APPLICATION NO:
C/2000/1362

LOCATION:
The Old Bake House Site Land Adjacent 97 Headley Road, Woodley Reading.

APPLICANT:
Hicks Developments C/O The Edwards Irish Partnership

PROPOSAL:
Details to comply with condition 13 of consent 99/70200/F for the approval of landscaping plan.

EARLIEST DATE FOR DECISION: **08/06/2000**

APPLICATION EXPIRY DATE: **08/06/2000**

CASE OFFICER: **Heather Morgan**

RAILEX
Marbleboard

EASIFILE FP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Hicks Developments
C/O The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berkshire
RG40 2BT

Application Number: C/2000/1362

Parish: **WOODLEY**

Location: **The Old Bake House Site, Land Adjacent 97 Headley Road, Woodley, Reading.**

Proposal: **Details to comply with condition 13 of consent 99/70200/F for the approval of landscaping plan.**

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.

Informative
The hard and soft landscaping hereby approved shall be carried out in accordance with revised Drawing No.1284/LI A received on 13/06/00.

John Mitchell
Development Control Manager
Date: 19/07/2000

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

WORK SHEET FOR : Heather Morgan

Application Number : C/2000/1362

Applicant : Hicks Developments C/O The Edwards Irish Partnership.

Location : The Old Bake House Site Land Adjacent 97, Headley Road, Woodley, Reading.

Proposal : Details to comply with condition 13 of consent 99/70200/F for the approval of landscaping plan.

Site Notice Displayed ? :	YES	NO	DATE
			n/a

Date of Neighbour Notifications : n/a

Date of Site Visit : n/a

Date Registered : 13/04/2000

Earliest Date for Decision : 08/06/2000

Latest Consultation Date/Site Notice Expiry Date : 08/06/2000

Application Expiry Date: 08/06/2000

Consultation Responses :

Trees and Landscape - Revised landscaping scheme indicates tree underplanting requested under Tree C. The remainder of the landscaping plan is acceptable.

Planning Issues : See above

Application Number: C/2000/1362

Appraisal :

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

Application Number C/2000/1362
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
			APPROVAL
			The hard and soft landscaping hereby approved shall be carried out in accordance with revised drawing no. 1284/4A received on 13/06/00

19/7/00

RECORD OF SITE VISIT

SITE ADDRESS: The Old Bake House
Site Land Adjacent 97 Headley Road
Woodley Reading.

APPLICATION NUMBER: C/2000/1362

OFFICER: Heather Morgan

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

1900/2

SENDER Send blue and yellow copies intact. Retain pink for file.	TWO WAY MEMO – NO CARBON REQUIRED WRITE OR TYPE	Reply before RECIPIENT parting set. Return yellow copy to sender.

FROM

TO

SUBJECT

MESSAGE DATE

Signed

REPLY DATE 13/7/00

Revised details are now acceptable.

Catherine Brimble

Signed

1900/1

SENDER Send blue and yellow copies intact. Retain pink for file.

TWO WAY MEMO – NO CARBON REQUIRED
WRITE OR TYPE

Reply before parting set. Return yellow copy to sender. **RECIPIENT**

TO Catherine Bimble
Trees and Lscape

FROM Heather Morgan
Planning.

SUBJECT Old Bake House Site, 97 Headley Road, Woodley.

MESSAGE DATE 23/6/00

Application C/2000/1382

Please find attached a revised landscape plan to show under-planting to Tree C, as requested.

Are the details now acceptable?

Signed H Morgan

REPLY DATE

Signed

1327

WOKINGHAM DISTRICT COUNCIL

To Heather

Date 12/6 Time 1.45

WHILE YOU WERE OUT

Name Mr Goodwin

Of

Phone No. 01256 851 751 Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Re: The Old Bakehouse Site, 97 Headley Road, Woodley

99/70200/F

Winchester Grey – Luff – [illegible]

Bearwood Road, [illegible]

RHS.

Bricks Okay.

