APPLICATION NO:

CON/2000/2961

LOCATION:
102 & 104 Pinewood Avenue, Crowthorne.

APPLICANT:
Ellmer Homes Ltd C/O Development Planning P/Ship

PROPOSAL:
Consultation from Bracknell Forest BC on application for the erection of 4 maisonettes and 8 flats plus demolition of existing 2 dwellings

EARLIEST DATE FOR DECISION: **03/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
10/01/2001

CASE OFFICER: **Elaine Connor**

Tel: (0118) 974 6451 (Direct Line)
Fax: (0118) 974 6484
Date: 16 February, 2001
My ref: CON/2000/2961
Your ref: 00/01161/FUL

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

Mr E Konig
Planning & Transportation
Bracknell Forest Borough Council
Time Square
Market Street
Bracknell
Berkshire
RG12 1JD

Dear Mr Konig

RE: PROPOSED ERECTION OF 4 NO. 2 BEDROOMED MAISONETTES AND 8 FLATS FOLLOWING DEMOLITION OF EXISTING DWELLINGS.

I refer to your letter of 13th December 2000 and apologise for the delay in replying.

Wokingham District Council are concerned that the height and scale of the proposed building, given its proximity to Pinewood Avenue, will be overbearing, and therefore, may have a negative impact upon the street scene.

Wokingham Without Parish Council have raised objections to the application as they consider the proposal to be overdevelopment of the site. They also raise concerns about the generation of extra traffic, and the dangerous access onto an awkward junction. They also raise the issue of insufficient parking.

I hope these comments are of use to you.

Yours sincerely

JOHN MITCHELL
Development Control Manager

28 DAYS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 13 DEC 2000	
Officer: EC	Application No. CON/2000/2961

Map No. ..... Site .....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(CON) Consultation from Bracknell Forest BC on application for the erection of 4 maisonettes and 8 flats plus demolition of existing 2 dwellings

Location: 102 & 104 Pinewood Avenue

Parish: Crowthorne Ward: Wdr w/out Mrs Hellier Symons Mr A Ross Mr P-Lewis

Applicant: Ellmer Homes Ltd

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

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

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish Work w/out. : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

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NEIGHBOURS:

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01344762283

PLANNING SERVICES Ref 38013
DC
CS
20 DEC 2000
COPIES TO: ACTION

Wokingham Without Parish Council Consultation Sheet

Officer Elaine Connor

No CON 2000 2961

Proposal erection of 4 maisonettes and 8 flats to replace existing two dwellings

Site 102/104 Pinewood Road, Crowthorne.

Committee's Comments

Objections - overdevelopment of site, generation of extra traffic, access dangerous near to existing awkward junction, and only one car space per dwelling insufficient.

Signed : _____
Clerk to Wokingham Without Parish Council

19 December 2000

CON | 2000 | 2961

Planning & Transportation

Director of Planning & Transportation : George Kingston MA (Oxon) DipTP MRTPI
Borough Planning Officer : Mike Holmes BSc (Econ) DipTP MRTPI

OA to register

POL	TLS
DC	ENF
APP	
CS	
13 DEC 2000	
COPIES TO:	ACK:
	FILE:

This matter is being dealt with by: Erich Konig (01344) 351137

BRACKNELL FOREST BOROUGH COUNCIL

Time Square
Market Street
Bracknell
Berkshire
RG12 1JD
☎ 01344 424642
Fax 01344 351104
DX 33611 Bracknell
Minicom 01344 352045
www.bracknell-forest.gov.uk

11th December 2000

Our Ref: 00/01161/FUL/CONS

Wokingham District Council
Planning Department
PO Box 15
Shute End
Wokingham
Berkshire
RG11 1WR

Dear Sir/Madam

DESCRIPTION: Erection of 4no. 2 bedroomed maisonettes and ~~12~~ 8no. 2 bedroomed flats following demolition of existing dwellings.

