APPLICATION NO:
VAR/2002/6039

LOCATION:
Land Adjoining Bearwood Path, Winnersh Wokingham.

APPLICANT:
Westbury Homes (Southern)

PROPOSAL:
Proposed variation to condition 9 of consent 97/66557/F to remove need to provide bin stores.

EARLIEST DATE FOR DECISION: **02/05/2002**

APPLICATION WILL HAVE EXPIRED ON:
21/05/2002

CASE OFFICER: **Elaine Vashi**

APPROVED

1155
D1

R/A/I/L/E/X
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Westbury Homes (Southern)
Monarchus House
High Street
Hartley Wintney
Hants
RG27 8NW

Application Number: VAR/2002/6039

Parish:	**WINNERSH**
Location:	**Land adjoining , Bearwood Path, Winnersh, Wokingham.**
Proposal:	**Proposed variation to condition 9 of consent 97/66557/F to remove need to provide bin stores.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council.

T. G Watson

Trevor Watson
Development Control Manager
Date: 26/06/2003

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6372 or you can write to them at: Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

1066

APPLICATION PROGRESS RECORD

18.FEB.1998* ~~67142~~

PROCESS	OFFICER	DATE
1. APPLICATION REC'D & VALIDITY CHECKED	CH	18 FEB 1998
2. DATE TO D.C.		18 FEB 1998
3. ALLOCATED BY TEAM LEADER	CML	19/2/98
4. CONSULTATIONS IDENTIFIED BY OFFICER		23/2
5. APPLICATION REC'D BACK BY ADMIN	CH	23/2
6. INPUT BY ADMIN	TMB	25.2.98
7. OFFICER FILE TO TEAM CLERK		26/2
8. REC'D BY CASE OFFICER		26/2
9. SITE VISITED		
10. EXTRA INFO'/REVISED PLANS REQSTD YES/NO		
11. TEAM LEADER AGREE IF OVER 8 WEEKS		
12. RECOMMENDATION AGREED		
13. DECISION NOTICE TO ADMIN		
14. DECISION NOTICE INPUT		
15. DECISION NOTICE REC'D BY CASE OFFICER		
16. NOTICE TO TEAM LEADER		
17. NOTICE TO HEAD OF DEV. CONTROL		
18. NOTICE SIGNED BY HEAD OF DEV. CONTROL		
19. DECISION NOTICE ISSUED		

WORK SHEET FOR : Elaine Vashi

Application Number : VAR/2002/6039

Applicant : Westbury Homes (Southern) .

Location : Land Adjoining , Bearwood Path, Winnersh, Wokingham.

Proposal : Proposed variation to condition 9 of consent 97/66557/F to remove need to provide bin stores.

Site Notice Displayed ? :	YES	NO	DATE
	✓		23.4.02.

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 26/03/2002

Earliest Date for Decision : 02/05/2002

Latest Consultation Date/Site Notice Expiry Date : 02/05/2002

This application <u>will have expired on</u>: <u>21/05/2002.</u> 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 :

WASTE SERVICES : recommend that bin stores will have to be provided to maintain the 25m rule - have discussed again - no objection

WINNERSH P. COUNCIL: object on the grounds that bin stores are essential in such a dev.

Planning Issues :

WASTE / HIGHWAY STANDARD.

Application no. VAR/2002/6039

Appraisal:

The application being considered proposes the variation of condition 09 of planning consent 97/66557/F which requires that bin stores be provided for the residential development at Bearwood Path, Reading Road, Winnersh. The applicants Westbury Homes have requested removal of this condition stating in their submission that details had never been plotted on the layout serving plots 11-14, and with regard to the social housing (plots 1-5), the Housing Association request that they do not provide them.