Headley Rd

Stop of the Okay. Needs to be brown

Signed Jan

JAMES & TAYLOR LIMITED

FACING BRICK & STONE SPECIALISTS

2 Kestrel Court Vyne Road Sherborne St. John Basingstoke Hants RG24 9HJ
Telephone 01256-851751 Fax 01256-851555

OUR REF: RG/PLANNING/jvg

6 April 2000

Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire

For the attention of Planning Officer

Dear Sir

RE: PROPOSED DEVELOPMENT APPLICATION NO: 99/70200/F

ERECTION OF 4 SEMI-DETACHED 3 BEDROOM HOUSES DETACHED CAR PORT AND ANCILLARY ACCESS ROAD THE BAKE HOUSE SITE LAND ADJACENT TO 97 HEADLEY ROAD WOODLEY BERKSHIRE

We have been asked by our clients Hicks Developments to deliver on their behalf the proposed facing bricks and roof tiles for the above project. These are as follows:-

FACING BRICKS Ref B82 BARBICAN BLEND

ROOFING TILE Ref 49 REDLAND PROFILE RED RUSTIC

Hicks Developments look forward to receiving your approval on the above materials in the very near future.

Should you require any information at all on the above materials please do not hesitate to contact us.

Assuring you of our best attention at all times.

Yours faithfully

MR RON GOODWIN
REGIONAL SALES MANAGER
JAMES & TAYLOR LTD

C.C. MR IAN WALTON - HICKS DEVELOPMENTS

HICKS DEVELOPMENTS LTD
PROPERTY DEVELOPERS
15 HEADLEY RD, WOODLEY, BERKSHIRE RG5 4JB
TELEPHONE: (0118) 969 0595, FACSIMILE: (0118) 944.1159

APP
CS
30579
14 JUN 2000
COPIES TO:

OUR REF: IFW/HEP

Wokingham District Council
Council Offices
Shute End, Wokingham
Berkshire
RG40 1BN

13th June 2000

For the attention of Ms Heather Morgan

Dear Sirs

Re: Application No: 99/70200F - Erection of 4 Semi-detached 3 Bedroom Houses and associated Car Ports - The Bakehouse Site, adjacent 97 Headley Road, Woodley, Berkshire RG5 4JD

We write with regards compliance of Condition 11 of the above Planning Consent regarding the Submission and approval of Proposed external materials.

We refer to James & Taylor Limited covering letter of 6th April 2000 (copy attached) submitting proposed facings, bricks and roof tiles for approval.

Works have commenced on Site and are progressing well and our programme requires us to place orders for bulk materials if progress is to be maintained. On this basis, we have placed a provisional order for the facing bricks, and shall proceed, on the assumption that your approval shall be forthcoming unless we hear to the contrary in the next seven days.

We trust you will find the above satisfactory and thank you for your assistance.

Yours faithfully
FOR HICKS DEVELOPMENTS LTD

I.F. Walton

Copied to : Mr Ron Goodwin - Regional Sales Manager, James & Taylor Ltd
Mr John Knox - Site Agent - Hicks Developments Ltd 07721 798073

c/c: JK.

JAMES & TAYLOR LIMITED

FACING BRICK & STONE SPECIALISTS

2 Kestrel Court Vyne Road Sherborne St. John Basingstoke Hants RG24 9HJ
Telephone 01256-851751 Fax 01256-851555

OUR REF: RG/PLANNING/jvg

6 April 2000

RECEIVED
- 7 APR 2000
HICKS WOODLEY

Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire

For the attention of Planning Officer

Dear Sir

RE: PROPOSED DEVELOPMENT APPLICATION NO: 99/70200/F

ERECTION OF 4 SEMI-DETACHED 3 BEDROOM HOUSES DETACHED CAR PORT AND ANCILLARY ACCESS ROAD THE BAKE HOUSE SITE LAND ADJACENT TO 97 HEADLEY ROAD WOODLEY BERKSHIRE

We have been asked by our clients Hicks Developments to deliver on their behalf the proposed facing bricks and roof tiles for the above project. These are as follows:-

Cond. 11.

FACING BRICKS Ref B82 BARBICAN BLEND

ROOFING TILE Ref 49 REDLAND PROFILE RED RUSTIC

Hicks Developments look forward to receiving your approval on the above materials in the very near future.

