SYSTEMS LTD
SOUTHPORT U.K
LONDON OFFICE

APPLICATION NO.8206

Name of appellant:
Linden Homes South - East Ltd

Site address:Land adjacent to Winnersh Primary School & 41 Watmore Lane

Proposal:Outline application for the proposed erection of 24 dwellings & demolition of number 41 Watmore Lane, & construction of new access

Case Officer:BP

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728624

GTN 1371-6079

PLANNING SERVICE
POL
APP D.C.
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FILE:
21 MAY 2003

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

Your Ref: O/2002/8206

Our Ref: APP/X0360/A/03/1111120
APP/X0360/A/02/1103643
APP/X0360/A/02/1104039

Date: 20 May 2003

O/2002/8206

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEALS BY LINDEN HOMES SOUTH-EAST LIMITED
SITE AT LAND ADJACENT TO WINNERSH PRIMARY SCHOOL, INCLUDING 41 WATMORE LANE, GREENWOOD GROVE, WINNERSH

I am writing to tell you that the appeal, reference number APP/X0360/A/03/1111120 has been withdrawn and the file is closed.

The arrangements for the remaining appeals will continue.

Yours faithfully

pp Mrs Margaret Pocock

208B

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date 13 May 13, 2003
My ref. BP/O/2002/8206
Your ref. APP/X0360/A/03/1111120

Mrs M Pocock
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mrs Pocock

APPEAL BY: LINDEN HOMES SOUTH EAST LTD.
SITE: LAND ADJACENT TO WINNERSH PRIMARY SCHOOL, GREENWOOD GROVE & 41 WATMORE LANE, WINNERSH

Further to the Authority's Rule 6 statement sent on 7th April 2003, I enclose a copy of the minutes in respect of the report considered by the Development Control Committee on 9th April 2003 relating to this planning application. A copy of the report was attached to Appendix 1 of Rule 6 Statement. The minutes confirm a third deemed reason for refusal in respect of the impact of the proposal on the oak tree at 39 Watmore Lane which is as follows:

> It has not been demonstrated sufficiently that construction of the access road would not have an adverse effect on the veteran oak tree outside 39 Watmore Lane that is subject to a Tree Preservation Order. The loss of this tree would be detrimental to the amenity of the area and as such would be contrary to policies EN1 of the Structure Plan, LBE1 and LBE2 of the Loddon Area Local Plan and WOS3, WBE1 or WBE11 of the Wokingham District Local Plan (as proposed to be modified).

Yours sincerely

MRS B POLNIK
Senior Planning Officer

Enclosure: Copy of minutes

cc: Lennon Planning, 4 King Street Lane, Winnersh, RG41 5AS.

mitigate damage to the affected tree's roots. Although some non-woody roots would be damaged it was not considered that the loss of these non-essential roots would adversely impact the overall condition of the tree. It was considered that enough moisture would be able to reach roots affected by the access road. However, whilst similar mitigation schemes had been undertaken elsewhere with different species of tree it was not possible to provide an example of such works being undertaken to a mature oak.

In discussing the proposal Members noted the comments of the Arboricultural officer, but commented that they still remained concerned regarding the impact of the access road and installation of utility services on an important veteran tree. They felt that it had not, in their opinion, been adequately demonstrated that the tree would be protected from damage. Concern was also expressed that it was not possible to compare the mitigation scheme to previous examples used to protect oak trees. Members also wished for it to be placed on record that in their opinion a contributing factor to the non-determination of the application within the eight-week period was the late submission of the arboricultural method statement.

Other Members expressed concern over the loss of playing fields and public open space resulting from the proposed development and that any contribution towards off site recreational provision should be within the Parish of Winnersh.

Officers clarified that the principle of development and status of open space within the application site had been established by the Planning Inspectorate's decision to grant permission to Application No: 2001/3458.

After further discussion it was,

RESOLVED: That had an appeal against non-determination not been submitted by the applicant, Application No: 2002/8206 would have been refused on the grounds set out on Agenda page 18 with the following additional reason;

Reason 3

It has not been demonstrated sufficiently that construction of the access road would not have an adverse effect on the veteran oak tree outside 39 Watmore Lane that is subject to a Tree Preservation Order. The loss of this tree would be detrimental to the amenity of the area and as such would be contrary to polices EN1 of the Structure Plan, LBE1 & LBE2 of the Loddon Area Local Plan and WOS3, WBE1 or WBE11 of the Wokingham District Local Plan, (as proposed to be modified).

304. APPLICATION NO: 2002/8475, OUTLINE APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT OF SITE WITH 16 DWELLINGS FOLLOWING DEMOLITION OF EXISTING BUILDING, CE SITE TAG LANE, HARE HATCH WARGRAVE, FOR: G SMITHS & W PHELPS PAMTECHNICAL SERVICES

The Committee considered a report about this application set out on Agenda pages 73 to 82.

Officers informed Members that one additional letter of objection had been received since the publication of the Agenda. Members also noted that an additional reason for refusal was proposed relating to the lack of provision for affordable housing.

Mr. J Day representing the applicant attended the meeting and spoke in favour of the proposal.

The Chairman, outlined the local Member, Frank Browne's opposition to the scheme and agreement with the views of the Parish Council.

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 9TH APRIL 2003 FROM 7.00 PM TO 10.50 PM

Present: Mr AJ Ross (Chairman), Mrs ANMC Drake (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr SR Conway, Mr JL Earnshaw, Mr. RFN Eke, Mr KA Malvern, Mrs M Robertson and Rob Stanton.

Also Present: David Ashman, Mr. D Ball, Mrs. P Bray and Mrs. I Mannos

PART I

301. MINUTES

The Minutes of the meeting of the Committee held on 19th March 2003 were confirmed as a correct record and signed by the Chairman subject to the list of apologies given including Mrs. DC Beatty.

302. APOLOGIES

Apologies for absence were submitted from Mrs. JL Lissaman and Mr. ND Rose. An apology for late arrival was submitted from Mrs. DC Beatty.

303. APPLICATION NO: 2002/8206, OUTLINE APPLICATION FOR DEMOLITION OF 41 WATMORE LANE WINNERSH, PROVISION OF ACCESS AND ERECTION OF 24 DWELLINGS, LAND ADJACENT TO WINNERSH PRIMARY SCHOOL AND 41 WATMORE LANE WINNERSH, FOR: LINDEN HOMES

The Committee considered a report about this application set out on Agenda pages 9 to 72.

Members noted that the applicant had withdrawn the duplicate application to the current scheme and also that five additional letters of objection had been received since the publication of the Agenda. Officers provided details of infrastructure contributions sought from the applicant. These included £75,585 towards the primary school sector, £44,795 towards the secondary school sector, £100,000 towards off-site recreational provision. The Housing Officer had requested 6 2-bedroom units to be provided.

Members were also informed of further details submitted by the applicant after the publication of the agenda regarding proposals for the construction of the access to the site and measures proposed to protect and preserve a veteran tree affected by the access. The Arboricultural Officer commented that he and the Access & Movement officer had assessed the proposed access arrangements and considered them to be acceptable in arboricultural and engineering terms. However, Members were advised that an additional condition requiring the submission of further information in relation to the routing of utilities would also be necessary in the event of permission being granted.

Mr. David Jupp representing Winnersh Parish Council attended the meeting and spoke in opposition to the proposal.

Mr. Grimson representing a group of local residents attended the meeting and spoke in opposition to the proposal.

Mr. D Ball and Mrs. P Bray both local Members attended the meeting and spoke in opposition to the development.

At this point the Chairman asked the Arboricultural Officer to respond to a number of issues raised by the previous speakers. He provided a technical breakdown of the proposed measures to

Tel. 0118 974 6450
Date: 06 March 2003
Your Ref:
My Ref:Mrs B Polnik
O/2003/8620

THE OWNER/OCCUPIER
13B
HAREFIELD CLOSE
WINNERSH
BERKSHIRE

WOKINGHAM UNITARY
Aiming for Excellence

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

Dear Sir/Madam
Application Number: O/2003/8620
Site Address: Land Adjoining Winnersh Primary School and 41, Wat Winnersh Reading
Proposal: Outline application for the proposed erection of 24 dwellings and new access road. Demolition of 41 Watmore Lane. Duplicate application with O/2002/8206.

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

If you wish to see the submitted plans and accompanying details you can do so at the District Council Planning Services reception at Shute End, Wokingham from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday, **or** at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays, 9.30am to 1.00pm Saturdays and 1.00pm to 4.00pm Sundays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 working days from the date of this letter for delivery of plans. It would be helpful if you could take this letter with you or quote application number O/2003/8620 to enable staff to locate the correct application.**

If you wish to comment on the proposals please reply in writing within 21 days from the date of this letter quoting Application Number **O/2003/8620.** Only remarks about planning matters can affect the Councils decision. In order to assist you in deciding what comments are relevant please see the attached list. These are not exhaustive. **Please note that due to the volume of planning applications we are currently dealing with it will not be possible for case officers to respond to individual questions raised in letters of comment.**

An authorised officer under delegated powers decides the majority of applications; the Development Control Committee generally decides major applications and those raising controversial issues. Where an application is to go to Committee and you have commented on the proposals, you will be advised of the date and given the opportunity to speak at the meeting. All those making comments will be notified of the decision when it is made. Comments can also be made on line using the District Council's web site at www.wokingham.gov.uk under Planning.

Please note that all comments made will be open to public inspection. If you are not the owner of the property, please pass a copy of this letter to the owner. Should you have any queries regarding this application please contact the planning case officer Mrs B Polnik on 0118 974 6450.

Yours faithfully,

Mrs B Polnik

Development Control Officer

PLANNING APPLICATION COMMENTS SHEET
FOR O/2003/8620. (Case Officer:Mrs B Polnik)
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT**.

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: O/2003/8620

YOUR NAME: _____

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
13B HAREFIELD CLOSE
WINNERSH
BERKSHIRE

YOUR E-MAIL ADDRESS: _____ (this is optional but wh will respond to you via e-mail saving on costs and reducing the use of paper)

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:

Continue over the page if more room required

Tel: (0118) 974 6448 (Direct Line)
Date. March 4, 2003
My ref:O/2002/8206
Your ref:

WOKINGHAM UNITARY
Aiming for Excellence

The Owner/Occupier
D P E Ltd
Unit A1
Grovelands Avenue Workshops
Wokingham
RG41 5LB

Environmental Services Department
Planning Services
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Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF PUBLIC INQUIRY
APPEAL BY: **Linden Homes South – East Ltd**
SITE: **Land adjacent to Winnersh Primary School, & 41 Watmore Lane, Winnersh**
PROPOSAL: **Outline application for the proposed erection of 24 dwellings & demolition of number 41 Watmore Lane**

This is to inform you that an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions, will hold a Local Inquiry into the above appeal at the Civic offices, Shute End, Wokingham, on **24/06/03** at 10:00. The appeal has been lodged because the Council failed to determine the application within the eight week statutory period. It is to be linked to two other appeals by the same applicant on the same site.

Any comments made at the application stage will be copied to the Inspectorate. Should you wish to make further representations, three copies, if possible, should be sent to Mrs M Pocock, The Planning Inspectorate, Room 3/03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, quoting reference **APP/X0360/A/03/1111120**, to arrive no later than **07/04/03**. Comments received after this deadline will not normally be seen by the Inspector & they will be returned.

Documents relating to the appeal may be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (08.30 to 17.00 on Mondays to Thursdays, 08.30-16.00 on Fridays).

You may attend the Inquiry, but if you wish to speak, you **must** be present at **10:00 on 24/06/03.**

A free booklet, "Guide to taking part in planning appeals," is available from this office.

If you wish to receive a copy of the Appeal Decision, you should write to Mrs Pocock & request one.

Yours faithfully

Denise Gumbrell
Appeals Assistant

Tel: (0118) 974 6448 (Direct Line)
Date. March 4, 2003
My ref:O/2002/8206
Your ref:

WOKINGHAM UNITARY
Aiming for Excellence

The Owner/Occupier
Illetas
Poplar Lane
Wokingham
Berks
RG41 5JR

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
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If you wish to receive a copy of the Appeal Decision, you should write to Mrs Pocock & request one.

Yours faithfully

Denise Gumbrell
Appeals Assistant

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT:	LINDEN HOMES SOUTH EAST LTD
APPEAL SITE:	LAND ADJACENT TO WINNERSH PRIMARY SCHOOL, GREENWOOD GROVE AND 41 WATMORE LANE, WINNERSH
REASON FOR APPEAL:	NON-DETERMINATION OF OUTLINE APPLICATION FOR THE ERECTION OF 24 DWELLINGS AND FORMATION OF A NEW ACCESS

LOCAL PLANNING AUTHORITY REFERENCE:	O/2002/8206
PLANNING INSPECTORATE REFERENCE:	APP/X0360/A/03/1111120

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1.0 INTRODUCTION

1.1 The appeal has been lodged against the non-determination of outline planning permission for the proposed erection of 24 dwellings with associated infrastructure on land adjacent to Winnersh Primary School, Greenwood Grove and 41 Watmore Lane, Winnersh.

1.2 The proposal is due to be considered by the Development Control Committee on 9th April 2003 to establish what decision Members would have made had the appeal for non-determination of the application not been lodged. The report (refer to Appendix 1) recommends that subject to the Arboricultural Officer being satisfied that the development would not would adversely affect the oak tree, the loss of which would be detrimental to the visual amenity of the area, there would be no reason for refusing the application on arboricultural grounds. However holding reasons for refusal are recommended for affordable housing and financial contributions in the event of these not being agreed and the appeal not being withdrawn. These are as follows:

1. *In the absence of the satisfactory provision of adequate services, amenities and infrastructure needs, the development would have an unacceptable adverse impact upon the amenities of the area. The proposal is therefore contrary to policies LD6 of the Berkshire Structure Plan, policy LPS1 of the Loddon Area Local Plan and policy WOS4 of the Wokingham District Local Plan (as proposed to be modified).*

2. *The proposal does not make adequate provision for affordable housing in accordance with Policy H7 of the Berkshire Structure Plan, Policy LH8 of the Loddon Area Local Plan and Policy WH7 of the Wokingham District Local Plan (as proposed to be modified).*

1.3 The outcome of this Committee will be reported in the near future to confirm the Council's position in respect of this proposal.

Main issues

1.4 The Local Planning Authority considers the main issues are:

1. The effect of the access road on the existing tree.
2. Impact on the infrastructure of the area.
3. Ensuring adequate provision of affordable housing.

2.0 LOCATION AND DESCRIPTION OF THE APPEAL SITE AND SURROUNDING AREA

2.1 The settlement of Winnersh is located to the north west of the town of Wokingham. The settlement is bounded by the A329(M) to the north and the M4 motorway to the south.

2.2 The appeal site measures 0.8 hectares and is located on the eastern side of the settlement of Winnersh. The site backs onto the rear gardens of residential properties on two sides. The appeal site is the western part of an

area of open space. On the eastern side of this larger area of open space is a public footpath. To the north the site adjoins and includes part of Winnersh Primary School.

2.3 Access to the site is proposed via 41 Watmore Lane. There is a large oak tree growing in the front garden of 39 Watmore Lane, adjacent to the boundary with the highway and 41 Watmore Lane. This tree is included in the Wokingham District Council Tree Preservation Order Number 1018/2001.

2.4 A copy of the site plan is attached as Appendix 2.

3.0 THE PROPOSAL

3.1 The application is in outline with all matters being reserved except for siting and access which are currently under consideration. A total of 24 dwellings are proposed, comprising the following mix:

Unit Type	Private
2 bed houses	11 (46%)
3 bed houses	7 (29%)
4 bed houses	3 (12.5%)
5 bed houses	3 (12.5%)
Total.	**24**

4.0 PLANNING HISTORY

4.1 Relevant applications are listed below:

Application No	Proposal	Decision	Appeal
97/66894/F	24 dwellings with access via Poplar Lane	Refused 3.98	Appeal in abeyance At request of applicant
F/2000/2561	16 dwellings with access via 39 Watmore Lane	Not determined	
F/2001/3252	16 dwellings with access via 39 Watmore Lane	Withdrawn	
F/2001/3458	18 dwellings with access via 39 Watmore Lane	Refused	Allowed 10.01
F/2002/7309	18 dwellings with access via 41 Watmore Lane *	Refused 11.02	Appeal due to be heard 24.6.03
F/2002/7310	19 dwellings with access via 41 Watmore Lane *	Refused 11.02	
F/2002/7311	19 dwellings with access via 41 Watmore Lane *	Refused 11.02	Appeal due to be heard 24.6.03
F/2002/8154	19 dwellings with access via 41 Watmore Lane (duplicate of F/2002/7310 & 7311)	Not yet determined	
O/2002/8206	24 dwellings with access via 41 Watmore Lane (duplicate of O/2003/8620)		Appeal against non-determination. Subject of this appeal
O/2003/8620	24 dwellings with access via 41 Watmore Lane (duplicate of O/2002/8206)	Not yet determined	

4.2 Copies of the above decision notices together with the Inspector's Decision notice are attached as Appendix 3.

5.0 PLANNING POLICY

5.1 The Local Planning Authority will refer to relevant planning policy at National, Structure Plan and Local Plan levels. The statutory Development Plan comprises the Berkshire Structure Plan and the Loddon Area Local Plan. The Wokingham District Local Plan (as proposed to be modified) will replace the adopted Loddon Area Local Plan.

