APPLICATION NO:
O/2001/5529

LOCATION:
Land At Scotchmans Knob Shepherds Hill, Earley Reading.

APPLICANT:
Mr T Sahota C/O KJM Todd Associates

PROPOSAL:
Outline application for the proposed erection of a 10 bedroom residential care home.

EARLIEST DATE FOR DECISION: **01/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
12/02/2002

REFUSED

CASE OFFICER: **Andrew Thorley**

Heidi Lynch.

642

D. 1.

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr T Sahota
C/O KJM Todd Associates
Stable House
Sleanos Cross
Dunstable
Beds
LU6 1SU

Application Number: O/2001/5529

Parish: **EARLEY**

Location: **Land at Scotchmans Knob, Shepherds Hill, Earley, Reading.**

Proposal: **Outline application for the proposed erection of a 10 bedroom residential care home.**

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

Reason
1. The proposal will result in the removal of trees from an area covered under a Tree Preservation Order and will prevent the area previously illegally cleared from being replanted. The protection of the trees is therefore vulnerable. The trees are a significant landscape feature of the area and provide significant amenity to the site. The proposal therefore conflicts with policy LBE9 of the Loddon Area Local Plan, policies WBE11 and WLL7 of the Wokingham District Local Plan and policy C9 of the Berkshire Structure Plan.

Reason
2. The proposal will see development occurring outside settlement boundaries and this will cause a significant adverse effect on the character, appearance and amenity of the rural area. The proposal therefore conflicts with policy LTV2 of the Loddon Area Local Plan, policies WOS2, WCC1 and WCC4 of the Wokingham District Local Plan and policies C2 and LD3 of the Berkshire Structure Plan.

Reason

3. It has not been demonstrated that the proposed building could be located on site without causing harm to the neighbouring residential properties in terms of having an overbearing impact and forming an incongruous feature out of character with the area it is located within. This potentially affects the visual amenity from surrounding residential properties. The proposal therefore conflicts with policies LBE1 and LBE2 of the Loddon Area Local Plan, policies WOS3 and WBE1 of the Wokingham District Local Plan and policy EN1 of the Berkshire Structure Plan.

Informative

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

Berkshire Structure Plan Policies C2, LD3, C9 and EN1.
Loddon Area Local Plan Policies LTV2, LBE9, LT5, LBE2 and LBE1.
Deposit Draft Wokingham District Local Plan Policies WCC1, WCC4, WLL7, WBE1, WBE11, WOS2, WOS3 and WT7.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 11/02/2002

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 & Addres
F/2001/5529	Mr & Mrs D F Cooper 9 Shepherds Hill EARLEY RG6 1BB
F/2001/5529	Mr & Mrs M Cook 21 Shepherds Hill EARLEY RG6 1BB
F/2001/5529	Naila Kulsoom 29 Shepherds Hill EARLEY RG6 1BB
F/2001/5529	Mr A S Carey Mrs T D Carey 11a Shepherds Hill EARLEY RG6 1BB
F/2001/5529	C. R. Stewart Stewarts Café Shepherds Hill EARLEY RG6 1BB
F/2001/5529	Mr R Haines Mrs J Haines 25 Shepherds Hill EARLEY RG6 1BB
F/2001/5529	Suzanne Elvidge and Paul Davies 11 Shepherds Hill EARLEY RG6 1BB
F/2001/5529	G B Jones A B Jones 23 Shepherds Hill EARLEY RG6
Application Refused	Letters sent 19.02.02

WOKINGHAM UNITARY
Aiming for Excellence

Application Number: O/2001/5529

Appraisal:

The proposed development is an outline plan application for a 10 bedroom residential care home at Scotchmans Knob, Shepherds Hill. The application site is over two different pieces of land. The main site is located between a railway and the rear of the residential properties along Shepherds Hill. This piece of land is zoned rural countryside and has a blanket tree preservation order over it. There are a number of mature trees on this piece of land. Access to this site is located on another piece of land, which runs adjacent to Shepherds Hill Roundabout. This piece of land is within the identified settlement boundary and currently is hard-surfaced and is utilized for parking vehicles relating to the business currently carried out on the site. There is also a disused café/diner on the site.

The proposed residential care home is to have ten bedrooms and is to be single storeyed and cross shaped. It will be approximately 282 square metres in size and there will be parking available on-site.

1. Impact upon neighbouring properties

The properties most effected by the proposed residential care home will be house numbers 21 – 31 (odds), Shepherds Hill. These houses are located to the front of the proposed site and no.31 is alongside the proposed access route onto the property. The residential properties are on a lower level than the application site and have retaining walls at the rear of the sites. This means the proposed residential home will be elevated above them. This will be overbearing to the residents, especially as most of these properties have shortish rear gardens. The proposed residential home will be approximately 9.75m to the closest residential property along Shepherds Hill. The residents currently enjoy rural views to the rear and the proposed development will affect this. Several people from these properties have written in objections to the proposed development.

It is therefore considered that there could be significant detrimental impacts upon neighbouring properties arising from this development, due to loss of amenity, overbearing and overlooking.

2. Impact upon the street scene and amenity of the rural environment

The residential home will not be seen from the road as houses to the front of it screen it. The access road will be seen however but is already covered in hard standing. As such a new access road would have little impact on the street scene as it is a busy area.

Development is not generally permitted in rural areas because the countryside is important to protect to ensure amenity values and open space are retained, as well as providing conservation of wildlife and landscape. The District Council seeks to ensure the conservation and enhancement of the rural landscape and the current proposal contravenes this policy.

The site is part of a long strip of rural land located between the railway lines and residential properties known as Scotchmans Knob. The land is rural like in nature with lots of mature trees which helps to screen train noise from residents as well as providing residents with a rural view to the rear. Badgers have also been sited in the area meaning it is a habitat for wildlife. The area has important landscape value, especially as there is a blanket tree preservation order over not just part of the application site, but the majority of Scotchmans Knob itself. This means

that all trees within the area covered by the preservation order are protected, regardless of size or age. In April 2000 part of the woodland on the application site was cleared without permission from the District Council. The owner was prosecuted and found guilty of removing 12 trees without consent. It is a statutory requirement that 12 replacement trees are now planted. Development of the land is likely to require removal of further trees and will prevent the area illegally cleared from being replanted and therefore significantly affect the landscape values of the area. Development of one part of this rural area may also set precedent for other types of development in the rural area behind the houses on Shepherds Hill. This would greatly affect the whole rural area as well as the amenity of local residents.

3. Impact upon highway safety

A new access is to be created onto Shepherds Hill Road which is a one-way system. The highways department are satisfied that although new access on a major route would not normally be acceptable, in this case a care home is likely to generate few traffic movements. Therefore there would be no significant implications to the highway safety of the site.

Recommendation: Approval: **Refusal: ✓**

No.	Reasons for Refusal
1.	The proposal will result in the removal of trees from an area covered under a Tree Preservation Order and will prevent the area previously illegally cleared from being replanted. The protection of the trees is therefore vulnerable. The trees are a significant landscape feature of the area and provide significant amenity to the site. The proposal therefore conflicts with policy LBE9 of the Loddon Area Local Plan, policies WBE11 and WLL7 of the Wokingham District Plan and policy C9 of the Berkshire Structure Plan.
2.	The proposal will see development occurring outside settlement boundaries and this will cause a significant adverse effect on the character, appearance and amenity of the rural area. The proposal therefore conflicts with policy LTV2 of the Loddon Area Local Plan, policies WOS2, WCC1, and WCC4 of the Wokingham District Plan and policies C2 and LD3 of the Berkshire Structure Plan.
3.	It has not been demonstrated that the proposed building could be located on site without causing harm to the neighbouring residential properties in terms of having an overbearing impact and forming an incongruous feature out of character with the area it is located within. This potentially affects the visual amenity from surrounding residential properties. The proposal therefore conflicts with policy LBE1 & LBE2 of the Loddon Area Local Plan, policies WOS3 & WBE1 of the Wokingham District Plan and policy EN1 of the Berkshire Structure Plan.
Policies	
Wokingham District Plan: WCC1, WCC4, WLL7, WBE1, WBE11, WOS2, WOS3, WT7	
Loddon Area Local Plan: LTV2, LBE9, LT5, LBE2, LBE1	
Berkshire Structure Plan: C2, LD3, C9, EN1	

WORK SHEET FOR : Andrew Thorley

Application Number : O/2001/5529

Applicant : Mr T Sahota C/O KJM Todd Associates.

Location : Land At Scotchmans Knob, Shepherds Hill, Earley, Reading.

Proposal : Outline application for the proposed erection of a 10 bedroom residential care home.

Site Notice Displayed ? :	YES	NO	DATE
	✓		28/01/02

Date of Neighbour Notifications : .....

Date of Site Visit : 28/01/02

Date Registered : 18/12/2001

Earliest Date for Decision : 01/02/2002

Latest Consultation Date/Site Notice Expiry Date : 01/02/2002

This application will have expired on: 12/02/2002. 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 :

21 Shepherds Hill – object due to tree disturbance & wildlife disturbance, access, noise & impact on views.

Railtrack - list of conditions to be used as informatives

Earley Town Council – oppose due to: access is poor & on busy road, tree preservation order on site, wildlife habitat & effect on railway screening.

29 Shepherds Hill - oppose application as will ruin views to the rear, train noise will be louder

Trees/Landscape - object as tree preservation order over site & trees are likely to be damaged.

Environ Health - approval shouldn't be given until a noise assessment & mitigation measures agreed re: rail noise on proposed carehome.

Highways - no highways objection

Community services – site looks appropriate, supports it.

Councillor for Whitegates - object as in rural area, loss of amenity & impact on wildlife habitat

PTO →

Planning Issues :

Rural area / Countryside - WCC1, WCC4, WL7, WBE11 LTV2, WOS2 LD3 C9 LBE9 C2

Road safety & access - WT7, LTS, WT2,

Noise - WOS7

Housing site submission

Loddon Area Local Plan

Identified settlement on access piece

The following properties have objected to this proposal:

- 703 London Rd
- 23 Shepherds Hill
- 29 Shepherds Hill
- 11 Shepherds Hill
- 25 Shepherds Hill
- 9 Shepherds Hill
- 11A Shepherds Hill
- Stewarts Café

Issues raised from the above are:

- thee is a tree preservation order ove this land, few areas of woodland left close to Reading
- disturbance to wildlife in area ie: badgers, foxes, deer, squirrels, woodpeckers
- increased traffic flow
- loss of trees
- loss of amenity/views/quietness
- train noise would become louder
- erosion of land on raillines if trees are removed
- moved to location for woodland at the rear

RECORD OF SITE VISIT

SITE ADDRESS: Land At Scotchmans Knob Shepherds Hill Earley Reading.

