APPLICATION NO:
C/2000/0855

LOCATION:
The Gables Roundabout Lane, Winnersh Wokingham.

APPLICANT:
Westbuild Homes Ltd C/O Andrews Kalik Associates

PROPOSAL:
Details to comply with condition 13 of consent F/1999/0094 for the approval of boundary treatments.

EARLIEST DATE FOR DECISION: **08/04/2000**

APPLICATION EXPIRY DATE: **26/04/2000**

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Westbuild Homes Ltd
C/O Andrews Kalik Associates
The Studio
101 London Road
Reading
Berkshire
RG1 5BY

Application Number: C/2000/0855

Parish: **WINNERSH**

Location: **The Gables, Roundabout Lane, Winnersh, Wokingham.**

Proposal: **Details to comply with condition 13 of consent F/1999/0094 for the approval of boundary treatments.**

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

Head of Planning and Transportation
Date: 13 April 2000

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

WORK SHEET FOR : Emy Circuit

Application Number : C/2000/0855

Applicant : Westbuild Homes Ltd C/O Andrews Kalik Associates.

Location : The Gables, Roundabout Lane, Winnersh, Wokingham.

Proposal : Details to comply with condition 13 of consent F/1999/0094 for the approval of boundary treatments.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 4 April 2000

Date Registered : 01/03/2000

Earliest Date for Decision : 08/04/2000

Latest Consultation Date/Site Notice Expiry Date : 08/04/2000

Application Expiry Date: 26/04/2000

Consultation Responses :

Winnersh PC "no comment"

Landscape - Landscape scheme also required - this is the subject of a separate condition

Planning Issues :

Application Number: C/2000/0855

Appraisal :

with the exception of the fence/hedge between the two proposed dwellings the boundary treatments are as existing.

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

Application Number C/2000/0855
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: The Gables
Roundabout Lane Winnersh
Wokingham.

APPLICATION NUMBER: C/2000/0855

OFFICER: Emy Circuit

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

DOE6

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 1/3/00	
Officer: EXC	Application No. C/2000/0855

Map No. ..... Site .....

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

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

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

Description:
(P.) Details to comply with condition 13 of consent F/1999/0094 for the approval of boundary treatments

Location: The Gables, Roundabout Lane

Parish: Winnersh Ward: .....

Applicant: Westbuild Homes Ltd

Fee Received ✓ Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

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

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

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NEIGHBOURS:

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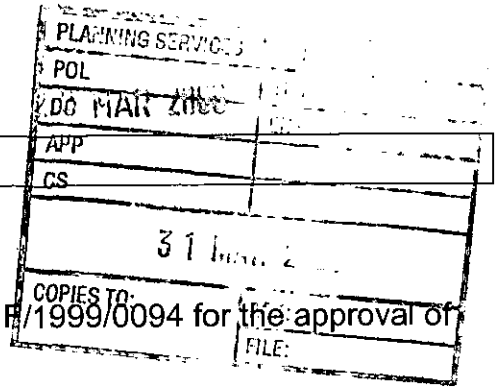
FROM: Emy Circuit

DATE: 15 March 2000



WINNERSH PARISH CONSULTATION SHEET

Application Number: C/2000/0855

Proposal: Details to comply with condition 13 of consent F/1999/0094 for the approval of boundary treatments..

Site Address: The Gables, Roundabout Lane, Winnersh, Wokingham.

Applicant: Westbuild Homes Ltd C/O Andrews Kalik Associates.

Your observations are required in respect of this application **by 08/04/2000** .

No comments

SIGNED: _____ DATE: 30.03.00

Clerk To Winnersh Parish/Town Council.

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 3 April 2000

Location:	The Gables, Roundabout Lane, Winnersh
Proposal:	details to comply with condition 13 of consent F/1999/0094 for the approval of boundary treatments
Application Number:	C/2000/0855

In response to your consultation dated 15 March 2000 for the above application, the landscape comments are as follows:

The proposed boundary treatments are acceptable, however this needs to be undertaken in conjunction with a landscape scheme showing all proposed planting, which needs to include additional screen planting to help reduce the views into the site both from Roundabout Lane and from the properties along Reading Road. This should give details of full species name of trees and shrubs to be planted, size of plant at time of planting and planting densities.

Catherine Brimble

Catherine Brimble
Landscape Architect