APPLICATION NO:
**F/2001/3196**

LOCATION:
**Wokingham Town Football Club**
**Finchampstead Road, Wokingham.**

APPLICANT:
**Swan Hill Homes Ltd C/O Charles Planning Associates (W A Charles)**

PROPOSAL:
**Proposed erection of 77 dwellings,access, estate roads, garages, car parking, public open space and landscaping. (Amendment to application 99/70832/F) (Plots 71 - 74).**

EARLIEST DATE FOR DECISION:

**APPLICATION WILL HAVE EXPIRED ON:**
**19/03/2001**

CASE OFFICER: **Mrs B Polnik**

(BP)

# WOKINGHAM DISTRICT COUNCIL

**TOWN AND COUNTRY PLANNING ACTS**

**Notification of Approval of Permission**

**Swan Hill Homes Ltd**
**C/O Charles Planning Associates (W A Charles)**
**39 Locks Heath District Centre**
**Locks Heath**
**Southampton**
**SO31 6DX**

**Application Number: F/2001/3196**

| | |
|---|---|
| **Parish:** | **WOKINGHAM** |
| **Location:** | **Wokingham Town Football Club, Finchampstead Road, Wokingham.** |
| **Proposal:** | **Proposed erection of 77 dwellings,access, estate roads, garages, car parking, public open space and landscaping. (Amendment to application 99/70832/F) (Plots 71 - 74).** |

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

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

**Condition**
2. Nothing herein contained shall be deemed to affect or vary the conditions imposed by Permission No. 99/70832/F dated 22.9.2000, which conditions shall continue in full force and effect save insofar as they are expressly affected or varied by this permission.

**Condition**
3. Prior to the development of Plots 71-74 a revised landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority.

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

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

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

**Reason**
2. The conditions of the outline planning permission remain in force and for the sake of clarity.

**Reason**
3. In the interests of visual amenity.

**Reason**
4. In the interests of visual amenity.

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

**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:

South East Area Local Plan Policies SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policy WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 26/10/2001

Notice checked by: _____

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

CHARLES PLANNING
ASSOCIATES

*Chartered Town Planners*

| | |
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| PL | 53572 |
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WITH COMPLIMENTS

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CHARLES PLANNING
ASSOCIATES

*Chartered Town Planners*

19th February 2002.

Our Ref : WAC/S/004/1.
Your Ref : FB/MM/602/15/15 D3160.

21 FEB 2002
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Legal Services
Support Services Department
Wokingham District Council,
P.O.Box 151,
Shute End,
Wokingham,
Berks
RG40 1WH.

**F.A.O. Ms Fiona Bateman, Senior Legal Officer.**

Dear Ms.Bateman,

**TOWN AND COUNTRY PLANNING ACTS.**
**REDEVELOPMENT OF THE WOKINGHAM TOWN FOOTBALL CLUB SITE.**
**(NOW KNOWN AS THE MEWS, WOKINGHAM).**
**ERECTION OF 77 DWELLINGS. PLANNING PERMISSION F/2001/3196.**
**CHILDREN'S PLAY AREA.**

I refer to the above and my letter of the 11th relating thereto.

I would be grateful to receive a reply to my letter as soon as possible as my client is concerned that this matter should be resolved without any further unnecessary delay.

Yours sincerely,

W.A.Charles.

W.A.CHARLES.
**CHARLES PLANNING ASSOCIATES.**

ENC :

cc : M.Watton Esq. — Swan Hill Homes Ltd.
Ms m Bairstow — Stuchbery Stone, Maidenhead.
Ms B Polnik — WDC - Planning Dept.
T.Green Esq — WDC - Education and Cultural Services Dept.

*Principal:* W.A.Charles DipTP MRTPI MIMgt *Associate Director:* Huw Edwards MSc MRTPI *Associate:* Amanda Sutton BA(Hons) BTP MRTPI

39 Locks Heath District Centre • Locks Heath • Southampton • Hampshire • SO31 6DX
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CHARLES PLANNING
ASSOCIATES
Chartered Town Planners

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ADC
FILE:

19th October 2001.

Our Ref : WAC/S/004/1.
Your Ref : F/2001/3196.

Head of Planning & Transportation
Wokingham District Council,
P.O.Box 157,
Shute End,
Wokingham,
Berks.,
RG40 1WR.

**F.A.O. Mrs.B.Polnik, Development Control.**

Dear Mrs Polnik,

**TOWN AND COUNTRY PLANNING ACTS.**
**REDEVELOPMENT OF THE WOKINGHAM TOWN FOOTBALL CLUB SITE.**
**ERECTION OF 77 DWELLINGS, REF : F/2001/3196.**

I refer to the above and your letter of the 15th October, in reply to my letter (plus enclosure) of the 25th July.

Whilst I note your comments I do not agree that the minor amendment proposed (ie the relocation of the LEAP within the area of POS) is of such significance that it justifies the need for a further planning application.

The LEAP is being provided as an integral part of the development and is to be conveyanced to your Council. The position is that your legal department are ready to complete the conveyance. The provision of the LEAP within the POS is an approved part of the planning permission and it is clearly in the public interest that it should be provided and transferred to your Council at the earliest opportunity.

The slight re-positioning of the LEAP within the POS has no material impact on any of the dwellings in the scheme nor on any other buildings or land uses adjoining the site.

I would therefore request that you seek advice from your legal department as to the need for a further application.

I would also be grateful if you would write to me setting out what material considerations you consider are affected and your reasons for attaching weight to them to such a degree that led you to conclude that a further planning application is required.

I look forward to receiving your reply by return.

Yours sincerely,

W.A.CHARLES.
**CHARLES PLANNING ASSOCIATES.**

cc : Ms. A Crownin, M.Watton/A.Stringer
Head of Planning & Transportation Wokingham DC.
Swan Hill Homes Ltd..

*Principal:* W.A.Charles DipTP MRTPI MIMgt *Associate Director:* Huw Edwards MSc MRTPI

39 Locks Heath District Centre • Locks Heath • Southampton • Hampshire • SO31 6DX
Tel: 01489 577946 • Fax: 01489 577947 • E.Mail: cpacda@aol.com • VAT Reg. No: 568 7410 10

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 15 October 2001
My ref: BP/F/2001/3196
Your Ref:WAC/S/004/1

Mr W Charles
CPA
39 Locks Heath District Centre
Locks Heath
Southampton
Hants
SO31 6DX

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 Mr Charles

**RE: PROPOSED RELOCATION OF CHILDREN'S PLAY AREA AT FORMER WOKINGHAM FOOTBALL CLUB, FINCHAMPSTEAD RD, WOKINGHAM**

I refer to your letter dated 25 July 2001with reference to the above and I apologise for the inordinate delay in replying.

Unfortunately the relocation of the play area cannot be considered as a minor amendment, to planning application F/2001/3196, and as such a fresh planning application would have to be submitted.

I hope this clarifies the matter.

Yours sincerely

B.POLNIK (Mrs)
Senior Planning Officer

cc. Mrs C Dodsworth BC/DC Liaison Officer

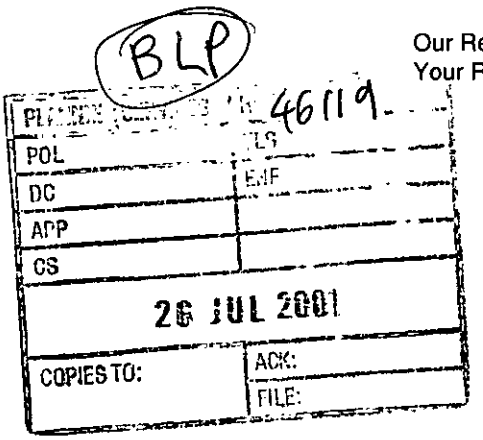
- Reason behind change of location?
- Lisa Jarvis to check acceptability
- Not minor amendment

CHARLES PLANNING
ASSOCIATES

*Chartered Town Planners*

25th July 2001.

Our Ref : WAC/S/004/1.
Your Ref : F/2001/3196.




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

**F.A.O. Mrs.B.Polnik. Development Control.**

Dear Mrs.Polnik,

**TOWN AND COUNTRY PLANNING ACTS.**
**REDEVELOPMENT OF THE WOKINGHAM TOWN FOOTBALL CLUB SITE.**
**ERECTION OF 77 DWELLINGS. REF : F/2001/3196.**

I refer to the above application which was considered by the Development Control Sub-Committee on the 21st March 2001.

The Committee resolved to grant full Detailed Planning Permission subject to a variation to the S.106 Agreement (previously completed in relation to application 97/85995/F) in order that it applies to the current application F/2001/3196.

Part of the provisions in the S.106 Agreement is to conveyance the area of POS and LEAP to the Local Authority.

Our client is being pressed by your Authority to transfer the LEAP in advance of the transfer of the remainder of the Public Open Space.

In that regard, I enclose an extract from a Site Layout (CPA/2) on which I have indicated the precise siting of the LEAP. This siting is different from that shown on the application plan 6901 : 51 in that the LEAP has been repositioned, within the central area of Public Open Space, approximately 35 m further to the south-east. This location complies with the recommendations in the NPFA 6 Acre Standard in that the LEAP is 400 m2 in area and is sited a minimum of 20 m away from the nearest dwelling. This siting is understood to be acceptable to your Authority in POS terms.

I would be grateful to receive your written confirmation that the re-siting of the LEAP is acceptable as a minor amendment to the planning application, in order that our clients solicitor may complete the transfer of the LEAP to your Authority.

Please do not hesitate to telephone me if there are any queries, and I look forward to receiving your early reply.

Yours sincerely,

W.A.Charles.

W.A.CHARLES.
**CHARLES PLANNING ASSOCIATES.**

ENC :

cc : M.Watton Esq. Swan Hill Homes Ltd..

cc. Recreation

*Principal:* W.A.Charles DipTP MRTPI MIMgt *Associate Director:* Huw Edwards MSc MRTPI

39 Locks Heath District Centre • Locks Heath • Southampton • Hampshire • SO31 6DX
Tel: 01489 577946 • Fax: 01489 577947 • E.Mail: cpacda@aol.com • VAT Reg. No: 568 7410 10

CHARLES PLANNING
ASSOCIATES

*Chartered Town Planners*

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F.A.O. Ms. B. Polnik

WITH COMPLIMENTS

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CHARLES PLANNING
ASSOCIATES

*Chartered Town Planners*

4th March 2002.

Our Ref : WAC/S/004/1.
Your Ref : FB/MM/602/15/15 D3160.

Legal Services
Support Services Department
Wokingham District Council,
P.O.Box 151,
Shute End,
Wokingham,
Berks
RG40 1WH.

**F.A.O. Ms Fiona Bateman, Senior Legal Officer.**

Dear Ms.Bateman,

**TOWN AND COUNTRY PLANNING ACTS.**
**REDEVELOPMENT OF THE WOKINGHAM TOWN FOOTBALL CLUB SITE.**
**(NOW KNOWN AS THE MEWS, WOKINGHAM).**
**ERECTION OF 77 DWELLINGS. PLANNING PERMISSION F/2001/3196.**
**CHILDREN'S PLAY AREA.**

I refer to the above and my letters of the 11th and 19th February relating thereto.

I would be grateful to receive a reply to my letters as soon as possible, as my client is concerned that this matter should be resolved without any further unnecessary delay.

Yours sincerely,

W.A.CHARLES.
**CHARLES PLANNING ASSOCIATES.**

ENC :

cc : M.Watton Esq. — Swan Hill Homes Ltd.
Ms M Bairstow — Stuchbery Stone, Maidenhead.
Ms B Polnik — WDC - Planning Dept. ✓
T.Green Esq — WDC - Education and Cultural Services Dept.

*Principal:* W.A.Charles DipTP MRTPI MIMgt *Associate Director:* Huw Edwards MSc MRTPI *Associate:* Amanda Sutton BA(Hons) BTP MRTPI

39 Locks Heath District Centre • Locks Heath • Southampton • Hampshire • SO31 6DX
Tel: 01489 577946 • Fax: 01489 577947 • E.Mail: cpacda@aol.com • VAT Reg. No: 568 7410 10

CHARLES PLANNING
ASSOCIATES

*Chartered Town Planners*

| PLANNING SERVICES | HPT 54016 |
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| 08 MAR 2002 | |
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Our Ref : WAC/S/004/1.
Your Ref : F/2001/3196.

6th March 2002.

Head of Planning & Transportation
Wokingham District Council,
P.O.Box 157,
Shute End,
Wokingham,
Berks.,
RG40 1WR.

**F.A.O. Mrs.B.Polnik, Development Control.**

Dear Mrs Polnik,

**TOWN AND COUNTRY PLANNING ACTS.**
**REDEVELOPMENT OF THE WOKINGHAM TOWN FOOTBALL CLUB SITE.**
**ERECTION OF 77 DWELLINGS. REF : F/2001/3196. CHILDREN'S PLAY AREA.**

I refer to the above and recent correspondence relating thereto.

I enclose the following copy letters :

| | | |
|---|---|---|
| 1. | WDC Legal to Swan Hill Homes Ltd's solicitor | 4/1/02. |
| 2. | CPA to WDC Legal | 11/2/02. |
| 3. | CPA to WDC Legal | 19/2/02. |
| 4. | CPA to WDC Legal | 4/3/02. |

I spoke to Tim Green in Leisure Services last week regarding his approach to this matter and he advised me that he had discussed the matter with Fiona Bateman (Legal) and yourself and that you would be writing to me imminently. I have also spoken to Fiona Bateman this morning who says that she is 'in-your-hands' in respect of a reply being sent to us.

As you will be aware, this matter has been outstanding since my letter to you of the 25th July 2001, and to date is still unresolved.

I would therefore be obliged to receive your response by return of post.

Yours sincerely,

W.A.CHARLES.
**CHARLES PLANNING ASSOCIATES.**

ENC :

| | | |
|---|---|---|
| cc : | Ms. A Crownin, | Head of Planning & Transportation Wokingham DC. |
| | Ms.F.Bateman, | Legal Services Dept., WDC. |
| | M.Watton/A.Stringer | Swan Hill Homes Ltd.. |
| | Ms.M.Bairstow, | Stuchbery Stone. |

**Direct Line:** 0118 974 6515

**Date:** 4th January 2002

**Your ref:** MEB/CXJ/WOKINGHAM TOWN

**My ref:** FB/MM/602/15/15
D3160

Messrs. Stuchbery Stone
Solicitors
DX 6407 Maidenhead

**Legal Services**
**Support Services Department**
**P O Box 151**
**Civic Offices**
**Shute End**
**Wokingham, Berkshire**
**RG40 1WH**
**Tel: (0118) 974 6000**
**Fax: (0118) 974 6542**
**Minicom (0118) 977 8909**
**DX: 33506 Wokingham**

Dear Sirs,

**DEVELOPMENT AT THE MEWS, WOKINGHAM - SWAN HILL HOMES LIMITED**

I have now received instructions on your letter of 13th November. My clients inform me that the amended plan showing the children's play area is not acceptable as the location does not provide the required buffer zones of 20 metres from the edge of the play area to the boundary of the nearest properties. I understand that the developer's agents provided a plan to our Planning Department in July 2001 which showed the relocation of the play area as shown on the enclosed plan. This site would be acceptable. You may wish to ask your client to contact Tim Green in Education and Cultural Services to discuss the plan in further detail.

I would be grateful if you could also request your client to contact Reg Leach in Engineering to look at the open space in order that the maintenance period may commence.

The commuted sums of £39,285.80 (the capital contribution towards the play area) and £15,300.79 (the maintenance contribution for the play area) are still outstanding, as is the off-site contribution of £41,353.47. I would be grateful if you could arrange for these sums to be forwarded in readiness for completion.

Yours faithfully,

MM

P.P. Fiona Bateman
Senior Legal Officer

Enc.

Copy

11th February 2002.

Our Ref : WAC/S/004/1.
Your Ref : FB/MM/602/15/15 D3160.

Legal Services
Support Services Department
Wokingham District Council,
P.O.Box 151,
Shute End,
Wokingham,
Berks
RG40 1WH.

**F.A.O. Ms Fiona Bateman, Senior Legal Officer.**

Dear Ms.Bateman,

**TOWN AND COUNTRY PLANNING ACTS.**
**REDEVELOPMENT OF THE WOKINGHAM TOWN FOOTBALL CLUB SITE.**
**(NOW KNOWN AS THE MEWS, WOKINGHAM).**
**ERECTION OF 77 DWELLINGS. PLANNING PERMISSION F/2001/3196.**
**CHILDREN'S PLAY AREA.**

We act on behalf of Swan Hill Homes Limited (the Developer). We are the Planning Consultants who acted in respect of the redevelopment of this site. We are therefore familiar with the detail of this case.

We have been provided with a copy of your letter of the 4th January 2002 to Messrs Stuchbery Stone, our clients solicitors.

We have been asked by our client to assist in seeking to resolve the outstanding matter of the location of the Child's Play Area, within the central area of open space on the site.

The starting point is that the approved Site Layout Plan (6901 : 51) shows a Child's Play Area in a broadly central location within the open space (extract of plan 6901 : 51 is attached). As you will appreciate my client may therefore lawfully construct the play area in this position. It would then be for the Council's Education and Cultural Services Department to consider whether it would be prepared to adopt the play area or not.

As I understand the situation, the Officer's of the Education and Cultural Services Department have advised you that because the siting of the play area means that the (recommended not statutory) 20m buffer distance to the nearest dwellings set out in the National Playing Fields Association 6 Acre Standard (NPFA) would not be met, that the play area should not be adopted.

The second point is that when this issue was first raised (in 2001), I wrote to your Planning Department (Basia Polnik is the Development Control Case Officer) on the 25th July 2001, enclosing an extract from a Site Layout Plan indicating an alternative location for the play area, within the southern part of the central area of open space (copy attached). This plan was annotated CPA/2. I believe it is this plan that you refer to in your letter. I also understand that this plan is acceptable to the Officer's of the Education and Cultural Services Department.

However, notwithstanding that it took 12 weeks to obtain a reply from Basia Polnik, the reply stated that the relocation of the play area could not be accepted as a minor amendment to the planning approval and that a further planning application would be necessary. Given that no material interests would be affected by the proposed re-siting I wrote again to Basia Polnik on the 19th October 2001 (copy attached), setting out my views and asking her to reconsider the point and seek legal advice. To date, some 16 weeks later, I still await a reply to that letter.

I am sure you will appreciate my frustration in corresponding with your planning colleagues, as the two letters to them took 12 weeks and 16 weeks (still unanswered), to obtain a response.

As you will know, if my client has to make further planning application (to seek the relocation of the play area) : based on our previous experiences of the approach your Council adopts about such matters, my client would have to re-submit for the whole development - i.e. the demolition of the former Wokingham Town Football Club and the redevelopment of the site for 77 dwellings, access, estate roads, garages, car parking, open space and landscaping.

It appears that there are three potential routes to resolve this matter.

Firstly, the Education and Cultural Services Department could agree to adopt the play area in its original approved location, notwithstanding that it just falls short of the 20m buffer recommendation in one direction.

Secondly, that the Chief Planning Officer, with reference back to Planning Committee, if necessary, accepts the relocation of the play area to the site shown on plan CPA/2 as a minor amendment to planning permission F/2001/3196), which the Education and Cultural Services Department finds acceptable. This process could also include direct consultation by letter with the residents on the development, if this was considered necessary. Their views could then also be reported to Committee.

Thirdly, that your Council accepts that my client can make a further planning application on just that part of the site relating to the relocation of the play area and need not submit an application for the entire development site again.

I would be grateful if you would discuss the contents of this letter with your colleagues in both the planning and Education and Cultural Services Department as a matter of urgency.

I would be happy to attend a meeting with the relevant Officer's if this would be of assistance.

I look forward to your early reply and to the speedy resolution of what should be a straightforward matter.

Yours sincerely,

W.A.CHARLES.
**CHARLES PLANNING ASSOCIATES.**

ENC :

| | | |
|---|---|---|
| cc : | M.Watton Esq. | Swan Hill Homes Ltd. |
| | Ms m Bairstow | Stuchbery Stone, Maidenhead. |
| | Ms B Polnik | WDC - Planning Dept. |
| | T.Green Esq | WDC - Education and Cultural Services Dept. |

19th February 2002.

Our Ref : WAC/S/004/1.
Your Ref : FB/MM/602/15/15 D3160.

Legal Services
Support Services Department
Wokingham District Council,
P.O.Box 151,
Shute End,
Wokingham,
Berks
RG40 1WH.

**F.A.O. Ms Fiona Bateman, Senior Legal Officer.**

Dear Ms.Bateman,

**TOWN AND COUNTRY PLANNING ACTS.**
**REDEVELOPMENT OF THE WOKINGHAM TOWN FOOTBALL CLUB SITE.**
**(NOW KNOWN AS THE MEWS, WOKINGHAM).**
**ERECTION OF 77 DWELLINGS. PLANNING PERMISSION F/2001/3196.**
**CHILDREN'S PLAY AREA.**

I refer to the above and my letter of the 11th relating thereto.

I would be grateful to receive a reply to my letter as soon as possible as my client is concerned that this matter should be resolved without any further unnecessary delay.

Yours sincerely,

W.A.CHARLES.
**CHARLES PLANNING ASSOCIATES.**

ENC :

| | | |
|---|---|---|
| cc : | M.Watton Esq. | Swan Hill Homes Ltd. |
| | Ms M Bairstow | Stuchbery Stone, Maidenhead. |
| | Ms B Polnik | WDC - Planning Dept. |
| | T.Green Esq | WDC - Education and Cultural Services Dept. |

4th March 2002.

Our Ref : WAC/S/004/1.
Your Ref : FB/MM/602/15/15 D3160.

Legal Services
Support Services Department
Wokingham District Council,
P.O.Box 151,
Shute End,
Wokingham,
Berks
RG40 1WH.

**F.A.O. Ms Fiona Bateman, Senior Legal Officer.**

Dear Ms.Bateman,

**TOWN AND COUNTRY PLANNING ACTS.**
**REDEVELOPMENT OF THE WOKINGHAM TOWN FOOTBALL CLUB SITE,**
**(NOW KNOWN AS THE MEWS, WOKINGHAM).**
**ERECTION OF 77 DWELLINGS, PLANNING PERMISSION F/2001/3196.**
**CHILDREN'S PLAY AREA.**

I refer to the above and my letters of the 11th and 19th February relating thereto.

I would be grateful to receive a reply to my letters as soon as possible, as my client is concerned that this matter should be resolved without any further unnecessary delay.

Yours sincerely,

W.A.CHARLES.
**CHARLES PLANNING ASSOCIATES.**

ENC :

| | | |
|---|---|---|
| cc : | M.Watton Esq. | Swan Hill Homes Ltd. |
| | Ms M Bairstow | Stuchbery Stone, Maidenhead. |
| | Ms B Polnik | WDC - Planning Dept. |
| | T.Green Esq | WDC - Education and Cultural Services Dept. |

I hope this clarifies the situation and I apologise for the length of time taken in dealing with this matter.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

cc: Fiona Bateman (Legal Services)
Tim Green (Leisure & Cultural Services)

Respond to letter.
Option to move
playarea is a better
location

Discuss with Mike

cc. T. Green

C.P.A.



CHARLES PLANNING ASSOCIATES

*Chartered Town Planners*

| PLANNING SERVICES | HPT 53060 |
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F.A.O. Ms. B. Polnik

WITH COMPLIMENTS

39 Locks Heath District Centre • Locks Heath • Southampton • Hampshire • SO31 6DX
Tel: 01489 577946 • Fax: 01489 577947 • E.Mail: cpacda@aol.com • VAT Reg. No: 568 7410 10

CHARLES PLANNING
ASSOCIATES

*Chartered Town Planners*

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11th February 2002.

Our Ref : WAC/S/004/1.
Your Ref : FB/MM/602/15/15 D3160.

Legal Services
Support Services Department
Wokingham District Council,
P.O.Box 151,
Shute End,
Wokingham,
Berks
RG40 1WH.

**F.A.O. Ms Fiona Bateman, Senior Legal Officer.**

Dear Ms.Bateman,

**TOWN AND COUNTRY PLANNING ACTS.**
**REDEVELOPMENT OF THE WOKINGHAM TOWN FOOTBALL CLUB SITE.**
**(NOW KNOWN AS THE MEWS, WOKINGHAM).**
**ERECTION OF 77 DWELLINGS. PLANNING PERMISSION F/2001/3196.**
**CHILDREN'S PLAY AREA.**

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We have been provided with a copy of your letter of the 4th January 2002 to Messrs Stuchbery Stone, our clients solicitors.

We have been asked by our client to assist in seeking to resolve the outstanding matter of the location of the Child's Play Area, within the central area of open space on the site.

The starting point is that the approved Site Layout Plan (6901 : 51) shows a Child's Play Area in a broadly central location within the open space (extract of plan 6901 : 51 is attached). As you will appreciate my client may therefore lawfully construct the play area in this position. It would then be for the Council's Education and Cultural Services Department to consider whether it would be prepared to adopt the play area or not.

As I understand the situation, the Officer's of the Education and Cultural Services Department have advised you that because the siting of the play area means that the (recommended not statutory) 20m buffer distance to the nearest dwellings set out in the National Playing Fields Association 6 Acre Standard (NPFA) would not be met, that the play area should not be adopted.