APPLICATION NUMBER: O/2001/5529

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 28/01/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - not very visible to public though.

2. DESCRIPTION OF SURROUNDINGS

Residential properties to front of sit.
Busy roads in area (one way road abut system).

3. DESCRIPTION OF SITE/BUILDING

Proposed access is on empty car park to café at present time.
site is on rural land with lots of trees, scrub, blackberry etc

4. RELATIONSHIP TO ADJOINING PROPERTIES

Residential properties have shortish gardens & are lower level than proposed site - have retaining walls.
Rail line to rear of property also (sand issues).

5. SITE CONSTRAINTS

TREES Lots of tall trees in area.

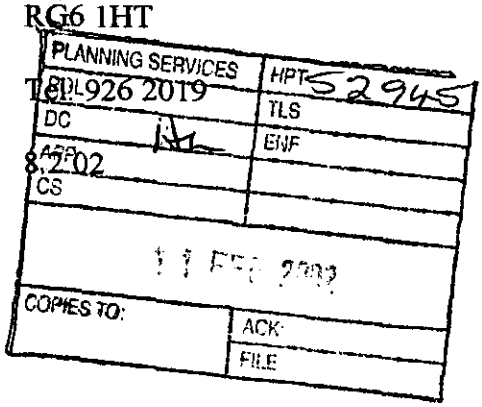
ACCESS/PARKING accessway is on one way system

LEVELS site itself is level although drops away to rail line & to residential properties

BOUNDARY TREATMENT N/A - retaining walls

OTHERS

50 Church Road
Earley
Reading
RG6 1HT
Tel: 926 2019



H Lynch
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Heidi,

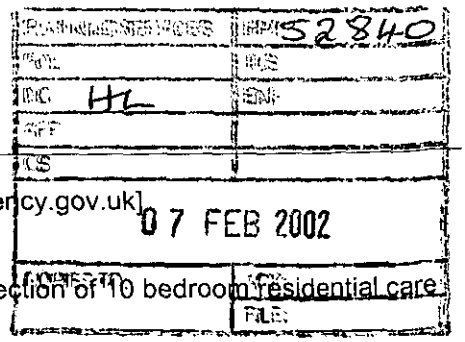
RE: Application number O/2001/5529 Land at Scotchmans Knob.

I am in agreement with your recommendation for refusal.

Yours sincerely

Malcolm Storry

Malcolm Storry, councillor for Earley Whitegates



Heidi Lynch

From: Jenny Lissaman [jenny.lissaman@environment-agency.gov.uk]
Sent: Thursday, February 07, 2002 11:44 AM
To: heidi.lynch@wokingham.gov.uk
Subject: 0/2001/5529 Scotchman's Knob - application for erection of 10 bedroom residential care home

Heidi,
I agree with you recommendation for refusal on the above application , and confirm that I will not be listing the application. I trust that this e mail will be acceptable in place of the form which you sent me.
regards
Jenny

****
This message is confidential as it contains information about the person we are sending it to. If you have received this message by mistake, please delete it and do not copy it to anyone else.

If this message contains information that you have requested from us please see our standard notice for details of how you may use that information. If the notice is not attached and you require a copy please telephone 0845 9333111 and ask for the customer contact.

For further information about the Environment Agency call the number above or look at our web site at http://www.environment-agency.gov.uk

****

Tel: (0118) 974 6482

Date: 4 Feb 2002

My ref: O/2001/5529

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

CONFIDENTIAL

Councillor Lissaman
46 Palmerstone Road
Earley
RG6 1HL

Dear Councillor

Application Number: O/2001/5529
Land At Scotchmans Knob, Shepherds Hill, Earley, Reading.
Outline application for the proposed erection of a 10 bedroom residential care home.

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

If you have any questions please do not hesitate to contact **Heidi Lynch** on **(0118) 974 6482**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

Principal Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **O/2001/5529**
Land At Scotchmans Knob, Shepherds Hill, Earley, Reading.
Outline application for the proposed erection of a 10 bedroom residential care home.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Lissaman

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

Tel: (0118) 974 6482

Date: 4 Feb 2002

My ref: O/2001/5529

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

CONFIDENTIAL

Councillor Storry
50 Church Road
Earley
RG6 1HT

Dear Councillor

Application Number: O/2001/5529
Land At Scotchmans Knob, Shepherds Hill, Earley, Reading.
Outline application for the proposed erection of a 10 bedroom residential care home.

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

If you have any questions please do not hesitate to contact **Heidi Lynch** on **(0118) 974 6482**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Heidi Lynch** Application Number: **O/2001/5529**
Land At Scotchmans Knob, Shepherds Hill, Earley, Reading.
Outline application for the proposed erection of a 10 bedroom residential care home.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Storry

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

Tel: 0118 974 6441

Date: 30/01/02

My ref: O/2001/5529

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

CONFIDENTIAL

Councillor McCann
5 Seaford Gardens
Woodley
RG5 3LN

Dear Councillor

Application Number: O/2001/5529
Land At Scotchmans Knob, Shepherds Hill, Earley, Reading.
Outline application for the proposed erection of a 10 bedroom residential care home.

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

If you have any questions please do not hesitate to contact ~~Andrew Thorley~~ Heidi Lynch on 0118 974 ~~6441~~ 6482.
If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 11th February 2002

Yours faithfully

Principal Development Control Officer

LISTING FORM Heidi Lynch
Case officer: ~~Andrew Thorley~~ Application Number: **O/2001/5529**
Land At Scotchmans Knob, Shepherds Hill, Earley, Reading.
Outline application for the proposed erection of a 10 bedroom residential care home.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor McCann

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

Tel: 0118 974 6441

Date: 30/1/02

My ref: O/2001/5529

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

CONFIDENTIAL

Councillor Dredge
67 Welford Road
Woodley
RG5 3QS

Dear Councillor

Application Number: O/2001/5529
Land At Scotchmans Knob, Shepherds Hill, Earley, Reading.
Outline application for the proposed erection of a 10 bedroom residential care home.

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

If you have any questions please do not hesitate to contact ~~Andrew Thorley~~ Heidi Lynch on **0118 974 ~~6441~~ 6482**.
If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 11th February 2002

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: ~~**Andrew Thorley**~~ Heidi Lynch Application Number: **O/2001/5529**
Land At Scotchmans Knob, Shepherds Hill, Earley, Reading.
Outline application for the proposed erection of a 10 bedroom residential care home.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor Dredge

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

Tel: 0118 974 6441

Date: 30/1/02

My ref: O/2001/5529

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

CONFIDENTIAL

Councillor Lennard
8 Headley Close
Woodley
RG5 4SF

Dear Councillor

Application Number: O/2001/5529
Land At Scotchmans Knob, Shepherds Hill, Earley, Reading.
Outline application for the proposed erection of a 10 bedroom residential care home.

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

If you have any questions please do not hesitate to contact ~~Andrew Thorley~~ Heidi Lynch on **0118 974 ~~6441~~ 6482**.
If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 11th February 2002

Yours faithfully

Principal Development Control Officer

LISTING FORM Heidi Lynch
Case officer: ~~Andrew Thorley~~ Application Number: **O/2001/5529**
Land At Scotchmans Knob, Shepherds Hill, Earley, Reading.
Outline application for the proposed erection of a 10 bedroom residential care home.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor Lennard

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

PLANNING SERVICES	HPT
POL	TLS 23
DC HL	ENF
APP 2001/5529	
CS	
21 JAN 2002	
COPIES TO:	ACK: ✓6/2
	FILE:

0/ 2001/5529

Shepherds Hill
Earley
Reading

Planning Dept

We wish to object to the building on 'Scotsmans Knob'. It is a place of trees shrubs. flowers, and birds. including badgers, muntjac deer and some birds which are becoming quite rare.

Yours sincerely
AB Jones

OBS

PLANNING SERVICES	HPT
PGL	TLS
DC	ENF
APP	
CS	
18 JAN 2002	
COPIES TO:	ACK:
	FILE:

MR & MRS .J.R .SHARPE
703 LONDON RD
EARLEY
READING
BERKSHIRE
RG6 1BQ
PH 0118-9264443
16/01/02

REF NO : 0/2001/5529

MR ANDREW THORLEY / HEIDI LYNCH

DEVELOPMENT CONTROL OFFICER
ENVIRONMENTAL SERVICES DEPT
WOKINGHAM DISTRICT COUNCIL
PLANNING SERVICES
PO BOX 157 , SHUTE END
WOKINGHAM , BERKSHIRE , RG40 1WR .

DEAR SIR :

WITH REFERENCE TO THE PROPOSED DEVELOPMENT ON THE LAND AT SCOTCHMANS KNOB , SHEPHERDS HILL , EARLEY , READING .

I WISH TO REGISTER MY OBJECTIONS AND DISAPPROVAL OF THE PROPOSED DEVELOPMENT OF THIS SITE AS OF SEVERAL REASONS THAT I WISH TO BRING TO YOUR ATTENTION NAMELY :

A. THERE IS A **TREE PRESERVATION ORDER NO . 456/1989 & 777/1996** ON THAT PARTICULAR PIECE OF LAND WHICH PROHIBITS DEVELOPMENT OF THIS AREA .

B. THE DISDURBANCE TO THE MANY TYPES OF WILDLIFE THAT ALSO DWELL IN THAT AREA . IE BADGERS , FOXES , JUMP JACK DEAR , SQUIRRELS , WOODPECKERS AND OTHER VARIOUS BIRD SPECIES AND ANIMAL WILDLIFE THAT WOULD BE SIGNIFICANTLY DISTURBED IF THE WOODS ARE BUILT ON OR DISTURBED .

C. THE INCREASED AMOUNT OF TRAFFIC FLOW AROUND THE TOP OF SHEPHERDS HOUSE HILL ROUNDABOUT THAT IS ALREADY HEAVILY CONGESTED , THAT WOULD RESULT IF THE 10 BEDROOM RESIDENTIAL CARE HOME WAS APPROVED .