The Council's waste management team and highway officers have been consulted on this application and have no objection to the variation to remove this condition.
Winnersh Parish Council has objected to the application and considers the provision of bin stores to be essential. However, waste management has confirmed that there are no problems at present with waste removal

It is therefore considered that variation of condition 09 of planning consent VAR/2002/6039 is acceptable

Application Number VAR/2002/6039
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			~~The provision of bin stores~~
			~~is considered to be an~~
			~~essentially facility required~~
			~~to meet with council~~
			~~standards for waste~~
			~~collection. As such the~~
			~~variation of this~~
			~~condition would be~~
			~~contrary to policy WOS6~~
			~~of the WDLP (as proposed~~
			~~to be amended) & policy~~
			~~WT of the BSP~~
			Agree to variation to remove condition
			relating to bin stores
			provision of.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

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

Date: 25-JUNE-03

RECORD OF SITE VISIT

SITE ADDRESS: Land Adjoining Bearwood Path Winnersh Wokingham.

APPLICATION NUMBER: VAR/2002/6039

OFFICER: Elaine Vashi

DATE OF SITE VISIT: 23/4

1 SITE/STATUTORY NOTICE DISPLAYED ? yes

2. DESCRIPTION OF SURROUNDINGS

modern residential development

3. DESCRIPTION OF SITE/BUILDING

—

4. RELATIONSHIP TO ADJOINING PROPERTIES

—

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

FROM: Elaine Vashi

DATE: 09 April 2002

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

Application Number: VAR/2002/6039

Proposal: Proposed variation to condition 9 of consent 97/66557/F to remove need to provide bin stores..

Site Address: Land Adjoining , Bearwood Path, Winnersh, Wokingham.

Applicant: Westbury Homes (Southern) .

Your observations are required in respect of this application **by 02/05/2002**

01 MAY 2002

The Committee OBJECTED to this application on the following grounds

1. Bin Stores are essential in such a development

SIGNED: _____ DATE: 30.04.02

Clerk To Winnersh Parish/Town Council.

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
Engineering Services

MEMORANDUM

PLANNING SER
DC
ENF
26 APR 2002

FROM:Peter Baveystock

MY REF: PB/MJD/R4
Extn: 6338

TO:Elaine Vashi - Planning and Transport

YOUR REF:

DATE: 25th April 2002

Having discussed the issue of the provision of bin stores with Steve Auton I confirm the following:-

It is policy within the section to insist that access to refuse, on new developments, is within 25 metres of where the refuse vehicle can get to (adopted highway)

In the case of this development I am informed that some properties are beyond the 25 metre limit.

I would therefore recommend that bin stores will have to be installed to maintain the 25 metre rule.

Peter Baveystock

Peter Bavestock
Waste Service

Application Number : VAR/2002/6039	**Map No :** 53
Case Officer : EV	**Site Area :** 0.25
Valid Date : 26 MAR 2002	**Received Date: 04/03/2002**

Level : Delegated Application

Description : Proposed variation to condition 9 of consent 97/66557/F to remove need to provide bin stores.

Location : Land Adjoining , Bearwood Path, Winnersh, Wokingham.

Parish : WI Ward : WIN

Applicant : Westbury Homes (Southern) .

Fee Required: £95 Fee Received: £95

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

Enforcement Section to be notified ☑ DL (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	None — —	14/3	✓ 26/3
BLOCK PLANS			
FORMS UNSIGNED	[illegible]		
S.66 MISSING/INCORRECT/ UNSIGNED	None.	14/3	✓ 26/3
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

When location plan received pls check the red line is more or less the same as marked on my map – re neighbour notifications.

Thanks

Jan

Is the site in a Conservation Area: ☐ Yes ☐ No I f "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

Trees

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

Engineering (waste management)

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

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

.....

.....

.....

.....

.....

.....

NEIGHBOURS

2 x S/N + See maps ✓

incl: Plots 11-15 & 1-5 ✓

(sites within red line?)

No pre-apps.

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

Tel: (0118) 974 6451

Date: 09 April 2002

My ref: VAR/2002/6039

WOKINGHAM UNITARY
Aiming for Excellence

Councillor E Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

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: VAR/2002/6039
Land Adjoining , Bearwood Path, Winnersh, Wokingham.
Proposed variation to condition 9 of consent 97/66557/F to remove need to provide bin stores.

