APPLICATION NO:
F/2000/2991

LOCATION:
Illetas Poplar Lane, Winnersh Wokingham.

APPLICANT:
Elite Homes Ltd C/O John G Robertson

PROPOSAL:
Proposed demolition of existing dwelling and erection of 4 dwellings.

EARLIEST DATE FOR DECISION: **11/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
07/02/2001

CASE OFFICER: **Emy Circuit**

WITHDRAWN

RAILEX
Marbleboard

John G Robertson BSc (Hons) Arch Dip RIBA ARIAS
Chartered Architect
Our ref:Winnersh/Planning 060401

6th April, 2001.

The District Planning Officer,
Wokingham District Council,
Planning Department,
PO Box 157,
Council Offices,
Shute End,
WOKINGHAM,
Berks. RG40 1WR

TOL	
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09 APR 2001	
COPIES TO:	ACK:
	FILE:

FAO Emy Circuit

Dear Ms Circuit,

Proposed Housing Development at Illetas, Poplar Lane, WINNERSH

With reference to the above and our recent discussions regarding the current application, my Client has decided to withdraw the current application and replace it with the enclosed one. Consequently please find enclosed 6No copies of my completed application form, Certificate B and 6No copies of my revised drawings 2039/03A, /06, /20, /21A, /22, and /23. No fee has been enclosed as the scheme is similar to the one to be withdrawn.

I trust that you find this application to be valid and I look forward to hearing from you in due course.

Yours sincerely,

09 APR 2001 * 3760

John G Robertson
Encs.

Telephone 01252 724056 · Fax 01252 727071
18 Birch Grove · Hook · Hampshire · RG27 9RJ

John G Robertson BSc (Hons) Arch Dip RIBA ARIAS
Chartered Architect
Our ref:Winnersh/Planning 150201

PLANNING SERVICE REF 40061
POL
DC ETE
APP
CS
19 FEB 2001
COPIES TO: ACK: FILE:

15th February, 2001.

The District Planning Officer,
Wokingham District Council,
Planning Department,
PO Box 157,
Council Offices,
Shute End,
WOKINGHAM,
Berks. RG40 1WR

FAO Emy Circuit

Dear Ms Circuit,

Proposed Housing Development at Illetas, Poplar Lane, WINNERSH Your ref:F/2000/2991

With reference to the above and our recent telephone conversations regarding the layout, I have discussed the matter with my Client and enclose 6No copies of my revised drawings 2039/04E, /05C, /07B, /08B and /09A. I wish these to be considered as amendments to the original application drawings.

Following our discussions I have included the dormer for the ensuite bathroom but I have also re-arranged the units slightly on the site to give more space to each unit. I trust that you are now happy with the amended layout and that you can recommend this application for approval. Should you have any further queries, please do not hesitate to contact me.

Meanwhile I look forward to hearing from you in due course.

Yours sincerely,

John G. Robertson

John G Robertson
Encs.
cc Elite Homes Ltd – Chris Robinson
Bell Cornwell Partnership – Ian Sowerby

2991

REVISED PLAN

Revised plans, not consulted on - not considered to overcome previous concerns - scheme for 3 dwellings to be submitted.

Telephone 01252 724056 · Fax 01252 727071
18 Birch Grove · Hook · Hampshire · RG27 9RJ

Emy Circuit

From: Prue Bray [Prue@Bray.Telinco.Co.UK]
Sent: 09 January 2001 10:07
To: emy.circuit@wokingham.gov.uk
Subject: F/2000/2991

Emy,
Having looked at this application, I am reasonably happy with the design and size of the houses etc. - they appear to be the sort we need. However, I do have one small concern that I would like to have placed on record, and that is regarding any highways implications. I would be very reluctant to see any changes to the character of Poplar Lane, and would be opposed to allowing this application if it meant that, for example, the road would need to be widened, the ditch removed etc. etc.

Prue Bray
District Councillor for Winnersh (Lib Dem)

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/2991

Applicant : Elite Homes Ltd C/O John G Robertson.

Location : Illetas, Poplar Lane, Winnersh, Wokingham.
Proposal : Proposed demolition of existing dwelling and erection of 4 dwellings.

Site Notice Displayed ? :	YES	NO	DATE
	✓		2 Jan 01

Date of Neighbour Notifications : .....

Date of Site Visit : 2 Jan 01

Date Registered : 13/12/2000

Earliest Date for Decision : 11/01/2001

Latest Consultation Date/Site Notice Expiry Date : 11/01/2001

This application will have expired on: 07/02/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

Within but on edge of Identified Settlement.

Application Number: F/2000/2991

Appraisal :

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

Application Number F/2000/2991
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Illetas Poplar Lane Winnersh Wokingham.

