved.

3. **Consultations** -
   - ***Earley Town Council:*** No objection
   - ***Highway Authority:*** has no objection to the proposed development subject to conditions.
   - ***Letters:*** 15, objecting to the widening of the access road, which has given rise to concern that the open space to the west may be developed. This would lead to unacceptable traffic volumes and implications for highway safety.

4. **Appraisal** – The main determining issue is whether the re-siting of the 10 houses and widening of the access road is materially different from that approved, and whether this causes harm to the character or amenities of the locality.



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Development Control Section, Environmental Services, Wokingham District Council.

19 July 2000

Scale: 1 : 2500

The amount of re-siting of the dwellings varies between 1 and 3 metres. This has resulted in the gardens of plots 45-48 becoming shorter, although the depth of these remains acceptable at between 10 and 12 metres long. In addition, the widening of the access road has resulted in the side garden of plot 34 being reduced by 0.5 metre. It is considered that these changes are small-scale and not materially different from the approved layout. As it is considered that the revised siting does not result in any detriment to neighbouring properties, or to the character of the area, the proposal is considered acceptable.

The possibility of the use of the widened road to access future development on the adjoining site is noted, but this is a matter which would have to be addressed if and when such an application is received. The adjoining site is currently the subject of discussion at the Local Plan Inquiry. It is not reasonable to refuse planning permission on the grounds of what might happen elsewhere in the future, and as there are no adverse implications of the proposal on the character and appearance of the area in this respect, it is also considered satisfactory.

5. **Conclusion** –The proposal is not materially different from the existing consent, and is therefore acceptable.

6. **Recommendation** – GRANT permission subject to the following conditions:

1. Nothing herein contained shall be deemed to affect or vary the conditions imposed by the Secretary of State for the Environment in his decision letter dated 8th July 1996 in respect of the appeal in relation to application number 45243 concerning this site, which cnditions shall continue in full force and effect save insofar as they are expressly affected or varied by this permission.
2. The raised table fronting the vehicular access to plot 44 shall be designed so as to remove the risk of vehicle grounding, in accordance with detailed plans to be submitted to and approved by the Local Planning Authority and implemented before the occupation of the dwellings.
3. The access road shall be designed and constructed fully in accordance with the Highway Authority's standards as contained within the Berkshire Design Guide.
4. The area shown on the permitted drawings for vehicle parking, garaging and turning shall be kept available for such use and no development whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on that land so shown or in such a position as to preclude vehicular access to this parking space.
5. The dwellings shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway (dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

Reasons:
1. For the sake of clarity as the conditions in the decision letter remain in force.
2, 3, 4, 5.
In the interests of highway safety.
Lynette Baker

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 19 JULY 2000 FROM 7 00 PM TO 9.55 PM

Present: Mrs D.C. Beatty, Mr. M.J Bryant, Mr. T.P Dredge, Mr. J.L. Earnshaw, Mrs J.A Lissaman, Mrs M.A. Long, Mr. K.A. Malvern, Mrs. M. Robertson, and Fiona Rolls.

Also present under Standing Order 39: Mr. F.D Browne, Mr. G. Cowan, Simon. Etheridge and Mr. A.J.Ross

64. CHAIRMAN

RESOLVED: That Mr. K.A Malvern be elected Chairman of the Committee for the 2000/2001 Municipal Year.

65. VICE-CHAIRMAN

RESOLVED: That Mrs J.A Lissaman be elected Vice-Chairman of the Committee for the 2000/2001 Municipal Year.

66. ORDER OF BUSINESS

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

67. MINUTES

The Minutes of the meeting of the Committee held on 28 June 2000 were confirmed as a correct record and signed by the Chairman.

68. APOLOGIES FOR ABSENCE

Apologies for absence were received from Mr. S.J.Conway, Mr. R.F.N.Eke and Mr. B.J.S Patman.

78. APPLICATION NO 2000/1661, PROPOSED RESITING OF 10 DWELLINGS (AMENDMENT TO CONSENT 97/66387/RM) AND UPGRADING OF ACCESS ROAD (RETROSPECTIVE), PLOTS 35-44 PADDICK DRIVE, EARLEY, FOR MCLEAN HOMES

The Committee considered a report about this application as set out on Agenda pages 598 to 601.

In explaining the report, the Head of Planning and Transportation reported that seven additional letters of objection had been received.

RESOLVED: That Application No. 2000/1661 be approved subject to the conditions set out in the Agenda page 599.

Application No.	Received	Earley
F/2000/1661	09.06.00	

Applicant : McLean Homes
Location : Plots 35-44, Paddick Drive, Earley
Proposal : Resiting of 10 dwellings (amendment to consent 97/66387/RM) and upgrading of access road (retrospective)

1. **Planning History** – The site was previously owned by Reading University and used as sports pitches. Applications 39994 and 39995, proposals for 175 houses, were refused and dismissed at appeal. A subsequent resubmission (duplicate application 44324 and 44325) went to appeal, as did a later application (45243) which proposed 150 houses and access to the site from Lower Earley Way. This Authority resolved that all of those applications should be refused, principally because the land was outside the defined settlement. Following a Public Inquiry the proposal for 150 houses with access from the peripheral road was approved by the Secretary of State on 8th July 1996.

   A reserved matters application (97/65576/RM) was refused in August 1997 because it did not provide for an adequate mix of house sizes, in particular it involved an underprovision of small units for which there is a recognised need in the District. It was also considered that the scheme did not make sufficient provision for public transport, vehicle access, pedestrians or cyclists.

   A Reserved Matters application (97/66387/RM) was given consent in December 1997. This application was a re-submission of Reserved Matters to detail the development of the 150 houses allowed on appeal. The access to the site was allowed under the appeal decision. The site is now substantially completed.

2. **Proposal** – Is for the re-siting of plots 35-44, which have already been constructed. These plots have been re-sited by between 1 and 3 metres to the east, away from the area of open space to the west. The turning head has also been enlarged, and the access road widened from 4.8 metres to 5.5 metres. The house types remain the same as approved.

3. **Consultations** -
   - ***Earley Town Council:*** No objection
   - ***Highway Authority:*** has no objection to the proposed development subject to conditions.
   - ***Letters:*** 15, objecting to the widening of the access road, which has given rise to concern that the open space to the west may be developed. This would lead to unacceptable traffic volumes and implications for highway safety.

4. **Appraisal** – The main determining issue is whether the re-siting of the 10 houses and widening of the access road is materially different from that approved, and whether this causes harm to the character or amenities of the locality.

The amount of re-siting of the dwellings varies between 1 and 3 metres. This has resulted in the gardens of plots 45-48 becoming shorter, although the depth of these remains acceptable at between 10 and 12 metres long. In addition, the widening of the access road has resulted in the side garden of plot 34 being reduced by 0.5 metre. It is considered that these changes are small-scale and not materially different from the approved layout. As it is considered that the revised siting does not result in any detriment to neighbouring properties, or to the character of the area, the proposal is considered acceptable.

The possibility of the use of the widened road to access future development on the adjoining site is noted, but this is a matter which would have to be addressed if and when such an application is received. The adjoining site is currently the subject of discussion at the Local Plan Inquiry. It is not reasonable to refuse planning permission on the grounds of what might happen elsewhere in the future, and as there are no adverse implications of the proposal on the character and appearance of the area in this respect, it is also considered satisfactory.

5. **Conclusion** –The proposal is not materially different from the existing consent, and is therefore acceptable.

6. **Recommendation** – GRANT permission subject to the following conditions:

1. Nothing herein contained shall be deemed to affect or vary the conditions imposed by the Secretary of State for the Environment in his decision letter dated 8th July 1996 in respect of the appeal in relation to application number 45243 concerning this site, which cnditions shall continue in full force and effect save insofar as they are expressly affected or varied by this permission.
2. The raised table fronting the vehicular access to plot 44 shall be designed so as to remove the risk of vehicle grounding, in accordance with detailed plans to be submitted to and approved by the Local Planning Authority and implemented before the occupation of the dwellings.
3. The access road shall be designed and constructed fully in accordance with the Highway Authority's standards as contained within the Berkshire Design Guide.
4. The area shown on the permitted drawings for vehicle parking, garaging and turning shall be kept available for such use and no development whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on that land so shown or in such a position as to preclude vehicular access to this parking space.
5. The dwellings shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway (dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

Reasons:
1. For the sake of clarity as the conditions in the decision letter remain in force.
2, 3, 4, 5.
In the interests of highway safety.
Lynette Baker