D. PLEASE FIND ENCLOSED PHOTO OF JUMP JACK DEAR THAT FREQUENTLY VISITS OUR GARDEN WHICH BACKS ON TO THE SCOTCHMANS KNOB LAND .

LOOKS LIKE A MUNJAC DEER TO ME .... ! SHEILA

YOURS SINCERELY
MR & MRS J.R. SHARPE
J R Sharpe

OBS

Andrew,

With compliments

0/2001/5529

copy of objection letter received

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
	23 JAN 2002
COPIES TO:	ACK ✓
	FILE

Mackay Bristow

Earley Town Council

Council Offices, Radstock Lane, Earley, Reading, Berkshire RG6 5UL
Richard Raymond DMA ACIS, Town Clerk
Telephone: 0118 986 8995 Fax: 0118 975 6681
E-mail: 106144.3521@compuserve.com
Webpage: www.earleytc.co.uk

23 Shepherds Hill
Earley
Reading



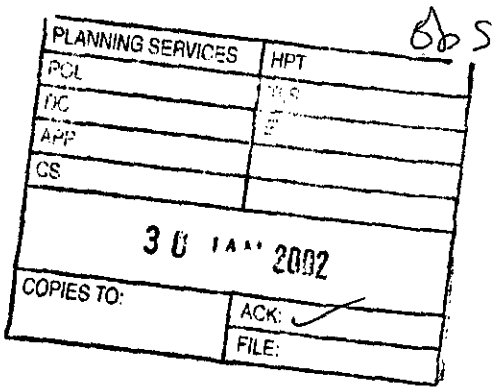
0/2001/5529

2 ~~18~~ JAN 2002
Earley Town
Council

Planning Dept

We wish to object to the building on 'Scotsmans Knob'. It is a place of trees, shrubs flowers and badges, muntjac deer and birds some of which are becoming quite rare

Yours sincerely
A B Jones



January 29, 2002

Heidi Lynch
Planning Services,
PO BOX 157,
Shute End,
Wokingham,
Berkshire,
RG40 1BN

Dear Heidi Lynch,

I am writing to object to the proposed plan in application O/2001/5529.

I recently brought my home with this view as it helps me to relax, however this action would mean that the view would be spoiled.

I also think that if the woodland were cut down then the noise made by the trains would become louder and so disturb me.

And also if it were to be a residential home then surely the elderly people would not want to trains every five minutes during the day.

This would also mean that there would be more road usage and the drains, which can become blocked occasionally, will become blocked frequently and so the area will become quite an unpleasant place to live

Sincerely,

Naila Kulsoom

29 SHEPHERDS HILL,
EARLEY, READING

088

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
21 JAN 2002	
COPIES TO:	ACK: ✓
	FILE:

~~Suzanne Elvidge~~ and Paul Davies
11 Shepherds Hill
Earley
Reading
Berks RG6 1BB

Andrew Thorley
Developmental Control Officer
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

15 January 2002

Dear Mr Thorley

We are writing in response to the planning application no O/2001/5529 to erect a 10 bedroom residential care home on Scotchmans Knob, Shepherds Hill.

We object strongly to this planning application on the following grounds:

This stretch of land is one of the few areas of woodland close into the town of Reading, in an area that is becoming more developed and commercialised

The trees on this land carry (according to information from the Planning Office last year) individual preservation orders. Trees on this land are supposed to be in the process of being replanted as a result of previous action on this land.

This land acts as a wildlife corridor and sanctuary for a wide range of plant and animal species. Animals observed include voles, squirrels, slow worms, damselflies, and dragonflies. Animals reported by neighbours include badgers and deer.

We bought this house a year ago especially because of the woods at the back, something rare in this area. These provide protection from the noise of the railway, as well as a beautiful view and a sanctuary for wildlife. We are concerned that if this application is allowed to go ahead, that this piece of woodland will gradually be eroded and lost for good. Once woods of this maturity are lost, they cannot easily be replaced.

According to the Wokingham Council Environmental Policy Principles of Action, Wokingham Council states that it will 'protect, and where possible and appropriate enhance, habitats and diversity', according to its Policy, it will 'conserve the natural environment and enhance the built environment'. With respect to these, we would urge you to reconsider this and all future planning applications on this piece of land.

Yours sincerely

S Elvidge P Davies

Suzanne Elvidge and Paul Davies

Since writing this letter, I have heard that the trees that the developer was told to replant have still not been replanted. I have also heard that the trees along this stretch have a role in preventing erosion of the embankments along the railway and reducing surface water, so we are concerned that removing any of these trees would have an affect on the railway line safety.

Tel. 0118 974 6441

Date: 08 January 2002

Your Ref:

My Ref: Andrew Thorley
O/2001/5529

The Owner / Occupier
25
SHEPHERDS HILL
EARLEY
READING
RG6 1BB

BB

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

21 JAN 2002

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	FILE:

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

Dear Sir/Madam
Application Number: O/2001/5529
Site Address: Land At Scotchmans Knob, Shepherds Hill, Earley Reading.
Proposal: Outline application for the proposed erection of a 10 bedroom residential care home..

The Council has received an application to carry out the above development.

If you wish to see the plans and other details submitted you can do so at this office from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday or at **Earley Town Council**, Radstock House, Radstock Lane, Earley between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (Tel: (0118) 986 8995) or at **Woodley Library**, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays, 9.30am to 1.00pm Saturdays and 1.00pm to 4.00pm Sundays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library or Earley Town Council please allow 4 working days from the date of this letter for delivery of plans and remember to take this letter with you or quote application number O/2001/5529 to enable staff to locate the correct information.**

If you have any comments you would like to make before the application is determined, please reply in writing within 21 days from the date of this letter quoting Application Number **O/2001/5529** . Your comments will be considered by the planning officer before a decision is made and will be summarised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. Everybody who makes a comment will be told what decision is made. **You can also make comments using the District Councils web site at *www.wokingham.gov.uk* under Planning.**

Please note that all comments made will be open to public inspection and should you have any queries regarding this application please contact the planning officer, **Andrew Thorley**, on **0118 974 6441**.

Yours faithfully,

Andrew Thorley

Development Control Officer

We strongly object to the building on Scotchmans Knob with the trees preserved and animals that live there

Mr R HAINES & Mrs J HAINES

0188

PLANNING SERVICES	HPT
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21 JAN 2002	
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Cancel□da

From: WebComments@wokingham.gov.uk
Sent: 20 January 2002 18:27
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: 0/2001/5529
Correspondent_FullName: Mr & Mrs D F Cooper
Correspondent_StreetAddress: 9 Shepherds Hill
Correspondent_Address2: Earley
Correspondent_Town: Reading
Correspondent_County: Berkshire
Correspondent_PostCode: RG6 1BB
Correspondent_Telephone:
Correspondent_Email:

Comments:

we would like you to oppose the above planning, on the grounds that this is a very natural enviroment for wild life,we have ourselves seen wild deer and badgers,plus the trees themselves have been here for many years,we have been here for 15yrs and one of the reasons we came here was the wooded area at the back of the house.why can we not preserve our wild life,we are too readily to build on these presious areas.

Planning SERVICES	RPT
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21/01/02

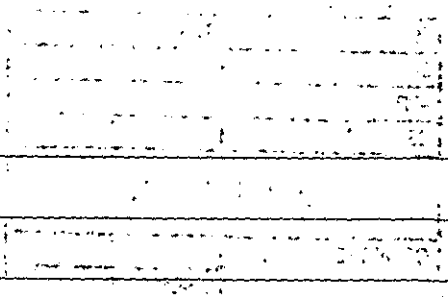
SCOTCHMANS KNOTS

5529

23 JAN 2002

COPIES TO:	ACA:
	FILE

We are ~~strong protest~~ at the plans to build any sort of building at this site. As we were told when we purchased our property at shepherds hill over 2 years ago that all the tree's at this site had preservation order's on them, this ment that no! building work could commence at all. We were shocked to see the act of vandalism when a JCB was in use to distroy the lovely woodland that homed wildlife such as badgers, fox's, squirrels, ect. we were told by mouth & letter that the persons responsible for this act was brought to Justice in the form of a fine and ordered to reinstate new tree's in place of the distroyed one's. As well as devaluing my & other's



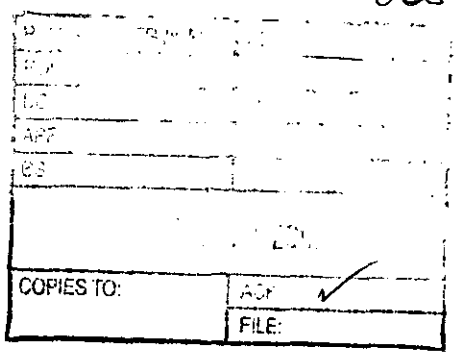
property's at Shepherds hill it will distroy the woodland that had no planning permission Right's.

MR A. S. CAREY

MRS T. D. CAREY

11A SHEPHERD'S HILL,
EARLY,
READING.
BERKSHIRE
RG6 1BB

068



Stewarts Café,
Shepherds Hill,
Earley,
Berks.,
RG6 1BB.

Mr. A. Thorley,
Development Control Officer,
Environmental Services Dept.,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham,
RG40 1WR.

Dear Sir,

Re: Application No. 0/2001/5529
Land at Scotchmans Knob, Earley.
Outline Planning for proposed erection of 10 bedroomed Residential Care Home.

I am writing in response to your letter dated 8th January 2002, regarding the above.

I strongly object to the above proposals, for the reasons set out below:-

Firstly, with regard to the Tree Preservation Order that affects this area of land. In 2000 the owner of this land, in total lack of respect for the existing Tree Preservation Order, instructed workmen to start clearing this area of land, who felled trees covered by the Order. Obviously, this work was carried out with the thought of development in mind. The prompt action of local residents saved the land from further damage and subsequently the owner was prosecuted by the Wokingham District Council. I enclose a copy letter I received from Jenny Lissaman, Councillor for the Whitegates Ward, confirming this. Also, and referring to the second paragraph of her letter, a planting scheme was to have been agreed with replanting due to take place that Autumn. Can you confirm to me that this planting scheme has been finalised and that replanting has taken place. I note from entry 3 of the Application that he has answered "yes". Is this an indication that he requires further trees to be felled? I would be pleased to have your comments on this point.

