16/4. No

APPLICATION NO:
F/2002/6143

LOCATION:
Land Opposite Agates Meadow Fleet Hill, Finchampstead Wokingham.

APPLICANT:
Mr Overton C/O DL & JP Hitch & Associates Ltd

PROPOSAL:
Proposed erection of one detached dwelling and double garage.

EARLIEST DATE FOR DECISION: **05/05/2002**
28 day exp: 9/5
APPLICATION WILL HAVE EXPIRED ON:
28/05/2002

CASE OFFICER: **Natalie Brown**

REFUSED

94

D1.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr Overton
C/O DL & JP Hitch & Associates Ltd
Nevill House
15 Nevill Street
Tunbridge Wells
Kent
TN2 5RU

Application Number: F/2002/6143

Parish: **FINCHAMPSTEAD**

Location: **Land Opposite Agates Meadow, Fleet Hill, Finchampstead, Wokingham.**

Proposal: **Proposed erection of one detached dwelling and double garage.**

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

Reason
1. The proposed dwelling by virtue of its location, design and siting would represent an incongruous and inappropriate form of development. This is to the detriment of the rural and open character of the area also designated as an Area of Special Landscape Importance and Wildlife Heritage Site. As such, it is considered contrary to policies STV2, SC3 and SC15 of the South East Area Local Plan, policies C2 and C8 of the Berkshire Structure Plan and to policies WOS2, WCC1, WLL2 and WNC4 of the Wokingham District Local Plan (Deposit Draft).

Reason
2. The proposed development would generate additional turning movements at a point where visibility is restricted and vehicle speeds are high. This would not be in the interests of highway safety and would therefore be contrary to policy WT2 of the Wokingham District Local Plan (Deposit Draft).

Reason
3. The proposed development is located in an unsustainable location resulting in most, if not all, journeys being made by the private car. The development is therefore contrary to Planning Policy Guidance Note No. 13 (Transport), policies OS1 and LD1 of the Berkshire Structure Plan and to policy WOS1 of the Wokingham District Local Plan (Deposit Draft).

Informative

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

Berkshire Structure Plan Policies C2, C8, OS1 and LD1.
South East Area Local Plan Policies STV2, SC3 and SC15.
Deposit Draft Wokingham District Local Plan Policies WCC1, WLL2, WNC4, WOS1, WT2, WOS3 and WOS2.

Anna Cronin
Head of Planning & Transportation
Date: 27/05/2002

Notice checked by: _____

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

Applicationo	Name & Address
F/2002/6143	Dr S P Wilford Chairman, Wokingham CPRE 17 Copse Drive WOKINGHAM. RG41 1NA
F/2002/6143	Mrs Julie Kentish Barnes Bolney House FINCHAMPSTEAD Berkshire RG40 3RU
APPLICATION REFUSED	LETTERS SENT 30.05.02 Transferred to MKA

WORK SHEET FOR : Natalie Brown

Application Number : F/2002/6143

Applicant : Mr Overton C/O DL & JP Hitch & Associates Ltd.

Location : Land Opposite Agates Meadow, Fleet Hill, Finchampstead, Wokingham.
Proposal : Proposed erection of one detached dwelling and double garage.

Site Notice Displayed ? :	YES	NO	DATE
	.	X	16/4

Date of Neighbour Notifications : .....

Date of Site Visit : 16/4 .

Date Registered : 02/04/2002

Earliest Date for Decision : 05/05/2002

Latest Consultation Date/Site Notice Expiry Date : 05/05/2002

This application will have expired on: 28/05/2002. 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 :

Dinton Pastures - objection.
Env health — no objections subject to hrs construction cond
forestry commission - provided info
f'stead PC — object.
highways - request info → now objects
Policy - object.
CPRE — object.

Planning Issues : AGLV. wildlife heritage site, countryside.
minerals + waste - no comments
Landscape - objections - rec. refusal.
English Nature : does not wish to comment.
~~Letters of rep~~:
BVCS — comments

Application Number: F/2002/6143

Appraisal :

See attached sheet

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

Application Number F/2002/6143
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
		1	The proposed dwelling by virtue of its location, design + siting would represent an incongruous + inappropriate form of development. This is to the detriment of the rural + open character of the area also designated as an Area of Special landscape importance and wildlife heritage site. As such, it is considered contrary to the following local plan policies: SCDLP: STV2, SC3, SC15 WDLP(DD): WOS2, WC1, WLL2, WNC4 BSP: C2, C8
		2	The proposed development would generate additional turning movements at a point where visibility is restricted + vehicle speeds are high. This would not be in the interests of highway safety and ∴ be contrary to policy WT2 of the WDLP(DD)
		3	The proposed development is located in an unsustainable location resulting in most, if not all journeys being made by the private car. The development is therefore contrary to PPG13 Transport, OS1 + LD1 of BSP WOS1 of WDLP(DD)

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	
SOUTH-EAST AREA LOCAL PLAN POLICIES:	STV2, SC3, SC15
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WC1, WLL2, WNC4, WOS1, WT2, WOS3, WOS2
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	C1, C8, OS1, LD1
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 27.5.02

RECORD OF SITE VISIT

SITE ADDRESS: Land Opposite Agates Meadow Fleet Hill Finchampstead Wokingham.

APPLICATION NUMBER: F/2002/6143

OFFICER: Natalie Brown

DATE OF SITE VISIT: 16/4

1 SITE/STATUTORY NOTICE DISPLAYED ? NO

2. DESCRIPTION OF SURROUNDINGS

Rural, ASLI . WHS.

3. DESCRIPTION OF SITE/BUILDING

Existing shed building on site.
Remainig is a mix of woodland, grassed area + shrubs.

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number: F/2002/6143 – Land opp. Agates Meadow

Appraisal:

Development
Proposed erection of one detached dwelling. The site is located within an area designated as rural/countryside, Area of Special Landscape Importance and Wildlife Heritage Site. There is an existing shed structure on the site.

Relevant Policies
BSP: C2, C8, ~~WA~~ OS1, LD1
WDLP(DD): WCC1, WLL2, WNC4, WOS1, WT2, WOS2, WOS3
SEALP: STV2, SC3, ~~SC13~~ SC15
PPG13

1) Impact upon neighbouring properties
The site is located away from neighbouring properties, the closest being Agates Meadow located on the opposite side of the road. It is considered that due to the siting of the dwelling, there would be no impacts upon neighbouring properties in terms of overlooking, overshadowing and being overbearing.

2) Impact upon the character of the area
The development proposes a new dwelling within the countryside. Under policy WCC1, the site cannot be considered as an infill situation due to the size of the site. The site has an existing use as forestry/agriculture. No evidence has been provided as to why the dwelling is required. It is considered that a new dwelling would have an urbanising effect upon the countryside. There fore the proposal would be contrary to policies WCC1, C2 and STV2.

The site is located within a wildlife heritage site, due to be resurvey May/June 2002. The proposed development would lead to the destruction and deterioration of the Fleet Copse site, and therefore be contrary to policy WNC4.

There are a number of mature trees within the site, also designated as an Area of Special Landscape Importance. The Landscape Architect is not satisfied that the proposed development could be accommodated without adversely affecting a number of the trees. Concerns is also raised that the garden and dwelling would irrevocably alter the character of the site. The development is therefore contrary to policies WLL2, WBE11, SC3 and C8.

The Council's Planning Policy department also recommend refusal on the above grounds, as being contrary to local plan polices. The Parish Council

and Wokingham CPRE have also raised concerns about the proposed development, all issues of which have been addressed above.

3) Impact upon highway safety
Visibility splays were requested and provided. Upon the receipt of the visibility splays, the Highways Officer recommends refusal on two grounds:
- The proposal would generate additional; turning movements at a point where visibility is restricted
- The proposed development is located in an unsustainable location.

~~**Approval:**~~ **Refusal: ✓**

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Natalie Brown DATE:22nd May 2002

Location:	Land Opposite Agates Meadow, Fleet Hill Finchampstead
Proposal:	Proposed erection of one detached dwelling and double garage
Application Number:	F/2002/6143

In response to your consultation dated 30th April 2002 and Revised Plan for the above application, the tree and landscape comments are as follows:

The revised plan does not address my concerns raised in my previous comments dated 9th May 2002 (copy attached).

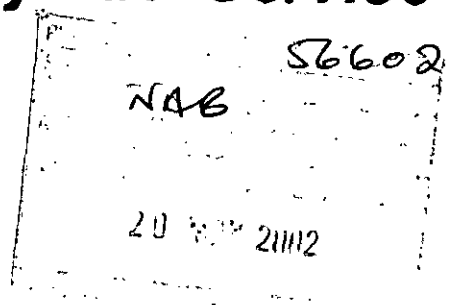
I should be more than happy to respond should the applicant produce additional information which addresses these issues.