Berkshire Structure Plan

5.2 The Berkshire Structure Plan (1991-2006) was adopted on the 4th November 1995 and is the statutory Structure Plan for the area. The relevant policies are:

EN1 Protection and enhancement of the environment of built-up areas

LD5 Transport considerations in dealing with development proposals

LD6 Provision of Infrastructure, Services and Amenities

H7 Provision of Low-Cost Housing

5.3 Copies of the relevant policies are attached at Appendix 4.

Loddon Area Local Plan

5.4 The Loddon Area Local Plan was adopted on the 5th May 1995 and is the statutory local plan for the area in which the site is situated. The relevant policies are:

LBE1	Design of New Development
LBE2	Inappropriate Design
LPS1	Phasing of Services in New Development
LT5	Road Safety
LH8	Variety of Housing

5.5 Copies of these are attached as Appendix 4.

Draft Wokingham District Local Plan

5.6 The draft Wokingham District Local Plan was placed on deposit from 21st October to 2nd December 1997 and has formed the basis for development control decisions since 21st October 1997. The County Council issued a statement of general conformity with the Structure Plan in May 1997. The public local inquiry into Part 2 of the plan commenced on 6th October 1998. The Inspectors report on Part 2 of the local plan inquiry has now been received and was published on 22nd November 2001. The Inspector's report was considered by the Council's Executive on 4th December 2002 and the plan as proposed to be modified now forms the basis of Development Control decisions. The relevant policies are:

WOS3 Development Control Principles

WOS4 Service, Amenities and Infrastructure Requirements for new Development

WBE1 Development in its Local Context

WBE11 Protection of Trees and Woodland

WT7 Road Safety

WH7 Affordable Housing

5.7 Copies of these are attached as Appendix 4.

5.8 Copies of the Local Plan Inspector's Report regarding these policies are contained in Appendix 5 and copies of the policies as proposed to be modified are contained in Appendix 6.

6.0 STATEMENT OF CASE

6.1 Section 54A of the Town and Country Planning Act 1990 (as amended) requires Local Authorities to determine applications for development in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.

6.2 The Council accept the principle of residential development, the housing mix, design and density.

6.3 The Council will present evidence on each of the reasons for refusal as follows:

Reason 1: Effect on Infrastructure

6.4 The Wokingham District Local Plan as proposed to be modified requires that development proposals will be expected to have regard to existing levels of infrastructure, services and amenities. This is expanded upon in adopted supplementary planning guidance. Provision for additional facilities or contributions need to meet the relevant tests as laid down in circular 1/97 'Planning Obligations'.

6.5 With the lack of an agreed level of contributions towards enhancements to the infrastructure of the area, the proposal would have a detrimental impact on the existing facilities in the area.

Reason 2: Ensuring adequate provision of affordable housing

6.6 In accordance with PPG3 a variety of tenures should be sought to meet local housing need. Further detail is given in Circular 6/98 'Planning and Affordable Housing'. The Wokingham District Local Plan, as proposed to be modified, requires that development proposals of 15 or more dwellings, or of 0.5ha or more, in settlements of more than 3,000 population, which includes Winnersh, will be expected to provide up to 26% of all new

dwellings to be affordable housing. The Council will need to be satisfied that secure arrangements are made to ensure that the affordable housing will be enjoyed by successive, as well as initial occupiers. This is expanded upon in adopted supplementary planning guidance.

6.7 With the lack of adequate provision for affordable housing, the proposal would not address local housing need.

Ensuring no adverse effect on the oak tree

6.8 The Council also needs to ensure that the proposal would not adversely affect the oak tree at the front of 39 Watmore Lane. Access is proposed via 41 Watmore Lane. The previous application (F/2001/3458) allowed on appeal showed access via 39 Watmore Lane. A Tree Preservation Order has been placed on the large oak tree to the front of 39 Watmore Lane, close to the boundary with 41 Watmore Lane. The Tree Preservation Order was made on 2nd May 2001 and confirmed on 24th October 2002. The Development Control Committee considered the previous planning application F/2001/3458 at their meeting on 2nd May 2001. Therefore the Tree Preservation Order was in place at that time. In determining the subsequent appeal the Inspector considered that the tree could be adequately safeguarded by conditions attached to the appeal decision.

6.9 This oak tree is highly significant in the landscape. It is estimated that the tree is approximately 400 years old and as such is approaching veteran status. It is extremely valuable for conservation, amenity and heritage.

6.10 The Local Planning Authority will refer to British Standard 5837:'Trees in relation to construction', 'Veteran Trees: A guide to good management' and 'Veteran Trees: A guide to risk and responsibility' as appropriate.

6.11 Reference will also be made to the arboricultural method statement submitted as part of the application (received 13.2.2003) attached as Appendix 7.

6.12 The loss of the tree, or damage to it, is considered to be unacceptable and would be detrimental to the visual amenity of the area.

6.13 The road layout as indicated is acceptable in highway terms and meets the requirements in the Berkshire Design Guide, WT7 of the Wokingham District Local Plan, LT5 of the Loddon Area Local Plan and LD5 of the Berkshire Structure Plan for an 'Accessway'.

6.14 The road construction thickness is dependent on the C.B.R. (California Bearing Ratio) of the ground in which it is to be constructed and the type of traffic the road is expected to cater for. The design thickness of this site has

been based on a C.B.R. of 5%, which, using the requirements indicated on Drawing No. SD 900 1 of the Berkshire Design Guide, gives a minimum total construction thickness of 540mm. This would cater for the general needs of an 'Accessway'.

6.15 Should a soil investigation prove the C.B.R. to be less than 5% the thickness will necessarily increase pro rata as indicated on SD 900 1, (from the geology of the area this is likely).

7.0 CONCLUSIONS

7.1 The Local Planning Authority will supply evidence to substantiate the deemed reasons for refusals and if applicable the demonstrable harm to the oak tree that would result from the appeal proposal should it be allowed.

7.2 Evidence to be submitted in support of the reasons for refusal may make reference to Government Planning Policy Guidance Notes and other Government Circulars, publications and statements, as well as Development Plan Policies and the Local Plan Inspectors Report into the Wokingham District Local Plan. A full list of documents that may be referred to is attached as Appendix 8.

APPENDIX 8

LIST OF DOCUMENTS THAT MAY BE REFERRED TO IN THE INQUIRY

1. Location plan at scale 1:2500
2. Decision Notices relating to the site
3. Berkshire Structure Plan 1991 – 2006
4. Berkshire Structure Plan 2001 – 2016, Deposit Draft
5. Loddon Area Local Plan
6. Wokingham District Local Plan, Deposit Draft / As proposed to be modified
7. Wokingham District Local Plan Inspector's Report, Parts one and two, October 2001
8. Planning Policy Guidance Note 1, General Policy and Principles
9. Planning Policy Guidance Note 3, Housing
10. Planning Policy Guidance Note 13, Transport
11. British Standard 5837: 'Trees in relation to construction'
12. English Nature, 'Veteran Trees: A guide to good management'
13. English Nature, 'Veteran Trees: A guide to risk and responsibility'
14. DETR, Places Streets and Movement
15. Berkshire Design Guide including Road Construction Specification
16. Any relevant appeal decision or case law
17. In addition the Local Planning Authority reserves the right to refer to any other information sources that arise in the course of production of detailed proofs of evidence

Tel: (0118) 974 6448 (Direct Line)
Date. March 4, 2003
My ref:O/2002/8206
Your ref:

WOKINGHAM UNITARY
Aiming for Excellence

The Owner/Occupier
13B
Harefield Close
Reading
Berks

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

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF PUBLIC INQUIRY
APPEAL BY: **Linden Homes South – East Ltd**
SITE: **Land adjacent to Winnersh Primary School, & 41 Watmore Lane, Winnersh**
PROPOSAL: **Outline application for the proposed erection of 24 dwellings & demolition of number 41 Watmore Lane**

This is to inform you that an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions, will hold a Local Inquiry into the above appeal at the Civic offices, Shute End, Wokingham, on **24/06/03** at 10:00. The appeal has been lodged because the Council failed to determine the application within the eight week statutory period. It is to be linked to two other appeals by the same applicant on the same site.

Any comments made at the application stage will be copied to the Inspectorate. Should you wish to make further representations, three copies, if possible, should be sent to Mrs M Pocock, The Planning Inspectorate, Room 3/03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, quoting reference **APP/X0360/A/03/1111120**, to arrive no later than **07/04/03**. Comments received after this deadline will not normally be seen by the Inspector & they will be returned.

Documents relating to the appeal may be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (08.30 to 17.00 on Mondays to Thursdays, 08.30-16.00 on Fridays).

You may attend the Inquiry, but if you wish to speak, you **must** be present at **10:00 on 24/06/03.**

A free booklet, "Guide to taking part in planning appeals," is available from this office.

If you wish to receive a copy of the Appeal Decision, you should write to Mrs Pocock & request one.

Yours faithfully

Denise Gumbrell
Appeals Assistant

To:
Neil Etherington
Senior Arboricultural Officer
Landscape and Trees

From: Mrs B Polnik

Date: 09 January 2003

Application Number: O/2002/8206

Proposal: Outline application for the proposed erection of 24 dwellings and demolition of number 41 Watmore Lane, and construction of new access road..

Site Address:
Land Adjacent To Winnersh Primary School & 41 Watmore Lane, Greenwood Grove, Winnersh, .

Applicant:
Linden Homes South East Ltd C/O Lennon Planning Ltd.

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

Please ask the applicants to submit details of how it is proposed to construct the access road.

Unless it can be demonstrated that the access road can be constructed without causing harm to the Oak tree growing at 39 Watmore Lane I would recommend that planning permission be refused.

Neil Etherington
16/1/03

Please see Part I for plans

~~TO:~~
Public Rights Of Way Officer
F A O Graham Barnwell
TO

~~FROM:~~ Mrs B Polnik

Date: 09 January 2003

Application Number: O/2002/8206

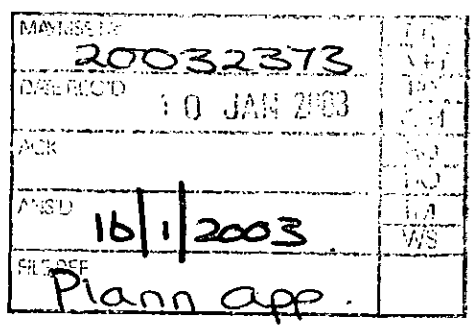
Proposal: Outline application for the proposed erection of 24 dwellings and demolition of number 41 Watmore Lane, and construction of new access road..

Site Address:
Land Adjacent To Winnersh Primary School & 41 Watmore Lane, Greenwood Grove, Winnersh, .

Applicant:
Linden Homes South East Ltd C/O Lennon Planning Ltd.

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

No objection to the application.
G Barnwell



Basia Polnik

From: Andy Glencross
Sent: 15 January 2003 14:35
To: Basia Polnik
Subject: PA O/2002/8206 Land Adjacent to Winnersh Primary School & 41 watmore Lane Greenwood Grove Winnersh

Hi Basia

I am satisfied with the newt survey but the bat survey is for the old scheme invovling the demolition of 39 Watmore lane not 41. They will need to submit a bat survey for 41 Watmore Lane.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

To: Mrs B Polnik, Development Control

From: John Mullaney, Environmental Health

Your Ref: O/2002/8206

My Ref: 4109

Date: 14/1/03

PROPOSED RESIDENTIAL DEVELOPMENT CONSISTING OF 24 DWELLINGS, NEW ACCESS ROAD AND DEMOLITION OF 41 WATMORE LANE

LAND ADJACENT TO WINNERSH PRIMARY SCHOOL & 41 WATMORE LANE

These proposals have been evaluated and I have the following comments. According to our records, there is one landfill site within 250 metres of the site.

NGR	Distance	Landfill Name
SU 787 708	80M	CLARENDON CLOSE

A detailed risk assessment needs to be carried out to determine the likely impact of landfill gas on the property. Then gas protection measures should be agreed and implemented prior to the development commencing. If not properly monitored and controlled landfill gas can give rise to flammability, toxicity and asphyxiation hazards. Therefore, adequate gas protection measures must be installed prior to occupation of the building to protect the health and safety of any future occupants. I recommend the following conditions are imposed should the application be granted planning consent:

1. No development shall commence until a detailed investigation to determine the present and likely future impact of landfill gas on the site has been submitted to and approved in writing by the Local Planning Authority. The method and extent of this investigation shall be agreed with the Planning Authority prior to the commencement of work. Where a risk from migrating gas is identified, details of appropriate measures to control ingress of landfill gas to inhabited spaces and outdoor areas, including provision for monitoring, shall be submitted to and approved in writing by the Planning Authority, before the development commences. The development shall then proceed in strict accordance with the measures approved.
   Reason - To protect people on or close to the site from the risks associated with migrating landfill gas.

2. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 7.30am and 6pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
   Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

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

John Mullaney

J R MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

FROM: Mrs B Polnik

DATE: 09 January 2003

WINNERSH PARISH CONSULTATION SHEET

Application Number: O/2002/8206

Proposal: Outline application for the proposed erection of 24 dwellings and demolition of number 41 Watmore Lane, and construction of new access road..

Site Address: Land Adjacent To Winnersh Primary School & 41 Watmore Lane, Greenwood Grove, Winnersh, .

Applicant: Linden Homes South East Ltd C/O Lennon Planning Ltd.

Your observations are required in respect of this application **by 30/01/2003** .

The Committee **OBJECTED** to this application on the following grounds:

1 There would be a large amount of traffic feeding onto an already busy, small road

2 The development would be an incursion into the open space

3 The oak tree at the entrance to the development would be affected

SIGNED: _____ DATE: 14.01.03

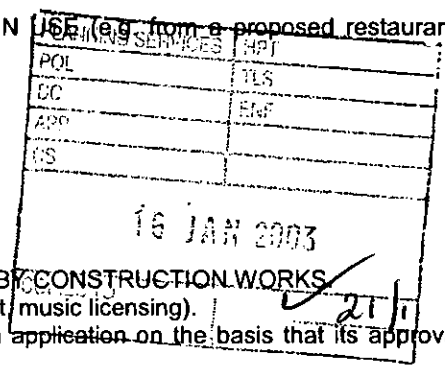
Clerk To Winnersh Parish Council Parish/Town Council.

PLANNING APPLICATION COMMENTS SHEET FOR O/2002/8206. (Case Officer:Mrs B Polnik)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).



THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: O/2002/8206

YOUR NAME: JO REID & P THOMPSON

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***

POPLAND Poplar Lane
Wokingham
Berks
RG41 5JR

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:

Continue over the page if more room required

PLANNING APPLICATION COMMENTS SHEET FOR O/2002/8206. (Case Officer:Mrs B Polnik)

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(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: O/2002/8206

YOUR NAME: Mr Clive Tayler

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
10 Watmore Lane
Wokingham
Berks
RG41 5JT

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments:
Apart from the fact that the School will lose their playing field, there are the effects of the increased traffic flow in Watmore Lane. From the safety aspect, the road is already used as a 'race track' and the proposed development-now 24 houses cf 19-will serve only to increase the traffic flow. Furthermore, we have enough housing in the area, not to warrant any more. Yet more green space is being taken away. Is it not about time the Council stood firm against Developers, who yet again have probably offered an enhanced figure for the property

Continue over the page if more room required

which will form the access road to the site. One cannot blame the occupiers of 41 for selling, when an offer to good to be true is made.

How much more precious land in the area is to be allowed to be built on, to the detriment of the present inhabitants. Surely, now is the time to say NO.

16.1.2003.

PLANNING APPLICATION COMMENTS SHEET FOR O/2002/8206. (Case Officer:Mrs B Polnik)
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RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

15 JAN 2003

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: O/2002/8206

YOUR NAME: MR. D. WESTON

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
21 Greenwood Grove
Wokingham
Berks
RG41 5LH

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments: Totally inappropriate development. Taking valuable recreational land from both School & Community. Will further damage the environment through general pollution. Will most certainly add to the growing flood problems recently experienced in the immediate area of proposed development. 400 yr. old oak tree MUST not be destroyed to allow site access i.e. No 39 & 41 WATMORE LANE.

Continue over the page if more room required

Why sudden increase from 19 to 24 properties?

Carol Hurst

From: Charles Crane [c.crane@virgin.net]
Sent: 10 January 2003 12:58
To: Development.Control@wokingham.gov.uk
Subject: Planning Application ref O/2002/8206 - OBJECTION
Importance: High

WOKINGHAM UNITARY
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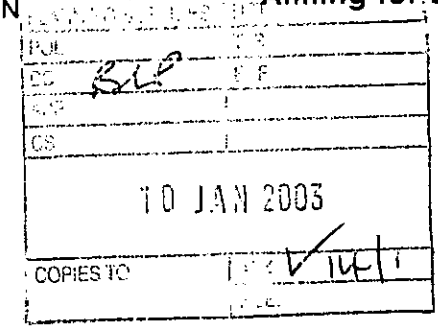

West Barn
The Old Farmhouse
Robinhood Way
Winnersh
Wokingham
Berks RG41 5JJ

10th January 2003

BY E-MAIL

Mrs. B. Polnik
Environmental Services Department
Planning Services
PO Box 157
Shute End, Wokingham
Berkshire RG40 1WR

Dear Sirs,

Planning Application ref O/2002/8206
Winnersh Primary School, residential development

I wish to register an objection to the above application on the following grounds:

1. I have already registered an objection to the building of 19 dwellings on this site under application number F/2002/8154 and also to the Public enquiry to be held under ref. F/2002/7310. There now seem to be 3 application running for building on the same ground. As I have already disapproved of building 19 houses on this site, I consider increasing the density by some 25% to be even more unacceptable

2. I am concerned that a number of new houses have already been built at the end of Robinhood Way.

3. This application opens up the way for further development using this new site as the access, particularly should Messrs. Bromley's sell their substantial plot in the future for building purposes. An earlier proposal for the development of the land behind the proposed site was rejected in 1988.

4. This development will result in greater traffic congestion, especially in Watmore Lane and Robinhood Way which is simply not built to handle it. This will in itself bring greater risk of traffic injury to pedestrians and particularly children using the school entrance on a 90 degree bend

5. The proposal will add to the already considerable traffic congestion at Winnersh Crossroads unless access is re-established to the main A329 road via the currently blocked access from the end of Watmore Lane into Woodward Close. This new routing would avoid adding to the current problems and would also route the new traffic flows away from the school entrance, making it safer for the children. I note there is no such proposal included in the plans. If approval is to be granted, then I propose that approval should be made conditional on this improvement to avoid the strain on existing rural roads which are completely unsuitable for further traffic loading

6. The government in its manifesto said that they would oppose the sale and development of school playing fields and recreational areas. There will be loss to recreational facilities in the area as a result of this development and the nearest alternative recreational area is over a mile away.

