APPLICATION NO:
O/2000/1530

LOCATION:
Caister Sandhurst Road, Finchampstead Wokingham.

APPLICANT:
Beckbridge Ltd C/O Watson Woods Partnership

PROPOSAL:
Outline application for the proposed erection of 11 detached dwellings, garages and associated parking. Demolition of existing dwelling.

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

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

CASE OFFICER: **Angela Odell**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Beckbridge Ltd
C/O Watson Woods Partnership
Unit 25
88 Clapham Park Road
London
SW4 7BX

Application Number: ***O/2000/1530***

Parish:	**FINCHAMPSTEAD**
Location:	**Caister, Sandhurst Road, Finchampstead, Wokingham.**
Proposal:	**Outline application for the proposed erection of 11 detached dwellings, garages and associated parking. Demolition of existing dwelling.**

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

Reason
1. The proposal would be inappropriate development in the countryside and on land within a green gap/wedge. It would have a harmful effect on the character and appearance of the area and would have an urbanising and eroding effect on the green gap/wedge. The proposal is therefore contrary to Berkshire Structure Plan Policies C2 and C6. South East Erea Local Plan Policies STV2 and SC1, Wokingham District Local Plan (Deposit Draft) Policies WCC1, WCC2 and WOS2 and to PPG's 3 and 7.

Reason
2. The proposal fails to incorporate an appropriate mix of dwelling sizes in that only larger dwellings are proposed. The proposal would therefore be contrary to Berkshire Structure Plan Policy H9, South East Area Local Plan Policy SH8 and Wokingham District Local Plan (Deposit Draft) Policy WH8.

Reason

3. 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, and would not minimise the amount of greenfield land being taken for development. 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).

Reason

4. 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 adversley 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.

Reason

5. 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.

Reason

6. The proposal does not include appropriate contributions to services and infrastructure needs which would result from the proposed development. The proposal is therefore contrary to Berkshire Structure Plan Policy LD5, South East Area Local Plan Policy SPS1 and to Wokingham District Local Plan (Deposit Draft) Policy WOS4.

Informative

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

Berkshire Structure Plan PoliciesC2,C6,H9,LD5 and EN1.
South East Area Local Plan PoliciesSTV2, SC1, SH8, ST3, SC9 and SPS1.
Deposit Draft Wokingham District Local Plan Policies WCC1, WCC2, WOS2, WH6, WT7, WBE11 and WOS4.

John Mitchell
Development Control Manager
Date: 06/09/2000

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

Application No : CLE/2001/3883

WOKINGHAM DISTRICT COUNCIL

TOWN & COUNTRY PLANNING ACT 1990, SECTION 191 AS AMENDED BY SECTION 10 OF THE PLANNING AND COMPENSATION ACT 1991

TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER, 1995: ARTICLE 24

Certificate of Lawful Use or Development

The Wokingham District Council hereby certify that on 25 April 2001 the use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto, and edged red was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reasons:

The use commenced more than 10 years ago and there has been no other use during the last ten years.

Signed ..... (Principal Development Control Officer)

On behalf of Wokingham District Council, Shute End, Wokingham, Berkshire RG40 1WH

Date: 19 July 2001

FIRST SCHEDULE

Storage of up to 2 haulage/miscellaneous vehicles at any one time with associated repairs to these vehicles by residents living in the adjacent dwelling Caister.

SECOND SCHEDULE

Land adjacent to Caister, Sandhurst Road, Finchampstead.

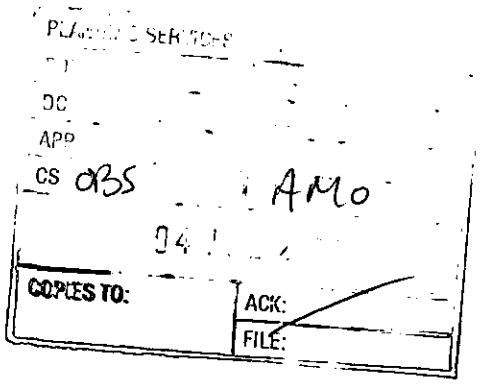
Note; The land edged green is certificed for access only.

See also

F/2000/1529

re: letters of objection.

PO.



Graiswold
Sandhurst Road
Wokingham
Berks
RG40 3JQ

29 June 2000

Environmental Services Department
Wokingham District Council
Shute End
Wokingham
Berks

0/2000/1530

Dear Sirs

RE: Application no 1529 – Beckbridge Ltd – Caisters

We refer to the above planning application. We strongly oppose this application on the basis that it would increase traffic coming out onto Sandhurst Road at a location which is already extremely dangerous.

The residents in Sandhurst Road recently lodged a petition to try and address our very busy, dangerous road, any further development which results in cars pulling out on to this road is absolutely unacceptable.

Yours faithfully

P.S. Mann

Mr & Mrs S Mann

Planning Refs
0/2000/1529 &
0/2000/1530

OBS

PLANNING SERVICES	
POL	
DC AO	
APP	
CS	
COPIES TO:	

Findon
Tintagel Road
Wokingham RG40 3JJ
20/7/00
0118 973 2605

Planning Services
Po. Box 157
Shute End
Wokingham RG40 1WR.

Dear Sirs,

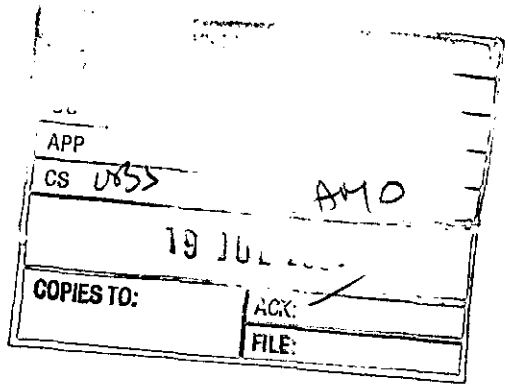
My inspection of plans for the above applications at your office, included a statement that there are no trees on site referred to.

My cursory examination of the site, both from Sandhurst Road, and the rear of mine and neighbours properties along Tintagel Rd., shows an abundance of trees of several varieties - with the likelihood of preservation orders upon them.

If my point is valid, then how could the appellants be so remiss?

Yours sincerely
H. Martin

Refs
Angela Odel/0/2000/1529&30.
Site: CAISTER, Sandhurst Road
Finchampsted, Wokingham



Torwood
Tintagel Road
Wokingham
Berks
RG40 3JJ

18 July 2000

Wokingham District Council
Environmental Services Dept.
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

FAO Angela Odell

Dear Sirs

Re: Application No. 0/2000/1529 and 0/2000/1530

With regard to the above planning application, our only concern is for the oak tree at the bottom of our garden on our boundary, we note the application for the 11 houses shows garages near by, we certainly do not want the roots damaged or any branches lopped from the tree.

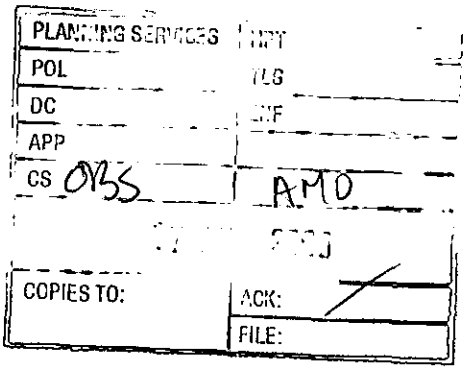
The exit onto the Sandhurst Road will cause additional problems to this very fast stretch of road, and will need very careful monitoring.

It is a great shame that a lot of the undeveloped land around here is being built on, which can only add to the congestion on the roads and add to the overloaded amenities.

I trust you will consider this application with the utmost care.

Yours faithfully

J L Roberts (Mrs.)



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

14th July 2000

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

Ref: Application No 0/2000/1529

Dear Mr Mitchell.

I refer to your recent notification that the above Application has had minor revisions made.

I cannot see that these have made any attempt to address the objections raised in my letter dated 22nd June (a copy included for your reference), and I therefore strongly object on the grounds previously stated.

Yours sincerely.

George Roberts

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 driveway 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 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 "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.

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.

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

14th July 2000

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

Ref: Application No 0/2000/1530

Dear Mr Mitchell.

I refer to your recent notification that the above Application has had minor revisions made.

I cannot see that these have made any attempt to address the objections raised in my letter dated 22nd June (a copy included for your reference), and I therefore strongly object on the grounds previously stated.

Interestingly the house on Plot 1 has moved from north of the drive to south of the drive and whereas it was previously sited where there are trees with a TPO, a driveway giving access to the Proposed Development now runs through those same trees!

I understand that a couple of my neighbours have been approached since my last letter of objection by the Developer with a view to purchasing parts of their land which proves to me the intention to build considerably more houses on this plot, which cannot be serviced safely through the proposed access drive.

I would appreciate your comments as to the outcome of this Application.

Yours sincerely.

George Roberts

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

22nd June 2000.

The Chief Officer Trees & Landscaping Dept.
Wokingham District Council,
PO Box 157,
Shute End,
WOKINGHAM,
Berks.
RG40 1WR.

Ref:/2000/1530 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 11 dwellings and demolition 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. The driveway giving access to the proposed site and the location of one dwelling and garage would neccessitate the removal of some of these protected trees, surely not part of the Councils' Policy. If any 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 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. 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.

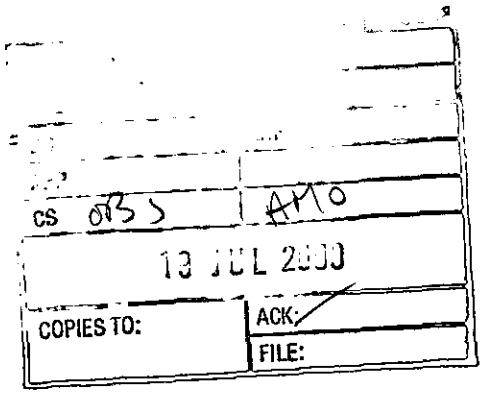
e) Loss of privacy and light to existing adjacent properties, as the proposed site is considerably elevated and any houses built there would overlook all the bungalows sited along Tintagel Road.

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

Yours sincerely.

George Roberts.

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.



Glaslyn
43 Kiln Ride
Finchampstead
WOKINGHAM
Berks RG40 3PJ

Tel. 0118 973 3111

18th July, 2000.

Mr. John Mitchell
Environmental Services Department
Wokingham District Council
Shute End
WOKINGHAM
Berks, RG40 1WR

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

Dear Sir,

Planning application for Caister, Sandhurst Rd, Wokingham

Thank you for your two letters of 10th July. We have inspected the latest plans. The changed access in the new plan has still not eliminated the hazard of the exit near the brow of the hill. We heard recently from the previous owners of Pine Tree Cottage the number of fatalities and other serious accidents which have already occurred in that section of the Sandhurst Road.

Our other objections still apply regarding the green patches between the areas of urbanisation between Wokingham & Crowthorne/Sandhurst designated heathland.

We also noticed the 4 house development has passing places and the 11 one has none. If that means there is more traffic in the 4 - there are no footpaths or cycle ways for the 11, which should, therefore, be rejected.

If considering our objections please take both our letters into account.

Best Wishes,

Yours sincerely,

Richard Owen.

Richard & Sarah Owen & family.

PLANNING SERVICES
POL
DC
APP
CS
COPIES TO:
INPT
TLB
AMO
FILE:

Trafalgar House
Richfield Avenue
Reading
Berkshire
RG1 8QA

19th July 2000

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

Dear Sirs,

Re: Revised Planning Application O/2000/1530

I strongly object to the revised 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 the local district councillor Mr Cox. It is inconceivable that planning permission should be given to a development which would involve at least 22 cars from 11 houses regularly dicing with death as they enter and leave the development.

   The distance from the brow of the hill to the current driveway access is **70 metres**. The distance from the brow of the hill to the northern edge of the site boundary is 86 metres. The new revised plans have moved the access road to around **76 metres** from the brow of the hill. Since the road is de-restricted the maximum legal speed is 60 mph. The Highway Code states that at **60 mph** the shortest stopping distance is **73 metres**.

   The highway code states "On a dry road, a good car with good brakes and tyres and an alert driver will stop in the distance shown. Remember these are shortest stopping distances. Stopping distances increase greatly with wet and slippery roads, poor brakes and tyres, and tired drivers."

In general the braking distance can at least double in wet conditions. Therefore using the table from the Highway Code we can add a column for wet braking distances.

mph	Thinkin	Braking	Stoppin	Wet	Wet stop
40	12	24	36	48	60
50	15	38	55	76	91
60	18	55	73	110	128

Hence even at 50 mph the proposed access would be dangerous on wet or slippery roads. In perfect driving conditions the proposed access would be dangerous at 60 mph. A poorly maintained car or a tired driver would increase the stopping distances further and in wet conditions could cause the access to be dangerous at 40 mph. The majority of traffic along this road travels at between 50 and 60 mph.

2. Loss of mature trees

   The revised site access moves the main driveway to the development several metres toward the northern edge of the site. This would require at least 20 mature pine trees to be felled that act as a natural boundary defining the edge of the current settlements along Tintagel Road.

3. Silverstock

   The revised plans show the access to the house opposite Caister in the wrong place. It is actually just opposite the northern edge of the site boundary, and very close to the new proposed access to Caister.

Yours sincerely,

C. B. Wood

Trafalgar House
Richfield Avenue
Reading
Berkshire
RG1 8QA

19th July 2000

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

Dear Sirs,

Re: Revised Planning Application O/2000/1530

I strongly object to the revised 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 the local district councillor Mr Cox. It is inconceivable that planning permission should be given to a development which would involve at least 22 cars from 11 houses regularly dicing with death as they enter and leave the development.

   The distance from the brow of the hill to the current driveway access is **70 metres**. The distance from the brow of the hill to the northern edge of the site boundary is 86 metres. The new revised plans have moved the access road to around **76 metres** from the brow of the hill. Since the road is de-restricted the maximum legal speed is 60 mph. The Highway Code states that at **60 mph** the shortest stopping distance is **73 metres**.

   The highway code states "On a dry road, a good car with good brakes and tyres and an alert driver will stop in the distance shown. Remember these are shortest stopping distances. Stopping distances increase greatly with wet and slippery roads, poor brakes and tyres, and tired drivers."

In general the braking distance can at least double in wet conditions. Therefore using the table from the Highway Code we can add a column for wet braking distances.

mph	Thinkin	Braking	Stoppin	Wet	Wet stop
40	12	24	36	48	60
50	15	38	55	76	91
60	18	55	73	110	128

Hence even at 50 mph the proposed access would be dangerous on wet or slippery roads. In perfect driving conditions the proposed access would be dangerous at 60 mph. A poorly maintained car or a tired driver would increase the stopping distances further and in wet conditions could cause the access to be dangerous at 40 mph. The majority of traffic along this road travels at between 50 and 60 mph.