The second point is that when this issue was first raised (in 2001), I wrote to your Planning Department (Basia Polnik is the Development Control Case Officer) on the 25th July 2001, enclosing an extract from a Site Layout Plan indicating an alternative location for the play area, within the southern part of the central area of open space (copy attached). This plan was annotated CPA/2. I believe it is this plan that you refer to in your letter. I also understand that this plan is acceptable to the Officer's of the Education and Cultural Services Department.

However, notwithstanding that it took 12 weeks to obtain a reply from Basia Polnik, the reply stated that the relocation of the play area could not be accepted as a minor amendment to the planning approval and that a further planning application would be necessary. Given that no material interests would be affected by the proposed re-siting I wrote again to Basia Polnik on the 19th October 2001 (copy attached), setting out my views and asking her to reconsider the point and seek legal advice. To date, some 16 weeks later, I still await a reply to that letter.

*Principal:* W.A.Charles DipTP MRTPI MIMgt *Associate Director:* Huw Edwards MSc MRTPI *Associate:* Amanda Sutton BA(Hons) BTP MRTPI

39 Locks Heath District Centre • Locks Heath • Southampton • Hampshire • SO31 6DX
Tel: 01489 577946 • Fax: 01489 577947 • E.Mail: cpacda@aol.com • VAT Reg. No: 568 7410 10

I am sure you will appreciate my frustration in corresponding with your planning colleagues, as the two letters to them took 12 weeks and 16 weeks (still unanswered), to obtain a response.

As you will know, if my client has to make further planning application (to seek the relocation of the play area) : based on our previous experiences of the approach your Council adopts about such matters, my client would have to re-submit for the whole development - i.e. the demolition of the former Wokingham Town Football Club and the redevelopment of the site for 77 dwellings, access, estate roads, garages, car parking, open space and landscaping.

It appears that there are three potential routes to resolve this matter.

Firstly, the Education and Cultural Services Department could agree to adopt the play area in its original approved location, notwithstanding that it just falls short of the 20m buffer recommendation in one direction.

Secondly, that the Chief Planning Officer, with reference back to Planning Committee, if necessary, accepts the relocation of the play area to the site shown on plan CPA/2 as a minor amendment to planning permission F/2001/3196), which the Education and Cultural Services Department finds acceptable. This process could also include direct consultation by letter with the residents on the development, if this was considered necessary. Their views could then also be reported to Committee. – probably not an option

Thirdly, that your Council accepts that my client can make a further planning application on just that part of the site relating to the relocation of the play area and need not submit an application for the entire development site again.
check if not implemented that applicant can apply for relocation without applying for 77 houses

I would be grateful if you would discuss the contents of this letter with your colleagues in both the planning and Education and Cultural Services Department as a matter of urgency.

I would be happy to attend a meeting with the relevant Officer's if this would be of assistance.

I look forward to your early reply and to the speedy resolution of what should be a straightforward matter.

Yours sincerely,

W.A.Charles.

W.A.CHARLES.
**CHARLES PLANNING ASSOCIATES.**

ENC :

| | | |
|---|---|---|
| cc : | M.Watton Esq. | Swan Hill Homes Ltd. |
| | Ms m Bairstow | Stuchbery Stone, Maidenhead. |
| | Ms B Polnik | WDC - Planning Dept. ✓ |
| | T.Green Esq | WDC - Education and Cultural Services Dept. |

19th October 2001.

Our Ref : WAC/S/004/1.
Your Ref : F/2001/3196.

Head of Planning & Transportation
Wokingham District Council,
P.O.Box 157,
Shute End,
Wokingham,
Berks.,
RG40 1WR.

**F.A.O. Mrs.B.Polnik, Development Control.**

Dear Mrs Polnik,

**TOWN AND COUNTRY PLANNING ACTS.**
**REDEVELOPMENT OF THE WOKINGHAM TOWN FOOTBALL CLUB SITE.**
**ERECTION OF 77 DWELLINGS. REF : F/2001/3196.**

I refer to the above and your letter of the 15th October, in reply to my letter (plus enclosure) of the 25th July.

Whilst I note your comments I do not agree that the minor amendment proposed (ie the relocation of the LEAP within the area of POS) is of such significance that it justifies the need for a further planning application.

The LEAP is being provided as an integral part of the development and is to be conveyanced to your Council. The position is that your legal department are ready to complete the conveyance. The provision of the LEAP within the POS is an approved part of the planning permission and it is clearly in the public interest that it should be provided and transferred to your Council at the earliest opportunity.

The slight re-positioning of the LEAP within the POS has no material impact on any of the dwellings in the scheme nor on any other buildings or land uses adjoining the site.

I would therefore request that you seek advice from your legal department as to the need for a further application.

I would also be grateful if you would write to me setting out what material considerations you consider are affected and your reasons for attaching weight to them to such a degree that led you to conclude that a further planning application is required.

I look forward to receiving your reply by return.

Yours sincerely,

W.A.CHARLES.
**CHARLES PLANNING ASSOCIATES.**

cc : Ms. A Crownin, Head of Planning & Transportation Wokingham DC.
M.Watton/A.Stringer Swan Hill Homes Ltd..

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 15 October 2001
My ref: BP/F/2001/3196
Your Ref:WAC/S/004/1

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 W Charles
CPA
39 Locks Heath District Centre
Locks Heath
Southampton
Hants
SO31 6DX

RECEIVED
18 ( 2001
CHARLES PLANNING ASSOCIATES
39 Locks Heath District Centre
Locks Heath, Southampton SO31 6DX

Dear Mr Charles

**RE: PROPOSED RELOCATION OF CHILDREN'S PLAY AREA AT FORMER WOKINGHAM FOOTBALL CLUB, FINCHAMPSTEAD RD, WOKINGHAM**

I refer to your letter dated 25 July 2001with reference to the above and I apologise for the inordinate delay in replying.

Unfortunately the relocation of the play area cannot be considered as a minor amendment, to planning application F/2001/3196, and as such a fresh planning application would have to be submitted.

I hope this clarifies the matter.

Yours sincerely

B. Polnik

B.POLNIK (Mrs)
Senior Planning Officer

cc. Mrs C Dodsworth BC/DC Liaison Officer

25th July 2001.

Our Ref : WAC/S/004/1.
Your Ref : F/2001/3196.

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

F.A.O. Mrs.B.Polnik. Development Control.

Dear Mrs.Polnik,

**TOWN AND COUNTRY PLANNING ACTS.**
**REDEVELOPMENT OF THE WOKINGHAM TOWN FOOTBALL CLUB SITE.**
**ERECTION OF 77 DWELLINGS. REF : F/2001/3196.**

I refer to the above application which was considered by the Development Control Sub-Committee on the 21st March 2001.

The Committee resolved to grant full Detailed Planning Permission subject to a variation to the S.106 Agreement (previously completed in relation to application 97/85995/F) in order that it applies to the current application F/2001/3196.

Part of the provisions in the S.106 Agreement is to conveyance the area of POS and LEAP to the Local Authority.

Our client is being pressed by your Authority to transfer the LEAP in advance of the transfer of the remainder of the Public Open Space.

In that regard, I enclose an extract from a Site Layout (CPA/2) on which I have indicated the precise siting of the LEAP. This siting is different from that shown on the application plan 6901 : 51 in that the LEAP has been repositioned, within the central area of Public Open Space, approximately 35 m further to the south-east. This location complies with the recommendations in the NPFA 6 Acre Standard in that the LEAP is 400 m2 in area and is sited a minimum of 20 m away from the nearest dwelling. This siting is understood to be acceptable to your Authority in POS terms.

I would be grateful to receive your written confirmation that the re-siting of the LEAP is acceptable as a minor amendment to the planning application, in order that our clients solicitor may complete the transfer of the LEAP to your Authority.

Please do not hesitate to telephone me if there are any queries, and I look forward to receiving your early reply.

Yours sincerely,

W.A.CHARLES.
CHARLES PLANNING ASSOCIATES.

ENC :

cc : M.Watton Esq. Swan Hill Homes Ltd..

CHARLES PLANNING
ASSOCIATES

*Chartered Town Planners*

PLANNING SE... 40648
POL LS
DC BR
APP
CS
05 Mar 2001
COPIES TO: ACK:
Our Ref : WAC/S/004/1.
Your Ref : F/2001/3196.

2nd March 2001.

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

**F.A.O. Mrs.B.Polnik. Development Control.**

Dear Mrs.Polnik,

**TOWN AND COUNTRY PLANNING ACTS.**
**REDEVELOPMENT OF THE WOKINGHAM TOWN FOOTBALL CLUB SITE.**
**ERECTION OF 77 DWELLINGS. AMENDMENTS TO REF : 99/70832/FUL - PLOTS 71-74.**

I refer to the above application in respect of the re-orientation of Plots 71-74.

As you will be aware, the application has been with your Authority since the 20th January 2001, and I have been trying to contact you in order to discuss progress on the application and when the application will be considered by the Planning Committee.

To that end I have telephoned you on five separate occasions between the 28th February and 2nd March. On each occasion either your telephone has been left to ring unanswered for an extended period or one of your colleagues has taken a message for you to ring back. Thus far I have been unable to speak with you.

As you will appreciate work on site is at an advanced stage (in respect of the overall development), and it is very important that there is continuity of construction work on site. My clients are therefore naturally concerned about the apparent lack of progress with the application and request that the consideration of the application is expedited for this reason.

I would be grateful if you would telephone me on receipt of this letter in order that we may discuss this application, as a matter of urgency.

Yours sincerely,

W.A.Charles. phoned 5/3. 5.00pm message left.

W.A.CHARLES.
**CHARLES PLANNING ASSOCIATES.**

cc : R. Hough Esq., Swan Hill Homes Limited.

*Principal:* W.A.Charles Dip TP MRTPI MIMgt *Associate Director:* Huw Edwards MSc MRTPI

39 Locks Heath District Centre • Locks Heath • Southampton • Hampshire • SO31 6DX
Tel: 01489 577946 • Fax: 01489 577947 • E.Mail: cpacda@aol.com • VAT Reg. No: 568 7410 10

CHARLES PLANNING
ASSOCIATES

*Chartered Town Planners*

5th January 2001.

Our Ref : WAC/S/004/1.
Your Ref : 99/70832/F.

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

Dear Sir,

**TOWN AND COUNTRY PLANNING ACTS.**
**REDEVELOPMENT OF THE WOKINGHAM TOWN FOOTBALL CLUB SITE.**
**ERECTION OF 77 DWELLINGS. AMENDMENTS TO REF : 99/70832/FUL - PLOTS 71-74.**

I refer to the above, and enclose a Full Detailed Planning Application, on behalf of our clients Swan Hill Homes Limited, in respect of :

> **'Erection of 77 dwellings, access, estate road, garages, car parking, public open space and landscaping (Amendment to 99/70832/F - Plots 71-74)'.**

The application relates to amendments in respect of plots 71-74 only.

The application comprises :

1. This covering letter ;
2. Planning Application Form ;
3. Certificate B and Agricultural Holdings Certificate ;
4. Article 6 Notice - copy as served ;
5. Schedule of Plans ;
6. Bundle of Plans ;
7. Application fee - cheque in the sum of £9,600.

The need for the application arises from our clients requirement to seek to improve the quality of the design of the site layout at the access to the development as the scheme is approached from Landen Court. It is proposed to rotate the dwellings on Plots 71-74 through 90 $^{0}$. The proposed amendments would result in the front elevations of Plots 71-74 facing the road and would present a much improved appearance at the entrance to the development compared to the current approved site layout (Plan 6901/S.106/1 Rev.A) which shows only the rather bland gable end and garage to Plot 74.

A pre-application meeting was held with Miss.Natalie Brown (on the 16th October 2000) to discuss the proposed amendments. Following the meeting a letter was received from Miss. Brown (dated 27th October 2000) summarising our meeting and identifying a number of points that the application should address (copy attached).

This letter seeks to address the points raised, and in the interests of clarity, follows the same order.

**Item 1.** Agreed.

**Item 2.** The visibility splay shown on approved plan 6901/S.106/1 Rev.A in the front of Plots 71-74 has been retained unchanged in the revised proposals and is shown on plan 6901/51.

*Principal:* W.A.Charles DipTP MRTPI MIMgt *Associates:* Huw Edwards BSc MRTPI, Daphney Haywood BSc (Hons) DipTP MRTPI

39 Locks Heath District Centre • Locks Heath • Southampton • Hampshire • SO31 6DX
Tel: 01489 577946 • Fax: 01489 577947 • E.Mail: cpaeda@aol.com • VAT Reg. No: 568 7410 10

**Item 3.** A visibility splay of 2.4m x 33m has been provided for the new driveway to the front of Plots 71-74.

**Item 4.** 2 car parking spaces per dwelling are provided. Plot 71 has a side garage and one car parking space, Plots 72 and 73 have integral car ports plus one space on each driveway, Plot 74 has a rear garage and one car parking space to the front of the dwelling.

**Item 5.** The loss of the small landscaped area adjacent to Plot 74 (as approved) will be mitigated by strengthening the landscape boundary to the west of Plot 74.

**Item 6.** It is considered that bringing the building line closer to the road edge is a positive advantage in design terms and contributes to creating an improved design and impression of the development when you approach the site from Landen Court.

**Item 7.** There is no significant overlooking of Plot 70. Indeed, there will be less overlooking of Plot 70 than in the approved design where the adjacent Plots 69 and 71 had direct views into the rear garden of Plot 70 by virtue of being in a terrace. In the amended plan only Plot 69 is 'attached' to Plot 70, with Plot 74 at 90 $^{0}$. This results in less overlooking and the garages to Plots 70 and 74 screen the private amenity area immediately outside the rear door of Plot 70 from view.

**Item 8.** We consider that turning Plots 71-74 through 90 $^{0}$ provides significant design advantages and will improve the overall quality of the scheme.

In summary, we consider that the proposed amendments will improve the quality of design and appearance of the scheme and that there are no substantive material planning, highways, policy or other reasons as to why the proposed amendments should not be approved. In addition, no harm would be caused to any interest of acknowledged importance.

I trust the above information will be of assistance. Please do not hesitate to contact me if you require any additional information.

I look forward to receiving confirmation that the application has been registered, together with a receipt for the application fee.

Yours sincerely,

W.A.CHARLES.
**CHARLES PLANNING ASSOCIATES.**

ENC :

cc : M.Watton Esq. Swan Hill Homes Ltd.

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 27 October 2000
My ref: NB/99/70832/F (Wokingham/Post-App)

RECEIVED
31 OCT 2000

Mr W.A. Charles
Charles Planning Associates
39 Locks Heath District Centre
Locks Heath
Southampton
Hants
SO31 6DX

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 Mr Charles,

**APPLICATION: 99/70832/F**
**SITE: WOKINGHAM TOWN FOOTBALL CLUB SITE, WOKINGHAM**

I refer to your letter and sketch plan received on 16 October 2000 and our meeting held on 18 October 2000 attended by yourself and Malcolm Watton, with respect to rotation of plots 71-74 through 90° at the above site.

I am writing to re-iterate the points we covered in our meeting with regard to the proposed changes:

1. The changes would require a revised application
2. The visibility splay shown on drawing 6901/S.106/1 rev A in front of plots 71-74 would need to be kept clear of parked vehicles and development
3. A visibility splay for the new driveway access would need to be provided (2.4 by 33m)
4. Clarification of the parking spaces – we would require 2 per dwelling.
   (We would be concerned over the fact that plot 74 has new different parking areas – this may encourage parking on the street corner as the garage space is at the rear and the parking space is at the front of the property)
5. We would be concerned over the loss of the landscaped area adjacent to plot 74 (currently shown on plan 6901/S.106/1 rev A as being landscaped)
6. The bringing of the building line closer to the road edge
7. Possible overlooking of Plot 70
8. We would prefer that the plots be kept the same as originally approved, and would point out that the 'bland' appearance of gable end of plot 74 (and its garage) could be improved by details such a brick banding or incorporation some of the features as detailed in the front elevations

You confirmed that you would not want to keep the plots as they are at present and that features such a brick banding would not make as much of a statement when entering the site as the plot rotation would.

You also said that when you submit a revised application, you would include a statement covering highways, landscaping and overlooking issues, along with drawings/photographs showing what the site would look like with and without the 90° rotation.

I hope this information is of assistance to you, however, it is of an advisory nature only and given without prejudice to any future decision that this Council may take. Should you wish to discuss any matter further please do not hesitate to contact me on the number above.

Yours sincerely

NABrown

Natalie Brown

(Planning Assistant)

Tel. (0118) 974 6051

Date: 14 March 2001

Your Ref:

My Ref: **Mrs B Polnik - F/2001/3196**

Swan Hill Homes Ltd
C/O Charles Planning Associates (W A Charles)
39
Locks Heath District Centre
Locks Heath
Southampton
SO31 6DX

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

**Application Number: F/2001/3196**

**Site Address: Wokingham Town Football Club, Finchampstead Road, , Wokingham.**

**Proposal: Proposed erection of 77 dwellings,access, estate roads, garages, car parking, public open space and landscaping. (Amendment to application 99/70832/F) (Plots 71 - 74)..**

Your application is to be determined at the Development Control Sub-Committee meeting on the 21.03.01 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

All requests to speak must be received no later than 5.00pm on the last working day prior to the meeting and must be arranged by contacting Andrew Lowther on 0118 974 6051

Yours faithfully,

***John Mitchell***

Development Control Manager

Redevelopment of the Former Wokingham Town Football Club Site for Housing.
Amendments to Plots 71-74 (as approved under Ref : 99/79832/F).
Schedule of Plans.

22 JAN 2001 5196

| | | |
|---|---|---|
| Plan No.1. | Site Plan. | |
| L50509/1A. | Site Survey | (Prior to redevelopment commencing). |
| 6901/51. | Site Plan | (Amendments to Plots 71-74). |
| 6901/52.A | Floor Plans and Elevations. | (Amendments to Plots 71-74). |
| 6901/03B. | Elevations to Green. | |
| 6901/04A. | Floor Plans and Elevations. | |
| 6901/05. | Flats Blocks A,B and C. | |
| 6901/06B. | Elevations to Green. | |
| 6901/07B. | Elevations Gardens and Gables. | |
| 6901/23A. | Flats Block D. | |
| 9914/P/10. | Garages and Bin Store adjoining Block A. | |
| 9914/P/11. | Garages adjoining Block D. | |

Redevelopment of the Former Wokingham Town Football Club Site for Housing.
Amendments to Plots 71-74 (as approved under Ref : 99/79832/F).
Schedule of Plans.

22 JAN 2001 3196

| | | |
|---|---|---|
| Plan No.1. | Site Plan. | |
| L50509/1A. | Site Survey | (Prior to redevelopment commencing). |
| 6901/51. | Site Plan | (Amendments to Plots 71-74). |
| 6901/52. A | Floor Plans and Elevations. | (Amendments to Plots 71-74). |
| 6901/03B. | Elevations to Green. | |
| 6901/04A. | Floor Plans and Elevations. | |
| 6901/05. | Flats Blocks A,B and C. | |
| 6901/06B. | Elevations to Green. | |
| 6901/07B. | Elevations Gardens and Gables. | |
| 6901/23A. | Flats Block D. | |
| 9914/P/10. | Garages and Bin Store adjoining Block A. | |
| 9914/P/11. | Garages adjoining Block D. | |

HM

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FILE

# WOKINGHAM DISTRICT COUNCIL

## SUPPORT SERVICES DEPARTMENT

## MEMORANDUM

| | | | |
|---|---|---|---|
| **FROM:** | Colin Lawley<br>Principal Solicitor | **MY REF:**<br>**EXT.** | CJL/pf<br>6524 |
| **TO:** | Mike Thorp<br>Development Control | **YOUR REF:** | |
| | | **DATE:** | 20.01.01 |

**Redevelopment of the Wokingham Town Football Club Site**
**Erection of 77 Dwellings, Amendment to Site Layout**
**Plots 71 – 74 (Ref. F2001/3196)**

Attached for your information is a copy of a draft agreement updating the previous agreement.

Please let me know whether or not you have any comments.

Colin Lawley

Encl.

Trevor,

I also inherited this from MT. I do not have the original agreement, but the proposed changes seem to be OK and I am assuming all other clauses not reproduced remain unchanged. I tried to check with Colin but am not in today. There are some typos I have marked – Hazel 18/12/01.

THIS AGREEMENT is made the day of One thousand nine hundred and ninety nine BETWEEN WOKINGHAM DISTRICT COUNCIL of Council Offices, Shute End, Wokingham, Berkshire ('the Council') and SWAN HILL HOMES LIMITED of Charlton House 173 Kingston Road New Malden Surrey KT3 3SS ('the Applicant')

WHEREAS:

A. The Applicants are the estate owners/owners in fee simple of the land shown edged red on the plan annexed hereto and known as Wokingham Town Football Club Finchampstead Road Wokingham Berkshire ("the Site")

B. On the 22nd January 2001 the Applicant made an application for planning permission ("Application No.F/2001/3196") for the erection of 77 dwellings and associated development ("the Development")

C. The Council is the District Planning Authority for the administrative District of Wokingham

D. On the 19th September 2000 the Applicant and the Council completed an agreement pursuant to Section 106 of the Town and Country Planning Act 1990 in respect of the Site and Planning Application No. 99/70832/F ("the 2000 Agreement").

E. The Council has resolved that SUBJECT to the Applicant entering into this Agreement planning permission should be granted in respect of the Application No. F/2001/3196 and the Applicant has agreed to enter into this Agreement conditionally upon planning permission being granted in respect of Application No. F/2001/3196

F. This Agreement is entered into pursuant to the provisions of Section 106 of the Town and Country Planning Act 1990 and Section 111 of the Local Government Act 1972 whereby the Council is empowered to enter into Agreement for various purposes in

connection with the development of land and otherwise as more particularly set out in the Statutory Provisions

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED AND DECLARED by AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. This Agreement is made in pursuance of the Statutory Provisions and all other powers enabling the Council in this behalf and is a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 (as substituted) which planning obligation is enforceable by the Council

2. Words in this Agreement importing the singular meaning shall where the context so admits include the plural meaning and vice versa

3. Words in this Agreement of the masculine gender shall include the feminine and neuter genders and vice versa and words denoting natural persons shall include corporations and vice versa

4. The Applicant so as to bind each and every part of the Site into whosoever hands the same may come covenants with the Council that the terms conditions and obligations set out in the 2000 Agreement shall apply fully in all respects to The Development

IN WITNESS whereof the parties hereto have affixed their Commons Seals the day and year first before written

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

Solicitor

THE COMMON SEAL OF

SWAN HILL HOMES LIMITED

Was hereunto affixed in the presence of:-

Director

Secretary

(1) Copy to File 3196 (2) then 3106 office

# WOKINGHAM DISTRICT COUNCIL

## SUPPORT SERVICES DEPARTMENT

## MEMORANDUM

| | | | |
|---|---|---|---|
| **FROM:** | Colin Lawley<br>Principal Solicitor | **MY REF:**<br>**EXT.** | CJL/pf<br>6524 |
| **TO:** | Mike Thorpe<br>Development Control | **YOUR REF:** | |
| | | **DATE:** | 2nd November 01 |

---

**Town and Country Planning Acts**
**Redevelopment of the Wokingham Town Football Club Site**
**Erection of 77 dwellings, Amendment to the Site Layout**
**Plots 71-74 (Ref. 2001/3196)**

Attached is a copy of the completed Section 106 Agreement.

I should be grateful if you would please issue the Planning Consent as soon as possible.

Colin Lawley

26/10/01 1 8 nd.

DDK BP (can office).

COOKS LIKE CONSENT STILL NOT BEEN ISSUED)!

DATED 26TH OCTOBER 2001

**WOKINGHAM DISTRICT COUNCIL**

**AND**

**SWAN HILL HOMES LIMITED**

Agreement pursuant to Section 106 of the Town and Country Planning Act 1990 relating to the development of Wokingham Town Football Club site

THIS AGREEMENT is made the day of Two Thousand and One BETWEEN WOKINGHAM DISTRICT COUNCIL of Council Offices, Shute End, Wokingham, Berkshire ('the Council') and SWAN HILL HOMES LIMITED of Swan Court Waterman's Business Park Kingsbury Crescent Staines Middlesex TW18 3BA ('the Applicant')

WHEREAS:

A. The Applicants are the estate owners/owners in fee simple of the land shown edged red on the plan annexed hereto and known as Wokingham Town Football Club Finchampstead Road Wokingham Berkshire ("the Site")

B. On the 22nd January 2001 the Applicant made an application for planning permission ("Application No.F/2001/3196") for the erection of 77 dwellings and associated development ("the Development")

C. The Council is the District Planning Authority for the administrative District of Wokingham

D. On the 19th September 2000 the Applicant and the Council completed an agreement pursuant to Section 106 of the Town and Country Planning Act 1990 in respect of the site and Planning Application No. 99/70832/F ("the 2000 Agreement).