ROBERT PETROW
Consultant Landscape Architect

FAX TRANSMISSION FROM:

Blackwater Valley Countryside Service

Ash Lock Cottage
Government Road
Aldershot
Hampshire, GU11 2PS
Tel: 01252 331353
Fax: 01252 331354



TO: Wokingham District Council **FAX NO:** 0118 974 6484

FAO: Natalie Brown . **DATE:** 20/5/02 .

No. of Pages (including this): 2 .

FROM: Denise Roffey .

Ref: F/2002/6143

Blackwater Valley
Countryside Service

01252 331354

Dear Natalie

Proposal: Erection of one detached dwelling and double garage.
Location: Land opposite Agates Meadow, Fleet Hill, Finchampstead.

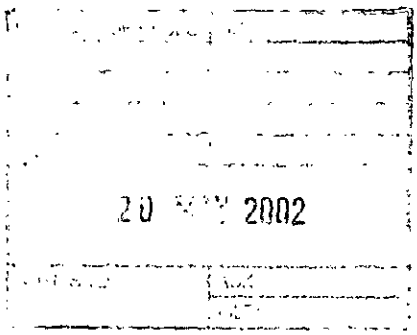
Thank you for sending the Blackwater Valley Countryside Service further information regarding the above application, after examining the proposal and consulting our records we have no objection to the above application as it falls outside the Blackwater Valley Strategic Gap. We would however like to make the following comments:

- The development is located on the edge of the Blackwater Valley, and will have a negative impact on the appearance of the Valley edge. The effects of the development should be mitigated as much as possible by planting locally native trees along the edges of the site which will act as screening.
- We recommend that any tree felling should not take place during the bird breeding season (March - July) to avoid disturbing species during this important time.

If you have any queries please do not hesitate to contact us. Thank you for your time regarding this matter.

Yours Sincerely

Steve Bailey
Manager

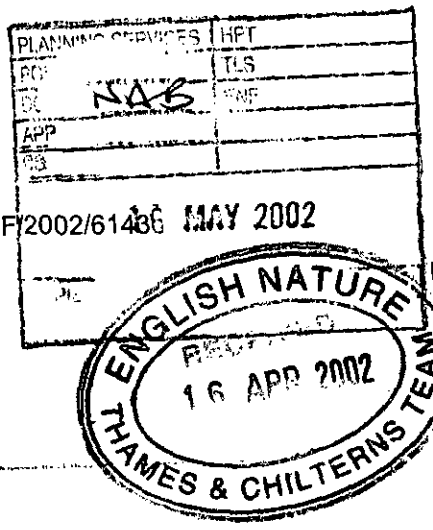


Tel. (0118) 974 6492

Date: 11 April 2002

Your Ref:

My Ref: Natalie Brown / F/2002/6143



English Nature
Foxhold House
Thornford Road
Crookham Common
Newbury
Berks

WOKINGHAM UNITARY

~~Aiming for Excellence~~

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

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Re: Ancient woodland consultation.

Dear Sir/Madam

Application Number: F/2002/6143

Site Address: Land Opposite Agates Meadow, Fleet Hill, Finchampstead, Wokingham.

Proposal: Proposed erection of one detached dwelling and double garage..

I enclose details of the above application and would be grateful to receive your observation within **21 days** of the date of this letter. I cannot guarantee that comments received after this date will be taken into account in determining the application.

Please quote reference number **F/2002/6143** in all communications and any response should be addressed to **Natalie Brown** the case officer dealing with this application at the above address.

I look forward to hearing from you.

Yours faithfully,

Natalie Brown

Development Control Officer

ENGLISH NATURE

Thames & Chilterns Team
Foxhold House, Crookham Common
Thatcham, Berks RG19 8EL
Tel: 01635 268881 Fax: 01635 268940

Our ref:

To: Natalie Brown

Thank you for the attached letter. English Nature does not wish to comment on this consultation.

Signed: [redacted] Conservation Officer: DAVID SLATER Date: 14 April 02

TO: DEVELOPMENT CONTROL FROM: *Environmental Design*

Natalie Brown DATE:9th May 2002

Location:	Land Opposite Agates Meadow, Fleet Hill Finchampstead
Proposal:	Proposed erection of one detached dwelling and double garage
Application Number:	F/2002/6143

In response to your consultation dated 11th April 2002 for the above application, the tree and landscape comments are as follows:

I wish to raise a number of objections to the above proposal.

The existing site contains a number of fine mature trees and excellent understorey and herb layer vegetation. Consequently the site is designated a Wildlife Heritage Site, and as Countryside. Furthermore an area of woodland designated as Ancient Woodland lies to the rear of the site.

In response to question 13: Are any trees to be felled? the applicant has stated no, but the drawing (No.207/7891) shows that trees are to be removed. Furthermore during my site visit I noted that the site contains a number of fine mature trees which are not accurately located on the applications drawing and I do not believe that the site can be developed as shown without adversely affecting a number of these trees.

The landscape character of existing site is an open woodland with a rich herb and shrub layer. The proposal to construct a large detached house, garage and driveway would irrevocably alter the character of the site. Furthermore the requirement for a large garden would considerably reduce its wildlife value

In summary the applicant has not fully evaluated the landscape and ecological value of the site. Consequently the development proposals are ill considered, inappropriate and would adversely affect the existing site.

I therefore recommend that the application is refused.

ROBERT PETROW
Consultant Landscape Architect

OBS

Mrs. Julie K[illegible]ish Barnes, Bolney House, Finchampstead, Berks. RG[illegible] 3RU
Tel: Eversley (0118) 973 2284

PLANNING SERVICES | HPT
PO
DC
AP (NAB)
CS
09 MAY 2002
COP

F/2002/[illegible]43 LANDS OPPOSITE ASATES MEADOW.

THE LAND there is copse [illegible] belt that has been there for even - its outside the village & in no way should have anything done to it. We must preserve what is left of our countryside here. I feel v strongly as have been here since 57 [illegible] so much development.

Please see Part I for plans.

To:
Tanya Davies
Minerals Officer

From: Natalie Brown

Date: 11 April 2002

Application Number: F/2002/6143

Proposal: Proposed erection of one detached dwelling and double garage..

Site Address:
Land Opposite Agates Meadow, Fleet Hill, Finchampstead, Wokingham.

Applicant:
Mr Overton C/O DL & JP Hitch & Associates Ltd.

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

Thankyou for consulting me on this application. I have no comments to make from a minerals planning perspective.

Tanya Davies 10.5.02.

Date: 30 April 2002

To: Highways.

We have received Revised Plans for the following planning application:

Application Number: F/2002/6143

Location: Land Opposite Agates Meadow, Fleet Hill, Finchampstead, Wokingham.

Proposal: Proposed erection of one detached dwelling and double garage.

Applicant: Mr Overton C/O DL & JP Hitch & Associates Ltd.

Case Officer: Natalie Brown

The new plans show the following: Visbility splays.

Comments are required by 10/05/2002.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

Comment

From site measurements it doesn't appear that the visibility splays as submitted can be achieved, therefore the highway authority recommend the following reasons for refusal;

1. THE PROPOSED DEVELOPMENT WOULD GENERATE ADDITIONAL TURNING MOVEMENTS AT A POINT WHERE VISIBILITY IS RESTRICTED AND VEHICLE SPEEDS ARE HIGH. THIS WOULD NOT BE IN THE INTERESTS OF HIGHWAY SAFETY AND THEREFORE CONTRARY TO POLICY WT2, 'WDLPDD'.

2. THE PROPOSED DEVELOPMENT IS LOCATED IN AN UNSUSTAINABLE LOCATION RESULTING IN MOST IF NOT ALL JOURNEYS BEING MADE BY THE PRIVATE CAR. THE DEVELOPMENT IS THEREFORE CONTRARY TO PPG 13 TRANSPORT AND POLICY WOS1, 'WDLPDD'.

ADAM COSSINS 08/05/02

Date: 30 April 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/6143

Location: Land Opposite Agates Meadow, Fleet Hill, Finchampstead, Wokingham.

Proposal: Proposed erection of one detached dwelling and double garage.

Applicant: Mr Overton C/O DL & JP Hitch & Associates Ltd.

Case Officer: Natalie Brown

The new plans show the following: Visbility splays.

Comments are required by 10/05/2002.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

(RING ONE)

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

App No. (Planaps) / F/2002/6143 (Ludhouse) Date Rec. 26.6.02

Location: Land opposite Agates Meadow, Fleet Hill,

Parish Rushamphead.

Applicant: Mr. Overton.

Description of attached plans Showing visibility splays

Drawing No's:

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees) ✓
2. NK (Env. Design)
3. XA (Highways) ✓
4. NF (Building Control)
5. BC/DC Liaison

A full set of plans will be sent to all consultees *unless particular drawing No's are specified in* the spaces above.