2. Loss of mature trees

   The revised site access moves the main driveway to the development several metres toward the northern edge of the site. This would require at least 20 mature pine trees to be felled that act as a natural boundary defining the edge of the current settlements along Tintagel Road.

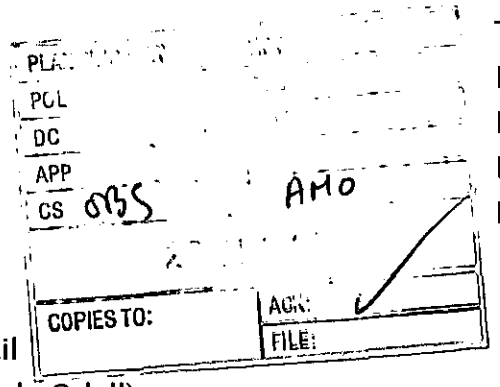
3. Silverstock

   The revised plans show the access to the house opposite Caister in the wrong place. It is actually just opposite the northern edge of the site boundary, and very close to the new proposed access to Caister.

Yours sincerely,

C. B. Wood

Trafalgar House
Richfield Avenue
Reading
Berkshire
RG1 8QA



19th July 2000

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

Dear Sirs,

Re: Revised Planning Application O/2000/1530

I strongly object to the revised 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 the local district councillor Mr Cox. It is inconceivable that planning permission should be given to a development which would involve at least 22 cars from 11 houses regularly dicing with death as they enter and leave the development.

   The distance from the brow of the hill to the current driveway access is 70 **metres**. The distance from the brow of the hill to the northern edge of the site boundary is 86 metres. The new revised plans have moved the access road to around **76 metres** from the brow of the hill. Since the road is de-restricted the maximum legal speed is 60 mph. The Highway Code states that at **60 mph** the shortest stopping distance is **73 metres**.

   The highway code states "On a dry road, a good car with good brakes and tyres and an alert driver will stop in the distance shown. Remember these are shortest stopping distances. Stopping distances increase greatly with wet and slippery roads, poor brakes and tyres, and tired drivers."

In general the braking distance can at least double in wet conditions. Therefore using the table from the Highway Code we can add a column for wet braking distances.

mph	Thinkin	Braking	Stoppin	Wet	Wet stop
40	12	24	36	48	60
50	15	38	55	76	91
60	18	55	73	110	128

Hence even at 50 mph the proposed access would be dangerous on wet or slippery roads. In perfect driving conditions the proposed access would be dangerous at 60 mph. A poorly maintained car or a tired driver would increase the stopping distances further and in wet conditions could cause the access to be dangerous at 40 mph. The majority of traffic along this road travels at between 50 and 60 mph.

2. Loss of mature trees

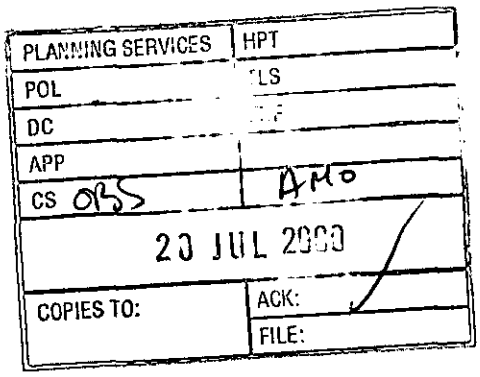
   The revised site access moves the main driveway to the development several metres toward the northern edge of the site. This would require at least 20 mature pine trees to be felled that act as a natural boundary defining the edge of the current settlements along Tintagel Road.

3. Silverstock

   The revised plans show the access to the house opposite Caister in the wrong place. It is actually just opposite the northern edge of the site boundary, and very close to the new proposed access to Caister.

Yours sincerely,

C. B. Wood



Trafalgar House
Richfield Avenue
Reading
Berkshire
RG1 8QA

20th July 2000

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

Dear Sirs,

Re: Planning Application O/2000/1529

Further to my letter of 19th July I would like to update my objections 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 councillor. It is inconceivable that planning permission should be given to a development, which would involve at least 10 cars from 5 houses regularly dicing with death as they enter and leave the development.

   The distance from the brow of the hill to the current driveway access is **70 metres**. The distance from the brow of the hill to the northern edge of the site boundary is 86 metres. The new revised plans have moved the access road to around **76 metres** from the brow of the hill. Since the road is de-restricted the maximum legal speed is 60 mph. The Highway Code states that at **60 mph** the shortest stopping distance is **73 metres**.

   The Highway Code states "On a dry road, a good car with good brakes and tyres and an alert driver will stop in the distance shown. Remember these are shortest stopping distances. Stopping distances increase

greatly with wet and slippery roads, poor brakes and tyres, and tired drivers."

In general the braking distance can at least double in wet conditions. Therefore using the table from the Highway Code we can add a column for wet braking distances.

mph	Thinkin	Braking	Stoppin	Wet	Wet stop
40	12	24	36	48	60
50	15	38	55	76	91
60	18	55	73	110	128

Hence even at 50 mph the proposed access would be dangerous on wet or slippery roads. In perfect driving conditions the proposed access would be dangerous at 60 mph. A poorly maintained car or a tired driver would increase the stopping distances further and in wet conditions could cause the access to be dangerous at 40 mph. The majority of traffic along this road travels at between 50 and 60 mph.

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 mature trees

The revised site access moves the main driveway to the development several metres toward the northern edge of the site. This would require at least 20 mature pine trees to be felled that act as a natural boundary defining the edge of the current settlements along Tintagel Road.

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.

4. Site Layout

The planned layout of the houses means that some of the buildings would be built adjacent to the boundary of the gardens at the back of the chalet bungalows in Tintagel Road, causing their 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.

5. 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

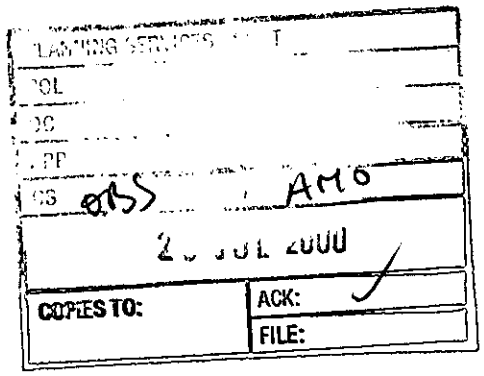
the surrounding area for nesting. The area also contains many rare species of heathland, including white sedge, creeping willow and royal fern.

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.

Yours sincerely,

C. B. Wood.

C. B. Wood



Trafalgar House
Richfield Avenue
Reading
Berkshire
RG1 8QA

19th July 2000

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

Dear Sirs,

Re: Revised Planning Application O/2000/1529

I strongly object to the revised 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 the local district councillor Mr Cox. It is inconceivable that planning permission should be given to a development which would involve at least 10 cars from 5 houses regularly dicing with death as they enter and leave the development.

   The distance from the brow of the hill to the current driveway access is **70 metres**. The distance from the brow of the hill to the northern edge of the site boundary is 86 metres. The new revised plans have moved the access road to around **76 metres** from the brow of the hill. Since the road is de-restricted the maximum legal speed is 60 mph. The Highway Code states that at **60 mph** the shortest stopping distance is **73 metres**.

   The highway code states "On a dry road, a good car with good brakes and tyres and an alert driver will stop in the distance shown. Remember these are shortest stopping distances. Stopping distances increase greatly with wet and slippery roads, poor brakes and tyres, and tired drivers."

In general the braking distance can at least double in wet conditions. Therefore using the table from the Highway Code we can add a column for wet braking distances.

mph	Thinkin	Braking	Stoppin	Wet	Wet stop
40	12	24	36	48	60
50	15	38	55	76	91
60	18	55	73	110	128

Hence even at 50 mph the proposed access would be dangerous on wet or slippery roads. In perfect driving conditions the proposed access would be dangerous at 60 mph. A poorly maintained car or a tired driver would increase the stopping distances further and in wet conditions could cause the access to be dangerous at 40 mph. The majority of traffic along this road travels at between 50 and 60 mph.

2. Loss of mature trees

   The revised site access moves the main driveway to the development several metres toward the northern edge of the site. This would require at least 20 mature pine trees to be felled that act as a natural boundary defining the edge of the current settlements along Tintagel Road.

3. Silverstock

   The revised plans show the access to the house opposite Caister in the wrong place. It is actually just opposite the northern edge of the site boundary, and very close to the new proposed access to Caister.

Yours sincerely,

C. B. Wood

Trafalgar House
Richfield Avenue
Reading
Berkshire
RG1 8QA

20th July 2000

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

Dear Sirs,

Re: Planning Application O/2000/1530

Further to my letter of 19th July I would like to update my objections 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 councillor. It is inconceivable that planning permission should be given to a development, which would involve at least 22 cars from 11 houses regularly dicing with death as they enter and leave the development.

   The distance from the brow of the hill to the current driveway access is 70 **metres.** The distance from the brow of the hill to the northern edge of the site boundary is 86 metres. The new revised plans have moved the access road to around **76 metres** from the brow of the hill. Since the road is de-restricted the maximum legal speed is 60 mph. The Highway Code states that at **60 mph** the shortest stopping distance is **73 metres.**

   The highway code states "On a dry road, a good car with good brakes and tyres and an alert driver will stop in the distance shown. Remember these are shortest stopping distances. Stopping distances increase

greatly with wet and slippery roads, poor brakes and tyres, and tired drivers."

In general the braking distance can at least double in wet conditions. Therefore using the table from the Highway Code we can add a column for wet braking distances.

mph	Thinkin	Braking	Stoppin	Wet	Wet stop
40	12	24	36	48	60
50	15	38	55	76	91
60	18	55	73	110	128

Hence even at 50 mph the proposed access would be dangerous on wet or slippery roads. In perfect driving conditions the proposed access would be dangerous at 60 mph. A poorly maintained car or a tired driver would increase the stopping distances further and in wet conditions could cause the access to be dangerous at 40 mph. The majority of traffic along this road travels at between 50 and 60 mph.

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. The vast majority of this development is within an area identified as a green gap.

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

Policy WCC2 prohibits development in green gaps that would detract from their countryside appearance and character.

The part of 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 mature trees**

The revised site access moves the main driveway to the development several metres toward the northern edge of the site. This would require at least 20 mature pine trees to be felled that act as a natural boundary defining the edge of the current settlements along Tintagel Road.

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.

4. **Site Layout**

The planned layout of the houses means that some of the buildings would be built adjacent to the boundary of the gardens at the back of the chalet bungalows in Tintagel Road, causing their 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.

5. **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."

believe any development would also be contrary to Policy WNC5 and English Nature should be consulted.

Yours sincerely,

C. B. Wood.

C. B. Wood

Trafalgar House
Richfield Avenue
Reading
Berkshire
RG1 8QA

19th July 2000

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

Dear Sirs,

Re: Revised Planning Application O/2000/1530

I strongly object to the revised plans on the following grounds :-

1. Dangerous access onto A321

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   The distance from the brow of the hill to the current driveway access is **70 metres**. The distance from the brow of the hill to the northern edge of the site boundary is 86 metres. The new revised plans have moved the access road to around **76 metres** from the brow of the hill. Since the road is de-restricted the maximum legal speed is 60 mph. The Highway Code states that at **60 mph** the shortest stopping distance is **73 metres**.

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2. Loss of mature trees

The revised site access moves the main driveway to the development several metres toward the northern edge of the site. This would require at least 20 mature pine trees to be felled that act as a natural boundary defining the edge of the current settlements along Tintagel Road.

3. Silverstock

The revised plans show the access to the house opposite Caister in the wrong place. It is actually just opposite the northern edge of the site boundary, and very close to the new proposed access to Caister.

Yours sincerely,

C. B. Wood

Trafalgar House
Richfield Avenue
Reading
Berkshire
RG1 8QA

20th July 2000

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

Dear Sirs,

Re: Planning Application O/2000/1529

Further to my letter of 19th July I would like to update my objections to the above planning application on the following grounds :-

1. **Dangerous access onto A321**

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   The distance from the brow of the hill to the current driveway access is **70 metres**. The distance from the brow of the hill to the northern edge of the site boundary is 86 metres. The new revised plans have moved the access road to around **76 metres** from the brow of the hill. Since the road is de-restricted the maximum legal speed is 60 mph. The Highway Code states that at **60 mph** the shortest stopping distance is **73 metres**.

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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 :-

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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.

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Yours sincerely,

C. B. Wood.

C. B. Wood

Trafalgar House
Richfield Avenue
Reading
Berkshire
RG1 8QA

19th July 2000

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

Dear Sirs,

Re: Revised Planning Application O/2000/1529

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1. Dangerous access onto A321

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   The distance from the brow of the hill to the current driveway access is **70 metres**. The distance from the brow of the hill to the northern edge of the site boundary is 86 metres. The new revised plans have moved the access road to around **76 metres** from the brow of the hill. Since the road is de-restricted the maximum legal speed is 60 mph. The Highway Code states that at **60 mph** the shortest stopping distance is **73 metres**.

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3. Silverstock

The revised plans show the access to the house opposite Caister in the wrong place. It is actually just opposite the northern edge of the site boundary, and very close to the new proposed access to Caister.

Yours sincerely,

C. B. Wood

Recd 9.50AM 29.6.00

13

PLANNING SERVICES RPT
POL TLS
DC
CS 085 AMO
COPIES TO: BACK:
FILE:

"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:/2000/1530 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 11 dwellings and demolition 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. A driveway giving access to the proposed site and the location of one dwelling and garage would neccessitate the removal of some of these protected trees. If 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. 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.

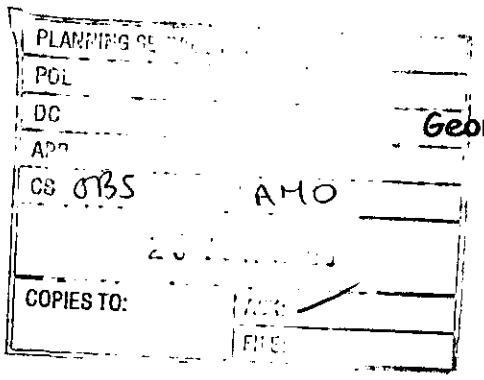
I sincerely hope the Council gives great consideration to the above comments before making their decision on the Application.

Yours sincerely.

David Morris.

Rec'd 9.50AM 29.6.00

12



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:/2000/1530 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 11 dwellings and demolition 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. The driveway giving access to the proposed site and the location of one dwelling and garage would neccessitate the removal of some of these protected trees, surely not part of the Councils' Policy. If any 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 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. 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.

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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.

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

Dear Sirs,

Re: Planning Application O/2000/1529 30

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
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(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

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20 JUN 2000	
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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

By (Fund) 16/06. 10.55.

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

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19 JUN 2000	
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Ms. Angela Odell
Planning Officer
Wokingham District Council

15 June 2000

Dear Ms Odell,

Planning Application No. 0/2000/1530

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 wildlife 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,

L J Ould

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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

205

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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,



AO

43a Kiln Ride
Wokingham
Berks
RG40 3PJ
UK

Tel/Fax: 0118 973 3018

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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.