Should you require any information at all on the above materials please do not hesitate to contact us.

Assuring you of our best attention at all times.

DETAIL BRICK - WINCHESTER GREY

Yours faithfully

MR RON GOODWIN
REGIONAL SALES MANAGER
JAMES & TAYLOR LTD

C.C. MR IAN WALTON - HICKS DEVELOPMENTS

Tel. 0118 974 64446 (Direct Line)
E-mail: Heather.morgan@wokingham.gov.uk
Date. 8 June, 2000
My ref. HPM/C/2000/1362
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) 977 8909
DX: 33506 – Wokingham

Mr. J. Irish,
The Edwards Irish Partnership,
36 Langborough Road,
Wokingham,
Berks.
RG40 2BT.

Dear Mr. Irish,

DETAILS IN COMPLIANCE WITH CONDITION 13 RE LANDSCAPING THE OLD BAKE HOUSE, ADJACENT 97 HEADLEY ROAD, WOODLEY

I refer to the landscape details initially submitted by letter on 12 April 2000. I apologise for the delay in responding which has been due to pressure of work in both development control and the trees and landscape section.

The scheme is acceptable as far as it goes. However, additional planting should be provided under tree "C" to increase the visual amenity of the site. The area should be planted with similar shrub species as listed in the schedule submitted by yourselves. A plan is attached indicating the areas where additional planting should be provided.

I look forward to receipt of amended plans in the near future.

Yours sincerely,

HEATHER MORGAN
Senior Planning Officer
Enclosure: annotated plan

TO: **DEVELOPMENT CONTROL**
Heather Morgan

FROM: Environmental Design

DATE: 6 June 2000

Location:	The Bake House Site Land adjacent to 97 Headley Road, Woodley
Proposal:	DETAILS TO COMPLY WITH CONDITION 13 OF CONSENT 99/70200/F FOR THE APPROVAL OF LANDSCAPING PLAN
Application Number:	99/700200/F

In response to your consultation dated 15 May 2000 for the above application, the tree and landscape comments are as follows:

The landscape scheme is acceptable as far as it goes, however I would like to see additional planting within the strip of land highlighted on the plan under the tree coded as C, to increase the visual amenity of the site both from Halstead Close and from Headley Road when travelling east. Planting this piece of land would also decrease future maintenance costs, as no grass cutting would be necessary. The area should be planted with similar shrub species as listed in the schedule shown on drawing no. 1284 L1.

Catherine Brimble

Catherine Brimble
Landscape Architect

FROM: Heather Morgan

DATE: 15 May 2000

17 MAY 2000

WOODLEY TOWN CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	TLS
DC APP	ENF
CS	

Application Number: C/2000/1362

Proposal: Details to comply with condition 13 of consent 99/70200/F for the approval of landscaping plan..

Site Address: The Old Bake House Site Land Adjacent 97, Headley Road, Woodley, Reading.

Applicant: Hicks Developments C/O The Edwards Irish Partnership.

Your observations are required in respect of this application **by 08/06/2000** .

No comments.

SIGNED: _____ DATE: 24.5.00

Clerk To Woodley Parish/Town Council.

D086

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 13/4/00	
Officer: HM	Application No. C/2000/1362

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

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

Description:
(P.) Details to comply with condition 13 of consent 99/70200/F for the approval of landscaping plan

Location: Bakehouse Site adj 97 Headley Road

Parish: Woodley Ward: .....

Applicant: Hicks Duts

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

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

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

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NEIGHBOURS:

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The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

13 APR 2000

COPIES TO: | ASC | FILE:

APPROVAL OF CONDITIONS APPLICATION

99/70200/F
(13)

The Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

12 April 2000

For the attention of Heather Morgan

The Bakehouse Site, Headley Road, Woodley, Berks.

ady 97

Dear Sirs

Please find enclosed two copies of drawing number 1284/L1 showing landscape proposals for the above site.

I would be pleased to receive confirmation that the planning condotions relating to landscape and enclosure etc can be discharged.

Yours sincerely

John Irish

CC Hicks developments (Encs)