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 **Elaine Vashi** on **(0118) 974 6451** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **VAR/2002/6039**
Land Adjoining , Bearwood Path, Winnersh, Wokingham.
Proposed variation to condition 9 of consent 97/66557/F to remove need to provide bin stores.
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 E Siggery

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

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

Tel: (0118) 974 6451

Date: 09 April 2002

My ref: VAR/2002/6039

WOKINGHAM UNITARY
Aiming for Excellence

Councillor R Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

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

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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Elaine Vashi** Application Number: **VAR/2002/6039**
Land Adjoining , Bearwood Path, Winnersh, Wokingham.
Proposed variation to condition 9 of consent 97/66557/F to remove need to provide bin stores.
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 R Turner

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

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

Tel: (0118) 974 6451

Date: 09 April 2002

My ref: VAR/2002/6039

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

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

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Land Adjoining , Bearwood Path, Winnersh, Wokingham.
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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **VAR/2002/6039**
Land Adjoining , Bearwood Path, Winnersh, Wokingham.
Proposed variation to condition 9 of consent 97/66557/F to remove need to provide bin stores.
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 Bray

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

Received by Wokingham District Council

Application No: VAR/2002/6039

Proposal:
Proposed variation to condition 9 of consent 97/66557/F to remove need to provide bin stores.

Location:
Land Adjoining , Bearwood Path, 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 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 VAR/2002/6039 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/05/2002. 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

09 April 2002

Organisation_Name	Building_Name	address1	Postcode
		1LOCKYER CLOSEWOKINGHAM	RG415RR
		2LOCKYER CLOSEWOKINGHAM	RG415RR
		3LOCKYER CLOSEWOKINGHAM	RG415RR
		4LOCKYER CLOSEWOKINGHAM	RG415RR
		5LOCKYER CLOSEWOKINGHAM	RG415RR
		540READING ROADWOKINGHAM	RG415HA
		6LOCKYER CLOSEWOKINGHAM	RG415RR
		7LOCKYER CLOSEWOKINGHAM	RG415RR
		8LOCKYER CLOSEWOKINGHAM	RG415RR
		9LOCKYER CLOSEWOKINGHAM	RG415RR
		10LOCKYER CLOSEWOKINGHAM	RG415RR
		11LOCKYER CLOSEWOKINGHAM	RG415RR
		12LOCKYER CLOSEWOKINGHAM	RG415RR
		14LOCKYER CLOSEWOKINGHAM	RG415RR
		15LOCKYER CLOSEWOKINGHAM	RG415RR
		16LOCKYER CLOSEWOKINGHAM	RG415RR
		17LOCKYER CLOSEWOKINGHAM	RG415RR
		100CHATSWORTH AVENUEWOKINGHAM	RG415EW
		86CHATSWORTH AVENUEWOKINGHAM	RG415EW
		88CHATSWORTH AVENUEWOKINGHAM	RG415EW
		90CHATSWORTH AVENUEWOKINGHAM	RG415EW
		92CHATSWORTH AVENUEWOKINGHAM	RG415EW
		94CHATSWORTH AVENUEWOKINGHAM	RG415EW
		96CHATSWORTH AVENUEWOKINGHAM	RG415EW
		98CHATSWORTH AVENUEWOKINGHAM	RG415EW
BOWDEN ELECTRICAL CONTRACTOR	WHITE COTTAGE	WHITE COTTAGEBEARWOOD PATHWOKINGHAM	RG415EY
		532READING ROADWOKINGHAM	RG415EX
		523READING ROADWOKINGHAM	RG415HJ
		521READING ROADWOKINGHAM	RG415HL
	12A	12ALINCOLN CLOSEWOKINGHAM	RG415SZ
LAND AT PLOTS 1-5		BEARWOOD PATH WINNERSH	
		1BEARWOOD PARKWOKINGHAM	RG415SR
		10BEARWOOD PARKWOKINGHAM	RG415SR
		16BEARWOOD PARKWOKINGHAM	RG415SR
		17BEARWOOD PARKWOKINGHAM	RG415SR
		18BEARWOOD PARKWOKINGHAM	RG415SR
		19BEARWOOD PARKWOKINGHAM	RG415SR
		2BEARWOOD PARKWOKINGHAM	RG415SR
		20BEARWOOD PARKWOKINGHAM	RG415SR
		21BEARWOOD PARKWOKINGHAM	RG415SR
		22BEARWOOD PARKWOKINGHAM	RG415SR
		23BEARWOOD PARKWOKINGHAM	RG415SR
		24BEARWOOD PARKWOKINGHAM	RG415SR
		25BEARWOOD PARKWOKINGHAM	RG415SR
		26BEARWOOD PARKWOKINGHAM	RG415SR
		29BEARWOOD PARKWOKINGHAM	RG415SR
		3BEARWOOD PARKWOKINGHAM	RG415SR
		30BEARWOOD PARKWOKINGHAM	RG415SR
		31BEARWOOD PARKWOKINGHAM	RG415SR
		32BEARWOOD PARKWOKINGHAM	RG415SR
		33BEARWOOD PARKWOKINGHAM	RG415SR
		34BEARWOOD PARKWOKINGHAM	RG415SR
		35BEARWOOD PARKWOKINGHAM	RG415SR
		36BEARWOOD PARKWOKINGHAM	RG415SR
		4BEARWOOD PARKWOKINGHAM	RG415SR
		5BEARWOOD PARKWOKINGHAM	RG415SR
		6BEARWOOD PARKWOKINGHAM	RG415SR
		7BEARWOOD PARKWOKINGHAM	RG415SR
		8BEARWOOD PARKWOKINGHAM	RG415SR
		9BEARWOOD PARKWOKINGHAM	RG415SR
SMITHS PARK HOMES			RG415SR
Nos 3, 4, 5, 6		ARNE CLOSE, WINNERSH	