5

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16 JUN 2000	
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"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
Tinkers Road
Finchampstead
Berks RG40 3JJ

12/6/00

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15 JUN 2000	
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Dear Sir/Madam

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

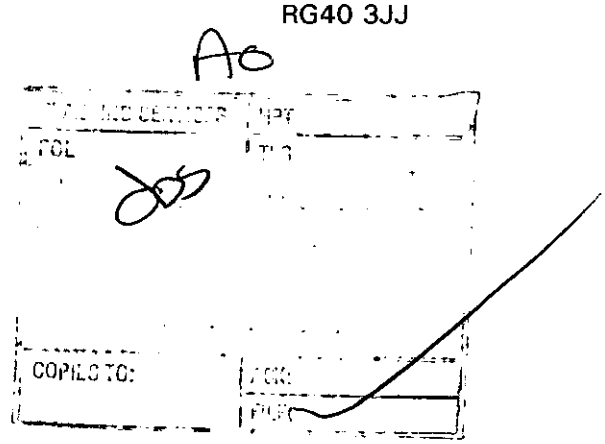
I wish to object to the above application on the grounds that the land concerned is currently designated 'green gap/wedge' and that access to the Sandhurst Road at the proposed site would be extremely dangerous in the existing traffic conditions.

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



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

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

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RE: Applications O/2000/1529 & O/2000/1530 - 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,

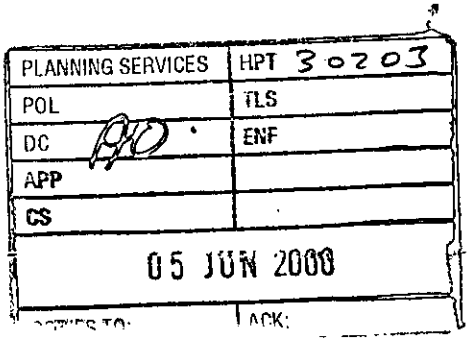
Dr. Ian D. Severn

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



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

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

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 6 SEPTEMBER 2000 FROM 7.00 PM TO 10.25PM

Present: Mr K.A Malvern, (Chairman) Mrs J.A Lissaman, (Vice-Chairman), Mrs D.C Beatty, Mr M.J Bryant, Mr T.P Dredge, Mr J.L Earnshaw, Mr R.F.N Eke, Mrs M.A Long, Mrs M Robertson and Fiona Rolls.

Also present under Standing Order 39: Mr G. Cowan, Mrs A.N.M.C Drake, Simon Etheridge, Mrs E.L.M Siggery and Mr A.W Spratling.

91. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

92. MINUTES

The Minutes of the meeting of the Committee held on 19 July 2000 were confirmed as a correct record and signed by the Chairman.

93. APOLOGIES FOR ABSENCE

Apologies for absence were received from Mr S.R Conway and Mr B.J.S Patman.

103. APPLICATION NO: 2000/1530, PROPOSED OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF 11 DETACHED DWELLINGS, GARAGES, AND ASSOCIATED PARKING. DEMOLITION OF EXISTING DWELLING, CAISTER SANDHURST ROAD FINCHAMPSTEAD,FOR BECKBRIDGE LTD.

The Committee considered a report on this Application as set out on Agenda pages 836 to 843.

In explaining the report the Head of Planning and Transportation circulated the Comments of Finchampstead Parish Council which had not been part of the Agenda.

RESOLVED: That Application No. 2000/1530 be refused on the grounds set out in Agenda pages 838 839.

Application No. **Received** **Finchampstead**
O/2000/1530 **22.05.00**

Applicant : **Beckbridge Ltd**
Location : **Caister, Sandhurst Road, Finchampstead**
Proposal : **Outline application for the proposed erection of 11 detached dwellings, garages and associated parking. Demolition of existing dwelling.**

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. An alternative application O/2000/1529 for an additional 4 dwellings at the rear of the site has also been received and is currently being assessed under delegated powers.

2. **Proposal** – is to demolish the existing bungalow and outbuildings and erect 11 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 siting of the proposed access and house on Plot 1 exchanged so that the access would be on the north side of plot 1.

3. **Consultations** -
   - ***Finchampstead Parish Council*** – Object on highway grounds (comments attached).
   - ***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.
   - ***3 letters of objection to revised plans*** – Do not overcome dangerous access and will result in greater loss of mature trees.
   - ***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.
   - ***Police Architectural Liaison Officer*** – concerned there would be no natural surveillance to Plots 1, 2 and 11.
   - ***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. Services and Infrastructure (Berkshire Structure Plan Policy LD5, South East Area Local Plan Policy SPS1 and to Wokingham District Local Plan (Deposit Draft) Policy WOS4).
   G. Concerns of the Parish Council and Local residents.

A. Principle of proposal

As most of the site is outside a settlement boundary and in a green gap/wedge, the proposal is contrary to countryside protection policies. The proposed development would have an urbanising effect and be harmful to the rural character and appearance of the area. It would also erode the green gap/wedge and reduce its effectiveness in the separation of settlements. Whilst the site is partly 'previously-developed land' under PPG3 in that there are some existing sheds etc. on it (as well as the existing bungalow), Annex C to PPG3 explains that this excludes agricultural buildings. Although the applicant claims on the application form that the site is partly in industrial use, there are no recorded permissions for such use. The proposal is therefore considered to be unacceptable in principle. Allowing the proposal could also set a precedent for development on adjacent sites to the south.

B. Housing mix and layout

The application form states that 11 houses are proposed and 99 habitable rooms; an average of 9 such rooms per house. The site layout plan indicates that the houses are of similar sizes and therefore it may be assumed that each house would have at least 4 bedrooms. The proposal would therefore be contrary to Policies H9, SH8 and WH6, which seek a variety of house sizes, in particular smaller dwellings. The density would be about 9 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. However, as most of the site is outside the settlement boundary and in a green gap/wedge, higher density development would have an even more harmful effect on the

character and appearance of the countryside than the application proposal. This further confirms the unsuitability of the site for the proposed development.

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. Services and Infrastructure
If the application had been otherwise considered acceptable, contributions towards education and provision of on-site affordable housing would have been expected.

G. 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 unacceptable in principle as most of the site is outside a settlement boundary and in a gap between settlements. It would have a harmful effect on the character and appearance of the area, would erode the gap/green wedge and could set a precedent for development of land to the south. The proposal would not provide any smaller dwellings, and the density would be unacceptably below the minimum required by PPG3. However, development at the minimum required density would have an even more harmful effect on the character and appearance of the countryside. 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 all these grounds.

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

1. The proposal would be inappropriate development in the countryside and on land within a green gap/wedge. It would have a harmful effect on the character and appearance of the area and would have an urbanising and eroding effect on the

green gap/wedge. The proposal is therefore contrary to Berkshire Structure Plan Policies C2 and C6, South East Area Local Plan Policies STV2 and SC1, Wokingham District Local Plan (Deposit Draft) Policies WCC1, WCC2 and WOS2 and to PPG's 3 and 7.

2. The proposal fails to incorporate an appropriate mix of dwelling sizes in that only larger dwellings are proposed. The proposal would therefore be contrary to Berkshire Structure Plan Policy H9, South East Area Local Plan Policy SH8 and Wokingham District Local Plan (Deposit Draft) Policy WH6.

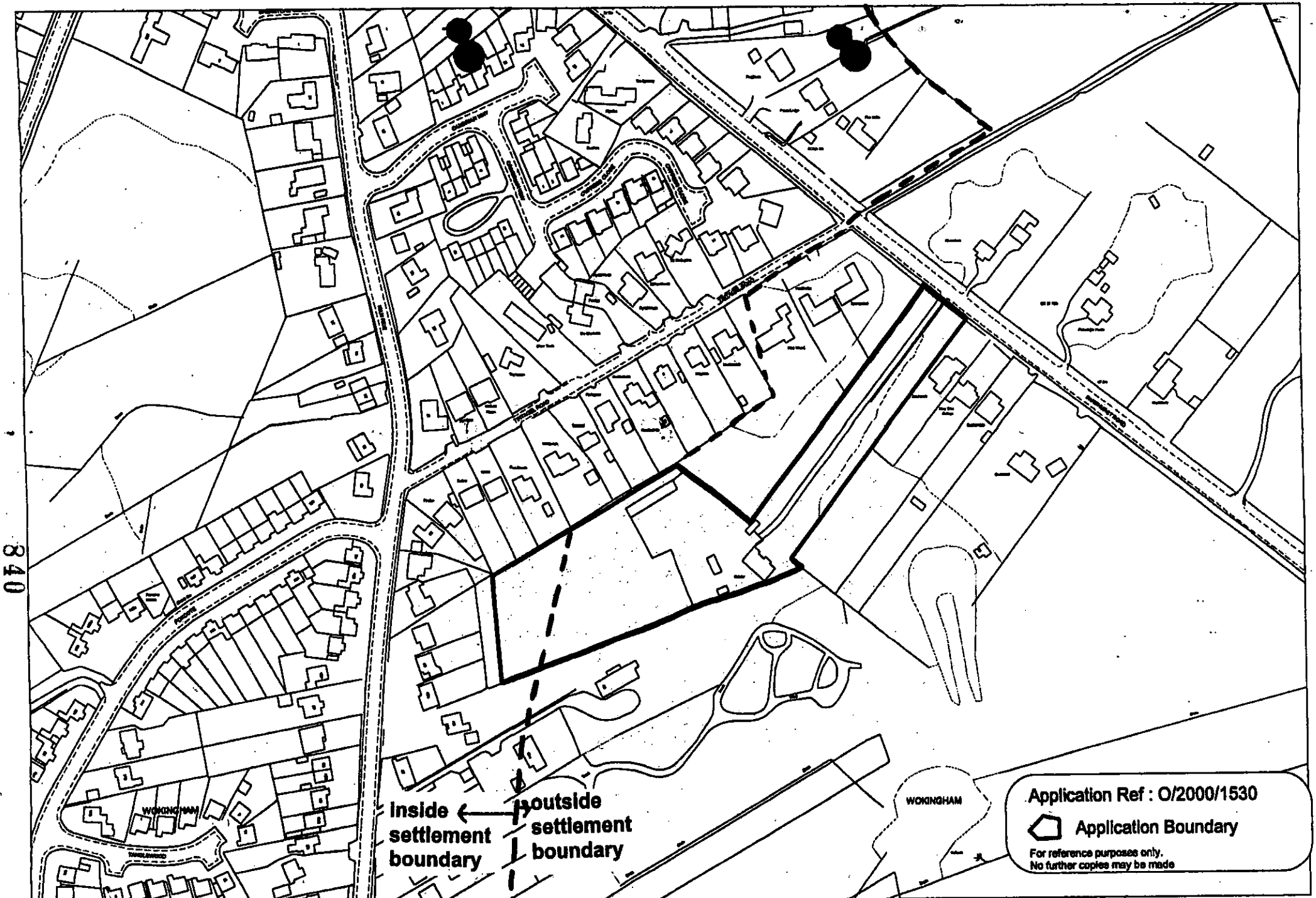
3. As the proposed density would be significantly below the minimum required by PPG3, it would fail to make the best use of land to be developed, and would not minimise the amount of greenfield land being taken for development. The proposal would therefore be contrary to PPG3 and the Local Planning Authority's proposed density policy for the Wokingham District Local Plan (Deposit Draft).

4. 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.

5. 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.

6. The proposal does not include appropriate contributions to services and infrastructure needs which would result from the proposed development. The proposal is therefore contrary to Berkshire Structure Plan Policy LD5, South East Area Local Plan Policy SPS1 and to Wokingham District Local Plan (Deposit Draft) Policy WOS4.

Angela Odell



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Development Control Section, Environmental Services, Wokingham District Council.

6 September 2000

Scale: 1 : 2500

N
W E
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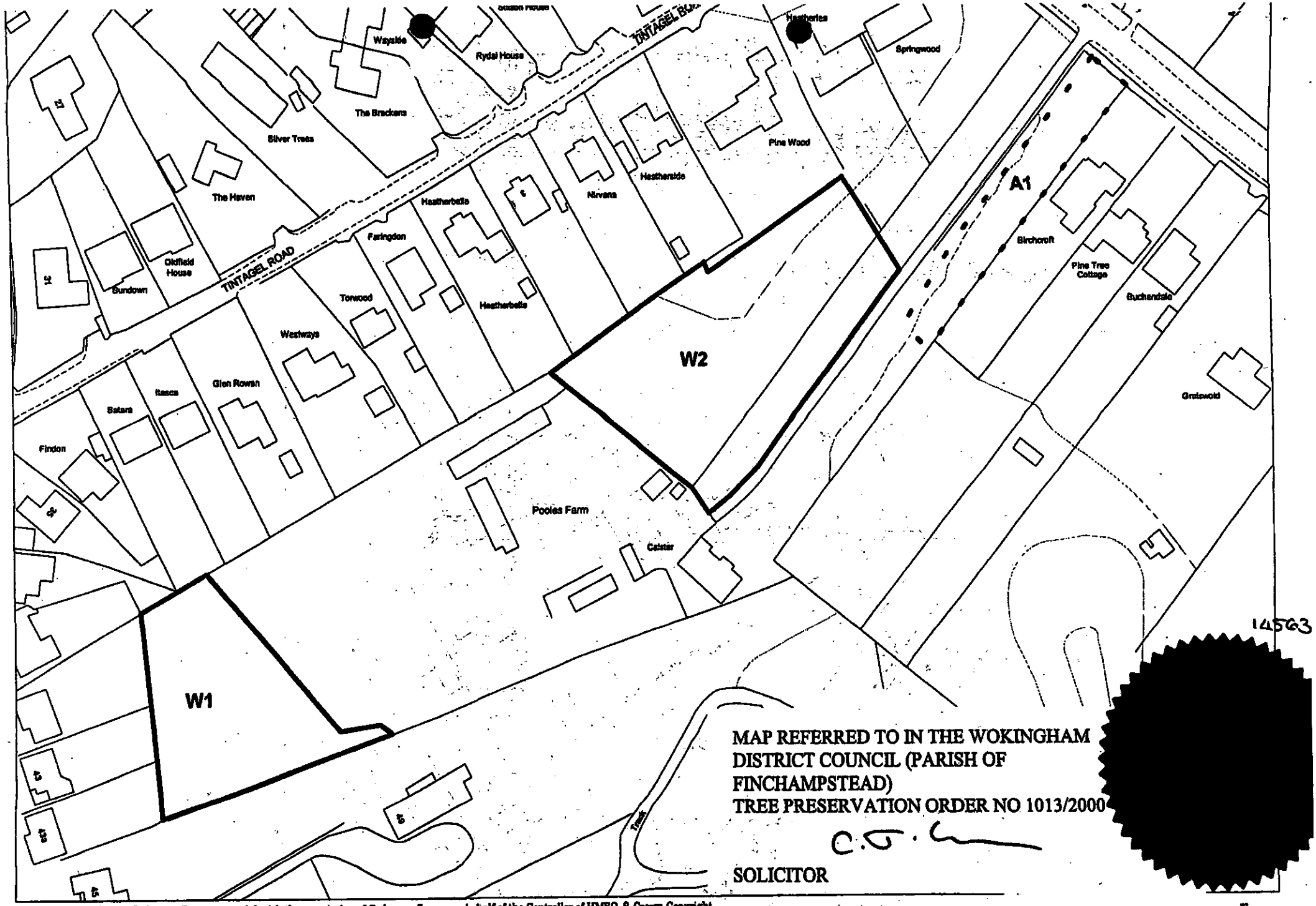
840


TINTAGEL ROAD
ADOPTABLE REFUSE VEHICLE TURNING HEAD
Fine Tree Cottage
REVISED PL
1530
ACCESS ROAD UPDATED
WATSON WOODS
Client
BECKBRIDGE LTD
Job Title :
CAISTER
SANDHURST ROAD
FINCHAMPSTEAD
Drawing Title :
PROPOSED SITE PLAN
Scale
1:500
Date :
may
Drawn :
Checked :
Drawing No
100307/03 B
25 Abbott's Mews, 88 Clapham Park
London, SW4 7BX
Tel : 0171 720 9609 Fax : 0171 738

841



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

C.G.