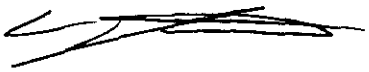
I also enclose copies of Press cuttings published at the time of the owners demolition of the land. I would especially draw your attention to the Press cutting regarding the Badgers, now regarded as a protected species. I have been told that sightings of the badgers have been made and I would be interested to hear what the RSPCA and the local Police Wildlife Officer would have to say about the proposed Planning Application.

Secondly, when I purchased my land from the Railway Property Board the Conveyance expressed very strict covenants, conditions and restrictions with regard to development of the land and I believe the same covenants, conditions and restrictions hold true for the area of land known as Scotchmans Knob. Most importantly, I am not allowed any development of the land without the consent of the Railway Property Board. This is to protect a "building line" running at the rear of the properties to protect the vegetation, so as not to result in landslip which would damage/endanger the railway lines. Can you confirm that full details of this Application, together with drawings, have been submitted to the Railway Property Board and that you have received their approval and consent to this Outline Planning Application.

Lastly, I would like to draw your attention to the question of access. In reply to entry 10 of the Application the owner has requested "means of access" to be considered. I enclose a copy of the plan submitted with the Application on which I have edged in red an area of land over which it will be necessary to gain access to Scotchmans Knob. I have received from H.M. Land Registry a copy of the registered Titles that make up this area of land and these do not give any rights of access, for any reason, over this area of land. I have contacted my Solicitors who have confirmed to me that the owner of Scotchmans Knob has no legal right of way over this area of land to gain access to his land. I would be interested to know if the Planning Department can grant Planning Permission, with full knowledge that there is no legal right of way over the "considered means of access".

I await your comments to the points raised in this letter.

Yours faithfully,



C.R. Stewart
(Proprietor)

46 Palmerstone Road
Reading
RG6 1HL

30 March 2001

Tel: 966127

Dear Resident,

This is just a note to let you know that the owner of the 'Scotchman's Knob' piece of land to the rear of your properties was successfully prosecuted by Wokingham District Council on Thursday for unlawfully felling trees which were protected by a blanket tree preservation order.

The fine was not large, £1000 and £1200 costs, but the principle of the Tree Preservation Order was upheld and replanting is due to take place in the Autumn, by which time a planting scheme will have been agreed with the tree officers at Wokingham.

If you have any queries/concerns now, or in the future, about this piece of land please don't hesitate to contact me, or Earley Town and Wokingham District Councils - it was residents' prompt action in the first place which saved much greater damage to this very special area.

Yours sincerely,

Jenny Lissaman

Jenny Lissaman

Earley Town and Wokingham District Councillor for Whitegates Ward

IN BRIEF

Guests drop in for choral performance

TWYFORD Singers will be welcoming a guest group when they hold their next performance on Palm Sunday.
They will be joined on Sunday by the Arborfield Garrison Singers at St Mary's Church, in Station Road, Twyford.
Liz Jenkins, who chairs Twyford Singers, said: "We're delighted the Arborfield singers are joining in with us.
"Our membership is high with about 40 coming every week, but we're still very pleased to have more singers along."
They will be performing Stainer's Crucifixion at 7.30pm and the audience will be invited to take part in five hymns.
Tickets cost £3 or £2 with concessions and they can be bought on the door or by calling Peter Thomas on (0118) 934 2406.

Charity chuck-athon

PUBS, clubs and organisations are invited to enter teams for a charity darts marathon.
It is being organised by the Royal National Institute for the Blind and events can be held on any day in June.
Teams of four people will be challenged to throw in rapid succession on a single dart board to score the most points in one hour.
Trophies will be given to winning teams and the group raising the most amount of money.
For more information, call Gareth Edwards on (01388) 517087.

Fingers on buttons ...

GUIDE Dogs for the Blind is holding a quiz evening at the Global Cafe in London Street, central Reading, on Thursday.
The quiz for teams of four starts at 8pm. It costs £1 to enter. Just turn up on the night.

Workmen: investigation launched after diggers move in

Badgers disturbed at site, claim



A POLICE wildlife officer and the RSPCA are investigating allegations that land of environmental importance in Earley has been disturbed by workmen.

By LINDA FORT

Concerned neighbours contacted Wokingham District Council after diggers moved into Scotchman's Knob, near Shepherd's Hill, on Monday.

The area is subject to Tree Preservation Orders and local people believe there was a badgers' sett on the site.

A council spokeswoman said officers received several calls about clearing work that was taking place on the land near the railway line.

She said the tree officers had visited the site twice but they were satisfied that none of the trees subject to the order – oak, ash, sycamore and field maple – has been removed.

She said: "It was just a matter of clearing brambles and dead trees."

However local reports of a badgers' sett on the land are being investigated.

Thames Valley Police wildlife officer WPC Sheila Wright said: "I understand there are photographs that have been taken of the badgers there, but that does not necessarily mean that the sett was there. There is no sign of a badgers' sett there now but we have not been able to investigate the whole area and the sett may be further down the embankment."

The RSPCA will also be investigating the matter.

WPC Wright said: "It is an offence to clear or remove a badgers' sett without a licence because the badger is a protected animal. I don't know whether or not a licence has been applied for on this site. It is very early days yet."

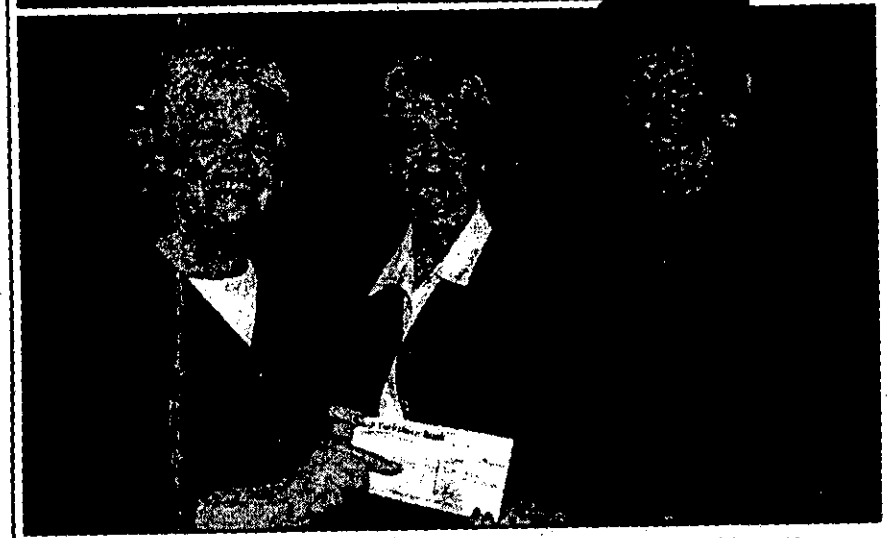
Earley town councillor Claire Wallace-Sims said: "I was so angry when I saw what the diggers had done to the land. It is like a copse with lots of trees and saplings all over it and now it is laid waste."

Mrs Wallace-Sims said a local householder had shown her pictures of the badgers on the land.

It is understood the land changed hands a few months ago. Wokingham District Council has not received any planning applications relating to it.

■ ***DID YOU KNOW?*** ... The area known as Scotchman's Knob is believed to have got its name because Scottish navvies working on the railways in the last century were said to have entertained local prostitutes there!

Gift is just the business



▶ **CHEQUE IT OUT** – From left, Jean Charmak, chamber president, Karen Stallard, retiring chairman of the chamber's businesswomen's group, and Penny West of Horncastle Ford

Picture: JOSE SHILTON (Ref 0898/00)

BUSINESS women from across Reading gathered for a charity presentation lunch at the Renaissance Hotel.
The members of the Reading Business Women's section of the Thames Valley Chamber of Commerce also heard a speech from president Jean Charmak about the chamber's influence on her life.
A cheque was presented to Horncastle Ford boss Penny West on behalf of The Macmillan Cancer Relief, Breast Care Awareness Programme – the business women's chosen charity throughout 1999.



use for concern: Sharon Suarez, Claire Wallace-Sims and Chris Stewart from Stewarts' Cafe at one of the few green areas left in Earley.

Wildlife sanctuary under threat from developers

by Sarah-Jane Russell

ONE of Earley's last wildlife sanctuaries came under threat this week when developers moved in and started ripping up the woodland.

Scotchman's Knob, off Shepherd's Hill, is a green oasis in densely populated Earley and provides a haven for plants and animals.

There are dozens of protected old trees, carpets of bluebells, badger setts and sometimes deer.

The land – part of Brunel's Sonning cutting – was owned by British Rail and has been left to run wild.

It came up for auction in 1998 when Earley Town Council was outbid by an anonymous buyer.

Wokingham District Council has not received a planning application for the site and residents were horrified when they saw JCB diggers descending on the woodland on Tuesday morning.

Shepherd's Hill neighbour Kim Whinray said: "The JCB came ripping through the undergrowth without a care or regard, taking everything out except some of the older trees.

"Gone are the saplings, bushes and other plants. And when a group of people rushed over to see what they were doing, these guys told us 'it's our property and we can do what we like'.

"Most people seemed to be up in arms about the whole thing and I for one am ready to object furiously to any application for development on this land."

Earley Town councillor Claire Wallace-Sims said: "I'm somewhere between furious and really upset.

"When I arrived on the scene on Monday night there was a little vole running around our feet that had nowhere to go.

"This is typical of people who buy property outside their area and are just looking to make a quick buck.

"There's no concern for local people and a complete disregard for wildlife and countryside."

Chris Stewart, from nearby Stewart's Cafe, said: "There were no warnings and people were furious this old land has been disturbed."