Neighbour consultation list VAR/2002/6039

26.MAR2002* 6039

6039

Westbury Homes (Holdings) Ltd Southern Region
Monarchs House High Street Hartley Wintney Hampshire RG27 8NW
Tel 01252 846000 Fax 01252 845904

Wokingham District Council
Planning Services
PO Box 153
Shute End
WOKINGHAM
Berks RG40 1WL

26 MAR 2002

Westbury

Our ref: ASP/gs

21 February 2002

Dear Sirs

Re: Development at Bearwood Path, Reading Road, Winnersh
Application No 97/66557

Further to your Mr Ledger's letter dated 12th February 2002, we hereby enclose our planning application, for the removal of planning condition No.9, which is in respect of bin stores.

Whilst we appreciate the fact that it was a condition of planning to provide bin stores, details had never been plotted on the layout serving plots 11 – 14, and with regard to the social housing (plots 1 – 5), the Housing Association requested that we did not provide them.

We understand from Mr Ledger's letter that your Waste Management Team are quite happy with the present situation, and therefore request that you deal favourably with this application.

Yours faithfully

A S Pitt
Layout Designer

NB
Please find amended application as requested.

Regards
Alan Pitt

26.MAR2002* 6039

Tel. (0118) 974 6429 or 6433

Date: 14 March 2002

Your Ref:

My Ref: VAR/2002/6039

Westbury Homes (Southern)
Monarchus House
High Street
Hartley Wintney
Hants
RG27 8NW

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: 2002/6039

Site Address: Land Adjoining , Bearwood Path, Winnersh, Wokingham.

Proposal: Proposed variation to condition 9 of consent 97/66557/F to remove need to provide bin stores.

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

Location plan required at a minimum of 1:2500 scale and must include a north point and at least 2 named roads, the boundaries of the site must be outlined in red.
The Section 66 Certificate is missing.