7. I have a vested interest in traffic pollution as an asthmatic, particularly when it is proposed to route a large

..umber of extra vehicles past my gate

I would be grateful if you would please advise me of the Decision

Yours Faithfully

[x]

.....

C.L.Crane

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING APPLICATION COMMENTS SHEET
FOR O/2002/8206. (Case Officer:Mrs B Polnik)
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THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
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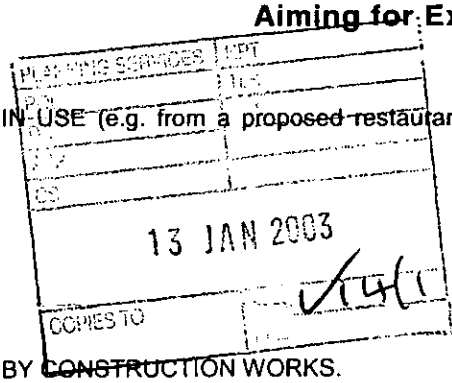

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SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: O/2002/8206

YOUR NAME: MR + MRS N. BIRD

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
9 Maple Close
Winnersh
Wokingham
RG41 5PE

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:
WE OBJECT TO THIS APPLICATION AS WE FEEL AMENITIES ARE STRETCHED IN THIS AREA AS IT IS, WITHOUT 24 FURTHER HOUSEHOLDS. THE ROADS ARE ALREADY CONGESTED ESPECIALLY AT THE SAINSBURY'S CROSSROADS. THE DOCTORS SURGERY, DENTISTS AND THE PRIMARY SCHOOLS ARE ALREADY OVER SUBSCRIBED, AND WITHOUT ADDITIONAL FACILITIES THE CURRENT RESIDENTS OF WINNERSH WILL SUFFER.

Continue over the page if more room required

P.T.O

BESIDES THESE PRACTICAL PROBLEMS WE DO NOT WISH TO LOSE ONE OF THE FEW OPEN FIELDS IN THE AREA WHICH IS ALREADY CLOGGED UP BY THE 329, M4 AND RAILWAYS. WE OPPOSE THIS APPLICATION AND DO NOT BELIEVE THE LAND ADJACENT TO THE PRIMARY SCHOOL + 41 WATMORE LANE IS A SUITABLE SITE FOR THIS PROPOSED DEVELOPMENT.

PLANNING APPLICATION COMMENTS SHEET FOR O/2002/8206. (Case Officer:Mrs B Polnik)

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COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: O/2002/8206

YOUR NAME: Mrs B. PAYNE

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
70 Robinhood Way
Wokingham
Berks
RG41 5JH

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:
I do not support this application for 2 main reasons 1) Winnersh Primary School is already over-subscribed and cannot cope with an influx of new residents
2) Traffic problems at the crossroads are already great, adding more residents vehicles to an already desperate situation is very short-sighted. The only solution

Continue over the page if more room required

to this problem could be to open the Watmore Lane dead end at Winnersh Farm to allow local traffic alternative access to Reading Road. The Winnersh Farm junction has so little use it seems a good option.

PLANNING APPLICATION COMMENTS SHEET
FOR O/2002/8206. (Case Officer:Mrs B Polnik)
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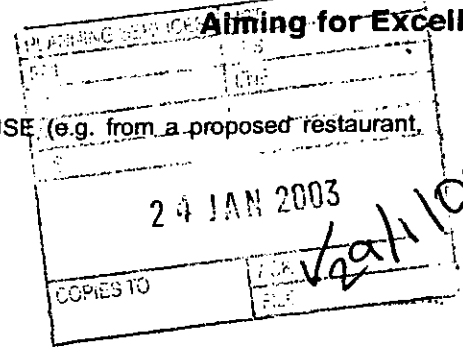

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THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: O/2002/8206

YOUR NAME: JULIE HEYES

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
9 Clarendon Close
Winnersh
Berks

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:
(1) I OBJECT ON GROUNDS OF HIGHWAY SAFETY AS THE PROPOSED ACCESS ROAD WILL BECOME VERY BUSY AT SCHOOL TIMES WITH CARS TURNING AND PARKING CAUSING PEOPLE AND YOUNG CHILDREN HAVING TO DODGE BETWEEN THEM AND POSSIBLY WALKING IN THE ROAD.
(2) THE SITE IS A WELL USED AMENITY AREA FOR LOCAL PEOPLE WALKING DOGS AND CHILDREN PLAYING GAMES ON THE FIELD. NO OTHER SIMILAR AREA IN THIS LOCALITY.

Continue over the page if more room required

47 Watmore Lane,
Winnersh,
WOKINGHAM,
Berks RG41 5JS.

Tel: 0118 978 0366

24th January 2003

PLANNING SER.
POL
DC
BP
28 JAN 2003
PD
ACK:
FILE: 28/1/03

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

Dear Mrs Polnik

Planning Application Number O/2002/8206

We are writing to register our objections to the above applications.

This application appears to differ from applications F/2002/7309, 7310, 7311and 8154 by the same applicant only in the space occupied and the number of dwellings. The proposed access route via 41 Watmore Lane was considered not to be viable and this was a major consideration in the rejection of the earlier plans. This proposal should therefore be similarly rejected.

The applicant holds a planning consent, granted on appeal, for approximately half of the land partly on the basis that the remaining land would be used as a public recreation area. This new proposal would use more of the land, leaving a smaller area for public use, and would seem to be to be an attempt to apply pressure to allow development of the smaller area. There is a note on file that the applicant has offered to renegotiate the contract to purchase only half of the land in return for planning consent.

Our objections to development of this area of land are:-

1. Development of this school playing field would limit the ability of the school to provide part of the required school sporting activities, and it's present potential to expand to meet the rising school population resulting from the increased housing density in the immediate area.

2. It is stated government policy that school playing fields should not be developed.

3. The site has served as a play area for local children for many years, both on an organized basis by the school, and on an informal basis. It is fully enclosed and not adjacent to a road. There are no other play areas nearby which can be reached without negotiating busy roads. The area to be left as open space would in no way fulfill the same purpose since it would be adjacent to dwellings which would be subjected to noise and disturbance. The existing dwellings around the field are sufficiently distant for this not to be a problem.

The playing field, which is enclosed by old, mature hedges, has become a haven for wildlife. A wide variety of birds nest here, and it is home to foxes, hedgehogs, frogs, toads, lizards, slow-worms and many small mammals. It is also a breeding area for moths and butterflies. We would urge the Council to sponsor an independent detailed survey of the flora and fauna to establish exactly what is at risk. The development would destroy the habitat, and all that lives in it.

The proposed developers have already demonstrated their willingness to destroy the hedgerow vegetation, including the deliberate uprooting of an Oak tree, estimated to be fifty years old.

5. This part of Winnersh has seen an enormous increase in housing over the past few years, and the congestion at Winnersh crossroads has become a major problem. Last year, local flooding accentuated the congestion when lanes and back-roads were unavailable.

6. As the local population density has increased, so has the level of vandalism and crime in general. Local infrastructure and services have not grown with the population.

7. The 1:500 site plan indicates that the construction of the proposed new access road would involve narrowing Watmore Lane by 0.5m. This part of Watmore Lane becomes heavily congested at the start and finish of the school day as parents transport their children to and from the school. During construction work the passage of site vehicles would create a significant additional safety hazard to the school's pupils, and the reduced road width would provide an ongoing congestion and safety hazard. The Oak tree on the front boundary of 39 Watmore Lane when in leaf will present a sight line barrier to the drivers of large construction vehicles.

8. The 1:500 site plan carries a note to the effect that "Minor trimming back of existing hedge" is required at the front of our property, presumably to achieve the required sight line. We have not been approached for permission to do this, and we would not give that permission.

9. The proposed new houses have windows overlooking our property and will deprive us of the privacy that we currently enjoy.

10. The Oak tree on the front boundary of 39 Watmore Lane is considered to be a local landmark and amenity, and is the subject of a confirmed Tree Preservation Order. The construction of an access road through 41 Watmore Lane would result in severe damage to the root system of this ancient Oak tree, probably leading to its demise. The TPO was established to protect the tree, and it should be incumbent upon the developer to establish his access route within the existing constraints, not to seek to damage the local environment even more than his submitted plans already seek to do.

Yours sincerely

John Grimson

Denise Grimson

PLANNING APPLICATION COMMENTS SHEET
FOR O/2002/8206. (Case Officer:Mrs B Polnik)
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
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SUBSIDENCE TO NEIGHBOURING PROPERTIES.

PLANNING SERVICES | HPT
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27 JAN 2003
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28/1/03

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: O/2002/8206

YOUR NAME: Mrs E.A. Hamilton-King

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
33 Greenwood Grove
Wokingham
Berks
RG41 5LH

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:
I would like to know what provision the developer intends to make to allow for increased drainage - during the recent heavy rainfall our garden (and the neighbouring properties) flooded due to water running off gardens in Walmore Lane - if a further development of 24 homes is allowed this will make this an impossible situation - and will the developers pay for flood damage?

Continue over the page if more room required

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23 JAN 2003	
COPIES TO	

Comments on Application O/2002/8206

Although I had no objection to the building of 19 houses on the site I regret the proposed increase to 24 as it will increase traffic close to the Primary School. My main objections relate to the proposed access road.

1. The access road will inevitably damage and probably kill one of the few remaining ancient oak trees of the old Windsor forest. I believe this tree is more than 400 years old and its large canopy supports a diverse variety of insect species which are an essential part of the natural food chain. The tree is also a noted Winnersh landmark and is the` subject of a preservation order.

2. The proposed road is 24 inches (61 cm) from the front corner of my house and this distance reduces to just over 19 inches (50 cm) along the side of the house. Anyone walking down the road would be able to see directly into my main downstairs bedroom. The erection of a fence to confer privacy would result in loss of light.

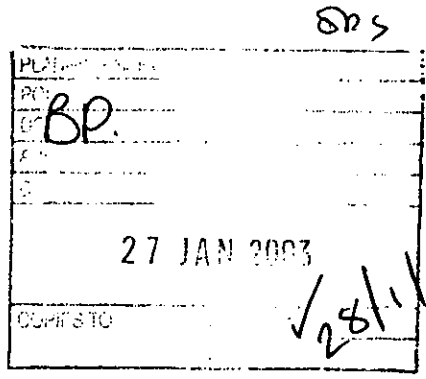
3. The exit from the proposed road into Watmore Lane is very sharp and a driver's view is very limited in both directions but especially to the right because of the oak tree. Given the nearness of the Primary School, I believe a serious traffic hazard would be created.

4. The proposed road, according to the plan, is a long, narrow, featureless alley without trees or bushes. It is quite out of keeping with the local environment and hence contrary to the stated policy of Wokingham District Council.

J.M.Harrison, 43, Watmore Lane, Winnersh, Berks. RG41 5JS

Carol Hurst

From: RICHARD MAY [rpmay3@tiscali.co.uk]
Sent: 23 January 2003 19:35
To: Development.Control@wokingham.gov.uk
Subject: Application Number O/2002/8206



From: Mr & Mrs R P May
28 Watmore Lane
Winnersh
Berks
RG41 5JT

23rd January 2003

Dear Mrs Polnik

Our objections to the above application are, in essence, much the same as they were for the last Planning Application:

1. At the last Planning Meeting this development was refused on the grounds that no road could be within 50 metres of the 400 year old Oak tree in the garden of No. 39 Watmore Lane. Since nothing has changed as far as the tree is concerned there cannot be any kind of bridge or ramp constructed that could possibly gain access to No. 41. To remove the Tree Preservation Order would make a farce of having it in the first place.
2. Cars turning out of the proposed new access road will not have a clear sight line either to the left or right as Watmore Lane is not straight and the tree to the right will hamper a driver's vision to such an extent as to make this a seriously dangerous junction, especially as there is a Primary School very close by, this would be an accident waiting to happen.
3. This development is for family homes. The children living in these homes will need to go to school, this will be a problem as Winnersh Primary School is already over-subscribed, and the loss of the school field will mean that it will be almost impossible to increase the size of the school to any extent.
4. The loss of the field will also mean that the local community, as well as the school children will lose a facility that just might have encouraged them to take more exercise.
5. The proposed access road will be in very close proximity to the existing houses on either side of it.
6. Car headlights leaving the proposed access road will shine directly into the bedrooms of 26 & 28 Watmore Lane, upstairs and downstairs if Linden Homes create the bridge or ramp that they would like.
7. For the most part, people living in Watmore Lane bought their houses because they wanted a good sized garden in a quiet road. We have already had houses built in Alderney Gardens, please consider the established residents, this will be another step in destroying the character of Watmore Lane.

PLANNING APPLICATION COMMENTS SHEET
FOR O/2002/8206. (Case Officer:Mrs B Polnik)
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

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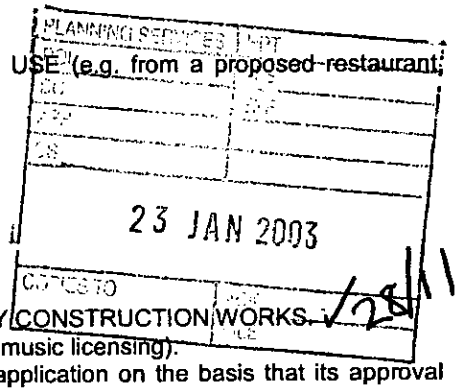

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COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: O/2002/8206

YOUR NAME: Mr + Mrs R.E. FRIEND

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
37 Watmore Lane
Wokingham
Berkshire
RG41 5JS

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:

1- Based on the original appeal decision on the orginal application the applicant is not allowed to build on 2/3 of the land. (only half the land)
2- New Access Through NO 41 Watmore Lane would harm the 400 year old oak Tree which is protected by The T.P.O.

Continue over the page if more room required

PLANNING APPLICATION COMMENTS SHEET
FOR O/2002/8206. (Case Officer:Mrs B Polnik)
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SUBSIDENCE TO NEIGHBOURING PROPERTIES.

21 JAN 2003

27/1/03.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: O/2002/8206

YOUR NAME: MR ANTHONY BOWSHER

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
38 Watmore Lane
Wokingham
Berks
RG41 5JT

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments: OBJECTION. THE INCREASE OF ROAD TRAFFIC, AN AVERAGE OF TWO, OR MORE PER HOUSEHOLD. THE ROAD SYSTEM TO CARRY THE TRAFFIC, IS ALREADY OVERLOADED WITH THE OTHER DEVELOPMENTS IN THE AREA, WHICH HAS BEEN THE CAUSE OF THE CONGESTION AT THE WINNERSH CROSS ROADS TRAFFIC LIGHTS. THE CARS THAT WISH TO GO TO READING OR THE M.329 DIVERT DOWN ARBOUR LANE. AND AT CERTAIN TIMES OF THE DAY, IS ALSO CONGESTED.

Continue over the page if more room required

PTO

THE DANGER TO THE SCHOOL CHILDREN,
GOING TOO AND FROM THE SCHOOL IN WATMORE LANE
WITH CARS PARKED ON BOTH SIDES OF THE ROAD
WITH AN INCREASE OF TRAFFIC THERE IS A GREATER
CHANCE OF AN ACCIDENT TO A CHILD..

PLANNING APPLICATION COMMENTS SHEET
FOR O/2002/8206. (Case Officer:Mrs B Polnik)
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SUBSIDENCE TO NEIGHBOURING PROPERTIES.

17 JAN 2003
27/1/03

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: O/2002/8206

YOUR NAME: MORRELL FAMILY

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
44 Watmore Lane
Wokingham
Berks
RG41 5JT

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:
(1) WE OBJECT TO THE LOSS OF YET MORE OPEN 'SPACE'
(2) PROPOSED INCREASE IN TRAFFIC & SAFTY OF CHILDREN WALKING
(3) TO SCHOOL.
(4) POSSIBLE INCREASE IN FLOODING PROBLEMS IN WINNERSH AREA
(5) DEMOLITION OF 41 WATMORE LANE AND ASSOCIATED TREES & BUILDINGS.
(6) THE NUMBER OF DWELLINGS.

Continue over the page if more room required

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: 2002/8206

Proposal:
Outline application for the proposed erection of 24 dwellings and demolition of number 41 Watmore Lane, and construction of new access road.

Location:
Land Adjacent To Winnersh Primary School & 41 Watmore Lane Greenwood Grove Winnersh

This application is being advertised in the Wokingham Times newspaper on the 22/01/2003 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 Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **12/02/2003**. 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: 22/01/2003

Displayed by case officer on telegraph pole o/s 43/45 Watmore Lane 21.1.03

The Planning Inspectorate

For offical use only Date received

QUESTIONNAIRE

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/X0360/A/03/1111120 **GRID REF:** _____

APPEAL BY: Linden Homes South-East Ltd

SITE: land adjacent to Winnersh Primary School

You must ensure that a copy of a completed questionnaire, together with any enclosures, is received by us and the appellant, within 2 weeks from the 'starting date' given in our letter. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.** Please send our copy to the case officer. Their address is shown on our letter.

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us within 6 weeks of the 'starting date'.

