APPLICATION NO:
O/2000/1529

LOCATION:
Caister Sandhurst Road, Finchampstead Wokingham.

APPLICANT:
Beckbridg Ltd C/O Watson Woods Partnership

PROPOSAL:
Outline application for the proposed erection of 4 dwellings and retention of existing dwelling.

EARLIEST DATE FOR DECISION: **19/06/2000**

APPLICATION EXPIRY DATE: **17/07/2000**

CASE OFFICER: **Angela Odell**

WITHDRAWN

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Marbleboard

EASIFILE EP7

+44 1483 440885

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	FILE:

06 SEP 2000

BECKBRIDGE LTD

THE LODGE GUILDFORD ROAD
EFFINGHAM SURREY KT24 5PE
TEL: 01372 450201 FAX: 01372 450265

URGENT FACSIMILE TRANSMITTAL SHEET

TO: ANGELA O'DELL	FROM: CLIVE WOODS
COMPANY: WOKINGHAM D.C.	DATE: 08/09/00
FAX NUMBER: 0118 974 6484	TOTAL NO. OF PAGES INCLUDING COVER: 2
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE:	YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

BECKBRIDGE LTD

08SEP00L

BY FAX

Ref: CDW/jsw

8th September 2000

Angela O'Dell
Wokingham District Council
Environmental Services Dept
Planning Services
PO Box 157
Shute End
WOKINGHAM
Berkshire RG40 1WR

Dear Ms O'Dell

Re: **Planning Application 0/2000/1529 and ~~0/2000/1530~~**
Four Units, Casiter, Sandhurst Road, Wokingham

Further to our recent telephone conversation, I confirm that we wish to withdraw the Planning Application for four new residential units and retention of the existing building on the above site.

I confirm that you will now be monitoring the Lawful Development Certificate and we will be in discussions in due course with regard to trees. Please note that we will be making an objection to the Tree Preservation Order, which we feel is unfounded in part.

I note, for the record, that I am most disappointed that you could not hold the Application for four units in abeyance whilst we discussed the outcome of our representations on highways and trees.

Yours sincerely

Clive Woods

Clive Woods, BA (HONS) DIP ARCH RIBA
Managing Director

c.c. *Malcolm Bull*
Ian Bolt
David Squire

Directors
C D WOODS BA (HONS) DIP ARCH RIBA R WATSON BA (HONS) DIP ARCH RIBA M BULL ARICS
The Lodge, Guildford Road, Effingham, Surrey KT24 5PE
Tel: 01372 450 201 Fax: 01372 450 265
e-mail: developments@beckbridge.com
Registered Office: Meyer Williams, 19/21 Bull Plain, Hertford, Herts SG14 1DX
Registered No:2466551

POLICY AND PLANS CONSULTATION

Case Officer: Angela Odell

Location: Caister, Sandhurst Road, Finchampstead

Application Number: O/2000/1529

Outline Application for proposed erection of 4 dwellings and retention of existing dwelling

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Planning History

There is no relevant previous planning history on this site. Application O/2000/1530 has been submitted on the same site, for the demolition of the existing dwelling and erection of 11 dwellings, garages and associated parking. The application has not yet been determined.

Principle of Development

The majority of this site is located within the countryside and is designated as green gap/wedge, as indicated on the proposals map. A small part of the western half of the site is contained with the settlement boundary, and as such development on this part of the site would be acceptable in principle, subject to the other plan policies. The proposal is for the retention of the existing bungalow, with access extending to the western end of the site, to provide access for 4 new dwellings. The line of the settlement boundary cuts through the dwelling on plot two, as numbered on drawing 10030/04B. Although half of this plot and dwelling, and part of plot 3 are outside the settlement boundary, it is not felt that a policy objection, on the grounds of development outside the settlement boundary, could be upheld, given that the settlement boundary in this location does not appear to follow a particular natural or built feature on the ground. As the remainder of the site, which is located in the countryside and designated as gap/wedge, is only proposed to be used for a new access road, and no alterations are proposed to the existing dwelling, development is considered to be acceptable in principle.

Density

Following the publication of the new PPG3, the Environmental Services Committee resolved, on 12 June 2000, to include the agreed density policy in the District Local Plan, as soon as the local plan process permits, and to adopt that policy for the purpose of development control as soon as possible. To summarise, the policy states that on sites over 0.3ha no residential development shall be permitted at a net density of less than 30 dwellings per hectare, on sites within identified settlements, subject to development at such density not compromising the quality of the environment. It goes on to state where higher densities will be acceptable.

If the entire site area is used the gross density equates to a density of less than 5 dwellings per hectare. If only the part of the site that is to be

developed for the 4 new dwellings is considered, the site size is 0.31ha and the net density is approximately 13 dwellings per hectare.

This proposal therefore does not conform with the density policy outlined above, however the site is located partly within an identified settlement and partly within the designated gap. In order to retain the open and countryside appearance and character of the gap, it is not considered appropriate to develop this site at the density required by the policy.

Trees

From aerial photographs there appear to be a number of trees on site. The Tree & Landscape section should be consulted on the impact the development has on the existing trees.

Boundary Treatment

If permission is granted for this proposal and a subsequent reserve matters application submitted, it will be necessary to ensure the south eastern boundary is suitably landscaped as a continuous hard edge would not be appropriate on the edge of the identified settlement.

Conclusion

Due to the majority of the area to be developed being located within the settlement boundary, there is no objection in principle to the proposal. In order to retain the open and countryside appearance and character of the gap, within which part of the site is located, it is not considered appropriate to develop this site at the density required by the new density policy.

LJ Walker

Liz Walker
Policy & Plans
15.6.00

Seen AP

SHORNE LODGE
SANDHURST ROAD
WOK[illegible]AM
BERKSH[illegible]RG40 3JE
Tel: (0118) 978 3377

DC
APP
CS

1 AUG

Environmental Services Dept.
Wokingham District Council
Shute End
Wokingham, RG40 1WR

28th June 2000

Dear Sir

CAISTERS/BECKBRIDGE LTD- Planning Application 1529/1530

We wish to record our strongest opposition to the above applications We have been resident in our house for over 30 years about 100 m on the other side of the hill brow from Caisters on Sandhurst Road. We have witnessed the dramatic traffic increase on this road and the increasing level of accidents and incidents on this hill brow.

This road section has no speed restrictions and for over 5 years the local Finchampstead Parish Council have been endeavouring to get a 50mph speed limit and speed cameras on this brow. Currently a petition for this action is awaiting consideration by the District Highways Committee.

This road section is barely 6m wide permitting no overtaking and already has an undesirable entry lower down at Tintagel Road. Thus whether speed restrictions are or are not achieved, the dangers of accidents will persist, and to allow traffiic to enter Sandhurst Road no more than 60 m from this dangerous brow would greatly increase the dangers and would be criminally wrong. The writer nearly lost his life last year in endeavouring to control traffic due to the blind nature of this brow with a statioinary low-loader on one side.

The Planning Applicationn 1529 for 4 family houses implies 8 cars entering and exiting from Sandhurst Road say twice per day and is an unacceptable additional hazard and is strongly opposed.

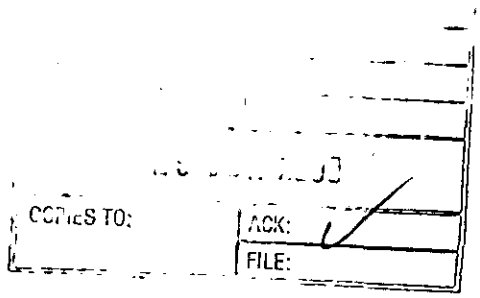
The Planning Application 1530 for 11 family houses obviously presents an even greater hazard and for the same reasons is also most strongly opposed

Yours sincerely

E.R.Cox

copy to Finch Parish Council-

Rec'd 9.50AM 27.6.00



"Heatherlea",
Tintagel Road,
WOKINGHAM,
Berks.
RG40 3JJ.

22nd June 2000.

The Chief Planning Officer.
Wokingham District Council,
PO Box 157,
Shute End,
WOKINGHAM,
Berks.
RG40 1WR.

Ref:/2000/1529 Case Officer Angela Odell.

Dear Sir/Madam.

I refer to the above Application recently submitted to you at the location of "Caister", Sandhurst Road, Wokingham for the Outline Application for the proposed erection of 4 dwellings and retention of existing dwelling.

I own the property immediately backing onto "Caister" and fronting the Tintagel Road.

I object strongly to this Proposal for a number of reasons as follows:-

a) The proposed development assumes a site free of any trees and I believe that the outline plan shows a proposed planting scheme. The trees on both my property "Heatherlea" and that of my neighbour "Springwood" and up to the driveway of "Caister" are actually subject to a Tree Preservation Order placed in 1988, this is shown clearly on your up to date plan. To rearrange the driveway giving access to the proposed site would neccessitate the removal of some of these protected trees. If some of these trees were to be removed then those on my property would then be exposed to South Westerley winds which they are not accustomed to and therefore unlikely to be able to resist due to their root formation previously dependent on the trees currently surrounding them.

b) The proposed access to the site to and from Sandhurst Road is on the blind side of the hill from Sandhurst direction. this is a road with an unrestricted speed limit and already deemed as a "Black Spot" for accidents. It is impossible to see traffic approaching from the Sandhurst direction until it is within approximately 50 metres of the the proposed access travelling legally at speeds up to 60mph. Tintagel Road some 50 metres further away from the peak of the hill is extremely dangerous to enter and exit from and has already been the scene in the past of many accidents. A reduction of the speed limit on the Sandhurst Road would not assist in the entry or exit from this proposal due to the blindness of the hill. Travelling towards Sandhurst particularly early in the morning is already hazardous as the sun rises directly in line with the vision along the road, more so in autumn, winter and spring months and as

the road rises it means drivers cannot avoid driving directly into the sunlight seriously impairing visibility further.

c)The proposal is obviously the forerunner of even more development on this site as can be seen by the Application in tandem with this, Application 0/2000/1530 refers. There have already been discussions with other property owners that border the proposed development with views to purchase parts of their land obviously with the intention of creating a very large development totally out of keeping with the current "Green Gap Wedge" Policy currently in force for this area. Both "Heatherlea", "Springwood" and two neighbouring bungalows namely "Pine Wood" and "Heatherside" are in this "Green Gap Wedge" area as shown on the Wokingham District Council plans. Should development be permitted at "Caister" then this "Green Gap Wedge" would be totally meaningless.

d) The proposed development would require services from the Refuse, Recycling and Street Cleansing vehicles, none of which would be able to manouevre their vehicles to exit from the site in a forward direction according to the proposed road layout. The prospect of either reversing into or out of the proposed development by such large vehicles would seriously endanger any other road users.