LOCATION: Land At 102 And 104 Pinewood Avenue Crowthorne

REFERENCE: 00/01161/FUL

CASE OFFICER: Erich Konig (01344) 351137

Town and Country Planning Act 1990

Please find enclosed a copy of the above planning application.

I shall be grateful if you would consider the proposal and advise me of any relevant views you may have. Any comments should be expressed in writing and received within 21 days of the date of this letter.

Please do not hesitate to contact the Case Officer, Erich Konig, on direct line (01344) 351137, should you have any queries on this matter.

Yours faithfully

E. A. König

For Borough Planning Officer

Enc.

31	Is the proposal related to an existing or recent planning application on or near the site?	Yes/No	If yes, please explain the relationship.
32	What is the estimated vehicular traffic flow to/from the site during a normal working day?		

Additional Information:

Data Protection Act 1984

Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer and may be used by the Council only for purposes registered under the Data Protection Act.

CON/2000/2961

Time Square,
Market Street,
Bracknell,
Berkshire. RG12 1JD
Tel: (01344) 424642
Fax: (01344) 351104
DX 33611

Planning Application

Application for permission to carry out development
Town and Country Planning Acts

Mike Holmes BSc (Econ) DipTP MRTPI Borough Planning Officer

CONSULTATION COPY 01162

BRACKNELL FOREST BOROUGH COUNCIL

- Please answer all questions in block letters
- If a question is not applicable, answer N/A.
- Please submit SIX copies of forms and plans to the address above.
- Applicants Notes are available to assist completion of this form.

BRACKNELL FOREST BOROUGH COUNCIL
- 1 DEC 2000
PLANNING AND TRANSPORTATION DEPARTMENT

Part 1

1	Applicants Name		ELLMER HOMES LIMITED
	Address		TUDOR HOUSE 26 UPPER TEDDINGTON ROAD HAMPTON WICK KINGSTON UPON THAMES
	Post Code		KT1 4DY Phone:
2	If the applicant has an agent, all correspondence will be sent to the agent. Agents Name		DEVELOPMENT PLANNING PARTNERSHIP
	Address		21 THE CRESCENT BEDFORD
	Post Code		MK 40 2RT Phone: 01234 358863
3	On the plans show the site outlined in **RED**. Show also **OTHER** land in the applicant's ownership or control in **BLUE**. (see note 4). Site Location/ Address		102-104 PINEWOOD AVENUE CROWTHORNE
4	Description of Proposal: Give brief details and state for what purpose this site and any buildings will be used.		DEMOLITION OF EXISTING BUILDING & ERECTION OF 2/2½ STOREY BUILDING TO PROVIDE 12 TWO-BED FLATS.
5	Give the area in hectares or part of a hectare. (see note 2).	Area of site	0.17
6	State the applicant's interest in the land, e.g. owner, prospective purchaser, lessee.	Ownership	OWNER
7	List all the plans and drawings submitted with this application or provide a schedule.	Plans/Drawing	SEE ATTACHED LETTER

8 Does the application involve any of the following? Tick the relevant boxes.

Change of use		Redevelopment	
Erection of a new building	✓	Alteration/Extension	
		Demolition	✓

9 What type of application is this? (see note 2). Tick one box only.

Outline permission (see question 10 overleaf)		State relevant outline permission number. Also complete Q.10	
Full permission	✓		
Approval of details/reserved matters		State period required	
Temporary permission			
Variation of conditions		State relevant application no. and Condition no.(s) to be varied	

10	If this is an outline application or an approval of reserved matters, which details, if any do you wish to be considered as part of the application?	External appearance / Means of access / Landscaping	Siting / Design
11	What is the existing use of the land and/or buildings(s)? eg. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.		RESIDENTIAL
12	Does a public right of way cross or abut the site or the proposed access?	Yes/No	If yes, show existing route(s) and any proposed alternatives on the plans.
13	Are there any existing trees on the site?	Yes/No	If yes, please show positions, spread and species on the plans indicating which, if any, are intended to be felled.
14	State external materials to be used (if known)		TO BE SUBMITTED
15	How will the site be enclosed? Say whether walls, fences, or hedges and give height, colour and materials. If the site is divided into plots,say how each is to be enclosed.		TO BE SUBMITTED
16	How will surface water be disposed of?		AS EXISTING
17	How will foul sewage be disposed of? Please indicate line of existing or proposed on the plans.	To existing system Yes/~~No~~	If no, please give details:
18	What are access arrangements? Give details of pedestrian and vehicular access.	As existing	✓
		As proposed	
19	Has provision be made for the disabled? (see note 8).		