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

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

1769a

26.MAR2002* 6039

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: WESTBURY HOMES (SOUTHERN)
ADDRESS: MONACHUS HOUSE, HIGH ST. HARTLEY WINTNEY. HANTS
POST CODE: RG27 8NW PHONE: 01252-846054

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME:
ADDRESS:
POST CODE: PHONE:

3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.
SITE LOCATION: BEARWOOD PATH, READING RD. WINNERSH.

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
REMOVAL OF CONDITION N° 09

5. Give the area in hectares or part of a hectare
AREA OF SITE:

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee
OWNERSHIP:

7. List all the plans and drawings submitted with the application
PLANS/DRAWINGS:

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 97/66557 Conditions to be relaxed 09

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.

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.

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.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

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

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	/ *	/ *	/ *
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:

£95-00

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 [signature] ON BEHALF OF WESTBURY HOMES DATE 22·2·02

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".

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
	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.'

1789/a

SECTION 66 CERTIFICATE

Application No. 26.MAR2002* 6039

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
owner/occupier	3 Lockyer Close, Winnersh.	21-3-02

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

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

on (d) . . . . . .

(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

Agricultural Holdings Certificate

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

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.

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

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

OR

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

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

Signed . . . . . .

On behalf of . . . . WESTBURY HOMES PLC . . . .

Date . . . . 20:3:02 . . . . . .

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

1933 (2)

ADDRESS Land adjoining Bearwood Path ("WHITE COTTAGE") PARISH WINNERSH

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
C/66557/11	Westbury Homes	C. with cond 11 of 66557 for app. parking during constructn.	17.11.99	A
F/1999/0169	Westbury Homes	Erection of 5 dwellings (reposition plots 97/66557) from consent		
F/1999/0254	Westbury Homes Ltd	" " (duplicate)	18.04.00	C
C/66557/13A & 14A	"	D. to C - Appl of Landscape Scheme	13.1.00	AP
C/66557/19	"	D. to C - Appl for Ext. Mats.	22.9.99	A
C/66557/06 & 10	"	D. to C. - Appl of Slab levels & position of bollards	27.10.99	A
C/66557/21 & 22	Westbury Homes	D to C - Appl of the pond	30.03.00	A
C/2000/0651	"	D. to C. - Appl of Bound Treatments	4.4.00	A