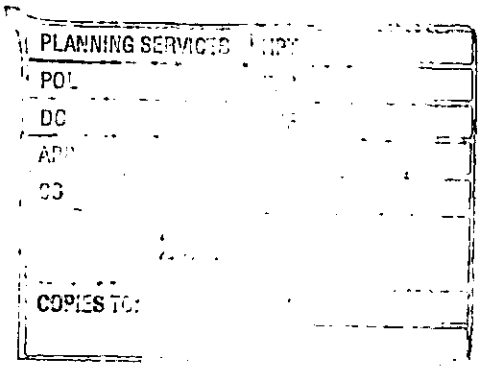
e) Loss of privacy and light to existing adjacent properties, as the proposed site is considerably elevated and any houses built there would overlook all the bungalows sited along Tintagel Road.

I sincerely hope the Council gives great consideration to the above comments before making their decision on the Application.

Yours sincerely.

Dave Morris.

Recd · 9.50AM 29.6.00
F.A.O. ANGELA O'DELL



George & Stella Roberts
"Springwood",
Tintagel Road,
WOKINGHAM,
Berks.
RG40 3JJ.

22nd June 2000.

The Chief Planning Officer,
Wokingham District Council,
PO Box 157,
Shute End,
WOKINGHAM,
Berks.
RG40 1WR.

Ref:/2000/1529 Case Officer Angela Odell.

Dear Sir/Madam.

I refer to the above Application recently submitted to you at the location of "Caister", Sandhurst Road, Wokingham for the Outline Application for the proposed erection of 4 dwellings and retention of existing dwelling.

I own the property immediately backing onto "Caister" and fronting the Sandhurst Road.

I object strongly to this Proposal for a number of reasons as follows:-

a) The proposed development assumes a site free of any trees and I believe that the outline plan shows a proposed planting scheme. The trees on both my property "Springwood" and that of my neighbour "Heatherlea" and up to the driveway of "Caister" are actually subject to a Tree Preservation Order placed in 1988, this is shown clearly on your Office Copy Drawing. To rearrange the drive giving access to the proposed site would neccessitate the removal of some of these protected trees, surely not part of the Councils' Policy. If some of these trees were to be removed then those on my property would then be exposed to South Westerley winds which they are not accustomed to and therefore unlikely to be able to resist due to their root formation previously dependent on the trees currently surrounding them.

b) The proposed access to the site to and from Sandhurst Road is on the blind side of the hill from Sandhurst direction. this is a road with an unrestricted speed limit and already identified as a "Black Spot" for accidents. It is impossible to see traffic approaching from the Sandhurst direction until it is within 47.5 metres of the the proposed access travelling legally at speeds up to 60mph.

Tintagel Road some 48 metres further away from the peak of the hill is extremely dangerous to enter and exit from and has already been the scene in the past of several accidents, proof if need that any other access onto this "A" road particularly nearer the crown of the hill would be even more potentially dangerous. A reduction of speed on the Sandhurst Road would not assist in the entry or exit from this proposal due to the blindness of the hill. Travelling towards Sandhurst particularly early in the morning is already hazardous as the sun rises directly in line with the vision along the road, more so in autumn, winter and spring months and as the road rises it means drivers cannot avoid driving directly into the sunlight seriously impairing visibility further.

c)The proposal is obviously the forerunner of even more development on this site as can be seen by the Application in tandem with this, Application 0/2000/1530 refers. There have already been discussions with other property owners that border the proposed development with views to purchase parts of their land obviously with the intention of creating a very large development totally out of keeping with the current "Green Gap Wedge" Policy currently in force for this area. Both "Springwood" and "Heatherlea" are in this "Green Gap Wedge" area as shown on the Wokingham District Council plans. Should development be permitted at "Caister" then this "Green Gap Wedge" would be totally meaningless.

d) The proposed development would require services from the Refuse, Recycling and Street Cleansing vehicles, none of which would be able to manouevre their vehicles to exit from the site in a forward direction according to the proposed road layout. The prospect of either reversing into or out of the proposed development by such large vehicles would seriously endanger any other road users.

e) Loss of privacy and light to existing adjacent properties, as the proposed site is considerably elevated and any houses built there would overlook all the bungalows sited along Tintagel Road.

I sincerely hope the Council gives great consideration to the above comments before making their decision on the Application.

Yours sincerely.

George Roberts

George Roberts.

P.S. The actual date the Notification Of Planning Notices were erected at "Caister" was 5th June 2000. Twenty one days from this date overruns the date for objection as stated on the notice by SEVEN days.

Trafalgar House
Richfield Avenue
Reading
Berkshire
RG1 8QA

19th June 2000

Wokingham District Council
Planning Department (Angela Odell)
Shute End
Wokingham
RG40 1BN

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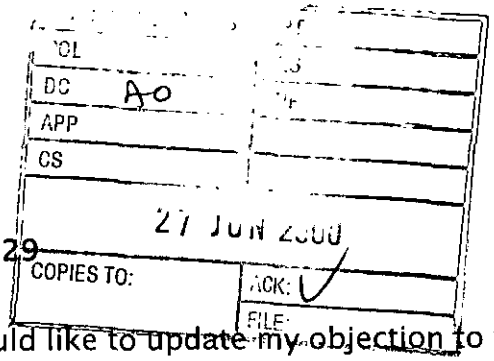

Dear Sirs,

Re: Planning Application O/2000/1529

Further to my letter of 18th June I would like to update my objection to the above planning application on the following grounds :-

1. Dangerous access onto A321

   The proposed entrance onto the A321 Sandhurst road is just after the brow of a hill where the speed is de-restricted. This is a well-known accident blackspot, with the latest incident a few months ago involving a local district councillor. It is inconceivable that planning permission should be given to a development which would involve between 8 (for 4 houses) and 22 (for 11 houses) cars regularly dicing with death as they enter and leave the development.

2. Non-compliance with Local District Plan

   The proposed development conflicts with the housing and environmental provisions of the Wokingham District Local Plan. Specifically :-

   The site has not been designated for housing development in the plan.

   Although the planning application O/2000/1529 attempts to place the development in an area marked as 'Identified Settlement' the southern part of the plans and the access road are in the area designated as a 'green gap'.

Policy WCC2 prohibits development in green gaps that would detract from their countryside appearance and character. The access road and the buildings in the southern part of the plans would certainly spoil the countryside appearance and character.

Policy WCC1 states that development in green gaps will only be allowed in exceptional circumstances, none of which apply to this application.

In addition the development within the Identified Settlement boundary would not comply with sections (a), (b), (d), and (e) of Policy WH1, namely :-

(a) The wooded area should be protected from development
(b) There would be an adverse effect on the character of the area
(d) There would be an adverse effect on the settlement boundary
(e) There would be an adverse effect on nature conversation

3. Loss of wildlife habitat

The site of the proposed development is part of an area which is rich is natural wildlife. It contains many species of birds, which use the trees in the surrounding area for nesting. The area also contains many rare species of heathland, including white sedge, creeping willow and royal fern.

The site is in an area of nature conservation interest and adjacent to a Wildlife Heritage Site. Policy WNC3 in the Wokingham District Local Plan applies which states "The council will take into account the direct or indirect impact on wildlife in considering any development proposals." I believe any development would also be contrary to Policy WNC5 and English Nature should be consulted.

4. Loss of trees

A number of silver birch trees along the northern and western boundary of the proposed site are not shown on the application. These trees act as a natural screen and provide habitat for many birds. A stipulation should be made that these trees should be kept if planning permission is given

and a survey undertaken to identify clearly the trees to be left standing. Policy WBE11: Protection of trees and woodland should apply. The application states that there are no trees on the site, which is not true.

5. Site Layout

The planned layout of the houses in both applications means that some of the buildings would be built adjacent to the boundary of the gardens at the back of the houses in Tintagel Road, causing the gardens to be directly overlooked by the new houses. Many residents have chosen to live here because they want to live in a rural location. Any development would detract from their enjoyment of the land, especially as no screening is proposed.

Yours sincerely,

C. B. Wood.

C. B. Wood

Received by hand 20.6.00 am. (A. Odell)

10

Trafalgar House
Richfield Avenue
Reading
Berkshire
RG1 8QA

18th June 2000

Wokingham District Council
Planning Department (Angela Odell)
Shute End
Wokingham
RG40 1BN

Dear Sirs,

Re: Planning Applications O/2000/1529 and O/2000/1530

I object to the above plans on the following grounds :-

1. Dangerous access onto A321

   The proposed entrance onto the A321 Sandhurst road is just after the brow of a hill where the speed is de-restricted. This is a well-known accident blackspot, with the latest incident a few months ago involving a local district councillor. It is inconceivable that planning permission should be given to a development which would involve between 8 (for 4 houses) and 22 (for 11 houses) cars regularly dicing with death as they enter and leave the development.

   Planning Application no 31059 in 1989 on the same land was refused on safety concerns which included the statement that the "A321 on approach to Wokingham at the Throat junction is heavily tafficked, with many side road junctions and is rapidily coming to the point where it cannot comfortably take additonal traffic." Since the traffic along this road has increased during the last 10 years this statement is even more important today.

2. Development on green gaps between settlements

   The proposed development conflicts with the housing and environmental provisions of the Wokingham District Local Plan. Specifically :-

   The site has not been designated for housing development in the plan.

   Both developments are within a green gap between existing settlements. Policy WCC1 states that development in green gaps will only be allowed in exceptional circumstances, none of which apply to this application. Further more the policy states that "The closing of gaps or the enclosure of open areas that are important components in the character of an area will not be permitted." Policy WCC2 also prohibits development in green gaps that would detract from their countryside appearance and character and this development would certainly increase the visual intrusion of buildings on the surrounding countryside.