1.	Do you agree to the written representations procedure?			~~YES~~ / NO
OR	Do you wish to be heard by an Inspector at:	a.	a local inquiry?	YES / ~~NO~~
		or b.	a hearing?	~~YES~~ / NO
2.	If the written procedure is agreed, could the Inspector make an unaccompanied site visit?			YES / NO
	(It is our policy that Inspectors make an unaccompanied site visit whenever practicable e.g. the site can be seen clearly from a road or other public land. You must only indicate the need for an accompanied visit when it is necessary to enter the site e.g. to view or measure dimensions from within it.)			
3.	Does the appeal relate to an application for approval of reserved matters?			~~YES~~ / NO
4.	Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?			~~YES~~ / NO / ~~N/A~~
5.	Was it necessary to advertise the proposals under Article 8 of the GDPO 1995 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990?			YES / ~~NO~~

6. Is the appeal site within an approved Green Belt or AONB?

Please specify which . . . . . YES / NO

7. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? (If YES, please attach details.) YES / NO

8. a. Are there any other appeals or matters relating to the same site or area still being considered by us or the Secretary of State?
If YES, please attach details and, where necessary, give our reference numbers. YES / NO
linked to 1103643 & 1104039.
ALSO (IN ABEYANCE) 293326

b. Would the development require the stopping up or diverting of a public right of way? If YES, please provide an extract from the Definitive Map and Statement for the area, and any other details. YES / NO

9. Is the site within a Conservation Area? If YES, please attach a plan of the Conservation Area. (If NO, go to Q11.) YES / NO

10. Does the appeal relate to an application for conservation area consent? YES / NO

11.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building? YES / NO
Grade I / II* / II

b. Would the proposed development affect the setting of a listed building? YES / NO

If the answer to question 11a or b is YES, please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest. (If NO, go to Q13.)

12. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953? YES / NO

13.a. Would the proposals affect an Ancient Monument (whether scheduled or not)? YES / NO

b. If YES, was English Heritage consulted? Please attach a copy of any comments. YES / NO

14.a. Is the appeal site in or adjacent to or likely to affect an SSSI?
If YES, please attach the comments of English Nature. YES / NO

b. Are any protected species likely to be affected by the proposals?
If YES, please give details. YES / NO
But bat survey required

15. Copies of the following documents must, if appropriate, be enclosed with this questionnaire:

a	Is the development in Schedule 1 or column one of Schedule 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999? If YES, please indicate which Schedule.	~~YES~~ / NO Sch1 Sch 2 col 1
b.	Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999?	~~YES~~ / NO
c.	Has a screening opinion been placed on Part 1 of the planning register? If YES, please send a copy to us.	~~YES~~ / NO

	Number of Documents Enclosed	N/A
d. Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;	4	
e. Any representations received as a result of an Article 7 (or Regulation 6) notice;		✓
f. A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;	1	
g. Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);		✓
h. Details of any other applications or matters you are currently considering relating to the same site; OUR Ref: 8154 - duplicate of one at appeal.	0	
i. **For all appeals, including those against non determination, you must provide details of all relevant development plan policies. *Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan.***	3	
j. Any supplementary planning guidance, together with its status, that you consider necessary.		✓
k. Any other relevant information or correspondence you consider we should be aware of.		✓

16. a. What is the date you told those you notified about the appeal that we must receive any further comments by? | 07/04/03

b. Copies of the following documents must, if appropriate, be enclosed with this questionnaire.

	Number of Documents Enclosed	N/A
i) representations received from interested parties about the original application	19	
ii) the planning officer's report to committee		✓
iii) any relevant committee minute		✓

17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY

Do you intend to send another statement about this appeal? YES / NO
If NO, please send the following information:-

a. In non-determination cases:

i) what the decision notice would have said;

ii) how the relevant development plan policies relate to the issues of this appeal.

b. In all cases:

i) the relevant planning history;

ii) any supplementary reasons for the decision on the application;

iii) matters which you want our Inspector to note at the site visit.

18. THE MAYOR OF LONDON CASES ONLY

a. Was it necessary to notify the Mayor of London about the application? YES / NO
If YES, please attach a copy of that notification.

b. Did the Mayor of London issue a direction to refuse planning permission YES / NO
If YES, please attach a copy of that direction.

I confirm that a copy of this appeal questionnaire and any enclosures have been sent today to the appellant or agent.

Signature: [signature] on behalf of WOKINGHAM UNITARY ~~Council~~

Date sent to us and the appellant 05/03/03 Our Ref: O/2002/8206

Please tell us of any changes to the information you have given on this form.

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Tel: (0118) 974 6448 (Direct Line)
Date. March 4, 2003
My ref:O/2002/8206
Your ref:

WOKINGHAM UNITARY
Aiming for Excellence

The Owner/Occupier
Land at Winnersh Primary School

Wokingham
Berks

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

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF PUBLIC INQUIRY
APPEAL BY: **Linden Homes South – East Ltd**
SITE: **Land adjacent to Winnersh Primary School, & 41 Watmore Lane, Winnersh**
PROPOSAL: **Outline application for the proposed erection of 24 dwellings & demolition of number 41 Watmore Lane**

This is to inform you that an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions, will hold a Local Inquiry into the above appeal at the Civic offices, Shute End, Wokingham, on **24/06/03** at 10:00. The appeal has been lodged because the Council failed to determine the application within the eight week statutory period. It is to be linked to two other appeals by the same applicant on the same site.

Any comments made at the application stage will be copied to the Inspectorate. Should you wish to make further representations, three copies, if possible, should be sent to Mrs M Pocock, The Planning Inspectorate, Room 3/03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, quoting reference **APP/X0360/A/03/1111120**, to arrive no later than **07/04/03**. Comments received after this deadline will not normally be seen by the Inspector & they will be returned.

Documents relating to the appeal may be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (08.30 to 17.00 on Mondays to Thursdays, 08.30-16.00 on Fridays).

You may attend the Inquiry, but if you wish to speak, you **must** be present at **10:00 on 24/06/03.**

A free booklet, "Guide to taking part in planning appeals," is available from this office.

If you wish to receive a copy of the Appeal Decision, you should write to Mrs Pocock & request one.

Yours faithfully

Denise Gumbrell
Appeals Assistant

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik **Date:** 09 January 2003

Application Number: O/2002/8206

Proposal: Outline application for the proposed erection of 24 dwellings and demolition of number 41 Watmore Lane, and construction of new access road.

Parish: WINNERSH PARISH

Site Address:
Land Adjacent To Winnersh Primary School & 41 Watmore Lane, Greenwood Grove, Winnersh, .

Applicant:
Linden Homes South East Ltd C/O Lennon Planning Ltd.

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).

Site visit carried out: ☐ **No** ☐ **Yes - Date & Time:** _____

Comments

1. Forward visibility across plot 19 is restricted.
2. Extended length of carriageway adjacent to plot 6 is unnecessary and would lead to on-street parking
3. Visibility splays of 2.4m x 60m required at junction with Watmore Lane
4. In view of a previous Inspectors' Decision that contributions are not required, none are being sought in this case.

Signed: _____ **Print name:** S. N. ANTON

27.1.03

Babtie Group

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

Our ref Kgb02

Your ref As below

PLANNING SERVICES	HPT 65236
POL	TLS
DC	CNF
APP	
CL	
22 JAN 2003	
CL OF	

21st January 03

Mrs B Polnik
Planning Services
Wokingham District Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Mrs Polnik

APPLICATION F/2002/8154
Land adjacent to Winnersh Primary School, Greenwood Grove, Winnersh

Please disregard my letter of the 7th inst. relating to the above planning application.

The archaeological evaluation carried out in early 2002 discovered human remains in the form of a child's skull fragments. I am still awaiting an interim report from the excavator to confirm the age of these remains.

In the event of these being of recent date the coroner will have to be called in and decide on a course of action.

In the event of the remains being of any age then further archaeological works will need to be carried out across the entire site. It is envisaged that theses works will take the form of a 'strip and record' in advance of any further works on the site.

If you wish to discuss this matter further, please contact me on 0118 988 1611.

Yours sincerely,

Kev Beachus
Senior Archaeologist

Group Offices:
Aberdeen
Aylesbury
Bedford
Belfast
Birmingham
Brighton
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
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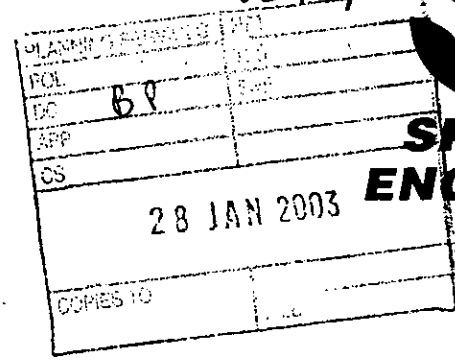

SPORT ENGLAND

24 January 2003

Mrs B Polink
Planning Services
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Our Ref: P/PA/UA/WOM.JF

Dear Mrs Polink

PROPOSAL: OUTLINE APPLICATION FOR THE PROPSOED ERECTION OF 24 DWELLINGS AND DEMOLITION OF NUMBER 41 WATMORE LANE, AND CONSTRUCTION OF NEW ACCESS ROAD.
AT: LAND ADJACENT TO WINNERSH PRIMARY SCHOOL AND 41 WATMORE LANE, GREENWOOD DRIVE, WINNERSH
REF: O/2002/8206

Thank you for consulting Sport England on the above application.

I write further to Sport England's previous correspondence on applications for residential development on this site and the appeal decision, dated 30 October 2001. With regard to the above and in particular to the new PPG17 '*Planning for Open Space, Sport and Recreation*' Sport England wishes to maintain its previous position regarding proposed residential development on the land adjacent to Winnersh Primary School.

It is Sport England's understanding that the last formal use of the land was as part of the school's wider playing fields, until the school declared it surplus in 1996. Since then, it has continued to be used for sports use, albeit informally and not necessarily with a marked-out pitch. As such, I refer again, as was set out in previous correspondence relating to this site, to Sport England's policy position on playing fields. It states that:

> **" Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or any part of a playing field, or land last used as a playing field or allocated for use as a playing field in an adopted or draft deposit local plan, unless, in the judgement of Sport England, one of the Specific circumstances applies."**
>
> Reason: Development which would lead to the loss of all or part of a playing field, or which would prejudice its use, should not normally be permitted because it would permanently reduce the opportunities for participation in

South East Region 51a Church Street Caversham Reading Berkshire RG4 8AX
Tel: 0118 948 3311 Fax: 0118 947 5935 www.sportengland.org

Chair: Patrick Carter Senior Vice Chair: Des Wilson Vice Chair: Tessa Sanderson OBE Regional Director: David Dolman
Sport England is the brand name of the English Sports Council which is a distributor of Lottery funds to sport

sporting activities. Government planning policy and the policies of Sport England have recognised the importance of such activities to the social and economic well-being of the country.

From the information available therefore, it appears that the proposal would involve development upon land that was last used formally as a playing field, and still is so on an informal basis. As such, the proposal is contrary to the policy stated above, and therefore Sport England wishes to register its ***objection*** to the application.

Sport England would be willing to reconsider its objection however, should one of a number of specific exceptional circumstances apply, again as set out in Sport England's policy. They are:

1. ***A carefully quantified and documented assessment of current and future needs has demonstrated to the satisfaction of Sport England that there is an excess of playing field provision in the catchment, and the site has no special significance to the interests of sport.***

2. ***The proposed development is ancillary to the principal use of the site as a playing field or playing fields, and does not affect the quantity or quality of pitches or adversely affect their use.***

3. ***The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of, or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing area of any playing pitch or the loss of any other sporting/ancillary facility on the site.***

4. ***The playing field or playing fields which would be lost as a result of the proposed development would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of the development.***

5. ***The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.***

The new PPG17 endorses this stance with specific regard to the fact that open space and playing fields etc should not be regarded as previously developed land and that when a site becomes surplus, alternative uses within open space, sport and recreation should be looked at first before any alternative use is considered. For any alternative use to be acceptable it would need to be demonstrated that there was a clear over supply of such land in the vicinity, which it is clear is not the case.

As I am sure you are aware, the Town and Country Planning (Playing Fields) (England) Direction 1998 requires local planning authorities to notify the Secretary of State of planning applications which Sport England have raised an objection to but where the local planning authority are minded to grant planning permission. The direction applies to local authority owned playing fields and all others which are currently used, or which have been used in the past five years, by educational institutions.

If you require any further assistance or advice please contact me at the address below. I would be grateful if you would advise me of the outcome of the application.

The comments and issues raised in this letter are made without prejudice to any subsequent Lottery application.

Yours sincerely

Sheila Sherry

PP

John Feetam
Development Manager (Planning)

Tel: 0118 946 5216
Fax: 0118 947 5935
E-mail: john.feetam@sportengland.org

PLANNING DEVELOPMENT	65268
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CS	
23 JAN 2003	
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Thames Water

Our Ref. **16318**
Your Ref. O/2002/8206
Date. 22 January 2003

FAO Mrs B Polnik
Wokingham District Council
DX33506
WOKINGHAM

This matter is being dealt with by -
HPINDER

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990
Residential Development (21-100)

Adj. Winnersh Primary School & 41 Watmore Lane
Greenwood Grove, Winnersh

I refer to your consultation received in this office on 09/01/2003

SEWERAGE

Thames Water Utilities Ltd., has no objection to the above planning application.

WATER

With regard to water supply, Thames Water Utilities Ltd., are unaffected by this development, and therefore have no comments to make.

Yours faithfully,

Admin
(For Technical Information Manager

RWE GROUP

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728624
GTN 1371-6079

PLANNING 68698
DC
01 MAY 2003

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

Your Ref: O/2002/8206

Our Ref: APP/X0360/A/03/1111120
APP/X0360/A/02/1103643
APP/X0360/A/02/1104039

Date: 30 April 2003

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEALS BY LINDEN HOMES SOUTH-EAST LIMITED
SITE AT LAND ADJACENT TO WINNERSH PRIMARY SCHOOL, INCLUDING 41 WATMORE LANE, GREENWOOD GROVE, WINNERSH

Please find enclosed a copy of a letter from Mrs Rowell.

Yours faithfully

Mrs Margaret Pocock

211B(BPR)

MRS. P. ROWELL,
55 CHATSWORTH AVENUE,
WINNERSH,
WOKINGHAM,
BERKSHIRE RG41 5EU.

20th March, 2003.

The Planning Inspectorate,
Room 3/03, Kite Wing,
Temple Quay House,
2 The Square,
Temple Quay,
BRISTOL BS1 6PN.

For The Attention of Mrs. M. Pocock.

Dear Sir,

REFERENCE: APP/X0360/A/03/1111120:

Linden Holmes are yet again planning an all out muscle busting approach to gain planning permission to build their dwellings on what little recreational green space Winnersh has left. It is important to note that the Winnersh Primary School and the local community have in the past used this green space for sporting activities, and the community as a whole would have to travel out of the area to access the same facilities.

It is also very important to note that Bovis Homes have just been granted planning permission to build 209 dwellings behind Chatsworth Avenue (on the other side of the A329). The local school infrastructure is at saturation point now, when the Bovis dwellings are built the local schools will need room to expand. If Linden Holmes are granted planning permission it can only make the situation far worse for the Winnersh Primary School, not only taking away the essential green space for the children, but also depriving the school any room to expand.

P.T.O.

The access point No. 41 Watmore Lane shares its boundary with a 400year old oak tree which has a preservation order on it. This tree will certainly be damaged if a road were to be built around its roots. There is also the question of how the services would be applied without damaging the tree. We have a moral duty to protect our heritage from down right vandalism.

I strongly urge you to refuse planning permission.

Yours faithfully,

MRS. P. ROWELL.
Chairman of WRAP.
(Winnersh Residents for Action on Planning).

PUBLIC INQUIRY APPEAL

CASE OFFICER: BP

APPEAL WITHDRAWN 20.5.2003

APPLICATION NUMBER: 8206

APPELLANT: Linden Homes South - East Ltd

SITE: Land adjacent to Winnersh Primary School & 41 Watmore Lane, Winnersh

APPEAL REF: APP/X0360/A/03/1111120

START DATE: 24/02/2003

DATE OF INQUIRY: 24/06/2003

Progress Record	Date Actioned	Initials
Appeal Logged:	25/02/03	
Entered on Access:	04/03/03	DG
Notification Letters Due:	**10/03/2003**	
Notification Letters Sent:	05/03/03	DG
Questionnaire Due:	**10/03/2003**	
Questionnaire Sent:	10/03/03	DG
Rule 6 Due: (Pre-Inquiry statement)	**07/04/03**	
Checked by Team Leader:		
Checked by Legal:		
Inquiry date notification letter sent:		
Rule 6 Sent:	07/04/03	DG
Proofs Due:	**27/05/03**	
Checked by Team Leader:		
Proofs Sent:		
Comments Due:		
Comments Sent:		
Decision Letter circulated:		
Decision entered on Access:		

The Planning Inspectorate

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Temple Quay House
2 The Square
Temple Quay
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http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728624
GTN 1371-6079

67993

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

Your Ref: O/2002/8206

Our Ref: APP/X0360/A/03/1111120
APP/X0360/A/02/1103643
APP/X0360/A/02/1104039

Date: 8 April 2003

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEALS BY LINDEN HOMES SOUTH-EAST LIMITED
SITE AT LAND ADJACENT TO WINNERSH PRIMARY SCHOOL, INCLUDING 41 WATMORE LANE, GREENWOOD GROVE, WINNERSH

I enclose third party correspondence relating to the above appeals.

-28/04/03

If you have any comments on the points raised, please send 2 copies to me no later than 9 weeks from the starting date. You should comment solely on the representations enclosed with this letter.

You cannot introduce new material or put forward arguments that should have been included in your earlier statement. If you do, your comments will not be accepted and will be returned to you.

Comments submitted after the 9-week deadline will not be seen by the Inspector unless there are extraordinary circumstances for the late submission.

Yours faithfully

pp

Mrs Margaret Pocock

211AL(BPR)

47 Watmore Lane,
Winnersh,
WOKINGHAM,
Berks RG41 5JS

Tel: 0118 978 0366

23 March 2003

The Planning Inspectorate,
Room 3/03, Kite Wing,
Temple Quay House,
2 The Square,
Temple Quay,
BRISTOL,
BS1 6PN.

For the attention of **Mrs. M Pocock**

Dear Mrs Pocock,

Reference APP/X0360/A/03/1111120

These comments are additional to those objections previously submitted, copies of which are included herewith

Original Contract With Linden Homes

The land was declared surplus to requirements and the option contract granted to Linden Homes under questionable circumstances.