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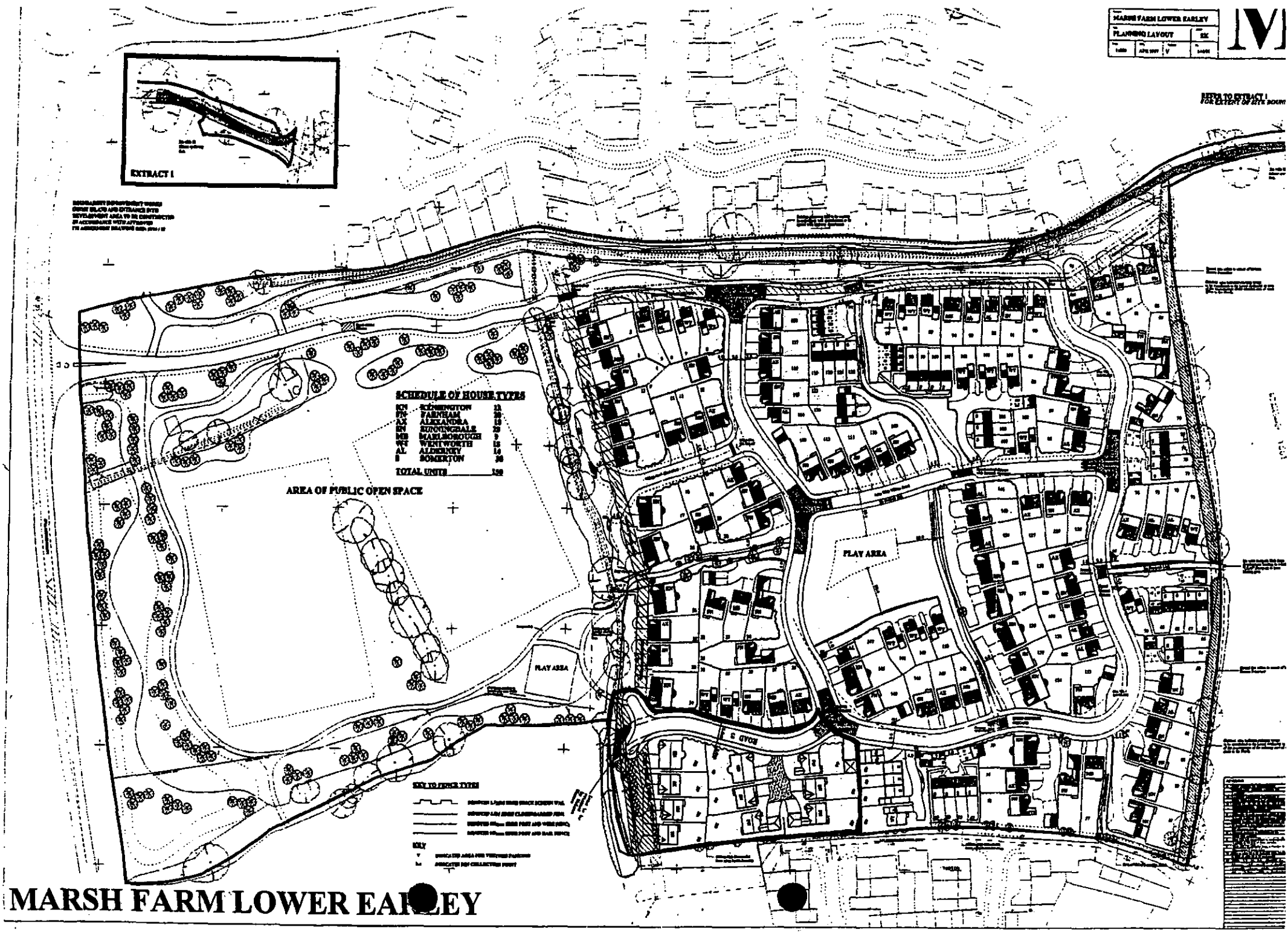
Development Control Section, Environmental Services, Wokingham District Council.

19 July 2000

Scale: 1 : 2500


EXTRACT I
SCHEDULE OF HOUSE TYPES
KEN KENSINGTON 22
FAR FARNHAM 20
ALX ALEXANDRA 15
SUN SUNNINGDALE 20
MB MARLBOROUGH 9
WTH WENTWORTH 15
AL ALDERNEY 14
S SOMERTON 30
TOTAL UNITS 150
AREA OF PUBLIC OPEN SPACE
PLAY AREA
PLAY AREA
KEY TO FENCE TYPES
KEY
MARSH FARM LOWER EARLEY
PLANNING LAYOUT

601

The amount of re-siting of the dwellings varies between 1 and 3 metres. This has resulted in the gardens of plots 45-48 becoming shorter, although the depth of these remains acceptable at between 10 and 12 metres long. In addition, the widening of the access road has resulted in the side garden of plot 34 being reduced by 0.5 metre. It is considered that these changes are small-scale and not materially different from the approved layout. As it is considered that the revised siting does not result in any detriment to neighbouring properties, or to the character of the area, the proposal is considered acceptable.

12/9/00 Thames Water (Conveyance + made representation)

The possibility of the use of the widened road to access future development on the adjoining site is noted, but this is a matter which would have to be addressed if and when such an application is received. The adjoining site is currently the subject of discussion at the Local Plan Inquiry. It is not reasonable to refuse planning permission on the grounds of what might happen elsewhere in the future, and as there are no adverse implications of the proposal on the character and appearance of the area in this respect, it is also considered satisfactory.

5. **Conclusion** –The proposal is not materially different from the existing consent, and is therefore acceptable.

6. **Recommendation** – GRANT permission subject to the following conditions:

N/S.
1. Nothing herein contained shall be deemed to affect or vary the conditions imposed by the Secretary of State for the Environment in his decision letter dated 8th July 1996 in respect of the appeal in relation to application number 45243 concerning this site, which cnditions shall continue in full force and effect save insofar as they are expressly affected or varied by this permission.

MS.
2. The raised table fronting the vehicular access to plot 44 shall be designed so as to remove the risk of vehicle grounding, in accordance with detailed plans to be submitted to and approved by the Local Planning Authority and implemented before the occupation of the dwellings.

MS.
3. The access road shall be designed and constructed fully in accordance with the Highway Authority's standards as contained within the Berkshire Design Guide.

SC23. SR13.
4. The area shown on the permitted drawings for vehicle parking, garaging and turning shall be kept available for such use and no development whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on that land so shown or in such a position as to preclude vehicular access to this parking space.

SC32 SR13.
5. The dwellings shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway (dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

Reasons:
1. For the sake of clarity as the conditions in the decision letter remain in force.
2, 3, 4, 5.
In the interests of highway safety.
Lynette Baker

WORK SHEET FOR : Lynette Baker

Application Number : F/2000/1661

Applicant : Mclean Homes South West Ltd .

Location : Land At Plots 35 - 44, Paddick Drive, Lower Earley, Reading.

Proposal : Proposed resiting of 10 dwellings (Amendment to consent 97/66387/RM) plus upgrading access road (Retrospective)

Site Notice Displayed ? : YES ☐ NO ☐ DATE ☐

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 09/06/2000

Earliest Date for Decision : 07/07/2000

Latest Consultation Date/Site Notice Expiry Date : 07/07/2000

This application will have expired on: 04/08/2000. You need to make a *decision 1 day prior to this date for this application to count* as determined in less than 8 weeks.

Consultation Responses :

see Comm report

Planning Issues :

Application Number: F/2000/1661

Appraisal :

See Cutt rept

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

Application Number F/2000/1661
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Land At Plots 35 - 44 Paddick Drive Lower Earley Reading.

APPLICATION NUMBER: F/2000/1661

OFFICER: Lynette Baker

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

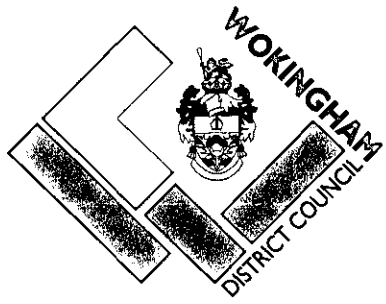
ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Applicationo	Name & Address
F/2000/1661	Mr J Bush 69 Paddick Drive Lower Earley Berks RG6 4HF
F/2000/1661	S P Havant 11 Paddick Drive Wellington Grange Lower earley RG6 4HF
F/2000/1661	B Darvarkia 45 Paddick Drive Lower earley RG6 4HF
F/2000/1661	Mr & Mrs N Tait 67 Paddick Drive Lower earley RG6 4HF
F/2000/1661	K Jarrett 63 Paddick drive Lower Earley RG6 4HF
F/2000/1661	Miss C Renwick 27 Paddick drive Lower earley RG6 4HF
F/2000/1661	Mrs R Clarke 40 Paddick drive Lower earley RG6 4HH
F/2000/1661	Mr & Mrs J Rylatt 12 Paddick Drive Lower Earley RG6 4HH
F/2000/1661	Mr & Mrs D Clarke 2 Paddick Drive Wellington Grange Lower Earley RG6 4HH
F/2000/1661	Mrs N Stansbury 55 Paddick drive Lower Earley RG6 4HF



	Mr & Mrs Kachhwaha 49 Paddick drive Lower Earley RG6 4HH
F/2000/1661	R Jogia 20 Paddick drive Lower Earley RG6 4HH
F/2000/1661	Mrs A Palette 19 Paddick drive Lower Earley RG6 4HF
F/2000/1661	J Ridley 35 Paddick Drive Lower Earley RG6 4HF
F/2000/1661	B Webster 21 Paddick Drive Lower Earley RG6 4HF
F/2000/1661	J & M Jewell 29 Hurst Road Twyford RG10 0AG
F/2000/1661	Mrs H Ford 23 Paddick Drive Lower Earley Berks RG6 4HF
F/2000/1661	R strang 51 Paddick Drive Lower Earley Rg6 4HF
F/2000/1661	G Seckerson 6 Paddick Drive Lower Eearley Reading RG6 4HH
F/2000/1661	Mr & Mrs Markham 29 Paddick Drive Wellington Grange, Lower Earley RG6 4HF
F/2000/1661	Mr & Mrs S Peat 22 Paddick Drive Lower Earley RG6 4HH

App approved,
Letter sent 21/07/00

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES
RPT 31476
TLS
DC
APP
CS
COPIES TO:
FILE:

From: Joanne Ellis, Environmental Health

My Ref: JPE/paddick

To: Lynette Baker, Development Control

Your Ref: F/2000/1661

Date: 05 July 2000

PROPOSED RESITTING OF 10 DWELLINGS (AMENDMENT TO CONSENT 97/66387/RM) PLUS UPGRADING ACCESS ROAD (RETROSPECTIVE) ADDRESS: 35-44 PADDICK DRIVE, LOWER EARLEY

These proposals have been evaluated and I have the following comments:

Landfill gas

The site is within 50 metres of a landfill site and hence it is essential that a detailed risk assessment is carried out to determine the likely impact of landfill gas on the property. Then gas protection measures should be agreed and implemented prior to occupation of the buildings. If not properly monitored and controlled landfill gas can give rise to flammability, toxicity and asphyxiation hazards. Therefore, adequate gas protection measures must be installed prior to occupation of the building to protect the health and safety of any future occupants.