Although planning application O/2000/1529 attempts to place the development in an area marked as 'Identified Settlement' the southern part of the plans are in the area designated as the 'green gap', and the plans would still require the green gap to be developed to provide an access road. In addition the development would not comply with sections (a), (b), (d), and (e) of Policy WH1.

(a) The wooded area should be protected from development
(b) There would be an adverse effect on the character of the area
(d) There would be an adverse effect on the settlement boundary
(e) There would be an adverse effect on nature conversation

3. Loss of wildlife habitat

The site of the proposed development is part of an area which is rich is natural wildlife. It contains many species of birds, which use the trees in the surrounding area for nesting. The area also contains many rare species of heathland, including white sedge, creeping willow and royal fern.

The site is in an area of nature conservation interest and adjacent to a Wildlife Heritage Site. Policy WNC3 in the Wokingham District Local Plan applies which states "The council will take into account the direct or indirect impact on wildlife in considering any development proposals." I believe any development would also be contrary to Policy WNC5 and English Nature should be consulted.

I would also like to make the following observations: -

1. A number of silver birch trees along the northern and western boundary of the proposed site are not shown on the application. These trees act as a natural screen and provide habitat for many birds. A stipulation should be made that these trees should be kept if planning permission is given and a survey undertaken to identify clearly the trees to be left standing. Policy WBE11: Protection of trees and woodland should apply. The application states that there are no trees on the site, which is not true.

2. The planned layout of the houses in both applications means that some of the buildings would be built adjacent to the boundary of the gardens at the back of the houses in Tintagel Road. Many residents have chosen to live here because they want to live in a rural location. Any development would detract from their enjoyment of the land, especially as no screening is proposed.

Yours sincerely,

C. B. Wood

C. B. Wood

Byrand 16/06. 10.55.

D. G. Jones
41 Kiln Ride
Wokingham
RG40 3PJ

Ms. Angela Odell
Planning Officer
Wokingham District Council

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP
CS
19 JUN 2000
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FILE: 15

15 June 2000

Dear Ms Odell

Planning Application No. O/2000/1529

My comments on the above application are as follows.

The proposed building would result in yet further destruction of the local natural environment, and in further pressures on the wild life it supports. I am also concerned at the possible adverse effects on natural drainage and the watertable which might lead to problems for existing properties in the area.

The additional dwellings would increase demands on the already over-stretched infrastructure. During recent years, there have been several examples of excessive demands on the infrastructure, and, in particular, the inability of local roads to cope satisfactorily with current

volumes of traffic is demonstrated almost every day.

I believe that the application should be rejected.

Yours sincerely,

G Jones

0605

PLANNING SERVICES	HPT
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DC AO	ENF
APP	
CS	
16 JUN 2000	
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	FILE:

Glaslyn
43 Kiln Ride
Finchampstead
WOKINGHAM
Berks RG40 3PJ

Tel. 0118 973 3111

15th June, 2000.

Angela Odell
Environmental Services Department
Wokingham District Council
Shute End
WOKINGHAM
Berks, RG40 1WR

Your Refs: 0/2000/1529 & 0/2000/1530

Dear Madam,

Planning application for Caister, Sandhurst Rd, Wokingham

Thank you for your two letters of 26th May from Mr John Mitchell. We have some comments we would like you take into account when considering this application.

I understand there are 'green' patches between urbanisation and this is designated heathland between Wokingham & Sandhurst. In order to maintain the wild life these areas serve as a useful buffer between houses, protecting the following species: Greater spotted woodpecker, Siskin, Long-tailed tit, Great tit, Coal tit, Blue tit, various migratory warblers, Green finches, Chaffinches, Bull finches, tree sparrows, Sparrow hawk, Heron, Wren, Green Woodpecker; speckled wood butterfly, brimstone, comma, little tortoiseshell, copper, Common skipper, Holly blue; Roe deer, fox, badger, hedge hog, field mouse, grass snake, slow worm. How many of these would survive the development, and how much land have you earmarked for more development?

11 houses would throw over 30 cars onto the roads - which makes a bad situation worse, at say 8am. We need many bottle-necks removed to make the largely medieval road system cope with about three or four cars per house for the existing buildings. What infrastructure improvements would be done for this development?

Do you not think the priority should be to build up in the North of England, where

houses are more reasonably priced? This leaves the wilder heaths and woodland to the wild-life round here.

Most importantly the exit of this increased urbanisation, is near the brow of a hill. At the current 60mph speed limit, this would slow traffic on the A321, the major route between Wokingham & Sandhurst/Crowthorne, increasing the danger and congestion. A changed speed limit would add to the journey time of that route.

Best Wishes,

Yours sincerely,

Richard Owen Sarah Owen

Richard & Sarah Owen & family.

Alun G Hicks BSc (Econ), FCA
Telephone: 0118 977 3712
e-mail: alun@westways42.freeserve.co.uk

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16 JUN 2000
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Westways
Tintagel Road
Finchampstead
Wokingham
Berks
RG40 3JJ

14th June 2000

Mr John Mitchell
Development Control Manager
Wokingham District Council
Environmental Services Department
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

Dear Sir,

Application Numbers 0/2000/1529 & 0/2000/1530

I write with regard to the above applications for permission to develop the site at Caister, Sandhurst Road, Finchampstead.

It seems a pity that every significant piece of land in the Finchampstead area is potentially subject to development, even if the proposal is 'Contrary to the Development Plan'. Having said that however, I believe Finchampstead is designated a primarily residential area whereas the use to which the land at Caister is presently put is noisy, dirty, un-neighbourly and inconsistent with the area's residential status. Given that the plot is surrounded by housing in an already congested area it would be highly desirable for it to remain undeveloped, but if the alternative is for the site to continue to be used as it is, then perhaps sensitive development is the lesser of the evils on offer.

As regards the outline proposals, and given the remarks above, I believe application 1529 for the erection of 4 dwellings would be more sensitive to the surrounding area, including levels of traffic on the Sandhurst Road, as long as there would be no further development of the site later (except perhaps for the replacement of the existing dwelling) and the existing use of the site would cease and be prevented. I would also suggest that the impact of the dwellings to be erected would be reduced if they were to be of a low profile design with the roof lines coming down to the first floor level.

Of greatest importance however, assuming permission is granted, would be the protection of the hedging and line of trees (including some fine Oaks) that presently provide privacy and constitute a most welcome barrier between Caister and adjacent properties, especially those along Tintagel Road. It would be much appreciated if the

developer could be required not to damage, cut, reduce or in any way change the existing hedges and trees and that during development work, such hedges and trees are fenced-off to ensure that they are protected. After completion of the development, it would be desirable if the trees and hedges could be given some form of regulatory protection on an on-going basis.

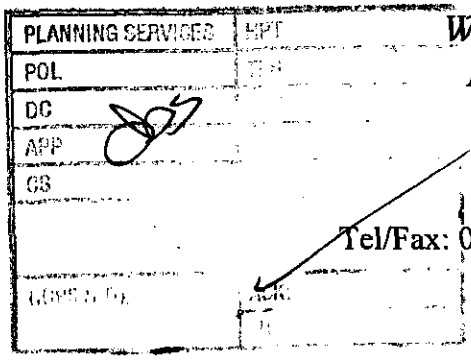
Yours sincerely,



AD

43a Kiln Ride
Wokingham
Berks
RG40 3PJ
UK

Tel/Fax: 0118 973 3018



14th June 2000

Your refs: O/2000/1529
O/2000/1530

Mr John Mitchell
Development Control Manager
Wokingham District Council
Environmental Services Dept
Planning Services, PO Box 157
Shute End
WOKINGHAM
Berks. RG40 1WR

Dear Sir,

Thank you for your two letters regarding the above outline applications. As these are outline planning applications I would like to make the following comments without going into great depth.

1. This site lies outside the urban area as delineated in the Approved and in the Deposit Draft Wokingham District Local Plans. The site is therefore in the rural area and as such there is a presumption against additional residential development.
   Notwithstanding the above, the site lies within the approved Green Gap/Wedge which further emphasises the presumption against the proposed development.

2. The approval of this application would set an undesirable precedent which would make it difficult for the Council to protect its urban boundaries in the vicinity if additional proposals are submitted on land bounded by Sandhurst Road, Kiln Ride and Nine Mile Ride.

3. Furthermore, the location of the access in close proximity to the brow of a hill on a primary road with traffic usually travelling at the national maximum permitted speed limit would lead to a considerable reduction in highway safety and increase the likelihood of serious accidents in this already dangerous stretch of road.

I have not included any subjective comments at this stage, but I would be happy to do so should it be relevant or necessary at some later date.

Yours truly,

Robert A. Whitmarsh

Robert A Whitmarsh

By hand 15/6/00.

PLANNING SERVICES	HPT
POL	TLS
DC AO	ENF
APP	
CS	
16 JUN 2000	
COPIES TO:	ACK:
	FILE:

"Claremont"
45 Kiln Ride
Finchampstead
Wokingham
Berkshire
RG40 3PJ

14th June 2000

John Mitchell
Development Control Manager
Environmental Services Department
Planning Services
Wokingham District Council
P.O.Box 157
Shute End
Wokingham, Berkshire
RG40 1WR

Dear Sir

Application Numbers: 0/2000/1529 & 0/2000/1530
Site Address: Caister, Sandhurst Road, Finchampstead, Wokingham
Proposals:

1. Outline application for the proposed erection of 4 dwellings and retention of existing dwelling.
2. Outline application for the proposed erection of 11 dwellings, garages and associated parking. Demolition of existing dwelling.

Thank you for your two letters dated 26th May 2000 informing us of the above applications to carry out development on Caister, Sandhurst Road, Finchampstead.

I would like to make the following observations:

1. I understand the land in question is "pink zone" and therefore not currently available for development.

2. Pulling out onto the Sandhurst Road is already dangerous due to its undulations. This is made all the more dangerous by vehicles travelling at excessive speeds.