1. The site was removed from the draft Local Plan in 1996 because of its recreational importance.
2. A Berkshire County Councilor, who was on the Board of Governors of Winnersh Primary School, and who was also connected with Linden Homes, proposed to the Governors and then Headmaster that the playing field be sold. The Board and the Head were persuaded to proceed with the proposal on the promise of considerable financial gain to the school. In fact, the school will gain very little financially if this development goes ahead.

The contract with Linden Homes allows the purchase of the land at any future date at a fixed price of £1.115M. In view of the increase in property and land value awarding a contract such as this must at the very least be considered as gross negligence on the part of the then Berkshire County Council

Road Safety

The proposed site access is from Watmore lane and requires the reduction of Road width by 0.5m in order to achieve the necessary visibility splays. The entrance to Winnersh Primary School is in Greenwood Grove, which meets Watmore lane approximately 80m from the proposed site access road. Twice a day parents bring their children to school and collect them from school some on foot, some by car. The

area becomes heavily congested with vehicles parked on both sides of the road from Robin Hood Way to beyond our house at 47 Watmore Lane. Heavy vehicle movement, such as the site works would require, would probably be impossible, and would be highly dangerous if attempted. Equally, ongoing access to the new houses, should they be built, would be difficult and dangerous at these times.

Protected Oak Tree

An Oak tree on the front boundary of 39 Watmore Lane is the subject of a confirmed Tree Preservation Order.

1. The arboricultural method statement supporting the application refers to root protection applicable for a car parking or driveway usage, not for a metalled roadway intended to carry normal road traffic including heavy transport vehicles. We believe that the presence of the protected tree and a metalled access road via 41 Watmore Lane are entirely mutually and irrevocably incompatible. The revised method statement involving construction of a bridge over the tree roots does nothing to alter this view
2. Site services of gas, electricity, clean and foul water and telecommunications are intended to pass under the access road surface requiring even deeper excavation and increased damage to the tree root system.
3. When the tree is in leaf the projected sight lines for the access road will be severely compromised, particularly for vehicles having a high driving position.

Yours faithfully

John Grimson

D. Grimson.

Denise Grimson

47 Watmore Lane,
Winnersh,
WOKINGHAM,
Berks RG41 5JS.

Tel: 0118 978 0366

23rd March 2003

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

Dear Mrs Polnik

Planning Application Number F/2002/8154 – Revised Plans

We are writing to comment on the method statement intended to protect the Oak Tree in the garden of 39 Watmore Lane. We understand that this method statement would also be deemed to apply to other similar applications from the same developer including O/2002/8206.

1. The method statement for construction of a bridge over the Oak tree root system may or may not protect the roots from physical damage, but it will prevent rainwater reaching the roots over a wide area and so will deprive the tree of a major proportion of its water supply leading to long term damage. In the long term, this structure will need to be maintained and there can be no guarantee of protection from later damage to the tree root structure during maintenance activities. The penalties that would be incurred should the developer choose to proceed in such a way as to damage or destroy the tree are negligible in comparison to the gains that he stands to make, and so he must not be allowed to proceed in a way that relies on his attention to a protection methodology.

2. There is a danger that the construction of this bridge could impede the drainage of surface water from Watmore Lane leading to puddling and localized flooding.

3. None of the plans available to us indicate the proposed access route for mains gas, electricity, fresh and foul water, and telecommunications services. If it is intended to bring these services in from Watmore Lane then this will require trenching through the Oak tree roots, again inflicting severs damage on the tree. Equally, the service providers would require long term access to the service infrastructure for maintenance purposes, which would involve further trenching and damage to the tree root system

Yours sincerely

D. Grimson

John Grimson Denise Grimson

47 Watmore Lane,
Winnersh,
WOKINGHAM,
Berks RG41 5JS.

Tel: 0118 978 0366

24th January 2003

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

Dear Mrs Polnik

Planning Application Number O/2002/8206

We are writing to register our objections to the above applications.

This application appears to differ from applications F/2002/7309, 7310, 7311and 8154 by the same applicant only in the space occupied and the number of dwellings. The proposed access route via 41 Watmore Lane was considered not to be viable and this was a major consideration in the rejection of the earlier plans. This proposal should therefore be similarly rejected.

The applicant holds a planning consent, granted on appeal, for approximately half of the land partly on the basis that the remaining land would be used as a public recreation area. This new proposal would use more of the land, leaving a smaller area for public use, and would seem to be to be an attempt to apply pressure to allow development of the smaller area. There is a note on file that the applicant has offered to renegotiate the contract to purchase only half of the land in return for planning consent.

Our objections to development of this area of land are:-

1. Development of this school playing field would limit the ability of the school to provide part of the required school sporting activities, and it's present potential to expand to meet the rising school population resulting from the increased housing density in the immediate area.

2. It is stated government policy that school playing fields should not be developed.

3. The site has served as a play area for local children for many years, both on an organized basis by the school, and on an informal basis. It is fully enclosed and not adjacent to a road. There are no other play areas nearby which can be reached without negotiating busy roads. The area to be left as open space would in no way fulfill the same purpose since it would be adjacent to dwellings which would be subjected to noise and disturbance. The existing dwellings around the field are sufficiently distant for this not to be a problem.

4. The playing field, which is enclosed by old, mature hedges, has become a haven for wildlife. A wide variety of birds nest here, and it is home to foxes, hedgehogs, frogs, toads, lizards, slow-worms and many small mammals. It is also a breeding area for moths and butterflies. We would urge the Council to sponsor an independent detailed survey of the flora and fauna to establish exactly what is at risk. The development would destroy the habitat, and all that lives in it.

   The proposed developers have already demonstrated their willingness to destroy the hedgerow vegetation, including the deliberate uprooting of an Oak tree, estimated to be fifty years old.

5. This part of Winnersh has seen an enormous increase in housing over the past few years, and the congestion at Winnersh crossroads has become a major problem. Last year, local flooding accentuated the congestion when lanes and back-roads were unavailable.

6. As the local population density has increased, so has the level of vandalism and crime in general. Local infrastructure and services have not grown with the population.

7. The 1:500 site plan indicates that the construction of the proposed new access road would involve narrowing Watmore Lane by 0.5m. This part of Watmore Lane becomes heavily congested at the start and finish of the school day as parents transport their children to and from the school. During construction work the passage of site vehicles would create a significant additional safety hazard to the school's pupils, and the reduced road width would provide an ongoing congestion and safety hazard. The Oak tree on the front boundary of 39 Watmore Lane when in leaf will present a sight line barrier to the drivers of large construction vehicles.

8. The 1:500 site plan carries a note to the effect that "Minor trimming back of existing hedge" is required at the front of our property, presumably to achieve the required sight line. We have not been approached for permission to do this, and we would not give that permission.

9. The proposed new houses have windows overlooking our property and will deprive us of the privacy that we currently enjoy.

10. The Oak tree on the front boundary of 39 Watmore Lane is considered to be a local landmark and amenity, and is the subject of a confirmed Tree Preservation Order. The construction of an access road through 41 Watmore Lane would result in severe damage to the root system of this ancient Oak tree, probably leading to its demise. The TPO was established to protect the tree, and it should be incumbent upon the developer to establish his access route within the existing constraints, not to seek to damage the local environment even more than his submitted plans already seek to do.

Yours sincerely

D. Grimson.

John Grimson

Denise Grimson

Mrs M Pocock
The Planning Inspectorate
Room 3/03, Kite Wing,
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

21 Greenwood Grove
Winnersh
Wokingham
Berks
RG41 5LH

18th March 03

Dear Sir/Madam,

Ref: APP/X0360/A/03/1111120

I wish to once again write and confirm my opposition to this totally, unwanted and unnecessary development . It is now in excess of 6 years since the first application was presented to the Council by Linden Homes, in that time neither mine or the many other Winnersh Residents opinions have changed : THIS PROGRAMME IS DRIVEN BY " GREED " and not " NEED ".

We have a recreational area, the only one available within Winnersh, north of the A329 main road, which has for the 28years I have lived in the area been used by both Winnersh Primary School and the local community for a variety of sporting activities.

The building of yet more houses on this vital " green space " is bordering on a criminal act. To permit this unwanted development to proceed would :

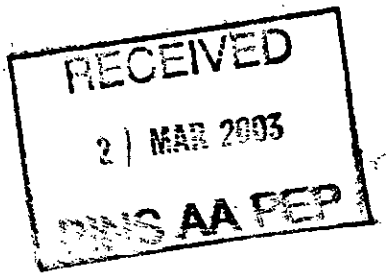
1. Deprive both School and Community of a valuable recreational field.
2. Create even greater pressure on School placements, currently children are being bussed around because of the lack of places in local Schools.
3. 24 dwellings will add considerably to both traffic congestion and further increase our unacceptable level of air pollution.

In the past there have been numerous letters of objection written by Parents of pupils, both past and present, along with many Winnersh Residents. In addition there have been two petitions, one of two hundred, the other of four hundred signatures , (copies of both have in the past been sent to The Inspectorate). The general plea is common, save this green area for recreational purposes and NOT CREATE YET ANOTHER CONCRETE SLAB.

Yours faithfully,

Mr D. F. Weston.

c.c. Cllr. Prue Bray
Mrs P. Rowell – Chairman WRAP.
Mrs B. Polnik – Development Control Officer. Wokingham Unitary.
(These objections equally apply to the following Plann. App's.:)
F/2002/8154 - 0/2002/8206 - 0/2003/8620



Paul Truckle,
27 Greenwood Grove,
Winnersh,
Wokingham.
Berkshire.
RG41 5LH.

Date : 20/03/03.

Mrs M Pocock,
The Planning Inspectorate,
Room 3/03,
Kite Wing,
Temple Quay House,
2 The Square,
Temple Quay,
Bristol.
BS1 6PN.

Ref : APP/X0360/A/03/1111120

Winnersh Primary School Field

Dear Sir or Madam,

I am writing to protest and object in the strongest terms to the planning applications made by Linden Homes. I refer to applications F/2002/7309, 7310 and 7311 and also applications F/2002/8154, 0/2002/8206, 0/2003/8620.

I have recently moved to this area (Nov 2002) and would be extremely disappointed to see such new development in the area. As you may be aware, traffic congestion in the area has already reached it's peak result in extreme time delays for commuter traffic.

I would therefore be grateful if you would consider my point of view and register my objection as required.

Yours faithfully,

Paul Truckle.



43 Welby Crescent
Winnersh
Wokingham
RG41 5SW

20.3.03

Ref F/2002/7309, F/2002/7311, 0/2002/8206

Dear Madam, I am writing to object to the above applications regarding the building of dwellings on Winnersh Primary School Field, by Linden Homes.
Winnersh is being slowly destroyed as a village. There are numerous proposals for development on our green fields. There is inadequate infrastructure to support all this new housing. The A329 into Wokingham and Reading is gradually grinding to a halt. The policing of the local area is already causing concern, with burglaries and car crime a problem. The schools are full to capacity, as are the doctors and dentists.
My deepest concern is for the 400-year-old oak tree on the site. This must be protected at all costs. I understand that a ramp has been included in the plans to provide access to the site. However I am concerned that the roots will be disturbed when services are laid to the site, and if homes are built, that there could be a problem in the future when repairs are carried out to underground services. If a ramp is included in the construction who will be responsible for its maintenance?
Linden Homes need to provide some form of statement as to how they will continue to ensure the life of this beautiful tree.

Yours sincerely

W Short

Wendy Short

17 Eden Way
Winnersh
Wokingham
RG41 5 PQ
20.3.03

Ref F/2002/7309, F/2002/7311, 0/2002/8206

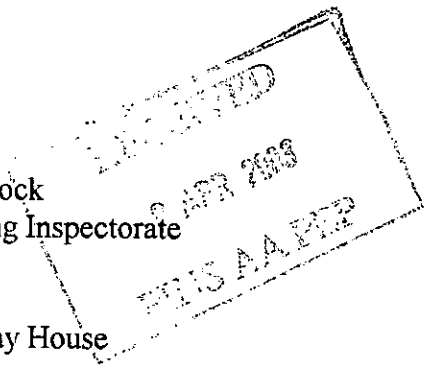
Dear Madam, I am writing with my concerns about the proposal to build homes on the land at Winnersh Primary School. I have lived in the village of Winnersh for over forty years and am greatly concerned that we are losing all our green open spaces. There is a 400 year old oak that stands on the site that will be subject to disturbance if Linden Homes get permission to build here. If the proposed ramp is put in place to provide access to the site, how will it be maintained in the future and repairs carried out to underground services without causing distress to the tree roots.
There are many developments planned for this area which is suffering from a lack of policing, over-crowded roads, schools and doctors surgeries.

Yours sincerely

M. Allen.

Molly Allen

37 Watmore Lane
Winnersh
Wokingham
Berks
RG41 5JS



Mrs M. Pocock
The Planning Inspectorate
Room 3/03
Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

5 April 2003

Dear Mrs Pocock

Re:APP/X0360/A/03/1111120
Application no's F/2002/7309, F/2002/7311 and O/2002/8206
Land Adjacent to Winnersh Primary School Greenwood Grove &
41 Watmore Lane Winnersh Wokingham.

We are writing to object to the above planning applications for the following reasons:

1. The proposed access through no 41 Watmore Lane seriously threatens the life of the 400 year old oak tree in the frontage of 39 Watmore Lane. The tree, which is already protected by an approved TPO no 1018/2001, is one of the oldest established trees in Winnersh. Its significance in the local landscape is such that it is an irreplaceable feature of Winnersh's heritage. The opinion of the Council's senior arboriculturalist to the Council's Development Control Committee in November 2002 was that the construction of the proposed access through no 41 Watmore Lane would seriously jeopardise the life of the 400 year old tree.

2. Linden Homes already have an approved planning application for their proposed development on the above land via access through 2 properties, nos 37 and 39 Watmore Lane. This planning decision was granted following an appeal to the Planning Inspectorate in October 2001 (ref: APP/X0360/A/01/1065004)

   Both ourselves and our neighbours at 39 Watmore Lane were parties to a unilateral undertaking with Linden Homes in support of this application. We remain willing to provide the access under this approved application in order to save the 400 year old tree protected by the TPO.

3. We understand that the Council's senior arboriculturalist's expert opinion is that the condition attached to the Planning Inspectorate's approval through nos 37/39 regarding the protection of the tree is much more capable of being

satisfied than if the access was through no 41. Furthermore we understand that the Planning Inspector, whilst being sufficiently concerned about the tree to attach a condition concerning its protection, nevertheless granted permission with access through nos 37/39 on the basis that he believed the condition could be satisfied.

However we understand from the arboriculturalist point of view that the same does not necessarily hold true for an access through no 41 due to the differing terrain and distances to the tree involved. It is very doubtful whether an access through 41 Watmore Lane can be constructed to both safely protect the needs of this ancient tree and comply with both highway and engineering standards relating to the provision of underground services to the site.

4. With regard to the application O/2002/8206, Linden Homes are proposing to take up more land than they are permitted under the original approved application determined by the Inspector (APP/X0360/A/01/1065004). This results in further loss of open space to local residents and the increased number of houses puts additional and unwanted pressure on local roads, schools and amenities.

5. In conclusion it is our opinion that the developers, Linden Homes, are trying to force through an application via an access through a single property rather than two properties (as previously approved) for their own financial benefit without regard to the local landscape at the expense of this precious, ancient and irreplaceable oak tree. Since they already have obtained planning permission via an alternative access through nos 37 and 39 Watmore Lane which does not threaten the life of this ancient tree, then surely there is no need to jeopardise unnecessarily its life via an access through 41 Watmore Lane.

Taking account of all of the above points we strongly urge you to reject the above applications.

Yours sincerely

R.E. Friend

Ref NO APP/X0360/A/03/1111120.

8 Astor Close
Winnersh
Berkshire
RG41 5JZ
3rd April 2003.

RECEIVED
7 APR 2003
FOR AA PEP

Dear Miss Pocock,

I am once again writing to yourselves to oppose the Building by Linden Homes on this land. Ref NO. APP/X0360/A/03/1111120. There has been great Opposition by the Local Residents. The Wokingham Planning officer Turn down the Building plans. it was then taken to the Inspectorate who turned down out and the council views and gave Linden homes their permission to build 18 dwelling.

Quite a number of people think they should abide by that decision including ourselves. The application for 18 dwelling would still allow some Greenspace for the School & Public Space for children to Excercise on, as I have stated before this is the Only Safe place for the children to play. It is not acceptable to asked children to cross a busy road (Robin Hood Lane) for them to go to Denton Pastures where they are not allowed to play Ball games, this is a dangerous road, no crossing area, also it is far away from where the children live. and Highway Safety must be considered.

Linden Homes have got one foot in the door with the 18 dwellings an I feel they are being greedy for more, When will this Stop.

We have had Massive building going on within Winnersh. and Winnersh has had enough, every where you look within Winnersh there is building going on. Its becoming a Building Site. I think it is totally wrong to take this Site to build on it at all. but to be greedy and want even more than the 18 Dwelling disgusting. to take

Cont. APP/X0360/A/03/1111120

the rest of the field away from the children and the Schoo after it was desided by the inspector. that some of the field should be left for the children.

I would like you to turn down the planning for these Houses completely but if this cant be done then please stop any more than the 18 dwelling already been allowed.

The is a very old Oak tree that falls into these plans and suggestion of cement being poured round the roots of it would kill the tree. Please see my points of view and leave this land for the children. Thanking you in antcapation

Yours Sincerly.

J D Lang — J D LANG.

D F Kerbey — D. F KERBEY

A B Lang — A B LANG.

4 Greenwood Grove
Winnersh
Wokingham
Berkshire
RG41 5LH

April4 203

Reference: APP/X0360/A/03/1111120
Appeal by Linden Homes South - East Ltd.