I recommend that the following condition be imposed should the application be granted planning consent:

1. Before the dwellings are occupied a detailed investigation shall be carried out to determine the present and likely future impact of landfill gas on the site. The method and extent of this investigation shall be agreed with the Planning Authority prior to the commencement of work. Details of appropriate measures to control ingress of landfill gas to inhabited spaces and outdoor areas, including provision for monitoring, shall be submitted to and approved in writing by the Planning Authority, before the development commences. The development shall then proceed in strict accordance with the measures approved.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

Joanne Ellis

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Tom Callaghan, Highways

To: Lynette Baker, Planning

My Ref: F/2000/1661

Your Ref: F2000/1661

Date: 11th July 2000

PLANNING APPLICATION F/2000/1661
RESITING OF 10 DWELLINGS AMENDMENT TO CONSENT 97/66387/RM) AND UPGRADING OF ACCESS ROAD.

The Highway Authority has no objection to the proposed development subject to the conditions set out below. However I have one concern relating to the vehicular access to plot 44, as there is potential for vehicles grounding due to the road hump. I would be happy for this to be addressed by condition such that the raised table fronting the access be extended beyond the access to remove any risk of grounding.

1. The raised table fronting the vehicular access to plot 44 shall be designed so as to remove the risk of vehicle grounding, in accordance with detailed plans to be submitted to and approved by the LPA.
2. The access road shall be designed and constructed fully in accordance with the Highway Authority's standards as contained within the Berkshire Design Guide.
3. SC 23 insert Parking/Garaging/Turning
4. SC 32 (Ped visibility splays)

Many thanks

Tom Callaghan

POL
DC
APP
CS 0855 LEB
COPIES TO:
ACK:
FILE:

Ramesh C Jogia
20 Paddick Drive
Lower Earley
Reading
RG6 4HH
0118 975 3460

03 July 2000

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

Dear Ms Baker

Ref.: Application No. F/2000/1661
Plots 35 – 44 Paddick Drive and upgrading access road, Lower Earley, Reading

With reference to your letter regarding above application we do not have any concerns with the retrospective application for the re-alignment of plots 35 – 44 on Wellington Grange Housing Estate. We however, are extremely concerned about the upgrading of the access road for the following reasons.

As of yet we have not been given any reason for why the application has been made for the widening of the access road. From what we understand Thames Water own a piece of land to the south west of plots 35 – 44 and are intending to sell this land. We anticipate that McCleans the developers of Wellington Grange will be intending on purchasing this piece of land for further housing development. We do not have any objection to McCleans purchasing this land and building new houses, but we are concerned that McCleans are intending to provide access to this future development via this access road. (Viz: Paddick Drive).

Should McCleans use this road for access to future homes, we are extremely concerned that this will:

1. Increase the risk of accidents to children and other pedestrians
2. Increase traffic noise and pollution
3. Possibly reduce the value of our property

When we purchased our house we understood that the estate was of a certain size, carried limited traffic and would not to be upgraded in the future (based on the original plan submitted by McCleans).

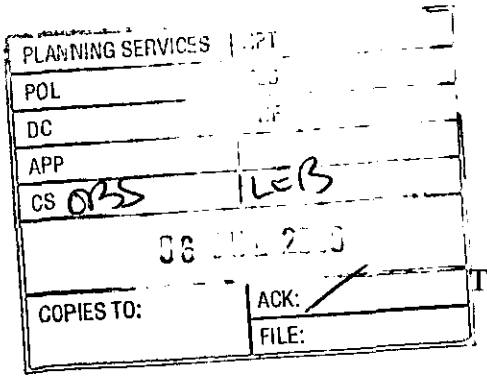
We strongly object to the use of Paddick Drive as an access to any future housing development.

Could you please keep us informed of any further developments there may be to the Wellington Grange Estate.

We look forward from hearing from you.

Yours sincerely

R. C. Jogia



49 Paddick Drive
Lower Earley
Reading
Berkshire
RG6 4HH
Tel. 01183 767632

05/07/2000

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

Dear Ms Baker,

Ref.: Application No. F/2000/1661
Plots 35 – 44 Paddick Drive and upgrading access road, Lower Earley, Reading

With reference to this retrospective application for re-alignment of plots 35 to 44 on the Wellington Grange development, we have no comments or concerns regarding the siting of these houses. However we note that this planning application is also applying for the retrospective widening of the adjacent access road from 4.8m wide to 5.5m which does cause us concern for the following reasons.

We have not been given reasons why an application has been lodged to widen the access road. We understand that Thames Water own the land to the south west of these plots and are intending to sell this land. We therefore anticipate that the developers of Wellington Grange, McCleans, are intending to purchase this land with the view to extending the development via the access road they are currently widening.

Should this road be used in the future as an access road to further housing developments, we are very concerned that this will:

- Increase the risk of accidents involving pedestrians and children
- Increase traffic noise and pollution
- Intrude into our privacy
- Possibly reduce the value of our property.

One of our major considerations when we purchased our homes was on the understanding(based on the original plan submitted by McCleans) that this estate was of a certain size and carried limited traffic volumes.

Could you please confirm whether you have received or expect to receive and planning applications for further development or extensions to current Wellington Grange estate.

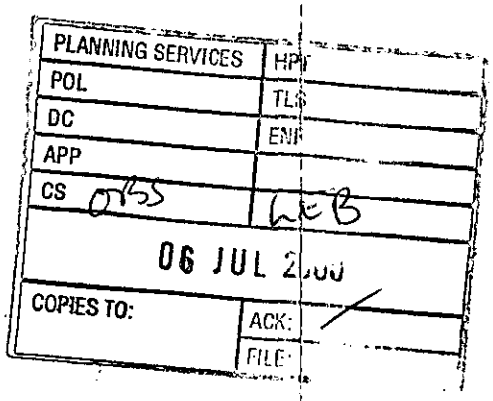
We would strongly object to any future developments that intend to use the existing estate access roads.

We look forward to your comments.

Yours sincerely,



Mr & Mrs Kachhwaha



55 Paddick Drive,
Lower Earley,
Reading
RG6 4HF

Lynette Baker (Case Officer)
PO Box 157
Council Offices
Shute End
Wokingham
RG40 1WR

3rd July 2000

Dear Ms Baker,

Re: Planning application F/2000/1661

I am writing to you with regard to the above referenced retrospective planning application by McLean Homes to gain consent for a wider road at the end of Paddick Drive.

I strongly object to this road being granted planning permission, as it goes against the original plans they had for this to be a small service road to the edge of the Wellington Grange development. My house is situated along this road, and for it to become the main road to service 80 – 90 houses will mean such an increase in the volume of traffic, as to completely change the character of the development.

I have no objection to the building of more houses, but feel that they should be served by their own access road from Lower Earley Way, to the benefit of all Wellington Grange residents.

Yours sincerely,

Mrs. Nicola Stansbury

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS 085	LeB
06 JUL 2000	
COPIES TO:	ACK

21 Paddick Drive
Lower Earley
Reading
Berks
RG6 4HF

Lynette Baker
Case Officer
PO Box 157
Council Offices
Shute End
Wokingham
RG40 1WR

4th July 2000

Dear Ms Baker

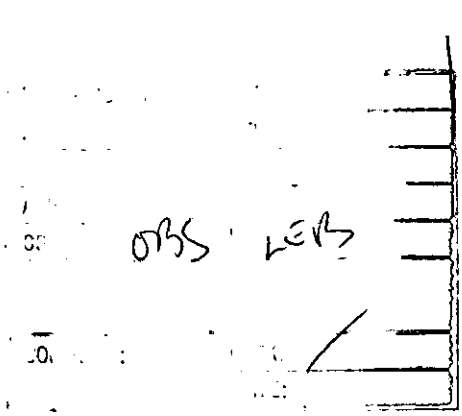
Planning Consent - Ref F/2000/1661

I am in writing in respect of the above application by McLeans to widen a portion of Paddick Drive to serve as access to a new development of 80/90 houses.

I am writing to object to the application which will mean that Paddick Drive will become a main road with all of the associated hazards for children and am therefore asking you to reject their application.

Yours sincerely

BEVERLEY WEBSTER



9 Paddick Drive
Lower Earley
Reading
Berks
RG6 4HF

3 7·00

Dear Ms. Baker

ref - F/2000/1661

I write with reference to McLean Homes retrospective planning application for a wider road at the end of Paddick Drive, where it should be a narrowing cul-de-sac but has been increased to serve as a proposed through road.

Allowing Paddick Drive to become a main through road to the new development would greatly increase noise levels to all households, and create more hazards for children in the area.

Specifically though, where original site plans stated that the roads would be narrowing into cul-de-sacs

We object strongly to the way planning consent has been blatantly ignored and the road has already been built to a wider size. Surely this must be against all your regulations which are for all of us to abide by.

The best way to deal with traffic to the proposed new development would be to provide an access road from Lower Eartey Way and not straight through dwelling-ton Grange at all.