John Mitchell
Development Control Manager

14th June 2000

3. Over the last twenty years there has been major development off Kiln Ride, namely Foxcote, Shenstone Close and Cambrian Way. This has substantially increased the traffic in Kiln Ride which is also now used as a short cut to Nine Mile Ride, Finchampstead Road and Sandhurst Road. Again vehicles are travelling at speeds way in excess of the speed limit.

4. There has been constant development in this area over recent years but there has been virtually no major road improvements to the main roads to Wokingham, Bracknell or Camberley to handle the substantial increase in traffic. In addition the general maintenance of roads, kerbs, pavements, overhanging trees etc is very poor.

5. I understand that Wokingham Garden Centre at the junction of Sandhurst Road and Finchampstead Road has been sold and that approval for housing development is likely to be sought. If approved, this will further increase the traffic problems.

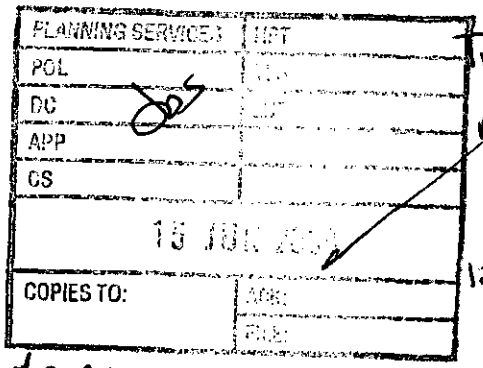
I should be grateful if you would keep me informed of any progress on this and other proposed developments in the immediate area.

Yours faithfully

B.R. Neale

Heatherbell
Intaged Road
Finchampstead
Berks RG40 3JJ

12/6/00



Dear Sir/Madam

Re: Application No: 0/2000/1530
Caister, Sandhurst Road, Finchampstead

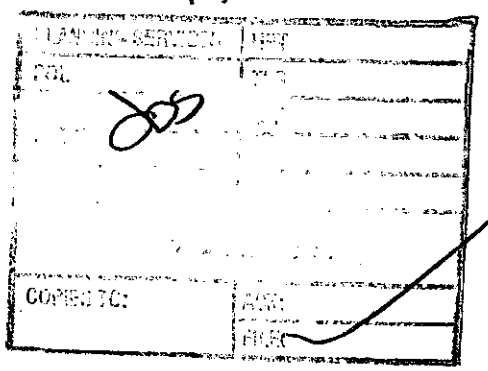
I wish to object to the above application on the grounds that the land concerned is currently designated 'green gap/wedge' and that access to the Sandhurst Road at the proposed site would be extremely dangerous in the existing traffic conditions.

I would like to ask that tree preservation orders be placed on the trees bordering my property and will be consulting the environmental services department with regard to this.

Yours faithfully
Gail Millar

Faringdon
Tintagel Road
Finchampstead
Berkshire
RG40 3JJ

A6



Mr J Mitchell
Development Control Manager
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

12 June 2000

Dear Mr Mitchell

Application Numbers: 0/20001/1529 and 0/2000/1530
Site Address: Caister, Sandhurst Road, Finchampstead,

With reference to your letters dated 26 May 2000 I have the following observations and comments which I would like noted and the relevant action taken in the event of these plans, or any other plans, being approved.

1. I have, just inside my boundary fence, a large horse chestnut tree which is over 35 years old and over 30 feet high. This tree is of great sentimental value. I am anxious that the tree should not be damaged by any work carried out by the developers/contractors and as such I would like it given a protection order. There are also various evergreen trees which in the event of them being damaged I would want replacing with mature trees.

2. I note from the plans that if the larger development is approved the garages of one property will be only some three feet from my boundary fence. In the circumstances I consider that the developer should erect a fence with six feet high fencing panels with gravel boards and concrete posts to protect both my privacy and the privacy of the people in the new property.

Yours sincerely

J. Redford

Mr John Redford

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 6 June, 2000
My ref. AO/O/2000/1529 & 1530

Mr R Bicknell
49 Kiln Ride
Finchampstead
Wokingham
Rg40 3PJ

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

Dear Mr Bicknell

OUTLINE PLANNING APLICATIONS NOS 0/2000/1529 & 1530 – CAISTER, SNADHURST ROAD, FINCHAMPSTEAD

Thank you for your letter of 2 June. I advise you that as the site is outside a settlement boundary and in a gap between settlements in the local plans, both proposals are contrary to the Council's policies. I also note your request to be consulted on any further applications.

I trust this provides you with sufficient information, but if you wish to discuss the matter further please contact me.

Yours sincerely

Ao.

MRS A ODELL
Senior Planner

By hand 8/6/00.

Pine Wood, Tintagel Road, Finchampstead, Wokingham, RG40 3JJ
Tel: 0118 977 6836 Fax: 0118 989 3303 E-mail: ian.severn@dial.pipex.com

PDL	TLS
DC	ENF AO
APP	08 June 2000
CS 0135	
COPIES TO:	ACK:
	FILE:

08 JUN 2000

RE: Applications O/2000/1529 & O/2000/153[illegible] - CAISTER

Dear Sir/Madam,

I refer to the above planning applications and in principle do not have any serious concerns in relation to the position of the houses in the proposed "outline plan". However, I would request that IF any development were to be allowed, then the "detail plans" would encompass a significant amount of work to include more trees to be planted along the boundary fence to the whole site to form a screen to any increased traffic movements to maintain the current privacy of the residents. Consideration should be given to any trees that are currently under TPOs and should any trees be removed in the whole scheme mature replacements should be substituted.

Of major concern is the safety aspect of the increase in traffic exiting and entering the site from the Sandhurst Road. It is a blind exit below the brow of a hill on a long straight road, which at present has no speed restrictions. I would expect the speed limit to be reduced to a maximum of 40 m.p.h. or less and some improvements made to the line of sight for traffic approaching from either direction. Other traffic calming measures should also be considered in the scheme.

We trust that we will be advised of any further developments.

Yours faithfully,

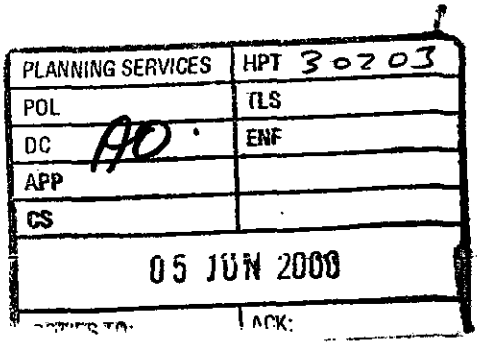
Dr. Ian D. Severn

Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
WOKINGHAM
RG41 1WR

49 Kiln Ride
Finchampstead
WOKINGHAM
Berks. RG40 3PJ

2nd June 2000

Wokingham District Council
Environmental Services Department
Planning Services P.O. Box 157
Shute End
WOKINGHAM
Berks. RG40 1WR



Reply reqd.

Your refs: 0/2000/1529
0/2000/1530

F.A.O. Angela Odell

Dear Madam,

Re: Outline Planning applications in respect of Caister, Sandhurst Road, Finchampstead, Wokingham

Thank you for the two letters dated 26th May 2000 from Mr. John Mitchell, Development Control Manager, informing us that there have been applications:-

a) to erect 4 dwellings and retain the existing bungalow on the above site.

b) to erect 11 detached dwellings, garages & associated parking. Demolition of existing bungalow

It would appear that the second application is purely an extension of the first. Would you please clarify as to whether the approving of the first application, 1529, would mean that no further development would take place on this site. If this is not the case it would seem pointless having the first application as developers would simply move on to proceed with the rest of the development at a later date. In the circumstances can you please let us know if there are any other proposed developments following on from these initial applications.

I would point out that when we first moved into this area the Council was insisting that the Woodland area by the side of the Sandhurst Road stretching from Tintagel Road to Range Road was to be maintained as a breathing space between Wokingham and Crowthorne. Is this still the policy of the Council?

Yours faithfully,

R. Bicknell

Applicationo	Name & Address
O/2000/1529	Dr S Wilford CPRE 17 Copse Drive Wokingham Berks RG41 1NA
O/2000/1529	Mr J Redford Farindon Tintael Road Finchampstead Berks RG40 3JJ
O/2000/1529	Mr & Mrs Owen Glaslyn 43 Kiln Ride Finchampstead Wokingham Berkshire RG40 3PJ
O/2000/1529	Mr A G Hicks Westways Tintagel Road Finchampstead Wokingham Berks RG40 3JJ
O/2000/1529	R A Whitmarsh 43a Kiln Ride Wokingham Berks RG40 3PJ
O/2000/1529	B R Neale Claremont 45 Kiln Ride Finchampstead Wokingham Berks RG40 3PJ
O/2000/1529	D G Jones 41 Kiln Ride Wokingham Berks RG40 3PJ

O/2000/1529

C B Wood
Trafalgar House
Richfield Avenue
Reading
Berkshire
RG1 8QA

0/2000/1529

Mr & Mrs Roberts
'Springwood'
Tintagel Road
Wokingham
Berks
RG40 3JJ

0/2000/1529

Mr D Morris
Heatherlea
Tintagel Road
Wokingham
Berkshire
RG40 3JJ

O/2000/1529

Mr E R Cox
Shorne Lodge
Sandhurst Road
Wokingham
Rg40 3JE

O/2000/1529

Mrs J Roberts
Torwood
Tintagel road
Wokingham
RG40 3JJ

O/2000/1529

H Martin
Findon
Tintagel Road
Wokingham
RG40 3JJ

App. withdrawn.
Letter sent 11/09/00

Tel: (0118) 974 6445

Date: 31.8.00

My ref: O/2000/1529

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 T Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

Dear Councillor

Application Number: O/2000/1529
Caister, Sandhurst Road, Finchampstead, Wokingham.
Outline application for the proposed erection of 4 dwellings and retention of existing dwelling.

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 **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 11.9.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **O/2000/1529**
Caister, Sandhurst Road, Finchampstead, Wokingham.
Outline application for the proposed erection of 4 dwellings and retention of existing dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor T Charlesworth

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 6445

Date: 31. 8. 00

My ref: O/2000/1529

CONFIDENTIAL

Councillor R Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

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

Dear Councillor

Application Number: O/2000/1529
Caister, Sandhurst Road, Finchampstead, Wokingham.
Outline application for the proposed erection of 4 dwellings and retention of existing dwelling.