APPLICATION NUMBER: F/2000/2991

OFFICER: Emy Circuit

DATE OF SITE VISIT: 9.Jan.01

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

hedgerows at roadside

Semi-rural character - dwellings on narrow lane

modern 2sr dwellings at rear

3. DESCRIPTION OF SITE/BUILDING

White painted, brick bungalow + grey tile roof

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

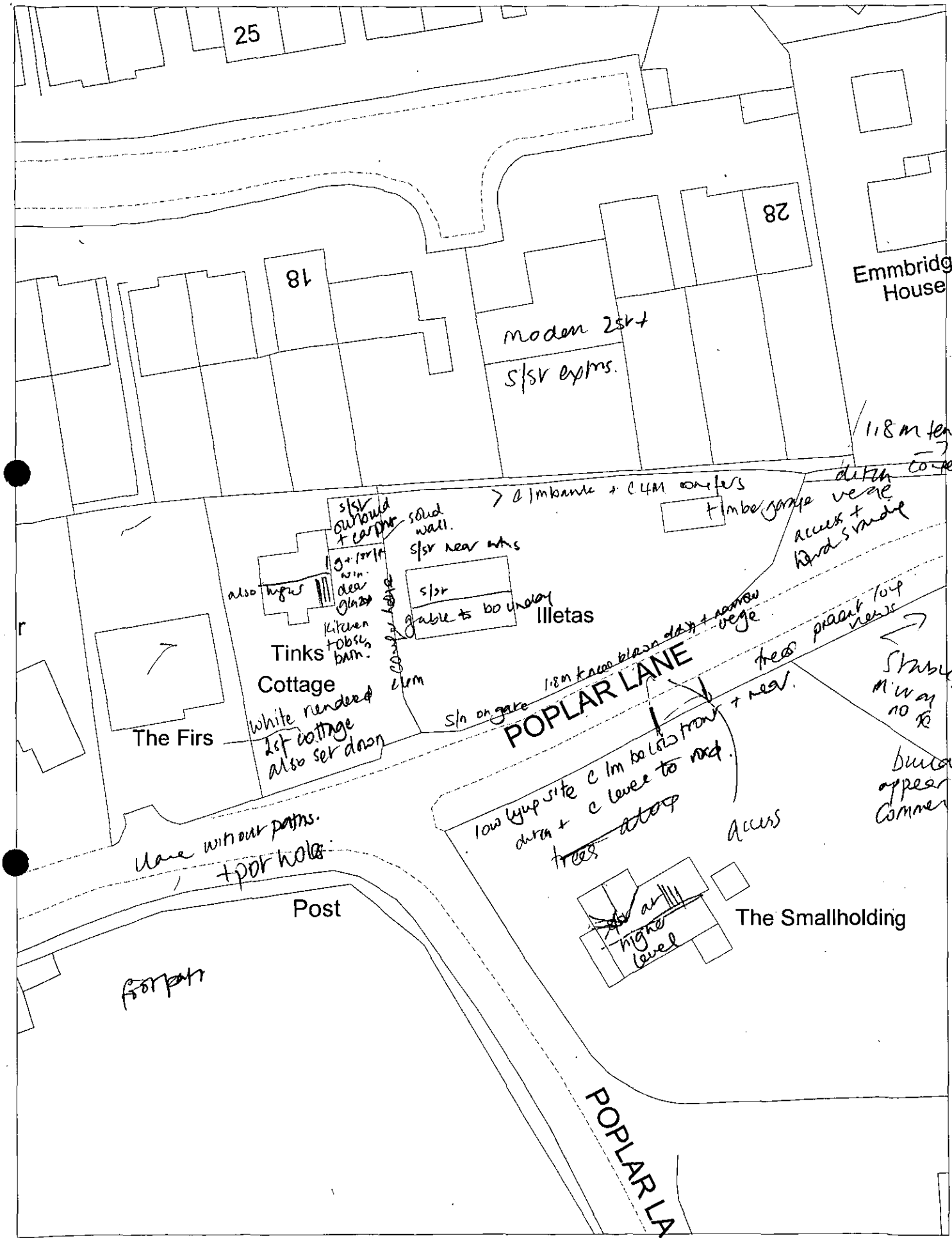
TREES

ACCESS/PARKING

LEVELS c 1m below road and dwellings at rear

BOUNDARY TREATMENT Conifer hedges + 1.8 m fence (part blown down)

OTHERS



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Development Control Section, Environmental Services, Wokingham District Council.
27 December 2000

Scale: 1 : 500

N
W E
S

Our ref: SP\2001\002943\001
Your ref: F/2000/2991

Date: 24th January 2001

ENVIRONMENT AGENCY

PLANNING SERVICES	HPT 39152
POL	TLS
DC	ENF
APP	
CS	
26 JAN 2001	
COPIES TO:	ACK:
	FILE:

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

For the attention of: Emy Circuit

Dear Sir/Madam

DEMOLISH EXISTING AND ERECTION OF FOUR DWELLINGS ILLETAS, POPLAR LANE, WINNERSH, WOKINGHAM

Thank you for your letter dated 18 December 2000 which was received on 21 December 2000. You are asked to quote the following reference in any correspondence: SU77SE/9/27. The Environment Agency has the following comments:

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

PLANNING CONDITIONS

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

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

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

Cont/d..

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

is permitted under the present conditions. *Contact Ian Doyle on 01276 45 4365 for further details.*

ADVICE TO PLANNING AUTHORITY

Development Control: Contact Amanda Reed on 01276 45 4331

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.

ADVICE TO APPLICANT

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.

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.

Cont/d..

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: John G Robertson, 18 Birch Grove, Hook, Hants RG27 9RJ

Emy Circuit

From: Andy Glencross
Sent: 18 January 2001 12:28
To: Emy Circuit
Subject: Planning Application F/2000/2991

Hi Emy

My comments on the above application are as follows : -

The demolition of the existing building
It is possible that bats are using the building as a roost site. I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application.

If develoment eventually proceeds then if bats or signs of bats are encountered at any point during development then all works must stop immediately and local English Nature office informed.

This site is on the very edge of the newt consultation zone and I have no evidence that newts are likely to be using this site.

Other than the above there appear to be no ecological grounds to object to this planning application.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)

Agent notified by telephone 24 January 2001

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Emy Circuit DATE: 12th January 2001

Location:	Illetas, Poplar Lane, Winnersh, Wokingham
Proposal:	Proposed demolition of existing dwelling and erection of 4 dwellings
Application Number:	F/2000/2991

In response to your consultation dated 18th December 2000 for the above application, the tree and landscape comments are as follows:

I have on objections to the proposal in principle. However, the row of existing conifers along the sites northern boundary should be retained since they provide screening from the adjacent properties. In order to ensure the successful retention of this locally important landscape feature the applicant should be required to submit for approval tree protection details in accordance with BS5837.

The applicant should also submit for approval a detailed planting plan which should be produced on a separate drawing and include full species name of proposed plants, sizes at time of planting, densities and plant numbers for each bed as well as a total schedule for the whole site.



ROBERT PETROW
Consultant Landscape Architect

DELEGATED

FROM: Emy Circuit

DATE: 18 December 2000

WINNERSH PARISH CONSULTATION SHEET

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

Application Number: F/2000/2991

Proposal: Proposed demolition of existing dwelling and erection of 4 dwellings..

Site Address: Illetas, Poplar Lane, Winnersh, Wokingham.

Applicant: Elite Homes Ltd C/O John G Robertson.

Your observations are required in respect of this application **by 11/01/2001** .