Yours faithfully

Alison Pallette

Mrs Alison Pallette

PLANNING SERVICES	HPT
POL	TLS
DC	EFF
APP	
CS OBS	LEB
06 JUL 2000	
COPIES TO:	ACK:
	FILE:

23, Paddick Drive,
Lower Earley,
Berks. RG6 4HF.
4 July, 2000.

Reference F/2000/1661

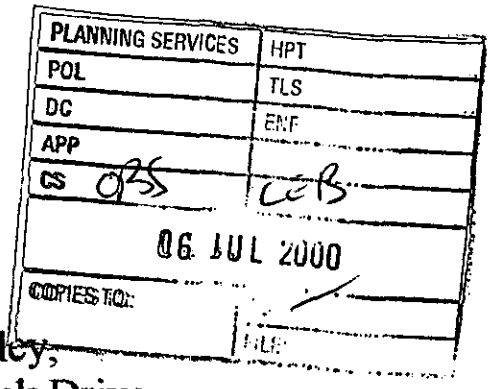
Dear Ms. Baker,
I would like to object to the planning application (retrospective) for a wider road leading to plots 35 - 44 Paddick Drive.
If the planning application is successful, then we believe Paddick Drive may become an access road to a new building development, making it, in effect, a main road, bringing among other things, traffic hazards for the children. (note: the new playground is being built adjacent to Paddick Drive.)

Therefore, I would like my objection

to the planning application F/2000/1661 noted.

Many thanks,
Yours sincerely,

(Mrs) H. L. Ford.



Mr. J. Ridley,
35 Paddick Drive,
Wellington Grange,
Lower Earley,
Reading,
Berks.
RG6 4HF

4th July 2000

Dear Lynette Baker,

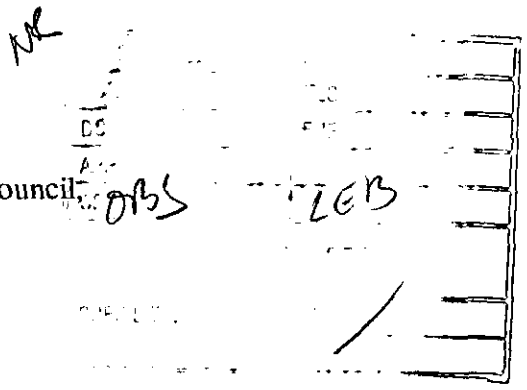
Ref. F/2000/1661, I object to the planning application by McLean Homes to retrospectively make what was intended to be an access road for eight houses into a more major road.

I found it difficult to believe that a builder of McLeans professional standing could make an error of this magnitude and that the council buildings inspector could have missed this mistake.

It seems that McLean Homes wish to develop the land to the south-west of Wellington Grange without providing a seperate access to Lower Earley Way by routing traffic through the existing roadways. The extra traffic would increase the road hazards to local children and cause a significant increase in noise.

Yours faithfully,

John Ridley



Attn. Lynette Baker,
Case Officer,
Wokingham District Council,
P.O. Box 157,
Shute End,
Wokingham,
BERKS. RG40 1WR

51 Paddick Drive,
Lower Earley
Reading,
BERKS. RG6 4HF

02 July 2000

Application Number: F/2000/1661

Dear Lynette,

As a resident of Paddick Drive, I am extremely concerned that by granting this application to widen the access road, you will be offering McLean Homes a route to future housing development to the south east of Wellington Grange, without consideration to the extra traffic, pollution & noise that this would incur.

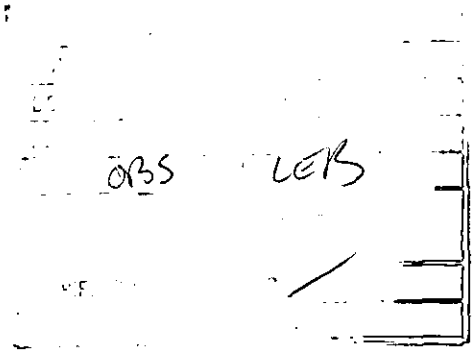
Also the junction at Lower Earley Way, which is already in my opinion unsafe with the current level of traffic, will be adversely effected. Access to the central Play Area at Wellington Grange by the children of approximately 40 homes crossing Paddick Drive would also become considerably more hazardous.

Regards,

RStr

Richard Strang

NR



Lynette Baker
Case Officer
Council Offices
PO BOX 157
Shute End
Wokingham
RG40 1WR

29 Paddick Drive, Wellington Grange, Lower Earley, Reading, Berks.RG6 4HF

Dear Ms Baker

RE: Planning Application reference: F/2000/1661

We are writing with regard to the above planning application in particular the use of Paddick Drive as a "through road" as access to further houses.

We object to Paddick Drive becoming a main road, as I am concerned for the safety of the children on the estate as well as traffic noise and congestion. I am not oppose to further homes on the estate, however I do not believe the present roads are suitable for much heavier traffic, and would suggest a separate access road off of "Lower Earley Way" or a spur road at the main entrance (cutting across the field, running parallel to Lower Earley Way)

As the current planning application stands, we wish to oppose.

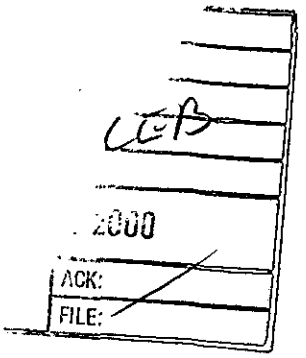
Yours Sincerely

Mrs J Markham

Mr S Markham

NR

6 Paddick Drive
Lower Earley
READING
Berkshire
RG6 4HH



ORS

Tuesday, 04 July 2000

F/2000/1661

Ms. Lynette Baker
Case Officer
PO Box 157
Council Offices
Shute End
Wokingham
RG40 1WR

Dear Ms. Baker:

Planning Application for Paddick Drive

It has been brought to my attention that McLean Homes have applied for planning permission to develop the land to the Southwest of Wellington Grange, for a further 80 to 90 houses and that Paddick Drive is to be used as the access road.

I would like to express my strong objection to this, as a resident of Paddick Drive.

> It is hardly fair to the residents of Wellington Grange to have our neighbourhood changed in such a drastic manner. Many of my neighbours moved to this particular housing area for the peace, tranquillity and safety of the quiet roads. It would be reprehensible to allow this change to occur, and I regard it as dishonest and deceitful of McLean Homes to sell homes to so many people with the pretence that it was a traffic safe and quiet neighbourhood.
>
> Several of my neighbours have young children who are learning to ride bicycles, and Paddick Drive as it currently lies, is the ideal place, with little traffic and good road conditions. Turning Paddick Drive into an access road would greatly increase the amount of traffic, and would destroy the peace and freedom for children that it currently has.
>
> My household does not have children, but we do have much loved family pets, as do many other residents in my neighbourhood. Each of my immediate neighbours have two cats, as do we. It brought a great peace of mind moving to Paddick Drive, knowing that the infrequent traffic would be little danger to our cats. We have previously had three cats killed by traffic, and I do not want any of my neighbourhood cats to face this danger that the increased traffic would bring.

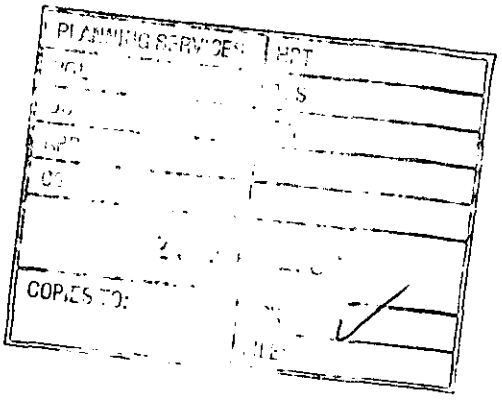
I do not want Paddick Drive as a main access road, and I sincerely hope that you find the compassion to reject these plans for the sake of my neighbours, their children and our pets.

Sincerely,

Gaynor Seckerson

Gaynor Seckerson

J. E. Bush
69, Paddick Drive
Lower Earley
Berks, RG6 4HF
Tel: 0118 986 1423



Lynette Baker
Case Officer
PO Box 157
Council Offices
Shute End
Wokingham
RG40 1WR

June 66 2000

Re: Planning Application No F/2000/1661

Dear Ms Baker,

I am writing to strongly object to the above referenced planning application which is for the proposed resiting of 10 dwellings plus upgrading access road (retrospective)

The road as originally planned was of a scale that is in keeping with the development and perfectly adequate to serve the few houses in that part of Paddick Drive. The road as now constructed is too wide and out of balance with the houses. It also brings a footpath so close to the window of the house on the corner as to impact upon privacy.

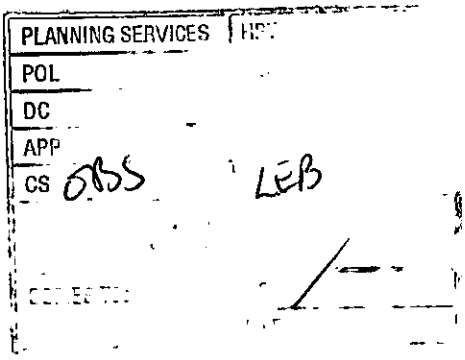
My understanding is that the developers have upgraded the road in order that it could serve as an access road for a further development of over eighty new houses. This would transform a quiet cul-de-sac into a major thoroughfare with all of the associated noise and hazards. The roads of the development were planned to be appropriate for the scale of the development and it will not be right to impose the additional traffic load which would be generated by 80 new houses. If new houses are to be built on land next to this developent then it should have its own access road off of the main road (Lower Earley Way). If it had its own access road there is no requirement for that part of Paddick Drive to be upgraded.