E. The Council has resolved that SUBJECT to the Applicant entering into this Agreement planning permission should be granted in respect of the Application No F/2001/3196 and the Applicant has agreed to enter into this Agreement conditionally upon planning permission being granted in respect of Application No. F/2001/3196

F. This Agreement is entered into pursuant to the provisions of Section 106 of the Town and Country Planning Act 1990 and Section 111 of the Local Government Act 1972 whereby the Council is empowered to enter into Agreement for various purposes in

connection with the development of land and otherwise as more particularly set out in the Statutory Provisions

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED AND DECLARED by AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. This Agreement is made in pursuance of the Statutory Provisions and all other powers enabling the Council in this behalf and is a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 (as substituted) which planning obligation is enforceable by the Council

2. Words in this Agreement importing the singular meaning shall where the context so admits include the plural meaning and vice versa

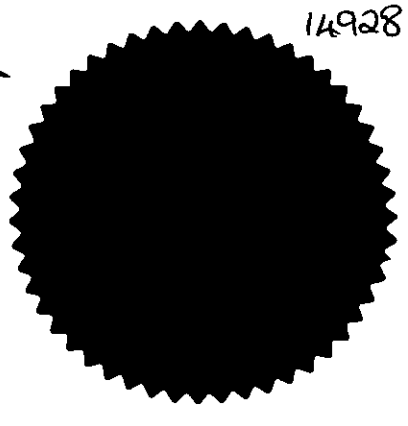
3. Words in this Agreement of the masculine gender shall include the feminine and neuter genders and vice versa and words denoting natural persons shall include corporations and vice versa

4. The Applicant so as to bind each and every part of the Site into whosoever hands the same may come covenants with the Council:
   2.1 that the terms conditions and obligations set out in the 2000 Agreement shall apply fully in all respects to planning application and subsequent planning consent F/2001/3196

IN WITNESS whereof the parties hereto have affixed their Commons Seals the day and year first before written

THE COMMON SEAL OF
WOKINGHAM DISTRICT COUNCIL C.O. 14928
Was hereunto affixed in the presence of:-

Solicitor



RR

Swan Hill
Distinctive by Design

64944

| | |
|---|---|
| PLANNING SER | |
| POL | PLS |
| DC EV | EHF |
| APP | |
| CS | |
| 14 JAN 2003 | |
| COPIES TO | |

Swan Hill Homes Limited,
Swan Court, Waterman's Business Park,
Kingsbury Crescent, Staines,
Middlesex TW18 3BA
Tel: 01784 464351
Fax: 01784 462907
www.swanhill.co.uk

MRW/vb
Your Ref: TGW/F/2002/6373 / F2001/3196

13th January 2003

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

Dear Mr. Watson,

**RE: REDEVELOPMENT OF THE FORMER WOKINGHAM TOWN FOOTBALL CLUB SITE, PROPOSED SITING OF CHILDRENS PLAY AREA: F2001/3196 & F/2002/6373**

I am in receipt of a copy of your letter dated 23rd December 2002 addressed to Charles Planning Associates Limited.

Your acceptance of the Play Area in the location shown on Plan 6901.51 is noted.

The current approved Landscape Drawing 253/02/C shows the play area in a different location.

An updated Landscape Plan, Revision D, accompanies this letter. I hope that this plan can be treated as a minor amendment to the approved plan.

? Plan No. 3 attached to the Section 106 Agreement also shows the play area in a different location, do you require a substitute plan to be attached to the Section 106 Agreement, or will a note on file suffice?

I look forward to hearing from you.

Yours sincerely,

Malcolm Watton RIBA
**ARCHITECT**

Enc.

cc Tony Charles – Charles Planning Associates Limited

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. Trevor.Watson@wokingham.gov.uk
Date 5 November 2003
My ref. F/2002/6373 F/2001/3196/TW

43705

Mr D A Job
71 Oakley Drive
Wokingham
Berkshire
RG40 2DT

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 Mr Job

**PROPOSED SITING OF CHILDREN'S PLAY AREA AT OAKEY DRIVE, WOKINGHAM**

Your letter dated 12 October 2003 addressed to Anna Cronin regarding this matter has been passed to myself for reply.

The provision of a play area at this site was agreed as part of the original development of the site as amended by Application F/2001/3196. This permission remains valid.

In April 2002 an application was received under reference F/2002/6373 which sought permission for a resiting of the approved facility towards the south of the approved position and adjacent to the site boundary. This application was considered by the Development Control Committee. Following a site visit the decision was taken to refuse permission for this new siting. The reasons for this were that it was considered to be unacceptable having regard to issues of natural surveillance and safety. A particular concern was its closeness to the south eastern boundary and having regard to the significant drop in levels to the adjacent retail units.

On this basis the developer is, I understand, now reverting to the previously approved position as shown on application F/2001/3196. The recent submission of detailed landscaping drawings has made a small adjustment to this positioning, and I enclose a copy of the approved landscaping drawing, 253/02 Rev D, for your reference.

I trust that these comments are of help.

Yours sincerely

TREVOR WATSON
Development Control Manager

Enclosure: Copy plan

cc: Iain Root - Leisure Services

REPLY BY
28 OCT 2003

PLANNING SERVICES DEPT
POL
DC TW
CS 73705
14 OCT 2003
COPIES

Ms A Cronin **HAND DELIVERED**
Head of Planning
Council Offices
Planning Service
PO Box 157
Shute End
Wokingham RG40 1WR

Mr D A Job
71 Oakey Drive
WOKINGHAM RG40 2DT

12 October 2003

Dear Ms Cronin

**PROPOSED TODDLER PARK AT OAKEY DRIVE, WOKINGHAM**
**APPLICATION NO F2002/6373**

I understand from the developer, that the intended construction of the Toddler Park will now necessitate the killing of six rare and healthy evergreen trees and of two healthy beech trees.

I attended both public hearings concerning the Toddler Park and would confirm that the final agreed position did not affect these trees, as it is further eastwards.

I insist the correct position for the 22 metre long activity zone be adhered to and that unauthorised or inappropriate changes be dropped. Neither or us, I am sure wish to experience a sequel to the Hollow Lane/Church Lane, Shinfield problems.

I look forward to hearing from you by return.

Yours sincerely

D A JOB

Tel: (0118) 974 6451 (Direct Line)
Fax: (0118) 974 6484
Date: 25 April, 2003
My ref: EV/F/2001/3196 & F/2002/6373
Your ref:

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 M Watton
Swan Hill Homes Ltd
Swan Court
Watermans Business Park
Kingbury Crescent
Staines
Middlesex
TW18 3BA

Dear Mr Watton

**RE: REDEVELOPMENT OF THE FORMER WOKINGHAM TOWN FOOTBALL CLUB SITE, PROPOSED SITING OF CHILDRENS PLAY AREA**

I refer to your original letter of 14th January 2003 that was passed to myself and your subsequent letters to Mr Watson and apologise for the inordinate delay in replying.

I write to confirm that the revised landscaping scheme shown on drawing 253/02 Rev D can be treated as a minor amendment to the approved plan 253/02/C.

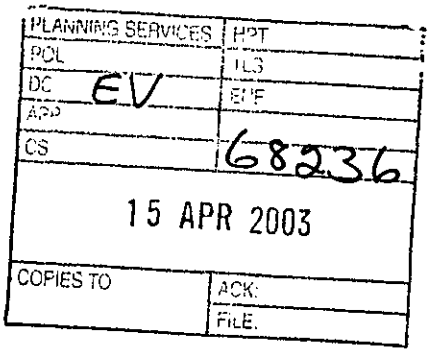
In relation to the S106 agreement I would be grateful if you could provide us with a substitute plan to show the correct location of the play area in order to update our records.

I hope this information is of assistance to you. However, should you wish to discuss the matter further please do not hesitate to contact me again on the above number.

Yours sincerely

E.V

ELAINE VASHI
Planning Officer




Swan Hill
Distinctive by Design

Swan Hill Homes Limited,
Swan Court, Waterman's Business Park,
Kingsbury Crescent, Staines,
Middlesex TW18 3BA
Tel: 01784 464351
Fax: 01784 462907
www.swanhill.co.uk

MRW/vb
Your Ref: TGW/F/2002/6373 / F2001/3196

14th April 2003

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

**BY FAX/**
**POST (SPECIAL DELIVERY)**

Dear Mr. Watson,

**RE: REDEVELOPMENT OF THE FORMER WOKINGHAM TOWN FOOTBALL CLUB SITE, PROPOSED SITING OF CHILDRENS PLAY AREA: F2001/3196 & F/2002/6373**

I refer to my letters dated 3rd March 2003 and 13th January 2003, copies of which I attach.

Your reply would be appreciated in order that the works may be put in hand.

Yours sincerely,

Malcolm Watton RIBA
**ARCHITECT**

Encs.

Elaine
can we discuss
please
Thanks
Rev

Swan Hill Homes Limited,
Swan Court, Waterman's Business Park,
Kingsbury Crescent, Staines,
Middlesex TW18 3BA
Tel: 01784 464351
Fax: 01784 462907
www.swanhill.co.uk

MRW/vb
Your Ref: TGW/F/2002/6373 / F2001/3196

3rd March 2003

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

**BY FAX/POST**

Dear Mr. Watson,

**RE: REDEVELOPMENT OF THE FORMER WOKINGHAM TOWN FOOTBALL CLUB SITE, PROPOSED SITING OF CHILDRENS PLAY AREA: F2001/3196 & F/2002/6373**

I refer to my letter dated 13th January 2003 regarding the Play Space and related landscaping.

The end of the planting season is fast approaching and I shall be obliged if you will confirm your approval in order that the footpath realignment can be carried out and the planting and seeding completed during the most advantageous season.

Yours sincerely,

Malcolm Watton RIBA
**ARCHITECT**

cc Ian James

Swan Hill
Distinctive by Design

Swan Hill Homes Limited,
Swan Court, Waterman's Business Park,
Kingsbury Crescent, Staines,
Middlesex TW18 3BA
Tel: 01784 464351
Fax: 01784 462907
www.swanhill.co.uk

MRW/vb
Your Ref: TGW/F/2002/6373 / F2001/3196

13th January 2003

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

Dear Mr. Watson,

**RE: REDEVELOPMENT OF THE FORMER WOKINGHAM TOWN FOOTBALL CLUB SITE, PROPOSED SITING OF CHILDRENS PLAY AREA: F2001/3196 & F/2002/6373**

I am in receipt of a copy of your letter dated 23rd December 2002 addressed to Charles Planning Associates Limited.

Your acceptance of the Play Area in the location shown on Plan 6901.51 is noted.

The current approved Landscape Drawing 253/02/C shows the play area in a different location.

An updated Landscape Plan, Revision D, accompanies this letter. I hope that this plan can be treated as a minor amendment to the approved plan.

Plan No. 3 attached to the Section 106 Agreement also shows the play area in a different location, do you require a substitute plan to be attached to the Section 106 Agreement, or will a note on file suffice?

I look forward to hearing from you.

Yours sincerely,

Malcolm Watton RIBA
**ARCHITECT**

Enc.

cc Tony Charles – Charles Planning Associates Limited

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date March 18, 2002
My ref. BP/F/2001/3196
Your ref. WAC/S/004/1

Mr W A Charles
Charles Planning Associates
39 Locks Heath District Centre
Locks Heath
Southampton
Hampshire
SO31 6DX

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

**WITHOUT PREJUDICE**

Dear Mr Charles

**RE: PROPOSED RELOCATION OF CHILDREN'S PLAY AREA AT FORMER WOKINGHAM FOOTBALL CLUB, FINCHAMPSTEAD ROAD, WOKINGHAM**

I refer to your letter dated 6th March 2002 regarding the relocation of the children's play area at the above-mentioned site.

The relocation of a children's play area from one area of public open space to another area of public open space is considered to be material, particularly as the dwellings have been built and are occupied, and therefore it is considered that the revision cannot be dealt with as a minor amendment to the original planning application.

With regard to the three potential routes suggested in your letter dated 11th February 2002 addressed to Mrs F. Bateman my comments on points 2 and 3 are as follows as it is not for me to comment on the first proposal:

1. The Development Control Committee do not normally deal with minor amendments to planning applications either something is acceptable as a minor amendment or not. In this case the view is that it is the latter.

2. The Local Planning Authority would accept an application for relocation of the play area without the need for re-applying for 77 houses.

Yellow file COPY

7281

Tel: (0118) 974 6487 (Direct Line)
Email: Trevor.Watson@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 3 March 2004
My ref: TGW/SB/99/68995/F; F/2001/3196; ~~F/2003/7373~~
Your ref: F/2002/6373
File ref:

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 Rt. Hon. John Redwood, MP
House of Commons
LONDON
SW1A 0AA

Dear Mr Redwood,

**OAKEY DRIVE PLAY AREA, OAKEY DRIVE, WOKINGHAM**
**(MR R POWELL, 6 OAKEY DRIVE)**

I am in receipt of your letter of 23 February addressed to Anna Cronin regarding the above matter.

As part of the original permission for the development of this site a play area was shown to be provided on the site in accordance with the Council's adopted standards.

Subsequent to this permission an application was submitted for the development of an additional 10 units on the site. This application was refused by the Council and the developer appealed against this decision.

In dismissing the appeal the Inspector commented that the facility of a Local Equipped Area of Play could and should be provided on the site. The Inspector went on to comment that the nearest available suitable space for play at Elms Field, 600 m walking distance from the nearest houses on the site would not provide a suitable alternative to the on-site provision of an informal play space. The Inspector concluded that having regard to the standards for provision of equipped and informal children's' play areas, as set out in both the adopted and emerging Local Plans, the appeal proposal would result in an inadequate level of open space within the overall site, with no effective provision of casual or informal play space. For these reasons the appeal was dismissed.

The applicant subsequently sought permission to relocate the approved play area to the south eastern boundary of the site, however, Members refused this application due to concerns regarding issues of natural surveillance and safety.

In summary the provision of a play area on site was envisaged and required as part of the initial proposals for the development of this site. The issue of its removal was considered as part of the appeal proposals for the development of an additional 10 units and the Inspector's conclusions are reported above. The provision of a play area on site is in accordance with the Council's adopted policies and hence the reason why the provision of this facility is proceeding.

The Rt. Hon. John Redwood, MP

3 March 2004

I hope this letter provides the necessary clarification in respect of the matters raised.

Yours sincerely,

TREVOR WATSON
Development Control Manager

cc: Iain Root, Leisure Services

THE RT. HON. JOHN REDWOOD, MP

HOUSE OF COMMONS
LONDON SW1A 0AA

PLANNING OFFICER REPORT
POL
DC TW
APP
CS 77281
24 FEB 2004
COPIES TO:
ACK
FILE

Ms Anna Cronin
Head Planning & Transportation
Wokingham District Council
PO Box 153, Shute End
WOKINGHAM
RG40 1WL

REPLY BY
8 MAR 2004

EV
F/2002/6373
Replaced
(Relocation of Play
area)

23 February 2004

Dear Ms Cronin

I am writing on behalf of my constituent, Mr R Powell of 6 Oakey Drive, Wokingham RG40 2DT. Mr Powell wants to know why a recreation area is being built in the middle of the Oakey Drive development. I attach a letter from him which sets out his views.

I would welcome your comments on the points raised by my constituent.

Yours sincerely

John Redwood

Email: redwoodj@parliament.uk

Play Area Department
Wokingham District Council
Civic Offices
Wokingham
RG40 1BN

18 February 2004

Dear Sir

## Recreation Area – Oakey Drive

It's not often I get the urge to write a letter like this, but the disgraceful use of council funds and time in this instance has caused me to do so.

Can you please explain to me as to why a children's recreation area is being built in the middle of the Oakey Drive development – a development where I believe there only a few children.. This development is not easily accessible to the public. This development is located only half a mile from another children's recreation area.

In looking at the work that has been done so far there has been no effort to blend the play area in with the houses and apart from being extremely ugly will render itself useless as there are no children in the area to use it. If someone had put an ounce of effort into asking the residents their thoughts – or listening to representations at council meetings this would be blindingly obvious.

I have been told that it was part of the original plans that a recreation area be built by the developers before the area was 'handed over' to the council. Just because this was the case it doesn't mean it's a good idea. Despite representations at council meetings from residents against this proposal the council would not take on the road etc. until the recreation area was put in place and therefore that has happened.

I look forward to hearing your explanation as to why this recreation area is being built, especially the justification, given the council tax increases over the past few years.

Yours faithfully

R Powell
6 Oakey Drive
Wokingham
Berkshire
RG40 2DT

Cc John Redwood
Constituency of Wokingham
30 Rose Street
Wokingham
RG40 1XU

File refs: 99/68995/F
(F/2001/3196)
F/2003/7373

Tel: 0118 974 6273 (Direct Line)
Email Angie.gibson@wokingham.gov.uk
Fax: 0118 974 6273
Date: 26 February 2004
My ref: AG/OAKEY DRIVE
Your ref:
File ref:

Arts & Leisure Team
P.O. Box 156
Shute End, Wokingham
Berkshire RG40 1WN
Tel: (0118) 974 6105
Fax: (0118) 974 6770
Minicom No: (0118) 9746991
DX: 33506 - Wokingham

R Powell
6 Oakey Drive
Wokingham
Berkshire
RG40 2DT

Dear Mr Powell

**RECREATION/PLAY AREA – OAKEY DRIVE**

Thank you for your letter of 18 February 2004, regarding the above play area.

Wokingham District Council has adopted the standards for Play and Open Space as recommended by the National Playing Fields Association. These standards are included as an appendix to the Local Plan. When planning permission for the development was given, a play area was an integral part of the development design in accordance with the standards mentioned above.

The play area is for the benefit of the local community and takes into account the provision for children visiting grandparents and relatives, in addition to children living in the immediate vicinity. The standard also assumes mobility of residents and therefore takes into account the requirements of future residents.

Regarding your concern over Council Funds being used towards the play area, I can confirm that the costs for the installation and maintenance have been met via contributions from the developer Swan Hill Homes.

Yours sincerely

Angie Gibson
Arts & Leisure
cc: The RT. Hon John Redwood Esq. House of Commons

| Applicationo | Name & Address |
| --- | --- |
| F/2001/3196 | Mrs. D. J. Parr<br>49 Oaklands Drive<br>WOKINGHAM.<br>Berkshire<br>RG41 2SB |

Application Approved

Letter sent 12/11/01.

Legal Agreement was signed on 26/10/01
So decision notice now to be sent.

# MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 21 MARCH 2001 FROM 7.00 PM TO 10.40 PM

*Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr SR Conway, Mr RH Cundy, Mr TP Dredge, Mr JL Earnshaw, Mr RFN Eke, Mrs MA Long, and Mrs M Robertson.*

*Also present under Standing Order 39:- Mr AJ Ross and Mr GM Storry,*

**PART I**

**RESOLVED:** That the order of business detailed on the agenda be varied.

## 272. MINUTES

Subject to the following amendments, the Minutes of the meeting of the Committee held on 28 February 2001 were confirmed as a correct record and signed by the Chairman;

**Minute 256**

Amend resolution as follows;

That Application No: 2000/2079 be refused on the grounds of its impact on neighbouring properties, its height and massing and the fact that it would create a hard edge to the rural area.

**Minute 266**

Addition of;

Mr. GA Cockroft, a local Member attended the meeting and spoke against the application.

## 273. APOLOGIES

An Apology for absence was submitted from Mr. BJS Patman,

## 274. ORDER OF BUSINESS

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

**288. APPLICATION NO: 2001/3196, ERECTION OF 77 DWELLINGS ACCESS ESTATE ROAD PARKING PUBLIC OPEN SPACE AND LANDSCAPING (AMENDMENT TO APPLICATION 99/70832/F IN RESPECT OF PLOTS 71-74), WOKINGHAM TOWN FOOTBALL CLUB FINCHAMPSTEAD ROAD WOKINGHAM, FOR SWAN HILL HOME LTD**

The Committee considered a report about this application set out on Agenda pages 2881 to 2896.

**RESOLVED:** That a subject to the registration and execution of a revised Agreement under Section 106 of the Town & Country Planning Act 1990, Application No: 2001/3196 be approved subject to the conditions set out on Agenda page 2883.

**Application No.** **Received** **Wokingham**
**F/2001/3196** **22.01.01**

**Applicant:** **Swan Hill Homes Ltd.**
**Location :** **Wokingham Town Football Club, Finchampstead Road, Wokingham**
**Proposal :** **Erection of 77 dwellings, access estate road, parking, public open space and landscaping (amendment to application 99/70832/F in respect of Plots 71-74)**

1. **Introduction** – The application site comprises the former ground of Wokingham Town Football Club. It is a triangular shaped piece of land bounded on two sides by railway lines. Access is from Finchampstead Road via Landen Court.

   Planning permission 97/65995/F was originally granted in January 1998 for 74 dwellings. This was subsequently amended by planning permission 99/70832/F dated 22.9.00 which increased the number of dwellings to 77 units, subject to an S106 agreement to secure 18 affordable housing units, public open space, children's play area and commuted sums. However an earlier scheme 44634 for 109 units was refused and dismissed at appeal.

   The development, as approved under 99/70832/F, has almost been completed with the exception of Plots 71-74 inclusive which currently form the car parking area for the Sales Office.

2. **Proposal** – The proposal is to amend the layout in respect of Plots 71-74 (inclusive) by re-orientating these 4 houses by 90° to face towards Landen Court instead of Ockey Drive. All other matters are as approved under permissions 97/65995/F and 99/70832/F.

3. **Consultations** -
   - ***Highway Officer :*** No objection.
   - ***Landscape Architect :*** No objection to amendments to Plots 71-74 subject to a revised landscaping plan being submitted showing additional planting on land adjacent to Plot 71 and west of Plot 74.
   - ***Recreation :*** No comment in respect of amendment.
   - ***Environment Agency :*** No objection in principle, subject to conditions to include 10m buffer zone along Emm Brook.
   - ***Thames Valley Police :*** Proposed amendment to orientation of Plots 71-74 creates no problems in respect of crime risk and actually improves the natural surveillance over the approach route into the development.
   - ***Wokingham Town Council :*** *"No objection to relocation of Plots 71-74."*
   - ***Letter of representation :*** One letter objecting to the over-development of the site.

4. **Appraisal** – Copies of the Officer's reports for the previous permissions (ref: 97/65995/F and 99/70832/F) are attached which cover the main issues regarding the principle of developing the site. The main issues in this particular case are:

A. Impact on the visual amenity of the area: (Policy SBE2 of the South East Area Local Plan and Policy WBE1 of the Wokingham District Local Plan (Deposit Draft) as amended).

B. Impact on amenity of neighbouring occupiers: (Policy SBE2 of the South East Area Local Plan and Policy WBE1 of the Wokingham District Local Plan (Deposit Draft) as amended).

C. Highway issues:

D. Concerns of local resident and Environment Agency.

A. The re-orientation of the 4 houses on Plots 71-74 by 90° would result in this part of the development being more prominent when approaching the site from Landen Court where levels rise towards Ockey Drive and also from Ockey Drive as the development would be 3m further forward of 2-storey levels. The proposal would also result in the loss of a small landscaped area adjacent to Plot 74 as shown on the original layout. The applicant proposes to mitigate this by strengthening landscaping west of Plot 74. This would have to be the subject of a revised scheme which can be dealt with by condition.

Whilst there are views from Landen Court of this part of the site and these dwellings would be more prominent in the street scene, it is not considered that the visual amenity of the area would be so adverse to warrant refusal. In fact the Police Architectural Liaison Officer is of the view that the proposal would increase natural surveillance.

B. The rear elevation of the dwelling on Plot 74 would be located 10.5m from the side boundary of Plot 70 and views into the garden would be partly obscured by the double garage. In view of this, the relationship between these properties is considered to be acceptable.

C. The proposal would also result in a change in the parking layout to Plots 71-74 which is considered to be acceptable. Visibility splays to Plot 70 would be maintained.

D. The principle of 77 dwellings on this site has already been established under planning permission 99/70832/F and the current proposal would not result in any additional units.

The Environment Agency comments relate to the development as a whole and it would be inappropriate to impose conditions at this stage which have not been attached to the original planning permission.

5. **Conclusion** – The reorientation of the plots, although it would result in the dwellings being more prominent and development being built closer to Ockey Drive, the proposal would provide greater variety and is considered acceptable in terms of visual amenity and street scene. It is also acceptable in terms of highway safety and overlooking.

6. **Recommendation** – GRANT planning permission subject to the following conditions and a variation to the original S106:

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

2. Nothing herein contained shall be deemed to affect or vary the conditions imposed by Permission No. 99/70832/F dated 22.9.2000, which conditions shall continue in full force and effect save insofar as they are expressly affected or varied by this permission.

3. Prior to the development of Plots 71-74 a revised landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority.

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

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

**Reasons**

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

2. The conditions of the outline planning permission remain in force and for the sake of clarity.

3. In the interests of visual amenity.

4. In the interests of visual amenity.

5. To ensure that the external appearance of the building is satisfactory.

**Informatives:**

1. You are advised, in compliance with *The Town & 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:

South Area Local Plan policies SBE1 & SBE2
Deposit Draft Wokingham District Local Plan policies WBE1

Basia Polnik
06.03.01

| Application No. | Received | Wokingham |
|---|---|---|
| 99/70832/F | 16.11.99 | |

**Applicant :** **Swan Hill Homes Ltd**
**Location :** **Wokingham Town Football Club, Finchampstead Road, Wokingham**
**Proposal :** **Erection of 77 dwellings, access estate road, parking, public open space and landscaping (amendment to consent 97/65995/F)**

1. **Planning History** – The application site comprises the former ground of Wokingham Town Football Club. It is a triangular shaped piece of land bounded on two sides by railway lines.

   This application proposes an amendment to planning permission ref: 97/65995/F, which was for 74 dwellings, granted in January 1998.

2. **Proposal** – The previous permission ref: 97/65995/F was for 74 dwellings – 50 x 3 bedroom houses, 20 x 2 bedroom flats and 4 x 1 bedroom flats. This application proposes to increase the size of block D form 6 flats to 9 to include 2 additional 2 bedroom flats and 1 additional 1 bedroom flat. All other matters are the same as that under permission ref: 97/65995/F.