SOLICITOR

14563

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Landscape Section, Environmental Services, Wokingham District Council.

N W E S

Scale: 1 : 1250

842

WORK SHEET FOR : Angela Odell

Application Number : O/2000/1530

Applicant : Beckbridge Ltd C/O Watson Woods Partnership.

Location : Caister, Sandhurst Road, Finchampstead, Wokingham.

Proposal : Outline application for the proposed erection of 11 detached dwellings, garages and associated parking. Demolition of existing dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		6.5.00

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/2000/1530

Appraisal :

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

Refused at Committee 6.9.00

Application Number O/2000/1530
~~Conditions~~/Reasons for Refusal

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

1. The proposal would be inappropriate development in the countryside and on land within a green gap/wedge. It would have a harmful effect on the character and appearance of the area and would have an urbanising and eroding effect on the green gap/wedge. The proposal is therefore contrary to Berkshire Structure Plan Policies C2 and C6, South East Area Local Plan Policies STV2 and SC1, Wokingham District Local Plan (Deposit Draft) Policies WCC1, WCC2 and WOS2 and to PPG's 3 and 7.

2. The proposal fails to incorporate an appropriate mix of dwelling sizes in that only larger dwellings are proposed. The proposal would therefore be contrary to Berkshire Structure Plan Policy H9, South East Area Local Plan Policy SH8 and Wokingham District Local Plan (Deposit Draft) Policy WH6.

3. 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, and would not minimise the amount of greenfield land being taken for development. 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).

4. 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.

5. 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.

6. The proposal does not include appropriate contributions to services and infrastructure needs which would result from the proposed development. The proposal is therefore contrary to Berkshire Structure Plan Policy LD5, South East Area Local Plan Policy SPS1 and to Wokingham District Local Plan (Deposit Draft) Policy WOS4.

N16: BSP Policies: C2, C6, H9, LD5 & EN1
SEALP Policies: STV2, SC1, SH8, ST3, SC9 & SPS1
WDLP(DD) Policies: WCC1, WCC2, WOS2, WH6, WT7, WBE11 & WOS4

RECORD OF SITE VISIT

SITE ADDRESS: Caister Sandhurst Road Finchampstead Wokingham. APPLICATION NUMBER: O/2000/15	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 to bungalow

5. SITE CONSTRAINTS

TREES Around site boundaries

ACCESS/PARKING from Sandhurst Rd.

LEVELS Generally flat.

BOUNDARY TREATMENT trees (see above)

OTHERS

O/2000/1530

Mr & Mrs Mann
Graiswold
Sandhurst Road
Wokingham
RG40 3JQ

O/2000/1530

Mrs J Roberts
Torwood
Tintagel Road
Wokingham
Rg40 3JJ

O/2000/1530

H Martin
Findon
Tintagel Road
Wokingham
Rg40 3JJ

App. refused,
Letter sent 11/09/00

Applicationo	Name & Address
O/2000/1530	Dr I Severn Pine Wood Tintagel Road Finchampstead RG40 3JJ
O/2000/1530	Dr S Wilford CPRE 17 Copse Drive Wokingham Berks RG41 1NA
O/2000/1530	Mr J Redford Faringdon Tintagel Road Finchampstead Berks RG40 3JJ
O/2000/1530	Mr & Mrs Owen Gaslyn 43 Kiln Ride Finchampstead Wokingham Berks RG40 3PJ
O/2000/1530	Mr A G Hicks Westways Tintagel Road Finchampstead Wokingham Berks RG40 3JJ
O/2000/1530	R A Whitmarsh 43a Kiln Ride Wokingham Berks RG40 3PJ
O/2000/1530	G Millar Heatherbell Tintagel Road Finchampstead Berks RG40 3JJ

O/2000/1530	B R Neale Claremont 45 Kiln Ride Finchampstead Wokingham Berks RG40 3PJ
O/2000/1530	D G Jones 41 Kiln Ride Wokingham Berks RG40 3PJ
O/2000/1530	C B Wood Trafalgar House Richfield Avenue Reading Berkshire RG1 8QA
0/2000/1530	Mr & Mrs Roberts Springwood Tintagel Road Wokingham Berks RG40 3JJ
0/2000/1530	Mr D Morris 'Heatherlea' Tintagel Road Wokingham Berks RG40 3JJ
O/2000/1530	G & S Roberts Springwood Tintagel Road Wokingham RG40 3JJ
O/2000/1530	D Morris Heatherlea Tintagel Road Wokingham RG40 3JJ
O/2000/1530	Mr E R Cox Shorne lodge Sandhurst Road Wokingham RG40 3JE

08SEP00L

BECKBRIDGE LTD

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

Application No. **Received** **Finchampstead**
O/2000/1530 **22.05.00**

Applicant : **Beckbridge Ltd**
Location : **Caister, Sandhurst Road, Finchampstead**
Proposal : **Outline application for the proposed erection of 11 detached dwellings, garages and associated parking. Demolition of existing dwelling.**

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. An alternative application O/2000/1529 for an additional 4 dwellings at the rear of the site has also been received and is currently being assessed under delegated powers.

2. **Proposal** – is to demolish the existing bungalow and outbuildings and erect 11 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 siting of the proposed access and house on Plot 1 exchanged so that the access would be on the north side of plot 1.

3. **Consultations** -
   - ***Finchampstead Parish Council*** – Object on highway grounds (comments attached).
   - ***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.
   - ***3 letters of objection to revised plans*** – Do not overcome dangerous access and will result in greater loss of mature trees.
   - ***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.
   - ***Police Architectural Liaison Officer*** – concerned there would be no natural surveillance to Plots 1, 2 and 11.
   - ***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. Services and Infrastructure (Berkshire Structure Plan Policy LD5, South East Area Local Plan Policy SPS1 and to Wokingham District Local Plan (Deposit Draft) Policy WOS4).
   G. Concerns of the Parish Council and Local residents.

A. Principle of proposal

As most of the site is outside a settlement boundary and in a green gap/wedge, the proposal is contrary to countryside protection policies. The proposed development would have an urbanising effect and be harmful to the rural character and appearance of the area. It would also erode the green gap/wedge and reduce its effectiveness in the separation of settlements. Whilst the site is partly 'previously-developed land' under PPG3 in that there are some existing sheds etc. on it (as well as the existing bungalow), Annex C to PPG3 explains that this excludes agricultural buildings. Although the applicant claims on the application form that the site is partly in industrial use, there are no recorded permissions for such use. The proposal is therefore considered to be unacceptable in principle. Allowing the proposal could also set a precedent for development on adjacent sites to the south.

B. Housing mix and layout

The application form states that 11 houses are proposed and 99 habitable rooms; an average of 9 such rooms per house. The site layout plan indicates that the houses are of similar sizes and therefore it may be assumed that each house would have at least 4 bedrooms. The proposal would therefore be contrary to Policies H9, SH8 and WH6, which seek a variety of house sizes, in particular smaller dwellings. The density would be about 9 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. However, as most of the site is outside the settlement boundary and in a green gap/wedge, higher density development would have an even more harmful effect on the

character and appearance of the countryside than the application proposal. This further confirms the unsuitability of the site for the proposed development.

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. Services and Infrastructure
If the application had been otherwise considered acceptable, contributions towards education and provision of on-site affordable housing would have been expected.

G. 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 unacceptable in principle as most of the site is outside a settlement boundary and in a gap between settlements. It would have a harmful effect on the character and appearance of the area, would erode the gap/green wedge and could set a precedent for development of land to the south. The proposal would not provide any smaller dwellings, and the density would be unacceptably below the minimum required by PPG3. However, development at the minimum required density would have an even more harmful effect on the character and appearance of the countryside. 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 all these grounds.

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

1. The proposal would be inappropriate development in the countryside and on land within a green gap/wedge. It would have a harmful effect on the character and appearance of the area and would have an urbanising and eroding effect on the

green gap/wedge. The proposal is therefore contrary to Berkshire Structure Plan Policies C2 and C6, South East Area Local Plan Policies STV2 and SC1, Wokingham District Local Plan (Deposit Draft) Policies WCC1, WCC2 and WOS2 and to PPG's 3 and 7.

2. The proposal fails to incorporate an appropriate mix of dwelling sizes in that only larger dwellings are proposed. The proposal would therefore be contrary to Berkshire Structure Plan Policy H9, South East Area Local Plan Policy SH8 and Wokingham District Local Plan (Deposit Draft) Policy WH6.

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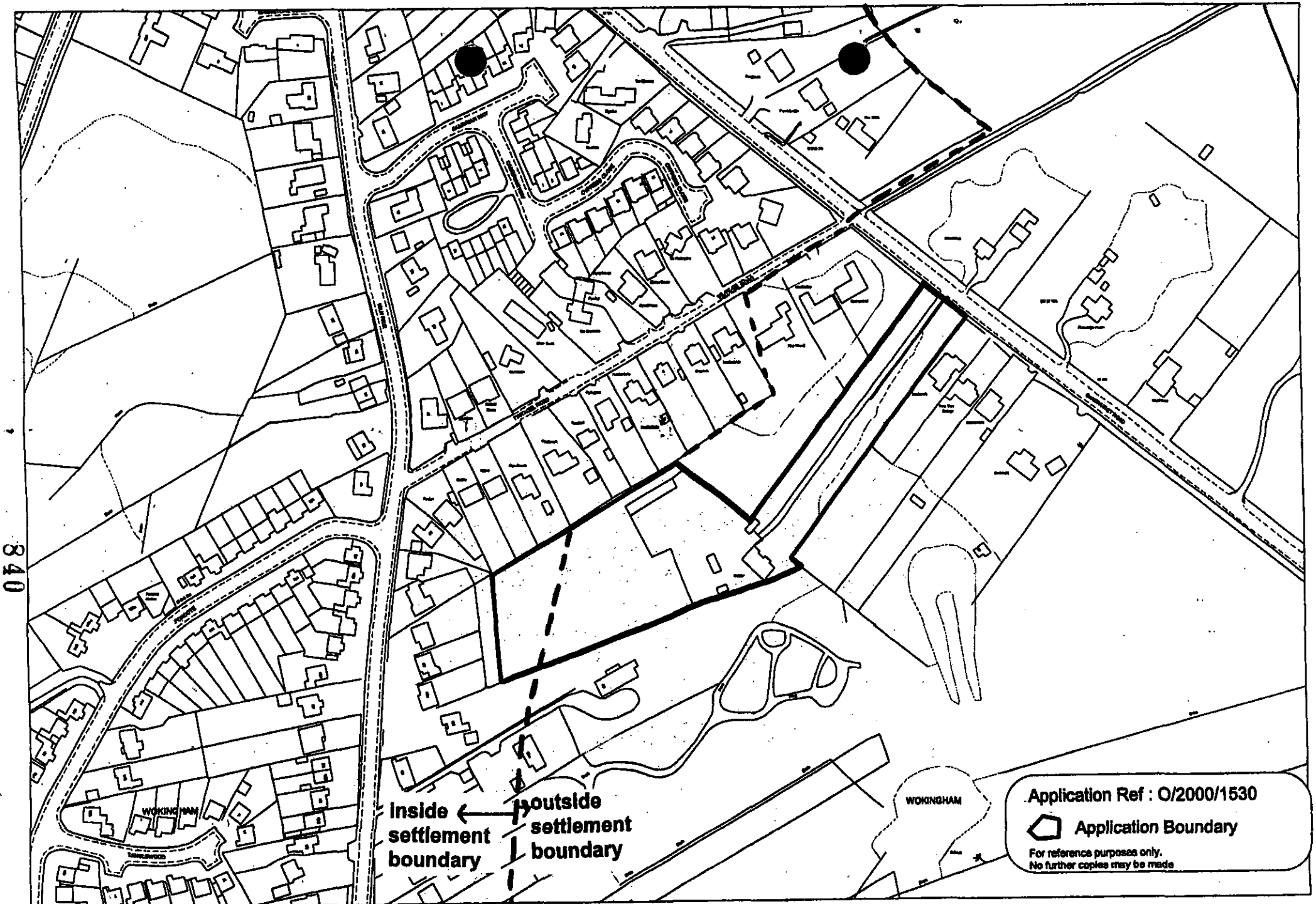
5. The proposal would result in the unacceptable loss of trees which are subject to Tree Preservation Orders and which currently enhance the character and appearance of the area. The proposal would therefore be contrary to Berkshire Structure Plan Policy EN1, South East Area Local Plan Policy SC9 and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

6. The proposal does not include appropriate contributions to services and infrastructure needs which would result from the proposed development. The proposal is therefore contrary to Berkshire Structure Plan Policy LD5, South East Area Local Plan Policy SPS1 and to Wokingham District Local Plan (Deposit Draft) Policy WOS4.

Angela Odell



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Development Control Section, Environmental Services, Wokingham District Council.