I urge the Council to reject this planning application

Regards

Jim Bush

Mrs R Clark
40 Paddick Drive
Lower Earley
Reading
Berkshire
RG6 4HH



Ms L Baker
Case Officer
PO Box 157
Council Offices
Shute End
Wokingham
RG40 1WR

3rd July 2000

Dear Ms Baker

Ref. Application Number F/2000/1661

I am writing to object to the planning consent application number F/2000/1661, specifically the part about the road widening of a section of Paddick Drive, for the following reasons:

1) That section of Paddick Drive was designed as a quiet cul-de-sac and not a main access route for 80 plus new houses.

2) There is an open area with a playground next to the site of the proposed changes. The safety of children will be put at risk by having more cars going through Paddick Drive.

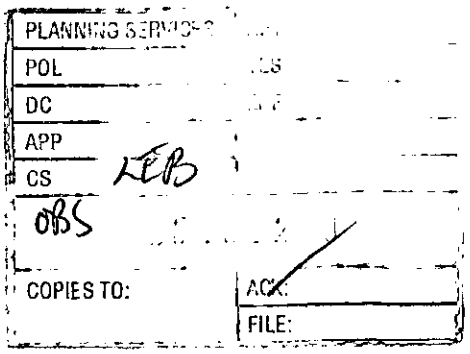
3) The increased traffic running through Paddick drive will also bring increased levels of noise to the existing residents.

I have no objection whatsoever to the building of new homes on the site adjacent to Wellington Grange, however a more sensible access route would be directly off the Lower Earley Way.

Yours sincerely,

Mrs R Clark

Mr & Mrs D E Clarke
2 Paddick Drive
Wellington Grange
Lower Early
Reading
RG6 4HH



Ms Lynette Baker
P.O.Box 157
Council Offices
Shute End
Wokingham
RG40

July 3, 2000

RE: F/2000/1661 McLEAN HOMES WELLINGTON GRANGE

Dear Ms Baker

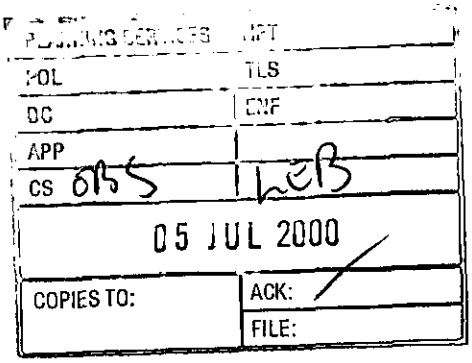
With reference to the above retrospective planning application, although in principle we do-not object to further houses being built on site we do object to the widening of and the use of Paddick Drive as a main road. Being on the end of Paddick Drive our property is positioned so that we look down the entrance road, the traffic into the estate is already far greater than we anticipated and since the positioning of the speed bumps to the side and front of our property (which incidentally are the same level as the footpaths) we feel it is only a matter of time (as one of the protection bollards has already been knocked down) before we have a vehicle onto our lawn if not into our lounge !! causing considerable damage. We feel another entrance into the site would be more sensible.

Yours sincerely

S J Clarke.

Sheila Clarke

Ms L Baker
Case Officer
PO Box 157
Council Offices
Shute End
Wokingham
RG40 1WR



Mr & Mrs J Rylatt
12 Paddick Drive
Lower Earley
Reading
Berkshire
RG6 4HH

3rd July 2000

Dear Ms Baker

Ref. Application Number F/2000/1661

I object to the planning consent application number F/2000/1661, specifically the part about the road widening of that part of Paddick Drive, for the following reasons:

1) Why does the access road need widening/improving in the first place if it was only designed to be used by the eight houses that have already been built? To provide access for a new development of 80 houses, which would mean at least an extra 120-150 cars.

2) Paddick Drive is a quiet cul-de-sac and not an access route for 80 plus new houses. It is the reason my wife and I bought our house in the first place, which is situated right next to the road in question. We have 2 small children whose safety is going to be put at risk by the increased throughput of traffic as a result of these changes.

3) Maclean Homes did not mention any of these plans when we bought the house 4 months ago and furthermore they have already built the road and then applied for permission.

4) There is an open area with a playground next to the site of the proposed changes. The safety of children will be put at risk by having more cars going through Paddick Drive.

5) The increased traffic running through Paddick drive will also bring increased levels of noise to the existing residents.

I have no objection whatsoever to the building of new homes on the site adjacent to Wellington Grange, a more sensible access route would be directly off the Lower Earley Way.

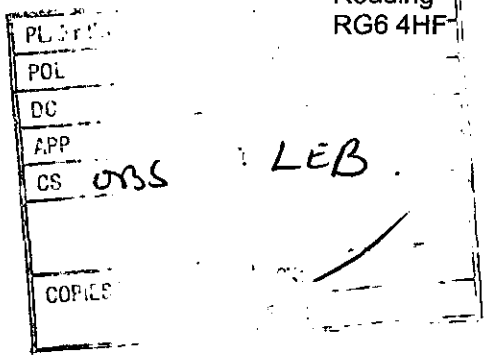
My wife and I tried to view the plans at Woodley Library on 23rd June 2000, giving enough time for them to arrive as the letter suggests. But they had received no plans for this application from you.

Yours sincerely,

Jeremy Rylatt

Mr & Mrs J Rylatt

Mr & Mrs N Tait
67 Paddick Drive
Lower Earley
Reading
RG6 4HF



July 2, 2000

Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG401WR

Reference: Planning Application number F/2000/1661

Dear Sir or Madam:

I am writing is response to your earlier communication dated the 12th June regarding the above planning application and would like to state that I am strongly against any proposed upgrading of the Paddick Drive access road.

My understanding of the purpose for this upgrade is that the road may be used to service a possible future school and housing development on the land adjacent to the Wellington Grange estate.

I can see no reason for access for further development to be provided through Paddick Drive and feel strongly that it would be far better placed to be serviced from a new junction on the main road, similar to that of Wellington Grange itself.

The character of Paddick Drive is that of a quiet residential cul-de-sac and the proposal would in my opinion unnecessarily result in traffic volume being significantly increased. In addition, an increased number of cars would endanger children who regularly play in the area or who are en-route to the area of open land close by.

Having only recently purchased the property with a major selling point being the quiet nature of the street, I am also seriously concerned of the negative effects any change in use of the road may have on current & future property values.

I would like to request the application be heard by committee giving local residents the opportunity to speak at the meeting ensuring proper representation of all interested parties.

Yours sincerely,

Nicholas Tait

45 Paddick Drive
Lower Earley
Reading
RG6 4HF

3rd July 2000

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS 885	LET
04 JUL 2000	
COPIES TO:	ACK:
	FILE:

Ms Lynette Baker
Case officer
Council offices
Shute End
Wokingham
RG40 1WR

Dear Ms Baker.

Planning Application Ref F/2000/1661

I write to lodge formal objection to the above plan to widen the road in part of Paddick Drive. I bought my house here after having assessed the over all development and I do not want it changed.

Yours faithfully,

B. Dawarkia

Behtaj Dawarkia

PLANNING SERVICES	HPT
POL	TLS
DC	
APP	
CS 035	LEB
04 JUL 2000	
COPIES TO:	FILE

2-07-00

REF:- F/2000/1661

PADDICK DRIVE
WELLINGTON GRANGE
LOWER EARLEY
READING
RG6 4HF

DEAR OFFICER,

I AM WRITTING TO YOU BECAUSE I UNDERSTAND THAT McLEAN HOMES ARE PLANNING TO BUILD ANOTHER 80-90 HOUSES TO THE SOUTHWEST OF WELLINGTON GRANGE.

I HAVE NO COMPLAINT TO THEIR BUILDING MORE HOUSE'S, BUT I STRONGLY OBJECT TO PADDICK DRIVE BEING USED AS THE MAIN RD TO THESE HOMES.

IF THIS HAPPEN'S PADDICK DRIVE WILL HAVE TRAFFIC NOISE PROBLEM'S AND MORE IMPORTANT BE A HAZZARD FOR MY CHILDREN AND MANY OTHER'S.

IN MY OPINION IF THEY BUILD NEW HOMES ON THE SITE THEN THE NEW DEVELOPMENT SHOULD HAVE IT'S OWN ACCESS RD OFF LOWER EARLEY WAY, AND NOT THROUGH WELLINGTON GRANGE.

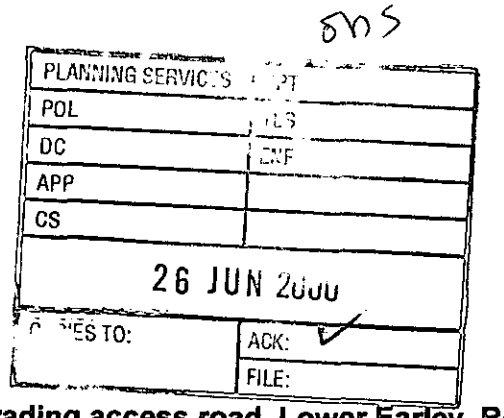
YOURS FAITHFULLY.

S.P. HOWARD

22 Paddick Drive
Lower Earley
Reading
Berkshire
RG6 4HH
Tel. 0118 9547636

24 June 2000

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



Dear Ms Baker,

Ref. : Application No. F/2000/1661
Plots 35 – 44 Paddick Drive and upgrading access road, Lower Earley, Reading

With reference to this retrospective application for re-alignment of plots 35 to 44 on the Wellington Grange development, we have no comments or concerns regarding the siting of these houses. However, we note that this planning application is also applying for the retrospective widening of the adjacent access road from 4.8m wide to 5.5m which does cause us concern for the following reasons.