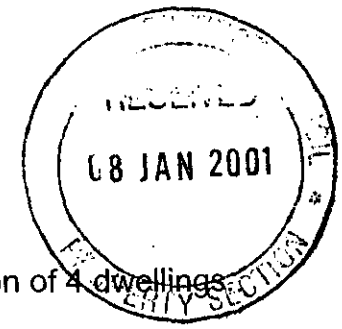
The Committee **COMMENTED** that this was further infill development

SIGNED: _____ DATE: 04.01.01

Clerk To Winnersh Parish/Town Council.

~~To~~: FROM
Property Dept

~~TO~~ **From:** Emy Circuit



Date: 05 January 2001

Application Number: F/2000/2991

Proposal: Proposed demolition of existing dwelling and erection of ~~4~~ dwellings.

Site Address:
Illetas, Poplar Lane, Winnersh, Wokingham.

Applicant:
Elite Homes Ltd C/O John G Robertson.

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

This Section has no objections to the proposed development.

S. Hepburn
PROPERTY MANAGEMENT OFFICER.

9/1/01.

PLANNING ... HPT 38070
POL TLS
DC FHP
CS
21 ...
COPIES TO: ACK:
FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

To: Emy Circuit, Development Control

My Ref: jpe/illetas

Your Ref: F/20003863

Date: 20 December 2000

PROPOSAL: DEMOLITION OF EXISTING DWELLING AND ERECTION OF 4 DWELLINGS

ADDRESS: ILLETAS, POPLAR LANE, WINNERSH

I have no environmental health objections to this proposal with the imposition of the following conditions:-

1. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8am and 7pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
   Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Local residents
comments -
original plans.

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP | 005 EXC
CS |
15 JAN 2001
COPIES TO: | ACK: ✓ 15/1
FILE:

Mr & Mrs R Hambleton
Emmbridge House
Poplar Lane
Winnersh
Berkshire
RG41 5JR

Mr John Mitchell
Development Control Manager
Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

11th January 2001

Dear Mr Mitchell

Application Number F/2000/2991

With regard to the above application for the building of 4 dwellings at the address of Illetas, Poplar Lane.

We moved to the above address in September 1999 having fallen in love with the rural outlook the house had. Having looked at the plans for the above application we see that we shall have windows overlooking our back garden, and windows looking straight into our living room and bedrooms which we are extremely annoyed about as we have always bought houses that are not overlooked.

We strongly object to the 2 storey buildings being built as we like our privacy, and paid a lot of money to make sure we have a house which is not overlooked.

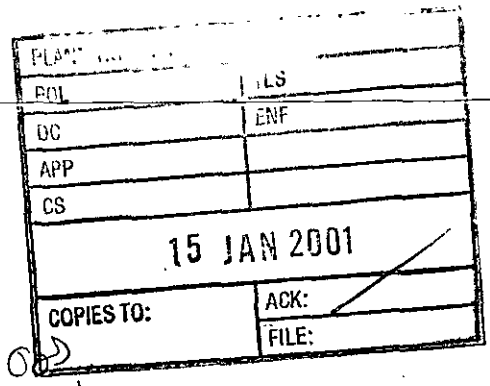
With regards to the recent floods do you think it is a good idea to have more concrete laid in the area?

This part of Poplar Lane is a private lane what do you intend to do about the wear and tear of the road as there are provisions on the plans for an extra 8 cars.

We trust you will take into consideration our complaint, we do not see how the land which has a bungalow on at present can now have 4 houses built on it.

Yours sincerely

Mrs J Hambleton



Ian Jordan

PLAN	
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CS	
15 JAN 2001	
COPIES TO:	ACK:
	FILE:

OD
2000/2991
EXC

From: WebComments@wokingham.gov.uk
Sent: 11 January 2001 19:49
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

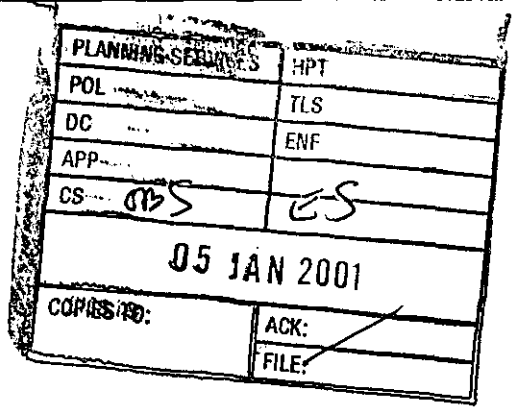
NatureofEmail: Object
ApplicationNumber: F/2000/2991
Correspondent_FullName: Stephen Double
Correspondent_StreetAddress: Tinks Cottage
Correspondent_Address2: Poplar Lane
Correspondent_Town: Winnersh
Correspondent_County: Berkshire
Correspondent_PostCode: RG41 5JR
Correspondent_Telephone: 01189 784440
Correspondent_Email: stephendouble@hotmail.com

Comments:

I strongly object to this application on the grounds of lack of suitable highway amenity and loss of residential amenity.

By my calculation this development would increase the number of residential properties in Poplar Lane by nearly 40 per cent, ie from the current eight dwelling to 11 dwellings. The traffic use of the lane, already overladen with heavy commercial traffic, would increase accordingly. The problems with young children travelling to and from Winnersh Primary School are well known. The lane simply is not designed to cope with extra traffic.

A development of this kind and density would be out of character with Poplar Lane and place an extra strain on this particular neighbourhood's already overburdened infrastructure.



20 Meadow View
Winnersh
Berkshire
RG41 5PD

31st December 2000

John Mitchell
Development Control Manager
Environmental Services Department
Planning Services
P O Box 157
Shute End, Wokingham
Berkshire
RG40 1WR

Dear Mr. Mitchell

Re: Application Number: F/2000/2991
Site Address: Illetas, Poplar Lane, Winnersh, Berkshire

We are writing to you to **oppose** the above application for the following reasons:-

One of the hardest and most difficult things to find in Winnersh is a house that is not overlooked, that is why after months and months of searching we found just the house in the dwelling known as 20 Meadow View. There is a detached bungalow (Illetsa) behind us which is completely hidden by a 6 ft fence, which means that we are not overlooked at all, and in the summer, we as a family can enjoy the privacy of our south facing garden. This immediately sold the house to us.