6 September 2000

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Scale: 1 : 2500


TINTAGEL ROAD
ADOPTABLE REFUSE VEHICLE TURNING HEAD
Fine Tree Cottage
REVISED PL
15 3
ACCESS ROAD UPDATED
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CAISTER
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FINCHAMPSTEAD
Drawing Title :
PROPOSED SITE PLAN
Scale
1:500
Date :
MAY
Drawn :
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Drawing No :
10030/03 B
25 Abbeville Mews, 88 Clapham Park
London, SW4 7BX
Tel : 0171 720 9609 Fax : 0171 73

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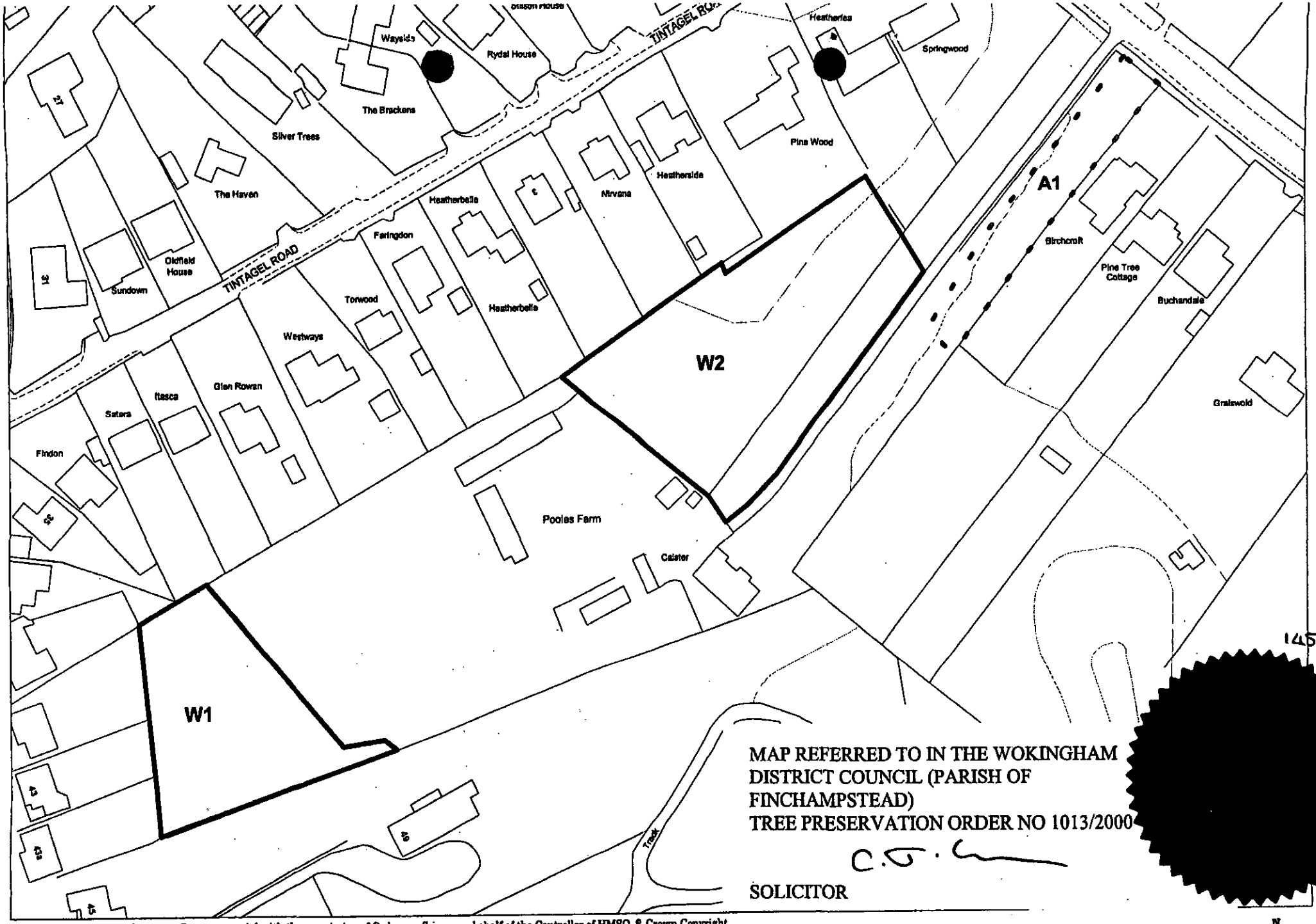

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MAP REFERRED TO IN THE WOKINGHAM DISTRICT COUNCIL (PARISH OF FINCHAMPSTEAD)
TREE PRESERVATION ORDER NO 1013/2000

C.S.C.

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Landscape Section, Environmental Services, Wokingham District Council.

N W E S

Scale: 1 : 1250

842

Application No.	Received	Listed
F/2000/1733	21/6/00	Cllr Dredge

Applicant : **Hicks Development c/o The Edwards Irish Partnership**
Location : **Car Ports Rear of 31 & 33 Halstead Close, Woodley, Reading**
Proposal : **Proposed extension to car port for 2 additional car ports) (retrospective)**

1. **Planning History** – The site is located to the rear of 31 and 33 Halstead Close in Woodley, which is in the identified settlement. The site is part of a development approved under application 99/70200/F for the proposed erection of 4 semi-detached 3 bedroom houses detached car port and ancillary access road on 1 June 2000.

2. **Proposal** - The proposal is for two additional car ports which are part of 6 car ports approved under application 99/70200/F. The two additonal car ports will extend the existing line of car port development along the west side boundary of the site.

   The application has been listed for determination by the Development Control Sub-Committee by Cllr Dredge who is concerned that by reason of location and massing the development would have an overbearing and dominant effect detrimental to the residential amenity of adjacent dwellings.

3. **Consultations** -
   - **Woodley Town Council:** object due to issues of security and invasion of privacy. It is felt that the parking area would be secluded and provide a covered area for people to congregate. There are concerns that the proposed length of the brick wall of the car ports would be intrusive to the adjacent bungalows of Halstead Close.
   - **Highways:** recommend approval subject to conditions on parking and turning
   - **Neighbour:** 5 letters of objection concerning:

   1. Restriction of light
   2. Height of car ports
   3. Detail of boundary treatment and landscaping
   4. Effect on visual amenity
   5. Adverse effect of noise and pollution
   6. Issues of security

3. **Appraisal** - The main issues are:
   A. Impact upon the neighbouring properties: Policy LBE1 and LBE2 of the Loddon Area Local Plan and policy WOS3 and WBE1 of the Wokingham District Local Plan
   B. Impact upon the character and appearance of the surrounding area: Policy LBE1 and LBE2 of the Loddon Area Local Plan and policy WOS3 and WBE1 of the Wokingham District Local Plan
   C. Impact upon highway safety: Policy LT5 of the Loddon Area Local Plan and WT6 and WT7 of the Wokingham District Local Plan.

Binfield Badger Group

Protecting badgers in Berkshire



Charity Number: 1075886

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Planning Department
Wokingham District Council
Shute End
WOKINGHAM
RG40 1WH

26th September 2000

Dear Sirs

APPLICATIONS O/2000/1530 & CLE/2000/2330 – SANDHURST ROAD

The Binfield Badger Group would like to ensure that the likely presence of a badger sett at Grid Reference SU806654 is taken into account in consideration of the above applications. I understand that the applications have both been rejected but that there may be an appeal against this decision.

This sett has been in our database for some years but has never been properly surveyed by the Group and its current status is unknown. We do however have reliable reports of sightings of badgers in the area and suspect that the sett is indeed still active.

If you need any further information, please contact me at the address below. Thank you for your attention.

Yours faithfully

David Lee

Reply to: 5 The Rise, Caversham, READING, RG4 8NZ.

Affiliated to the
National Federation of Badger Groups







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

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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.

Date: 10 July 2000

To: Highways

We have received Revised Plans for the following planning application:

Application Number: O/2000/1530

Location: Caister, Sandhurst Road, Finchampstead, Wokingham.

Proposal: Outline application for the proposed erection of 11 detached dwellings, garages and associated parking. Demolition of existing dwelling.

Applicant: Beckbridge Ltd C/O Watson Woods Partnership.

Case Officer: Angela Odell

The new plans show the following: Re-siting of proposed house and garage on plot 1, and re-position of proposed access. Drawing no 10030/03B.

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.

Reason As Previous

R 2/8/00

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 02/08/00

Location: Caister, Sandhurst Road, Finchampstead

Proposal: Outline application for the erection of 11 dwellings.

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 and WBE12).

There is an area of woodland growing on the rear part of this site and a number of mature trees next to the access drive and site boundaries, which would have to be removed to allow the proposals to be implemented. Some of these trees are included in Tree Preservation Order No. 432/1985.

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

Neil Etherington
Senior Arboriculturist

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/2000/1530

Proposal:
Outline application for the proposed erection of 11 detached dwellings, garages and associated parking. Demolition 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 A MAJOR DEVELOPMENT

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

Received by Wokingham District Council

Application No: O/2000/1530

Proposal:
Outline application for the proposed erection of 11 detached dwellings, garages and associated parking. Demolition 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

THAMES VALLEY POLICE

PLANNING SERVICES	HPT
POL	TLS
DC 80	ENF
APP	
CS	30836
21 JUN 2000	
COPIES TO:	ACK:
	FILE:

P.C. Dave STUBBS
Crime Prevention Design Adviser
(Berks)

Thatcham Police Station
20, Chapel Street
Thatcham, BERKS.
RG18 4QL
Tel. 01635 295156
Fax. 01635 295126

Date 16th June 2000

For 'Secured by Design' standards and application forms
Visit the 'SBD' website at :-
www.securedbydesign.com

Mr. A. Odell
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKS.
RG40 1WR

Your Ref. 1530

Dear Mrs. Odell

Caister, Sandhurst Road, Finchamstead.

Thank you for the details of the application in respect of the above site on which I would make the following observations.

I am concerned at the considerable distance between the garage / parking and the houses on plots 1, 2, & 11. The distance from the house and the intervening garden fencing - which should be at least 1.8 meter close boarded, will mean there is no natural surveillance at all from the owners over their vehicles, and for plots 1 & 2 in the access road there is no other property overlooking the parking at all. With the amount of space available on this site, this should not be impossible to address satisfactorily.

In the light of the duty on local authorities to do all that they reasonably can to prevent crime & disorder under Section 17 of the Crime & Disorder Act 1998, the potential crime risks facing this proposal include burglary and car crime. This risk is increased if the development does not take account of the principles of 'Secured by Design'.

The council can help to discharge its duty in respect of its planning function under Sec. 17 by taking the above comments into account when arriving at its decision.

I trust this will be of assistance and thank you for your consultation.

Yours sincerely.

P.C. Dave STUBBS
Thames Valley Police
CPDA. (Berks.)

Date: 10 July 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: O/2000/1530

Location: Caister, Sandhurst Road, Finchampstead, Wokingham.

Proposal: Outline application for the proposed erection of 11 detached dwellings, garages and associated parking. Demolition of existing dwelling.

Applicant: Beckbridge Ltd C/O Watson Woods Partnership.

Case Officer: Angela Odell

The new plans show the following: Re-siting of proposed house and garage on plot 1, and re-position of proposed access. Drawing no 10030/03B.

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.

(RING ONE)

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

App No. (Planaps) /0/2000/1530 (Ludhouse) Date Rec. 5.7.00

Location: Caister, Sandhurst Road

Parish Frittenden.

Applicant: Beckbridge Ltd.

Description of attached plans Re-siting of ~~plot 1 and drive~~ proposed house and garage on plot 1 and re-position of proposed access.

Drawing No's: 10030/03B

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 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 for original application

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

WATSON ▪ WOODS PARTNERSHIP

ARCHITECTURE & DESIGN

Our Ref: 10030/IB/vlb
Your Ref: 0/2000/1529/81530

4th July 2000

PLANNING SERVICES		21425
POL		TLS
DC		ENF
APP		
CS	AMO	
05 JUL 2000		
COPIES TO:		ACK:
		FILE:

Mrs Angela Odell
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

REVISED PLAN 1530

Dear Mrs Odell

Re: **PROPOSALS AT CAISTER, SANDHURST RD, FINCHAMPSTEAD**

Please find enclosed 6 copies of updated drawings following discussions with your highways officer Ms A Linnell.

We are addressing the concerns raised in your letter dated 28th June 2000 and will respond shortly.

Yours sincerely

IAN BOLT

Encl.

c.c. Mr Clive Woods - Beckbridge

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

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 28 June, 2000
My ref. AO/O/2000/1529 & 1530
Your ref. 10030/IB/vlb

Watson Woods Partnership
Unit 25
88 Clapham Park Road
LONDON SW4 7BX

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 Bolt

PLANNING APPLICATIONS O/2000/1529 & 1530
PROPOSED RESIDENTIAL DEVELOPMENT AT CAISTER, SANDHURST ROAD, FINCHAMPSTEAD

Following comments I have received from the highway officer, please provide information as to the visibility which can be attained at the site access. The visibility shown must take into account the vertical alignment of Sandhurst Road.

It is important that the additional information is submitted to me within two weeks, i.e. by 13 July 2000, to ensure that the application is not determined on the basis of the current unsatisfactory submission. Should you have any difficulty in meeting this deadline or should you wish to discuss the additional information, please contact either Ms A Linnell on 0118 974 6330 or me immediately. However, I advise you that the above refers to highway matters only and does not imply that the applications are otherwise considered acceptable.

Yours sincerely

AO

MRS A ODELL
Senior Planner

cc: Ms A Linnell (consultant highway officer)

POLICY AND PLANS CONSULTATION

Case Officer: Angela Odell

Location: Caister, Sandhurst Road, Finchampstead

Application Number: O/2000/1530

Outline Application for demolition of existing dwelling and proposed erection of 11 detached dwellings, garages and associated parking

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Planning History

There is no relevant previous planning history on this site. Application O/2000/1529 has been submitted on the same site, for erection of 4 dwellings and retention of existing dwelling. The application has not yet been determined.

Principle of Development

The majority of this site is located within the 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. For policy considerations on such development, see comments on application O/2000/1529, which only proposes to develop dwellings on the land within the identified settlement, and a very small section outside the settlement boundary.

Policy WCC1 states that development outside settlement boundaries will only be allowed in exceptional circumstances and lists the categories where development would acceptable in principle. The proposal to build 11 new dwellings does not fall within any of the listed categories, and therefore development of this site would be contrary to policy WCC1, as proposed to be amended.

Policy WCC2 states that development will not be permitted in a designated gap/wedge if it would affect or detract from the open or countryside appearance and character. Development of this currently undeveloped site would have a significant urbanising impact, altering the open and countryside character of the area. As such the proposal is contrary to policy WCC2.

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.
The GIS system calculates the site area as approximately 1.35 ha, therefore this proposal for 11 dwellings would result in a net density of just over 8 dwellings per hectare. However as the majority of the site and area to be developed are located outside the settlement boundary and within a designated gap/wedge, the density requirements are not considered to apply to this proposal.

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.

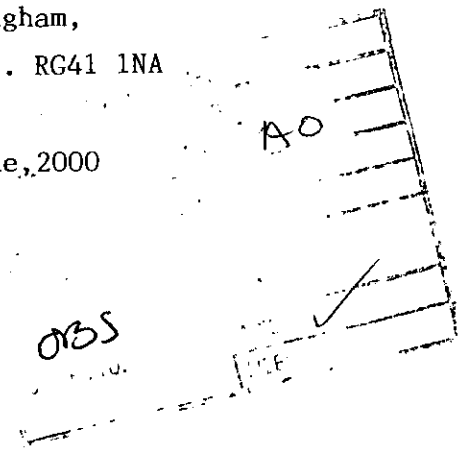
Conclusion
Due to the majority of the proposed development lying within a designated gap this proposal would not be acceptable in policy terms, due to the detrimental impact it would have on the gap. The proposal is contrary to policies WCC1 and WCC2.