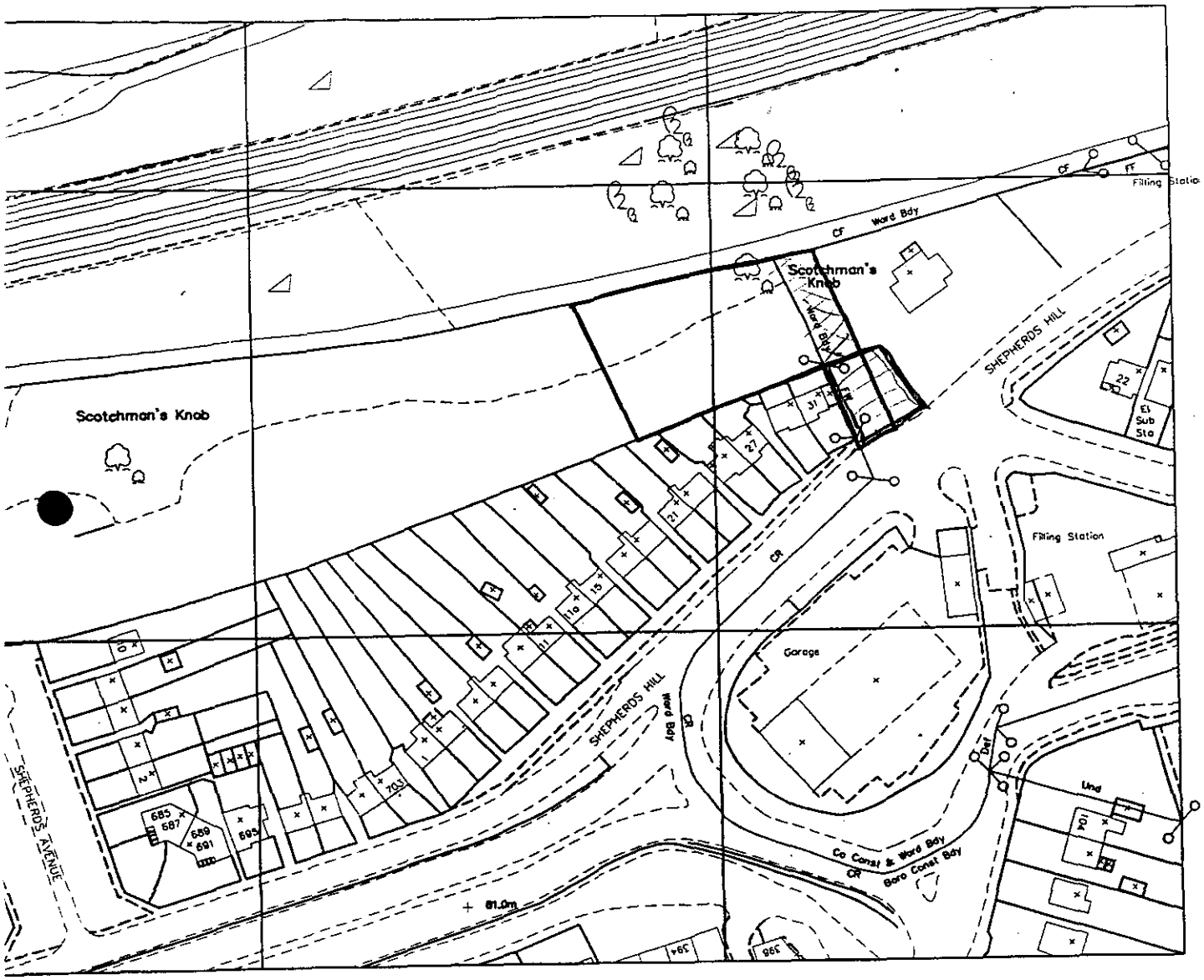
Badgers are a protected species and concerns were raised over whether any setts were disturbed by the demolition.

Thames Valley Police wildlife officer WPc Sheila Wright has been on site and is investigating.

A Wokingham District Council spokesman said: "After a number of site visits we discovered a number of trees have been damaged. We are gathering further information, contacting the land owners and now considering prosecution."

uthority says future funding of health newsletter for homosexuals is under review

18.DEC.2001 5629



Scotchmans Knob, Shepherds Hill, Earley

Location Plan 1:1250

Ian Jordan

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28 JAN 2002	
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	FILE:

HL

From: WebComments@wokingham.gov.uk
Sent: 27 January 2002 15:00
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: O/2001/5529
Correspondent_FullName: Mr & Mrs M Cook
Correspondent_StreetAddress: 21 Shepherds Hill
Correspondent_Address2: Earley
Correspondent_Town: Reading
Correspondent_County: Berkshire
Correspondent_PostCode: RG6 1BB
Correspondent_Telephone: 01189266370
Correspondent_Email: waylander96@hotmail.com

Comments:

I wish to object to the proposal to build a 10 bedroom residential care home on the land at Scotchman's knob for the following reasons.
Disturbance of earthworks when constructing foundations for the building. There are a number of large trees on the site whose root bballs extend across the whole site. These root balls would be damaged when constrcting the deep foundations needed for the site, which could result in the loss of some trees (which have presevation orders).
Disturbance to animal habitants. The site has alrready suffered upheavel which has affected the ecological balance of the site and taken some of the sheltered areas used by nesting birds, foxes and other animals. Further disturbance would prevent some species from breeding with the consequence of drops in populations. Added to this the noise would scare many.
Access to the site and facilities. The development is for a residential care home. The access to the site would be from a very busy main route. Residents walking to the amenities which are some distance away would need to traverse a very busy road to get to Woodley. Bus services are also not that frequent. To make most of residents time and best use of the local facilities, a closer site to the main centre or a development on the other side of the A4 would be better.
Views / noise.
Once the bbuilding has been constructed residents will be right next to a verry busy railway line which will be noisy on the other side to the current residents, they will also overlook existing residents properties. Most residents including ourselves brought our property to avoid this and to have the benefit of watching the wildlife in the woods. Whilst I appreciate we have no claim on the wood, a box shape constrction would be extremely detrimental to our view.
I have outlined my objection above. I hope you will consider them in conjunction with the planning application.

Heidi Lynch

From: Jennifer Lissaman [jennifer_lissaman@hotmail.com]
Sent: Sunday, January 27, 2002 1:18 PM
To: Heidi.lynch@wokingham.gov.uk
Subject: o/2001/5529 Land at Scotchman's Knob

Heidi,
Although I do not have the details to hand, I recall that a previous application (1997) made by British Rail for houses on this site was refused as the proposed development lay within a rural are. Loss of amenity and impact on the wildlife habitat were also included as reasons for refusal. British Rail did not go to appeal, but I understand that if they had that WDC would have done an in depth assessment of the ecology of the area. As I am sure you will be aware, the owner of this site was in breach of the blanket tree preservation order in April 2000 when bulldozers were sent on site to remove the trees. He was subsequently prosecuted for this and was ordered to replace the trees in the autumn of 2001. At that time the badgers which were believed to have lived on the site disappeared for a while, but they reappeared after a short time and Earley Town council have photographic evidence of this.
I believe that any development on this site is inappropriate for the reasons which were stated in the previous refusal. I also understand that there may be concerns from Railtrack if any changes are made to the soil structure (by removal of mature trees) next to the embankment which could lead to landslip. Scotchman's Knob is a valuable wildlife area in a part of the country which is suffering from intense development and high population density.
regards
Jenny
WDC councillor for Whitegates

Send and receive Hotmail on your mobile device: http://mobile.msn.com

To:
Community Services

COMMUNITY SERVICES
23 JAN 2002

From: Heidi Lynch

Date: 23 January 2002

Application Number: O/2001/5529

Proposal: Outline application for the proposed erection of a 10 bedroom residential care home..

Site Address:
Land At Scotchmans Knob, Shepherds Hill, Earley, Reading.

Applicant:
Mr T Sahota C/O KJM Todd Associates.

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

24/1/02

- Definitely support the need for more residential home places for older people - (? which age & client group is that for? 10 place home good size for older people, but too large for disability / mental health)
- Site looks appropriate - on public transport route, next to residential houses.

Pat Brecknock, Head of Strategy, Community Services

File Note: Scotchmans Knob

Comments on Application Number O/2001/5529

Parkman Number 51313/10 (Development Control)

Rev.	Author	Date	Amendments
A	SMcM	30.01.02	

Background

1.0 The application is for a 10 bedroom care home with 6 parking spaces on a vacant site. A new access is proposed onto Shepherds Hill.

Comments

2.0 Development which results in the creation of a new access on a major route (in this case the A4) would not normally be acceptable because. The additional turning movements would lead to delay as well as being detrimental to road safety.

2.1 This particular proposal is for a care home which would be likely to generate few movements in total and very few in the peak-hour. It could be argued that this type of development is chosen by users on a convenience basis and the absence of the facility would lead to longer journeys and more travel on the road network.

The development site is well served by public transport.

2.2 The proposed access is in an area which already has a number of accesses which generate a degree of frontage activity. The creation of an additional access with few peak-hour movements, in an area where drivers must already be cautious, would be unlikely to be detrimental to road safety and would not lead to any noticeable delay.

Conclusions

3.0 No highways objection.

VC file

TO: **DEVELOPMENT CONTROL**
Andrew Thorley

FROM: Environmental Design

DATE: 15th January 2001

Location: Land at Scotchmans Knob, Shepherds Hill, Earley.

Proposal: Outline application for the proposed erection of a 10 bedroom residential care home.

Application Number: O/2001/5529

In response to your consultation dated 8th January 2002 for the above application, the arboricultural comments are as follows:

Part of this site is included in Tree Preservation Order Number 777/1996. The trees are designated as woodland and therefore all trees within the area covered by the Order are protected, regardless of age or size.

In April 2000 part of the woodland on the site was cleared without permission from the District Council. The owner was prosecuted and found guilty of removing 12 trees without consent. It is a statutory requirement that 12 replacement trees are now planted.