3. **Consultations** -
   - ***Wokingham Parish Council*** - *No objection*
   - ***Highway Authority*** – *No objection subject to condition*
   - ***Environmental Health*** – *No comment*
   - ***Landscape Architect*** – *No objection subject to condition*
   - ***Railtrack*** – *No objection*
   - ***Policy and Plans*** – *No objection*
   - ***One local resident*** – *objects on the grounds of overdevelopment of the site.*

4. **Appraisal** – A copy of the Officer's report for the previous permission (ref: 97/65995/F) is attached which covers the main issues regarding the principle of developing the site. The main issues in this particular case are:

   A. Impact upon the character of the area (SBE2 of the South East Area Local Plan and Policy WH1 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as amended)

   B. Provision of small dwellings and affordable housing (Policies WH6 and WH7 of the Wokingham District Local Plan (Deposit Draft) as amended)

   C. Concerns of local resident

A. The small extension required to Block D would have no additional impact upon the character of the surrounding area. The building is located to the southwest corner of the site away from any adjoining residential properties. It is not considered that the introduction of three new residential units would have any material impact upon the overall development.

B. The three dwellings would provide more small unit accommodation, which is encouraged by this Authority. The previous permission was the subject of a Section 106 agreement which required the provision of 18 units of the 74 dwellings proposed, to be for affordable housing. It is not considered necessary that any of the 3 new additional dwellings be required for extra affordable housing as the 18 units already represents a provision of 23% which is acceptable in respect to Policy WH7.

C. It is not considered that the three additional units would result in the over development of the site and can easily be accommodated without detriment to the site layout.

5. **Conclusion** – This proposed amendment to the scheme approved under permission ref: 97/65995/F is not considered to have any material effect upon the development and would not harm the character of the surrounding area. It would however, offer additional smaller residential units, which is considered to be appropriate in this location.

6. **Recommendation** – GRANT planning permission subject to the signing of a Supplemental Agreement transferring all of the elements of the S106 agreement on 99/65995/F to this application, and the following conditions:

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

2. The area shown on the permitted drawings for vehicle parking, garaging and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

3. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include [proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and

existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant].

4. Soft landscape works shall include [planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation and maintenance programme].

5. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

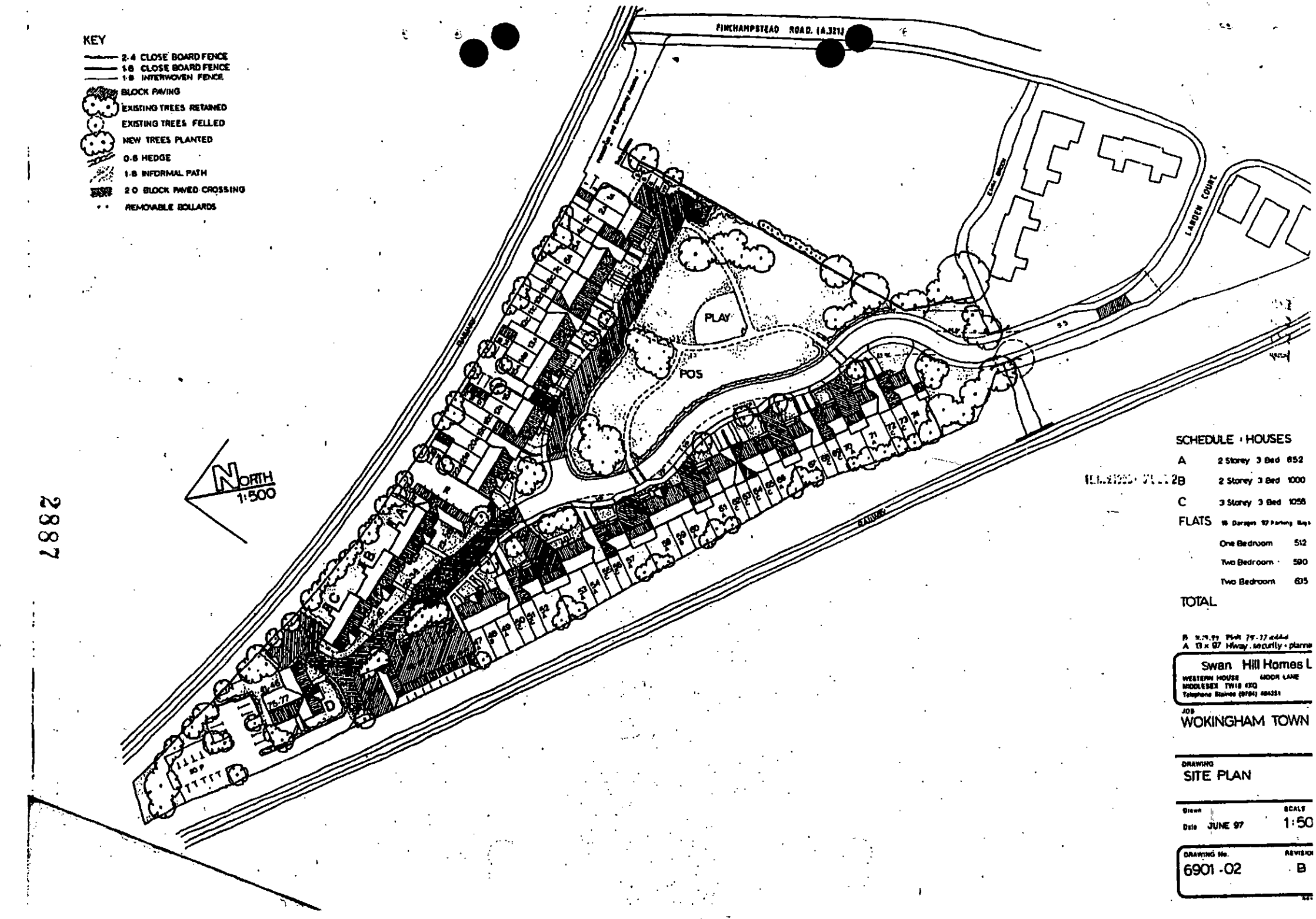
Reasons

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

2. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

3, 4 & 5 In the interests of visual amenity.

Simon Lewis


KEY
2.4 CLOSE BOARD FENCE
1.8 CLOSE BOARD FENCE
1.8 INTERWOVEN FENCE
BLOCK PAVING
EXISTING TREES RETAINED
EXISTING TREES FELLED
NEW TREES PLANTED
0.6 HEDGE
1.8 INFORMAL PATH
2.0 BLOCK PAVED CROSSING
REMOVABLE BOLLARDS
FINCHAMPSTEAD ROAD (A.3211)
LARDEN COURT
PLAY
POS
NORTH
1:500
SCHEDULE - HOUSES
A 2 Storey 3 Bed 852
2B 2 Storey 3 Bed 1000
C 3 Storey 3 Bed 1056
FLATS
One Bedroom 512
Two Bedroom 590
Two Bedroom 635
TOTAL
Swan Hill Homes L
WESTERN HOUSE MOOR LANE
MIDDLESEX TW18 4XQ
JOB
WOKINGHAM TOWN
DRAWING
SITE PLAN
Drawn
Date JUNE 97
SCALE
1:50
DRAWING No.
6901 -02
REVISION
B

2887

**Application No.97/65995/F** **Received 11.7.97.** **WOKINGHAM**

**Applicant :** **SWAN HILL HOMES LIMITED**
**Location :** **WOKINGHAM TOWN FOOTBALL CLUB**
**Proposal :** **ERECTION OF 74 DWELLINGS**

1. **Planning History** - The application site comprises the ground of Wokingham Town Football Club. It is a triangular shaped piece of land bounded on two sides by railway lines. To the front of the site is a vacant site which formerly contained five dwellings, since demolished.

   A previous application for 105 dwellings which included the land to the front of the site was refused. The subsequent appeal was dismissed because of inadequate public open space provision.

2. **Proposal** - is for the erection of 74 dwellings :
   - 50 three bedroom houses
   - 20 two bedroom flats
   - 4 one bedroom flats

3. **Consultations** -
   - ***Town Council*** : strongly objects (copy attached).
   - ***Highways*** : awaiting reply.
   - ***Police Architectural Liaison Officer*** : there should be no access through the site at the northern end over the railway line. Fully support provision of a 2.4 metre high fence around the boundary of the site.
   - ***Archaeology*** : a condition is necessary to ensure archaeological investigation is undertaken.

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

   A. Principle of development
   B. Impact on the character of the area
   C. Provision of public open space
   D. Crime/Personal Security
   E. Impact on living conditions of new residents
   F. Highways
   G. Provision of small dwellings and affordable housing
   H. Sustainability
   I. Comments of Town Council

A. Wokingham Town Football Club is identified as a priority housing site under policy WH2 of the District Local Plan. In any case the site is within an identified settlement and the principle of development is not an issue. The only reasons the previous appeal was dismissed were matters of detail.

B. The layout of the development respects the triangular shape of the site. The centr open space overlooked by dwellings will be an attractive feature. The terraced blocks of dwellings will form an attractive feature in the streetscene with different rooflines and building lines giving a varied and interesting streetscene.

C. The proposal makes provision on site for categories of open space which can reasonably be provided on site. This element meets the requirement of policy WR7 of the District Local Plan. The requirement for pitches and recreation grounds and allotments is to be satisfied by the payment of a commuted maintenance payment of £40,000 to be used to enhance existing recreational facilities.

The quality of the open space provided on site is good. The central area is overlooked on all sides by existing dwellings and therefore well supervised. The area of open space at the northern end of the site will be overlooked by the flats and there will be no route out of the site here for security reasons.

D. The proposal provides adequate supervision of public open space as discussed above. Amendments have also been made to the scheme to ensure better supervision of parking areas in line with the Police Architectural Liaison Officer's comments.

E. The proposal is acceptable subject to sound insulation to minimise the impact of noise from trains on the nearby railway.

F. The inspector at the public inquiry into the previous proposal did not accept that there were any highway objections to the development of this site. He concluded that the traffic generated by the proposal was below 5% of the existing level of traffic on the surrounding road network. Because of this the proposal would not materially alter traffic conditions on adjoining roads.

G. The proposal makes provision for small dwellings, including one and two bedroom flats. The proposal is therefore supported by policy WH6 of the District Local Plan. The proposal also makes provision for 18 units of affordable housing to be secured by a Section 106 Agreement.

H. The site is located in reasonable proximity to necessary services and facilities. There are bus services on the Finchampstead Road and a railway station nearby. The site is therefore in a highly sustainable location.

I. The concerns of the Town Council were fully considered at the public inquiry into the scheme for 105 dwellings. At the time of the appeal the inspector was aware of the consent for a superstore on the Wokingham Motors site.

The emergency access will have access controlled by means of bollards so that it will not be available to normal traffic.

5. **Conclusion** - The site will make a valuable contribution towards meeting the need for small dwellings in the District. It is in a highly sustainable location relatively close to the town centre and railway station. The proposal makes provision for 18 affordable housing units.

6. **Recommendation** - GRANT permission subject to a Section 106 Agreement covering :
   - the provision of 18 units for affordable housing
   - the payment of £40,000 for off site recreational provision
   - the ownership of the open space to be transferred to the Council together with a commuted maintenance payment, and the following conditions :

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

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

2. This permission relates to the application as amended by and shall be carried out in accordance with revised plans submitted to the Local Planning Authority on 14.10.97 showing a revised layout.

   REASON For the avoidance of doubt.

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

   REASON In the interests of visual amenity.

4. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include [proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant].

   REASON In the interests of visual amenity.

5. Soft landscape works shall include [planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation and maintenance programme].

   REASON In the interests of visual amenity.

6. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

REASON In the interests of visual amenity.

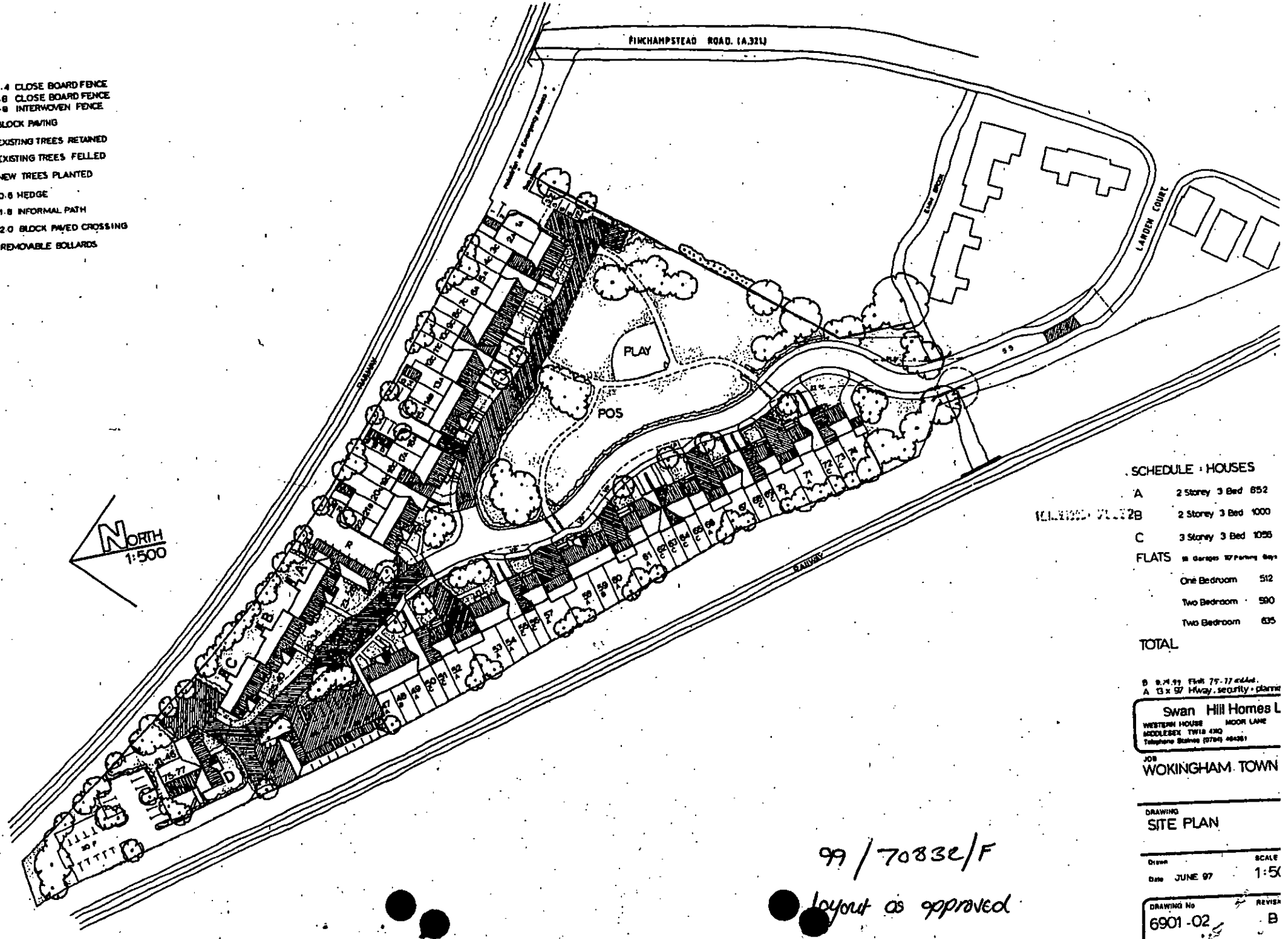
7. No development shall take place within the area of archaeological interest until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

   REASON To ensure any archaeological history of the site is recorded.

8. No dwelling shall be occupied until acoustic fencing to the site boundaries and sound insulation measures to the proposed dwellings have been implemented in accordance with details to be submitted to and approved by the Local Planning Authority.

   REASON To protect the living conditions of proposed dwellings.

MIKE EVANS
SC
10.12.97.

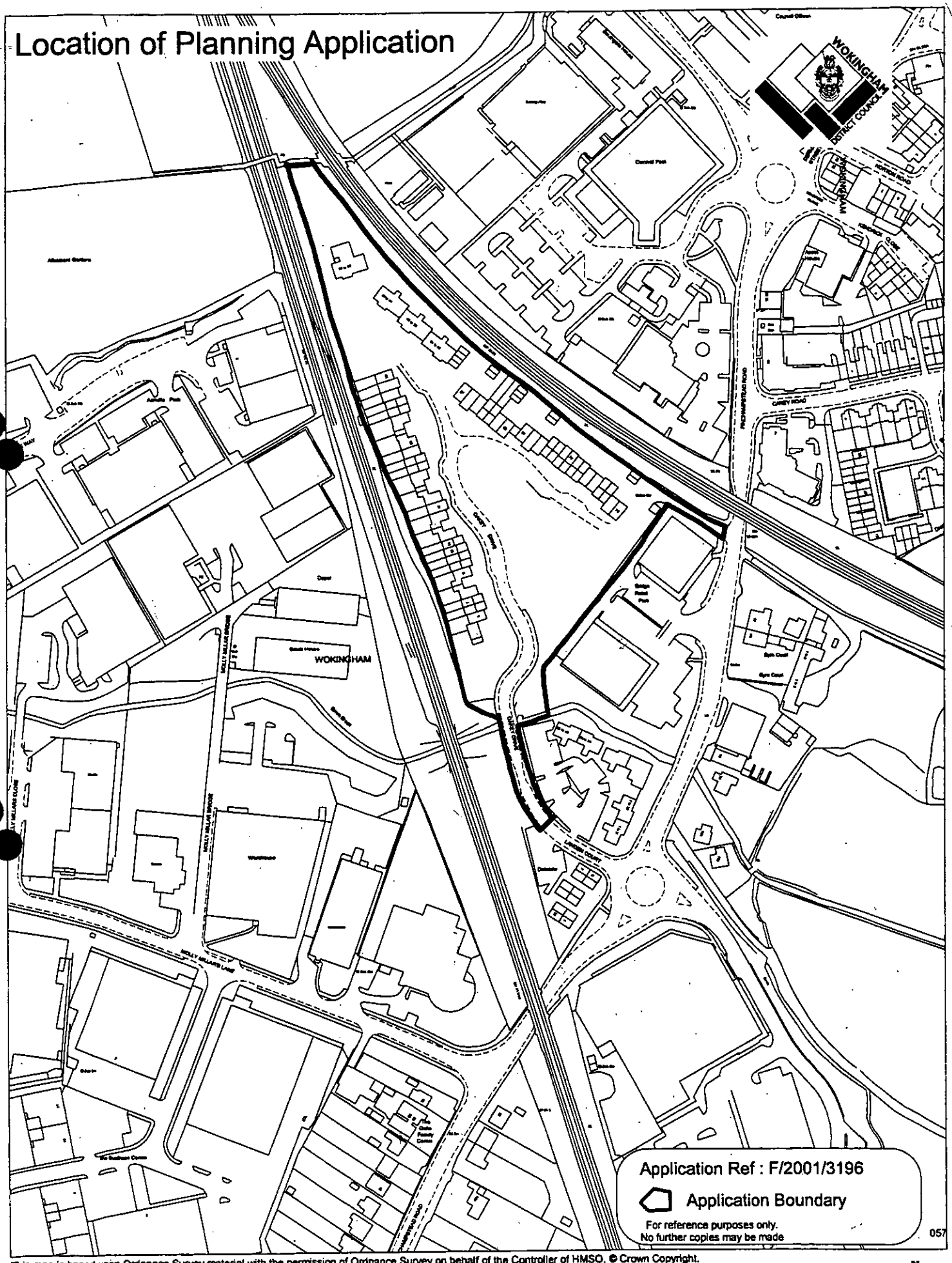



2892

99/7083E/F

layout as approved

# Location of Planning Application

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Development Control Section, Environmental Services, Wokingham District Council.

5 March 2001

Scale: 1 : 2500

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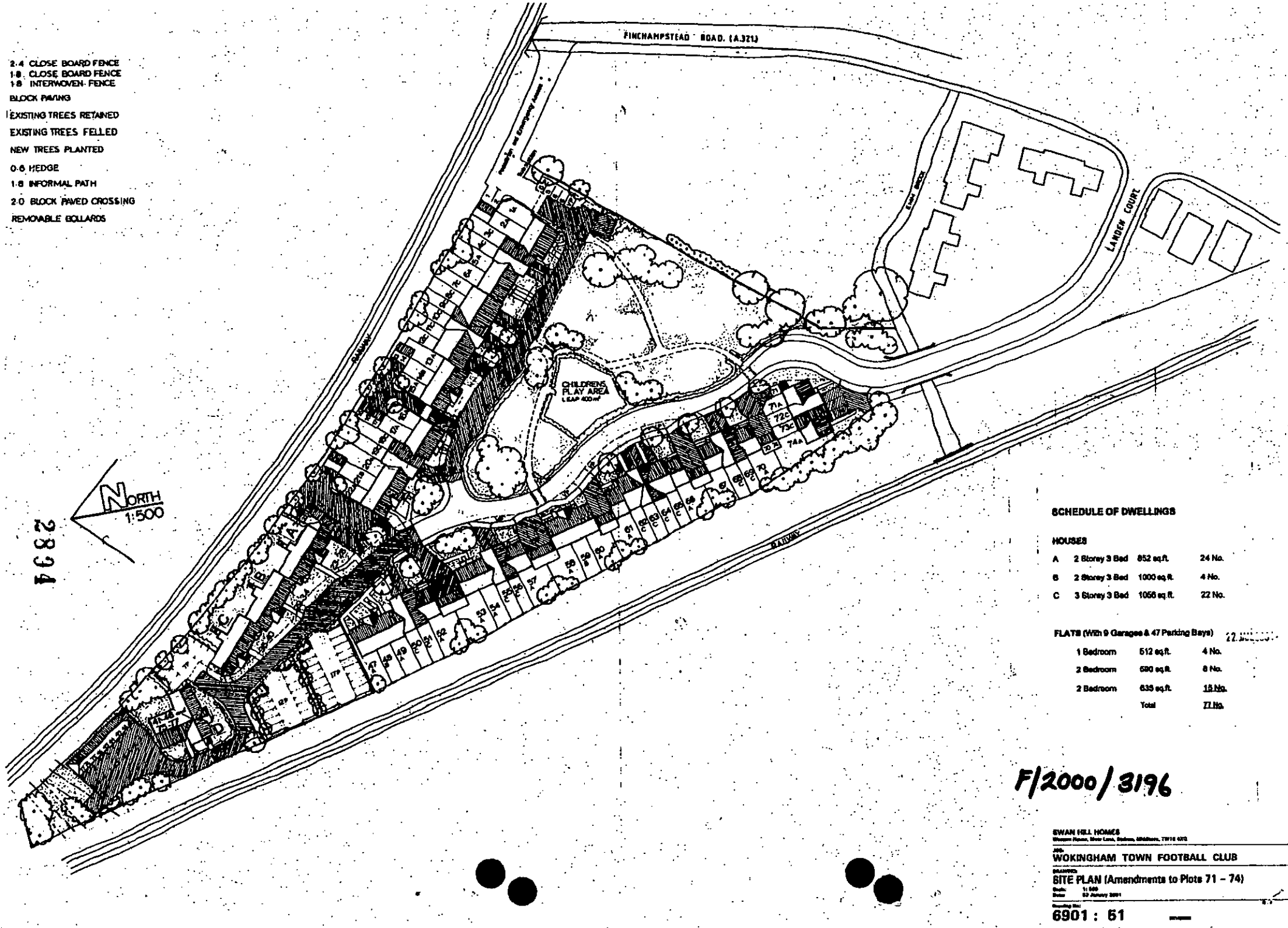



**SCHEDULE OF DWELLINGS**

**HOUSES**

| | | | |
|---|---|---|---|
| A | 2 Storey 3 Bed | 852 sq.ft. | 24 No. |
| B | 2 Storey 3 Bed | 1000 sq.ft. | 4 No. |
| C | 3 Storey 3 Bed | 1056 sq.ft. | 22 No. |

**FLATS (With 9 Garages & 47 Parking Bays)**

| | | |
|---|---|---|
| 1 Bedroom | 512 sq.ft. | 4 No. |
| 2 Bedroom | 590 sq.ft. | 8 No. |
| 2 Bedroom | 635 sq.ft. | 15 No. |
| | Total | 77 No. |

F/2000/3196

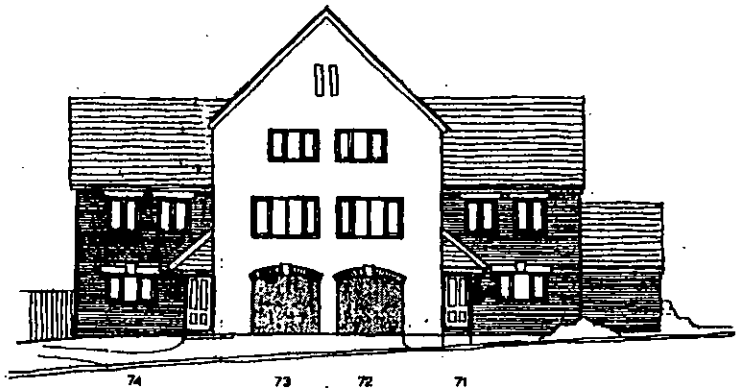
SWAN HILL HOMES

JOB: WOKINGHAM TOWN FOOTBALL CLUB

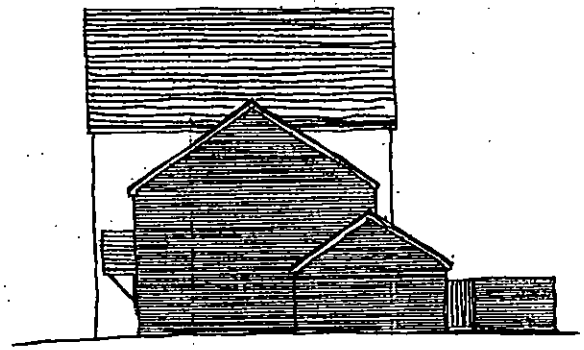
DRAWING: SITE PLAN (Amendments to Plots 71 – 74)