Liz Walker

Liz Walker
Policy & Plans
15.6.00

17,Copse Drive,
Wokingham,
Berks. RG41 1NA

6 June,2000



The Chief Planning Officer,
Environmental Services Dept.,
Wokingham District Council,
Council Offices,
Shute End,
Wokingham.

Dear Sir,

APPLICATION NOS.O/2000/1529 AND O/2000/1530 - DEVELOPMENT ON LAND AT CAISTER, SANDHURST ROAD,FINCHAMPSTEAD,WOKINGHAM.

The land involved in the above applications is designated as Green Gap/Wedge in the draft Wokingham District Plan(1997) and as Separation of Settlements/Setting of Settlements in the South East Area Local Plan(SEALP). The development proposed would be contrary to Policy WCC2 of the draft Wokingham District Plan(1997) and to Policies SC1 and SC2 of the SEALP.

Wokingham District CPRE therefore ask the District Council to refuse the above applications.

Yours faithfully,

S.P.Wilford

Dr.S.P.Wilford(Chairman,Wokingham District CPRE)

HIGHWAYS CONSULTATION SHEET

From: Angela Odell

Date: 26 May 2000

Application Number: O/2000/1530

Proposal: Outline application for the proposed erection of 11 detached dwellings, garages and associated parking. Demolition of existing dwelling.

Parish: FINCHAMPSTEAD PARISH

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

Applicant:
Beckbridge 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).

Comments

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

I am also concerned that right-turning traffic will unacceptably disrupt the free flow of traffic on Lower Sandhurst Rd

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

17 August 2000

Town and Country Planning Act 1990

THE WOKINGHAM DISTRICT COUNCIL

(PARISH OF FINCHAMPSTEAD)

TREE PRESERVATION ORDER NO. 1013/2000

(Emergency Order Made in accordance with Sections 198, 201 and 203 of the Act)

Relating to trees on land at Caister, Sandhurst Road and land at rear of Pinewood, Heatherside, Nirvana, No. 3 and Heatherbelle, Tintagel Road, Finchampstead, Wokingham, Berkshire.

Town and Country Planning Act 1990

THE WOKINGHAM DISTRICT COUNCIL

(PARISH OF FINCHAMPSTEAD)

TREE PRESERVATION ORDER NO. 1013/2000

The Wokingham District Council, in exercise of the powers conferred on them by sections 198, 201 and 203 of the Town and Country Planning Act 1990 hereby make the following Order—

Citation

1. This Order may be cited as the Wokingham District Council (Parish of Finchampstead) Tree Preservation Order No. 1013/2000

Interpretation

2. In this Order "the authority" means the Wokingham District Council and unless the context otherwise requires, any reference in this Order to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990.

Application of section 201

3. The authority hereby direct that section 201 (provisional tree preservation orders) shall apply to this Order and, accordingly, this Order shall take effect provisionally on 17 August 2000

Prohibited acts in relation to trees

4. Without prejudice to subsections (6) and (7) of section 198 (power to make tree preservation orders)**(1)** [or subsection (3) of section 200 (orders affecting land where Forestry Commissioners interested)], and subject to article 5, no person shall—

(a) cut down, top, lop, uproot, wilfully damage or wilfully destroy; or

(b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in Schedule 1 to this Order or comprised in a group of trees or in a woodland so specified, except with the consent of the authority and, where such consent is given subject to conditions, in accordance with those conditions.

Exemptions

4. (1) Nothing in article 4 shall prevent—

(a) the cutting down, topping, lopping or uprooting of a tree by or at the request of a statutory undertaker, where the land on which the tree is situated is operational land of the statutory undertaker and the work is necessary—

---

(1) Subsection (6) of section 198 exempts from the application of tree preservation orders the cutting down, uprooting, topping or lopping or lopping trees which are dying, dead or have become dangerous, or the undertaking of those acts in compliance with obligations imposed by or under an Act of Parliament or so far as may be necessary for the prevention or abatement of a nuisance. Subsection (7) of that section makes section 198 subject to section 39(2) of the Housing and Planning Act 1986 and section 14 of the Forestry Act 1967.

(i) in the interests of the safe operation of the undertaking;

(ii) in connection with the inspection, repair or renewal of any sewers, mains, pipes, cables or other apparatus of the statutory undertaker; or

(iii) to enable the statutory undertaker to carry out development permitted by or under the Town and Country Planning (General Permitted Development) Order 1995;

(b) the cutting down, topping, lopping or uprooting of a tree cultivated for the production of fruit in the course of a business or trade where such work is in the interests of that business or trade;

(c) the pruning, in accordance with good horticultural practice, of any tree cultivated for the production of fruit;

(d) the cutting down, topping, lopping or uprooting of a tree where that work is required to enable a person to implement a planning permission (other than an outline planning permission or, without prejudice to paragraph (a)(iii), a permission granted by or under the Town and Country Planning (General Permitted Development) Order 1995) granted on an application under Part III of the Act, or deemed to have been granted (whether for the purposes of that Part or otherwise);

(e) the cutting down, topping, lopping or uprooting of a tree by or at the request of the Environment Agency to enable the Agency to carry out development permitted by or under the Town and Country Planning (General Development Order) 1995;

(f) the cutting down, topping, lopping or uprooting of a tree by or at the request of a drainage body where that tree interferes, or is likely to interfere, with the exercise of any of the functions of that body in relation to the maintenance, improvement or construction of watercourses or of drainage works, and for this purpose "drainage body" and "drainage" have the same meanings as in the Land Drainage Act 1991; or

(g) without prejudice to section 198(6)(b), the felling or lopping of a tree or the cutting back of its roots by or at the request of, or in accordance with a notice served by, a licence holder under paragraph 9 of Schedule 4 to the Electricity Act 1989.

(2) In paragraph (1), "statutory undertaker" means any of the following—

- a person authorised by any enactment to carry on any railway, light railway, tramway, road transport, water transport, canal, inland navigation, dock, harbour, pier or lighthouse undertaking, or any undertaking for the supply of hydraulic power,
- a relevant airport operator (within the meaning of Part V of the Airports Act 1986),
- the holder of a licence under section 6 of the Electricity Act 1989,
- a public gas transporter,
- the holder of a licence under section 7 of the Telecommunications Act 1984 to whom the telecommunications code (within the meaning of that Act) is applied,

- a water or sewerage undertaker,
- the Civil Aviation Authority or a body acting on behalf of that Authority,
- the Post Office.

Applications for consent under the Order

6. An application for consent to the cutting down, topping, lopping or uprooting of any tree in respect of which this Order is for the time being in force shall be made in writing to the authority and shall—

(a) identify the tree or trees to which it relates (if necessary, by reference to a plan);

(b) specify the work for which consent is sought; and

(c) contain a statement of the applicant's reasons for making the application.

Application of provisions of the Town and Country Planning Act 1990

7. (1) The provisions of the Town and Country Planning Act 1990 relating to registers, applications, permissions and appeals mentioned in column (1) of Part I of Schedule 2 to this Order shall have effect, in relation to consents under this Order and applications for such consent, subject to the adaptations and modifications mentioned in column (2).

(2) The provisions referred to in paragraph (1), as so adapted and modified, are set out in Part II of that Schedule.

Directions as to replanting

8. (1) Where consent is granted under this Order for the felling in the course of forestry operations of any part of a woodland area, the authority may give to the owner of the land on which that part is situated ("the relevant land") a direction in writing specifying the manner in which and the time within which he shall replant the relevant land.

(2) Where a direction is given under paragraph (1) and trees on the relevant land are felled (pursuant to the consent), the owner of that land shall replant it in accordance with the direction.

(3) A direction under paragraph (1) may include requirements as to—

(a) species;

(b) number of trees per hectare;

(c) the preparation of the relevant land prior to the replanting; and

(d) the erection of fencing necessary for the protection of the newly planted trees.

Compensation

9. (1) If, on a claim under this article, a person establishes that loss or damage has been caused or incurred in consequence of—

(a) the refusal of any consent required under this Order; or

(b) the grant of any such consent subject to conditions,

he shall, subject to paragraphs (3) and (4), be entitled to compensation from the authority.

(2) No claim, other than a claim made under paragraph (3), may be made under this article—

(a) if more than 12 months has elapsed since the date of the authority's decision or, where such a decision is the subject of an appeal to the Secretary of State, the date of the final determination of the appeal; or

(b) if the amount in respect of which the claim would otherwise have been made is less than £500.

(3) Where the authority refuse consent under this Order for the felling in the course of forestry operations of any part of a woodland area, they shall not be required to pay compensation to any person other than the owner of the land; and such compensation shall be limited to an amount equal to any depreciation in the value of the trees which is attributable to deterioration in the quality of the timber in consequence of the refusal.

(4) In any other case, no compensation shall be payable to a person—

(a) for loss of development value or other diminution in the value of the land;

(b) for loss or damage which, having regard to the statement of reasons submitted in accordance with article 6(c) and any documents or other evidence submitted in support of any such statement, was not reasonably foreseeable when consent was refused or was granted subject to conditions;

(c) for loss or damage reasonably foreseeable by that person and attributable to his failure to take reasonable steps to avert the loss or damage or to mitigate its extent; or

(d) for costs incurred in appealing to the Secretary of State against the refusal of any consent required under this Order or the grant of any such consent subject to conditions.

(5) Subsections (3) to (5) of section 11 (terms of compensation on refusal of licence) of the Forestry Act 1967 shall apply to the assessment of compensation under paragraph (3) as it applies to the assessment of compensation where a felling licence is refused under section 10 (application for felling licence and decision of Commissioners thereon) of that Act as if for any reference to a felling licence there were substituted a reference to a consent required under this Order and for the reference to the Commissioners there were substituted a reference to the authority.

(6) In this article—

"development value" means an increase in value attributable to the prospect of development; and, in relation to any land, the development of it shall include the clearing of it; and

"owner" has the meaning given to it by section 34 of the Forestry Act 1967.

FIRST SCHEDULE

TREES SPECIFIED INDIVIDUALLY
(Encircled in black on the map)

No. on Map	Description	Situation
NONE		

TREES SPECIFIED BY REFERENCE TO AN AREA
(Within a dotted black line on the map)

No. on Map	Description	Situation
A1	Area of Scots Pines (Pinus sylvestris)	Land at Caister, Sandhurst Road, and land at rear of Pinewood, Heatherside, Nirvana, No.3, and Heatherbelle, Tintagel Road Grid Ref: SU 806 656

GROUPS OF TREES
(Within a broken black line on the map)

No. on Map	Description	Situation
NONE		

WOODLANDS

(Within a continuous black line on the map)

No. on Map	Description	Situation
W1	Woodland containing various species including Oak (Quercus robur), Scots Pine(Pinus sylvestris) and Silver Birch (Betula pendula)	Land at Caister, Sandhurst Road, and land at rear of Pinewood, Heatherside, Nirvana, No.3, and Heatherbelle, Tintagel Road
W2	Woodland containing mainly Scots Pine (Pinus sylvestris)	Land at Caister, Sandhurst Road, and land at rear of Pinewood, Heatherside, Nirvana, No.3, and Heatherbelle, Tintagel Road Grid Ref: SU 806 656

SCHEDULE 2

PART I
PROVISIONS OF THE TOWN AND COUNTRY PLANNING ACT 1990 APPLIED WITH ADAPTATIONS OR MODIFICATIONS

Provision of the Town and Country Planning Act 1990	Adaptation or Modification
Section 69 (registers)	(a) In subsection (1)— (i) omit— ", in such manner as may be prescribed by a development order,", "such" in the second place where it appears, and "as may be so prescribed"; and (ii) substitute "matters relevant to tree preservation orders made by the authority"□for "applications for planning permission". (b) In subsection (2)— (i) after "contain" insert ", as regards each such order"; and (ii) for paragraphs (a) and (b) substitute— (a) details of every application under the order and of the authorty's decision (if any) in relation to eachj such application, and (b) a statement as to the subject-matter of every appeal under the order and of the date and nature of the Secretary of State's determination of it.". (c) Omit subsections (3) and (4) (as required by section 198(4)).
Section 70 (determination of applications: general considerations)	(a) In subsection (1)— (i) substitute— "Subject to subsections (1A) and (1B), where" for "Where"; "the authority" for "a local planning authority"; "consent under a tree preservation order" for "planning permission" where those words first appear; and "consent under the order" for "planning permission" in both of the other places where those words appear; (ii) after "think fit", insert— "(including conditions limiting the duration of the consent or requiring the replacement of trees)"; and (iii) omit "subject to sections 91 and 92,". (b) After subsection (1) insert— "(1A) Where an application relates to an area of woodland, the authority shall grant consent so far as accords with the practice of good forestry, unless they are satisfied that the granting of consent would fail to secure the maintenance of the special character of the woodland or the woodland character of the area.

	(1B) Where the authority grant consent for the felling of trees in a woodland area they shall not impose conditions requiring replacement where such felling is carried out in the course of forestry operations (but may give directions for securing replanting).". (c) Omit subsections (2) and (3).
Section 75 (effect of planning permission)	(a) In subsection (1) substitute— (i) "Any" for the words from "Without" to "any"; (ii) "consent under a tree preservation order" for "planning permission to develop land"; (iii) "the consent" for "the permission"; and (iv) "the land to which the order relates" for "the land". (b) Omit subsections (2) and (3).
Section 78 (right to appeal against planning decisions and failure to take such decisions)	(a) In subsection (1) substitute— (i) "the authority" for "a local planning authority"; (ii) "consent under a tree preservation order" for "planning permission" in the first place where those words appear; (iii) "consent under such an order" for "planning permission" in the second place where those words appear; (iv) for paragraph (c) substitute— "(c) give a direction under a tree preservation order, or refuse an application for any consent, agreement or approval of that authority required by such a direction; or (d) fail to determine any such application as is referred to in paragraphs (a) to (c) within the period of 8 weeks beginning with the date on which the application was received by the authority,". (b) Omit subsection (2). (c) In subsection (3) for "served within such time and in such manner as may be prescribed by a development order." substitute— "in writing addressed to the Secretary of State, specifying the grounds on which the appeal is made; and such notice shall be served— (a) in respect of a matter mentioned in any of paragraphs (a) to (c) of subsection (1), within the period of 28 days from the receipt of notification of the authority's decision or direction or within such longer period as the Secretary of State may allow; (b) in respect of such a failure as is mentioned in paragraph (d) of that subsection, at any time after the expiration of the period mentioned in that paragraph, but if the authority have informed the applicant that the application has been refused, or granted subject to conditions, before an appeal has been made, an appeal may only be made against that refusal or grant.". (d) For subsection (4), substitute— "(4) The appellant shall serve on the authority a copy of the notice mentioned in subsection (3).".