NEIGHBOURS: Agates Meadow & Agates Meadow Cottage.

Date for Responses 1 days

FURTHER ACTION

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

Redate Application ~~Y~~ / N From

New Site Notice ~~Y~~ / N

New Description

CASE OFFICER NAB

Consultations Sent by Admin. on 30.06.02

Yellow - Part One Copy
Green - Officer's Copy

D.L. & J.P. HITCH & ASSOCIATES LIMITED

BUILDING SURVEYORS

Nevill House, 15 Nevill Street, Tunbridge Wells, Kent TN2 5RU
Telephone: 01892 515771 Facsimile: 01892 619857

D.L. Hitch F.A.S.I. – A.C.I.O.B.
Member of Architects & Surveyors Institute &
Chartered Institute of Building

PLANNING SERVICES	55768
POL	
DC NB	
APP	
CS	
26 APR 2002	
COPIES TO	

23rd April 2002

Mrs A Odell
Senior Planner
(for case officer Natalie Brown)
Wokingham Unitary
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

REVISED PLAN
6143

Dear Mrs Odell

Re: Planning Application F/2002/6143
Proposed erection of one detached dwelling and double garage on "Land Opposite Agates Meadow", Fleet Hill, Finchampstead

Further to your letter of 22nd April, please find enclosed plans of the visibility splays possible at the above site.

Please note that, despite the verge at this point being 4m, the 215m visibility you requested is easily achievable as that stretch of the B833 is very straight. Please also note that we are not encroaching or any adjoining land to achieve this.

Should you require any further information, please do not hesitate to contact either myself or Miss Janet Connell.

Yours sincerely

pp **DL Hitch**

Registered in England No. 1905832
VAT No. 621 6055 71

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 22 April, 2002
My ref. AO/F/2002/6143

DL & JP Hitch
Nevill House
15 Nevill Street
Tunbridge Wells, Kent
TN2 5RU

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

Dear Mr Des Hitch

PLANNING APPLICATION F/2002/6143
PROPOSED ERECTION OF ONE DETACHED DWLLING AND DOUBLE GARAGE ON LAND OPPOSITE AGATES MEADOW, FLEET HILL, FINCHAMPSTEAD

I have received advice from the highway officer requesting a revised plan showing visibility splays of 2 metres by ~~90~~ 215 metres (area within the sight lines to be over highway land or land within the applicant's control and clear of all obstructions to visibility exceeding 0.6 metres in height).

It is important that the additional information is submitted to me within two weeks, i.e. by 19 September, to ensure that the application is not determined on the basis of the current unsatisfactory submission. Should you have any difficulty in meeting this deadline or should you wish to discuss the additional information, please contact either Adam Coggins on 0118 974 6330 or me immediately.

However, I advise you that the above refers to highway matters only and does not imply that the application is considered acceptable in principle, particularly as the site is outside a settlement boundary and in an Area of Special Landscape Importance in the Wokingham District Local Plan.

Yours sincerely

pp

MRS A ODELL
Senior Planner
(for case officer Natalie Brown)

WOKINGHAM UNITARY
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PLANNING SERVICES

Fax Cover Sheet

DATE: 24.4.02

TO: Des Hutch.

FROM: Angela Odell **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 2.1

RECIPIENT FAX NUMBER: 01892 619857

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: Land adj to Appleby Meadow F/2002/6143

NOTES: re. my letter to you of 22 April. Highways officer has advised there is an error - 2nd line of letter should be 2m. x ~~90m~~ 215m. NOT 90m.

01892

619857

PLANNING SERVICES	HPT
POL	TLS
DC NAB	ENF
APP	
CS	
26 APR 2002	
COPIES TO	ACK. ✓
	FILE:

17,Copse Drive,
Wokingham,
Berks. RG41 1NA

25 April,2002

The Chief Planning Officer,
Environmental Services Dept.,
Wokingham District Council,
Council Offices,
Shute End,
Wokingham.

Dear Sir,

APPLICATION NO.F/2002/6143 - PROPOSED ERECTION OF ONE DWELLING ON LAND OPPOSITE AGATES MEADOW,FLEET HILL,FINCHAMPSTEAD.

The land involved in this application is classified as an Area of Special Landscape Importance in both the draft Wokingham District Plan(1997) and the South East Area Local Plan(SEALP).The proposed development would be contrary to the aims of Policies WI12 and 3 of the draft Wokingham District Plan(1997) and to Policies SC3,4 and 5 of the SEALP.It would also create a dangerous precedent for the future.

Wokingham District CPRE therefore asks the District Council to refuse this application.

Yours faithfully,

Dr.S.P.Wilford(Chairman,Wokingham District CPRE)

Memo

To: Natalie Brown

From: Conrad Moore

Date: ~~14/01/02~~ 25/4/02

Re: **Policy Comments upon F/2002/6143**

Proposed erection of one detached dwelling and double garage on land opposite Agates Meadow, Fleet Hill, Finchampstead.

Overall Strategy Policies

The Part Two Local Plan Inspector has stated certain areas should not be regarded as a locality suitable for dwellings in that it is too far from a reasonable level of facilities to enable sustainable development to be obtained. It is important to look at his category settlements on page 1-8 of the report. Policy WOS2 is re-worded to take account of PPG 3 requirements of a sequential approach to housing. PPG 3 – *Housing* states in Paragraph 65 in respect of developing outside urban areas that:

"*Where development has to take place outside urban areas, the Government is looking to local planning authorities to utilize the most sustainable option.*"

Another housing site to look at for these comments is at land west of Longwater Lane, Finchampstead on page 5-149. Policy WOS2 is re-worded to take account of PPG3 requirements of a sequential approach to housing. This site is outside the Finchampstead Settlement boundary, which is a category B settlement. The recommended wording does not even allow building on the edge in this case.

Countryside Policy

Unlike the applicants planning application form, the use of the land is not vacant. It is clearly agricultural/forestry. There is evidence of limited horse grazing on part of the site. PPG 7 makes clear that the Government policy is that the countryside should be safeguarded for its own sake and non-renewable and natural resources should be afforded protection.

The site is within the countryside and the *Adopted Berkshire Structure Plan (incorporating 1997modifications)* C2 applies. The proposal does not meet any of the three permitted criteria. C2 in the last paragraph also states that the proposal has to be appropriate in scale, form, impact, and is acceptable in terms of other policies. The loss of agricultural land to residential will have a suburbanising effect in a prominent location. The proposal is a clear intrusion into countryside beyond the existing settlement boundary in a linear form. The proposal would create an undesirable precedent that the Council would find difficult to resist in the future.

The *Wokingham District Local Plan (Deposit Draft, As Amended)* Policy WCC1 implies that this proposal may fall within the acceptable category H as an infill plot of 1 or 2 houses. However this site cannot be considered as an infill plot given the scale of the landholding and little built development on this side until you go further west. The last paragraph of the policy is clear that the closing of gaps and enclosure of other open areas will not be permitted. Whilst the Local Plan Inspector has recommended altering the wording of this policy, it does not affect consideration of this case. This site is in a prominent location on the brow of a hill. The proposed site is located beyond the settlement boundary within the countryside. This house will not serve the needs of the rural economy and there is no case that it is essential to be sited in this location.

General residential should not be considered as this locality is clearly not sustainable in terms of having the basic range of services and facilities or minimising the need to travel to work, for example. This scheme cannot be considered against Policy WCC6 as no dwellings associated with countryside land uses has been established or put forward. The Inspectors comments in the Local Plan report on Policy WCC6 must be taken into account (Pages 2-49 to 2-50). The Inspector makes clear that a more liberal attitude to rural housing should not be taken.

Nature Conservation Policies

The reference of the Wildlife Heritage Site is Fleet Copse SU76 W01 whose habitat is Ancient and Semi Natural Woodland and is 23.30 Ha in area. The proposal will need to be considered against the requirements of Policy WNC4. Please note that the Local Plan Inspector recommends the policy wording for alteration and that the two versions will need to be taken account of. The direction of the policy remains the same with nature conservation interests that have to be protected and enhanced. Detailed comments from Andy Glencross should be sought to assess this. The Inspector has recommended a re-survey of this site given the age of data on this site and to determine more accurate boundaries. This is should be done this May/June. Until there is new information I would assume that the boundaries are correct, unless Andy indicates otherwise.

It will be necessary to investigate whether any bats (protected species), birds, or badgers use the site area, under the latest English Nature advice. Detailed comments from Andy Glencross should be sought to assess this. Advice should also be sought from English Nature and the criteria and requirements in Policy WNC3 closely followed should Protected Species be present. The Local Plan Inspector has recommended no alteration to this policy.