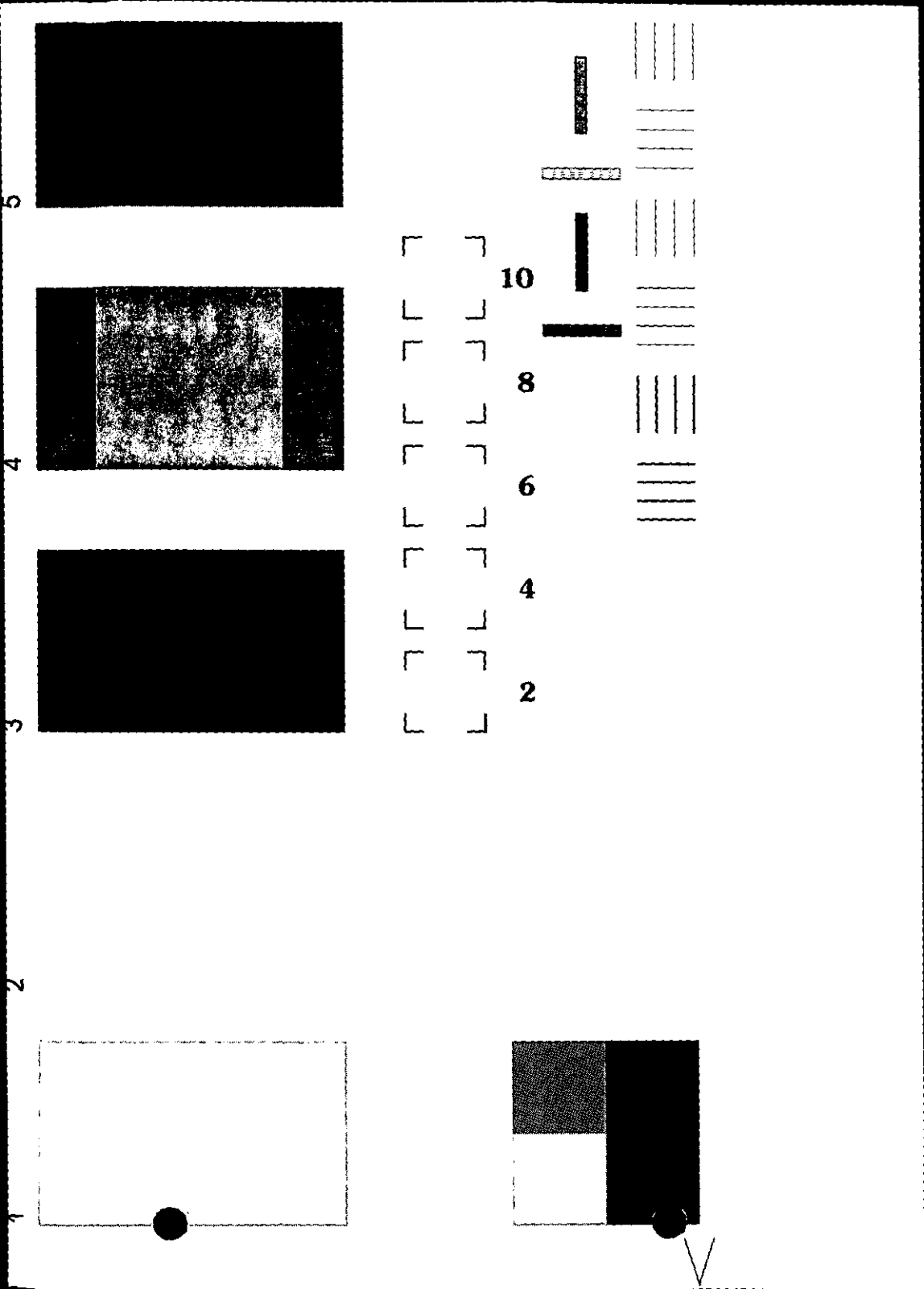
The proposal will require the removal of further trees and will prevent the area illegally cleared from being replanted. I would therefore recommend that planning permission be refused. The proposals are contrary to Policy WBE11 and WLL7 of the Wokingham District Local Plan Deposit Draft.

Neil Etherington
Senior Arboriculturist

File note: 29/01/02

29 Shepherds Hill rang in to object to this application because:

- ruin the "woodland" views to the rear of the property
- sewage system already clogs up occasionally & proposal will exacerbate this further
- will old people really like to listen to a train every 5 mins
- if woodland is chopped down, train noise will be louder to properties.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RAILTRACK

Southern

Railtrack PLC (in Railway Administration)

Alan Bloom, Chris Hill, Scott Martin and Mike Rollings were appointed Joint Special Railway Administrators of Railtrack PLC on 7th October 2001

The Joint Special Railway Administrators act as agents of the company and without personal liability

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CS	
18 JAN 2002	
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	FILE:

15th January 2002

F A O Andrew Thorley
Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

Y/r ATHORLEY/0/2001/5529
O/r EARLY/W/MM03

Dear Mr Thorley

TOWN & COUNTRY PLANNING ACT.
Erection of a 10 bedroom residential care home.
LAND A SCOTCHMANS KNOB, SHEPHERDS HILL, EARLY, READING

I acknowledge receipt of your letter dated 8th January 2002, in respect of the above application.

You will appreciate that I need to be satisfied that Railtrack's infrastructure will not be adversely affected by the proposal, both during the period of construction but after completion. I therefore attach a copy of Railtrack's 'Comments / Conditions' Appendix containing conditions I would wish to see observed in order to safeguard the adjoining railway.

Whilst I appreciate that you may not be able to incorporate my observations as a Condition of Planning Consent, I would be grateful if you could include an 'informative' in your Decision Notice to the effect that the Applicant should take due account of any comments on the Application.

I have forwarded a copy of this letter and the Appendix to the Applicant's Agent. I look forward to receiving any details requested at the earliest opportunity, reserving the right to make any additional comments and conditions necessary to ensure the safe operation of the railway at that time.

Please advise me of the outcome of this Application in due course.

Yours sincerely

M. Manley
Outside Parties Manager

PLEASE SEE OUR NEW ADDRESS BELOW AND UPDATE YOUR DATABASE ACCORDINGLY
Engineering Manager, Mercury House, 1st Floor South, 109-119 Waterloo Road, London, SE1 8UL
Tel: 0207 902 3290, Fax: 0207 902 3632

Comments / Conditions To Be Observed In Connection With The Development Of Land Adjacent To The Railway

Planning Matters:

1. If there are any trees on Railtrack's property adjacent to the development site, the design of the foundations of any proposed buildings close to the boundary must take into account the possibility of damage etc. caused by penetration of tree roots. Furthermore, it should be noted that Railtrack cannot accept liability for any such damage caused at a later date. The Building Research Establishment's guidance notes should be implemented.

2. You are no doubt aware that in Autumn leaves falling on to the rails can cause potential hazards to rail traffic, particularly where the railway is at or below the general ground level.

   Any new trees to be planted adjacent to the railway boundary should be in accordance with the attached information sheet on page 5 headed "Tree Species", and be located sufficiently clear of the common boundary not to create a nuisance through penetration of tree roots or overhanging branches which could provide a means of gaining access to the Railtrack's property, or inhibit the maintenance of Railtrack's fencing.

   Proposed tree species should be selected with due consideration for their mature height and root size. Where an inappropriate specie is selected regular maintenance lopping etc. may be required to prevent damage to Railtrack's infrastructure and the train operators' trains. This may be costly if stoppages of the train service are required to undertake maintenance safely.

3. It may be necessary to enhance /renew Railtrack's existing lineside boundary fencing as a result of the development in order to reduce the risk of trespass and possible vandalism. Railtrack will seek payment for any improvements necessary, but would (for their part) continue to maintain the fence for as long as it is required for railway purposes. This will apply only if the enhanced fencing is to a standard acceptable to Railtrack.

   Any additional fencing required on the railway boundary e.g. for screening purposes, must be independent of Railtrack's fencing and allow room for maintenance of both fences.

Building Regulation Matters:

4. One set of detailed and fully dimensional drawings should be submitted for approval prior to commencement of work showing full structural details, particularly in respect of foundations (i.e. size, type and depth), services and drainage.

   A location plan will also be required (scale 1:1250 preferred) showing the distance of the scheme from the railway boundary, with special reference to new / existing structures and the nearest railway feature, such as a level crossing, bridge or station.

5. Full details of any proposed alteration to ground levels adjacent to Railtrack's lineside fencing should be submitted to Railtrack at the earliest opportunity for approval in the form of cross-sections to a natural scale showing existing and proposed levels. In any event the alteration must not reduce the effective height of Railtrack's fencing.

6. Full details of proposed drainage systems will be required. All drainage needs to be directed away from the railway and into local authority sewers, and it should be installed a minimum distance of 2 metres from the railway boundary.

The use of soakaways is not favoured by Railtrack and therefore is unacceptable as they could have a detrimental effect on Railtrack's land. The drainage system should be designed to take this into account.

No increases in surface water discharge into a Railtrack maintained drain or culvert may be made without prior written consent.

Additional Requirements for Protecting Railtrack's Interests:

7. For all new developments adjacent to operational lines Railtrack accepts no liability in respect of noise and vibration. Developers should undertake their own investigations to establish any level of noise and vibration likely to originate from the operation of the railway, and design their mitigation measures accordingly.

8. All works, both temporary and permanent, should be designed and constructed so that they will have no influence on the stability of Railtrack's structures and adjoining land.

9. Common boundary or support walls must be of reinforced concrete. Sheet piling will not be acceptable, due to early corrosion.

10. Vibro-compaction will not be permitted, especially in the vicinity of structures, embankments or cutting slopes.

11. Railtrack advise that the use of bored, cast in-situ reinforced concrete piles are recommended. Normally these have no detrimental vibration effects during construction.

12. All structures should be situated at a minimum distance of 2 metres from Railtrack's boundary fence and at a sufficient distance to enable construction to proceed without, in the Railtrack Engineer's opinion, the risk of affecting the normal and safe running of the railway. This clearance will also enable construction and maintenance to proceed without the need to enter on to Railtrack property. Please note that unless previous safety protection has been arranged, access on to Railtrack property will not be permitted for any activity associated with any works.

13. Where the proposal includes the demolition of any existing buildings Railtrack will need to approve full details of the proposed method of demolition (together with those for temporary works) in the form of a Method Statement.

14. All new construction should be sufficiently clear of the boundary, and all foundations should be so designed, that they do not impose any surcharge on railway cutting slopes or structures. In addition, it should be borne in mind that cutting slopes could be subject to erosion through the effects of weathering, and all new construction should be at a sufficient distance from the slope to take this into account.

At **no time** should an embankment **supporting** the railway be **cut into** or **built** upon.

15. A suitable kerb or approved crash barrier must be provided along any road or parking area adjacent to Railtrack's fencing to prevent damage by vehicles. Such barriers are to be positioned so as not to afford a means of scaling the fencing.

16. Railtrack reserves the right to request the screening of any light, including vehicular lights, which may interfere with the sighting of signalling apparatus and /or train drivers' vision on approaching trains.

17. Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that at no time will any poles over-sail or fall on to the railway. Black protective netting around the scaffold may need to be installed. A Method Statement for construction and dismantling of the scaffold will need to be provided for acceptance. Scaffolding may need to be erected under a track closure (possession) of the railway because of the dangers to trains and from the electrified conductor rail. A minimum of 16 weeks notice is required to arrange any possessions of the track.