To: Mrs. M Pockock
The Planning Inspectorate

Dear Mrs. Pockock

I object to this application on the following grounds:

1. Loss of public open space. This is almost the last space open to the public in Winnersh this side of the A329. The loss of recreational space, particularly for use by Winnersh children and youth, will have damaging social consequences

2. Loss of expansion room for Winnersh Primary School. Population growth forecast for Winnersh with or without this development will, sooner or later, require expansion of this school. This is the only space availiable for such expansion, and if the space must eventually be lost then it should at least be for the expansion of some public service

3. Traffic congestion. This development will add to two specific traffic problems:

   a). Congestion of traffic caused by the school run for the Primary School near the proposed entrance to the development in Watmore Lane, which represents a hazard to both locals and school children.

   b).Additions to the already intolerable traffic that backs up in Robin Hood Lane from the traffic lights, particularly during the rush hour. Without a viable plan to relieve the traffic congestion in Winnersh, much of which is motorway traffic going to and from Wokingham, (e.g. re-open the A329M Ashridge interchange), I believe there should be no further growth on this side of Winnersh.

Your faithfully,

M. S. Green

Michael Green

PS: Please send me a copy of the appeal decision when available

parking have been dealt with above. With regard to public consultation this has been carried out in accordance with normal procedures with adjoining properties being consulted by letter and a site notice being displayed and an advertisement in a local newspaper.

5. **Conclusion** - The principle of residential development on the site has been established by the previous application for 18 houses, F/2001/3458. However it has not been demonstrated that the proposed access road would not adversely affect the oak tree the loss of which would be detrimental to the visual amenity of the area.

6. **Recommendation** - REFUSE planning permission for 3 planning applications, F/2002/7309, F/2002/7310 and F/2002/7311 on the following grounds:

1. It has not been demonstrated that the construction of the proposed access road would not adversely affect the oak tree, to the front of 39 Watmore Lane, which is the subject of a tree preservation order. The loss of this tree would be detrimental to the amenity of the area and as such would be contrary to policies EN1 of the Berkshire Structure Plan; LBE1 and LBE2 of the Loddon Area Local Plan; and WOS3, WBE1 and WBE11 of the Wokingham District Local Plan (Deposit Draft).

Informative

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

Berkshire Structure Plan Policies EN1, H9, LD6, R4 and R5.
Loddon Area Local Plan Policies LTV1, LH8, LPS1, LBE1, LBE2, LR4, LT5. LR2
Deposit Draft Wokingham District Local Plan Policies WOS1, WOS2, WOS3, WOS4, WBE1, WH6, WBE11, WT7, WR2 ~~and density policy~~.
WH1A WH3A WH7 WR7

Appeal File

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. Trevor.Watson@wokingham.gov.uk
Date 22 April 2003
My ref. Winnersh/TW/pp

W R A P
c/o Mrs P Rowell
55 Chatsworth Avenue
Winnersh
Wokingham
Berkshire
RG41 5EU

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mrs Rowell

PLANNING APPLICATION PROCEDURES:
CHATSWORTH AVENUE/WINNERSH PRIMARY SCHOOL

Thank you for your letter of 11th April 2003. I note the points that you make and would comment as follows:

In determining planning applications for development the Council needs to have regard to Government Policy, the Policies contained within the development plan and any relevant material considerations. Furthermore there is a presumption in favour of granting planning permission (set out in the Planning Acts) unless material considerations indicate otherwise. To do otherwise would leave the Council open to claims of unreasonable behaviour and at worst, potential for significant awards of costs at appeal.

I appreciate that local residents often have considerable levels of in-depth knowledge as they relate to the history of application sites. The key issues though are firstly whether these matters represent material considerations, and secondly the level of weight that can be attached to these matters in determining planning applications. This will vary between cases dependent upon the issues involved, the policy position and the planning history of the site.

I have read the detailed comments that you have sent to the Inspectorate with regard to the Winnersh Primary School site. Much of your commentary appears to be questioning the reasoning of the Inspector who granted permission for development at appeal. I am afraid that whilst your comments are of interest, the key issue in determining the current proposals on the site is that there is an extant planning permission for development. This establishes the principle of the development and the Council are not in a position to challenge this decision at this stage.

Mrs P Rowell

22 April 2003

Many of the matters that you raise relate to issues of interpretation. For the Council to have taken a different stance to that of the previous Inspector in relation to matters of principle would have required clear evidence of a material change in circumstances since the date of the appeal decision. There is nothing in your letter to suggest that this is the case. Having said that, it will be for the Inspector on the current proposals to determine how much weight they give to the matters raised.

Whilst I fully appreciate that the planning process appears to be geared to allowing development rather than preventing it, there is, I am afraid, a presumption in law to this effect. This is not to say that the Council cannot and will not refuse development where it considers that the proposals are inappropriate. These decisions need to be made on planning considerations; often these cannot include many of the matters that are particularly key to residents' hearts.

I consider that the reports on both applications to which you refer were comprehensive and dealt properly with the material planning issues and I am not convinced that there is any need for a review of the officer's approach.

I am sorry if you find my comments less helpful than you had hoped for, but at the end of the day decisions on applications need to be governed by the correct application of planning law.

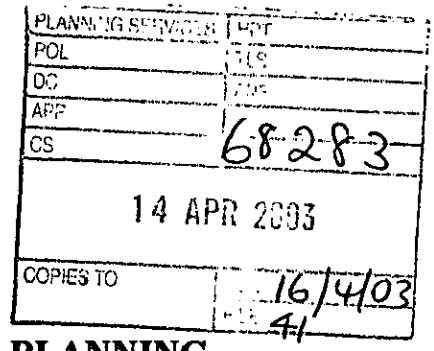
I trust that these comments are of assistance.

Yours sincerely

TGW

TREVOR WATSON
Development Control Manager

cc: Shaun Andrewartha
Basia Polnik



W. R. A. P.

WINNERSH RESIDENTS FOR ACTION ON PLANNING.

Mrs. P. Rowell,
55 Chatsworth Avenue,
Winnersh,
WOKINGHAM,
Berkshire RG41 5EU.

11th April, 2003.

Mr. T Watson,
Development Control Manager,
Wokingham Unitary,
P.O.Box 157,
Shute End,
Wokingham, RG40 1WR.

Dear Mr. Watson,

Residents have serious concerns regarding the way in which information is gathered for submission to the Planning Committee when determining planning applications.

The Bovis application was a classic case . The Winnersh Primary School application has in parts fallen under the same pattern, which has prompted WRAP to write to the Appeal Inspector (please see our enclosed copy letter).

It is felt that it is essential for the Planning Committee to receive a true and factual report when determining any application, and residents have a wealth of local knowledge that could assists in this process.

We would ask if the procedure by the Case Officers could be reviewed to ensure that all facts are covered and are true. Residents would be more than willing to help in this procedure.

Yours sincerely,

P. Rowell.

Pat Rowell,
Chairman of WRAP.

(WRAP is a non political self help group for residents. It draws its membership from across the whole of Winnersh).

c.c. To Mr. S. Andrewarthur - Head of Building Control.

W. R. A. P.

WINNERSH RESIDENTS FOR ACTION ON PLANNING.

MRS. P. ROWELL,
55 CHATSWORTH AVENUE,
WINNERSH,
WOKINGHAM,
BERKSHIRE RG41 5EU.

Friday 11th April, 2003.

The Planning Inspectorate,
Room 3/03, Kite Wing,
Temple Quay House,
2 The Square,
Temple Quay,
BRISTOL BS1 6PN.

For the attention of Mrs. M. Pocock.

Dear Sir,

REFERENCE; APP/X0360/1111120.

We would like to take this opportunity to draw your attention to certain facts that we believe have been mis-interpreted when dealing with this case.

As this application has now come to appeal it is vital that the Inspector is in full possession of all the known facts.

I would like to cross-reference the points I want to make with two documents that should be available to the Inspector. The first is the appeal decision (appeal ref: App/x0360/A/01/1065004) on application number F/2001/3458 and the other is the report on 0/2002/8206 that was presented to the Development Control Committee of Wokingham District Council on 9th April 2003.

The first point relates to public access to the site. In paragraph 16 of the appeal decision the Inspector refers to 'tolerated access'. From 1977 to 1990 the field was leased to the Parish Council as a recreational area for local residents use (not as stated in the appeal decision as 'permitted use'). The Parish Council ceased to lease this land because they did not want the responsibility to maintain it any longer, not because the recreational use was being stopped.

Winnersh Primary School also timetabled the land for their use several times a week and for all sports days. The School ceased using the field altogether in June/July 2002 as a result of the damage caused to its surface by Linden Homes excavations. The site was left with mounds and holes, therefore it has been unable to be maintained and is too dangerous to allow children access.

Local residents and children have always made full use of the field; including regular use for football practice.

It was incumbent on Linden Homes to re-instate the site, but this condition has neither been complied with or enforced. Following a question raised at a Council meeting on 27th March 2003, Wokingham District Council has agreed to level the field and partially make good damage caused by Linden Homes, so use for sports and recreational activities may resume - thereby re-instating its status as a 'formal recreational area'.

Comments in the Development Controls report (p. 29 'B' Principle of loss of open space) regarding 'lack of secure boundary treatment, it is not formally an area of public open space'. We believe this statement is incorrect as the site is bounded by fencing of the school to the North, fencing of Astor Close properties to the South, Watmore Lane properties to the West and hedging adjacent to the footpath to the East. Part of this hedging has now been partially destroyed by Linden Homes. Previously the boundary was well defined.

At the Appeal (ref. Paragraph 23) it was established that there was a right of way across the field to the back gate of the school, the Inspector suggested a method of proving an alternative entrance to the school. The amount of increased housing on the site makes this more difficult. It is not referred to elsewhere, but should not be forgotten.

This land has been declared 'surplus to requirements'. The present Head Master of the School does not hold that view. The School will need to expand as Bovis Homes have planning permission for 209 homes (once the Secretary of State has finalised permission) on the other side of the A329 and for every 100 new homes there will be 54 primary school places required.

The Inspector (paragraph 15 Appeal Decision) makes reference to the fact that the field has not been undeclared surplus, stating that lack of staff resources could not be used as an excuse. However, although he is correct in strict planning terms, this ignores the wider picture, which is more complicated.

Following the original decision by Berkshire County Council to declare the field surplus, Berkshire County Council entered into a contract to give Linden Homes the option to buy the field. Wokingham District Council has inherited that contract as the County Councils successor authority. A QC's opinion on the contract was obtained by the Council in October 2000. The opinion was that the Council is bound by the contract to sell the field to Linden Homes at 1997 prices and that Linden Homes have the right to exercise their option to buy the field in perpetuity. The right only lapses if Linden Homes no longer have an active planning application in the planning system. The circumstances under which this contract was set up (discovered in 2000) have been the subject of a formal complaint to the Council. No satisfactory investigation could be conducted because the County Council no longer exists.

Under these circumstances, the status of the field with regard to whether it is surplus or not is not really relevant. Linden Homes has the right to buy the field what ever the status. The need for Linden Homes to keep a planning application active explains the long list of applications in the Development Control report (p.10) and the fact that the first application in that list has been awaiting an appeal date since 1998; having been delayed at the request of the applicant. The number of applications submitted since verges on the ridiculous. 8620 was withdrawn the day before the Development Control meeting, yet another application was submitted the day after the meeting and there are very few differences between these applications.

Residents feel that Linden Homes have been extremely manipulative and aggressive in obtaining this site and have flouted the planning procedures together with residents needs and wishes.

I realise that this letter comes after the closing date of 7th April, but I would hope that you will still consider its contents. The reason for the delay was because we were waiting for the results of the Development Control meeting held on Wednesday 9th April 2003.

Yours faithfully,

P. Rowell

MRS. P. ROWELL.
Chairman of WRAP.
(WRAP is a non political self help group for residents. It draws its membership from across the whole of Winnersh and has been involved in numerous other major applications in the Village).

Tel. (0118) 974 6426 (Direct Line)
Fax. (0118) 974 6484
Email. Sandra.Bayden@wokingham.gov.uk
Date 17 April 2003
My ref. SB/41
Your ref.

68283

Mrs P Rowell
W.R.A.P.
55 Chatsworth Avenue
Winnersh
WOKINGHAM
Berks
RG41 5EU

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mrs Rowell

Thank you for your letter dated 11 April concerning the way information is gathered for submission to the Development Control Committee.

Mr Watson will look into the matters you have raised and reply in due course.

Yours sincerely

SB

SANDRA BAYDEN
Management Support Assistant (Planning Services)

-fao Sarah Paxman ref SU77SE/9/19

- Sport England, 51a Church St, Caversham Reading RG4 8AX Ref P/PA/UA/WOM.JF

Thames Water, Rose Kiln Court, Rose Kiln Lane, Reading RG2 0HP
Ref 14341

Andy Glencross, Biodiversity Officer, WDC

The Ramblers Association, c/o Mr D Bounds, 70 Broad Hinton, Twyford RG10 0LP

ENVIRONMENTAL DESIGN, WDC

ACCESS OFFICER WDC.

POLICY & PLANS, WDC

ENVIRONMENTAL HEALTH
FAO John Mullaney

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Linden Homes South - East Ltd
SITE: Land adjacent to Winnersh Primary School & 41 Watmore Lane, Winnersh
APPLICATION NO.: 8206
PROPOSAL: Outline application for the proposed erection of 24 dwellings & demolition of number 41 Watmore Lane, & construction of new access

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Winnersh

Mrs E Siggery

Mr D Ball

Mrs P Bray

Clerk(s) of Parish / Town Councils of Winnersh

Mrs J Harlin, Winnersh Community Centre, New Rd, Sindlesham RG41 5DU

Environmental Services Department, Engineering Services, Wokingham District Council,
PO Box 157, Council Offices, Shute End, WOKINGHAM, Berkshire, RG40 1WR

Organisation_Name	Building_Name	address1	Postcode
		20MEADOW VIEWWOKINGHAM	RG41 5PD
		21MEADOW VIEWWOKINGHAM	RG41 5PD
		22MEADOW VIEWWOKINGHAM	RG41 5PD
		23MEADOW VIEWWOKINGHAM	RG41 5PD
		24MEADOW VIEWWOKINGHAM	RG41 5PD
		25MEADOW VIEWWOKINGHAM	RG41 5PD
		26MEADOW VIEWWOKINGHAM	RG41 5PD
		27MEADOW VIEWWOKINGHAM	RG41 5PD
		28MEADOW VIEWWOKINGHAM	RG41 5PD
		29MEADOW VIEWWOKINGHAM	RG41 5PD
		3MEADOW VIEWWOKINGHAM	RG41 5PD
		31MEADOW VIEWWOKINGHAM	RG41 5PD
		33MEADOW VIEWWOKINGHAM	RG41 5PD
		35MEADOW VIEWWOKINGHAM	RG41 5PD
		4MEADOW VIEWWOKINGHAM	RG41 5PD
		5MEADOW VIEWWOKINGHAM	RG41 5PD
		6MEADOW VIEWWOKINGHAM	RG41 5PD
		7MEADOW VIEWWOKINGHAM	RG41 5PD
		8MEADOW VIEWWOKINGHAM	RG41 5PD
		9MEADOW VIEWWOKINGHAM	RG41 5PD
		1MAPLE CLOSEWOKINGHAM	RG41 5PE
		10MAPLE CLOSEWOKINGHAM	RG41 5PE
		11MAPLE CLOSEWOKINGHAM	RG41 5PE
		12MAPLE CLOSEWOKINGHAM	RG41 5PE
		14MAPLE CLOSEWOKINGHAM	RG41 5PE
		2MAPLE CLOSEWOKINGHAM	RG41 5PE
		3MAPLE CLOSEWOKINGHAM	RG41 5PE
		4MAPLE CLOSEWOKINGHAM	RG41 5PE
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		7MAPLE CLOSEWOKINGHAM	RG41 5PE
		8MAPLE CLOSEWOKINGHAM	RG41 5PE
		9MAPLE CLOSEWOKINGHAM	RG41 5PE
		68ROBINHOOD WAYWOKINGHAM	RG41 5JH
		70ROBINHOOD WAYWOKINGHAM	RG41 5JH
		72ROBINHOOD WAYWOKINGHAM	RG41 5JH
	EMMBRIDGE HOUSE	EMMBRIDGE HOUSEPOPLAR LANEWOKINGHAM	RG41 5JR
	THE FIRS	THE FIRSPOPLAR LANEWOKINGHAM	RG41 5JR
	TINKS COTTAGE	TINKS COTTAGEPOPLAR LANEWOKINGHAM	RG41 5JR
	WOODFORD	WOODFORDPOPLAR LANEWOKINGHAM	RG41 5JR
	13A	13AHAREFIELD CLOSEWOKINGHAM	RG41 5NP
	FOUR ACRES	FOUR ACRESPOPLAR LANEWOKINGHAM	RG41 5JR
	THE SMALL HOLDING	THE SMALL HOLDINGPOPLAR LANEWOKINGHAM	RG41 5JR
TYLER ENGINEERING LTD	UNIT A2	UNIT A2GROVELANDS AVENUE WORKSHOPSWOKI	RG41 5LB
LUXFOTO LTD	UNIT A3	UNIT A3GROVELANDS AVENUE WORKSHOPSWOKI	RG41 5LB
METAL GENERATION	UNIT A4	UNIT A4GROVELANDS AVENUE WORKSHOPSWOKI	RG41 5LB
	KUTIR	KUTIRPOPLAR LANEWOKINGHAM	RG41 5JR
	ILLETAS	ILLETASPOPLAR LANEWOKINGHAM	RG41 5JR
		10WATMORE LANEWOKINGHAM	RG41 5JT
		16WATMORE LANEWOKINGHAM	RG41 5JT
ROTARY MOTION	UNIT A5	UNIT A5GROVELANDS AVENUE WORKSHOPSWOKI	RG41 5LB
BROMLEYS GARAGE SERVICES			RG41 5JR
		31GREENWOOD GROVEWOKINGHAM	RG41 5LH
WINNERSH CP SCHOOL			RG41 5LH
LEXIVEND	UNIT A6	UNIT A6GROVELANDS AVENUE WORKSHOPSWOKI	RG41 5LB
		48WATMORE LANEWOKINGHAM	RG41 5JT
		46WATMORE LANEWOKINGHAM	RG41 5JT
	THE OLD BARN	THE OLD BARNPOPLAR LANEWOKINGHAM	
and adj Winnersh Primary School			
		1ALDERNEY GARDENSWOKINGHAM	RG41 5RH
		3ALDERNEY GARDENSWOKINGHAM	RG41 5RH