Given the proximity of trees, Neil Etherington should be consulted also. Policy WBE 11 should be considered in this context. Please note that the Local Plan Inspector recommends the policy wording for alteration and that the two versions will need to be taken account of. The Inspector has recommended re-formatting the Policy, but the factors to take into account remain the same. Impacts on trees are not solely from house and extension siting, and can be as a result of changes to underground / overground services to the house affecting canopies or root structures. Ground compaction with associated car parking, patios etc may also threaten the longevity and stability of trees. The location of the extension, close to trees of any size, may result in the trees future growth affecting light to the dwelling (that results in pressure for their removal). Linked to the preceding paragraph is that mature trees may also be the home of protected species such as owls and bats and the advice of Andy Glencross should be sought if any development could be close to mature trees that could act as roosts. Although owls and bats may not be killed, it is still an offence to affect the habitat that supports them.

Landscape Policies

The site is within the Blackwater Valley ASLI and subject to policy WLL2 – a landscape important in the County context that is subject to policy WLL2. Detailed comments from Catherine Brimble should assist in assessing any potential impact on the character of the ASLI. She will have the working paper produced for this ASLI that identifies key characteristics of this area that should be protected. Berkshire Structure Plan Policy C8 should also be considered in this context.

Appropriate landscape and planting schemes need also to be demonstrated in accordance with Policy WLL7. Berkshire Structure Plan Policy C9 should also be considered in this context. Landscaping should not be an afterthought to any consent, especially as the site is within the ASLI.

Highways

You will need to consider this against the Local Transport Plan. Consideration will also need to take account of the latest PPG13. The Highways Team will comment on these aspects, including Highway Safety (Policy WT7) and Parking Provision (Policy WT6). These issues are also reflected in the Berkshire Structure Plan policies T1, T4, T7 and LD5.

Conclusion

There would appear to be clear policy objections and other concerns on the basis of:

- The provision of housing in an unsustainable location beyond the identified settlement would be contrary to the overall strategy of the Local Plan. No special justification is given for housing in this location. It is not acceptable in principle under countryside policies.
- There are potential adverse impacts upon the ecological aspects. Andy Glencross will advise – Policy WNC3 and Policy WNC4.
- There are potential adverse impacts upon the woodland aspects that Neil Etherington will advise – Policy WBE11.
- There could be significant impacts on the ASLI from urbanising features arising from the residential use, parking requirements and creation of the new access. There could be impacts upon the existing landscape character and features. Catherine Brimble will advise – Policy WLL2.

REFUSE the application for the policies and reasons set out above.

Conrad Moore



HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 11 April 2002

Application Number: F/2002/6143

Proposal: Proposed erection of one detached dwelling and double garage.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Land Opposite Agates Meadow, Fleet Hill, Finchampstead, Wokingham.

Applicant:
Mr Overton C/O DL & JP Hitch & Associates 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).

COMMENT

- Request a revised plan showing visibility splays of 2 metres by 90 metres (Area within the sightlines to be over highway land or land within the applicants control and clear of all obstruction to visibility exceeding 0.6 metres in height).

- The principle of residential development in this location may be unacceptable due to sustainability issues.

Signed: _____ **Print name:** Adam 22/04/02

FROM: Natalie Brown

DATE: 11 April 2002

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/6143

Proposal: Proposed erection of one detached dwelling and double garage..

Site Address: Land Opposite Agates Meadow, Fleet Hill, Finchampstead, Wokingham.

Applicant: Mr Overton C/O DL & JP Hitch & Associates Ltd.

Your observations are required in respect of this application **by 05/05/2002**.

19 APR 2002

COPIES TO | ACK: | FILE:

Councillors object to this application which would be outside the settlement boundary, on land of special landscape importance.

SIGNED: C.S. [signature]

DATE: 19/4/02.

Clerk To Finchampstead Parish/Town Council.

Natalie Brown

From: Andy Glencross
Sent: 18 April 2002 16:01
To: Natalie Brown
Subject: PA F/2002/6143 Land Opposite Agates Meadow Fleet Hill Finchampstead

Hi Natalie

This development would lead to the destruction of 2.59ha of the Fleet Copse Wildlife Heritage Site either by the siteing of the new building or by gardenisation. Policy WNC4 of the Wokingham District Local Plan Deposit Draft 1997 states the following

Where a site (WHS) is shown to have a nature conservation value then any proposal that leads directly or indirectly to deterioration,, sufficient to remove or adversely affect its value will not be permitted.

In addition this policy goes on to state that

In determining proposals for development that could adversely affect existing and proposed sites, the council will where appropriate require that development proposals are accompanied by an environmental statement.

Consequently I recommend, that unless the applicant can provide information to suggest that the land in question is not of a sufficient standard to merit WHS status, then this application should be refused.

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

P.S. Natalie I think this site may have featured in the local plan enquiry, the owner tried to challenge the designation (unsuccessfully I think) but we may have agreed to get it resurveyed. I am waiting to hear back from Conrad as he was involved at the enquiry.

Natalie Brown

From: John Mullaney
Sent: 15 April 2002 10:53
To: Natalie Brown
Subject: Land opposite Agates Meadow, Fleet Hill, Finchampstead F/2002/6143

I have no environmental health objections to the above development but would recommend that standard planning condition C070 regarding hours of construction is attached should planning consent be granted.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

55497
NAB
APP
CS
15 APR 2002
COPIES TO

Forestry Commission

Wingrave Area Office
(South East England Conservancy)
The Old Barn
Upper Wingbury Farm
Wingrave
Aylesbury
Buckinghamshire
HP22 4RF

Tel: 01296 681181/681381
Fax: 01296 682310
Email: fc.seeng.wingrave@forestry.gov.uk

Conservator
Alan Betts

Natalie Brown
Planning Services
PO Box 157, Shute End
Wokingham, Berkshire
RG40 1WR

17th April 2002

Your ref: **F/2002/6143**

Our ref: **PLA/019/555/SC-MH**

Dear Ms. Brown

RE: PLANNING APPLICATION LAND OPPOSITE AGATES MEADOW, FLEET HILL, FINCHAMPSTEAD

With reference to the above application, we felt it may be helpful to provide you with information on the Governments Forestry Policy that may be relevant to your authority's consideration of the above application.

As a government department, our role is to provide you with factual information that will help you to consider the application. It is not our intention to express any views either in support of , or against the application.

Ancient Woodland is irreplaceable and the Government's Forestry Policies discourage development that results in it's loss, unless there are overriding public benefits arising from the development. The policy context is set out in the following document extracts:

The English Forestry Strategy (published December 1998 - copy enclosed) page 23 "**we will continue to exercise a general presumption against the conversion of woodland to other land uses unless there are overriding public benefits, for example to restore important semi-natural habitats".**

The UK Forestry Standard (published January 1998 - copy enclosed) page 43 **"the area occupied by semi-natural woodland should not be reduced"**

You will note from the above that the Government's policies highlight the importance which they place on preventing the further loss of semi-natural woodland. The value of ancient woodland relates to the fact that they have never been converted to another land use and so retain some of the flora and fauna of our primordial woodland. Many ancient woodland sites have been felled in the past and replanted with native and/or non-native trees, but still retain the flora and fauna that make them so important.

Further information about the value of ancient woodlands generally may be obtained from English Nature who is the Government's statutory adviser on nature conservation.

We hope these comments are helpful in considering the application. If you have any further queries, please do not hesitate to contact us.

Yours sincerely

Mike Habergham
Woodland Officer
for the Forestry Commission (South East England)

Opportunities

In many parts of England, trees, woods and forests help to define the character of our towns and countryside. They contribute to creating a sense of local identity and distinctiveness. The creation of new woods and the management of existing woods have to take account of the existing character of towns and the countryside, even where we may wish to improve and enhance it through change. Careful consideration of the design, siting and scale of planting can help to ensure that overall benefits are maximised. Even so, some landscapes may not benefit from the addition of new woodlands, however well designed, and in these circumstances new planting will not be supported.

Over 20% of our woodlands are of ancient and semi-natural origin. Many of these are fragments of historically more extensive woodlands. One of the consequences of this fragmentation is that their continued ecological viability is threatened. One way of overcoming this is to restore ancient semi-natural woodlands on the nation's forest estate. A priority will be to work towards reversing this fragmentation by encouraging the creation of new native woodlands located to create more viable woodland units. Using locally native trees and shrubs helps to conserve the ecological value of native woodlands. Following a consultation in 1997, the Forestry Commission will be introducing new guidance to help identify appropriate sources of planting material.

We will also continue to support the management of existing ancient semi-natural woodlands using the approaches described in our Forestry Standard. The Forestry Commission and English Nature will work together to establish the extent of ancient semi-natural woodland that is not being managed, seeking to help woodland owners bring it back into management where this would be beneficial. Through research we will seek a better understanding of the effects of neglect on the long-term development of our ancient woodlands. A key priority for us will be to reinstate management of these woodlands and we will be developing proposals and targets for the years ahead, linked to the Woodland Habitat Action Plans. In addition, we will seek to bring together the work of both statutory and non-statutory bodies to provide effective national monitoring schemes for woodland habitats and species.