18. Any cranes or other plant to be used on site must be positioned and operate in such a way that, in the event of mishandling or failure of any part of the equipment or subsidence of the ground supporting the equipment, they will not move or fall within 3 metres of the nearest rail. Their loads or jibs should not under any circumstances oversail Railtrack's property.

19. Full details of any tower cranes to be used on site should be submitted for approval, together with a plan showing the relevant jib radius. The cranes (and any other plant) must be positioned in such a way that, in the event of failure, they will not fall within 3 metres of the nearest rail, nor will their loads or jibs under any circumstances oversail Railtrack's property. A Method Statement must be prepared for Railtrack's approval e.g. it may be necessary to down-rate the crane capacity by 25% to reduce the risk of failure.

20. Railtrack is not in favour of play areas immediately adjacent to railway boundary fencing, due to the increased risk of trespass and vandalism. Should the proposal proceed, additional protection will need to be provided by the erection of a 3 metre high security fence adjacent to and parallel with Railtrack's own fence. The additional fence is to be maintained at the Developer's cost.

21. Golf courses will need to be screened to a minimum effective height in relation to the railway track of 6 metres, and in certain cases this may need to be increased. It is recommended that all shots/drives be directed away from the boundary to avoid the potential risk of a miss-hit golf ball causing damage or injury to passing trains, and railway staff or passengers.

22. Any hedge planted adjacent to Railtrack's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Railtrack from maintaining its boundary fencing.

23. All costs incurred by Railtrack in connection with the works should be reimbursed by the Developer. A Third Party Works Request Form is to be completed and submitted to this office before work commences. This form is available on request.

TREE SPECIES

Not Recommended	Permitted
Alnus glutinosa (Alder)	Betula (spp) (Birch)
Populus (spp) (Aspen, Poplar)	Malus Sylvestris (Crab Apple)
Fagus Sylvatica (Beech)	Acer Campestre (Field Maple)
Prunus Avium (Wild Cherry)	Prunus Padus (Bird Cherry)
Carpinus Betulus (Hornbeam)	Pyrys Communis (Wild Pear)
Tilia Cordata (Small-leaved Lime)	Pinus (spp) (Fir Trees - Pines)
Quercus (spp) (Oak)	Cretaegus (spp) (Hawthorn)
Salix Willow (spp) (Willows)	Corylus Avellana (Hazel)
Acer (spp) (Sycamore, Norway Maple)	Sorbus (spp) (Mountain Ash, Whitebeams)
Aesculus Hippocastanum (Horse Chestnut)	Robinia (Pseudo) (False Acacia)
Castanea Sativa (Sweet Chestnut)	Shrubby Salix (Willow Shrubs)
Platanus Hispanica (London Plane)	Thuja Plicata 'Zebrina'

BORDER LINE

Fraxinus Excelsior (Ash)

OTHER TREES TO BE REFERRED

HL

TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO: O/2001/5529 PLANNING OFFICER: ~~Andrew Thorley~~

PARISH: Earley

PROPOSAL: Outline application for the proposed erection of a 10 bedroom residential care home.

ADDRESS: Land at Scotchman's Knob, Shepherds Hill, Earley, Reading

APPLICANT: Mr. T. Sahota, C/O KJM Todd Associates

PLANNING SERVICES	HPT
FOL	TLS
APP	ENF
CS	

18 JAN 2002

COPIES TO:	ACK:
	FILE:

Councillors were extremely concerned about this proposal.

Firstly, access to the site is extremely poor and the proposed access point onto this very busy section of the A4 is deemed to be inappropriate. Furthermore, it is understood that the strip of land shown as the access point between the road and the actual site is not in the ownership of the applicant, and no agreement has been reached with the owner that access can be achieved at this point. It would appear that little thought has been given to disabled access to the site, although it could be suggested that this should be a priority bearing in mind the proposed use.

The site is currently protected by a blanket tree preservation order, and the applicant has previously been successfully prosecuted by the District Council for breaching this order. It is understood that the necessary replanting following this prosecution has not, to date, taken place, and it is difficult to see how the proposed building can be accommodated once the replanting has taken place, without damaging further any of the new or established trees on this site.

This area is much treasured by local residents, as, not only does it serve to offer some screening of the railway line, but, despite its location in such a busy area, is a significant haven for wildlife. There is photographic evidence that badgers regularly visit the site, and it has been reported that there have been sightings of many unusual birds, including woodpeckers (both spotted and green), redwings, tree creepers, nuthatches, etc., as well as monkjack deer, hedgehogs and squirrels. With the massive scale development which has taken place in Earley in recent years, there are very few 'semi-wild' areas such as this left. The Town Council considers, therefore, that the loss of this very valuable wildlife habitat would, to say the least, be lamentable.

Councillors felt that a residential care home on this scale was probably not a financially viable proposition, and there was some concern that if this proved to be the case, if planning approval was given, at a later stage, there may be moves to amend the terms of the approval to allow the area to become available for use for residential development.

In conclusion, therefore, the Town Council is unanimous in its opposition to this proposal, and requests therefore that this application is refused.

SIGNED: _____ DATE: 18 JAN 2002

CLERK TO EARLEY TOWN COUNCIL

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

To: Andrew Thorley
Development Control

From: Tom Payne
Environmental Health

Your Ref: O/2001/5529

My Ref: 20016358

Date: 17 January 2002

OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF A 10 BEDROOM RESIDENTIAL CARE HOME

SCOTCHMANS KNOB, SHEPHERDS HILL, EARLEY

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

The is located close to two significant sources of noise, the railway to the north of the site and to the south two busy roads, namely London Road and Shepherds Hill. Hence I have concerns that the dwelling will experience excessive levels of rail and traffic noise. In order to fully assess this a noise assessment needs to be carried out in accordance with the guidance contained in PPG 24.

Results should be contained in a report which sets out: a large scale plan of the proposed development; noise sources and measurement/prediction points marked on plan; a list of assumed noise emission levels; details of noise mitigation measures; description of noise calculation procedures; comparison of noise levels with appropriate criteria. Where criteria are exceeded at any location the applicant should explain why that excess is immaterial or what further mitigation will be undertaken to ensure that criteria will be met.

Generally the design and site layout should aim to reduce the impact of road traffic noise both internally and externally (in gardens for example). This may be done by careful positioning of structures so that they act as noise barriers, positioning of sensitive rooms furthest from noise sources, the use of single aspect dwellings and siting of gardens furthest from the noise source.

I would recommend that approval is not given until this assessment has been carried out and mitigation measures agreed. However, should this application be granted planning consent I recommend that the following conditions be imposed:

1. Development shall not begin until a scheme for protecting the proposed dwellings and gardens/private amenity open space from rail and road traffic noise adjacent to the proposed development has been submitted to and approved in writing by the Local Planning Authority. This shall include a noise survey undertaken in accordance with proposals submitted to and approved by the LPA. All works that form part of the approved scheme shall be completed before any dwelling hereby approved is occupied. The approved scheme shall be retained and maintained for the duration of the use.

Reason - To ensure that the occupants do not suffer from unacceptable high noise levels within the proposed dwellings and garden areas.

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

Should the proposal be refused wholly or partly on grounds given above, I would be grateful to be consulted on the wording of the decision notice relating to my comments.

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

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

To:

From: Heidi Lynch

Date: 17 January 2002

Application Number: O/2001/5529

Proposal: Outline application for the proposed erection of a 10 bedroom residential care home..

Site Address:
Land At Scotchmans Knob, Shepherds Hill, Earley, Reading.

Applicant:
Mr T Sahota C/O KJM Todd Associates.

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

R No comments

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: O/2001/5529
CASE OFFICER: Andrew Thorley

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)
Community Services	10	23.1.02

Heidi Lynch

From: Anna Cronin
Sent: Thursday, January 17, 2002 10:52 AM
To: Trevor Watson; Nicola Lake; Emy Circuit; Heidi Lynch; Louise Smith
Subject: The latest planning applications list

WOKINGHAM UNITARY
Aiming for Excellence

A few thoughts on the latest delightful non-householder applications notified to me:

We need to consult Community Services on the care home proposal (2001/5529), the Hospital alterations (2001/5553), and the Old People's day Centre in Woodley. This does not mean we approve them but we do need to listen to what C Services say.

I see Louise has an application to alter an condition so that bathroom windows can be opened! What an honest applicant, and what a daft original condition. I do hope we can deal with this quickly within 8 weeks, or the bathroom will be very steamy! Trevor, you know this is one of my bugbears.

Nicky, Henley Cricket Club is the sort of thing to raise passions. Can you keep Trevor (and thus me) aware of progress please.

I am sure you have all thought of these points already, in which case - terrific!

Anna

Heidi Lynch

From: Nigel Rose [Nigel.Rose@ukgateway.net]
Sent: Sunday, January 20, 2002 4:52 PM
To: heidi.lynch@wokingham.gov.uk
Cc: Mike Thorp; Jenny Lissaman; Lesley Bates
Subject: O-2001-5529

Heidi,

To the best of my knowledge this proposal is for a site south of the GWR railway line and is therefore in Whitegates ward of Earley. It is entered on the planning list under Sonning.

There was a time when the Sonning parish boundary ran south of the railway in this vicinity, but this was changed in the mid-80's!

Could you please arrange for the entry to be changed so that there is no confusion and the correct Town and Parish Councils are consulted.

Thanks and kind regards,

Nigel Rose

The information in this e-mail is confidential and may be legally privileged. It is intended solely for the addressee. Unless expressly authorised in writing, disclosure, copying, distribution and/or retention, in part or in whole, of this e-mail is prohibited and may be unlawful.

Nigel Rose cannot guarantee that any files attached to this e-mail are free from viruses or any other program code that may be harmful to your computer and, as such, is not liable for any damage that may be caused as a result.

Please delete this e-mail if it is not intended for you.

Received by Wokingham District Council

Application No: O/2001/5529

Proposal:
Outline application for the proposed erection of a 10 bedroom residential care home.

Location:
Land At Scotchmans Knob, Shepherds Hill, Earley, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number O/2001/5529 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 01/02/2002. 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.