MINISTRY DECISION

SPECIAL ORDERS

(1) "WHITE COTTAGE", 20 030 006 E

ADDRESS BEARWOOD PATH PARISH WINNERSH

PLOT No. Old Property LISTED ORD. SHEET No. SU.7770(5

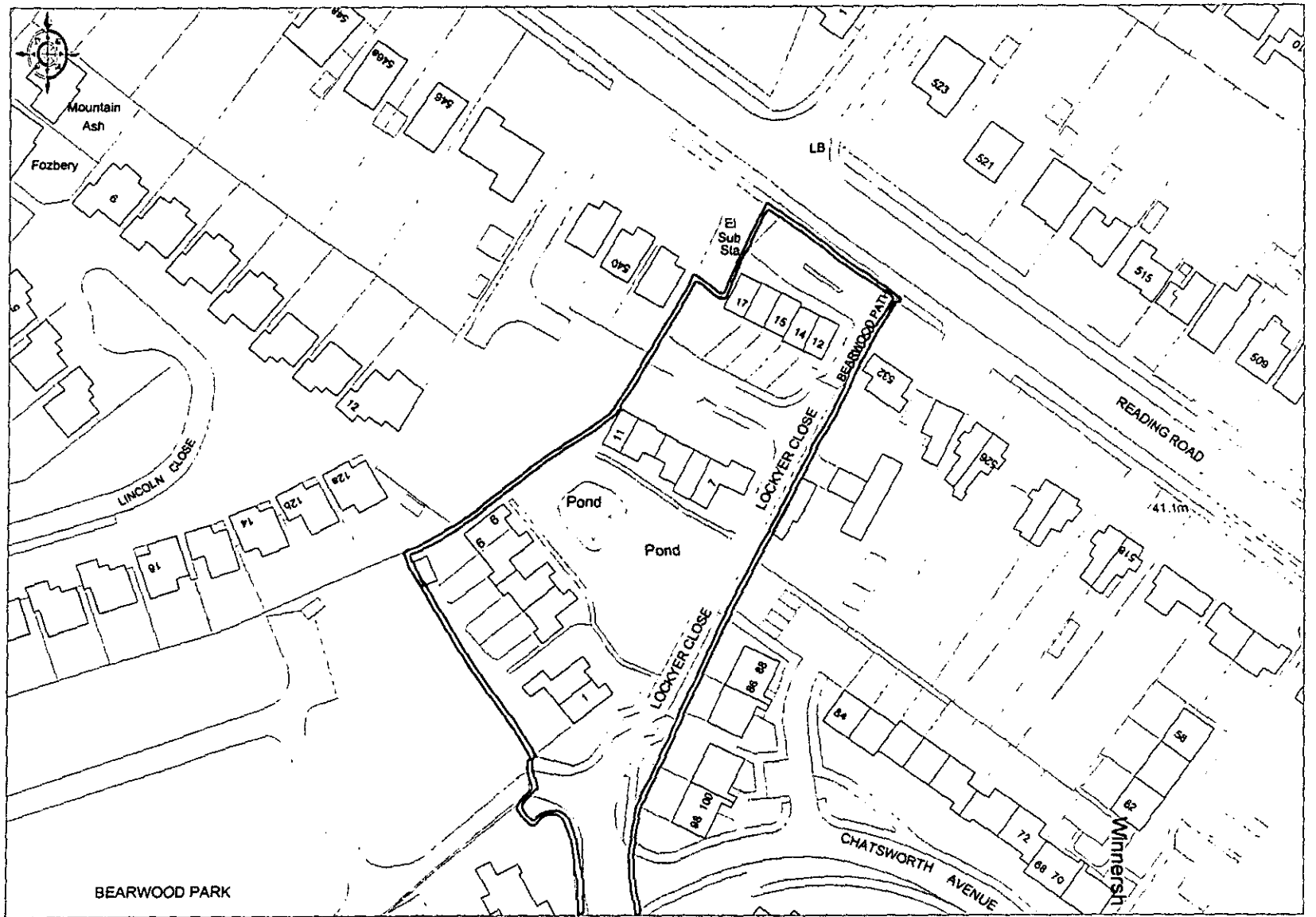
BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
C3244	MR R.M. SHEPHERD	REVOCATION OF CONSENT R/104/00 - CARAVAN SITE	4.9.75	N/A T.P. 31.12.
05005	MR. J. BOWDEN	O/APP. BUNGALOW LAND ADJ.	5.8.76	N/A REF.
BR 8793	"	DBLE GARAGE & FENCE	13.6.78	APP. N/A
08628	"	"	3.8.78	N/A C/A
10069	"	2/STOREY EXTENSION	15.3.79	N/A C/A
BR 10885	"	"	16.5.79	APP. N/A
15394	MR. M. SMITH	O/APP. HOUSE & GARAGE ADJ.	8.5.81	N/A REF.
97/66557/F	WESTBURY HOMES	36 HOUSES ADJ.		C/A
A/98/0165	"	"	26.6.98	APP
98/68732/A	"	Erect 2 Non-ill. Sign Boards	30.3.99	R
C/66557/13/14/17	"	D. to C. - COND. 13, 14 & 17 of 66557 for Appl of Landscaping Layouts	16.9.99	R