The Forestry Commission introduced a new native woodland creation Challenge Fund for National Parks in 1997. The Challenge Fund will operate for three years and was developed in collaboration with the National Parks and English Nature. The first round of bids was assessed by a judging panel set up with representatives from the Forestry Commission, the Association of National Parks Authorities and English Nature. Forty bids were received, of which 19 were accepted by the judging panel with a total value of grants worth £1 million. These bids will result in the creation of 460 hectares of new woodlands in the English National Parks with areas ranging from 1 to 70 hectares and an average area of 24 hectares.

Forestry is unique as a land use in its long-term horizons. The consequences of management decisions taken today will often be seen for decades so the Government wants to encourage planning that will secure attractive forests and sustainable benefits for future generations. The Forestry Commission is working with landowners to pilot the system of long-term forest planning that will be introduced through an extension to the Woodland Grant Scheme. This will involve drawing up and agreeing plans to cover phased harvesting and replanting of large woodland areas, or whole estates, over a 20-year period. Proposals in the plans will have to conform with the UK Forestry Standard.

The felling regulations already provide a robust basis for ensuring that woodland is not converted to other land uses. The Forestry Commission will continue to



prosecute in all cases where there is clear evidence of illegal felling and will operate the existing legal arrangements which require replanting where convictions for illegal felling are obtained. We will continue to exercise a general presumption against the conversion of woodland to other land uses unless there are overriding public benefits, for example to

- Consider the need for regeneration. To preserve or improve structural diversity 10% to 25% is the maximum proportion of the woodland which should normally be under regeneration at any time.
- Retain some old, dying or dead trees in regeneration areas where it is reasonably safe to do so, if possible including representatives of each of the native tree species found in the wood.
- Permanent and temporary open space are natural features of most semi-natural woodlands and their management should be part of the plan. In some cases maintaining open space will require positive management.
- When restoring or extending open areas they should be based on riparian or other wetlands, rock outcrops, parts of the ride network, landscape or cultural features, and cover the range of soil types present.

Changes to the area of woodland

The area occupied by semi-natural woodland should not be reduced.

Expanding or linking small woods to others (by creating New Native Woodland) is usually very desirable and might take higher priority than regeneration within the wood.

Where necessary, external margins can sometimes be improved by extension as New Native Woodland onto open ground. However, as some open ground is itself valuable as habitat or open landscape, the potential impacts of woodland expansion must be carefully assessed.

The use of natural regeneration and planting

In semi-natural woodland natural regeneration or colonisation is strongly preferred to planting because it is better able to maintain the diversity of structure, composition and genotype. Where natural regeneration can reasonably be expected, planting should be delayed long enough to allow for at least one good seed year after grazing has been controlled. Exceptions where planting would be favoured occur where:

- enrichment of a species is required to meet agreed wood production objectives;
- a species which is characteristic of the woodland type is not sufficiently represented, or is unable to regenerate adequately owing to current site conditions;
- natural regeneration is likely to be predominantly of non native species.

Species which are not native to the local site-type should not be planted if they are not already present in semi-natural woodland. In some circumstances non native species which are already present may be retained to some extent in the regeneration. The Forestry Practice Guides describe these circumstances in more detail for each semi-natural woodland type. See also the paragraph below about thinning and removal of non native species.

(*) PRE-APPS ATTACHED (*)

Application Number : F/2002/6143	**Map No :** 121
Case Officer : NAB	**Site Area :** 0.65
Valid Date : 02 APR 2002	**Received Date: 15/03/2002**

Level : Delegated Application

Description : Proposed erection of one detached dwelling and double garage.

Location : Land Opposite Agates Meadow, Fleet Hill, Finchampstead, Wokingham.

Parish : FI **Ward : FIS**

Applicant : Mr Overton C/O DL & JP Hitch & Associates Ltd.

Fee Required: £190 **Fee Received: £190** (3)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ **(tick if required)**

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	~~Not received~~		
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED	None	27/3	02 APR 2002
ELEVATION PLANS	Side windows of drawing room & br1 are not shown on elevations as they appear on floor plans. 27/3		
FLOOR PLANS	Ground floor, E. elevation, central area — doors/windows don't look correct but shadow on elevation makes it unclear.		
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape ✓ Area of Special Landscape Importance.

Trees ✓

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans ✓ Wildlife Heritage Site ✓

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

CPRE ✓

Dinton Pastures ✓ Wildlife Heritage Site + Anc. Woodland Consultation ✓

Forestry Commission ✓

English Nature ✓ Ancient Woodland Consultation ✓

Woodland Trust ✓

Mins & Waste Officer ✓

NEIGHBOURS

.....

S/N + see map

.....

.....

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

Thames Water ✓ re drainage ✓

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

Rural Area

Countryside

.....

.....

.....

.....

Pre-app attached

(Pls return to Jan if not relevant)

**********FILE COPY**********

Tel: (0118) 974 6492

Date: 11 April 2002

My ref: F/2002/6143

WOKINGHAM UNITARY
Aiming for Excellence

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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

Dear Councillor

Application Number: F/2002/6143
Land Opposite Agates Meadow, Fleet Hill, Finchampstead, Wokingham.
Proposed erection of one detached dwelling and double garage.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Natalie Brown** on **(0118) 974 6492** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2002/6143**
Land Opposite Agates Meadow, Fleet Hill, Finchampstead, Wokingham.
Proposed erection of one detached dwelling and double garage.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor M Long

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6492

Date: 11 April 2002

My ref: F/2002/6143

WOKINGHAM UNITARY
Aiming for Excellence

Councillor G Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

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
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Trevor Watson
Development Control Manager

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Land Opposite Agates Meadow, Fleet Hill, Finchampstead, Wokingham.
Proposed erection of one detached dwelling and double garage.
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_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor G Cockroft

**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/6143

Proposal:
Proposed erection of one detached dwelling and double garage.

Location:
Land Opposite Agates Meadow, Fleet Hill, Finchampstead, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6143 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/05/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

11 April 2002

Organisation_Name	Building_Name	address1	Postcode
	FLEET COPSE	FLEET COPSEFLEET HILLWOKINGHAM	RG404LA
	FINCHAMPSTEAD COACH I	FINCHAMPSTEAD COACH HOUSEFLEET HILLWOKIN	RG404LA
	AGATES MEADOW	AGATES MEADOWFLEET HILLWOKINGHAM	RG404LB
	SOUTH COURT	SOUTH COURTFLEET HILLWOKINGHAM	RG404LA
	AZALIA COTTAGE	AZALIA COTTAGEFLEET HILLWOKINGHAM	RG404LB

Neighbour consultation list F/2002/6143

D.L. & J.P. HITCH & ASSOCIATES LIMITED

BUILDING SURVEYORS

Nevill House, 15 Nevill Street, Tunbridge Wells, Kent TN2 5RU
Telephone: 01892 515771 Facsimile: 01892 619857

D.L. Hitch F.A.S.I. – A.C.I.O.B.
Member of Architects & Surveyors Institute &
Chartered Institute of Building

02 APR 2002

02.APR.2002* 6143

28th March 2002

Ms Carol Hurst
Senior Technical Officer
Development Control
Wokingham Unitary
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Ms Hurst

Re: Your Ref: 2002/6143 – Land Opposite Agates Meadow, Fleet Hill, Finchampstead, Wokingham

Further to your letter dated 27th March, please now find enclosed the complete Section 66 and amended plans.

I apologise that these errors were overlooked upon submitting the application and I hope that it has not caused you too much inconvenience.

I look forward to hearing from you.

Yours sincerely

Janet Connell BSc. MASI
For and on behalf of
DL & JP Hitch and Associates

Tel. (0118) 974 6429 or 6433

Date: 27 March 2002

Your Ref:

02.APR.2002* 6143

My Ref: F/2002/6143

Mr Overton
C/O DL & JP Hitch & Associates Ltd
Nevill House
15 Nevill Street
Tunbridge Wells
Kent
TN2 5RU

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

Dear Sir/Madam

Reference Number: 2002/6143

Site Address: Land Opposite Agates Meadow, Fleet Hill, Finchampstead, Wokingham.

Proposal: Proposed erection of one detached dwelling and double garage.

I return your application, as it is invalid and cannot be determined for the following reason(s);

No section 66. Please complete form attached and return with application.

Side windows of drawing room & bedroom 1 are not shown the same on elevations and floor plans.

East elevation showing door and window in centre of building does not match up with floorplan. (Partlially obscured with shading).