Scale: 1:500
Date: 03 January 2001

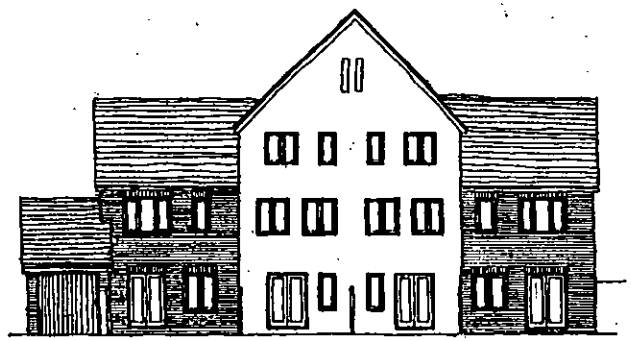
Drawing No: 6901 : 61




SOUTH FRONT STREET ELEVATION

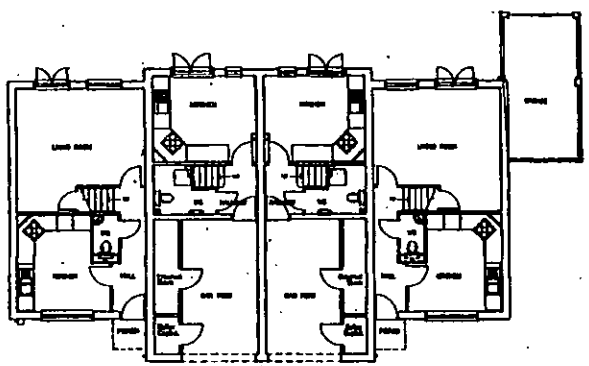


EAST GABLE ELEVATION

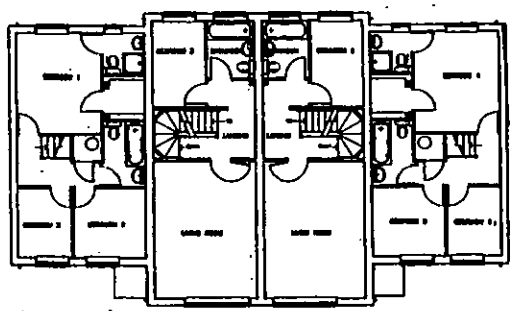


NORTH GARDEN ELEVATION

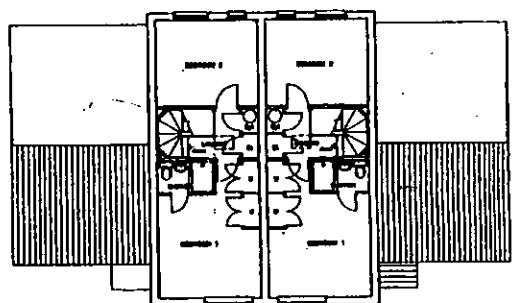
2893



GROUND FLOOR

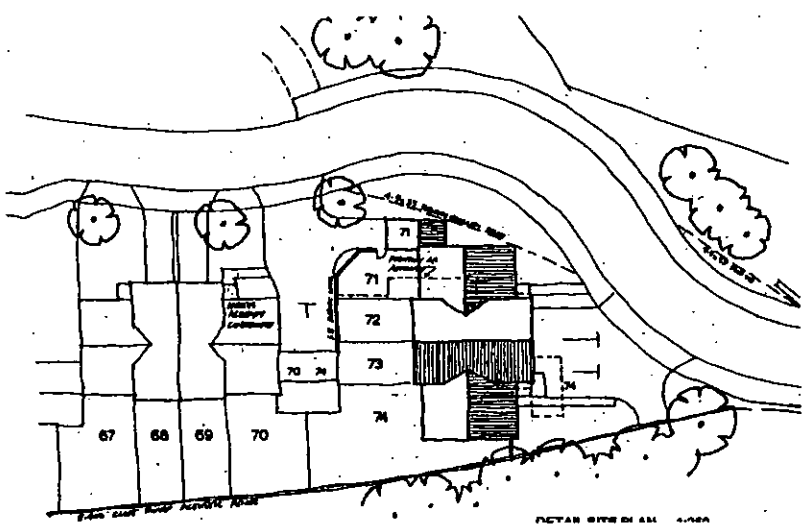


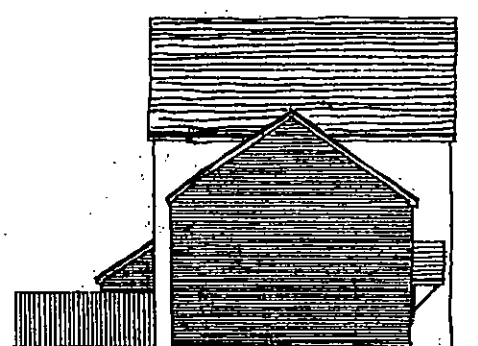
FIRST FLOOR



SECOND FLOOR

22 JUL 2001 3196



WEST GABLE ELEVATION

F/2000/3196

SWAN HILL HOMES

JOB:
WOKINGHAM TOWN FOOTBALL CLUB

DRAWING:
FLOOR PLANS and ELEVATIONS
(Amendments to Plots 71 – 74)

Scale: 1:100
Date: 03 January 2001



WEST ELEVATION PLOTS 1-15

22 JAN 2001 3196

2896



Swan Hill Homes Limited
WESTERN HOUSE MOOR LANE STAINES
MIDDLESEX TW18 4XD
Telephone Staines (01784) 464351

JOB
WOKINGHAM TOWN FC

DRAWING
ELEVATIONS TO GREEN

Drawn
Date JUNE 97

SCALE
1:100

DRAWING No
6901 - 03

REVISION
A B

F/2000/3196

**Application No.** **Received** **Wokingham**
**F/2001/3196** **22.01.01**

**Applicant:** **Swan Hill Homes Ltd.**
**Location :** **Wokingham Town Football Club, Finchampstead Road, Wokingham**
**Proposal :** **Erection of 77 dwellings, access estate road, parking, public open space and landscaping (amendment to application 99/70832/F in respect of Plots 71-74)**

1. **Introduction** – The application site comprises the former ground of Wokingham Town Football Club. It is a triangular shaped piece of land bounded on two sides by railway lines. Access is from Finchampstead Road via Landen Court.

   Planning permission 97/65995/F was originally granted in January 1998 for 74 dwellings. This was subsequently amended by planning permission 99/70832/F dated 22.9.00 which increased the number of dwellings to 77 units, subject to an S106 agreement to secure 18 affordable housing units, public open space, children's play area and commuted sums. However an earlier scheme 44634 for 109 units was refused and dismissed at appeal.

   The development, as approved under 99/70832/F, has almost been completed with the exception of Plots 71-74 inclusive which currently form the car parking area for the Sales Office.

2. **Proposal** – The proposal is to amend the layout in respect of Plots 71-74 (inclusive) by re-orientating these 4 houses by 90° to face towards Landen Court instead of Ockey Drive. All other matters are as approved under permissions 97/65995/F and 99/70832/F.

3. **Consultations** -
   - ***Highway Officer :*** No objection.
   - ***Landscape Architect :*** No objection to amendments to Plots 71-74 subject to a revised landscaping plan being submitted showing additional planting on land adjacent to Plot 71 and west of Plot 74.
   - ***Recreation :*** No comment in respect of amendment.
   - ***Environment Agency :*** No objection in principle, subject to conditions to include 10m buffer zone along Emm Brook.
   - ***Thames Valley Police :*** Proposed amendment to orientation of Plots 71-74 creates no problems in respect of crime risk and actually improves the natural surveillance over the approach route into the development.
   - ***Wokingham Town Council :*** *"No objection to relocation of Plots 71-74."*
   - ***Letter of representation :*** One letter objecting to the over-development of the site.

4. **Appraisal** – Copies of the Officer's reports for the previous permissions (ref: 97/65995/F and 99/70832/F) are attached which cover the main issues regarding the principle of developing the site. The main issues in this particular case are:

A. Impact on the visual amenity of the area: (Policy SBE2 of the South East Area Local Plan and Policy WBE1 of the Wokingham District Local Plan (Deposit Draft) as amended).

B. Impact on amenity of neighbouring occupiers: (Policy SBE2 of the South East Area Local Plan and Policy WBE1 of the Wokingham District Local Plan (Deposit Draft) as amended).

C. Highway issues:

D. Concerns of local resident and Environment Agency.

A. The re-orientation of the 4 houses on Plots 71-74 by 90° would result in this part of the development being more prominent when approaching the site from Landen Court where levels rise towards Ockey Drive and also from Ockey Drive as the development would be 3m further forward of 2-storey levels. The proposal would also result in the loss of a small landscaped area adjacent to Plot 74 as shown on the original layout. The applicant proposes to mitigate this by strengthening landscaping west of Plot 74. This would have to be the subject of a revised scheme which can be dealt with by condition.

   Whilst there are views from Landen Court of this part of the site and these dwellings would be more prominent in the street scene, it is not considered that the visual amenity of the area would be so adverse to warrant refusal. In fact the Police Architectural Liaison Officer is of the view that the proposal would increase natural surveillance.

B. The rear elevation of the dwelling on Plot 74 would be located 10.5m from the side boundary of Plot 70 and views into the garden would be partly obscured by the double garage. In view of this, the relationship between these properties is considered to be acceptable.

C. The proposal would also result in a change in the parking layout to Plots 71-74 which is considered to be acceptable. Visibility splays to Plot 70 would be maintained.

D. The principle of 77 dwellings on this site has already been established under planning permission 99/70832/F and the current proposal would not result in any additional units.

   The Environment Agency comments relate to the development as a whole and it would be inappropriate to impose conditions at this stage which have not been attached to the original planning permission.

5. **Conclusion** – The reorientation of the plots, although it would result in the dwellings being more prominent and development being built closer to Ockey Drive, the proposal would provide greater variety and is considered acceptable in terms of visual amenity and street scene. It is also acceptable in terms of highway safety and overlooking.

6. **Recommendation** – GRANT planning permission subject to the following conditions and a variation to the original S106:

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

2. Nothing herein contained shall be deemed to affect or vary the conditions imposed by Permission No. 99/70832/F dated 22.9.2000, which conditions shall continue in full force and effect save insofar as they are expressly affected or varied by this permission.

3. Prior to the development of Plots 71-74 a revised landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority.

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

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

**Reasons**

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

2. The conditions of the outline planning permission remain in force and for the sake of clarity.

3. In the interests of visual amenity.

4. In the interests of visual amenity.

5. To ensure that the external appearance of the building is satisfactory.

**Informatives:**

1. You are advised, in compliance with *The Town & 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:

South Area Local Plan policies SBE1 & SBE2
Deposit Draft Wokingham District Local Plan policies WBE1

Basia Polnik
06.03.01

**Application No.** **Received** **Wokingham**
**99/70832/F** **16.11.99**

**Applicant :** **Swan Hill Homes Ltd**
**Location :** **Wokingham Town Football Club, Finchampstead Road, Wokingham**
**Proposal :** **Erection of 77 dwellings, access estate road, parking, public open space and landscaping (amendment to consent 97/65995/F)**

1. **Planning History** – The application site comprises the former ground of Wokingham Town Football Club. It is a triangular shaped piece of land bounded on two sides by railway lines.

   This application proposes an amendment to planning permission ref: 97/65995/F, which was for 74 dwellings, granted in January 1998.

2. **Proposal** – The previous permission ref: 97/65995/F was for 74 dwellings – 50 x 3 bedroom houses, 20 x 2 bedroom flats and 4 x 1 bedroom flats. This application proposes to increase the size of block D form 6 flats to 9 to include 2 additional 2 bedroom flats and 1 additional 1 bedroom flat. All other matters are the same as that under permission ref: 97/65995/F.

3. **Consultations** -
   - ***Wokingham Parish Council*** *- No objection*
   - ***Highway Authority*** *– No objection subject to condition*
   - ***Environmental Health*** *– No comment*
   - ***Landscape Architect*** *– No objection subject to condition*
   - ***Railtrack*** *– No objection*
   - ***Policy and Plans*** *– No objection*
   - ***One local resident*** *– objects on the grounds of overdevelopment of the site.*

4. **Appraisal** – A copy of the Officer's report for the previous permission (ref: 97/65995/F) is attached which covers the main issues regarding the principle of developing the site. The main issues in this particular case are:

   A. Impact upon the character of the area (SBE2 of the South East Area Local Plan and Policy WH1 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as amended)

   B. Provision of small dwellings and affordable housing (Policies WH6 and WH7 of the Wokingham District Local Plan (Deposit Draft) as amended)

   C. Concerns of local resident

A. The small extension required to Block D would have no additional impact upon the character of the surrounding area. The building is located to the southwest corner of the site away from any adjoining residential properties. It is not considered that the introduction of three new residential units would have any material impact upon the overall development.

B. The three dwellings would provide more small unit accommodation, which is encouraged by this Authority. The previous permission was the subject of a Section 106 agreement which required the provision of 18 units of the 74 dwellings proposed, to be for affordable housing. It is not considered necessary that any of the 3 new additional dwellings be required for extra affordable housing as the 18 units already represents a provision of 23% which is acceptable in respect to Policy WH7.

C. It is not considered that the three additional units would result in the over development of the site and can easily be accommodated without detriment to the site layout.

5. **Conclusion** – This proposed amendment to the scheme approved under permission ref: 97/65995/F is not considered to have any material effect upon the development and would not harm the character of the surrounding area. It would however, offer additional smaller residential units, which is considered to be appropriate in this location.

6. **Recommendation** – GRANT planning permission subject to the signing of a Supplemental Agreement transferring all of the elements of the S106 agreement on 99/65995/F to this application, and the following conditions:

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

2. The area shown on the permitted drawings for vehicle parking, garaging and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

3. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include [proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and

existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant].

4. Soft landscape works shall include [planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation and maintenance programme].

5. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

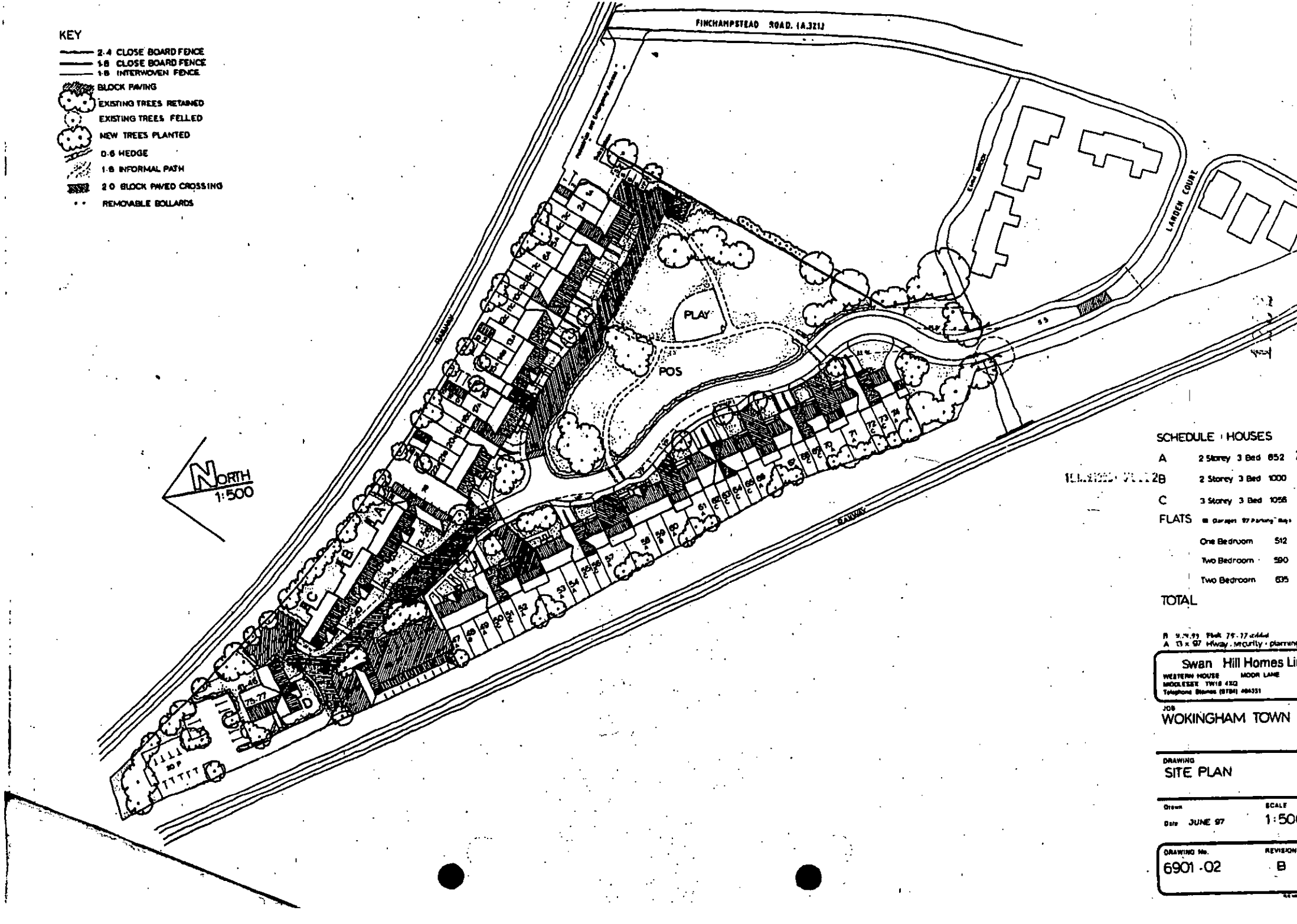
Reasons

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

2. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

3, 4 & 5 In the interests of visual amenity.

Simon Lewis


KEY
2.4 CLOSE BOARD FENCE
1.8 CLOSE BOARD FENCE
1.8 INTERWOVEN FENCE
BLOCK PAVING
EXISTING TREES RETAINED
EXISTING TREES FELLED
NEW TREES PLANTED
0.6 HEDGE
1.8 INFORMAL PATH
2.0 BLOCK PAVED CROSSING
REMOVABLE BOLLARDS
FINCHAMPSTEAD ROAD. (A.321)
LAMBOURN COURT
PLAY
POS
NORTH
1:500
SCHEDULE : HOUSES
A 2 Storey 3 Bed 652
2B 2 Storey 3 Bed 1000
C 3 Storey 3 Bed 1056
FLATS
One Bedroom 512
Two Bedroom 590
Two Bedroom 635
TOTAL
Swan Hill Homes Li
WESTERN HOUSE MOOR LANE
MIDDLESEX TW18 4XQ
JOB
WOKINGHAM TOWN
DRAWING
SITE PLAN
Drawn
Date JUNE 97
SCALE
1:50
DRAWING No.
6901-02
REVISION
B

**HIGHWAYS CONSULTATION SHEET**

**From:** Mrs B Polnik **Date:** 23 January 2001

**Application Number:** F/2001/3196

**Proposal:** Proposed erection of 77 dwellings,access, estate roads, garages, car parking, public open space and landscaping. (Amendment to application 99/70832/F) (Plots 71 - 74).

**Parish:** WOKINGHAM TOWN

**Site Address:**
Wokingham Town Football Club, Finchampstead Road, , Wokingham.

**Applicant:**
Swan Hill Homes Ltd C/O Charles Planning Associates (W A Charles).

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).

C049 – Parking
R049
C122 – Parking + turning
R122

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

21-3-01

rec'd after Ctee.

Mrs D. J. Parr
49 Oaklands Drive
WOKINGHAM
Berkshire
RG41 2SB
Tel. No. 01189 783 449

3 February 2001

Your Ref: Mrs B Polnik
F/2001/3196

PLANNING SERVICES | HFT
POL | FLS
DC
APP | BCP
CS 035
07 FEB 2001
COPIES TO:

John Mitchell
Environmental Services Dept
P O Box 157
Shute End
Wokingham
Berks RG40 1WR

Dear Sir,

Re: Application F/2001/3196
Wokingham Town Football Club Site

I have seen the plans for the above - from the way the letter starts -"Proposed Erection of 77 dwellings".. etc. one might think that the development had not yet received permission to go ahead ! The houses have not only already been built, but extra ones added despite my (and I hope many more persons') protestations.

This site has been grossly over developed and I think it is an absolute disgrace. The alterations which are being requested would not have been necessary if the architects had had better foresight when drawing up the plans and the whole development could have been much more pleasantly laid out.

I can tell from seeing the amendments that they will be just nodded through. It is time these procedures were tightened up - not made easier for these greedy developers.

Yours disgustedly,

Daphne J. Parr (Mrs)

PLANNING SERVICES | HPT 39482
FOL | TLS
DC | ENF
02 FEB 2001
COPIES TO: | ACK: | FILE:

# WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

**Case officer:** Mrs B Polnik

**Application Number:** F/2001/3196

**Proposal:** Proposed erection of 77 dwellings, access, estate roads,garages, car parking, public open space and landscaping. (Amendment to application 99/70832/F) (Plots 71 –74)

**Site Address**: Wokingham Town Football Club, Finchampstead Road, Wokingham

**Applicant:** Swan Hill Homes Ltd C/O Charles Planning Associates (W A Charles)

Your observations are required in respect of this application **by 16/02/2001**

---

**No objection to relocation of plots 71 -74**

**SIGNED:** _____ **DATE:** 30/01/2001

**CLERK TO Wokingham Town Council**

**Policy and Plans Consultation**

Location: Wokingham Town Football Club, Finchampstead Road, Wokingham.

Proposal: Erection of 77 Dwellings, Access, Estate Roads, Garages, Car Parking, Public Open Space & Landscaping (Amendment to Application 99/70832/F) (Plots 71-74).

Application Number: F/2001/3196

Applicant: Swan Hill Homes Ltd c/o Charles Planning Associates (W A Charles)

---

The application is almost identical to the previous application on the site (99/70832/F), and therefore see previous comments.

Andrew Astin
Policy & Plans
29/01/01

# Education and Cultural Services Memorandum

PLANNING SERVICES 39271
DC
APP
CS
30 JAN 2001
COPIES TO:
AC
FILE:

WOKINGHAM DISTRICT COUNCIL

**To:** Basia Polnik
Planning

**From:** Lisa Jarvis

**Re:** f/2001/3196
Wokingham Town Football Club

**Date:** 29th January 2001

Thank you for your memo received 25 January 2001 regarding the above application. I understand that the application concerns amendments to a previous application in relation to plots 71 – 74.

With regard to the amendments of these plots Leisure Services have no comments.

However, the plan that has been attached to this application Drwg no 6901:51 also shows the layout for the proposed open space and play area. The layout of the space was agreed as part of the previous application and a plan forms part of the section 106 agreement. Although the open space has not been amended in the latest plan the location of the play area has. The required buffer zones of 20 metres between the fenceline of the play areas and the boundaries of the nearest properties are not observed by this latest plan.

Please ensure that any approved plans do reflect that the play area has the required buffer zones and has an area of 400m2, in accordance with the District's standards.

Lisa

Lisa.

**TO:** **DEVELOPMENT CONTROL**
Mrs B Polnik

FROM: Environmental Design

DATE: 1 February 2001

| | |
|---|---|
| Location: | Wokingham Town Football Club, Finchampstead Road, Wokingham |
| Proposal: | Proposed erection of 77 dwellings access estate road car parking, public open space and landscaping (Amendment to application 99/70832/F)(Plots 71 – 74) |
| Application Number: | F/2001/3196 |

In response to your consultation dated 23 January 2001 for the above application, the landscape comments are as follows:

I have no objections to the amendments to plots 71 – 74 shown on drawing no. 6901:51. The applicant will need to submit revised landscape proposals showing additional planting on land adjacent to plot 71, and details of the planting to strengthen the site boundary to the west of plot 74 as discussed in item 5 in a letter from Charles Planning Associates dated 5 January 2001.

Catherine Brimble

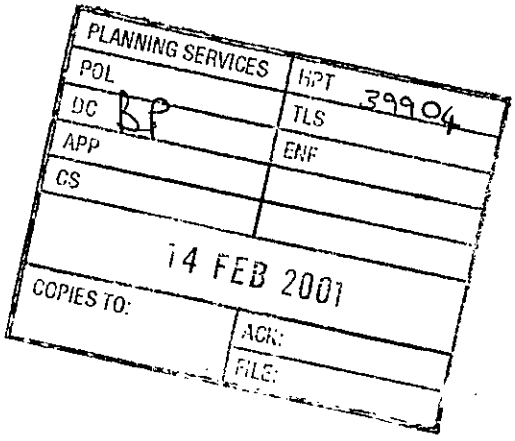
Catherine Brimble
Landscape Architect

**Our ref:** SP\2001\003084\001
**Your ref:** F/2001/3196

**Date:** 12th February 2001

ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices, Shute End,
PO Box 157
Wokingham
Berkshire
RG11 1BN




For the attention of: Mrs B Polnik

Dear Sir/Madam

**77 DWELLINGS, ACCESS ROAD & CAR PARKING (AMENDMENT TO 99/70832/F) - WOKINGHAM TOWN F.C., FINCHAMPSTEAD ROAD, WOKINGHAM**

Thank you for your letter dated 23 January 2001 which was received on 25 January 2001. You are asked to quote the following reference in any correspondence: SU86NW/16/5. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

**PLANNING CONDITIONS**

**CONDITION**: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
**REASON**: To prevent the increased risk of flooding and to improve water quality.
*(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).*

**CONDITION:** The construction of the surface water drainage system shall be carried out in accordance with details submitted to and approved in writing by the Planning Authority before the development commences.
**REASON**: To prevent pollution of the water environment.
*(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).*

**CONDITION**: During construction no solid matter shall be stored within 10 metres of the banks of the Emm Brook and thereafter no storage of materials shall be permitted in this area.
**REASON:** To prevent solid materials from entering the Emm Brook and causing pollution.