It is with utter horror that we learn of the proposed Planning Application for four, three bedroom semi's to be erected in the bungalows place. Having viewed the plans, two of the houses will be situated directly behind our house, their upstairs windows (six in all) will mean that whoever lives in those houses will be able to look into every part of our garden and also, and more intrusively our sons bedroom, our lounge and our kitchen.

Another major concern would be the devaluation of our house. A house not overlooked commands a higher price than a house that is overlooked by several properties.

Natural light in our garden would also be greatly affected. In the winter the sun is very low and the fir trees behind our back fence already block out our light. Whilst

we would not under any circumstances want the trees removed, if they get any taller they will block out all sunlight to our garden and the kitchen of our house. In the summer our garden is almost completely shaded by the fir trees. We realise that the fir trees can be trimmed and maintained and would partially obscure any houses built but the houses behind them would further block out our light as we predict their roofs will be higher than the existing tree line and are obviously permanent, and also there are no guarentees that any future house owners will keep these trees and not chop them down.

Merryhill Green Lane and Poplar lane are totally unsuitable for an increase in traffic, both roads are used to gain access to Winnersh County Primary School by many children who walk to school by themselves or with their parents. It is a dangerous road and we worry that the increased traffic combined with the blind bend on the access point to the school will greatly increase the risk of an accident. The junction of Poplar Lane and Merry Hill Green Lane has always been "An accident waiting to happen" near misses happen on a daily basis as cars exiting Poplar lane never look or stop at the junction. The four proposed houses have provisions for a minimum of two cars per household therefore doubling the amount of residential traffic using this single track lane.

Traffic congestion in and around Winnersh is already intolerable, more traffic will add to the already overburdened roads which is something we could all do without.

One of us works permanent shifts and our worry is that the excess noise that will be generated from having four families living at the end of our garden will inevitably cause impaired sleep and disruption to our lives, something that we did not envisage when we moved here five years ago.

We do hope that our comments our noted and that our rights to a private life as homeowners will be upheld and the Planning Application turned down.

We would like to add that had the development been bungalow's and in keeping with the existing dwelling we would not have felt it necessary to oppose this application.

Yours sincerely

A Woodward. H S Woodward

Mr and Mrs A Woodward

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS OBS	ES
03 JAN 2001	
COPIES TO:	ACK: / FILE:

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 02 January 2001 20:52
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2000/2991
Correspondent_FullName: Mr & Mrs N Battell
Correspondent_StreetAddress: 22 Meadow View
Correspondent_Address2: Winnersh
Correspondent_Town: Wokingham
Correspondent_County: Berkshire
Correspondent_PostCode: RG41 5PD
Correspondent_Telephone: 0118 9785060
Correspondent_Email: neil.battell@fox-europe.com

Comments:

We strongly object to the proposed erection of 4 dwellings due to the following reasons:-
1) We bought our house because it was not overlooked and was not likely to become overlooked as the bungalow already existed to the rear.
2)Being overlooked will devalue our property
3)The new properties are likely to block the light into our property
4)The new properties are likely to block the sun in our South facing garden and reduce the amount of sunshine we receive throughout the year
5)The increase in the number of properties can only increase the noise levels, which are already high due to the nearby motorway
6)The new properties will increase the traffic in Poplar Lane, which is already at a dangerous level, considering this is a narrow road without pavements, used to access the primary school which our children attend. In these times when children are being encouraged for environmental reasons to walk to school (which ours currently do), it seems that this application would increase the risks involved.
7)Winnersh crossroads already has significant traffic problems, and more cars will only aggravate this.

Received by Wokingham District Council

Application No: F/2000/2991

Proposal:
Proposed demolition of existing dwelling and erection of 4 dwellings.

Location:
Illetas, Poplar Lane, Winnersh, Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/01/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

18 December 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~22 NOV 2000~~ 13 DEC 2000	Map No. 54 Site 0:08
Officer: EXC | Application No. F/2000/2991	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED DEMOLITION OF EXISTING DWELLING AND ERECTION OF 4 DWELLINGS

Location: ILLETAS POPLAR LANE

Parish: WINNERSH Ward: Winnersh

18-12-2000 TP

Applicant: ELITE HOMES LTD

Fee Received 760-00 (6) 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	Wrong boundary.		
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate	Serve notice on WDC re new access over footpaths?	1/12	
5	Elevation plans	S66 only sent.	✓	13 DEC 2000
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 18.12.2000 D Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