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

6143

D.L. & J.P. HITCH & ASSOCIATES LIMITED

BUILDING SURVEYORS

Nevill House, 15 Nevill Street, Tunbridge Wells, Kent TN2 5RU
Telephone: 01892 515771 Facsimile: 01892 619857

D.L. Hitch F.A.S.I. – A.C.I.O.B.
Member of Architects & Surveyors Institute &
Chartered Institute of Building

02.APR.2002 6143

14th March 2002

Mr E Konig
Wokingham District Council
PO Box 157
Council Offices
Shute End
Wokingham Berkshire RG14 1WR

Dear Mr Konig

Re: Land Opposite Agates Meadow, Fleet Hill

Together with our application in respect of the above, we enclose a copy letter which indicates that our client has approval to erect a 468m² building on this site.

This is assumed to have some form of industrial/agricultural purpose and we feel sure that your committee and adjoining owners would rather see a quality detached house than a building of this nature. Our client is also prepared to dedicate the entire woodland area of some 1.845ha to the Surrey Wildlife Trust.

We trust that this application will be looked upon favourably by your committee and should you have any further queries please do not hesitate to contact us.

Yours sincerely

D. L. Hitch

Des Hitch

Encl.

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

VACANT, NO PREVIOUS USE

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.

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.

NATIVE HEDGING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

INTO SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system (YES)/NO

If no, please give details

VEHICULAR ACCESS EXISTS BUT MAY REQUIRE MODIFICATION.

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

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

YES - PART M OF BUILDING REGS HAS BEEN COMPLIED WITH

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	1	*	/	*	/	*
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.

£190 - CONSTRUCTION OF ONE HOUSE

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 [signature] ON BEHALF OF DL+JP HUTCH DATE 14.3.02

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".

PLANNING APPLICATION

PART 2

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

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

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

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

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

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

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

Existing Staff	Transferred Staff	New Staff	Total

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

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent: for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

Advertisement Consent: for the display of advertisements or signs

Building Regulation Approval: for most new building or construction work.

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief 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

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	MR OVERTON
	ADDRESS	36 THROGMORTON ROAD
		YATELEY SURREY
	POST CODE	GU17 7EA PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	DLP HUTCHI ASSOCIATES
	ADDRESS	NEVILL ST, TUNBRIDGE WELLS KENT
	POST CODE	TN2 5RU PHONE 01892 515771
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	LAND OPPOSITE AGATES MEADOW, FLEET HILL
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		CONSTRUCTION OF NEW FIVE-BEDROOMED HOUSE AND DOUBLE GARAGE
5. Give the area in hectares or part of a hectare	AREA OF SITE	WHOLE SITE = 0.59 HECTARES BLUE LAND SITE = 0.7450
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	SITE PLAN, LOCATION PLAN AND ELEVATIONS.

DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ? Tick the boxes(x)	CHANGE OF USE	X	REDEVELOPMENT	
	ERECTION OF NEW BUILDING	X	ALTERATION or EXTENSION	

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

OUTLINE PERMISSION		See question 10
FULL PERMISSION	X	
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	

1789/a

SECTION 66 CERTIFICATE

Application No. 02.ATR.2002* 6143

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

(b) .....

.....

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

the (c) .....

on (d) .....

1789/b

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).

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) . . . . . .

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 [signature] . . . . . .

On behalf of . DL + JP Hutch + Assocs . . . . . .

Date . 28th MARCH 2002 . . . . . .

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

02.APR.2002* 6143

THE PLANNING OFFICER
R.F. WILSON, Dip. Arch., Dip. T.P., R.I.B.A., M.R.T.P.I.
WOKINGHAM DISTRICT COUNCIL
P.O. Box No.157, COUNCIL OFFICES, SHUTE END, WOKINGHAM, BERKSHIRE. RG11 1WR.
☎ (0734) 786833 FAX No. 0734 789078

Mr Overton
36 Thogmorton Road
YATELEY
Surrey
GU17 7FA

EXT. 2381
DATE 14 December 1989
YOUR REF.
MY REF. EG/SC/Finch1B
THIS MATTER IS BEING DEALT WITH BY:

Mrs E Gibbons

Dear Sir

LAND OPPOSITE AGATES MEADOW, FLEET HILL

I write with reference to the recent meeting on site between yourself, Mr N Etherington who is Wokingham District Council's Arboricultural officer, and Mrs E Gibbons of the Planning Department.

I am satisfied that provided the storage building for your forestry equipment is confined to that purpose only, is sited at a distance in excess of 25 metres from Fleet Hill and does not exceed 465 square metres in area, the proposal will not require a planning application. Your suggestion to use natural materials and a design which reflects a traditional barn are welcomed.

With regard to the trees, any dead, dying or dangerous trees on the land can be removed forthwith. Permission is also given for the removal of one oak, centrally located on the western boundary, and the nearby beech which has beech heart rot. These trees could become dangerous in high wind.

Hangers and dead branches should be removed from the oak opposite to Agates Meadow Cottage. It is suggested that you contact Mr Lowsley of Berkshire County Council's Highways and Planning Department regarding the highway trees.

With regard to the larch and spruce crop within the site, provided you do not exceed your quarterly felling allowance the District Council are able to deal with the woodland management of the site.

The following suggestions for boundary planting are made, (two or three species should be used) :-

ash, sweet chestnut, oak or beech and underplanting with holly and yew. Coppicing would also be appropriate for the existing hazel on the land. Sweet chestnut is also suitable for coppicing.

I have been unable to contact the relevant Officer at the Forestry Commission's Alice Holt Research Station but should there be any problems please refer the Forestry Commission to Mrs Gibbons.

Yours faithfully

E A König

E KONIG
Principal Assistant Planning Officer

1 Agates Meadow
ADDRESS Fleet Hill PARISH Finchampst. E

PLOT No. ORD. SHEET No.

BUILDER 376/57

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD 452/61	Messrs. Leawood Ltd.	Agricultural Buildings	5/10/61	PD.
PO 565/72	Mr. G. Lewis.	Steel framed & asbestos barn.		PD
24821	Mr & Mrs. K. Hellmuth	Garage; Games Room, Driveway; 2/St. Ext. & Enclosed Swimming Pool	8.1.86	C/A
BRA 422		Ext to Living Room + 2 Bedrooms	27.3.86	APP N/A
BRA 589	"	Garage & Games Room / Ph.II	12.5.86	APP N/A
26313	Azalea Cott. "	Impr. & Alt. to Ex. Access	30.10.86	C/A
27444	"	Retention of above at Chauffeurs Cottage	16.4.87	REF
31553	"	Relax. Cond. 9 on 26313	4.11.88	C/A
65025/F	"	Garage & Workshop	1.4.97	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074 FP97/6368 " " 9.5.97 C/APP

1933 AGATES MEADOW
2 FLEET HILL
ADDRESS PARISH FINCHAMPST. E

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
98/67437/A	Mr. & Mrs. Hellmuth	Formation New Access - Field	10.7.98	C/A.

MINISTRY DECISION

SPECIAL ORDERS

ADDRESS LAND OFF AGATES MEADOW, LOCKS HILL PARISH LINCHMERE

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
374/5-7				
0/298/103				
32208	MRG OVERSEAS	NEW ACCESS	21.12.88	GA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

13502

BVCS

With Compliments

Ashlock Cottages, Aldershot

Denise,

As requested, please find enclosed site plans for land opposite Agates Meadow + 125 Reading Road.

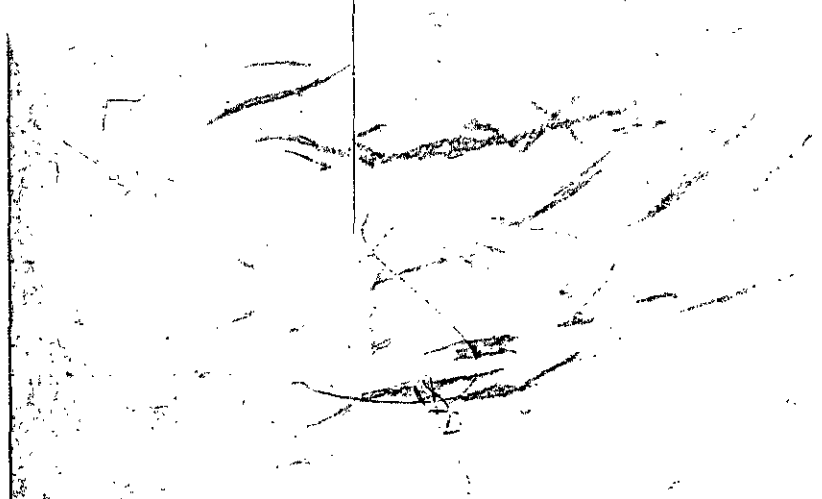
If you have any comments to make on either application, can you please ensure I have them by Monday 20th May (If you have no comments to make could you please phone to let me know).