We have not been given reasons why an application has been lodged to widen the access road. We understand that Thames Water own the land to the south west of these plots and are intending to sell this land. We therefore anticipate that the developers of Wellington Grange, McCleans, are intending to purchase this land with the view to extending the development for more housing on the estate. We are therefore very concerned that McCleans are intending to provide access for future development via the access road they are currently widening.

We own the corner house directly facing the junction of this access road and, should this road be used in the future as an access road to further housing developments, we are very concerned that this will:

- Increase the risk of accidents involving pedestrians and children
- Increase traffic noise and pollution
- Intrude into our privacy
- Possibly reduce the value of our property.

One of our major considerations when we purchased our house was on the understanding (based on the original plan submitted by McCleans) that this estate was of a certain size and carried limited traffic volumes.

Could you please confirm whether you have received or expect to receive any planning applications for further development or extensions to current Wellington Grange estate.

We would strongly object to any future developments that intend to use the existing estate access roads.

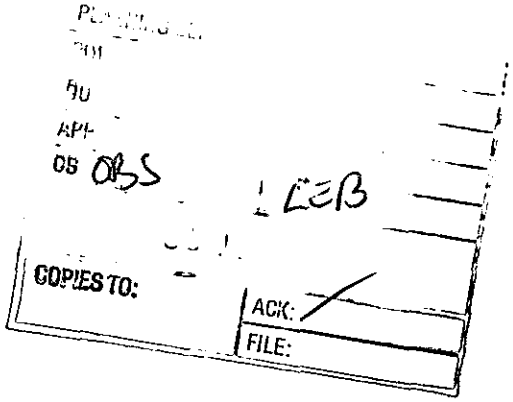
We look forward to your comments.

Yours sincerely,

Mr & Mrs S Peat

Miss C Renwick
27 Paddick Drive
Lower Earley
Reading
RG6 4HF

F.A.O. Lynette Baker
Case Officer
PO Box 157
Council Offices
Shute End
Wokingham
RG40 1WR



3 July 2000

Dear Lynette,

Ref: F/2000/1661

I understand that McLean Homes have applied for planning consent to develop another 80-90 houses on land South East of the existing Wellington Grange development.

I also understand that they have already constructed a much wider road at the end of Paddick Drive, than the standard requited for an access road entering into a cul-de-sac. If it is the intention that Paddick Drive to is to be used as the access road to service 80-90 new houses then I wish to object to this decision on the following grounds:

- This was not included in the original layout design of site (buyers purchased the properties on the understanding that the houses at the end of Paddick Drive would be built on a cul-de-sac basis)
- This will increase the traffic entering and leaving the estate. There is only one access point into the overall development and there are enough traffic problems trying to get out onto Lower Early Way at present
- Increase in noise pollution and hazardous to children in this part of Paddick Drive
- New residents will be forced to do a U-turn in effect to get to their part of the estate when built as only one exit / entrance point
- Building equipment / materials will continue to be transported to new development via main access road, hence existing residents we be faced with continued pollution, noise and damage to roads from heavy vehicles, whilst this part of the site gets developed

I am not opposing to the houses being built, however, it would make more sense for McLean Homes to build an access road directly from Lower Earley Way into the new area without disturbing the lives of existing residents.

Yours sincerely

Carol Renwick (Miss)

By hand 5/7/00

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
05 JUL 2000	
COPIES TO:	ACK:
	FILE:

K J Jarratt
63 Paddick Drive
Lower Earley
Berkshire
RG6 4HF
Tel: 01189-861422

5th July 2000

Lynette Baker
Planning Department
PO Box 157
Council Offices
Shute End
Wokingham
RG40 1WR

Reference: Planing Application No F/2000/1661

Dear Ms Baker

I am writing to voice my objection to the above Planning Application, this application relates to the resiting of 10 dwellings plus upgrading an access road (retrospective).

The original access road shown on plans in my possession was to be 4.8 meters wide; this was, as I am sure you will agree, totally adequate for the 8 properties it would have served. 4 properties to the left and 4 to the right of a cul-de-sac. This road for reasons best known to Mclean Homes was upgraded to a 5.5 metre road, which I was then informed, requires a footpath of two metres on either side. Due to these changes I now have a footpath only 3 feet from my lounge windows.

From enquiries made through my Solicitors, I was informed by the legal department of McLean Homes that it was Wokingham District Council who requested the upgrade to the road and inclusion of a footpath. This seems very odd as we are now in the position of McLean Homes seeking retrospective planning permission.

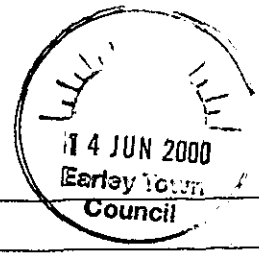
As there have been no significant changes to the original plans or construction that is taking place at Wellington Grange, I see no reason whatsoever to allow retrospective planning consent for changes to the road or inclusion of a footpath. I would urge the Council to reject this planning application.

Yours sincerely

Kenneth J Jarratt

FROM: Lynette Baker

DATE: 12 June 2000



EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1661

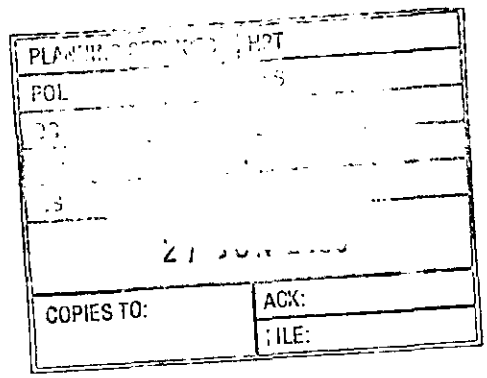
Proposal: Proposed resiting of 10 dwellings (Amendment to consent 97/66387/RM) plus upgrading access road (Retrospective).

Site Address: Land At Plots 35 - 44, Paddick Drive, Lower Earley, Reading.

Applicant: Mclean Homes South West Ltd .

Your observations are required in respect of this application **by 07/07/2000** .

NO OBJECTION



SIGNED: _____ DATE: 22 JUN 2000

Clerk To Earley Parish/Town Council.

THAMES VALLEY POLICE

31239

COPIES TO:

P.C. Dave STUBBS
Crime Prevention Design Adviser
(Berks)

Thatcham Police Station
20, Chapel Street
Thatcham, BERKS.
RG18 4QL
Tel. 01635 295156
Fax. 01635 295126

Date 27th June 2000

For 'Secured by Design' standards and application forms
Visit the 'SBD' website at :-
www.securedbydesign.com

Mrs. L. Baker
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKS.
RG40 1WR

Your Ref. 1661

Dear Mrs. Baker

35-4, Paddick Drive, Lower Earley.

Thank you for the details of the application in respect of the above site.

This appears to be a realignment of the original housing and there is no change to access, movement areas or other issues that would affect security.

In the light of the duty on local authorities to do all that they reasonably can to prevent crime & disorder under Section 17 of the Crime & Disorder Act 1998, the potential crime risks facing this proposal include burglary & car crime.

The council can help to discharge its duty in respect of its planning function under Sec. 17 by taking the above comments into account when arriving at its decision.

I trust this will be of assistance and thank you for your consultation.

Yours sincerely.

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~01 JUN 2000~~ 09 JUN 2000	Map No. 58 Site 0.55
Officer: LEB Application No. F/2000/1661	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED RESITING OF 10 DWELLINGS (AMENDMENT TO CONSENT 97/66387/RM) PLUS UPGRADING OF ACCESS ROAD (RETROSPECTIVE)

Location: Land at PLOTS 35-44 ~~MARSH FARM~~ Paddick Drive

Parish: EARLEY Ward: ~~Redhatch~~ L. Hungerford 12.6.2000

Applicant: MCLEANS HOMES

Fee Received 1900-00 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	details of house	phoned	
6	Floor plans	types ?	8/6/00	
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 ..... x x .....

Date Site Notice Sent : 12.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape O.K.
Trees .....
Conservation Officer .....
Environmental Health ← 250m Landfill site Consultation
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways O.K.

EXTERNAL CONSULTATIONS

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

Rail Track .....
Police Arch. Liaison Officer O.K.

HERITAGE BODIES

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

OTHERS: (Rural Area)

.....

.....

No pre-apps

NEIGHBOURS:

SIN. 71-89 (odds) Paddick Drive (these are the houses referred to in the application)
33-69 (odds) " "
12-34 (evens) " "
91-113 (odds) " "
2 Chestermont Way
20-26 (evens) + 27-41 (odds) Hornbeam Drive
2-12 (evens) + 1-21 (odds) Gelder Close
"Brambles", Gipsy Lane, Lower Earley
36 & 44 Adwell Drive " "

McLean Homes South West Limited
Builders and Estate Developers

Omicron, Windmill Hill Business Park
Swindon, Wiltshire SN5 6PA
Telephone: (01793) 898200 (10 lines)
Fax: (01793) 898207
Dx: 33455 Swindon 4

1661

McLean

Date 30 May, 2000
Your ref
Our ref IJF/SF/141/PLAN*2

Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire

01793 898200

For the attention of Mrs Baker

Dear Mrs Baker

Re: Plot Nos 35- 44 Marsh Farm, Lower Earley, Reading Application Ref 97/66387/RM

Further to the conversation between my colleague Ray Brown and yourself on Thursday 25th May, I now write enclosing a full application for the repositioning of plot nos 35-44 inclusive. In addition, the access road serving the cul-de-sac to these plots has been upgraded by way of footpaths being provided either side the road, replacing the grassed service strip previously shown.