Organisation_Name	Building_Name	address1	Postcode
ROTARY ENGINEERING (READING) LT	UNIT A7-A8	UNIT A7-A8GROVELANDS AVENUE WORKSHOPSW(	RG41 5LB
D P E LTD	UNIT A1	UNIT A1GROVELANDS AVENUE WORKSHOPSWOKI	RG41 5LB
		53WATMORE LANEWOKINGHAM	RG41 5JS
	9-77 Watmore Lane.	55WATMORE LANEWOKINGHAM	RG41 5JS
		57WATMORE LANEWOKINGHAM	RG41 5JS
		59WATMORE LANEWOKINGHAM	RG41 5JS
		61WATMORE LANEWOKINGHAM	RG41 5JS
		63WATMORE LANEWOKINGHAM	RG41 5JS
		65WATMORE LANEWOKINGHAM	RG41 5JS
		67WATMORE LANEWOKINGHAM	RG41 5JS
		69WATMORE LANEWOKINGHAM	RG41 5JS
		71WATMORE LANEWOKINGHAM	RG41 5JS
		73WATMORE LANEWOKINGHAM	RG41 5JS
		75WATMORE LANEWOKINGHAM	RG41 5JS
		77WATMORE LANEWOKINGHAM	RG41 5JS
		36WATMORE LANEWOKINGHAM	RG41 5JT
		38WATMORE LANEWOKINGHAM	RG41 5JT
		40WATMORE LANEWOKINGHAM	RG41 5JT
		42WATMORE LANEWOKINGHAM	RG41 5JT
		44WATMORE LANEWOKINGHAM	RG41 5JT
		50WATMORE LANEWOKINGHAM	RG41 5JT
		52WATMORE LANEWOKINGHAM	RG41 5JT
		54WATMORE LANEWOKINGHAM	RG41 5JT
		10GROVELANDS AVENUEWOKINGHAM	RG41 5JY
		12GROVELANDS AVENUEWOKINGHAM	RG41 5JY
		14GROVELANDS AVENUEWOKINGHAM	RG41 5JY
		16GROVELANDS AVENUEWOKINGHAM	RG41 5JY
		18GROVELANDS AVENUEWOKINGHAM	RG41 5JY
		20GROVELANDS AVENUEWOKINGHAM	RG41 5JY
		4GROVELANDS AVENUEWOKINGHAM	RG41 5JY
		6GROVELANDS AVENUEWOKINGHAM	RG41 5JY
		8GROVELANDS AVENUEWOKINGHAM	RG41 5JY
	75A	75AWATMORE LANEWOKINGHAM	RG41 5JS
		19WATMORE LANEWOKINGHAM	RG41 5JS
		21WATMORE LANEWOKINGHAM	RG41 5JS
		23WATMORE LANEWOKINGHAM	RG41 5JS
		25WATMORE LANEWOKINGHAM	RG41 5JS
		27WATMORE LANEWOKINGHAM	RG41 5JS
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		37WATMORE LANEWOKINGHAM	RG41 5JS
		39WATMORE LANEWOKINGHAM	RG41 5JS
		41WATMORE LANEWOKINGHAM	RG41 5JS
		43WATMORE LANEWOKINGHAM	RG41 5JS
		45WATMORE LANEWOKINGHAM	RG41 5JS
		47WATMORE LANEWOKINGHAM	RG41 5JS
		49WATMORE LANEWOKINGHAM	RG41 5JS
		51WATMORE LANEWOKINGHAM	RG41 5JS
		12WATMORE LANEWOKINGHAM	RG41 5JT
		14WATMORE LANEWOKINGHAM	RG41 5JT
		20WATMORE LANEWOKINGHAM	RG41 5JT
		22WATMORE LANEWOKINGHAM	RG41 5JT
		24WATMORE LANEWOKINGHAM	RG41 5JT
		26WATMORE LANEWOKINGHAM	RG41 5JT
		28WATMORE LANEWOKINGHAM	RG41 5JT
		30WATMORE LANEWOKINGHAM	RG41 5JT
		32WATMORE LANEWOKINGHAM	RG41 5JT
		34WATMORE LANEWOKINGHAM	RG41 5JT
		4WATMORE LANEWOKINGHAM	RG41 5JT

Organisation_Name	Building_Name	address1	Postcode
		6WATMORE LANEWOKINGHAM	RG41 5JT
		8WATMORE LANEWOKINGHAM	RG41 5JT
		22GROVELANDS AVENUEWOKINGHAM	RG41 5JY
		1ASTOR CLOSEWOKINGHAM	RG41 5JZ
		2ASTOR CLOSEWOKINGHAM	RG41 5JZ
		3ASTOR CLOSEWOKINGHAM	RG41 5JZ
		4ASTOR CLOSEWOKINGHAM	RG41 5JZ
		5ASTOR CLOSEWOKINGHAM	RG41 5JZ
		6ASTOR CLOSEWOKINGHAM	RG41 5JZ
		7ASTOR CLOSEWOKINGHAM	RG41 5JZ
		8ASTOR CLOSEWOKINGHAM	RG41 5JZ
		9ASTOR CLOSEWOKINGHAM	RG41 5JZ
		1GROVELANDS CLOSEWOKINGHAM	RG41 5LA
		2GROVELANDS CLOSEWOKINGHAM	RG41 5LA
		3GROVELANDS CLOSEWOKINGHAM	RG41 5LA
		4GROVELANDS CLOSEWOKINGHAM	RG41 5LA
		5GROVELANDS CLOSEWOKINGHAM	RG41 5LA
		6GROVELANDS CLOSEWOKINGHAM	RG41 5LA
		1GREENWOOD GROVEWOKINGHAM	RG41 5LH
		10GREENWOOD GROVEWOKINGHAM	RG41 5LH
		11GREENWOOD GROVEWOKINGHAM	RG41 5LH
		12GREENWOOD GROVEWOKINGHAM	RG41 5LH
		14GREENWOOD GROVEWOKINGHAM	RG41 5LH
		15GREENWOOD GROVEWOKINGHAM	RG41 5LH
		16GREENWOOD GROVEWOKINGHAM	RG41 5LH
		17GREENWOOD GROVEWOKINGHAM	RG41 5LH
		18GREENWOOD GROVEWOKINGHAM	RG41 5LH
		19GREENWOOD GROVEWOKINGHAM	RG41 5LH
		2GREENWOOD GROVEWOKINGHAM	RG41 5LH
		20GREENWOOD GROVEWOKINGHAM	RG41 5LH
		21GREENWOOD GROVEWOKINGHAM	RG41 5LH
		22GREENWOOD GROVEWOKINGHAM	RG41 5LH
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		24GREENWOOD GROVEWOKINGHAM	RG41 5LH
		25GREENWOOD GROVEWOKINGHAM	RG41 5LH
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		3GREENWOOD GROVEWOKINGHAM	RG41 5LH
		30GREENWOOD GROVEWOKINGHAM	RG41 5LH
		32GREENWOOD GROVEWOKINGHAM	RG41 5LH
		33GREENWOOD GROVEWOKINGHAM	RG41 5LH
		34GREENWOOD GROVEWOKINGHAM	RG41 5LH
		4GREENWOOD GROVEWOKINGHAM	RG41 5LH
		5GREENWOOD GROVEWOKINGHAM	RG41 5LH
		6GREENWOOD GROVEWOKINGHAM	RG41 5LH
		7GREENWOOD GROVEWOKINGHAM	RG41 5LH
		8GREENWOOD GROVEWOKINGHAM	RG41 5LH
		9GREENWOOD GROVEWOKINGHAM	RG41 5LH
		1MEADOW VIEWWOKINGHAM	RG41 5PD
		10MEADOW VIEWWOKINGHAM	RG41 5PD
		11MEADOW VIEWWOKINGHAM	RG41 5PD
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		19MEADOW VIEWWOKINGHAM	RG41 5PD
		2MEADOW VIEWWOKINGHAM	RG41 5PD

Organisation_Name	Building_Name	address1	Postcode
		5ALDERNEY GARDENSWOKINGHAM	RG41 5RH
		7ALDERNEY GARDENSWOKINGHAM	RG41 5RH
		9ALDERNEY GARDENSWOKINGHAM	RG41 5RH
		11ALDERNEY GARDENSWOKINGHAM	RG41 5RH
		2ALDERNEY GARDENSWOKINGHAM	RG41 5RH
		15ALDERNEY GARDENSWOKINGHAM	RG41 5RH
		17ALDERNEY GARDENSWOKINGHAM	RG41 5RH
		19ALDERNEY GARDENSWOKINGHAM	RG41 5RH
LAND REAR OF			
		13CHAREFIELD CLOSEREADING	
		13BHAREFIELD CLOSEREADING	
	PORTLAND	PORTLANDPOPLAR LANEWINNERSH	RG41 5JR
		21ALDERNEY GARDENSWOKINGHAM	RG41 5RH
		23ALDERNEY GARDENSWOKINGHAM	RG41 5RH
	WILLOWS	WILLOWSPOPLAR LANEWINNERSH	RG41 5JR
	WILLOWS	WILLOWSPOPLAR LANEWINNERSH	RG41 5JR
	WILLOWS	WILLOWSPOPLAR LANEWINNERSH	RG41 5JR
		21ALDERNEY GARDENSWOKINGHAM	RG41 5RH
	WILLOWS	WILLOWSPOPLAR LANEWOKINGHAM	RG41 5JR

Neighbour list 2002/0206

and

10, Birch Moto, Winnersh

West Barn, The Old Farmhouse, Robin Hood Way, Winnersh

36, Reading Rd, Winnersh

2, 7 + 9 Clarendon Close "

8 Sherwood Rd "

PLANNING SERVICES	HPT
POL	
DC	
APP	
CS	

07 MAR 2003

WOKINGHAM UNITARY
Aiming for Excellence

WOKINGHAM
06.03.03
BERKSHIRE

GREAT BRITAIN
027
PBP81173
POSTAGE PAID

Royal Mail

We were unable to deliver this item because

- ☐ addressee has gone away
- ☐ no answer
- ☒ addressee unknown
- ☐ address incomplete
- ☐ refused
- ☐ address inaccessible
- ☐ not called for

no such address in

date 6/3/2003 initials TT

badge number 1573

P3960/97/302543

Tel. 0118 974 6450

Date: 06 March 2003

Your Ref:

My Ref: Mrs B Polnik
O/2002/8206

WOKINGHAM UNITARY
Aiming for Excellence

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

The Owner/Occupier
13B
Harefield Close
Reading
Berks

REVISED PLANS NOTIFICATION

Dear Sir/Madam

Application Number: O/2002/8206.
Site Address: Land Adjacent To Winnersh Primary School & 41 Watmore Lane, Greenwood Grove, Winnersh, .
Proposal: Outline application for the proposed erection of 24 dwellings and demolition of number 41 Watmore Lane, and construction of new access road..

Revised/additional plans show: Revised layout plan for O/2002/8206 showing amendments to visibility splays and deletion of carriageway extension to plot 6. Drawing no: 1363/11N.

We have received the above revised/additional plans and would be grateful to receive your observation no later than **26/03/2003**. Any comments received after this date will not be taken into account in determining the application.

If you wish to see the plans and other details submitted you can do so at this office from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday or at **Woodley Library**, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays, 9.30am to 1.00pm Saturdays and 1.00pm to 4.00pm Sundays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to take this letter with you or quote application number O/2002/8206 to enable the library staff to locate the correct information.**

Your comments will be considered by the planning officer before a decision is made and will be summarised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. Everybody who makes a comment will be told what decision is made.

Please note that all comments made will be open to public inspection.

Should you have any queries regarding this application please contact the planning officer, **Mrs B Polnik**, on **0118 974 6450**.

Yours faithfully,

Mrs B Polnik

Development Control Officer

Tel. 0118 974 6450

Date: 06 March 2003

Your Ref:

My Ref: Mrs B Polnik
F/2002/8154

WOKINGHAM UNITARY
Aiming for Excellence

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

THE OWNER/OCCUPIER
13B
HAREFIELD CLOSE
WINNERSH
BERKSHIRE

REVISED PLANS NOTIFICATION

Dear Sir/Madam

Application Number: F/2002/8154
Site Address: Land Adjacent To Winnersh Primary School Greenwood Grove & 41, Watmore Lane, Winnersh, Wokingham.
Proposal: Proposed residential development consisting of 19 dwellings , new access road and demolition of 41 Watmore Lane..

Revised/additional plans show: Additional plan showing details of access road construction (2003-032/01) and Method Statement. Drawing no: 2003-032/01 amd Method Statement and 1363/11N.

We have received the above revised/additional plans and would be grateful to receive your observation no later than **26/03/2003**. Any comments received after this date will not be taken into account in determining the application.

If you wish to see the plans and other details submitted you can do so at this office from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday or at **Woodley Library**, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays, 9.30am to 1.00pm Saturdays and 1.00pm to 4.00pm Sundays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to take this letter with you or quote application number F/2002/8154 to enable the library staff to locate the correct information.**

Your comments will be considered by the planning officer before a decision is made and will be summarised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. Everybody who makes a comment will be told what decision is made.

Please note that all comments made will be open to public inspection.

Should you have any queries regarding this application please contact the planning officer, **Mrs B Polnik**, on **0118 974 6450**.

Yours faithfully,

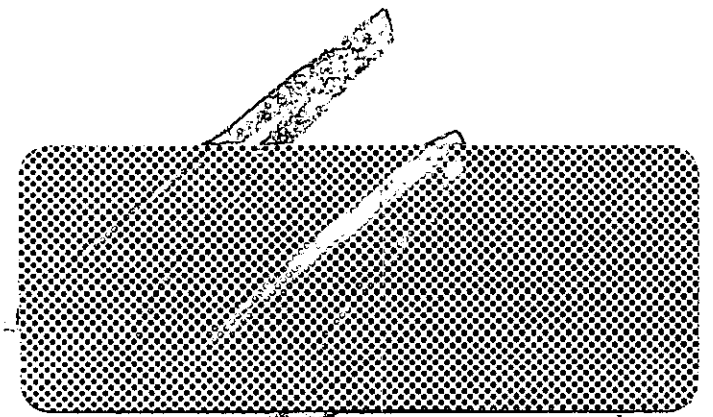
Mrs B Polnik

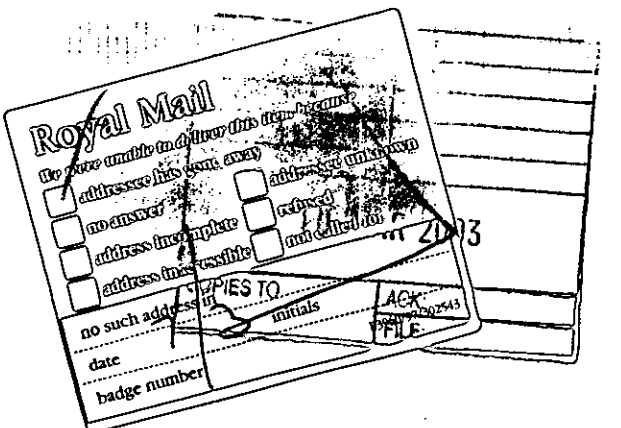
Development Control Officer

WOKINGHAM UNITARY
Aiming for Excellence

WOKINGHAM
05.03.03
BERKSHIRE

GREAT BRITAIN
019
POSTAGE PAID
PBP81173





Tel: (0118) 974 6448 (Direct Line)
Date. March 4, 2003
My ref:O/2002/8206
Your ref:

WOKINGHAM UNITARY
Aiming for Excellence

The Owner/Occupier
Luxfoto Ltd.
Unit A3
Grovelands Avenue Workshops
Wokingham
Berks
RG41 5LB

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

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF PUBLIC INQUIRY
APPEAL BY: **Linden Homes South – East Ltd**
SITE: **Land adjacent to Winnersh Primary School, & 41 Watmore Lane, Winnersh**
PROPOSAL: **Outline application for the proposed erection of 24 dwellings & demolition of number 41 Watmore Lane**

This is to inform you that an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions, will hold a Local Inquiry into the above appeal at the Civic offices, Shute End, Wokingham, on **24/06/03** at 10:00. The appeal has been lodged because the Council failed to determine the application within the eight week statutory period. It is to be linked to two other appeals by the same applicant on the same site.

Any comments made at the application stage will be copied to the Inspectorate. Should you wish to make further representations, three copies, if possible, should be sent to Mrs M Pocock, The Planning Inspectorate, Room 3/03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, quoting reference **APP/X0360/A/03/1111120**, to arrive no later than **07/04/03**. Comments received after this deadline will not normally be seen by the Inspector & they will be returned.

Documents relating to the appeal may be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (08.30 to 17.00 on Mondays to Thursdays, 08.30-16.00 on Fridays).

You may attend the Inquiry, but if you wish to speak, you **must** be present at **10:00 on 24/06/03.**

A free booklet, "Guide to taking part in planning appeals," is available from this office.

If you wish to receive a copy of the Appeal Decision, you should write to Mrs Pocock & request one.

