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WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Proctor
C/O James Cubitt and Partners (D Godfrey)
Sinclair House
The Avenue
London
W13 8NT

Application Number: F/2000/2729

Parish: **TWYFORD**

Location: **Bridge House Nursing Home, High Street, Twyford, Reading.**

Proposal: **Proposed erection of unit for elderly, mentally infirm (Renewal of Consent 44879).**

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 subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. Before development commences additional plans shall be submitted to and approved in writing by the Local Planning Authority showing further details of the proposed earth banks in relation to existing trees; steps from the boiler room; dormer windows; covered ramp; gas vents at ridge; club tile course; flues; first floor oriel windows; bases of ground floor windows and glazing.

Condition
4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
6. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Condition
7. The premises shall be used for residential nursing or care home and for no other purpose in class C2 of the schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order.

Condition
8. 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 8 am and 6 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
9. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Condition
10. No development shall take place until the existing conifer trees along the High Street site frontage have been removed and replacement boundary treatment erected in accordance with a detailed plan to be submitted to and approved in writing by the Local Planning Authority.

Condition
11. No part of any building hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
12. No part of any building hereby permitted shall be occupied or used until the site's access drive shown on the approved drawing has been constructed and surfaced in a bound material to be first approved by the Local Planning Authority.

Condition
13. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To ensure that the external appearance of the building is satisfactory.

Reason
4. In the interests of visual amenity.

Reason
5. In the interests of visual amenity.

Reason
6. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Reason
7. In order to prevent an unacceptable use of the site.

Reason
8. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Reason
9. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

Reason
10. To improve visibility at the site access onto the A3032 High Street in the interest of highway safety.

Reason
11. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
12. To provide safe access to the development.

Reason
13. In the interests of highway safety and convenience.

Informative
1. The applicant is advised that listed building consent would be required for the proposed covered walkway.

Informative
2. The applicant is advised to contact the Council's Engineers regarding any issue relating to the drainage of the site.

Informative
3. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Informative
4. You are advised to contact Railtrack (Outdoor Party Engineer (West), Railtrack Southern, CP2-2-H, Waterloo Station, London SE1 8SW) to ensure that adequate steps are taken to ensure the integrity of Railtrack's infrastructure and the safety of operational railway at all times.

Informative
5. 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 OS1, C2, C6, EN3 and EN5.
Loddon Area Local Plan Policies LTV2, LC1, LC15, LBE1, LBE12, LPS3, LPS6, LRV1 and LRV4.
Deposit Draft Wokingham District Local Plan Policies WOS3, WCC1, WCC2, WCC4, WLL5, WBE1, WHE4, WIC2 and WIC10.

Informative

6. Your attention is drawn to the Environment Agency's letter of 18th December 2000 (copy attached). They have suggested a number of measures which would help to alleviate some of the potential impacts upon the area of land liable to flooding.

John Mitchell

John Mitchell
Development Control Manager
Date: 07/02/2001

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.