MINISTRY DECISION 15394 appeal dismissed 3.9.81

SPECIAL ORDERS

C/66557	"	D. to C. - COND. 19 of 66557 for Appl of Ext. Materials	16.9.99	A



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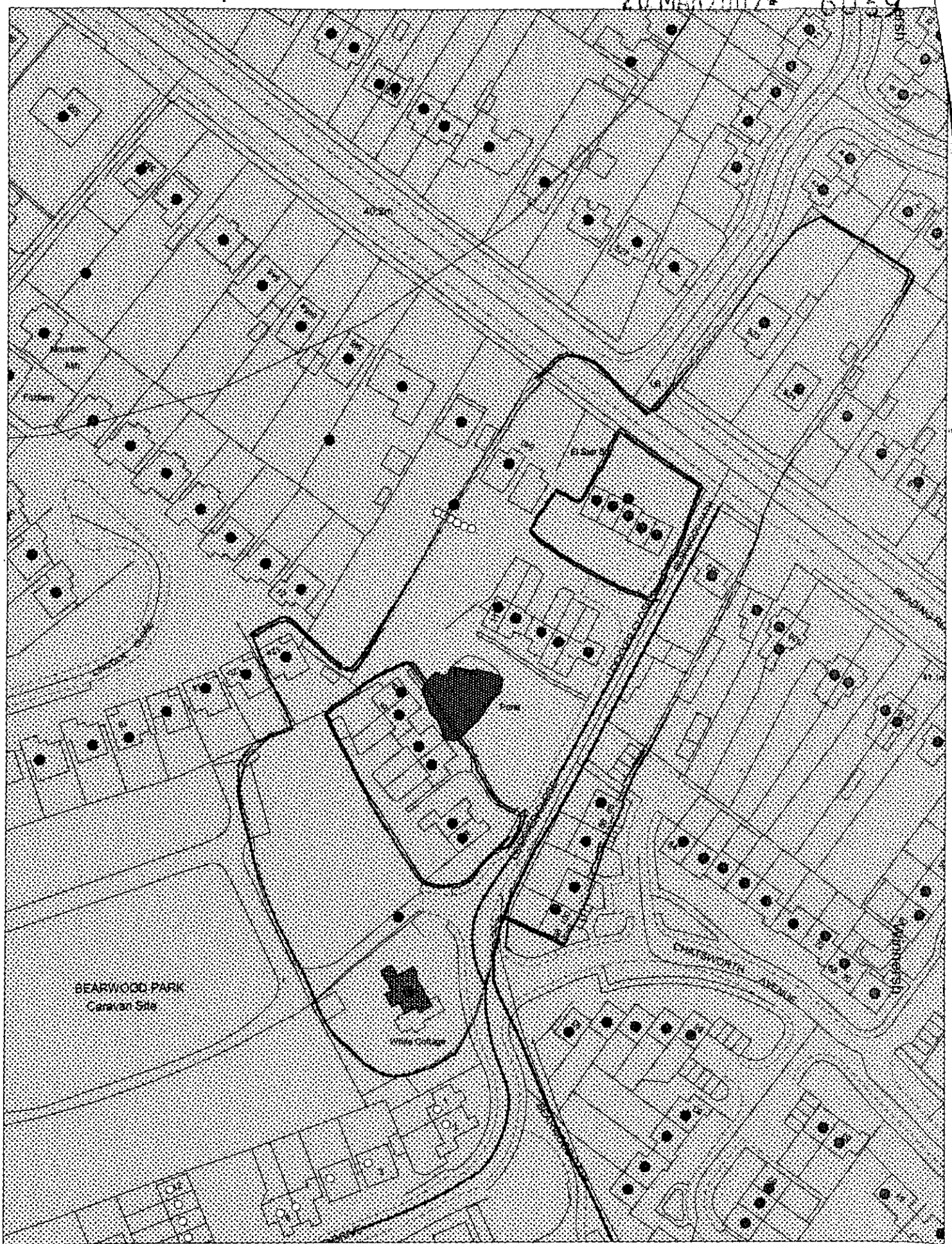

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Development Control Section, Environmental Services, Wokingham District Council.
6 March 2002 Scale: 1 : 1250

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