Yours faithfully

Denise Gumbrell
Appeals Assistant

Tel. (0118) 974 6448 (Direct Line)
Date: April 7, 2003
My ref: O/2002/8206
Your ref: APP/X0360/A/03/1111120

WOKINGHAM UNITARY
Aiming for Excellence

Mrs M Pocock
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

COPY

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

Dear Mrs Pocock

APPEAL BY: Linden Homes South East Ltd
SITE: Land adjacent to Winnersh Primary School, Greenwood Grove & 41 Watmore Lane, Winnersh

With reference to this appeal, I enclose 2 copies of the Authority's Rule 6 statement.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: March 10, 2003
My ref: O/2002/8206
Your ref: APP/X0360/A/03/1111120

Mrs M Pocock
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

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

Dear Mrs Pocock

APPEAL BY: inden Homes South- East Ltd
SITE: Land adjacent to Winnersh Primary School & 41 Watmore Lane, Winnersh

With reference to this appeal, I enclose a copy of the questionnaire & associated documents.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. March 10, 2003
My ref: O/2002/8206
Your ref: DSD/1598/ljw

Lennon Planning Ltd
4 King St Lane
Winnersh
Wokingham
RG41 5AS

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

Dear Sirs

APPEAL BY: **Linden Homes South- East Ltd**
SITE: **Land adjacent to Winnersh Primary School & 41 Watmore Lane, Winnersh**

With reference to this appeal, I enclose a copy of the questionnaire & associated documents.

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728624
GTN 1371-6079

66470

DC
APP
CS
COPY

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

Your Ref: O/2002/8206

Our Ref: APP/X0360/A/03/1111120

Date: 24 February 2003

10/03

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY LINDEN HOMES SOUTH-EAST LIMITED
SITE AT LAND ADJACENT TO WINNERSH PRIMARY SCHOOL, INCLUDING 41 WATMORE LANE, GREENWOOD GROVE, WINNERSH

I have received an appeal form and accompanying documents for this site. I am the case officer. If you have any questions please contact me. Apart from the questionnaire, please always send **2 copies** of all further correspondence, giving the full appeal reference number which is shown at the top of this letter.

I have checked the papers and confirm that the appeal is valid. If it appears at a later stage, following further information, that this may not be the case, I will write to you again.

The appellant has asked for an inquiry, which we are arranging. The date of this letter is the starting date for this appeal.

The following documents must be **submitted** within this timetable:

Within 2 weeks from the starting date -

You must notify any statutory parties and any other interested persons who made representations to you about the application, that the appeal has been made. You should tell them that:-

i) any comments they made at application stage will be sent to me and if they want to make any additional comments, wherever possible, they must submit 3 copies within **6 weeks of the starting date.** If representations are submitted after the deadline, they will not normally be seen by the Inspector and they will be returned.
ii) they can get a copy of our booklet 'Guide to taking part in planning appeals' free of charge from you, and
iii) if they want to receive a copy of the appeal decision they must write to me asking for one.

You must submit a copy of a completed appeal questionnaire and supporting documents, including relevant development plan policies to the appellant and me.

Within 6 weeks from the starting date -

You and the appellant must submit 2 copies of any statement to me. I will send a copy of your statement to the appellant and send you a copy of their statement. You and the appellant must send a copy of your statements to any statutory parties.

I will send you and the appellant a copy of any comments submitted by interested parties.

Within 9 weeks from the starting date -

You and the appellant must submit 2 copies of any final comments on each other's statement and on any comments on any representations from interested parties to me. Your final comments must not be submitted in place of, or to add to, your 6 week statement and no new evidence is allowed. I will forward the appellant's final comments to you at the appropriate time.

No later than 4 weeks before the inquiry -

You and the appellant must submit 2 copies of your proofs of evidence (and summary, where appropriate) to me. The appellant must also submit a copy of the statement of common ground.

You **must keep to the timetable** set out above and ensure that your representations are submitted within the deadlines. If not, your representations will not normally be seen by the Inspector and they will be returned to you. As I have given details of the timetable, I will not send you reminders.

Withdrawing the appeal

If you hear that the appeal is to be withdrawn, please telephone me immediately. If I receive written confirmation of this from the appellant, I will write to you.

Further information about the terms we use in this letter and appeal procedures is on the attached sheet.

Yours faithfully

Mrs Margaret Pocock

301(BPR)

NB –
This appeal will be linked with appeals 1103643 & 1104039 to be heard on 24 June 2003

Questionnaire

The appeal questionnaire must be sent complete with copies of all necessary documents referred to in it. It is particularly essential to us that details of all relevant development plan policies are included with the questionnaire at this early stage.

Statement of case

In your statement of case you will need to give full details of the case you will put forward at the inquiry. You must include a list of any documents, including maps and plans, to which you intend to refer or use in evidence. Please also include a list of any conditions or limitations you would agree to, if the appeal were to be allowed.

Statement of common ground

In the statement of common ground you should list all agreed matters. You and the appellant are expected to meet in advance of the inquiry, to agree the statement of common ground. This should include basic facts such as the site description, area, planning history, relevant planning policies, and as many other matters relating to the appeal as possible. A guide to the Statement of Common Ground is in Annex 3(ii) of DETR Circular 05/2000. A model form is enclosed and is also available on our website.

Proofs of evidence

A 'proof of evidence' is a written statement that you, the appellant or witness wants the Inspector to take into account at the inquiry. If the proof is more than 1500 words long, you must also send me 2 copies of a written summary which should not be more than 10% of the length of the proof. The summary should reflect the contents of the proof and should not include new evidence. Where a summary is provided only that will be read at the inquiry. If proofs and summaries are not received together and on time, the inquiry may be postponed.

Statutory parties

'Statutory parties' are owners or tenants of the appeal site who made comments within the time limit on the application or appeal. You must give details of any statutory parties at application stage in reply to question 15e of the questionnaire. I will tell you about any statutory parties at appeal stage, before your statement of case is due.

Late Representations

Comments or representations received after any of the time limits will normally be disregarded and we will send them back. Late representations will only be considered in extraordinary circumstances.

Inquiry opening statements

Both main parties may give opening statements before presenting formal evidence. Normally the LPA will go first. They should be no longer than 5-15 minutes maximum.

Costs

Costs can be awarded in inquiry cases. If an inquiry is subsequently adjourned because of the submission of late evidence, there is the possibility of a successful claim for costs. DOE Circular 8/93 gives more advice.

Planning obligations - Section 106 agreements

A planning obligation, often referred to as a 'section 106 agreement', is either a legal agreement made between the LPA and a person 'interested in the land', or a legally binding undertaking signed unilaterally by a person 'interested in the land'.

If you intend to rely on an obligation, a final draft must be submitted:-

i. by the opening of an inquiry, which is scheduled to last more than one day

or

ii. 10 working days before the date of a one day inquiry.

Obligations should be completed by the close of an inquiry. An Inspector will not normally delay the issue of a decision to wait for the completion of an obligation.

STATEMENT OF COMMON GROUND

APPEAL REFERENCE:	DATE OF INQUIRY:	

SITE ADDRESS AND DESCRIPTION OF THE DEVELOPMENT:

APPELLANT

LPA

This statement addresses the following areas of common ground:

1. Description of the site (including agreed dimensions)
2. Description of the area
3. Planning history of site
4. Development plan (including relevant policies) & any draft development plan (including stage reached and weight to be attached).
5. Relevance of any supplementary planning guidance published by LPA.
6. Others: *[eg where applicable, agreed traffic (and/or other) data and circumstances]*

It will be helpful also to identify matters which are the subject of specific disagreement.

Enter text of common grounds
(Please sign the boxes at the end)

Please turn over

Signed on behalf of Appellant	Signed on behalf of LPA
.....Date.....	.....Date.....
Position.....	Position.....

Please continue on separate sheet(s) if necessary (sign at end)

LENNON
planning ltd

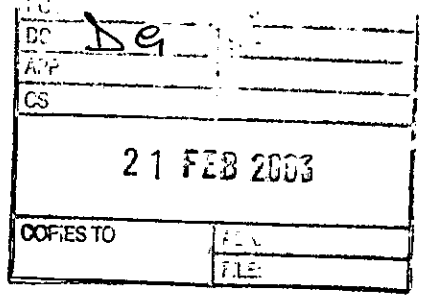
4 King Street Lane
Winnersh
Berkshire
RG41 5AS

TOWN PLANNERS • DEVELOPMENT CONSULTANTS • LOCAL GOVERNMENT CONSULTANTS

Our Ref: DSD/1598/ljw

Director of Environmental Services
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

66411



18 February 2003

Dear Sir

Town & Country Planning Act 1990
Appeals by Linden Homes South-East Limited
Site on land adjacent to Winnersh Primary School
including No. 41 Watmore Lane, Winnersh (24 dwellings)

We enclose the completed appeal forms in connection with the above site.

We have requested that this appeal be conjoined with the appeals already lodged in respect of this site. We trust that you will have no objections to this approach.

Yours faithfully

Lennon Planning Ltd.

Lennon Planning Ltd

Enc.

10 Park Street, Bristol, BS1 5HX Tel: 0117 915 4590 Fax: 0117 915 4595
4 King Street Lane, Winnersh, Berkshire, RG41 5AS Tel: 0118 936 6666 Fax: 0118 936 6667
35 The Avenue, Southampton, S017 1XN Tel: 023 80 820111 Fax: 023 80 820119
email: consultancy@lennon-planning.co.uk www.lennon-planning.co.uk

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The Planning Inspectorate

Further information about us and the planning appeal system is available on our website www.planning-inspectorate.gov.uk

For official use only
Date received

PLANNING APPEAL FORM

If you need this document in large print, on audio tape, in Braille or in another language, please contact our helpline on 0117 372 6372.

Please use a separate form for each appeal

Your appeal and essential supporting documents must reach the Inspectorate within 6 months of the date shown on the Local Planning Authority's decision notice (or, for 'failure' appeals, within 6 months of the date by which they should have decided the application).

Before completing this form, please read our booklet 'Making your planning appeal' which was sent to you with this form.

WARNING: If any of the 'Essential supporting documents' listed in Section J are not received by us within the 6 month period, the appeal will not be accepted.

A. APPELLANT DETAILS

The name of the person(s) making the appeal must be the same as on the planning application form.

Name Linden Homes South-East Limited

Address Linden House, Guards' Avenue,
The Village, Caterham on the Hill, Surrey

Postcode CR3 5ZB

Daytime phone no 01883 334400

Fax no 01883 348108

E-mail address

B. AGENT DETAILS FOR THE APPEAL (if any)

Name Lennon Planning Limited

Address 4 King Street Lane
Winnersh, Berkshire

Postcode RG41 5AS

Your reference DSD/1598/ljw

Daytime phone no 0118 936 6666

Fax no 0118 936 6667

E-mail address l.wing@lennon-planning.co.uk

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA Wokingham District Council

Date of the planning application 16 December 2002

LPA's application reference no 0/2002/8206

Date of LPA's decision notice (if issued) -

D. APPEAL SITE ADDRESS

Address Land adjacent to Winnersh Primary School and 41 Watmore Lane, Greenwood Grove, Winnersh.

Postcode

If the whole site can be seen from a road or other public land and there is no need for the Inspector to enter the site e.g. to take measurements or to enter a building, please tick the box. ☐

E. DESCRIPTION OF THE DEVELOPMENT

(This must be the same as on the application sent to the LPA, unless minor amendments were agreed with the LPA)

Erection of 24 dwellings and demolition of No. 41 Watmore Lane and construction of new access road.

Size of the whole appeal site (in hectares)

Area of floor space of proposed development (in square metres)

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only* ✔

1. Refuse planning permission for the development described in Section E. ☐
2. Grant planning permission for the development subject to conditions to which you object. ☐
3. Refuse approval of details required by a previous outline planning permission. ☐
4. Grant approval of details required by a previous outline planning permission subject to conditions to which you object. ☐
5. Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above). ☐

or

6. The failure of the LPA to give notice of its decision within the appropriate period (usually 8 weeks) of an application for permission or approval. ☑

G. CHOICE OF PROCEDURE

CHOOSE ONE PROCEDURE ONLY

Appeals dealt with by written representations are usually decided more quickly than by the hearing or inquiry methods. It is important that you read our booklet 'Making your planning appeal' about the various procedures used to determine planning appeals.

Please note that when we decide how the appeal will proceed, we take into account the LPA's views

*Please tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☐

The written procedure involves an exchange of written statements followed by a site visit by the Inspector. The grounds of appeal should make up your full case.

2. HEARING ☐

A hearing is a discussion of the appeal proposals. The Inspector leads the discussion. Hearings give everyone concerned the chance to give their views in a more relaxed and informal atmosphere than at a public inquiry. Hearings have many advantages, but they are not suitable for appeals that:

- are complicated or controversial;
- have caused a lot of local interest;
- involve cross-examination (questioning) of witnesses.

Although you may prefer a hearing, the Inspectorate must consider your appeal suitable for this procedure. Hearings are open to the public.

3. INQUIRY ☑

This is the most formal of the procedures, because it usually involves larger or more complicated appeals. These are often cases where expert evidence is presented, and witnesses are cross-examined. An inquiry may last for several days, or even weeks. It is not a court of law, but the proceedings will often seem to be quite similar and the appellant and LPA usually have legal representatives. Inquiries are open to members of the public.

An inquiry is held if you or the LPA decide that you cannot rely on the written procedure and a site visit, and we have decided that a hearing is unsuitable. Sometimes we decide that an inquiry is necessary. If we do, you will be given reasons for our decision.

H. GROUNDS OF APPEAL

If you have requested the written procedure, your **FULL** grounds of appeal must be made, otherwise we will return the appeal form.

If you have requested a hearing or an inquiry, please provide a brief outline of your grounds.

Refer to our booklet 'Making your planning appeal' for help.

Please continue on a separate sheet if necessary.

There is no justified reason why planning permission should not be granted for the proposed development.

H. GROUNDS OF APPEAL (continued)

Please turn over

I. APPEAL SITE OWNERSHIP DETAILS

We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s). We also need to be sure that any other owner knows that you have made an appeal. YOU MUST TICK WHICH OF THE CERTIFICATES APPLIES. Please read the enclosed *Guidance Notes* if in doubt.

If you are the sole owner of the whole appeal site, Certificate A will apply: *Please tick **one** box only* ✔

CERTIFICATE A ☐

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates;

OR

CERTIFICATE B ☑

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates, as listed below:

Owner's name	Address at which the notice was served	Date the notice was served
See attached page		14 February 2003

CERTIFICATES C and D ☐

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D enclosed with the accompanying *Guidance Notes* and attach it to the appeal form.

AGRICULTURAL HOLDINGS CERTIFICATE (This has to be completed for all appeals)

We also need to know whether the appeal site forms part of an agricultural holding. Please tick either (a) or (b) **If the appellant is the sole agricultural tenant, (b) should be ticked and 'not applicable' should be written under 'Tenant's name'.**

✔

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding; ☑

OR

(b) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below: ☐

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

J. ESSENTIAL SUPPORTING DOCUMENTS

The documents listed in 1–6 below, must be sent with your appeal form; 7–10 must also be sent if appropriate. If we do not receive all your appeal documents by the end of the 6 month appeal period, we will not deal with it. Please tick the boxes to show which documents you are enclosing.

	✔
1. A copy of the original **planning application** sent to the LPA.	☑
2. A copy of the **site ownership certificate and ownership details** submitted to the LPA at application stage (this is usually part of the LPA's planning application form).	☑
3. A copy of the **LPA's decision notice** (if issued).	☐
4. A **plan showing the site outlined in red**, including two roads clearly named (preferably on a copy of a 1:10,000 Ordnance Survey map).	☑
5. A list and copies of all **plans, drawings and documents** sent to the LPA as part of the application.	☑
6. A list and copies of any **additional plans, drawings and documents** sent to the LPA but which did not form part of the original application (eg drawings for illustrative purposes).	☐

Copies of the following must also be sent, if appropriate:

7. **Additional plans or drawings** relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here:	☐
8. Any relevant **correspondence** with the LPA.	☐
9. If the appeal is against the LPA's refusal or failure to grant permission for 'details' imposed on a grant of outline permission, please enclose:	
(a) the relevant outline application;	☐
(b) all plans sent at outline application stage;	☐
(c) the original outline planning permission.	☐
10. If the appeal is against the LPA's refusal or failure to decide an application which relates to a **condition**, we must have a copy of the original permission with the condition attached.	☐
11. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA).	☐
12. If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers.	☐

_____

_____

_____

PLEASE TURN OVER AND SIGN THE FORM – UNSIGNED FORMS WILL BE RETURNED

K. PLEASE SIGN BELOW

(Signed forms together with all supporting documents must be received by us within the 6 month time limit)

1. I confirm that I have sent a copy of this appeal form and relevant documents to the LPA *(if you do not, your appeal will not normally be accepted).*
2. I confirm that all sections have been fully completed and that the details of the ownership (section I) are correct to the best of my knowledge.

Signature Lennon Planning Ltd (on behalf of) Linden Homes SE Ltd

Name (in capitals) Lennon Planning Ltd Date 19 February 2003

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration (Reg No: E311018) under the Data Protection Act 1998. Further information about our Data Protection policy can be found on our Website under "Privacy Statement" and in the booklet accompanying this appeal form.

NOW SEND:

- **1 COPY to us at:**
  The Planning Inspectorate
  Customer Support Unit
  Temple Quay House
  2 The Square
  Temple Quay
  BRISTOL
  BS1 6PN

  We do not currently accept appeals by e-mail or fax.

- **1 COPY to the LPA**
  Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the documents again, send them any supporting documents not previously sent as part of the application. If you do not send them a copy of this form and documents, we may not accept your appeal.

- **1 COPY for you to keep**

When we receive your appeal form, we will:

1) Tell you if it is valid and who is dealing with it.
2) Tell you and the LPA the procedure for your appeal.
3) Tell you the timetable for sending further information or representations.

   YOU MUST KEEP TO THE TIMETABLE
   If information or representations are sent late we may disregard them. They will not be seen by the Inspector but will be sent back to you.

4) Tell you about the arrangements for the site visit, hearing or inquiry.

At the end of the appeal process, the Inspector will give the decision, and the reasons for it, in writing.

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