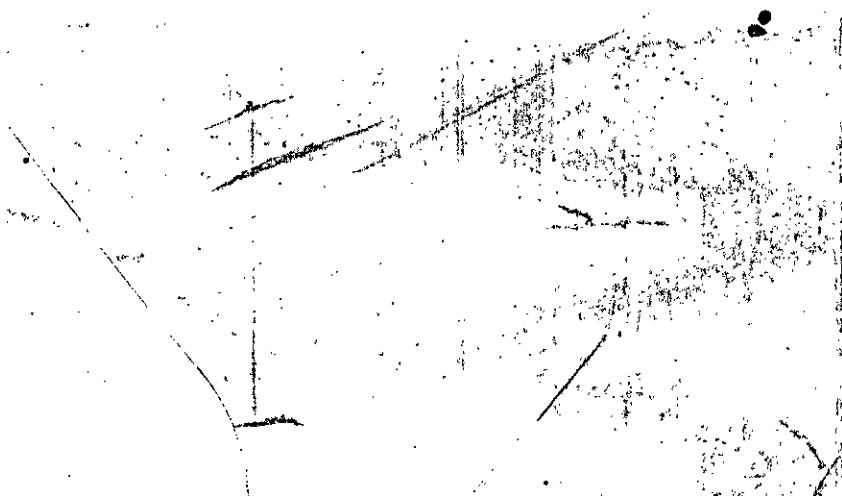
Thanks, Natalie Braun

WOKINGHAM UNITARY
Aiming for Excellence

POSITIVE ABOUT DISABLED PEOPLE

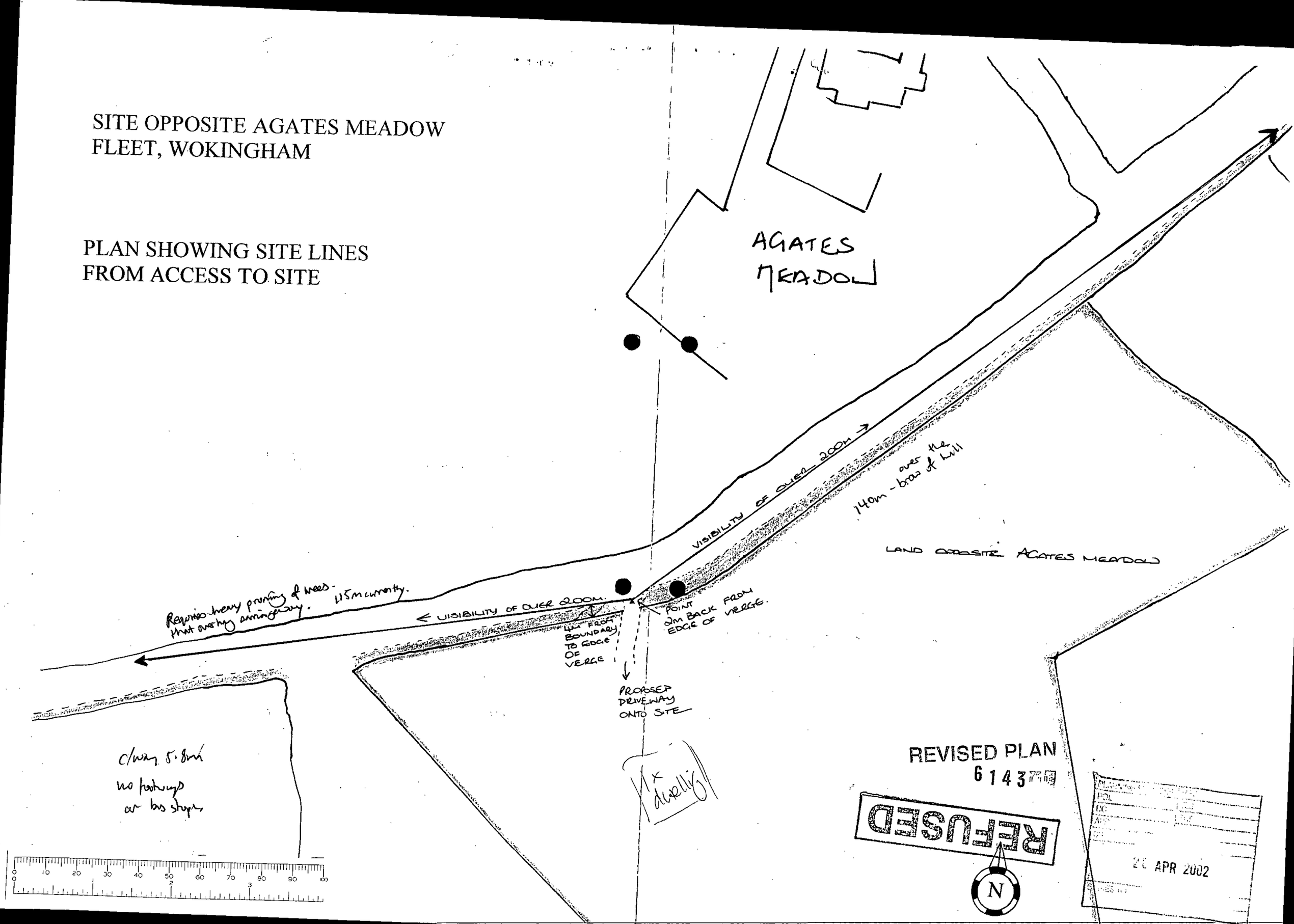
Wokingham District Council, Shute End, Wokingham, Berkshire RG40 1BN
Tel: (0118) 974 6000 www.wokingham.gov.uk
Direct line: 0118 974 6492.