**CONDITION**: A Buffer Zone 10 metres wide alongside the Emm Brook shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The buffer zone should be an undisturbed area which must not include any traffic (other than across the bridge), storage of materials during construction or any other development. Domestic gardens should not be incorporated into the buffer zone to the

Cont/d..

**Environment Agency**
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

watercourse, in order to avoid problems such as fragmentation of the buffer by fencing; the placing of garden rubbish near the bank; the introduction of non-native species into the buffer; and pressure for inappropriate bank retention works.
**REASON:** To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.
*(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).*

**CONDITION:** There must be no contamination (eg by silt, oil, rubble or any other debris or pollutants) of the adjacent watercourses / adjacent ditches or drains if development proceeds.
**REASON:** To protect the flora and fauna dependant on the aquatic habitat and prevent pollution of the water environment.

**CONDITION:** The gravel and broken tarmac area close to the Emm Brook shall be removed and planted with a native wildflower mix
**REASON:** To enhance the natural features and character of the area.
*(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).*

**CONDITION:** Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive).
**REASON:** To avoid disturbing wild birds during a critical period and help to prevent possible contravention of the Wildlife and Countryside Act 1981 which protects nesting wild birds and their nests.

**CONDITION:** Tree and shrub removal from the site shall be minimised if works proceed, and professional tree surgery carried out in preference to felling wherever possible. Retained trees must be protected during construction, and appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.
**REASON:** To protect and conserve the natural features and character of the area.

**CONDITION:** No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
**REASON:** To prevent pollution of groundwater.

**CONDITION:** No soakaways shall be constructed in contaminated ground.
**REASON:** To prevent pollution of groundwater.

**PLANNING INFORMATIVES**

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the Emm Brook main river.
*Contact Amanda Reed on 01276 454331 for further details.*

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld.
*Contact Nicholas Weddell on 01276 208653 for further details.*

Cont/d..

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse. *Contact Nicholas Weddell on 01276 454405 for further details.*

**ADVICE TO PLANNING AUTHORITY**

**Development Control: Contact Amanda Reed on 01276 45 4331**

Through previous correspondence with the owners and their agents, the Environment Agency has agreed the following points:
- The access bridge over the Emm Brook has been granted consent; and
- The surface water disposal has been agreed and the outfalls to the Emm Brook have been granted consent.

We are not aware of any other watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) a buffer zone is left on either side of any watercourse, and
(4) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency where ground conditions are suitable and groundwater is not at risk. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency is likely to recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

**ADVICE TO APPLICANT**

**Environment Protection: contact Nick Weddell on 01276 454405**

Surface water from hardstanding areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Any above ground oil storage tank(s) should be sited on an impervious base and surrounded by a suitable liquid tight bunded compound. No drainage outlet should be provided. The bunded area should be capable of containing 110% of the volume of the largest tank and all fill pipes, draw pipes and sight gauges should be enclosed within its curtilage. The vent pipe should be directed downwards into the bund. Guidelines are available from the Environment Agency.

Cont/d..

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Any open chemical or refuse storage areas should be surrounded by suitable liquid tight bunded compounds to prevent drainage from these areas discharging into the surface water system. Such areas should be connected to the foul sewer subject to the approval of Thames Water Utilities or its sewerage agent.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

**Conservation: contact Liz Baldwin on 01276 454430**

It is advisable that any planting consists of locally native species and that these species are incorporated into the design in an ecologically sensitive manner so as to enhance the wildlife and character value of the development. If you require further advice your local Wildlife Trust would be able to provide you with key species which are both aesthetically and environmentally compatible with your requirements.

The applicants should make use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off adversely affecting adjacent watercourses. This might include the use of gravel surfaces in paths, parking spaces and driveways.

Areas of mature rough grassland are valuable habitat for many small mammal species. Wherever possible these community types should be retained as the voles, mice and invertebrates which they support provide an essential food source for species such as grass snake, kestrel, hedgehog, fox and barn owls. These areas should be left unimproved and no pesticide or herbicide should be used in their management.

Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of houses should also be considered.

**DECISION NOTICE**

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

**Sarah Paxman**
**Development Planning Officer**

Cc Charles Planning Associates, 39 Locks Heath District Centre, Locks Heath, Southampton, Hants SO31 6DX

THAMES VALLEY
POLICE

**PC Dave STUBBS**
Crime Prevention Design Adviser
(Berks.)

Police Station
20 Chapel Street
Thatcham
Berks.
RG18 4QL

Tel. 01635 295156
Fax. 01635 295126

PLANNING SERVICES | HPT
POL | TLS
DC BP | 39800
APP
CS
12 FEB 2001
COPIES TO: | ACK:
FILE:

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

Date 5th February 2001

For 'Secured by Design' Standards and application forms, visit the 'SBD' website at www.securedbydesign.com

Your Ref. 3196

Dear Mrs. Polnik

# Wokingham Town Football Club

Thank you for the details of the above application.

The proposed amendment to the orientation of plots 71 – 74 creates no problem in respect of crime risk and actually improves the natural surveillance over the approach routes into the development.

While I am writing in respect of this development, I have no record that an issue I raised some time ago in respect of any potential access to the railway footbridge at the north end of the site, has been addressed. If there was any proposal to create a pedestrian link from the site to the footbridge / footpath, this would make the parking area north of flats 41 – 46 & 75 – 77 highly vulnerable and would be strongly opposed on crime prevention grounds.

**With regard to the duty on local authorities under Sec. 17 Crime & Disorder Act 1998, to take all their decisions in light of the need to do all that they can to reduce crime & disorder, the crime risks facing this proposed amendment are reduced as a result of improved natural surveillance over the access route. However, through access to the railway footbridge would be a significant crime generator.**

**The council can help discharge its duty under Sec 17 by taking the above comments into account when making its decision in respect of this application.**

I trust this will be of help, and thank your for your consultation.

Yours sincerely.

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

# 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: F/2001/3196

**Proposal:**
Proposed erection of 77 dwellings,access, estate roads, garages, car parking, public open space and landscaping. (Amendment to application 99/70832/F) (Plots 71 - 74).

**Location:**
Wokingham Town Football Club Finchampstead Road Wokingham

**This application is being advertised in the Wokingham Times newspaper on the 14/02/2001 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 **07/03/2001**. 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: 14/02/2001**

Displayed 19.2.01

**Received by Wokingham District Council**

# Application No: F/2001/3196

**Proposal:**
Proposed erection of 77 dwellings,access, estate roads, garages, car parking, public open space and landscaping. (Amendment to application 99/70832/F) (Plots 71 - 74).

**Location:**
Wokingham Town Football Club, Finchampstead Road, , Wokingham.

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

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

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

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before . Written comments submitted will become available for public inspection.**

**In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.**

**Head Planning and Transportation**

**23 January 2001**

CHARLES PLANNING
ASSOCIATES

*Chartered Town Planners*

22 JAN 2001 * 3196

5th January 2001.

Our Ref : WAC/S/004/1.
Your Ref : 99/70832/F.

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

Dear Sir,

**TOWN AND COUNTRY PLANNING ACTS.**
**REDEVELOPMENT OF THE WOKINGHAM TOWN FOOTBALL CLUB SITE.**
**ERECTION OF 77 DWELLINGS. AMENDMENTS TO REF : 99/70832/FUL - PLOTS 71-74.**

I refer to the above, and enclose a Full Detailed Planning Application, on behalf of our clients Swan Hill Homes Limited, in respect of :

> **'Erection of 77 dwellings, access, estate road, garages, car parking, public open space and landscaping (Amendment to 99/70832/F - Plots 71-74)'.**

The application relates to amendments in respect of plots 71-74 only.

The application comprises :

1. This covering letter ;
2. Planning Application Form ;
3. Certificate B and Agricultural Holdings Certificate ;
4. Article 6 Notice - copy as served ;
5. Schedule of Plans ;
6. Bundle of Plans ;
7. Application fee - cheque in the sum of £9,600. 9,500-00

The need for the application arises from our clients requirement to seek to improve the quality of the design of the site layout at the access to the development as the scheme is approached from Landen Court. It is proposed to rotate the dwellings on Plots 71-74 through 90 $^{0}$. The proposed amendments would result in the front elevations of Plots 71-74 facing the road and would present a much improved appearance at the entrance to the development compared to the current approved site layout (Plan 6901/S.106/1 Rev.A) which shows only the rather bland gable end and garage to Plot 74.

A pre-application meeting was held with Miss.Natalie Brown (on the 16th October 2000) to discuss the proposed amendments. Following the meeting a letter was received from Miss. Brown (dated 27th October 2000) summarising our meeting and identifying a number of points that the application should address (copy attached).

This letter seeks to address the points raised, and in the interests of clarity, follows the same order.

**Item 1.** Agreed.

**Item 2.** The visibility splay shown on approved plan 6901/S.106/1 Rev.A in the front of Plots 71-74 has been retained unchanged in the revised proposals and is shown on plan 6901/51.

*Principal:* W.A.Charles DipTP MRTPI MIMgt *Associates:* Huw Edwards MSc MRTPI, Daphney Haywood BSc(Hons) DipTP MRTPI

39 Locks Heath District Centre • Locks Heath • Southampton • Hampshire • SO31 6DX
Tel: 01489 577946 • Fax: 01489 577947 • E.Mail: cpacda@aol.com • VAT Reg. No: 568 7410 10

**Item 3.** A visibility splay of 2.4m x 33m has been provided for the new driveway to the front of Plots 71-74.

**Item 4.** 2 car parking spaces per dwelling are provided. Plot 71 has a side garage and one car parking space, Plots 72 and 73 have integral car ports plus one space on each driveway, Plot 74 has a rear garage and one car parking space to the front of the dwelling.

**Item 5.** The loss of the small landscaped area adjacent to Plot 74 (as approved) will be mitigated by strengthening the landscape boundary to the west of Plot 74.

**Item 6.** It is considered that bringing the building line closer to the road edge is a positive advantage in design terms and contributes to creating an improved design and impression of the development when you approach the site from Landen Court.

**Item 7.** There is no significant overlooking of Plot 70. Indeed, there will be less overlooking of Plot 70 than in the approved design where the adjacent Plots 69 and 71 had direct views into the rear garden of Plot 70 by virtue of being in a terrace. In the amended plan only Plot 69 is 'attached' to Plot 70, with Plot 74 at 90 $^{0}$. This results in less overlooking and the garages to Plots 70 and 74 screen the private amenity area immediately outside the rear door of Plot 70 from view.

**Item 8.** We consider that turning Plots 71-74 through 90 $^{0}$ provides significant design advantages and will improve the overall quality of the scheme.

In summary, we consider that the proposed amendments will improve the quality of design and appearance of the scheme and that there are no substantive material planning, highways, policy or other reasons as to why the proposed amendments should not be approved. In addition, no harm would be caused to any interest of acknowledged importance.

I trust the above information will be of assistance. Please do not hesitate to contact me if you require any additional information.

I look forward to receiving confirmation that the application has been registered, together with a receipt for the application fee.

Yours sincerely,

W.A.CHARLES.
**CHARLES PLANNING ASSOCIATES.**

ENC :

cc : M.Watton Esq. Swan Hill Homes Ltd.

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 27 October 2000
My ref: NB/99/70832/F (Wokingham/Post-App)

RECEIVED
31 OCT 2000

Mr W.A. Charles
Charles Planning Associates
39 Locks Heath District Centre
Locks Heath
Southampton
Hants
SO31 6DX

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 Mr Charles,

**APPLICATION: 99/70832/F**
**SITE: WOKINGHAM TOWN FOOTBALL CLUB SITE, WOKINGHAM**

I refer to your letter and sketch plan received on 16 October 2000 and our meeting held on 18 October 2000 attended by yourself and Malcolm Watton, with respect to rotation of plots 71-74 through 90° at the above site.

I am writing to re-iterate the points we covered in our meeting with regard to the proposed changes:

1. The changes would require a revised application
2. The visibility splay shown on drawing 6901/S.106/1 rev A in front of plots 71-74 would need to be kept clear of parked vehicles and development
3. A visibility splay for the new driveway access would need to be provided (2.4 by 33m)
4. Clarification of the parking spaces – we would require 2 per dwelling.
   (We would be concerned over the fact that plot 74 has new different parking areas – this may encourage parking on the street corner as the garage space is at the rear and the parking space is at the front of the property)
5. We would be concerned over the loss of the landscaped area adjacent to plot 74 (currently shown on plan 6901/S.106/1 rev A as being landscaped)
6. The bringing of the building line closer to the road edge
7. Possible overlooking of Plot 70
8. We would prefer that the plots be kept the same as originally approved, and would point out that the 'bland' appearance of gable end of plot 74 (and its garage) could be improved by details such a brick banding or incorporation some of the features as detailed in the front elevations

You confirmed that you would not want to keep the plots as they are at present and that features such a brick banding would not make as much of a statement when entering the site as the plot rotation would.

You also said that when you submit a revised application, you would include a statement covering highways, landscaping and overlooking issues, along with drawings/photographs showing what the site would look like with and without the 90° rotation.

I hope this information is of assistance to you, however, it is of an advisory nature only and given without prejudice to any future decision that this Council may take. Should you wish to discuss any matter further please do not hesitate to contact me on the number above.

Yours sincerely

NABrown

Natalie Brown

(Planning Assistant)

(#) PRE-APP ATTACHED (#)

# WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

| | |
|---|---|
| Start date: | 22 JAN 2001 ~~18 JAN 2001~~ |
| Officer: BP | Application No. F/2001/3196 |

Map No. ..... Site ...205....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF 77 DWELLINGS, ACCESS, ESTATE ROADS, GARAGES, CAR PARKING, PUBLIC OPEN SPACE AND LANDSCAPING (AMENDMENT TO APPLICATION 99/70832/F PLOTS 71-74)

Location: FORMER WOKINGHAM FOOTBALL CLUB FINCHAMPSTEAD ROA

Parish: WOKINGHAM Ward: Evendons
23-01-01 IS

Applicant: SWAN HILL HOMES LTD

Fee Received 9500.00. Required ..... Additional ..... Refund .....

Enforcement Section (2) 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 | | Faxed | 22 JAN 2001 |
| (5) | Elevation plans | - First floor front elevation – Shower room windows are smaller on floor plans than on elevations | 17/1 | |
| (6) | Floor plans | - Rear floor plans do not bear any relation to rear elevation!! Please re-submit. | | |
| 7 | Metric scale disclaimer | - W. Gable elevation (handed not acceptable) | | |
| 8 | Encroachment letter | | | |
| 9 | Miscellaneous | | | |

APPLN NO. _____

## ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required ...Major development.....

---

Date Site Notice Sent :23.01.01 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 | ..... |
| 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:**

.....

.....

Pre-app attached

### NEIGHBOURS:

As for app no 99/70832/F please
+ Mrs D.J. Parr, 49 Oaklands Drive, Wokingham
(Please make sure Flats 35-40 Linden Court, Finchampstead Road
are notified + Unit 1 Bridge Retail Park, Finchampstead Rd
Landon Court, Finchampstead Road
Wokingham
✓

01489 577947

# WOKINGHAM TOWN FOOTBALL CLUB

## LIST OF COMPLETED PROPERTIES SERVED WITH NOTICE UNDER ARTICLE 6

| Plot No | Postal Address | Purchaser Name |
|---|---|---|
| 3 | 76 Oakey Drive, Wokingham, Berkshire, RG40 2DT | Dr S. Larkin & Ms H. Jones |
| 19 | 60 Oakey Drive, Wokingham, Berkshire, RG40 2DT | Mr Whitehouse & Miss Abbey |
| 50 | 26 Oakey Drive, Wokingham, Berkshire, RG40 2DT | Mr & Mrs M. Bryant |
| 51 | 25 Oakey Drive, Wokingham, Berkshire, RG40 2DT | Mr & Mrs J. Truscott |
| 53 | 23 Oakey Drive, Wokingham, Berkshire, RG40 2DT | Mr & Mrs M. Potter |
| 55 | 21 Oakey Drive, Wokingham, Berkshire, RG40 2DT | Mr Hennessy |
| 56 | 20 Oakey Drive, Wokingham, Berkshire, RG40 2DT | Mr J. Cummings |
| 57 | 19 Oakey Drive, Wokingham, Berkshire, RG40 2DT | Mr D. Buckingham & Ms L. Pickering |
| 59 | 17 Oakey Drive, Wokingham, Berkshire, RG40 2DT | Mr G. Ovenell |
| 60 | 16 Oakey Drive, Wokingham, Berkshire, RG40 2DT | Mr B. Stanley |
| 61 | 15 Oakey Drive, Wokingham, Berkshire, RG40 2DT | Mrs A. Sharp |
| 62 | 14 Oakey Drive, Wokingham, Berkshire, RG40 2DT | Mr M. Balding |
| 63 | 12 Oakey Drive, Wokingham, Berkshire, RG40 2DT | Mr S. Wallis |
| 64 | 11 Oakey Drive, Wokingham, Berkshire, RG40 2DT | Mr C. Doran |
| 65 | 10 Oakey Drive, Wokingham, Berkshire, RG40 2DT | Mr J. Kauffman |
| 66 | 9 Oakey Drive, Wokingham, Berkshire, RG40 2DT | Mrs J. Heslam |
| 67 | 8 Oakey Drive, Wokingham, Berkshire, RG40 2DT | Ms V. Mitura |
| 68 | 7 Oakey Drive, Wokingham, Berkshire, RG40 2DT | Mr B. Grant |

Neighbour letters.

plus all in London Court.

# WOKINGHAM TOWN FOOTBALL CLUB

LIST OF COMPLETED PROPERTIES SERVED WITH NOTICE UNDER ARTICLE 6

| Plot No | Postal Address | Purchaser Name |
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| 55 | 21 Oakey Drive, Wokingham, Berkshire, RG40 2DT | Mr Hennessy |
| 56 | 20 Oakey Drive, Wokingham, Berkshire, RG40 2DT | Mr J. Cummings |
| 57 | 19 Oakey Drive, Wokingham, Berkshire, RG40 2DT | Mr D. Buckingham & Ms L. Pickering |
| 59 | 17 Oakey Drive, Wokingham, Berkshire, RG40 2DT | Mr G. Ovenell |
| 60 | 16 Oakey Drive, Wokingham, Berkshire, RG40 2DT | Mr B. Stanley |
| 61 | 15 Oakey Drive, Wokingham, Berkshire, RG40 2DT | Mrs A. Sharp |
| 62 | 14 Oakey Drive, Wokingham, Berkshire, RG40 2DT | Mr M. Balding |
| 63 | 12 Oakey Drive, Wokingham, Berkshire, RG40 2DT | Mr S. Wallis |
| 64 | 11 Oakey Drive, Wokingham, Berkshire, RG40 2DT | Mr C. Doran |
| 65 | 10 Oakey Drive, Wokingham, Berkshire, RG40 2DT | Mr J. Kauffman |
| 66 | 9 Oakey Drive, Wokingham, Berkshire, RG40 2DT | Mrs J. Heslam |
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| 68 | 7 Oakey Drive, Wokingham, Berkshire, RG40 2DT | Mr B. Grant |

22 JAN 2001 * 319

# FAX COVER SHEET

**TO:** W Charles

**FROM:** Mrs Thurston - Admin Planning

**DESTINATION FAX No:** 01489 577947

**DATE:** 17-01-01

**TIME:** 4.00

**SUBJECT:** WBC Football ground

**TOTAL NUMBER OF PAGES (Inc. this cover sheet):** 3

See attached.

Environmental Services Department, P.O Box 157, Civic Offices, Shute End,
Wokingham, Berkshire RG40 1WR. Tel (0118) 9746428. Fax (0118) 9746484.

Tel. 0118 9746429 (Direct Line) 22 JAN 2001 3196

Date 17-01-01

Your ref. W - Charles

My ref.

• Charles Planning assoc.
39 Locks Heath District Centre
Locks Heath
Southampton


Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 977 8735
Minicom No: (0118) 977 8909
DX: 33506 - Wokingham


Dear

I return your application as it cannot be determined for the following reasons:

Papers returned

| | | Tick relevant box |
|---|---|---|
| 1) | Permission is not required as proposed development is permitted development. | ☐ |
| 2) | No location plans submitted - 4 copies of a 1:2500 scale location plan required with the site outlined in red. The plan must include the junction of two named roads and a north point. | ☐ |
| 3) | The location plans submitted do not have the site outlined in red. | ☐ |
| 4) | The red line denoting the application site does not extend to the public highway. | ☐ |
| 5) | No block plans submitted - 4 copies of a 1:500 scale block required with the existing and proposed development and any adjoining properties indicated. | ☐ |
| 6) | The application has not been made on the Authority's prescribed forms. (Correct forms are enclosed). | ☐ |
| 7) | Less than 4 copies of the application form/plans have been submitted. | ☐ |

See over

PTO


INVESTORS IN PEOPLE UK
RECYCLED 75% PAPER
NAPM APPROVED RECYCLED

Cont.

Tick relevant box

8) The information contained on the application form is inaccurate/missing as follows: ☐

9) The Section 66 Certificate is missing/unsigned/not deleted. ☐

10) No fee has been submitted OR the fee submitted is incorrect and should be £. ☐

11) The following floor plans are required: ☑ *

12) The following elevational plans are required: ☑ *

13) An Environmental Impact Assessment is required. ☐

14) The plans submitted contain Imperial measurements or Imperial scales. (Only Metric measurement or scales are acceptable). ☐

15) An outline application proposing the change of use of land is not acceptable, the application can only be made as a full application. ☐

16) The plan submitted with this outline application must be marked "for illustrative purposes only", alternatively Question 10 must be completed by indicating which matters are not reserved. ☐

Please resubmit your application with the above-mentioned information.

Yours sincerely

C Hurst

Mrs C Hurst
Senior Technical Assistant
Development Control Admin

* The windows on the rear elevation do not match in size to those shown on floor plan. Please check.

W. Gable elevation required. Hipped plans not acceptable.

Please supply copies of corrected plans

Cont. Tick relevant box

8) The information contained on the application form is inaccurate/missing as follows: ☐

9) The Section 66 Certificate is missing/unsigned/not deleted. ☐

10) No fee has been submitted OR the fee submitted is incorrect and should be £. ☐

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Yours sincerely

C Hurst

Mrs C Hurst
Senior Technical Assistant
Development Control Admin

* The windows on the rear elevation do not match in size to those shown on floor plan. Please check.

W. Gable elevation required. Hipped plan not acceptable.

Please supply copies of corrected plans

CHARLES PLANNING
ASSOCIATES

*Chartered Town Planners*

22.JAN.2001* 3196

5th January 2001.

Our Ref : WAC/S/004/1.
Your Ref : 99/70832/F.

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

Dear Sir,

**TOWN AND COUNTRY PLANNING ACTS.**
**REDEVELOPMENT OF THE WOKINGHAM TOWN FOOTBALL CLUB SITE.**
**ERECTION OF 77 DWELLINGS. AMENDMENTS TO REF : 99/70832/FUL - PLOTS 71-74.**

I refer to the above, and enclose a Full Detailed Planning Application, on behalf of our clients Swan Hill Homes Limited, in respect of :

> **'Erection of 77 dwellings, access, estate road, garages, car parking, public open space and landscaping (Amendment to 99/70832/F - Plots 71-74)'.**

The application relates to amendments in respect of plots 71-74 only.

The application comprises :

1. This covering letter ;
2. Planning Application Form ;
3. Certificate B and Agricultural Holdings Certificate ;
4. Article 6 Notice - copy as served ;
5. Schedule of Plans ;
6. Bundle of Plans ;
7. Application fee - cheque in the sum of £9,600.

The need for the application arises from our clients requirement to seek to improve the quality of the design of the site layout at the access to the development as the scheme is approached from Landen Court. It is proposed to rotate the dwellings on Plots 71-74 through 90 $^{0}$. The proposed amendments would result in the front elevations of Plots 71-74 facing the road and would present a much improved appearance at the entrance to the development compared to the current approved site layout (Plan 6901/S.106/1 Rev.A) which shows only the rather bland gable end and garage to Plot 74.

A pre-application meeting was held with Miss.Natalie Brown (on the 16th October 2000) to discuss the proposed amendments. Following the meeting a letter was received from Miss. Brown (dated 27th October 2000) summarising our meeting and identifying a number of points that the application should address (copy attached).

This letter seeks to address the points raised, and in the interests of clarity, follows the same order.

**Item 1.** Agreed.

**Item 2.** The visibility splay shown on approved plan 6901/S.106/1 Rev.A in the front of Plots 71-74 has been retained unchanged in the revised proposals and is shown on plan 6901/51.