Head Planning and Transportation

08 January 2002

Application Number : O/2001/5529	**Map No :** 41
Case Officer : AT	**Site Area :** 0·19
Valid Date : 18·12·01	**Received Date: 18/12/2001**

Level : Delegated Application

Description : Outline application for the proposed erection of a 10 bedroom residential care home.

Location : Land At Scotchmans Knob, Shepherds Hill, Earley, Reading.

Parish : EA **Ward : WHI** + PART OF SITE (ACCESS) IS IN WOODLEY 8·1·02

Applicant : Mr T Sahota C/O KJM Todd Associates.

Fee Required: ~~£95~~ 380 **Fee Received: £380** (1)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED	Part 2 of form *	approx 280 sq m.	
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Single storey? (include on description?)	yes phoned for	
FLOOR PLANS		covering letter 7/1	copy letter for all consultees
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER	* PLS CHECK FLOOR SPACE. IF >500sqm S/B SUB-COMMITTEE, IF >1000sqm S/B ADVERTISED AS MAJOR DEVELOPMENT		

Pls return to Jan
for further
consultations if
area > 1000sqm
(ie. major dev.)
Thanks

used to have lots of trees
Badgers in area — wildlife
area.
access?

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 8.1.02 TB

Building Control

Heritage (Harold Sanders)

Landscape ✓

Trees TPO area. ✓

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 ✓

DISABLED ACCESS OFFICER ✓

CPRE ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish: WOODLEY + SONNING ✓

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack ✓ SOUTHERN REGION

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

Rural Area
Countryside

NEIGHBOURS

SIN + see MAP.

No pre-apps.

KJM TODD ASSOCIATES

ARCHITECTURAL AND DEVELOPMENTCONSULTANTS

FAX TRANSMISSION

18.DEC.2001* 5529

TO: Mrs Hurst

FAX NO: 0118 974 6484

FROM: Kevin Todd

DATE: 07 January 2002

OUR REF: 2626

PAGES (inc. cover): 1

SUBJECT: Scotchmans Knob, Shepherds Hill, Earley

MESSAGE

Dear Mrs. Hurst,

I confirm that the proposed residential care home will be in the region of 280 square metres and will be single storey.

Please do not hesitate to contact me if I can assist you further.

Yours Sincerely

Kevin Todd
Chief Designer
KJM Todd Associates Ltd

K.J.M. Todd Associates Ltd. Registered in England No. 3836142
Staple House, Eleanors Cross, Dunstable, Beds LU6 1SU
Telephone: 01582 476404 Facsimile: 01582 475308
E-mail kevintodd@kjmtodd.co.uk

1789/a

SECTION 66 CERTIFICATE

Application No.

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

18.DEC.2001 * 5529

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.

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

OR

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
+ See Note (a) to Certificate A		
Mr. B. C. WADHWA	130 MOUNT STREET BERKELEY SQUARE LONDON W1.	10-12-2001
Mr. C.A + B.A. Stewart,	Stewarts Cafe, Shepherds Hill, London Road, Earley, RG6 1BB.	10-12-2001

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) .....

.....

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

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

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

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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 . . . . . .

Date . . . . . .

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

18 DEC 2001 * 5529

1.	APPLICANT'S NAME	T. S. SAHOTA
	ADDRESS	98 DOUGLAS CRESCENT, DUNSTABLE, BEDS,
	POST CODE	LU5 5AT PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	K J M TODD ASSOCIATES
	ADDRESS	STAPLE HOUSE, ELEANORS CROSS, DUNSTABLE, BEDS.
	POST CODE	LU6 1SU PHONE 01582 476404
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	SCOTCHMANS KNOB, SHEPHERDS HILL, EARLEY,
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		RESIDENTIAL DEVELOPMENT - PROPOSED RESIDENTIAL CARE HOME - OUTLINE
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.19 Ha.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	2626 - AC - 02 LOCATION PLAN

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

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

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

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

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

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

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

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.
N/A

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

16. HOW WILL SURFACE WATER BE DISPOSED OF?
N/A – WILL BE SOAKAWAYS

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

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access
AS PLANS – NEW ACCESS FOR VEHICLES AND PEDESTRIANS.

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants
NO

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	N/A	*	/	*	/	*
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.
£380

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 M. T. S. SAHOTA DATE 10-12-2001

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

ADDRESS STEWARDS CAFE BRUNEL DINER SHEPHERDS HILL PARISH WOODLEY/EARLEY SONNING E

PLOT No.

BUILDER

ORD. SHEET No. SU. 7573 41

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 10645	MR P STEWART	2/STOREY EXTENSION	3.4.79	REF N/A
10322	"	"	4.5.79	N/A REF
BR 10807	"	ALTS. & EXTENSIONS	1.5.79	APP N/A
12582	"	2/STOREY EXTENSION	10.4.80	N/A C/A
BR 15117	"	" "	21.7.80.	Revised app N/A
H3359	C.A. BELCHER & SON R/O	BUILDING FOR B8 use. GREENGROCER SORTING & DISTRIBUTION WITH TRADE COUNTERS	25.1.95	C/A
H44462	" "	"	23.6.95	C/A
95/60537/FP				
FP95/3504	"	S/ST. OFFICE/STORAGE/CR LAND TO REAR	19-6-95	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

CAFE — BRUNEL DINER (STEWARDS) WOODLEY/EARLEY

ADDRESS SHEPHERD'S HILL PARISH SONNING

PLOT No.

BUILDER

ORD. SHEET No. SU. 7573 (41)

Plan No.	Applicant	Description of Development	Date of Decision	Decision
129/50	Messrs. Explanator Ltd	Use of part of Cafe for Distribution of Fish	11/4/50	App. C/A.
529/50	Mr. A.J. Chard	Alterations & Additions to Living Accomodation	12/12/50	App. App.
523/51	Mr. G.W. Thorne	Use of Land for Selling Caravans etc.	9/10/51	N/A. Refuse
291/52	Mr. A.J. Chard	Det. Bungalow at side	10/6/52	App App.
R/214/61	Mr. A.H. Stewart	Installation of Petrol Pumps etc.	28/12/61	N/A. Refuse
R/29/63	" /Demolish & Re-Erect Cafe.		18/4/63	App. C/A.
O/168/66	"	Outline	7/7/66	N/A. Refuse
O/316/66	"	"	16.3.67	N/A. Refuse
BR 5347	"	Ext fire Exit stairway	20.9.76	APP —
05298	"	" " STORAGE TO REAR FOR CARAVANS	28.10.76	N/A C/A

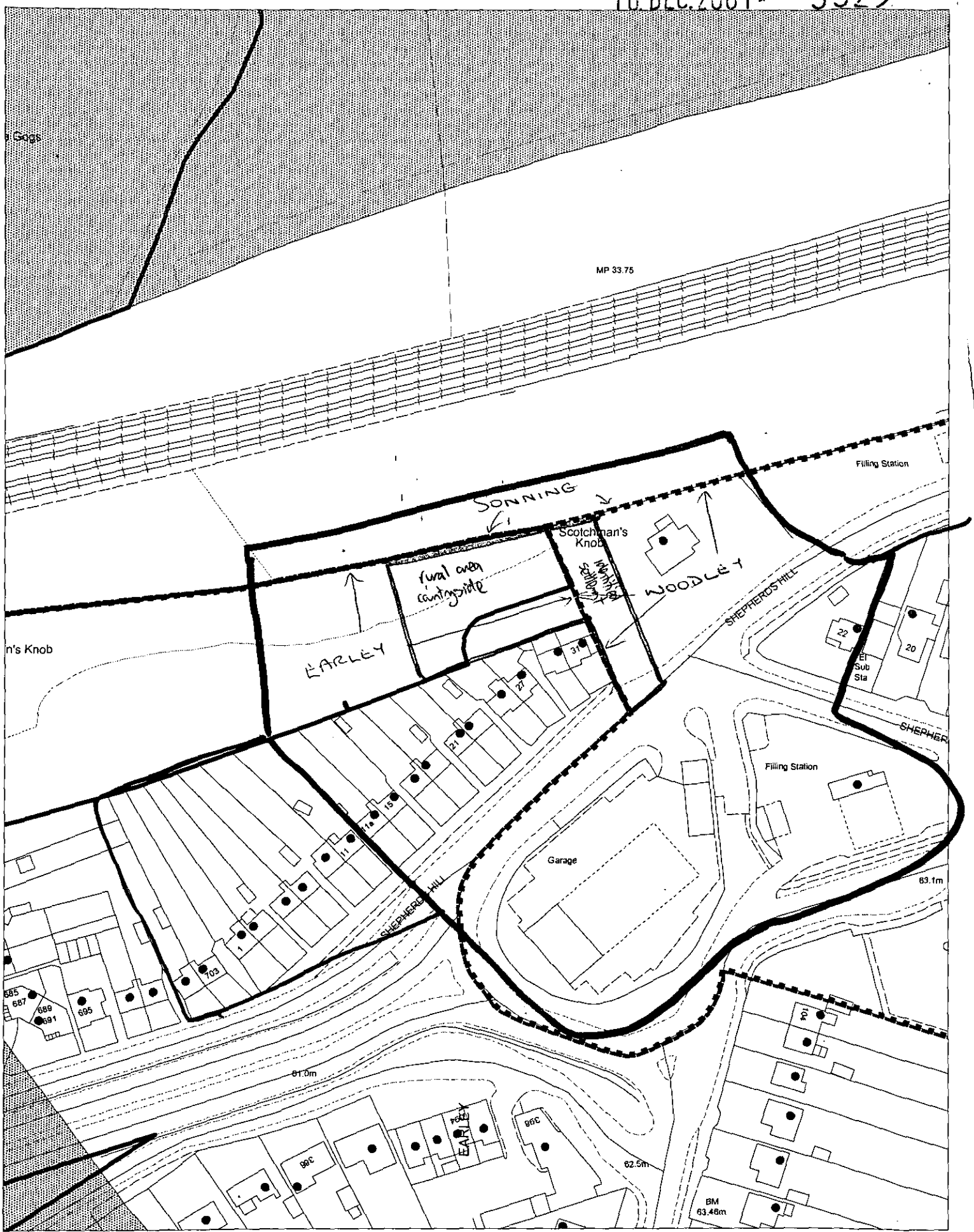
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

18 DEC 2001 * 5529



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Development Control Section, Environmental Services, Wokingham District Council.

19 December 2001 Scale: 1 : 1250

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