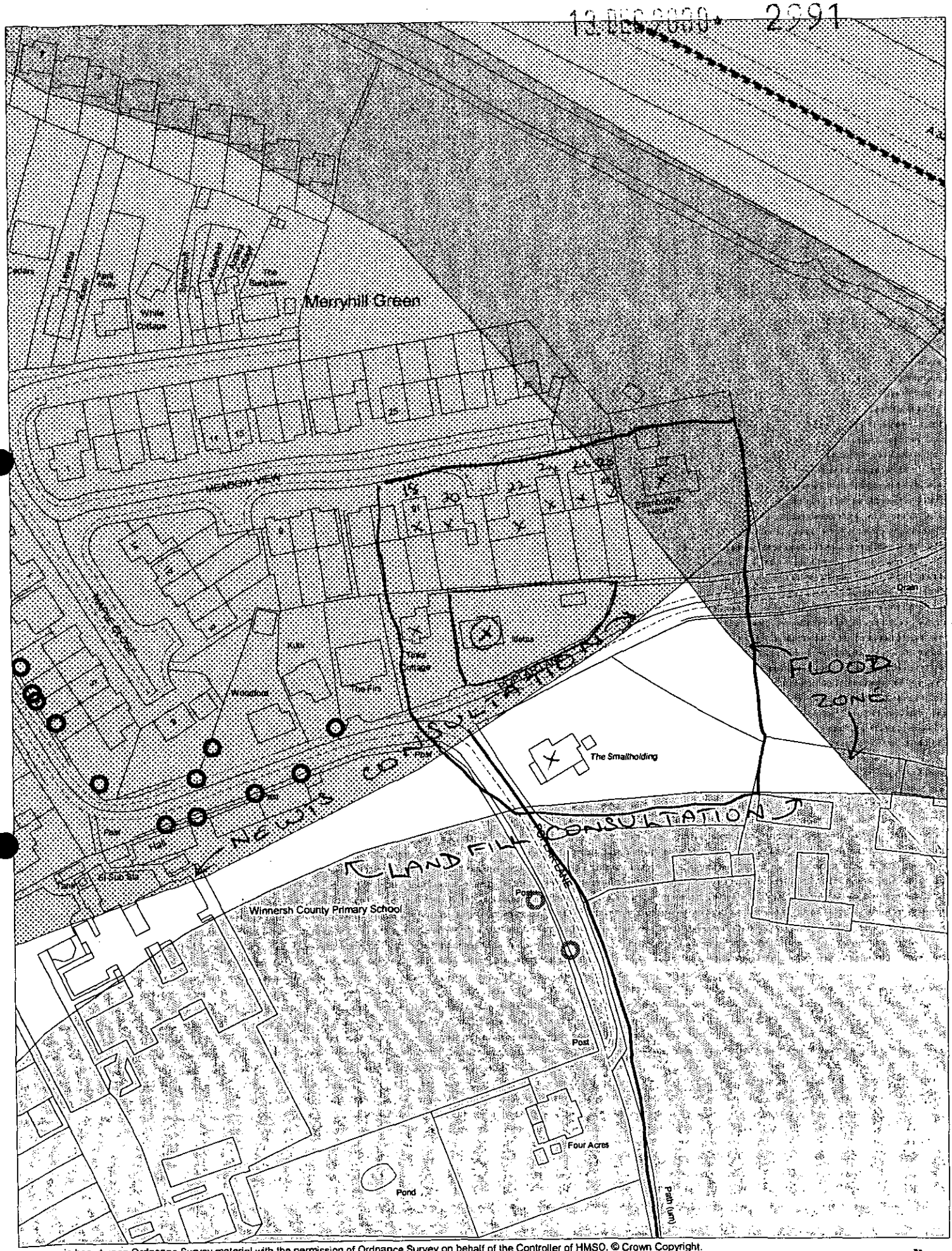
OTHERS:

- Dinton Pastures (Newts consultation)
.....
No pre-apps

NEIGHBOURS:

S/N + Illetas, Emmbridge House, Tinks Cottage, The Smallholding } Poplar Lane ✓
18-28 (evens) Meadow View, Winnersh

13 DEC 2000 2991



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Development Control Section, Environmental Services, Wokingham District Council.
29 November 2000

Scale: 1 : 1250

N
W E
S

Form 2

Town and Country Planning (General Developent Procedure) Order

CERTIFICATE UNDER ARTICLE 7

This Certificate relates to proposed development at (a) ILLETAS, POPLAR LANE WINNERSH

* COMPLETE BOTH SECTIONS 1 and 2 - delete as applicable.

13.DEC.2000* 2991

I certify that:

SECTION 1

~~Certificate A~~

*1. On the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner (b) of any part of the land to which the application relates.

OR

Certificate B

1. ~~I have/~~The applicant has given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying application*, was an owner (b) of any part of the land to which the application* relates, as listed below.

Owner's name (b)	Address at which notice was served	Date on which notice was served
STEPHEN & SHARON RICHARDSON	ILLETAS, POPLAR LANE WINNERSH	22nd NOVEMBER, 2000

AND

SECTION 2

Agricultural Holdings Certificate

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

OR

~~*2. I have/The applicant has* given the requisite notice to every person other than my/him/her* self who, on the day 21 days before 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:~~

~~Agricultural tenant's name (c)~~	Address at which notice was served	Date on which notice was served

Signed John G. Robertson

*On behalf of ELITE HOMES LTD.

Date 21st November 2000

(a) please give the application site address.

(b) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years. Unless you are the **sole freehold owner** of all the land included in the application, you should complete Certificate B and serve notice on all other owners.

If you do not know the name and address of the owners of the land, please consult the local Planning Office for further advice.

(c) If you are the sole agricultural tenant enter "not applicable".

It is an offence to knowingly or recklessly complete a false or misleading Article 7 Certificate.

John G Robertson BSc (Hons) Arch Dip TRPA ARIAS
Chartered Architect

13 DEC 2000* 2991

RECEIVED

Our ref:Winnersh/Planning 211100

21st November, 2000.

The District Planning Officer,
Wokingham District Council,
Planning Department,
PO Box 157,
Council Offices,
Shute End,
WOKINGHAM,
Berks. RG40 1WR

Dear Sir,

Proposed Housing Development at Illetas, Poplar Lane, WINNERSH

With reference to the above, please find enclosed 6 No copies of completed Planning Application form, 6No copies of my drawings 2039/03, /04A, /05A, /06, /07, /08 & /09, Certificate B and the Agricultural Holdings Certificate and my Client's cheque for £760.00.

I trust that you find this application to be valid and look forward to hearing from you in due course.

Yours faithfully,

John G Robertson

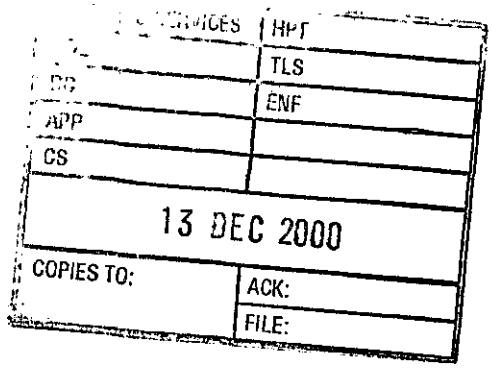
John G Robertson
Encs.

Telephone 01252 724056 · Fax 01252 727071
18 Birch Grove · Hook · Hampshire · RG27 9RJ

13.DEC.2000 2091

John G Robertson BSc (Hons) Arch Dip RIBA ARIAS
Chartered Architect

Our ref:Winnersh/Planning 111200



11th December, 2000.