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 **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 11. 9. 00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **O/2000/1529**
Caister, Sandhurst Road, Finchampstead, Wokingham.
Outline application for the proposed erection of 4 dwellings and retention of existing dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Cundy

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

Date: 10 July 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: O/2000/1529

Location: Caister, Sandhurst Road, Finchampstead, Wokingham.

Proposal: Outline application for the proposed erection of 4 dwellings and retention of existing dwelling.

Applicant: Beckbridg Ltd C/O Watson Woods Partnership.

Case Officer: Angela Odell

The new plans show the following: Re-positioning of proposed access and proposed parking bays on access road. Drawing no 10030/04C.

Comments are required by 20/07/2000.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

1970

(RING ONE)

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

App No. (Planaps) / 0/2000/1524 (Ludhouse) Date Rec. 5. 7-00

Location: Caister, Sandhurst Road

Parish Finchampstead.

Applicant: Beekbridge Ltd.

Description of attached plans Repositioning of proposed access and proposed passing bays on access road.

Drawing No's: 10030/04C

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS:

		Drawing No's	
1.	NK (Landscape & Trees)		✓
2.	NK (Env. Design)		
3.	XA (Highways)		✓
4.	NF (Building Control)		
5.	BC/DC Liaison		

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

NEIGHBOURS: As previously.

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER AO

Consultations Sent by Admin. on 10.07. PS.

Yellow - Part One Copy
Green - Officer's Copy

DELEGATED

Application No. O/2000/1529 | **Received** 22.05.00 | **Finchampstead**

Applicant : Beckbridge Ltd
Location : Caister, Sandhurst Road, Finchampstead
Proposal : Outline application for the proposed erection of 4 detached dwellings, garages and associated parking.

1. **Planning History** – On this 1.16ha site is a bungalow, garage, some disused pig sties and barn, sheds etc. There are trees in the front portion of the site, at the rear and around the site boundaries. The existing dwellings in Tintagel Road and Kiln Ride which back onto the site are mainly bungalows and chalet bungalows.

2. **Proposal** – is to erect 4 dwellings. The application is in outline but siting and access are to be determined. Each dwelling would have an average of 9 habitable rooms. Revised plans show the proposed access re-sited further to the north at the junction with Sandhurst Road.

3. **Consultations** -
   - ***Finchampstead Parish Council*** – Object on highway grounds
   - ***13 letters of objection to the original plans on the following grounds*** – As the site is in the countryside and a green gap the proposal would be contrary to countryside and gap policies, dangerous access onto the A321 near the brow of a hill where visibility length is severely restricted and where speed is derestricted, loss of trees, loss of wildlife habitat (next to a Wildlife Heritage Site), loss of privacy to and outlook from existing dwellings, will increase demands on already overstretched infrastructure, precedent.
   - ***1 letter of comment*** – only concern is for Oak tree at bottom of their garden.
   - ***CPRE*** – Object as contrary to countryside and gap/green wedge policies.
   - ***Highway Officer*** – Recommends refusal: visibility to the south-east is sub-standard due to the brow of the hill. Additional turning movements generated at the access would increase the risk of road accidents and would adversely affect the safety and free flow of traffic (Revised plan does not overcome this objection).
   - ***Tree Officer*** – Objects as would result in loss of trees which are subject to Tree Preservation Orders.

4. **Appraisal** – The main issues are:

   A. Principle of proposal: (Berkshire Structure Plan Policies C2, C6; South East Area Local Plan Policies STV2, LC1; Wokingham

District Local Plan (Deposit Draft) Policies WOS2, WCC1, WCC2; PPG3 and PPG7).

B. Housing mix, layout and density: (Berkshire Structure Plan Policies H9, South East Area Local Plan Policy SH8, Wokingham District Local Plan (Deposit Draft) Policy WH6; PPG3).
C. Highways: (Berkshire Structure Plan LD5; South East Area Local Plan Policy ST3; Wokingham District Local Plan (Deposit Draft) Policy WT7).
D. Trees: (Berkshire Structure Plan Policy EN1; South East Area Local Plan Policy SBE9; Wokingham District Local Plan (Deposit Draft) Policy WBE11).
E. Effect on neighbouring properties
F. Concerns of the Parish Council and Local residents.

A. Principle of proposal

As most of the site is inside the settlement boundary, there is no objection in principle to the proposal, though the layout should be adjusted to bring the whole of the proposed house on plot 2 within the settlement boundary.

B. Layout and density

The area here the 4 houses would be would be just over 0.3 ha. (0.3174 ha.) in size. The density would therefore be about 12.6 dwellings per ha.. This is significantly below the specified minimum 30 dwellings per ha. in PPG3, and the proposal is also considered unacceptable for this reason.

C. Highways

Visibility from the proposed access would be sub-standard due to the brow of the hill. Additional turning movements generated at the access would increase the risk of road accidents and would adversely affect the safety and free flow of traffic. (The revised plan does not overcome this objection).

D. Trees

The proposal would result in the loss of trees on the front and rear parts of the site which are subject to Tree Preservation Orders. The proposal is therefore considered unacceptable on the grounds.

E. Effect on neighbouring properties

The site plan shows that rear to rear distances between the dwellings in Tintagel Road and Kiln Ride are at least 40m. The minimum distance between the rear of the existing two properties Itasca and Satara Tintagel Road and the side of the proposed dwelling on plot 8 would be 34m. This is a sufficient distance to avoid unacceptable loss of outlook, but it would be preferable for the proposed house and garage to be further away from this boundary.

F. Concerns of the Parish Council and local residents
The site is not within or adjacent to a Wildlife Heritage Site (although there is a Wildlife Heritage Site further south on this side of Sandhurst Road). The remaining points have been addressed above.

5. **Conclusion** – The proposed development is considered acceptable in principle as most of the site is inside a settlement boundary. However, the density would be unacceptably below the minimum required by PPG3. Due to restricted visibility the proposal would unacceptably increase the risk of accidents and restrict the free flow of traffic. There would be loss of trees subject to Tree Preservation Orders. The proposal is considered unacceptable in these grounds.

6. **Recommendation** – REFUSE planning permission of the following grounds;

1. As the proposed density would be significantly below the minimum required by PPG3, it would fail to make the best use of land to be developed. The proposal would therefore be contrary to PPG3 and the Local Planning Authority's proposed density policy for the Wokingham District Local Plan (Deposit Draft).

2. The proposed development would result in additional turning movements along the A321 primary distribution road on a section where vehicle speeds are high and visibility is restricted, and the safety and free flow of traffic would be adversely affected. The proposal is therefore contrary to Berkshire Structure Plan Policy LD5, South East Area Local Plan Policy ST3 and to Wokingham District Local Plan (Deposit Draft) Policy WT7.

3. The proposal would result in the unacceptable loss of trees which are subject to Tree Preservation Orders and which currently enhance the character and appearance of the area. The proposal would therefore be contrary to Berkshire Structure Plan Policy EN1, South East Area Local Plan Policy SC9 and to Wokingham District Local Plan (Deposit Draft) Policy WBE11.

Informative
If the above reasons for refusal could be satisfactorily overcome, any revised layout should ensure any proposed buildings are sited entirely within the settlement boundary and the proposed dwelling and garage on plot 5 should be sited significantly further from the north side boundary of the site.

Angela Odell

WORK SHEET FOR : Angela Odell

Application Number : O/2000/1529

Applicant : Beckbridg Ltd C/O Watson Woods Partnership.

Location : Caister, Sandhurst Road, Finchampstead, Wokingham.

Proposal : Outline application for the proposed erection of 4 dwellings and retention of existing dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		6.6.00

Date of Neighbour Notifications : .....

Date of Site Visit : 12.6.00

Date Registered : 22/05/2000

Earliest Date for Decision : 19/06/2000

Latest Consultation Date/Site Notice Expiry Date : 19/06/2000

Application Expiry Date: 17/07/2000

Consultation Responses :

Planning Issues :

Application Number: O/2000/1529

Appraisal :

See attached.

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

Application Number O/2000/1529
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			See attached Appendix.

RECORD OF SITE VISIT

SITE ADDRESS: Caister Sandhurst Road Finchampstead Wokingham.

APPLICATION NUMBER: O/2000/1529

OFFICER: Angela Odell

DATE OF SITE VISIT: 12.6.00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 6 + 12.6.00

2. DESCRIPTION OF SURROUNDINGS Outside / edge of settlement location.

3. DESCRIPTION OF SITE/BUILDING Existing bungalow + garage and a few ex-farm blgs (see plan). Also a large dumpertruck, lorry + old tractor + caravan etc. on site.

4. RELATIONSHIP TO ADJOINING PROPERTIES Mainly bungalows on S. side of Tintagel Rd (N side of site) + some chalet bungalows. ditto on Finch Rd. On S. side of access is bungalow

5. SITE CONSTRAINTS

TREES Around site boundaries.

ACCESS/PARKING from Sandhurst Rd.

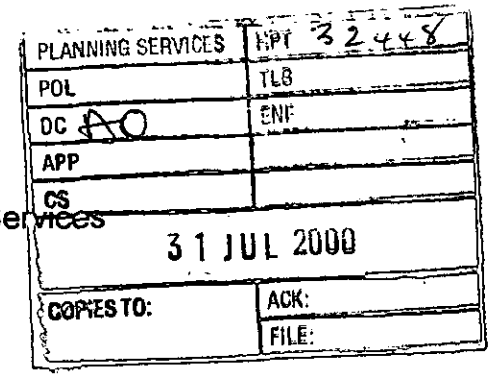
LEVELS Generally flat.