20 If this proposal involves residential development or the loss of residential units, complete the following table. (see note 5).

	Number of dwellings			Number of habitable rooms		
	Proposed	To be retained	To be lost	Proposed	To be retained	To be lost
House			2			4
Bungalow						
Flat/ Maisonette	12	0		36	0	
Other						

21	Does the proposal involve any non-residential building or use?	~~Yes~~/No	If yes, complete part 2 of the form
22	State the fee enclosed with this application.	£2,280	N.B. A separate fees schedule must be completed and enclosed with this application form.

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings.

Signed: R. Autry on behalf of: ELLMER HOMES LTD Date: 24/11/00

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in RED and all new work is clearly distinguished on the plans (see note 4). Every application must be accompanied by the appropriate certificate and fee.

Part 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in block letters. If the answer is not applicable, write N/A in the space provided. Space is provided overleaf for any additional information. Applicants Notes are available to assist completion of this form.

23 State the gross floor space (by external measurement) of all buildings to which this application refers (metric units only).

Use class (as defined in the use classes order)		Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	Shops				
A2	Financial & Professional services				
A3	Food & Drink				
B1(a)	Office (other than A2)				
B1(b)	Research & Development				
B1(c)	Light industrial				
B2	General Industrial				
B8	Storage or distribution				
C1	Hotels & Hostels				
C2	Residential Institutions				
D1	Non-Residential Institutions				
D2	Assembly & Leisure				
Other	Please Specify				
Other	Please Specify				
Total					

24	If C1 or C2 use is proposed, please state number of bed spaces.	
25	What provision is being made for parking, loading and unloading on site? (show location on the plans and distinguish between parking for operational needs and other purposes).	
26	Describe the activity or processes to be carried on. Please provide details of any equipment, plant or machinery to be installed and any end products.	
27	Who will occupy the premises? a) Give the name and current operating address of the proposed occupier. b) Will these premises be vacated?	

28	If known, how many people are likely to be employed on site after completion of the development?	Existing staff	Transferred staff	New staff	Total

29	Does the proposal involve the use or storage of hazardous substances? If so, state this material, the quantity and method of storage. A separate consent may be required. (see note 6).	Yes/No
30	What is the nature, volume and proposed means of disposal of any trade effluents, waste or refuse?	