	(e) For subsection (5), substitute— "(5) For the purposes of the application of section 79(1), in relation to an appeal made under subsection (1)(d), it shall be assumed that the authority decided to refuse the application in question.".
Section 79 (determination of appeals)	(a) In subsections (1) and (2), substitute "the authority" for "the local planning authority". (b) Omit subsection (3). (c) In subsection (4), substitute— *(i)* "section 70(1), (1A) and (1B)" for "sections 70, 72(1) and (5), 73 and 73A and Part I of Schedule 5"; (ii) "consent under a tree preservation order" for "planning permission"; and *(iii)* "the authority" for "the local planning authority and a development order may apply, with or without modifications, to such an appeal any requirements imposed by a development order by virtue of sections 65 or 71.". (d) Omit subsections (6) and (6A). (e) In subsection (7), omit the words after "section 78".

PART II
PROVISIONS OF THE TOWN AND COUNTRY PLANNING ACT 1990,
AS ADAPTED AND MODIFIED BY PART I

The following provisions of the Town and Country Planning Act 1990, as adapted and modified by Part I of this Schedule, apply in relation to consents, and applications for consent, under this Order.

Section 69

(1) Every local planning authority shall keep a register containing information with respect to matters relevant to tree preservation orders made by the authority.

(2) The register shall contain, as regards each such order—

(a) details of every application under the order and of the authority's decision (if any) in relation to each such application, and

(b) a statement as to the subject-matter of every appeal under the order and of the date and nature of the Secretary of State's determination of it.

.....

(5) Every register kept under this section shall be available for inspection by the public at all reasonable hours.

Section 70

(1) Subject to subsections (1A) and (1B), where an application is made to the authority for consent under a tree preservation order—

(a) they may grant consent under the order, either unconditionally or subject to such conditions as they think fit (including conditions limiting the duration of the consent or requiring the replacement of trees); or

(b) they may refuse consent under the order.

(1A) Where an application relates to an area of woodland, the authority shall grant consent so far as accords with the practice of good forestry, unless they are satisfied that the granting of consent would fail to secure the maintenance of the special character of the woodland or the woodland character of the area.

(1B) Where the authority grant consent for the felling of trees in a woodland area they shall not impose conditions requiring replacement where such felling is carried out in the course of forestry operations (but may give directions for securing replanting).

.....

Section 75

Any grant of consent under a tree preservation order shall (except in so far as the consent otherwise provides) enure for the benefit of the land to which the order relates and of all persons for the time being interested in it.

Section 78

(1) Where the authority—

(a) refuse an application for consent under a tree preservation order or grant it subject to conditions;

(b) refuse an application for any consent, agreement or approval of that authority required by a condition imposed on a grant of consent under such an order or grant it subject to conditions;

(c) give a direction under a tree preservation order, or refuse an application for any consent, agreement or approval of that authority required by such a direction; or

(d) fail to determine any such application as is referred to in paragraphs (a) to (c) within the period of 8 weeks beginning with the date on which the application was received by the authority,

the applicant may by notice appeal to the Secretary of State.

.....

(3) Any appeal under this section shall be made by notice in writing addressed to the Secretary of State, specifying the grounds on which the appeal is made; and such notice shall be served—

(a) in respect of a matter mentioned in any of paragraphs (a) to (c) of subsection (1), within the period of 28 days from the receipt of notification of the authority's decision or direction or within such longer period as the Secretary of State may allow;

(b) in respect of such a failure as is mentioned in paragraph (d) of that subsection, at any time after the expiration of the period mentioned in that paragraph, but if the authority have informed the applicant that the application has been refused, or granted subject to conditions, before an appeal has been made, an appeal may only be made against that refusal or grant.

(4) The appellant shall serve on the authority a copy of the notice mentioned in subsection (3).

(5) For the purposes of the application of section 79(1), in relation to an appeal made under subsection (1)(d), it shall be assumed that the authority decided to refuse the application in question.

.....

Section 79

(1) On an appeal under section 78 the Secretary of State may—

(a) allow or dismiss the appeal, or

(b) reverse or vary any part of the decision of the authority (whether the appeal relates to that part of it or not),

and may deal with the application as if it had been made to him in the first instance.

(2) Before determining an appeal under section 78 the Secretary of State shall, if either the appellant or the authority so wish, give each of them an opportunity of appearing before and being heard by a person appointed by the Secretary of State for the purpose.

.....

(4) Subject to subsection (2), the provisions of section 70(1), (1A) and (1B) shall apply, with any necessary modifications, in relation to an appeal to the Secretary of State under section 78 as they apply in relation to an application for consent under a tree preservation order which falls to be determined by the authority.

(5) The decision of the Secretary of State on such an appeal shall be final.

.....

(7) Schedule 6 applies to appeals under section 78.

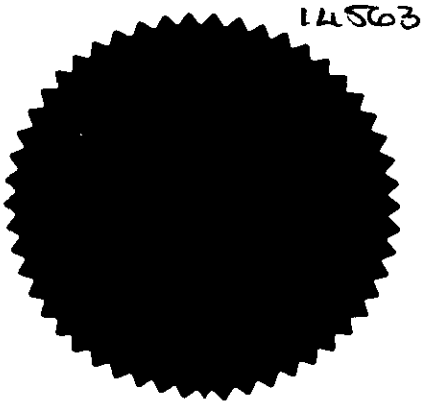
Dated this Seventeenth day of August
in the year Two thousand

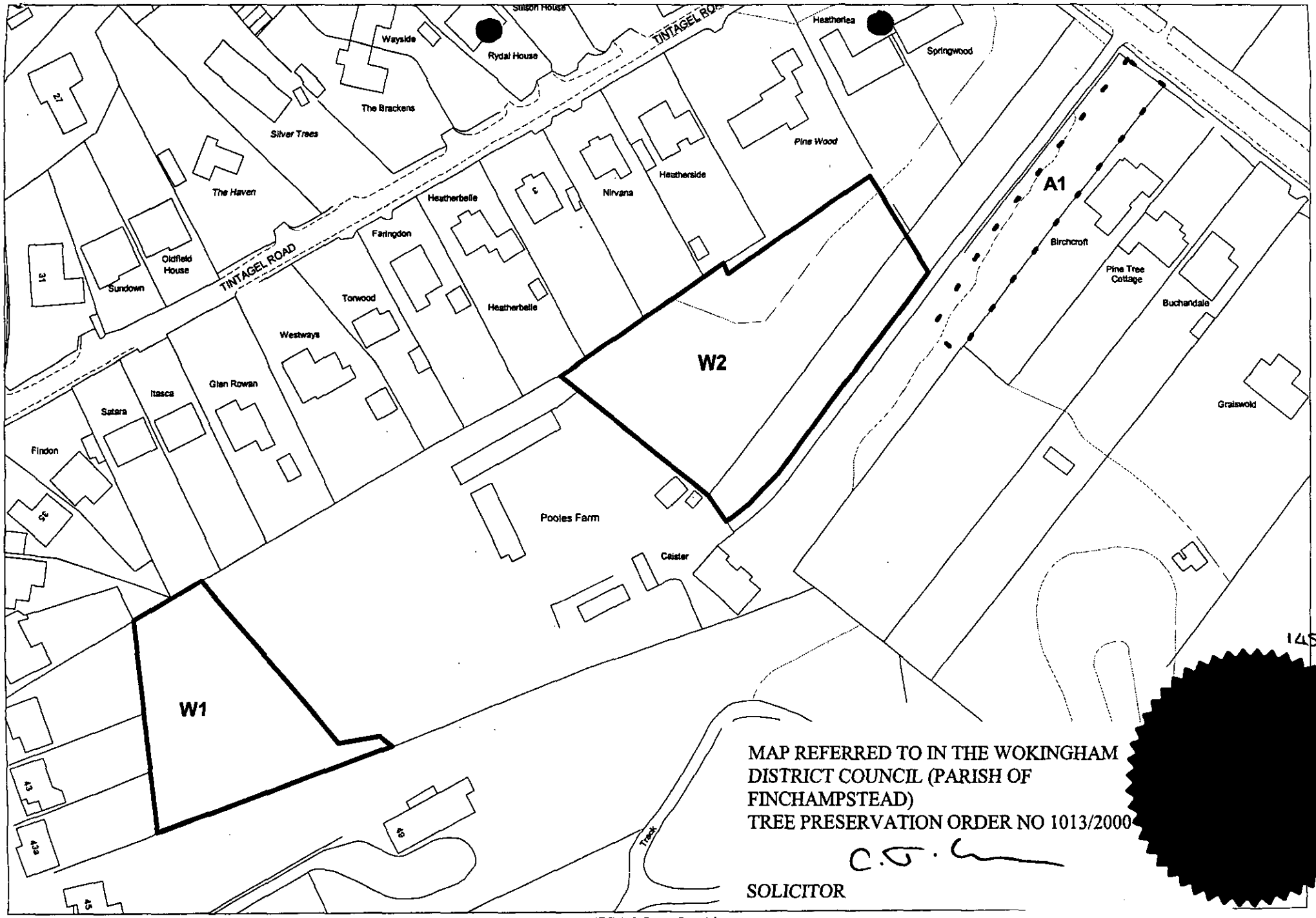
THE COMMON SEAL OF THE
WOKINGHAM DISTRICT COUNCIL
was hereunto affixed in the presence of -

C. J. [illegible]

Solicitor

14563





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Landscape Section, Environmental Services, Wokingham District Council.

Scale: 1 : 1250

FROM: Angela Odell

DATE: 26 May 2000

14 JUN 2000
COPIES TO:

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: O/2000/1530

Proposal: Outline application for the proposed erection of 11 detached dwellings, garages and associated parking. Demolition of existing dwelling.

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

Applicant: Beckbridge Ltd C/O Watson Woods Partnership.

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 over development of the site creating 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. Ody DATE: 13-6-00

Clerk To Finchampstead Parish/Town Council.

AO

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number 01/2000/1530 relates.

Address of site Caistor Finchampstead Road Wokingham

Signed C J Wood

Date 5.5.00

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 22 MAY 2000	
Officer: AO	Application No. O/2000/1530

Map No. 99 Site 1:32

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

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

Level: ☑ Sub Committee ☐ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(O.) OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF 11 DETACHED DWELLING, GARAGES AND ASSOCIATED PARKING. DEMOLITION OF EXISTING DWELLING

Location: CAISTER SANDHURST ROAD

Parish: FINCHAMPSTEAD Ward: Finch North.

26.5.2000

Applicant: BECKBRIDGE LTD

Fee Received 2280-00 Required ..... Additional ..... Refund .....

(19)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required Major dev. & contrary to dev. plan.

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 Dev Plan
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	(XA): ✓ .....

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

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NEIGHBOURS:

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CONSULTATION SHEET

APPLICATION NO. 0/2000/1530

1859

ADDRESS TO WHICH LETTER SENT	DATE SENT	REPLY RECEIVED (DATE)	APPEAL NOTIFICATION SENT
Springwood Tintagel Road Finchampstead	26.5.2000		
Heatherlea	✓		
Pinewood	✓		
Heatherside	✓		
Wayside	✓		
3 Tintagel Road	✓		
Heatherbelle	✓		
Farringdon	✓		
Turnwood	✓		
Washways	✓		
Glen Rowan	✓		
Itasca	✓		
Sextara	✓		
Findon	✓		
35 - 41 Kiln Ride Finchampstead	✓		
43a " "	✓		
51a " " "	✓		
Birchcroft Sandhurst Road	✓		
Pine Tree Cottage "	✓		
Buchanside "	✓		
Grairswold " "	✓		

WATSON • WOODS PARTNERSHIP
ARCHITECTURE & DESIGN

Our Ref: 10030/IB/vlb

10th May 2000

22.MAY2000* 1550

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

Dear Sirs

Re: **NEW RESIDENTIAL DEVELOPMENT FORMING 11 NEW RESIDENTIAL UNITS AT 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 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

10th May 2000

22.MAY2000* 1530

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

Dear Mrs Hodgetts

Re: **NEW RESIDENTIAL DEVELOPMENT FORMING 11 NEW RESIDENTIAL UNITS AT 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.

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 11 new dwellings with double garages and associated parking.

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))

22.MAY2000* 1530

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.

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

1486 PARISH KINGHAMSTEAD

PLOT No.

ORD. SHEET No. SU 86 5 09

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
02719 BR 3124	MR. S. HODGETTS MR. S.K. HODGETTS	O/APP. BUNGALOW IN FRONT 1/STOREY EXTENSION	13.6.75 25.7.75	N/A APP.
03169	"	"	4.9.75	N/A
BR 4353	"	"	23.3.76	REF.
BR 4581	"	CONSERVATORY	15.6.76	APP.
BR 4733	"	1/STOREY EXT. & ALTS.	24.5.76	APP.
04343	"	" "	10.6.76	N/A
15201	"	New bungalow retention of Caistin as Manager's house for Pig farm	9.9.81	NA Ref
15844	"	O/APP. BUNGALOW	30.7.81	N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS BR 4581, 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.MAY2000* 1530

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

1.	**APPLICANT'S NAME**	ROCKBRIDGE 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 SW4 7BX
	POSTCODE	**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 FINCHAMSTEAD 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 FORMING 11 DETACHED RESIDENCES WITH GARAGES AND ASSOCIATED PARKING.
5. Give the area in hectares or part of a hectare.	**AREA OF SITE**	1·16
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 10030/02A PROPOSED LAYOUT 10030/3A

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 10030/02A

(b) As they are proposed

(b) SEE ENCLOSED PROPOSED SITE LAYOUT 10030/03A.

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	11 / 99	0 / 0	0 / 0
BUNGALOW	0 / 0	0 / 0	1 / 5
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.