I have enclosed a cheque for the sum of £1900 (£190 per plot) to cover the required planning fee.

I trust the enclosed information meets your approval and await your comments.

Yours sincerely
For McLean Homes South West Ltd

Ian Francis

I. Francis
Design & Planning Technician

Enc

e-mail Ifrancis@mclean.co.uk

Company Registered in England No. 977340 Registered Office: 3 Shortlands, London W6 8EZ
A George Wimpey PLC Group Company

GEORGE WIMPEY PLC

McLean Homes South West Limited
Builders and Estate Developers

Omicron, Windmill Hill Business Park
Swindon, Wiltshire SN5 6PA

Telephone: (01793) 898200 (10 lines)
Fax: (01793) 898207
Dx: 33455 Swindon 4

1661

Date 8 June, 2000
Your ref
Our ref IJF/SF

Wokingham District Council
Environmental Services Dept
Planning Service
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

09 JUN 2000

For the attention of Mrs Hurst

Dear Mrs Hurst

Re: Plot Nos. 35-44 Marsh Farm, Lower Earley, Reading

Further to our telephone conversation today, I now enclose 6 No. copies of the house type drawings as requested, to accompany the full planning application submitted on 30th May 2000.

Should you require any additional information please do not hesitate to contact me.

Yours sincerely
For McLean Homes South West Ltd

I. Francis
Design & Planning Technician

Enc

e-mail lfrancis@mclean.co.uk

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No.

03 JUN 2010* 1661

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
	N/A	

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
	N/A	

- 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 N/A

● 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
N/A		

Signed . . Ian Jones . . . . . .

On behalf of . McLEAN . HOMES . SOUTH . WEST . LTD

Date . . 30th . MAY . 2000 . . . . . .

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

1933

ADDRESS MARSH FARM KILNSEA DRIVE PARISH LOWER EARLEY

PLOT No. NOW - GILSON CLOSE, HORNBEAM DRIVE, ALDER CLOSE ORD. SHEET No. SU 75 70 SE

BUILDER ELDERBERRY WAY

Plan No.	Applicant	Description of Development	Date of Decision	Decision
01945	LOWER EARLEY PLAN			CA
07564	WDC	O/L. RES. DEV	2.4.87	CA
41269	LONDON & QUADRANT HOUSING TRUST	93 HOUSING UNITS	28.7.93	Ref.
		77 HOUSES, 3 BUNGALOWS, 12 FLATS, 1 SPECIAL NEEDS = 6 BEDSITS.	2.8.93	Ref
41676	"	89 HOUSING UNITS	23.12.93 ISSUED 20.10.93	RA
	"			SUBS. TO CA
EP/94/2987	"	"	18.11.94	CAPP

MINISTRY DECISION

SPECIAL ORDERS

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

03 JUN 2000 1661

1.	APPLICANT'S NAME	MCLEAN HOMES SOUTH WEST LTD.
	ADDRESS	OMICRON, WINDMILL HILL BUSINESS PARK SWINDON, WILTSHIRE
	POSTCODE	SN5 6PA PHONE (01793) 898200
2. If the applicant has an agent, all correspondence will be sent to the agent.	AGENT'S NAME	
	ADDRESS	N/A
	POSTCODE	PHONE
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	MARSH FARM, LOWER EARLEY READING.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose the site and any buildings will be used.		RE-SITING OF 10 No. DWELLINGS PREVIOUSLY GRANTED APPROVAL, PLUS UPGRADING OF ACCESS ROAD.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.551 HECTARES
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	PLANNING LAYOUT (SITE), LOCATION PLAN

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the box(es)

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
TEMPORARY PERMISSION	☐	→ State period required
RELAXATION OF CONDITIONS	☐	→ State relevant application number → Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION, 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.

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, show their positions, spread and species on the plans and which, if any, are to be felled.

14. **STATE EXTERNAL MATERIALS TO BE USED.**

N/A

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 HEDGEROW (APPROX 2m HEIGHT)
EXISTING CLOSEBOARDED FENCE (1.8m HEIGHT)
ALL COVERED UNDER APPROVAL REF: 97/66387/[redacted]

16. **HOW WILL SURFACE WATER BE DISPOSED OF ?**

ON-SITE DRAINAGE CONNECTION (EXISTING

17. **HOW WILL FOUL SEWAGE BE DISPOSED OF ?**

To existing system YES/~~NO~~

If no, please give details

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

AS EXISTING

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

N/A

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	/ *	10 / 86 *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

*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 *a reduced fee or no fee* is payable, say why.

£1900

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 Ian Francis ON BEHALF OF McLEAN HOMES SOUTH WEST DATE 30.5.00

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 floorspace		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				
	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 A 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 CARRIED ON**
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 which 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'.

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 by theChief Officer responsible 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

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HIGHWAYS CONSULTATION SHEET

From: Lynette Baker **Date:** 12 June 2000

Application Number: F/2000/1661

Proposal: Proposed resiting of 10 dwellings (Amendment to consent 97/66387/RM) plus upgrading access road (Retrospective)

Parish: EARLEY TOWN

Site Address:
Land At Plots 35 - 44, Paddick Drive, Lower Earley, Reading.

Applicant:
Mclean Homes South West Ltd .

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).

CONDITIONS AS PER MEMO DATED 11TH JULY 2000

JL 19/7/00

Signed: _____ **Print name:** _____

1933

MARSH FARM

ADDRESS KILNSEA DRIVE **PARISH** LOWER EARLEY

PLOT No. NOW: GILLOW CLOSE, HORNBEAM DRIVE, ALDER CLOSE **GRID REF. SHEET No.** SU 75 70 SE

BUILDER ELDERBERRY WAY

Plan No.	Applicant	Description of Development	Date of Decision	Decision
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-1	"			SUBS. TO C/A
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MINISTRY DECISION

SPECIAL ORDERS

1769a

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PLANNING APPLICATION

PART 1

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BERKSHIRE
RG11 1WR

FOR OFFICE USE ONLY

GD JUN 2000* 1661

1.	**APPLICANT'S NAME**	MCLEAN HOMES SOUTH WEST LTD.
	ADDRESS	OMICRON, WINDMILL HILL BUSINESS PARK
		SWINDON, WILTSHIRE
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	If the applicant has an agent, all correspondence will be sent to the agent. **AGENT'S NAME**	
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FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

*STATE No. OF HABITABLE ROOMS

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1769c

PLANNING APPLICATION

PART 2

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OTHER	Please specify				
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1769d

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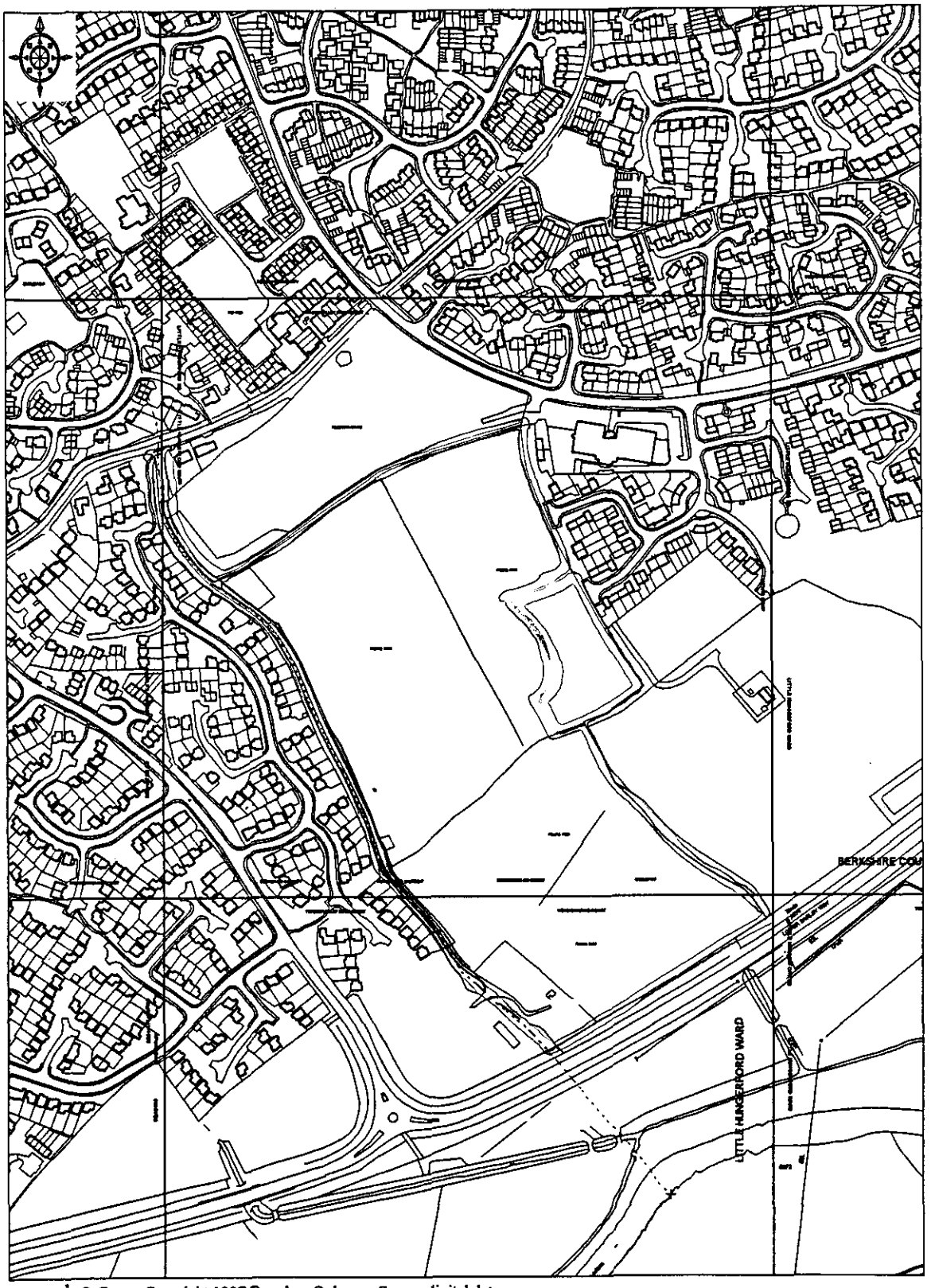
MARSH FARM LOWER EARLEY