*Principal:* W.A.Charles DipTP MRTPI MIMgt *Associates:* Huw Edwards MSc MRTPI, Daphney Haywood BSc(Hons) DipTP MRTPI

39 Locks Heath District Centre • Locks Heath • Southampton • Hampshire • SO31 6DX
Tel: 01489 577946 • Fax: 01489 577947 • E.Mail: cpacda@aol.com • VAT Reg. No: 568 7410 10

**Item 3.** A visibility splay of 2.4m x 33m has been provided for the new driveway to the front of Plots 71-74.

**Item 4.** 2 car parking spaces per dwelling are provided. Plot 71 has a side garage and one car parking space, Plots 72 and 73 have integral car ports plus one space on each driveway, Plot 74 has a rear garage and one car parking space to the front of the dwelling.

**Item 5.** The loss of the small landscaped area adjacent to Plot 74 (as approved) will be mitigated by strengthening the landscape boundary to the west of Plot 74.

**Item 6.** It is considered that bringing the building line closer to the road edge is a positive advantage in design terms and contributes to creating an improved design and impression of the development when you approach the site from Landen Court.

**Item 7.** There is no significant overlooking of Plot 70. Indeed, there will be less overlooking of Plot 70 than in the approved design where the adjacent Plots 69 and 71 had direct views into the rear garden of Plot 70 by virtue of being in a terrace. In the amended plan only Plot 69 is 'attached' to Plot 70, with Plot 74 at 90 $^{0}$. This results in less overlooking and the garages to Plots 70 and 74 screen the private amenity area immediately outside the rear door of Plot 70 from view.

**Item 8.** We consider that turning Plots 71-74 through 90 $^{0}$ provides significant design advantages and will improve the overall quality of the scheme.

In summary, we consider that the proposed amendments will improve the quality of design and appearance of the scheme and that there are no substantive material planning, highways, policy or other reasons as to why the proposed amendments should not be approved. In addition, no harm would be caused to any interest of acknowledged importance.

I trust the above information will be of assistance. Please do not hesitate to contact me if you require any additional information.

I look forward to receiving confirmation that the application has been registered, together with a receipt for the application fee.

Yours sincerely,

W.A.CHARLES.
**CHARLES PLANNING ASSOCIATES.**

ENC :

cc : M.Watton Esq. Swan Hill Homes Ltd.

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 27 October 2000
My ref: NB/99/70832/F (Wokingham/Post-App)

RECEIVED
31 OCT 2000

Mr W.A. Charles
Charles Planning Associates
39 Locks Heath District Centre
Locks Heath
Southampton
Hants
SO31 6DX

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 Mr Charles,

**APPLICATION: 99/70832/F**
**SITE: WOKINGHAM TOWN FOOTBALL CLUB SITE, WOKINGHAM**

I refer to your letter and sketch plan received on 16 October 2000 and our meeting held on 18 October 2000 attended by yourself and Malcolm Watton, with respect to rotation of plots 71-74 through 90° at the above site.

I am writing to re-iterate the points we covered in our meeting with regard to the proposed changes:

1. The changes would require a revised application
2. The visibility splay shown on drawing 6901/S.106/1 rev A in front of plots 71-74 would need to be kept clear of parked vehicles and development
3. A visibility splay for the new driveway access would need to be provided (2.4 by 33m)
4. Clarification of the parking spaces – we would require 2 per dwelling.
   (We would be concerned over the fact that plot 74 has new different parking areas – this may encourage parking on the street corner as the garage space is at the rear and the parking space is at the front of the property)
5. We would be concerned over the loss of the landscaped area adjacent to plot 74 (currently shown on plan 6901/S.106/1 rev A as being landscaped)
6. The bringing of the building line closer to the road edge
7. Possible overlooking of Plot 70
8. We would prefer that the plots be kept the same as originally approved, and would point out that the 'bland' appearance of gable end of plot 74 (and its garage) could be improved by details such a brick banding or incorporation some of the features as detailed in the front elevations

You confirmed that you would not want to keep the plots as they are at present and that features such a brick banding would not make as much of a statement when entering the site as the plot rotation would.

You also said that when you submit a revised application, you would include a statement covering highways, landscaping and overlooking issues, along with drawings/photographs showing what the site would look like with and without the 90° rotation.

I hope this information is of assistance to you, however, it is of an advisory nature only and given without prejudice to any future decision that this Council may take. Should you wish to discuss any matter further please do not hesitate to contact me on the number above.

Yours sincerely

N.A.Brown

Natalie Brown

(Planning Assistant)

CHARLES PLANNING
ASSOCIATES
*Chartered Town Planners*

22 JAN 2001 * 3196

20th January 2001.

Our Ref : WAC/S/004/1.
Your Ref : 99/70832/F.

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

**F.A.O. Mrs. C.Hurst, Senior Technical Assistance, Development Control Admin.**

Dear Mrs.Hurst,

**TOWN AND COUNTRY PLANNING ACTS.**
**REDEVELOPMENT OF THE WOKINGHAM TOWN FOOTBALL CLUB SITE.**
**ERECTION OF 77 DWELLINGS. AMENDMENTS TO REF : 99/70832/FUL - PLOTS 71-74.**

I refer to the above and your faxed pro-forma letter dated 17th January 2001.

The necessary amendments have been made to drawing No. 6901 : 52 , now Revision A. Copies will be delivered to you by Malcolm Watton, my clients in-house architect, on Monday 22nd January. I would be grateful if you would substitute plan 6901 : 52 Rev.A for submitted plan 6901 : 52.

I look forward to receiving confirmation that the application has been registered, together with a receipt for the application fee.

Yours sincerely,

W.A.CHARLES.
**CHARLES PLANNING ASSOCIATES.**

| PLANNING SERVICES | PT |
|---|---|
| POL | TLS |
| DC | ENF |
| APP | |
| CS | |
| 22 JAN 2001 | |
| COPIES TO: | ACK: |
| | FILE: |

*Principal:* W.A.Charles DipTP MRTPI MIMgt *Associates:* Huw Edwards MSc MRTPI, ~~Daphney Haywood~~

39 Locks Heath District Centre • Locks Heath • Southampton • Hampshire • SO31 6DX
Tel: 01489 577946 • Fax: 01489 577947 • E.Mail: cpacda@aol.com • VAT Reg. No: 568 7410 10

By hand 22.1.01

CPA

CHARLES PLANNING ASSOCIATES

*Chartered Town Planners*

23 JAN 2001

Our Ref : WAC/S/004/1.
Your Ref : 99/70832/F.

20th January 2001.

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

22.JAN.2001 * 3196

**F.A.O. Mrs. C.Hurst, Senior Technical Assistance, Development Control Admin.**

Dear Mrs.Hurst,

**TOWN AND COUNTRY PLANNING ACTS.**
**REDEVELOPMENT OF THE WOKINGHAM TOWN FOOTBALL CLUB SITE.**
**ERECTION OF 77 DWELLINGS. AMENDMENTS TO REF : 99/70832/FUL - PLOTS 71-74.**

I refer to the above and your faxed pro-forma letter dated 17th January 2001.

The necessary amendments have been made to drawing No. 6901 : 52 , now Revision A. Copies will be delivered to you by Malcolm Watton, my clients in-house architect, on Monday 22nd January. I would be grateful if you would substitute plan 6901 : 52 Rev.A for submitted plan 6901 : 52.

I look forward to receiving confirmation that the application has been registered, together with a receipt for the application fee.

Yours sincerely,

W.A. Charles

W.A.CHARLES.
**CHARLES PLANNING ASSOCIATES.**

Principal: W.A.Charles [illegible] Associates: Huw Edwards MS MRTPI [illegible]

[illegible] Locks Heath District Centre • Locks Heath • Southampton • Hampshire • SO31 6DN
[illegible] • Fax: 01489 577947 • E-Mail: cpacda@aol.com • VAT Reg. No: 568 [illegible]

CPA

CHARLES PLANNING
ASSOCIATES

*Chartered Town Planners*

22.JAN.2001 * 3196

5th January 2001.

Our Ref : WAC/S/004/2/PA.
Your Ref :

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACTS.**
**REDEVELOPMENT OF THE FORMER WOKINGHAM TOWN FOOTBALL CLUB SITE.**
**ERECTION OF 77 DWELLINGS. AMENDMENTS TO REF : 99/70832/F - PLOTS 71-74.**

I write to inform you that we have today submitted a Full Detailed Planning Application to Wokingham District Council in respect of the above development.

I am required by the provisions of the above Acts to serve you with (the enclosed) Notice, advising you that an application has been submitted.

Please note that the proposed amendments relate **only** to Plots 71-74 (yet to be constructed). These 4 dwellings will be located at the entrance to the site on the left hand side on the part of the site currently occupied by the Showhome office and car park area.

Please do not hesitate to contact us if you have any queries or would like further information about the proposed amendments.

Yours sincerely,

W.A.CHARLES.
**CHARLES PLANNING ASSOCIATES.**

ENC :

cc : The Chief Planning Officer, Wokingham District Council.

*Principal:* W.A.Charles DipTP MRTPI MIMgt *Associates:* Huw Edwards MSc MRTPI, Daphney Haywood BSc(Hons) DipTP MRTPI

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**Town and Country Planning (General Development Procedure) Order 1995**

# NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

***(to be published in a newspaper or to be served on an owner* or a tenant**)***

**Proposed development at *(a)*** THE FORMER WOKINGHAM TOWN FOOTBALL CLUB SITE, OFF FINCHAMSTEAD ROAD, WOKINGHAM.

**I give notice that *(b)*** SWAN HILL HOMES LIMITED

**is applying to the *(c)*** WOKINGHAM DISTRICT **Council**

**for planning permission to *(d)*** ERECTION OF 77 DWELLINGS, ACCESS, ESTATE ROAD, GARAGES, CAR PARKING, PUBLIC OPEN SPACE AND LANDSCAPING. (Amendment to 99/70832/F, Plots 71-74)

**Any owner* of the land or tenant** who wishes to make representations about this application should write to the Council at *(e)*** Wokingham District Council, Planning Dept, Council Offices, Shute End, Wokingham, RG40 1WR.

**by *(f)*** 26/01/2001

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

** **"tenant" means a tenant of an agricultural holding any part of which is comprised in the land.**

**Signed** Charles Planning Associates

**§On behalf of** SWAN HILL HOMES LIMITED

**Date** 05/01/2001

*Statement of owners' rights*

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

*Statement of agricultural tenants' rights*

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

§ delete where in appropriate

---

**Insert:**

*(a)* address or location of the proposed development
*(b)* applicant's name
*(c)* name of Council
*(d)* description of the proposed development
*(e)* address of the Council
*(f)* date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be)

008/07/95

1) ADDRESS Wokingham Football Club, Oakleaf Hall, PARISH Wok. E

PLOT No. Finchampstead Road ORD. SHEET No. 75B

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| TP 163 | Ritz Cinema | Sign | 18/4/50 | Ref |
| TP 224 | Football Club | Covered shelter for spect. | 12/10/50 | App |
| TP 264 | Ritz Cinema | Sign | 19/3/51 | C/A |
| TP 604 | | Advert Sign | 8/10/53 | Ref |
| TP 770 | Football Club | Covered shelter for spects. | 12/8/54 | C/A |
| R/26/65 | | Use as social club | 24/6/65 | C/A |
| R/99/65 | Football Club | Erect 8 x 55 ft floodlights | 23/12/65 | App |
| [illegible]2/67 | Football Club | Nursery School | 23/2/67 | 31/3/72 TP |

5/4/72

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

2) ADDRESS Wokingham Football Club PARISH Wok E

PLOT No. Oakleaf Hall ORD. SHEET No. 75B

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| S/4/72 | Mrs Jolly | Rt nursery school | 5/7/72 | 31/7/77 TP |
| BR 1876 | | S/storey ext to club house | 2/1/74 | |
| 01103 | | Use land 1 day a week for open market | 5/9/74 | Ref |
| 01925 | Football Club | Extension | 20/2/75 | C/A |
| BR 2942 | Wokingham Town Football Club | Extension to changing room | 30.6.75 | App. N/A |
| 02989 | " " " | " " | 10.7.75 | N/A C/A |
| C5460 | " " | Mobile home | 28.10.76 | N/A 31.10.77 TP |
| 05884 | " " | Playgroup (renewal consent) | 17.2.77 | N/A 31.3.78 TP |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(3) ADDRESS WOKINGHAM FOOTBALL CLUB FINCHAMPSTEAD ROAD PARISH WOK. E

PLOT No. ORD. SHEET No. 75B

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 07081 | Wokingham Town Football Club | Home Renewal of TP. Mobile | 27.10.77 | T.P. 31.10.78 |
| 07177 | MR. M.R. PREDGEN | SKATEBOARD PARK | 27.10.77 | N/A dec. |
| 07353 | Mr. M. Predgen | " " | 24.11.77. | N/A C/A |
| 07567 | " " | " " | 16.2.78 | N/A C/A |
| BR 7764. | " " | " " | 24.1.78 | APP N/A |
| 08315 | Wokingham Town Football Club | Store + tea bar. Building use as office | 11.5.78 | N/A. C/A |
| BR. 9061. | " " | erection of Pavilion + Groundsmans store. Building | 19.7.78 | APP N/A |
| BR. 9058 | " " | erection of Boundary wall | 19.7.78 | APP N/A |
| * 08916. | " " | " tea bar | 31.8.78 | N/A dec |
| 08917 | " " | Siting of caravan for | 28.8.78 | N/A 30.9.81 T.P. |
| 08 918 | " " | Photo finish box. | 31.8.78 | N/A C/A |

DATE OF COMPLETION

MINISTRY DECISION Appeal dismissed 2.5.79

SPECIAL ORDERS

DRAINAGE

091074

(4) ADDRESS WOKINGHAM TOWN FOOTBALL CLUB FINCHAMPSTEAD ROAD PARISH WOKINGHAM E

PLOT No. ORD. SHEET No.

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| BR 9235 | WOKINGHAM TOWN F.C. | EXT. TO EXISTING HALL | 22.8.78 | APP. N/A |
| 09086 | " | " | 31.8.78 | N/A C/A |
| 09472 | " | TICKET BOX TO ENCL. AREA | 15.9.78 | APP N/A |
| BR 8648 | " | TEA BAR & STORE | 28.4.78 | APP. N/A |
| 09314 | " | OVERHANG TO PROVD FINISH AREA | 26.10.78 | N/A C/A |
| 09315 | " | TICKET BOX | 26.10.78 | N/A C/A |
| BR 9473 | " | OVERHANG TO PROVD SHELTER | 5.12.78 | APP N/A |
| 09675 | " | RENEWAL 07081 | 18.1.79 | N/A 31.5.80 T.P. |
| BR 10167 | " | EXT. TO EXISTING HALL & COVERED WAY. | 2.2.79 | APP. N/A |
| 10048 | " | " | 15.2.79 | N/A C/A |
| 11642 | " | EXT CAR PARK AREA + ADDITION TO AREA OF GROUND | | |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 09675 - APPL. FOR SITE LICENCE - CL

DRAINAGE

091074

(5) ADDRESS WOKINGHAM TOWN FOOTBALL CLUB FINCHAMPSTEAD ROAD PARISH WOKINGHAM E

PLOT No. ORD. SHEET No.

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 11642 | WOK. TOWN F.C. | Lt of CARPARK & ADD TO AREA | 25.10.79 | N/A C/A |
| 11955 | Mr J J. Priedjan | Badmington Courts Roller rink | 22.11.79 | N/A C/A |
| 11981. | Mr Dear | Temp bld for lt inds use at above | WITHDRAWN. | |
| BR15872 | Wokingham Town F.C. | Ext to overhang | 6.11.80 | app N/A |
| 14561 | " | " | 18.12.80 | N/A C/A |
| 16394 | " " " | Renewal of consent 08914 caravan as tea bar | 22.10.81 | N/A C/A |
| BR17947 | " " | Sub div of Pavilion to changing acc. etc. | 2.12.81 | App N/A |
| [illegible]801 | " | | 11.2.82 | N/A REF |
| 18551 | " | SKATEBOARD PARK TO PITCH & LT. BLDG. FOR CHANGING ROOMS & REFRESHMENTS | 16.12.82 | N/A C/A |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

~~34486~~ " ~~Lt. to Lt. ENGINEERING WORKSHOP 26.10.84~~ C/A

(6) WOKINGHAM TOWN FOOTBALL CLUB

ADDRESS OAKLEAF HALL PARISH WOKINGHAM

PLOT No. ORD. SHEET No. 75B

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 21984 | W.T. FOOTBALL CLUB | OFFICE & WINE STORE & ENLARGE MAIN HALL FOR FOOD PREP. | 26.7.84 | N/A C/A |
| BR23729 | " | EXTENSION | 20.11.84 | APP N/A |
| 24280 | " | PORTAKABIN AS OFFICE & USE OF LAND BY BRATT AUTO SERVICES FOR HIRE OF CARS LGVS. (15 VEHICLES) | 12.9.85 | N/A REF |
| 25192 | " | PORTAKABIN AS OFFICE FOR BRATT | 27.3.87 | 3 YRS. TP |
| 31834 | " | RENEWAL " " | 27.10.88 | TP 5 YRS. LA |
| BRA8920 | " | STANDS F & D TERRACING | 29.5.90 | REF. |
| 34486 | " | Lt. to Lt. ENG. WORKSHOP | 26.10.89 | C/A |
| 35364 N/P | " | NEW STANDS/NEW ACCESS/ UPGRADING | 6.6.90 | C/A LA |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074 36448 PLATINUM MARKETING OPEN AIR MARKET/ 1 DAY PER WEEK (RETRO) 24.10.90 REF

(7) ADDRESS WOKINGHAM TOWN FOOTBALL CLUB PARISH WOKINGHAM

PLOT No. FINCHAMPSTEAD ROAD ORD. SHEET No. 75B

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 38838 ~~APPEAL~~ | WTC/TURNACK LTD. | O/L FOODSTORE ETC. | 18.6.92 | Ref |
| 42096 | N/P | | | |
| 42915 | HIGGS & HILL | 133 DWELLINGS | 24.1.95 | Ref |
| 43927 | CHURCHFIELD PLC | PORTACABIN AS OFFICE | 17.7.95 | 30.6.2000 |
| ~~95/60016/Ext~~ | | FOR CAR/MOV HIRE BUSINESS | | |
| 44634 | HIGGS & HILL | 109 DWELLINGS / DEM. | 25.9.95 | Ref |
| ~~95/60725/F~~ | | FOOTBALL CLUB | | |
| 97/65995/F | SWAN HILL HOMES LTD. | 74 DWELLINGS - | 13/7/99. | LA C/A |
| | | 50 HOUSES 24 FLATS | | |
| | | | | |
| | | | | |

DATE OF COMPLETION

MINISTRY DECISION 44634 - APPEAL DISMISSED · 4.1.96

SPECIAL ORDERS

DRAINAGE

091074

1933 (9) WOKINGHAM TOWN FOOTBALL CLUB OAKLEAF HALL * New Apps may relate to Oakley Drive *

ADDRESS FINCHAMPSTEAD ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No. 75 B

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| A199/0182 | SWAN HILL HOMES LTD. | 74 New Dwellings | 26.03.99 | REF |
| A199/0182/A | " | " | 1.4.99 | APP |
| C/65995/07 | " | D. to Com. - COND. 7 of 65995 | 9.9.99 | APP |
| | | Appl of Archaeological Assessment of Site | | |
| C/65995/03 | " | D. to Com. - COND 3 of Appl | 8.9.99 | APP |
| | | 65995 for Appl of Ext. Mats. | | |
| 99/70461/F | | | | |
| | | | | |
| F/2000/0622 | Swan Hill Homes LTD | Erection of 10 dwellings | 26.4.00 | REF |
| | | access & landscaping | | |
| 99/70830 | " " | 10 Dwellings access & landscaping | | Non Det |
| | | | | |
| 99/70832 | " " | Erect 77 dwell, Amend to 97/65995/F | 22.09.00 | C/A |

MINISTRY DECISION 70830 - Appeal dismissed - 28/06/00

SPECIAL ORDERS

1769a

# WOKINGHAM DISTRICT COUNCIL
# PLANNING APPLICATION

**PART 1**

**APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS**

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer N/A in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

**FOR OFFICE USE ONLY**

22 JAN 2001 * 3196

| | | |
|---|---|---|
| 1. | **APPLICANT'S NAME** | SWAN HILL HOMES LTD |
| | **ADDRESS** | WESTERN HOUSE, MOOR LANE |
| | | STAINES, MIDDLESEX |
| | **POST CODE** | TW18 4XQ **PHONE** REFER TO AGENT |
| 2. If the applicant has an agent, all correspondence will be sent to the agent | **AGENT'S NAME** | CHARLES PLANNING ASSOCIATES (Contact: W A Charles) |
| | **ADDRESS** | 39 LOCKS HEATH DISTRICT CENTRE, LOCKS HEATH |
| | | SOUTHAMPTON, HAMPSHIRE |
| | **POST CODE** | SO31 6DX **PHONE** 01489-577946 |
| 3. On the plans show the SITE outlined in RED. Show also OTHER land in the applicant's ownership or control in BLUE. | **SITE LOCATION** | FORMER WOKINGHAM TOWN FOOTBALL CLUB SITE |
| | | FINCHAMPSTEAD ROAD, WOKINGHAM |
| 4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used. | | ERECTION OF 77 DWELLINGS, ACCESS, ESTATE ROAD, GARAGES, CAR PARKING, PUBLIC OPEN SPACE AND LANDSCAPING. (Amendment to 99/70832/F, Plots 71-74) |
| 5. Give the area in hectares or part of a hectare | **AREA OF SITE** | 1.92 ha |
| 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 the application | **PLANS/DRAWINGS** | SEE ATTACHED SCHEDULE |

| | | | | | |
|---|---|---|---|---|---|
| 8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ? Tick the boxes(x) | **CHANGE OF USE** | ☐ | **REDEVELOPMENT** | ☑ | |
| | **ERECTION OF NEW BUILDING** | ☑ | **ALTERATION or EXTENSION** | ☐ | |

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

| | | |
|---|---|---|
| **OUTLINE PERMISSION** | ☐ | See question 10 |
| **FULL PERMISSION** | ☑ | |
| **APPROVAL OF DETAILS/RESERVED MATTERS** | ☐ | State relevant outline permission number. Also complete Question 10 |
| **TEMPORARY PERMISSION** | ☐ | State period required |
| **RELAXATION OF CONDITIONS** | ☐ | State relevant application number. Conditions to be relaxed |

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 this application ?

| | | | |
|---|---|---|---|
| | | **SITING** | ☐ |
| **EXTERNAL APPEARANCE** | ☐ | **DESIGN** | ☐ |
| **MEANS OF ACCESS** | ☐ | **LANDSCAPING** | ☐ |

1769b

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

FORMER FOOTBALL CLUB SITE, IN THE PROCESS OF BEING REDEVELOPED FOR HOUSING

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 TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

YES/~~NO~~ — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

AS PER DEVELOPMENT UNDER CONSTRUCTION PURSUANT TO 99/70832/F. (FACING BRICKWORK, RENDER, CONCRETE TILE ROOFS, CONCRETE TILE HANGING.)

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.

AS PER 99/70832/F

16. HOW WILL SURFACE WATER BE DISPOSED OF?

AS PER 99/70832/F (IE INTO ADJACENT WATERCOURSE).

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system — YES/~~NO~~

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

AS PER 99/70832/F. A NEW ACCESS AND ESTATE ROAD HAS BEEN FORMED FROM LANDEN COURT.

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

N/A

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

| | No. OF DWELLINGS/HABITABLE ROOMS PROPOSED | TO BE RETAINED | TO BE LOST |
|---|---|---|---|
| HOUSE | 50 | | |
| BUNGALOW | | | |
| FLAT/MAISONETTE | 27 | | |
| OTHER | | | |

AS PER 99/70832/F

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

YES/~~NO~~ — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

YES/~~NO~~ — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£9,600-00

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

SIGNED N. A. Charles ON BEHALF OF SWAN HILL HOMES LTD DATE 05/01/2001

CHARLES PLANNING ASSOCIATES

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 on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1789/a

# SECTION 66 CERTIFICATE

Application No. .

**Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.**

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

**OR**

+ See Note (a) to Certificate A

**OR**

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

## CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

## CERTIFICATE B

I certify that:

I have/~~The applicant has~~* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

| Owner's(a) name | Address at which notice was served | Date on which notice was served |
|---|---|---|
| | SEE ATTACHED LIST | |

## CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

| Owner's(a) name | Address at which notice was served | Date on which notice was served |
|---|---|---|
| | | |

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in the (c) .....

  on (d) .....

1789/b

## CERTIFICATE D

I certify that

- I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

- I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

- Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

## ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

### Agricultural Holdings Certificate

***One or other section must be crossed through as not applicable.***

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

- None of the land to which the application relates is, or is part of, an agricultural holding.

OR

- I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

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

Signed . . . . . CHARLES PLANNING ASSOCIATES

On behalf of . . SWANHILL HOMES LTD . . . . . .