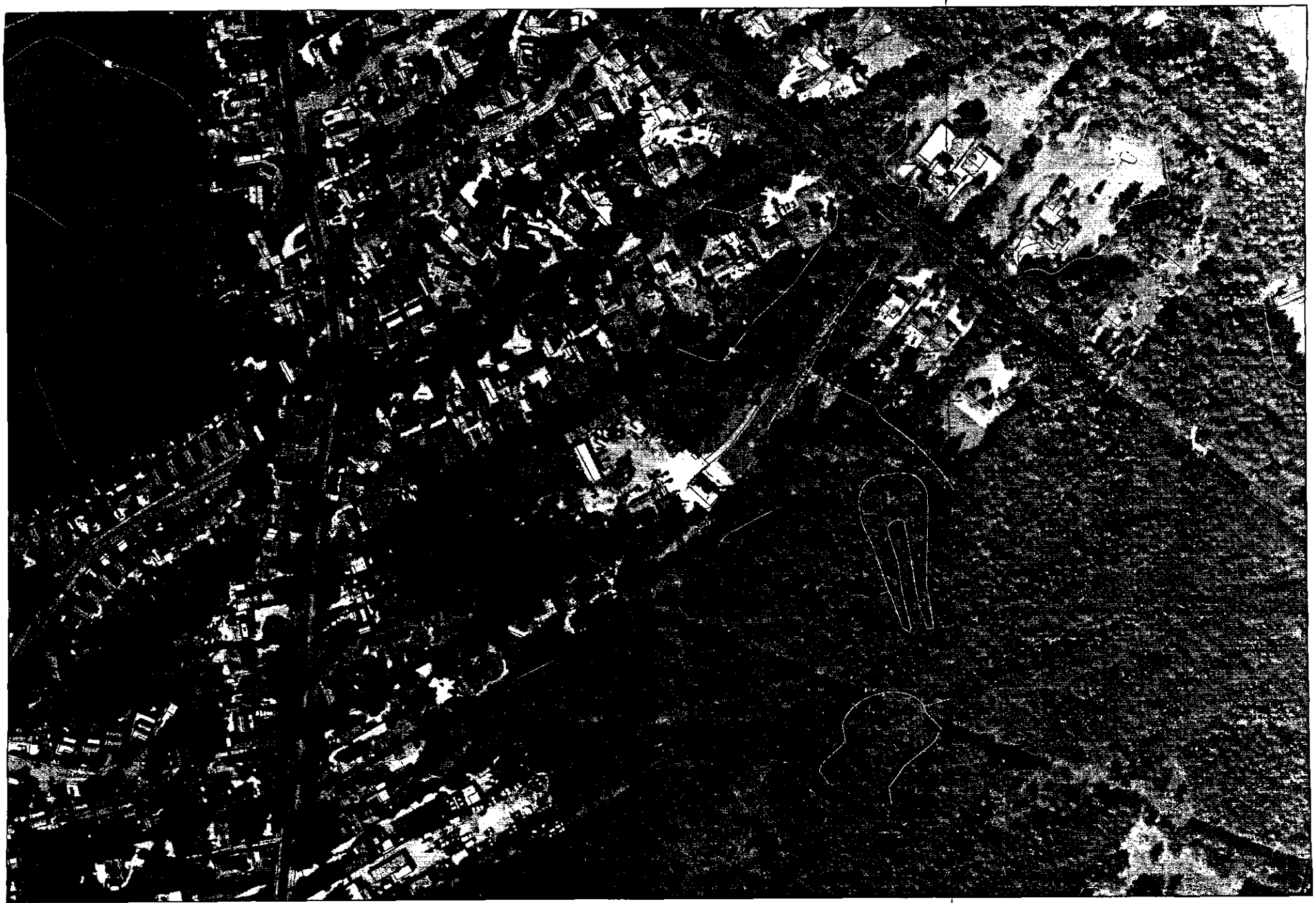
23. STATE THE FEE ENCLOSED WITH THIS APPLICATION.
The current scale of fees is enclosed.
If you believe a reduced fee or fee is payable, say why.

£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 Marion Woods ON BEHALF OF BECKBRIDGE DATE 10.05.00

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.



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Development Control Section, Environmental Services, Wokingham District Council.

23 May 2000

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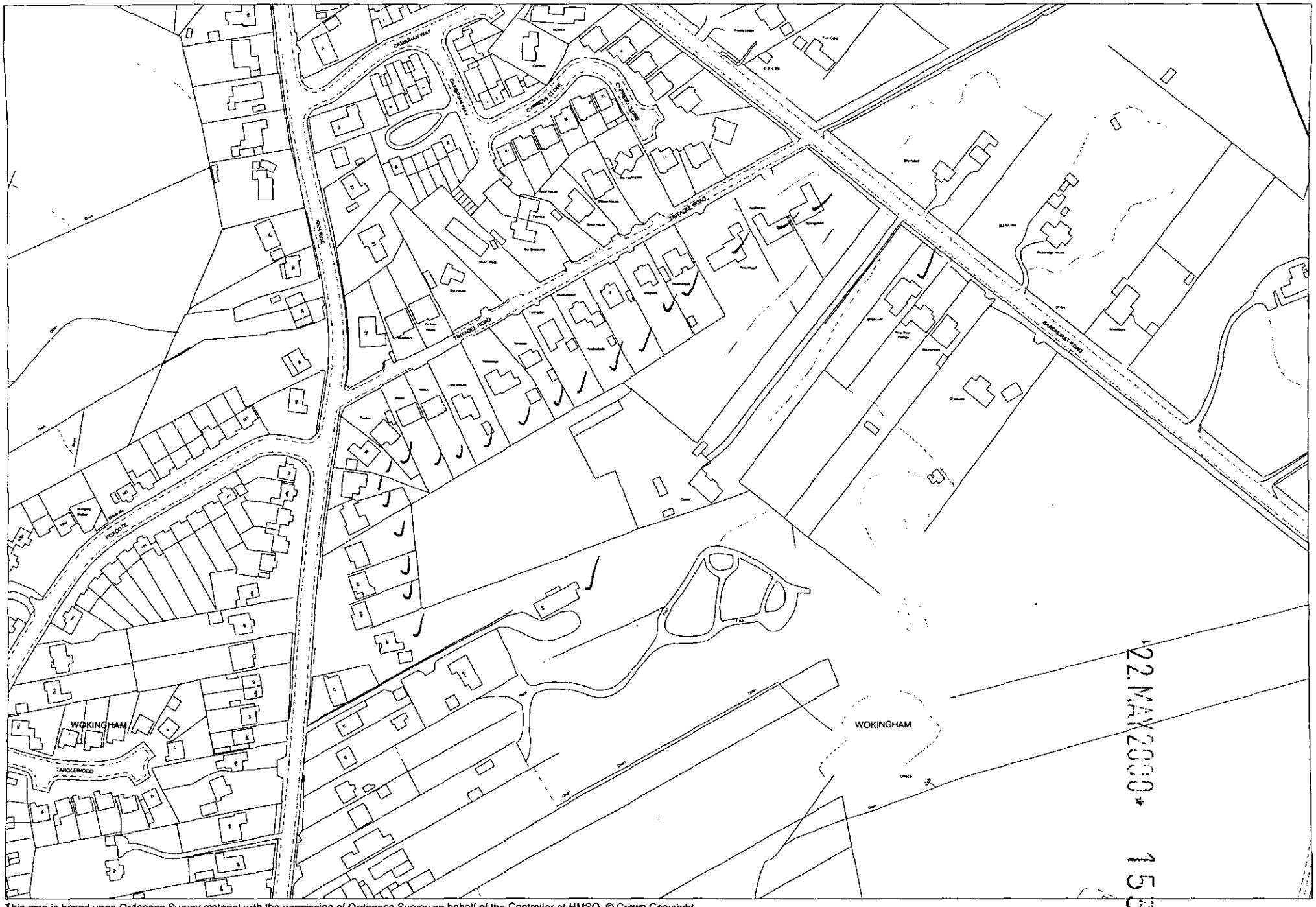
Scale: 1 : 2500



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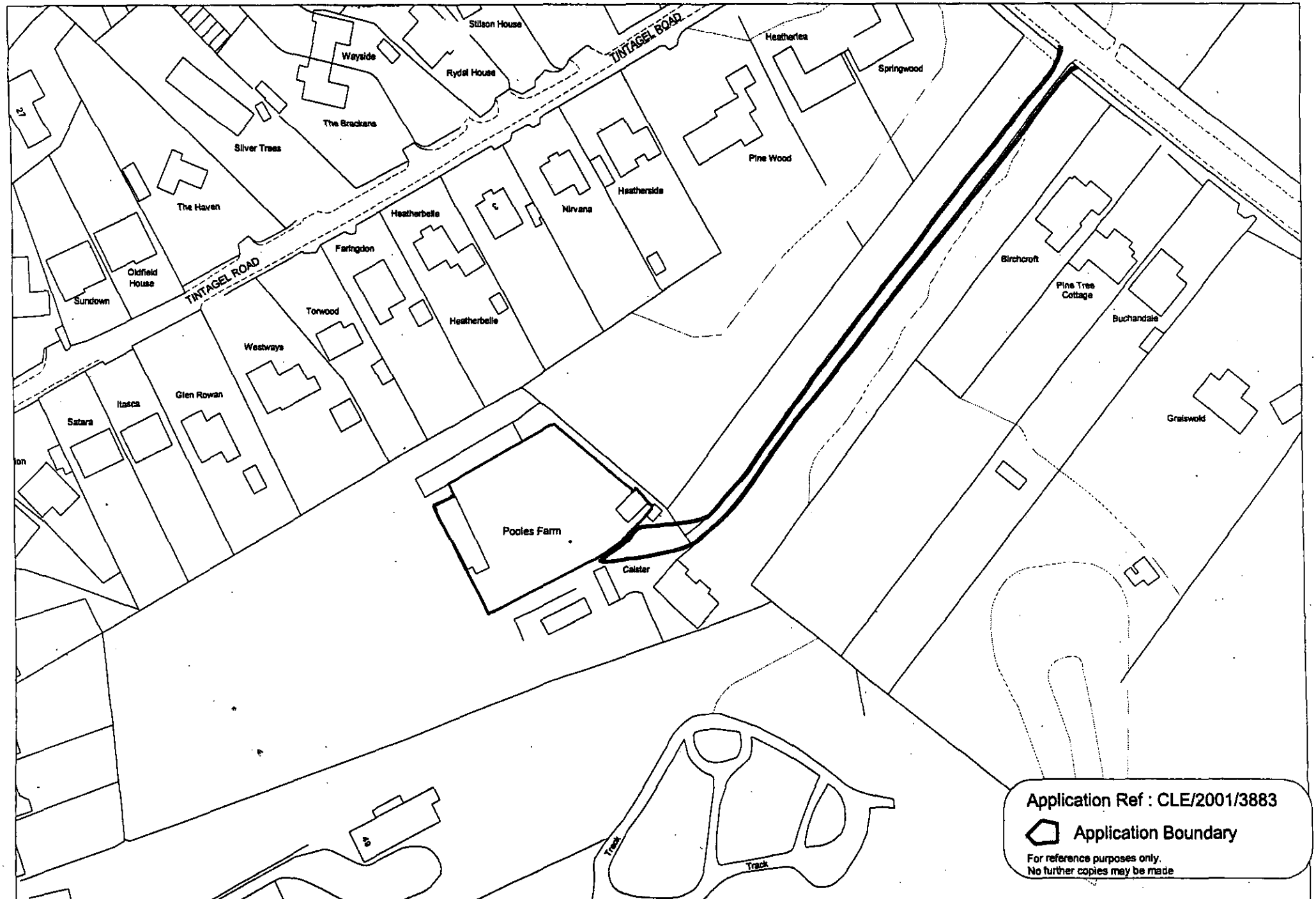
Development Control Section, Environmental Services, Wokingham District Council.

23 May 2000

Scale: 1 : 2500

N W E S



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Development Control Section, Environmental Services, Wokingham District Council.

19 July 2001

Scale: 1 : 1250

N W E S

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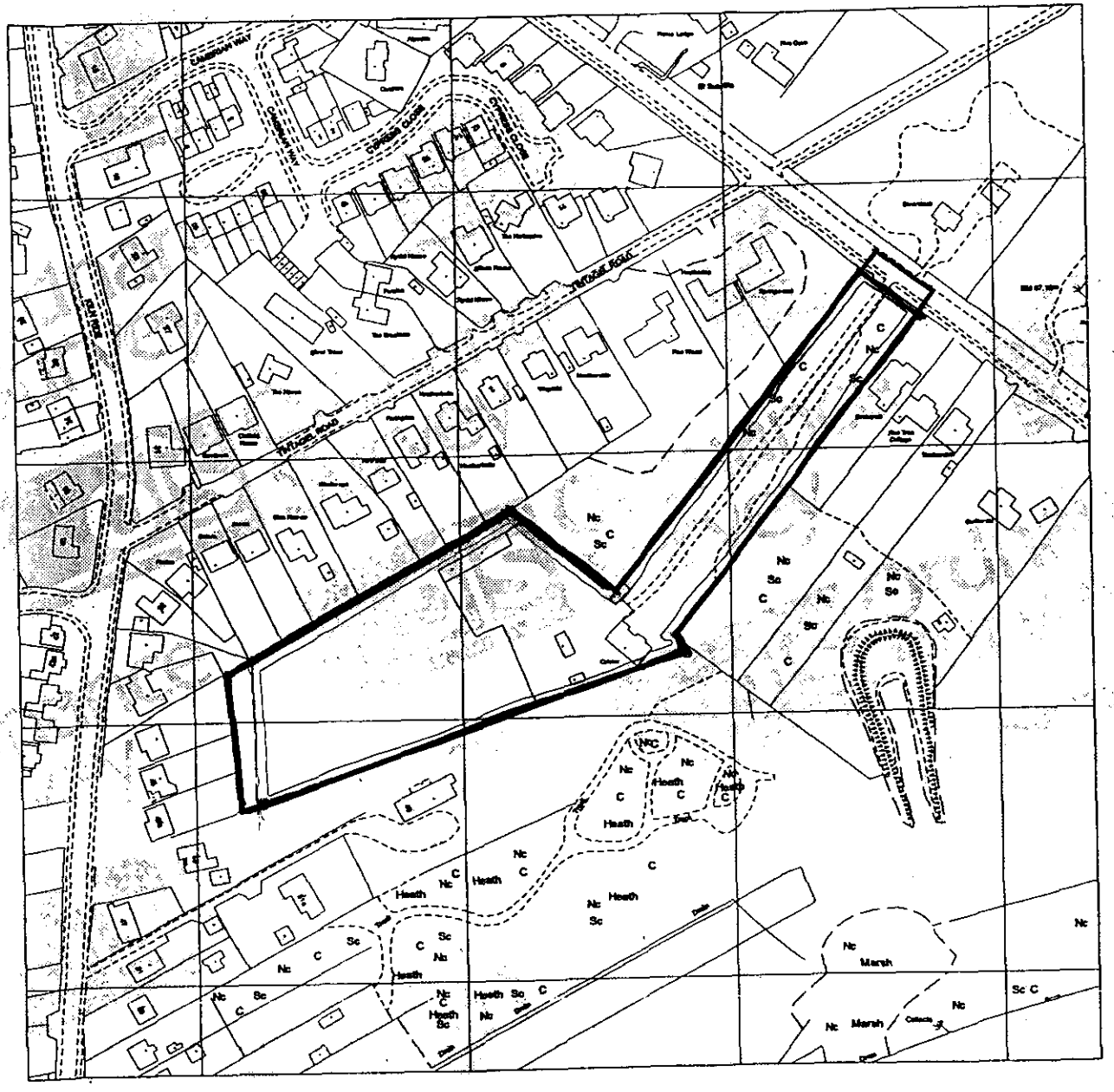
1:2500 Scale

Siteplan

REFUSED

22 MAY 2000



30 0 30 60 90 120 150 180

Metres

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Due to the resolution of this image, the depiction of a solid line within dashed lines does not necessarily constitute an obstruction at ground level.

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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.

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