The District Planning Officer,
Wokingham District Council,
Planning Department,
PO Box 157,
Council Offices,
Shute End,
WOKINGHAM,
Berks. RG40 1WR

FAO Mrs C Hurst

Dear Mrs Hurst,

Proposed Housing Development at Illetas, Poplar Lane, WINNERSH

With reference to the above and your letter dated 1st December, 2000, please find enclosed my completed Section 66 Certificate as requested. I have now served notice on WDC for the access and dropped kerbs. I had already served notice on the owners of Illetas on 22nd November, 2000.

I trust that you find this application is now valid and look forward to hearing from you in due course.

Yours sincerely,

John G. Robertson

John G Robertson
Encs.

Telephone 01252 724056 · Fax 01252 727071
18 Birch Grove · Hook · Hampshire · RG27 9RJ

1789/a

SECTION 66 CERTIFICATE

Application No.

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

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

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.

OR

CERTIFICATE B

I certify that:

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

Owner's(a) name + See Note (a) to Certificate A	Address at which notice was served	Date on which notice was served
STEPHEN + SHARON RICHARDSON	ILLETAS, POPLAR LANE WINNERSH	22nd NOV. 2000
WOKINGHAM DISTRICT COUNCIL	PO BOX 157 SHUTE END WOKINGHAM BERKS. RG40 1WR	11th DEC. 2000

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

  (b) . . . . . .

  . . . . . .

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

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

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

  on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

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

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

(b) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

OR

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed John G. Robertson . . . . . .

On behalf of Elite Homes Ltd. . . . . .

Date 11th December 2000 . . . . . .

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

13.DEC.2000* PART 1

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

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

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

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	ELITE HOMES LTD
	ADDRESS	P.O. BOX 1400 MAIDENHEAD BERKS
	POST CODE	SL6 1GU PHONE 01628-633805
	AGENT'S NAME	JOHN G. ROBERTSON
2. If the applicant has an agent, all correspondence will be sent to the agent	ADDRESS	18 BIRCH GROVE HOOK. HANTS. 07939 127180 mobile
	POST CODE	RG27 9RJ PHONE 01252-724056
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	"ILLETAS", POPLAR LANE WINNERSH
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		DEMOLITION OF BUNGALOW & ERECTION OF 4 NO 3 BEDROOM HOUSES
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.078 ha.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSPECTIVE PURCHASER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	2039/03, /04A, /05A, /06, /07, /08 & /09

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

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

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

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

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

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

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

RESIDENTIAL

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

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

14. STATE EXTERNAL MATERIALS TO BE USED.

FACING BRICKWORK & INTERLOCKING ROOF TILES, COLOURS TO BE AGREED

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.

FENCING + HEDGES

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF? To existing system YES/~~NO~~ If no, please give details

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

SEE DRAWINGS

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

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	4 / 4 *	/ *	/ *
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 reduced fee or no fee is payable, say why.

£760.00

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 John G. Robertson ON BEHALF OF ELITE HOMES LTD. DATE 21/11/00

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".

~~RADLEY THE FIRS~~ bungalow east side of Thompson lettage

ADDRESS ILLETAS POPLAR LANE PARISH WINNERSHE

PLOT No. ORD. SHEET No. SU 7871 54

BUILDER RENAMED - 20.11.91 NEW NAME FOUND THROUGH SEARCH - 26.6.95

Plan No.	Applicant	Description of Development	Date of Decision	Decision
05082	Mr. Doust	O/App to erect 3 houses Demolish lettage on E. side	30.9.76	N/A C/A
06469	Mr. Doust	O/App to erect bungalow	9.6.77	N/A C/
BR 7275	Mr. Griggs	erection of bungalow	28.10.77	APP N/
07180	" "	" "	24.11.77	N/A RE
BR 7643	" "	" "	9.1.78	APP N/
07555	"	" "	19.1.78	N/A C/
BR24926	MR. CARTER	GARAGE, UTILITY ROOM	21.6.85	APP N/A
23909	"	" & PORCH	12.8.85	N/A CLA
BRA 5744	"	CHIMNEY	5.8.88	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 923 6.4.98