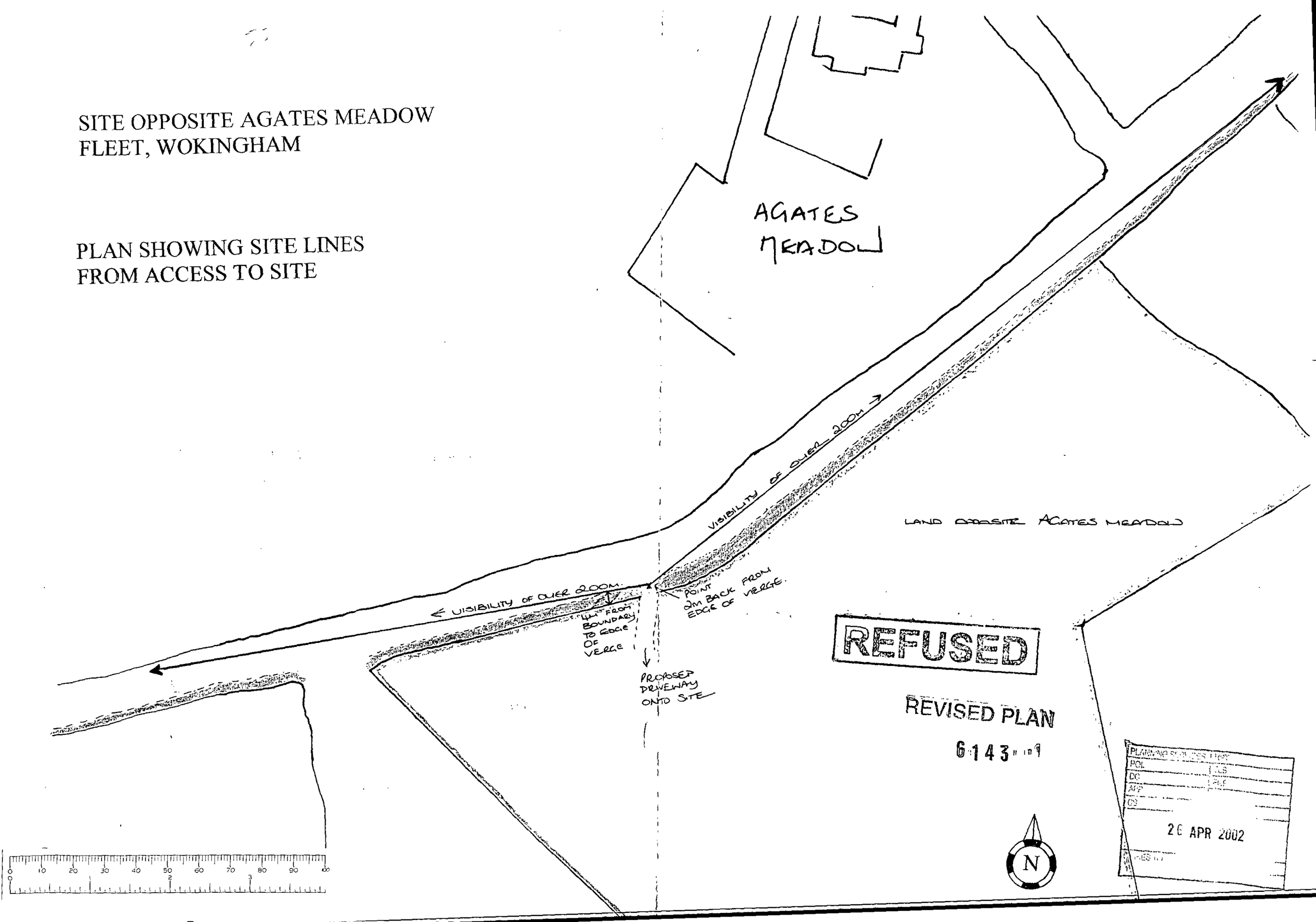
SITE OPPOSITE AGATES MEADOW
FLEET, WOKINGHAM

PLAN SHOWING SITE LINES
FROM ACCESS TO SITE



SITE OPPOSITE AGATES MEADOW
FLEET, WOKINGHAM

PLAN SHOWING SITE LINES
FROM ACCESS TO SITE



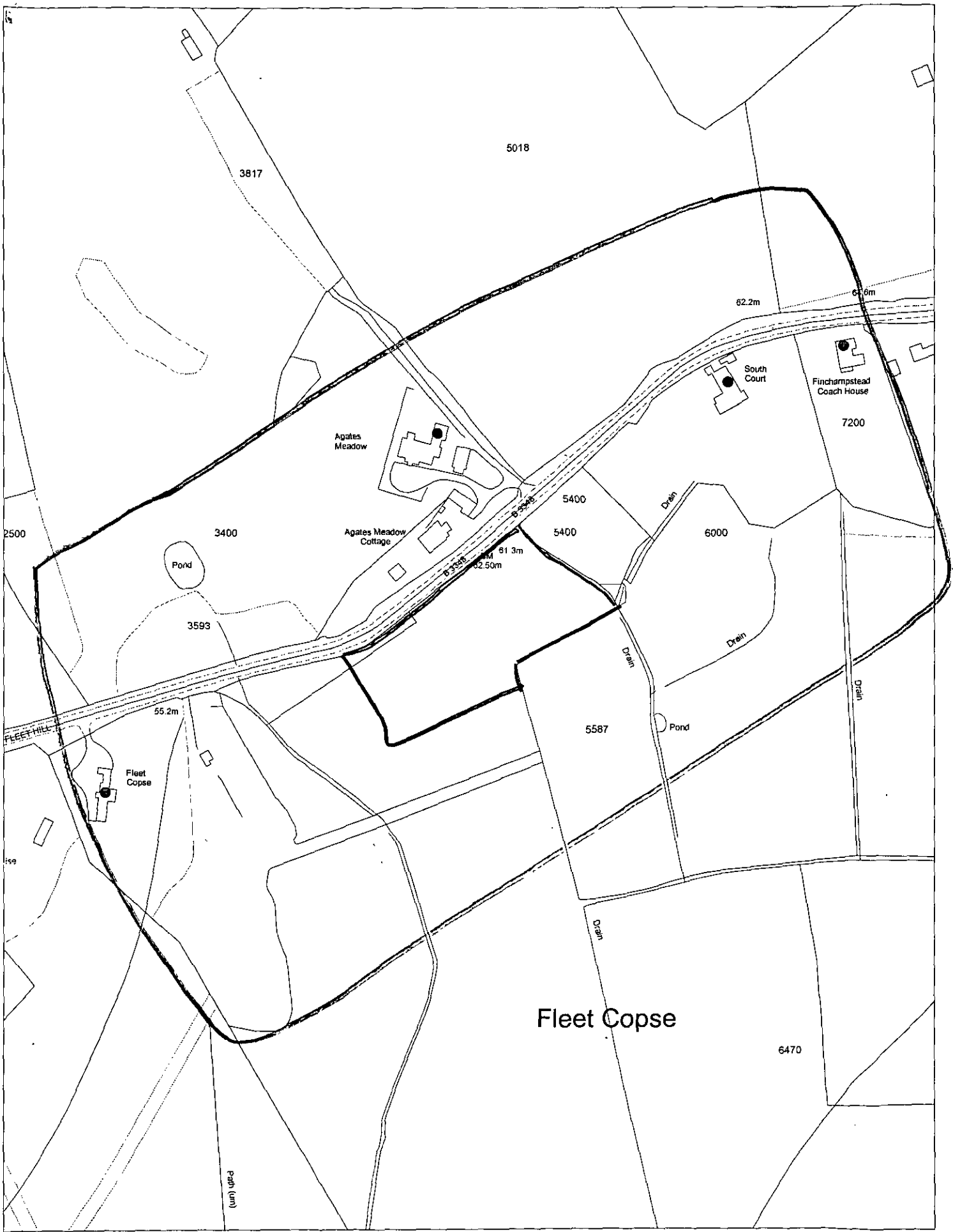
REFUSED

REVISED PLAN

6143

PLANNING SERVICES
POL
DC
APP
CS
26 APR 2002

02.APR.2002* 6143



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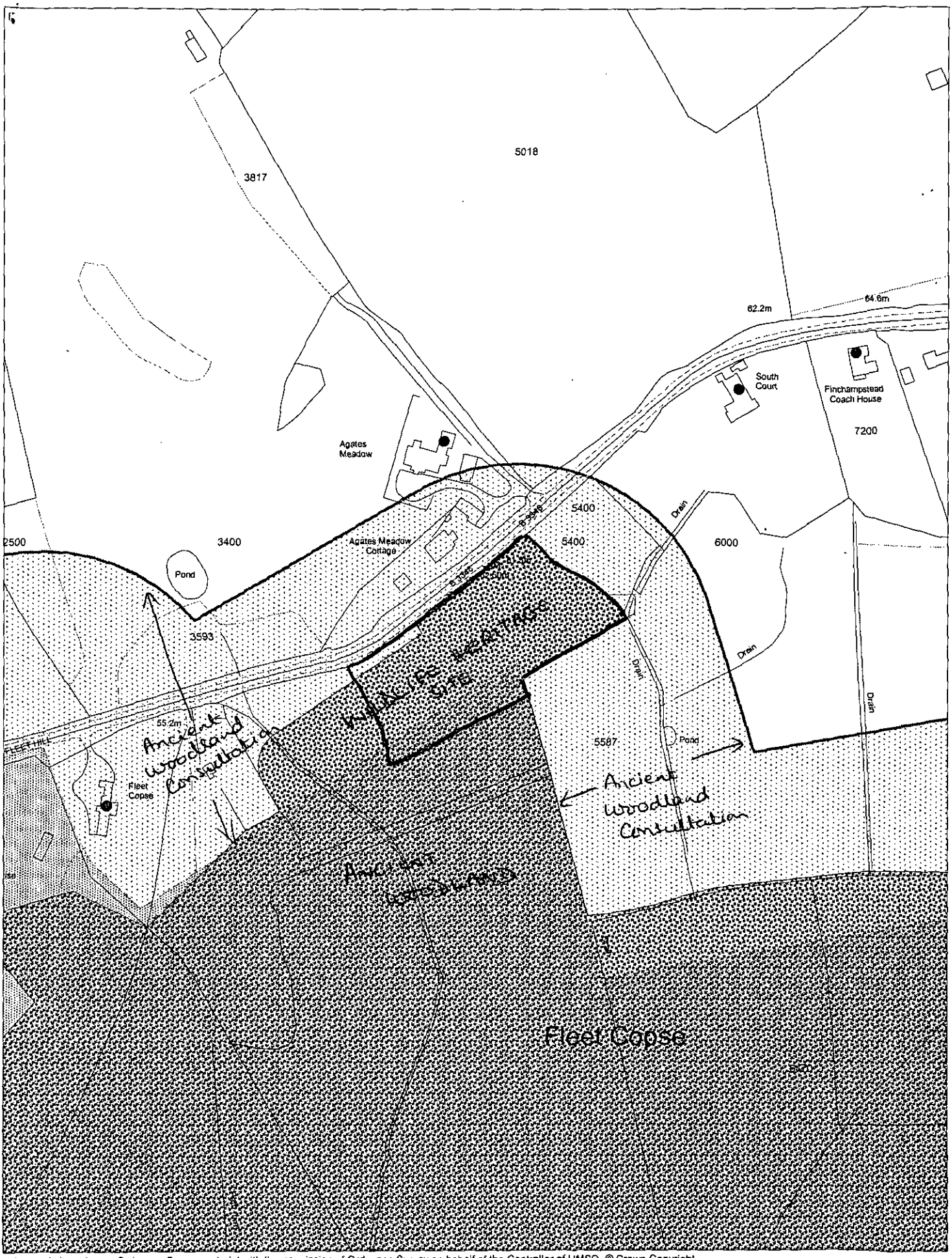
Development Control Section, Environmental Services, Wokingham District Council.

21 March 2002

Scale: 1 : 2500

N W E S



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Development Control Section, Environmental Services, Wokingham District Council.

21 March 2002 Scale: 1 : 2500

N W E S