Date . . 05/01/2001 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
*Certificate under Section 66*

AS SERVED

**Town and Country Planning (General Development Procedure) Order 1995**

# NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

***(to be published in a newspaper or to be served on an owner* or a tenant**)***

**Proposed development at *(a)*** THE FORMER WOKINGHAM TOWN FOOTBALL CLUB SITE, OFF FINCHAMSTEAD ROAD, WOKINGHAM.

**I give notice that *(b)*** SWAN HILL HOMES LIMITED

**is applying to the *(c)*** WOKINGHAM DISTRICT **Council**

**for planning permission to *(d)*** ERECTION OF 77 DWELLINGS, ACCESS, ESTATE ROAD, GARAGES, CAR PARKING, PUBLIC OPEN SPACE AND LANDSCAPING. (Amendment to 99/70832/F, Plots 71-74)

**Any owner* of the land or tenant** who wishes to make representations about this application should write to the Council at *(e)*** Wokingham District Council, Planning Dept, Council Offices, Shute End, Wokingham, RG40 1WR.

**by *(f)*** 26/01/2001

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

** **"tenant" means a tenant of an agricultural holding any part of which is comprised in the land.**

**Signed** Charles Planning Associates

**§On behalf of** SWAN HILL HOMES LIMITED

**Date** 05/01/2001

*Statement of owners' rights*

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

*Statement of agricultural tenants' rights*

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

§ delete where in appropriate

---

**Insert:**

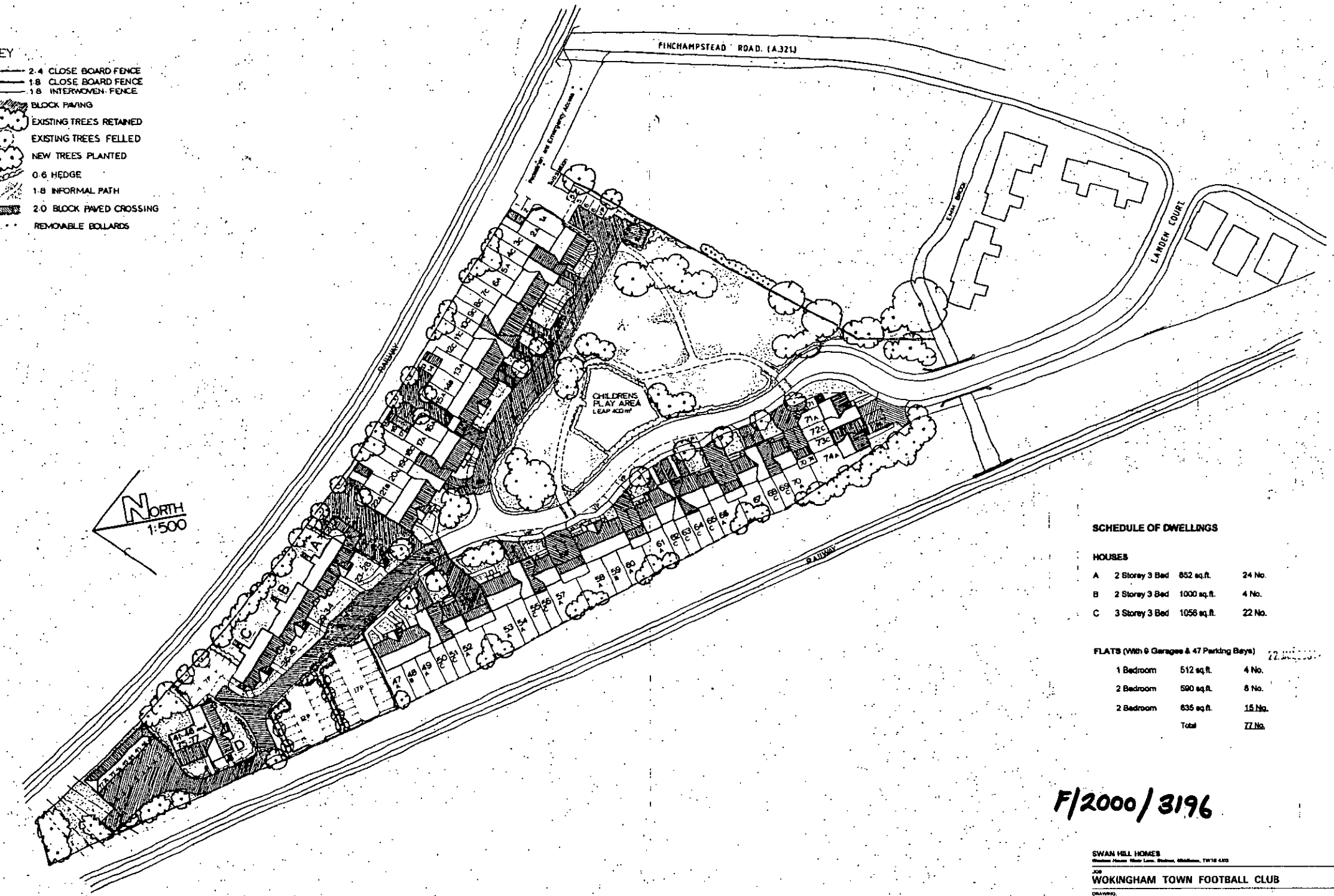
*(a)* address or location of the proposed development
*(b)* applicant's name
*(c)* name of Council
*(d)* description of the proposed development
*(e)* address of the Council
*(f)* date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be)

008/07/95

# CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3196**
CASE OFFICER: **Mrs B Polnik**
SECTION 106 AGREEMENT Yes ☐ No ☐

| STAGE OF DEVELOPMENT | CONDITION NUMBER | DATE CONDITION DISCHARGED | DATE COMPLIANCE OBSERVED | DATE BREACH OBSERVED |
|---|---|---|---|---|
| PRIOR TO COMMENCEMENT | | | | |
| COMMENCEMENT | | | | |
| DURING CONSTRUCTION | | | | |
| COMPLETION | | | | |




**SCHEDULE OF DWELLINGS**

**HOUSES**

| | | | |
|---|---|---|---|
| A | 2 Storey 3 Bed | 852 sq.ft. | 24 No. |
| B | 2 Storey 3 Bed | 1000 sq.ft. | 4 No. |
| C | 3 Storey 3 Bed | 1056 sq.ft. | 22 No. |

**FLATS (With 9 Garages & 47 Parking Bays)**

| | | |
|---|---|---|
| 1 Bedroom | 512 sq.ft. | 4 No. |
| 2 Bedroom | 590 sq.ft. | 8 No. |
| 2 Bedroom | 635 sq.ft. | 15 No. |
| | Total | 77 No. |

F/2000/3196

SWAN HILL HOMES

JOB
WOKINGHAM TOWN FOOTBALL CLUB

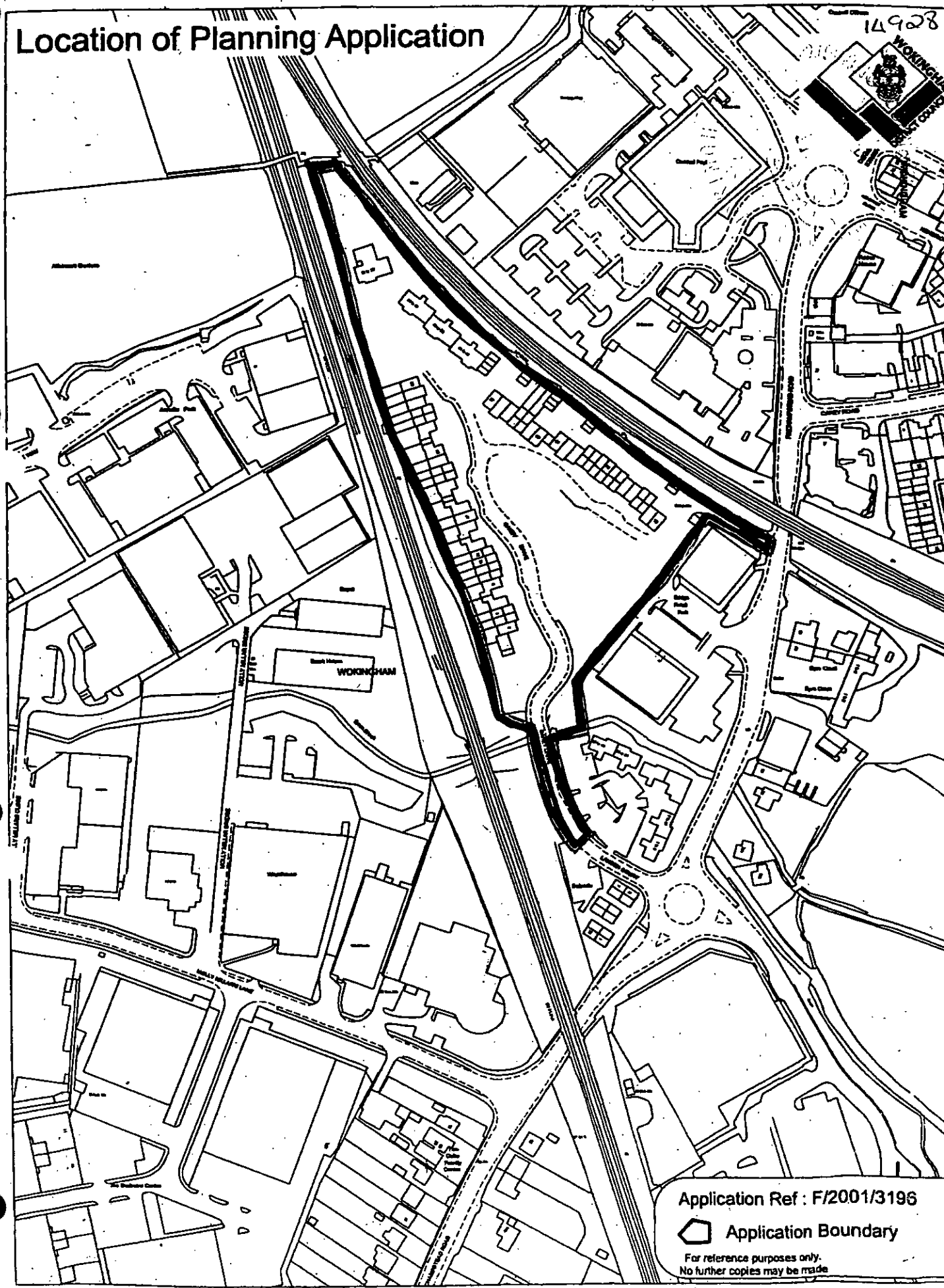
DRAWING
SITE PLAN (Amendments to Plots 71 – 74)

Scale 1:500
Date 03 January 2001

Drawing No.
6901 : 51

REVISION

# Location of Planning Application




Application Ref : F/2001/3196

Application Boundary

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No further copies may be made

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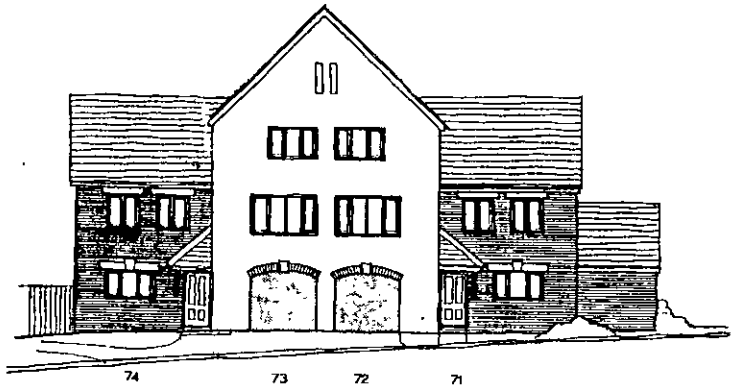
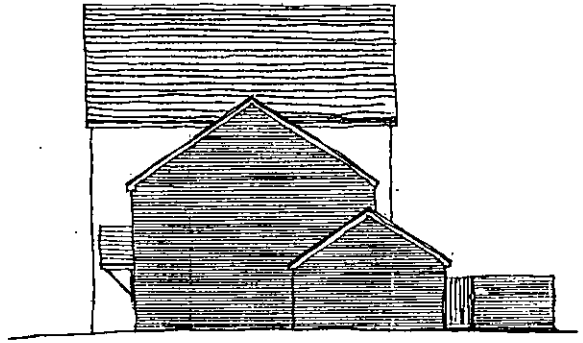
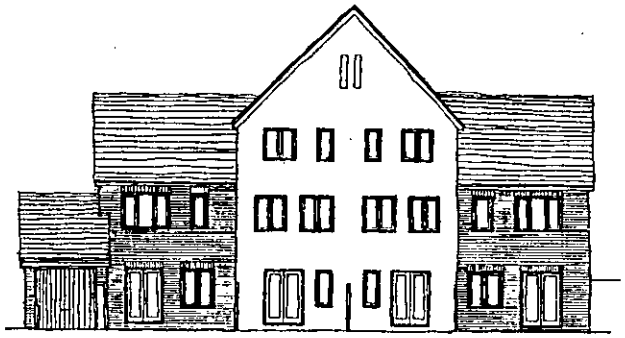
Development Control Section, Environmental Services, Wokingham District Council.



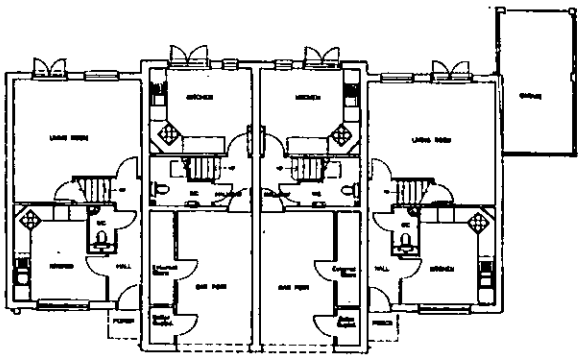

SOUTH FRONT STREET ELEVATION



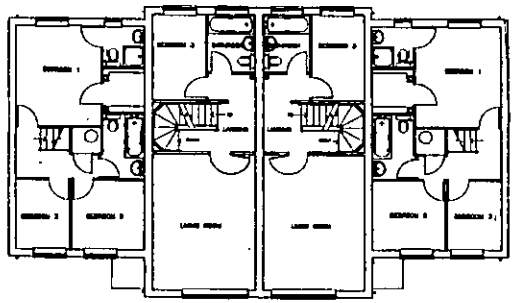
EAST GABLE ELEVATION



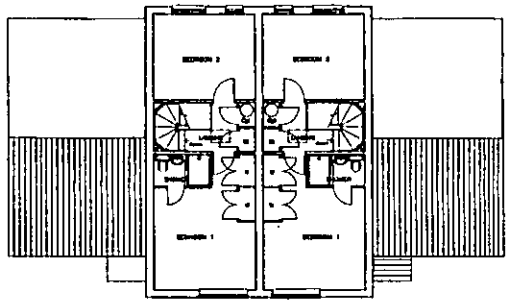
NORTH GARDEN ELEVATION



GROUND FLOOR

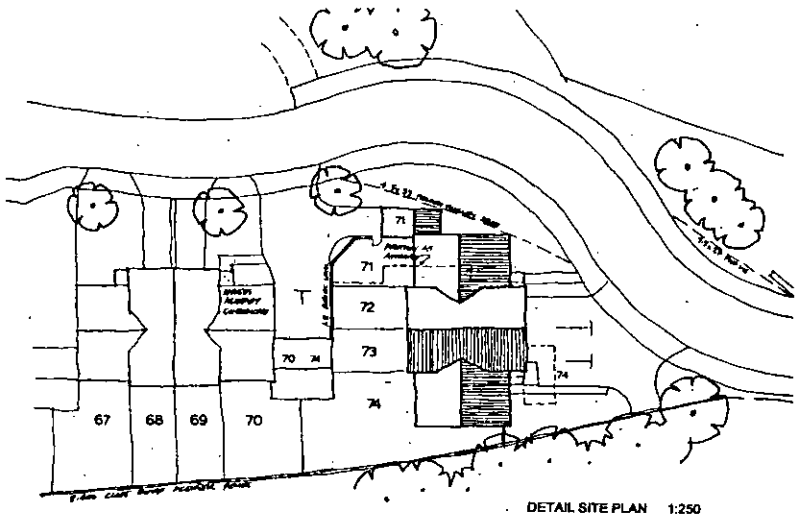


FIRST FLOOR

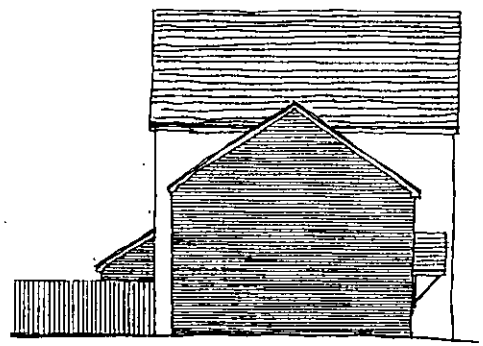


SECOND FLOOR

22.MAR.2001 3196




DETAIL SITE PLAN 1:250



WEST GABLE ELEVATION

F/2000/3196

SWAN HILL HOMES

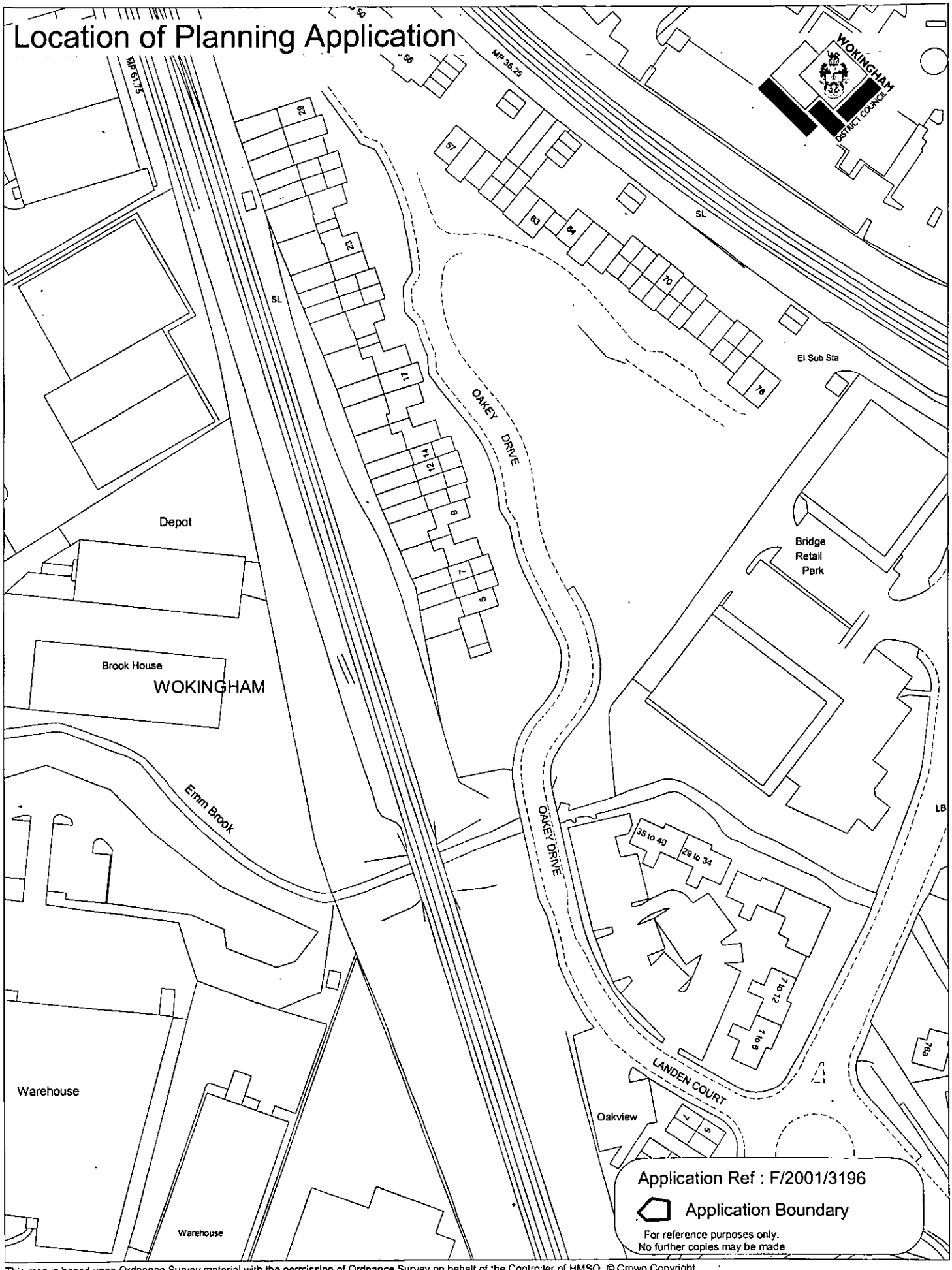
JOB
WOKINGHAM TOWN FOOTBALL CLUB

DRAWING
FLOOR PLANS and ELEVATIONS
(Amendments to Plots 71 – 74)

Scale 1:100
Date 03 January 2001

Drawing No.
6901 : 52 REVISION A

# Location of Planning Application

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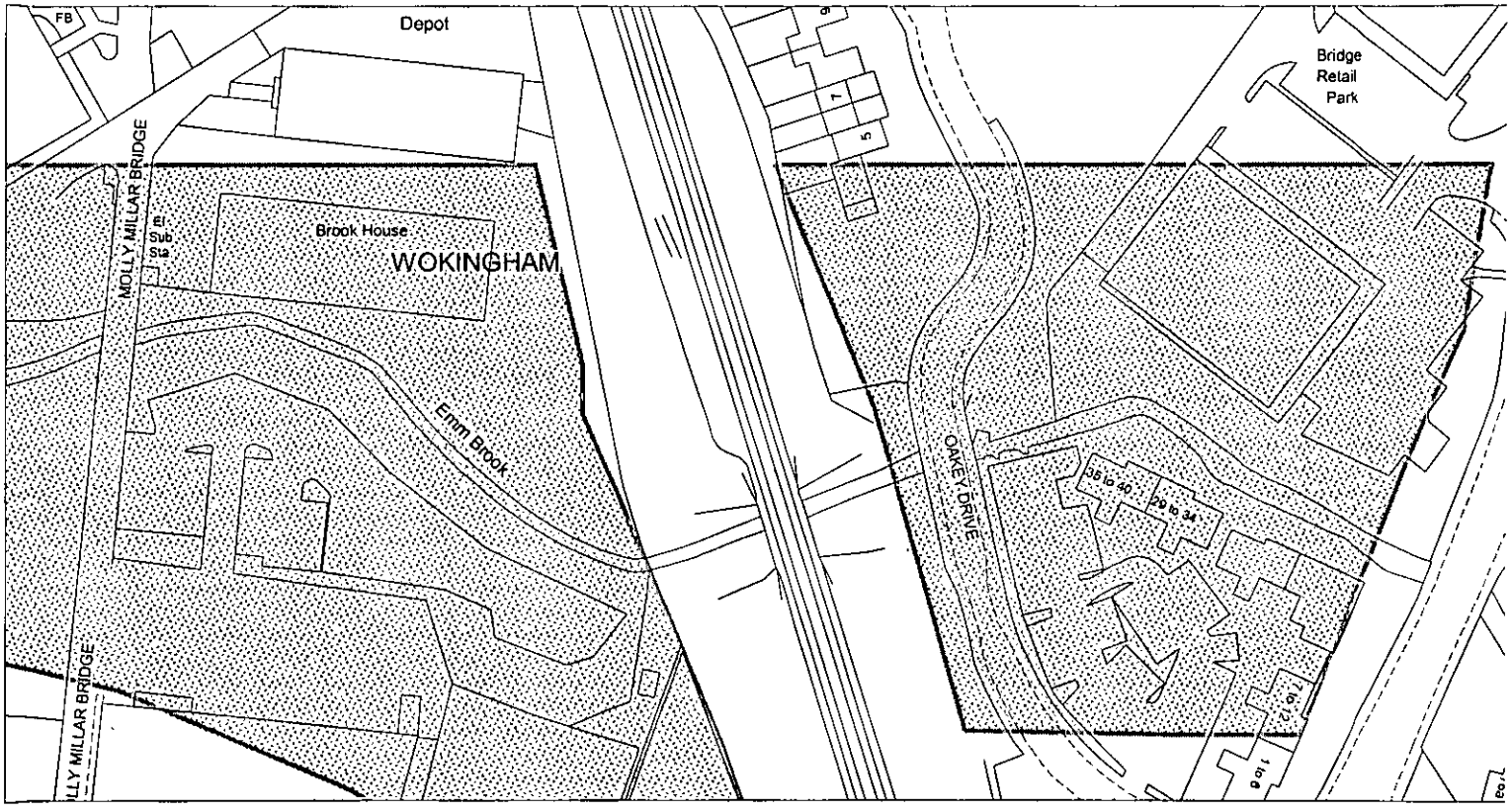
Development Control Section, Environmental Services, Wokingham District Council.

5 March 2001

Scale: 1 : 1250

N
W E
S


FB
Depot
MOLLY MILLAR BRIDGE
El. Sub. Sta
Brook House
WOKINGHAM
Emm Brook
OAKEY DRIVE
Bridge Retail Park
MOLLY MILLAR BRIDGE

# KEY

2·4 CLOSE BOARD FENCE

1·8 CLOSE BOARD FENCE

1·8 INTERWOVEN FENCE



BLOCK PAVING

EXISTING TREES RETAINED

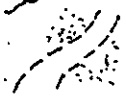
EXISTING TREES FELLED



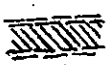
NEW TREES PLANTED



0·6 HEDGE



1·8 INFORMAL PATH



2·0 BLOCK PAVED CROSSING

REMOVABLE BOLLARDS