DRAINAGE

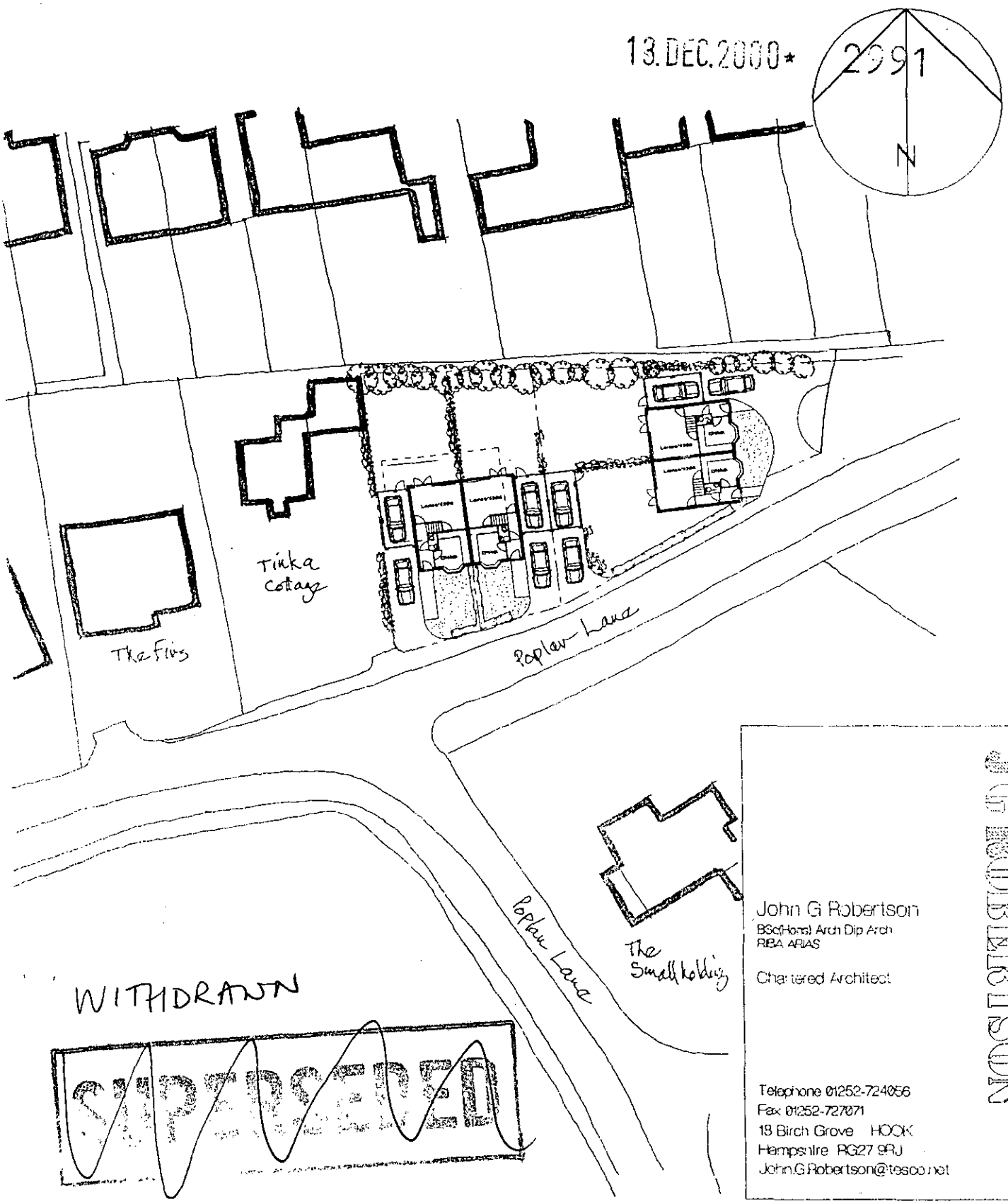
091074

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/2991**
CASE OFFICER: **Emy Circuit**
SECTION 106 AGREEMENT Yes ☐ No ☐

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

13.DEC.2000* 2991



WITHDRAWN

SUPERSEDED

J G ROBERTSON

John G Robertson
BSc(Hons) Arch Dip Arch
RIBA ARIAS

Chartered Architect

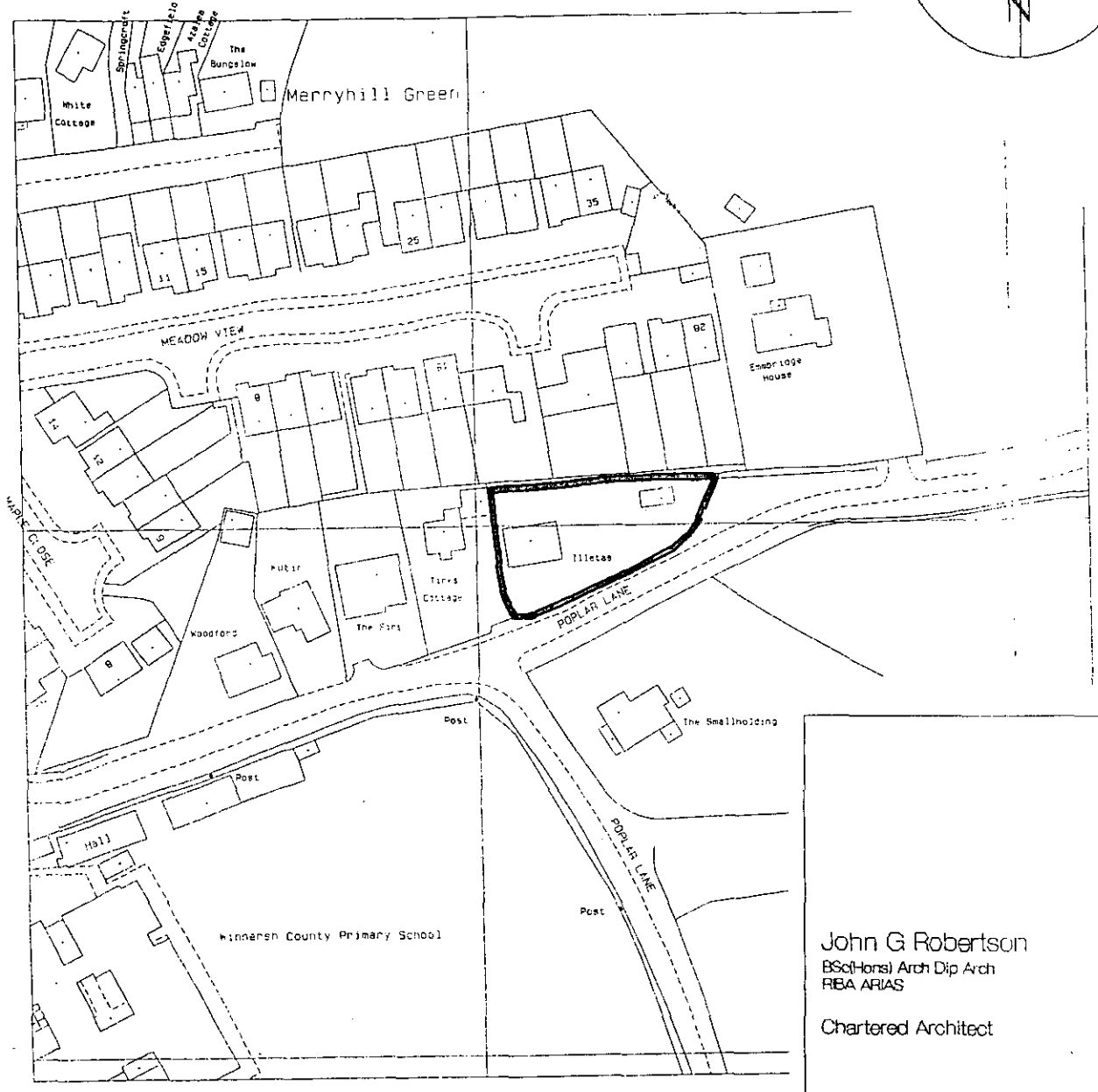
Telephone 01252-724056
Fax 01252-727071
18 Birch Grove HOOK
Hampshire RG27 9RJ
John.G.Robertson@tesco.net

m 10 5 0 10 20 30 m

Scale

Client	Elite Homes Ltd.	Date	Oct. '00
Project	Proposed development at Illetas, Poplar Lane, WINNERSH	Drawn	JGR
		Scale	1:500
Title	Block Plan	Drwg. No	2039/03