BOUNDARY TREATMENT trees (see above)

OTHERS

BECKBRIDGE LTD

Ref: CDW/jsw



26th July 2000

Angela O'Dell
Wokingham District Council
Environmental Services Dept. Planning Services
PO Box 157
Shute End
WOKINGHAM
Berkshire RG40 1WR

Dear Ms O'Dell

Re: Planning Applications 0/2000/1529 and 1530
Caister, Sandhurst Road, Finchampstead

Further to my meeting with your Highways Officer yesterday, I understand from you, via our architects' office, that Application 1530 will be put forward to the 9th August Planning Committee with a recommendation to refuse. I discussed at length item 1529 with the Highways Engineer and he requires further information from me regarding the long-term uses of the transport/storage yard on the site. He will be contacting the owners of Caister to talk to them regarding the detail of the history.

I understand that you now require us to apply for a Certificate of Lawful Use for the land. We may be willing to do this. In the meantime, I understand that you wish us to withdraw Application 1529. I would not wish to withdraw this Application, but I am perfectly happy for it to be put on hold whilst the consideration of any application for Certificate of Lawful Use is considered. This seems to be a much more practical way of dealing with things. I appreciate that the matter will not be dealt with within the eight-week guidelines, however, I am perfectly happy to see this guideline extended as necessary.

I look forward to your response.

Yours sincerely

Clive Woods
Director

c.c. *Malcolm Bull*
Alistair Grant, Robert Shaw & Partners
Ian Bolt
David Squire, Squire & Barker

Directors
C D WOODS BA (HONS) DIP ARCH RIBA R WATSON BA (HONS) DIP ARCH RIBA M BULL ARICS
The Lodge, Guildford Road, Effingham, Surrey KT24 5PE
Tel: 01372 450 201 Fax: 01372 450 265
e-mail: developments@beckbridge.com
Registered Office: Meyer Williams, 19/21 Bull Plain, Hertford, Herts SG14 1DX
Registered No:2466551

BECKBRIDGE LTD

05SEP00L

PLANNING	PT 33891
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DC	AO
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CS	
06 SEP 2000	
COPIES TO:	ACK:
	FILE:

Ref: CDW/jsw

5th September 2000

Mrs A O'Dell
Senior Planner
Wokingham District Council
Environmental Services Dept.
Planning Services
PO Box 157, Shute End
WOKINGHAM
Berkshire RG40 1WR

Dear Mrs O'Dell

Re: **Planning Application 0/2000/1529**

Thank you for your letter dated 30th August, 2000. I must say I am most surprised by its contents. Whilst I appreciate that our Application for eleven dwellings (Planning Application Number: 0/2000/1530) has fallen counter to your policy, by virtue of the fact that some of the dwellings are outside the current Settlement Boundary, I do believe that our Application for four dwellings could be considered more positively by your department.

You have explained to us that your two principal concerns are the detailed consideration of the access and consideration of trees on the site. We are currently working on both of these aspects. You requested that we submit an Application for a Lawful Development Certificate, which has now been completed. You will appreciate that the gathering of evidence has taken some time. We believe that our discussions with the Highways Engineers on site, and our own Consultant Highways Engineers, have indicated that the consideration of the long-standing existing use on the site should make any consideration of an access for four dwellings acceptable.

We were most surprised to receive the Tree Preservation Order recently. Last Friday, I met our Consultant Arboriculturalist to view trees on the site. Whilst we appreciate there may be some merit in seeking to protect the trees to either side of the access drive from the Sandhurst Road, we consider the group of trees to the rear of the site to be of very limited value. Our Arboriculturalist is currently preparing a report as a background to our objection to the proposed Tree Preservation Order as it currently stands.

Cont'd...

Directors
C D WOODS BA (HONS) DIP ARCH RIBA R WATSON BA (HONS) DIP ARCH RIBA M BULL ARICS
The Lodge, Guildford Road, Effingham, Surrey KT24 5PE
Tel: 01372 450 201 Fax: 01372 450 265
e-mail: developments@beckbridge.com
Registered Office: Meyer Williams, 19/21 Bull Plain, Hertford, Herts SG14 1DX
Registered No: 2466551

Indeed, the Tree Preservation Order in its detail is flawed in that certain of the species identified to the rear of site do not even sit within our boundaries. The trees, also, are of little amenity value and there are very few specimen trees involved.

I have sought to meet you over the past month to discuss the various aspects of this Proposal and I would welcome the opportunity of pursuing a meeting with you now. There seems little point to me in your dismissing the Application as it currently stands without due consideration of our report from Aboriculturalists and Traffic Engineers. Whilst I appreciate you are probably keen to despatch the matter within the eight week guidance period, this will limit time available for negotiation on the issues involved and will, inevitably, force us to the Appeal process. Central Government, as you are aware, has advised that all efforts should be used to avoid the Appeal process and negotiations should be carried out wherever possible.

I would ask you to reconsider your position in this matter, urgently, and telephone me to discuss this letter.

Yours sincerely

Clive Woods

Clive Woods, BA (Hons) DIP ARCH RIBA
Managing Director

c.c. Malcolm Bull

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 30 August, 2000
My ref. AO/O/2000/1529
Your ref. CDW/jsw

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

Beckbridge Ltd
The Lodge
Guildford Road
Effingham
Surrey
KT24 5PE

Dear Mr Woods

PLANNING APPLICATION O/2000/1529
PROPOSED ERECTION OF 4 DWELLINGS AT CAISTER, SANDHURST ROAD, FINCHAMPSTEAD

I refer to your request for the above application to be deferred. However, as we have now received a recommendation for refusal on tree as well as highway grounds, we are not willing to agree to this. Therefore unless you withdraw the above application in writing by letter/fax to be received by 6 September, the application will be determined under delegated powers.

The application for 11 dwellings (O/2000/1530) will be on the agenda for the Development Control Committee on 6.9.00.

I trust the situation is clear, but if you wish to discuss the matter further please contact me.

Yours sincerely

Ao.

MRS A ODELL
Senior Planner

BECKBRIDGE LTD

PLANNING SERVICES	HPT
POL	TLS 31468
DC AMO	ENF
APP	
CS	
06 JUL 2000	
COPIES TO:	ACK:
	FILE:

RR

05JUL00L

BY FAX: 0118 974 6484

Ref: CDW/jsw

5th July 2000

Ms A Odell
Senior Planner
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
WOKINGHAM
Berks RG40 1WR

Dear Ms Odell

Re: Planning Application – 0/2000/1529 and 1530

I write further to your letter to our architects at Watson Woods Partnership, dated 28th June. I confirm that it will be difficult to ensure that all the information is with you correctly by the 13th July 2000. This gives us little over ten days to resolve the technical issues which you raise. We would like to delay the deadline by which this information is to be received.

I know our Highways Consultants, Tucker Parry Knowles, are seeking a meeting with Ms A Linnell as soon as possible to discuss details of the access points.

I confirm that we have now asked our architects to submit revised layout plans for both schemes, based on internal alterations to highways layouts suggested by Tucker Parry Knowles. These revised drawings should be sent to you on 3rd July.

I would request a meeting with you as soon as possible to discuss the highways implications, together with other considerations of our current Planning Applications. We believe this fits in with Central Government Advice, which seeks meetings between Applicants and Authorities to try to avoid the necessity to use the Appeals procedure. On this particular site such

Cont'd...

Directors
C D WOODS BA (HONS) DIP ARCH RIBA R WATSON BA (HONS) DIP ARCH RIBA M BULL ARICS
The Lodge, Guildford Road, Effingham, Surrey KT24 5PE
Tel: 01372 450 201 Fax: 01372 450 265
e-mail: developments@beckbridge.com
Registered Office: Meyer Williams, 19/21 Bull Plain, Hertford, Herts SG14 1DX
Registered No:2466551

discussions are even more relevant: as you will be aware, the site forms part of an area under which submission has been made to the Local Plan Inquiry. Robert Shaw and Partners, Planning Consultants in Guildford, have been instructed by Beckbridge Ltd to submit further considerations to the Local Plan Inquiry.

Please would you confirm to me when you are available for a meeting with all parties in order that these Applications can be properly discussed before any decisions are made?

Yours sincerely

Clive Woods
Director

c.c. *Ian Bolt, Watson Woods Partnership*
Malcolm Bull
Alistair Grant, Robert Shaw and Partners
D McMahon, Tucker Parry Knowles

FINCHAMPSTEAD PARISH COUNCIL

PARISH OFFICE, MEMORIAL HALL, THE VILLAGE,
FINCHAMPSTEAD, BERKS RG40 4JU
THE CLERK: MRS CHERRY COLE
TELEPHONE: 0118 - 9328256 or 0118 - 9793684 (if urgent)
FAX NO. 0118 - 9730515

PLANNING SERVICES | HPT
POL | TLS
DC 40 | ENF
APP | 31820
CS
12 JUL 2000
COPIES TO: | ACK: | FILE:

11 July 2000

Mr M Moon
Head of Engineering Services
Environmental Services
Wokingham District Council
P O Box 153
Shute End
Wokingham
Berks
RG40 1WL

Dear Mr Moon

BROW OF THE HILL ON A321 SANDHURST ROAD AND THE PROPERTY "CAISTER", SANDHURST ROAD, FINCHAMPSTEAD

I expect that you may be currently aware of the two planning applications that have recently been submitted to the District Council for development of the property Caister, Sandhurst Road. The applications are for the erection of four dwellings and 11 dwellings respectively and the site is situated at a point very close to the brow of the hill near Tintagel Road.

You are aware of the Parish Council's continued concern about this stretch of the Sandhurst Road and our campaign to see safety features installed at this vulnerable point. You have also indicated in your letter of 3 May 2000 that it remains the intention of the District Council that this road "should be maintained as a possible report for future investigation" to be an item on the agenda of the Highways Sub-Committee. In the light of this pending investigation, the Parish Council would ask you to contact Development Control to inform them that this matter is an issue currently with your Department.

The Parish Council considers that the increase in traffic movement which would be generated by the proposed developments would substantially increase the danger to motorists using this stretch of the A321.

Yours sincerely

Mrs Cherry Cole
The Clerk
cc. Mr J Mitchell, Head of Planning, Development Control
District Cllrs Mrs M Long, G Cockroft and R Cundy.

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 02/08/00

Location: Caister, Sandhurst Road, Finchampstead

Proposal: Outline application for the erection of 4 dwellings and retention of existing dwelling

Application Number: O/2000/1529

In response to your consultation dated 10 July 2000 for the above application, the arboricultural comments are as follows:

I would support refusing planning permission for this development due to the loss of trees (Policy WBE11).