09.JUN.2000* 1661



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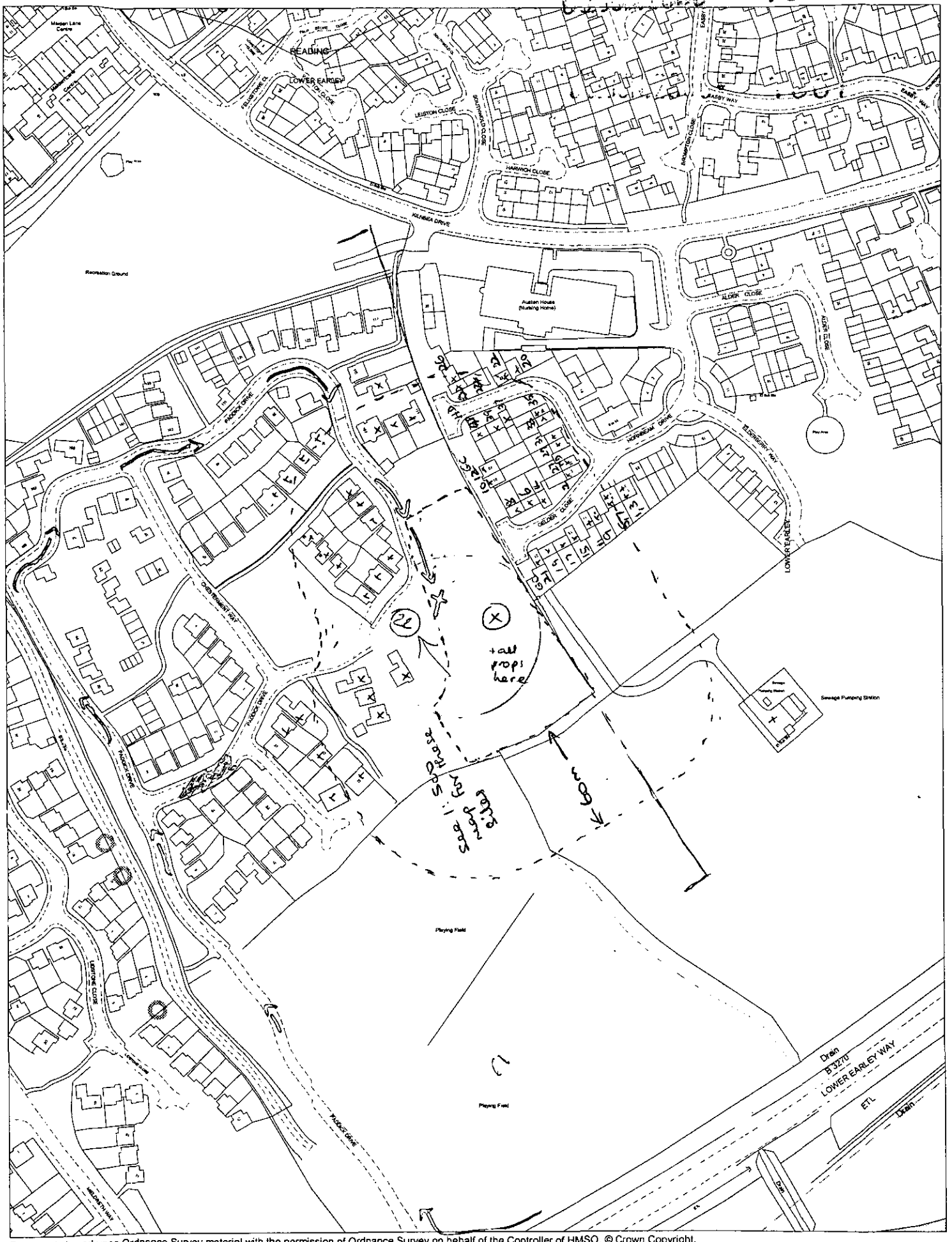
Survey Scale - mixed Plotted Scale - 1:5000

Ordnance Survey
Value Added Reseller

1661



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Development Control Section, Environmental Services, Wokingham District Council.

8 June 2000

Scale: 1 : 2500

N W E S



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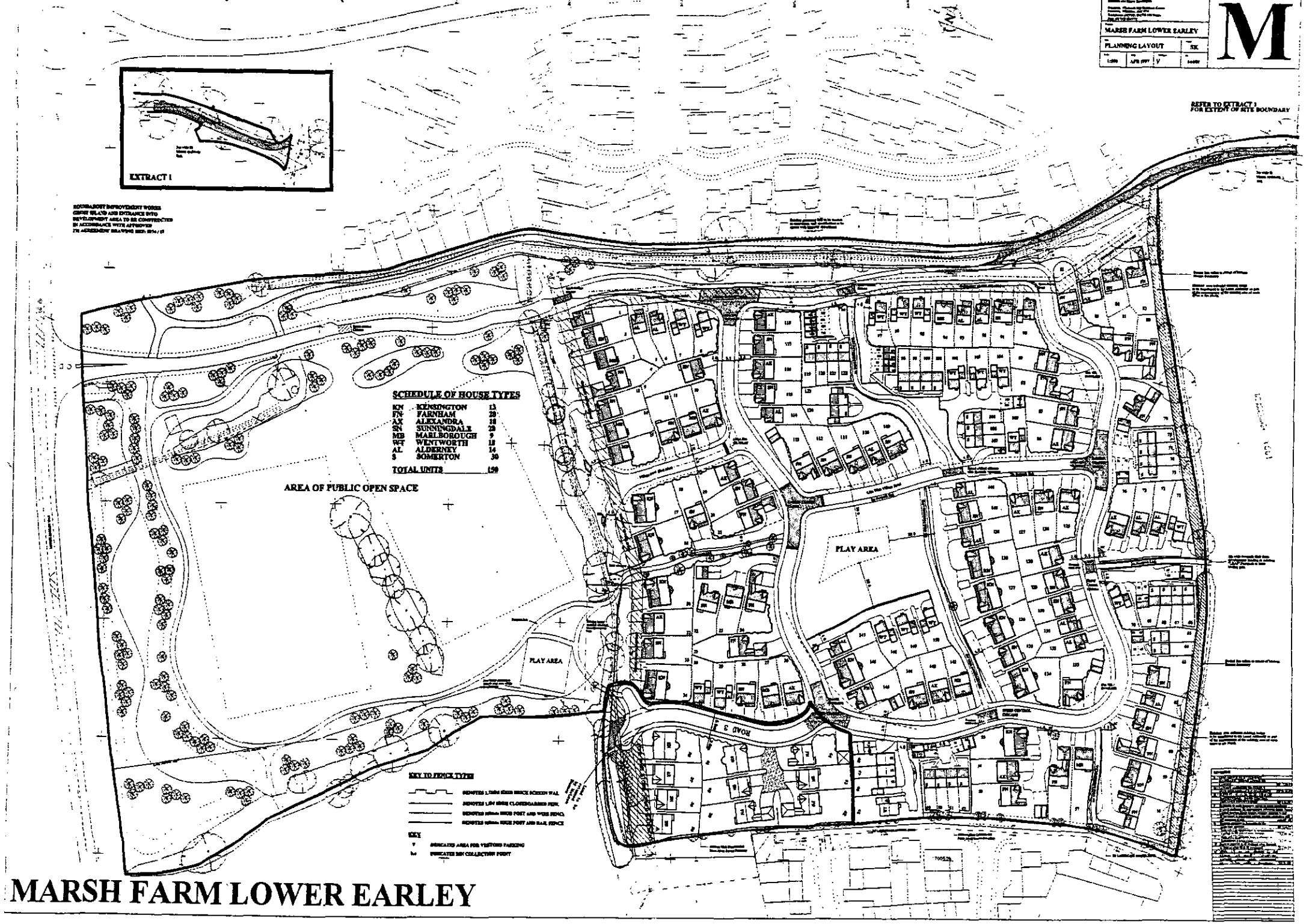
Development Control Section, Environmental Services, Wokingham District Council.

19 July 2000

Scale: 1 : 2500

N W E S


MARSH FARM LOWER EARLEY
PLANNING LAYOUT
SK
M
EXTRACT 1
REFER TO EXTRACT 1 FOR EXTENT OF SITE BOUNDARY
SCHEDULE OF HOUSE TYPES
KN KENSINGTON 13
FN FARNHAM 20
AX ALEXANDRA 18
SN SUNNINGDALE 29
MB MARLBOROUGH 9
WT WENTWORTH 18
AL ALDERNEY 14
S SOMERTON 30
TOTAL UNITS 150
AREA OF PUBLIC OPEN SPACE
PLAY AREA
PLAY AREA
ROAD 2
KEY TO FENCE TYPES
KEY
MARSH FARM LOWER EARLEY