13.DEC.2000* 2091



J G ROBERTSON

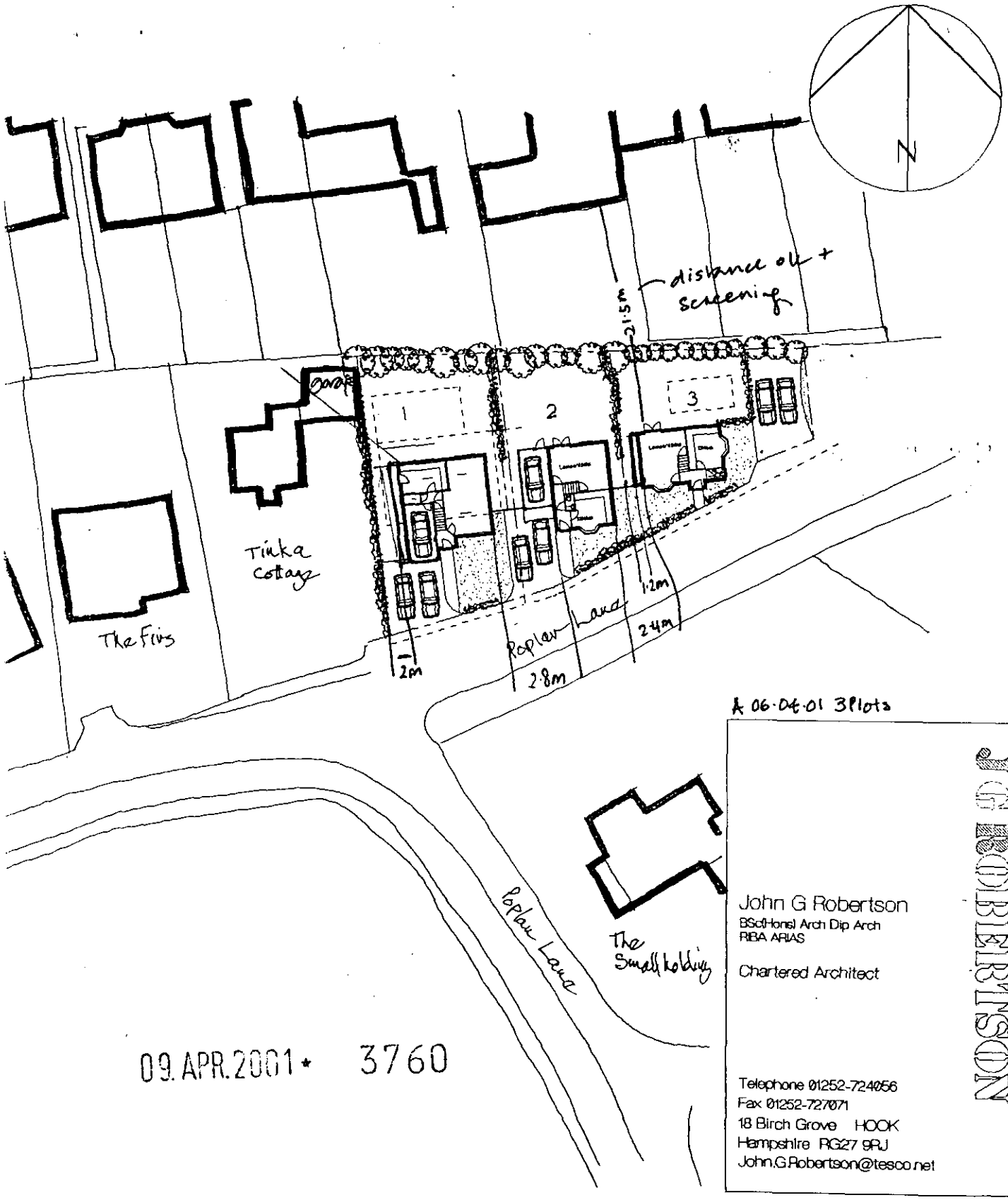
John G Robertson
BSc(Hons) Arch Dip Arch
RIBA ARIAS

Chartered Architect

Telephone 01252-724056
Fax 01252-727071
18 Birch Grove HOOK
Hampshire RG27 9RJ
John.G.Robertson@tesco.net

Client	Elite Homes Ltd.	Date	Nov. '00
Project	Proposed development at Illetas, Poplar Lane, WINNERSH	Drawn	JGR
		Scale	1:1250
Title	Location Plan	Drwg. No	2039/06

PLANNING DRAWING



A 06·04·01 3 Plots

John G Robertson
BSc(Hons) Arch Dip Arch
RIBA ARIAS

Chartered Architect

Telephone 01252-724056
Fax 01252-727071
18 Birch Grove HOOK
Hampshire RG27 9RJ
John.G.Robertson@tesco.net

J G ROBERTSON

09. APR. 2001 * 3760

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Scale

Client	Elite Homes Ltd.
Project	Proposed development at Illetas, Poplar Lane, WINNERSH
Title	Block Plan
Date	Oct. '00
Drawn	JGR
Scale	1:500
Drwg. No	2039/03 A

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 18 December 2000

Application Number: F/2000/2991

Proposal: Proposed demolition of existing dwelling and erection of 4 dwellings.

Parish: WINNERSH PARISH

Site Address:
Illetas, Poplar Lane, Winnersh, Wokingham.

Applicant:
Elite Homes Ltd C/O John G Robertson.

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).

The proposal would result in the increased use of Poplar Lane which is substandard in respect of its width, lack of footways, lack of streetlighting and construction and would adversely affect road safety and flow of traffic.

Signed: _____ **Print name:** Adam Coggins 14/05/01