There is an area of woodland growing on the rear part of this site, which would have to be removed to allow the proposals to be implemented.

Any application to develop this site should allow for the retention of this woodland area and the most significant boundary trees. A tree survey and arboricultural implication study should be submitted with any revised or new application.

Neil Etherington
Senior Arboriculturist

Date: 10 July 2000

To: Highways

We have received Revised Plans for the following planning application:

Application Number: O/2000/1529

Location: Caister, Sandhurst Road, Finchampstead, Wokingham.

Proposal: Outline application for the proposed erection of 4 dwellings and retention of existing dwelling.

Applicant: Beckbridg Ltd C/O Watson Woods Partnership.

Case Officer: Angela Odell

The new plans show the following: Re-positioning of proposed access and proposed parking bays on access road. Drawing no 10030/04C.

Comments are required by 20/07/2000.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

REFUSE AS PREVIOUS.

2/8/00

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: O/2000/1529

Proposal:
Outline application for the proposed erection of 4 dwellings and retention of existing dwelling.

Location:
Caister Sandhurst Road Finchampstead Wokingham

This application is being advertised in the Wokingham Times newspaper on the 08/06/2000 for the following reason(s);

PROPOSAL IS CONTRARY TO THE DEVELOPMENT PLAN

The application can be inspected 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. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **29/06/2000** from the date of this notice. 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 observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Date: 08/06/2000

Displayed by A Odell.
6/6/00

FROM: Angela Odell

DATE: 26 May 2000

DESIGNATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: O/2000/1529

Proposal: Outline application for the proposed erection of 4 dwellings and retention of existing dwelling..

Site Address: Caister, Sandhurst Road, Finchampstead, Wokingham.

Applicant: Beckbridg Ltd C/O Watson Woods Partnership.

PLANNING SERVICES | HPT
POL | TLS
DC

COPIES TO:

Your observations are required in respect of this application **by 19/06/2000**.

The Parish Council objects to the proposal under this application on the grounds that it is out of keeping and creates an urbanising effect in a rural area. Access to and from the site is at a dangerous point along the A321 Sandhurst Road, near the brow of the hill which is a stretch of road that the Parish Council has been pressing the District Council to initiate safety improvements on. The increase in traffic movement which would be generated by this development would substantially increase the danger to motorists using this stretch of road.

SIGNED: C.S.C.H DATE: 13-6-00

Clerk To Finchampstead Parish/Town Council.

Received by Wokingham District Council

Application No: O/2000/1529

Proposal:
Outline application for the proposed erection of 4 dwellings and retention of existing dwelling.

Location:
Caister, Sandhurst Road, Finchampstead, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/06/2000. 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 normally be possible for an individual reply 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

26 May 2000

HIGHWAYS CONSULTATION SHEET

From: Angela Odell

Date: 26 May 2000

Application Number: O/2000/1529

Proposal: Outline application for the proposed erection of 4 dwellings and retention of existing dwelling.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Caister, Sandhurst Road, Finchampstead, Wokingham.

Applicant:
Beckbridg Ltd C/O Watson Woods Partnership.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Comment

Information is required as to the visibility which can be attained at the site access point. The applicant should show visibility bearing in mind the need to take account of the vertical alignment of Lower Sandhurst Road.

Signed: A. Linnell **Print name:** A. LINNELL

WOKINGHAM D.C. DEVELOPMENT CONTROL

AO

Start date: 22 MAY 2000	Map No. 99 Site 1.32
Officer: AO	Application No. 0 2000 1529.
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☒ Invalid ☐ PD

Description:
(O) OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF 4 DWELLINGS AND RETENTION OF EXISTING DWELLING

Location: CAISTER SANDHURST ROAD

Parish: FINCHAMPSTEAD Ward: Finch North.
26.5.2000

Applicant: BECKBRIDGE LTD

Fee Received 2280-00 (12) 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	Also need cert. D fitting		
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 C.D.

Date Site Notice Sent : 26.5.2000. 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: Cont to D.P
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:

.....

.....

.....

NEIGHBOURS:

See red ticks.

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WATSON ▪ WOODS PARTNERSHIP
ARCHITECTURE & DESIGN

Our Ref: 10030/IB/vlb

10th May 2000

22 MAY 2000 1529

Wokingham District Council
Planning Department
PO Box 157
Shoot End
Wokingham
Berks
RG40 1WR

Dear Sirs

Re: **NEW RESIDENTIAL DEVELOPMENT FORMING 4 NEW DWELLINGS RETAINING CAISTER, SANDHURST RD, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE**

Please find enclosed our drawings together with our cheque in the sum of £2,280.00 being the prescribed fee, and planning application forms.

Please note we have served notice on Mrs J E Hodgetts the owner of the site and enclose our correspondence and a copy of the Certificate B.

If you have any queries do not hesitate to contact us.

Yours sincerely

IAN BOLT

c.c. Clive Woods - Beckbridge Ltd

Encl. copy letter dated 10th May to Mrs Hodgetts
Copy Cert B

UNIT 25, 88 CLAPHAM PARK ROAD, LONDON, SW4 7BX
TEL: 020-7720 9609 FAX: 020-7738 8924 E-MAIL: ARCHITECT@WATSON-WOODS.COM
PARTNERS: R.WATSON BA(HONS) DIP.ARCH RIBA. & C. WOODS BA(HONS) DIP.ARCH RIBA
ASSOCIATE: A.LONG

WATSON ▪ WOODS PARTNERSHIP
ARCHITECTURE & DESIGN

Our Ref: 10030/IB/vlb

29th March 2000

22 MAY 2000 1529

Mrs J E Hodgetts
Caister
Sandhurst Road
Finchampstead
Wokingham
Berks
RG40 3JQ

Dear Mrs Hodgetts

Re: **NEW RESIDENTIAL DEVELOPMENT FORMING 4 NEW RESIDENTIAL UNITS RETAINING CAISTER, SANDHURST ROAD, FINCHAMPSTEAD**

Please find enclosed Certificate B as notification of our planning application submitted on behalf of Beckbridge Ltd on the above land.

If you have any objections to these proposals please notify Wokingham District Council within 21 days of receipt of this notice.

If you have any queries or require any further information do not hesitate to contact us.

Yours sincerely

IAN BOLT

Encl.

c.c. Clive Woods - Beckbridge Ltd

UNIT 25, 88 CLAPHAM PARK ROAD, LONDON, SW4 7BX
TEL: 020-7720 9609 FAX: 020-7738 8924 E-MAIL: ARCHITECT@WATSON-WOODS.COM
PARTNERS: R.WATSON BA(HONS) DIP.ARCH RIBA. & C. WOODS BA(HONS) DIP.ARCH RIBA
ASSOCIATE: A.LONG

WATSON • WOODS PARTNERSHIP
ARCHITECTURE & DESIGN

To: Mrs J E Hodgetts
Caister
Sandhurst Road
Finchampstead
Wokingham
Berks RG40 3JQ

CERTIFICATE B

TOWN & COUNTRY PLANNING ACT 1990

NOTICE UNDER SECTION 66 OF APPLICATION FOR PLANNING PERMISSION

Proposed development at Caister, Sandhurst Rd, Finchampstead, Wokingham.

TAKE NOTE THAT application is being made to Wokingham District Council by Watson Woods Architects on behalf of Beckbridge Ltd for the proposed development to form 4 new dwellings with double garages and associated parking, retaining Caister bungalow.

If you wish to make representation about the planning application you should make them in writing within 21 days of the date of this notice to the Chief Planning Officer, Wokingham District Council, PO Box 157, Shoot End, Wokingham, Berks RG40 1WR

Signed:.....
(on behalf of Beckbridge Ltd)

10th May 2000

UNIT 25, 88 CLAPHAM PARK ROAD, LONDON, SW4 7BX
TEL: 020-7720 9609 FAX: 020-7738 8924 E-MAIL: ARCHITECT@WATSON-WOODS.COM
PARTNERS: R.WATSON BA(HONS) DIP.ARCH RIBA. & C. WOODS BA(HONS) DIP.ARCH RIBA
ASSOCIATE: A.LONG

Town and Country Planning General Development Order 1988

Certificates Under Article 12A

(Please complete both Part 1 and Part 2)

Part 1
Certificate B (see note (a))

I certify that:

I have/The applicant has/The appellant has* given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying application/appeal*, was the owner (see note (b)) of any part of the land to which the application/appeal* relates, as listed below. 1529

Owner's(b) name	Address at which notice was served	Date on which notice was served
MRS J. E HODGETTS	CAISTER, SANDHURST ROAD FINCHAMPSTEAD WOKINGHAM BERKS RG40 3JQ	10.5.00

Part 2
Agricultural Holdings Certificate (see note (c))

• None of the land to which the application/appeal relates is, or is part of, an agricultural holding

or

• I have/The applicant has/The appellant has given the requisite notice to every person other than my/him/her* self who, on the day 21 days before the date of the application/appeal*, was a tenant of an agricultural holding on all or part of the land to which the application/appeal* relates, as follows:-

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

Signed: WATSON WOODS

* On behalf of: BECKBRIDGE LTD

Date: 10.5.00

* delete where inappropriate

(a) This Certificate is for use with applications and appeals for planning permission (articles 12A and 12C(1) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed, together with the Agricultural Holdings Certificate. Complete Certificate B if land in other ownership is involved and you know who the owners are. If you do not know the identity of an owners(s) please complete Certificate C or D.

(b) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years, or, in the case of development consisting of the winning and working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

(c) Whichever is appropriate of the alternatives must be completed. 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.

ADDRESS CAISTER (POOLES POULTRY FARM) SANDHURST ROAD

14-86 PARISH KINGHAMSTEAD ~~WOKINGHAM~~ E

PLOT No.