CON/2000/2961

DPP DEVELOPMENT PLANNING PARTNERSHIP

www.devplanning.com

102-104 Pinewood Avenue Crowthorne

3 DEC 2000

01162

BRACKNELL FOREST BOROUGH COUNCIL

- 1 DEC 2000

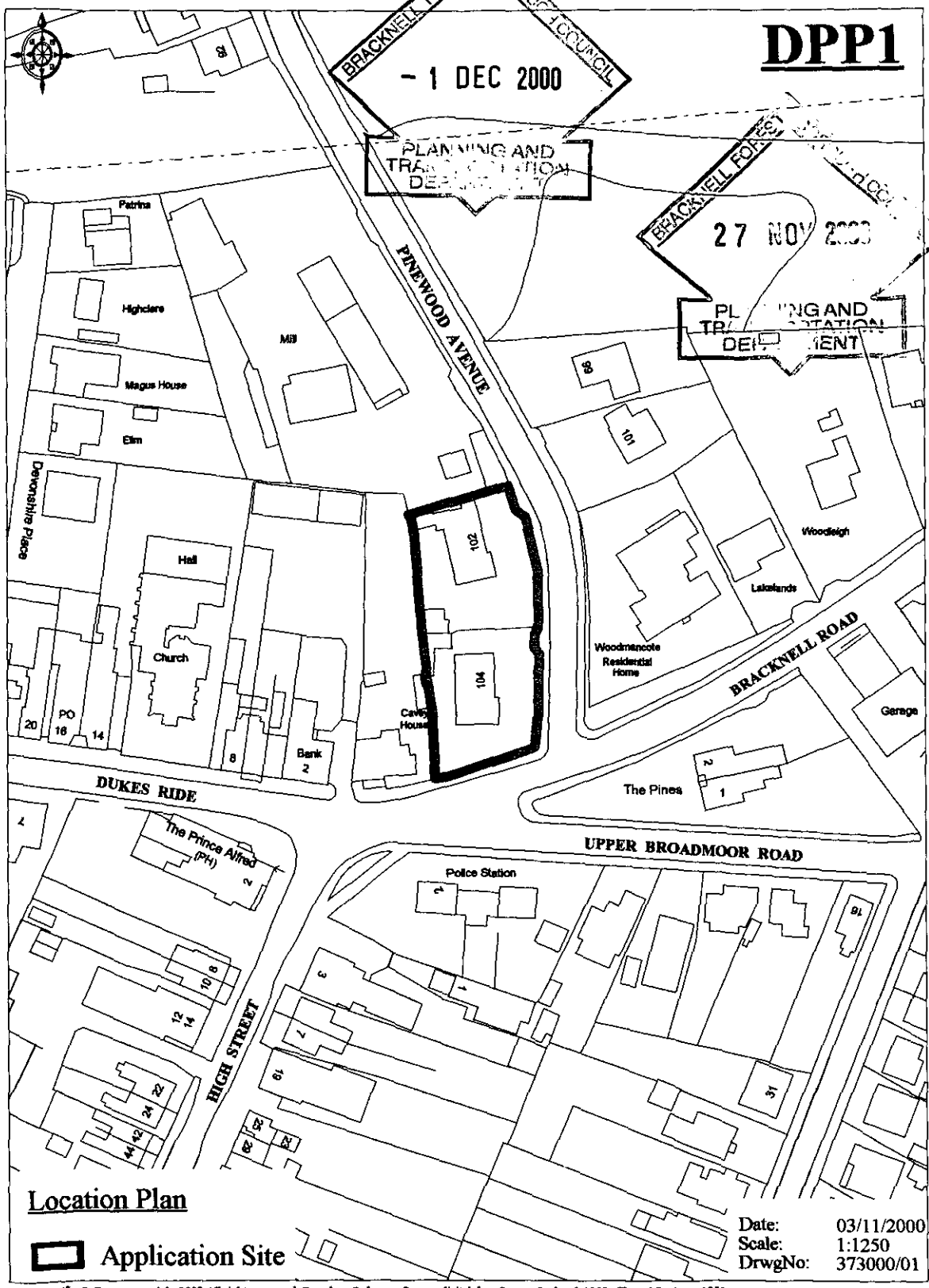
PLANNING AND TRANSPORTATION DEPARTMENT

BRACKNELL FOREST BOROUGH COUNCIL

27 NOV 2000

PLANNING AND TRANSPORTATION DEPARTMENT

DPP1



Location Plan

Application Site

Date: 03/11/2000
Scale: 1:1250
DrwgNo: 373000/01

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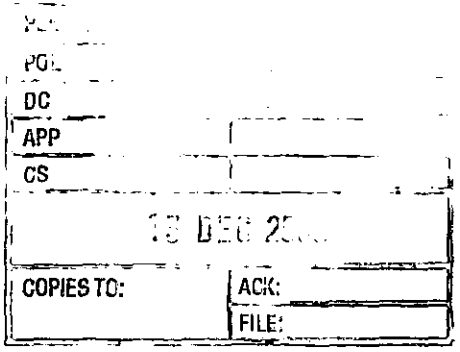
(Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©2000 Thomson Directories Ltd.

Ordnance Survey Value Added Reseller

Development Planning Partnership
Bedford - Leeds - Manchester - Dublin - Glasgow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