ORD. SHEET No. SU 86 5 99

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
02719	MR. S. HODGETTS	~~O/APP. BUNGALOW IN FRONT OF~~	~~17-6-75~~	N/A	REF
BR 3124	MR. S.K. HODGETTS	S/STOREY EXTENSION	25.7.75	APP.	N/A
03169	"	"	4.9.75	N/A	C/A
BR 4353	"	"	23.3.76	REF.	N/A
BR 4561	"	CONSERVATORY	15.4.76	APP.	N/A
BR 4733	"	S/STOREY EXT. & ALTS.	24.5.76	APP.	N/A
04343	"	" "	10.6.76	N/A	C/A
15201	"	New bungalow retention of Caistin as Manager's house for Pig farm	9.9.81	N/A	Ref
158444	"	O/APP. BUNGALOW	30.7.81	N/A	REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS BR 4561. Cancelled by WDC. 7.9.79.

DRAINAGE

091074

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 FIVE copies of this form and plans to:

For office use only

22.MAY2010* 1529

PLEASE READ "NOTES TO HELP APPLICANTS" BEFORE COMPLETING THIS FORM

1.	**APPLICANT'S NAME**	BECKBRIDGE LTD
	ADDRESS	THE LODGE, GUILDFORD ROAD EFFINGHAM SURREY
	POSTCODE	KT24 5PE **PHONE** 01372 450 201
2. If the applicant has an agent, all correspondence will be sent to the agent.	**AGENT'S NAME**	WATSON WOODS, UNIT 25
	ADDRESS	ARBEVILLE MEWS, 88 CLAPHAM PARK ROAD LONDON
	POSTCODE	SW4 7BX **PHONE** 02077209609
3. Show the site outlined in RED on the plans. Other land in the applicant's ownership or control must be shown outlined in BLUE.	**SITE ADDRESS OR LOCATION**	CAISTER SANDHURST ROAD FINCHAMPSTEAD WOKINGHAM BERKSHIRE
4. WHAT IS THE APPLICATION FOR? Give brief details and state for what purpose the site and any buildings will be used.	**PROPOSED DEVELOPMENT**	REDEVELOPMENT OF SITE RETAINING EXISTING BUNGALOW PROVIDING 4 NEW RESIDENCE WITH DOUBLE GARAGES AND ASSOCIATED PARKING SPACES
5. Give the area in hectares or part of a hectare.	**AREA OF SITE**	1.16 HECTARES
6. State the applicant's interest in the land. E.g. owner, prospective purchaser, lessee.	**OWNERSHIP**	PROSPECTIVE PURCHASER
7. List all the plans and drawings submitted with the application.	**PLANS/DRAWINGS**	LOCATION PLAN EXISTING SITE LAYOUT 10030/2A, 10030/04B

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING? *Tick the box(es)*

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	
TEMPORARY PERMISSION		→ State period required	
RELAXATION OF CONDITIONS		→ State relevant permission no → Conditions to be relaxed	

10. IF THIS IS AN OUTLINE APPLICATION, which details, if any do you wish to be considered as part of this application? If none, state none. *(Tick the box(es))*

NONE		**SITING**	✓
EXTERNAL APPEARANCE		**DESIGN**	
MEANS OF ACCESS	✓	**LANDSCAPING**	

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

INDUSTRIAL / RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS/ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO

If YES, show existing route(s) and any proposed alterations on the plans.

13. ARE THERE ANY TREES ON THE SITE? YES/NO

IF YES, ARE ANY TO BE FELLED? YES/NO

If YES, show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED

to BE CONFIRMED

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.

to BE CONFIRMED

16. HOW WILL SURFACE WATER BE DISPOSED OF?

VIA SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system? YES/NO
If NO Please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
Give details of pedestrian and vehicular accesses
(a) As they exist

(a) SEE ENCLOSED SITE LAYOUT DRAWING 1003/01A

(b) As they are proposed

(b) SEE ENCLOSED PROPOSED SITE LAYOUT DRAWING 1003/04B

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

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	NO. OF DWELLINGS/HABITABLE ROOMS		
	PROPOSED Dwellings / Habitable	TO BE RETAINED Dwellings / Habitable	TO BE LOST Dwellings / Habitable
HOUSE	4 / 36	0 / 0	0 / 0
BUNGALOW	0 / 0	1 / 5	0 / 0
FLAT/ MAISONETTE	0 / 0	0 / 0	0 / 0
OTHER	0 / 0	0 / 0	0 / 0

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 fee is payable, say why.

£2280.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town and Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED DUNCAN WARDS ON BEHALF OF BECKRIDGE LTD DATE 10.03.00

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 shown in red on the plans. AN INCORRECT APPLICATION MAY BE RETURNED. Every application must be accompanied by the appropriate Section 66 Certificate. See NOTES TO HELP APPLICANTS.

CONSULTATION SHEET

APPLICATION NO. 0/2000/1529.

1859

ADDRESS TO WHICH LETTER SENT	DATE SENT	REPLY RECEIVED (DATE)	APPEAL NOTIFICATION SENT
Springwood Tintagel Road Finchampstead	TWBS 26.5.2000		
Heatherlea ✓			
Pinewood ✓			
Heatherside ✓			
Wayside ✓			
3 Tintagel Road ✓			
Heatherbelle ✓			
Farringdon ✓			
Turnwood ✓			
Washways ✓			
Glen Rowan ✓			
Itasca ✓			
Safara ✓			
Findon ✓			
35 - 49 odds Kiln Ride Finchampstead ✓			
43a " " ✓			
51a " " " ✓			
Birchcroft Sandhurst Road " ✓			
Pine Tree Cottage " " ✓			
Buchanstale " " ✓			
Grairshold " " ✓			

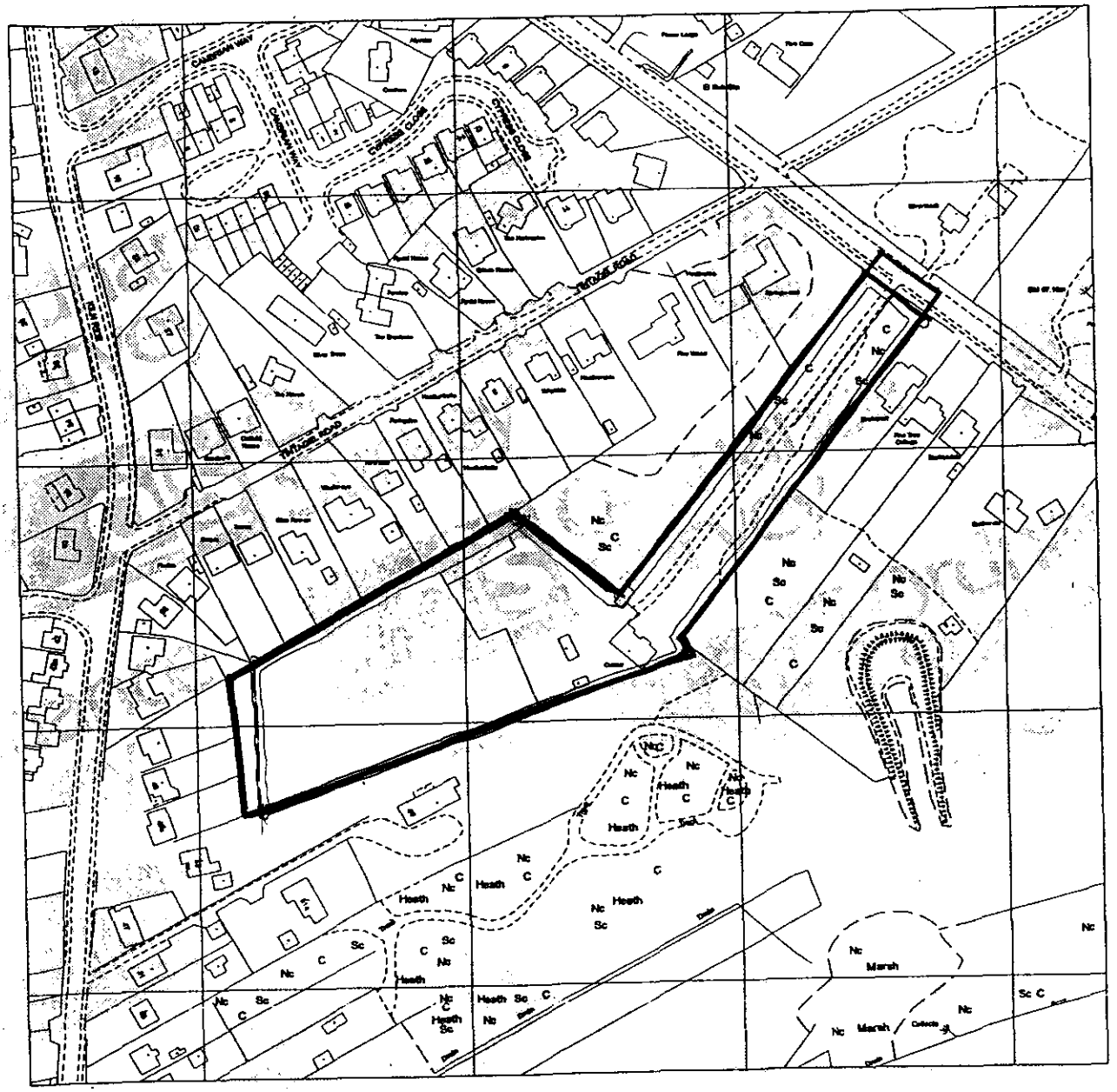
Ordnance Survey

22 MAY 2000 1529

10030

Siteplan

1:2500 Scale



30 0 30 60 90 120 150 180

Metres

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CAISTER, SANDHURST ROAD
FINCHAMPSTEAD
WOKINGHAM
RG40 3JQ

Centre coordinates : 480535mE 165666mN

National Grid sheet reference at centre of this Siteplan: SU8065NE.

Supplied by : Dome, Guildford
Serial Number : 2364

Ordnance Survey

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Development Control Section, Environmental Services, Wokingham District Council.

23 May 2000

Scale: 1 : 2500

N
W
E
S



14563

MAP REFERRED TO IN THE WOKINGHAM DISTRICT COUNCIL (PARISH OF FINCHAMPSTEAD)
TREE PRESERVATION ORDER NO 1013/2000

C.G.C.

SOLICITOR

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Landscape Section, Environmental Services, Wokingham District Council.

N
W E
S

Scale: 1 : 1250