APPLICATION NO:

VAR/2000/2986

LOCATION:

79 King Street Lane, Winnersh Wokingham.

APPLICANT:

Kingsway Homes

PROPOSAL:

Proposed variation to condition 11 of consent F/2000/0419 to allow the removal of an oak tree.

EARLIEST DATE FOR DECISION: **11/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
31/01/2001

CASE OFFICER: **Emy Circuit**

APPROVED

RAILEX
Marbleboard

EASIFILE FD7

DESCRIPTION NEEDS

AMENDING TO EXCLUDE

"REPLACEMENT FRONT WALL AND GATES"

GA.

opposite are sufficiently distanced to ensure no loss of privacy. Overbearing impact is not at issue.

No additional bedrooms are now proposed. The ground floor study would be enlarged and the first floor box bedroom would be enlarged.

Recommendation: Approval: ☐ **Refusal:** ☐
(tick appropriate box)

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Kingsway Homes
77 Horseshoe Crescent
Beaconsfield
Bucks
HP9 1LJ

Application Number: VAR/2000/2986

Parish: **WINNERSH**

Location: **79, King Street Lane, Winnersh, Wokingham.**

Proposal: **Proposed variation to condition 11 of consent F/2000/0419 to allow the removal of an oak tree.**

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 condition, the reason for which is specified hereunder.

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

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

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:

Loddon Area Local Plan Policies LTV1, LBE8, LBE9 and LBE12.

Deposit Draft Wokingham District Local Plan Policies WOS2, WBE1, WBE11 and WHE2.

John Mitchell
Development Control Manager
Date: 23/01/2001

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.

WORK SHEET FOR : Emy Circuit

Application Number : VAR/2000/2986

Applicant : Kingsway Homes .

Location : 79, King Street Lane, Winnersh, Wokingham.
Proposal : Proposed variation to condition 11 of consent F/2000/0419 to allow the removal of an oak tree.

Site Notice Displayed ? :	YES	NO	DATE
		✓	

Date of Neighbour Notifications : .....

Date of Site Visit : 9/Jan/01.....

Date Registered : 06/12/2000

Earliest Date for Decision : 11/01/2001

Latest Consultation Date/Site Notice Expiry Date : 11/01/2001

This application will have expired on: 31/01/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Landscape - condition of tree, not particularly good, not suitable for TPO, not reasonable to insist on replacement.

Local member - objects - started work knowing to be removed

Conservation - landscape comments will cover urban design issue.

Nunnesh PC - objects. mature tree should be retained

Planning Issues :

Within edge of settlement.
edge of conservation area.

VAR/2000/2986
79 King Street Lane, Winnersh

Appraisal: On 1 August 2000 planning permission was granted for demolition of the existing dwelling at 79 King Street Lane and erection of three, terraced houses. Condition 10 of this consent required a landscaping scheme to be submitted and condition 11 requires LPA approval for any work to existing trees, within five years of the development taking place. Condition 10 was discharged on 10 November 2000 and the approved landscaping scheme (Drawing No 789/BR/101B) included the retention of an existing oak tree, at the rear of the existing and proposed dwellings, close to the boundary with 77 King Street Lane. Construction of the new buildings is underway and the framework of the buildings, including the roof is in place. Permission is now sought to remove this oak tree.

The top of the tree is visible between 77 King Street Lane the most easterly of the new dwellings and above the garage of the new house but this view is quite limited and does not contribute significantly to the street scene. Views from the rear of the site are over open countryside with sporadic trees and the loss of this one tree would not have a significant impact. Nor would the impact on the setting of the conservation area be significant – the rear of the site is largely screened by the buildings at Bearwood Hall and views from within the conservation area would be limited to those from the rear gardens of the nearest dwellings in Bearwood Road. Furthermore, arboricultural advice indicates that the tree is not in good condition. Hence, removal of the tree is considered acceptable.

Recommendation: conditional approval

Application Number VAR/2000/2986
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	C001	R001	

RECORD OF SITE VISIT

SITE ADDRESS: 79 King Street Lane
Winnersh Wokingham.

APPLICATION NUMBER:
VAR/2000/2986

OFFICER: Emy Circuit

DATE OF SITE VISIT: 2 Jan 01

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

residential / community hall, open land + occasional trees at rear - 1 + 2 storey dwellings

3. DESCRIPTION OF SITE/BUILDING

3 dwellings under construction, tree isolated position by fence adjacent to boundary with No 81

4. RELATIONSHIP TO ADJOINING PROPERTIES

not clearly visible from street

No 77 2 st

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1·8m fence along boundary with No 77

OTHERS

Tel: (0118) 974 6479

Date: 24 January 2001

My ref: VAR/2000/2986

CONFIDENTIAL

Councillor Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

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 Councillor

Application Number: VAR/2000/2986
79, King Street Lane, Winnersh, Wokingham.
Proposed variation to condition 11 of consent F/2000/0419 to allow the removal of an oak tree.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 5 February 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Emy Circuit** Application Number: **VAR/2000/2986**
79, King Street Lane, Winnersh, Wokingham.
Proposed variation to condition 11 of consent F/2000/0419 to allow the removal of an oak tree.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Bray

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6479

Date: 24 January 2001

My ref: VAR/2000/2986

CONFIDENTIAL

Councillor R Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

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 Councillor

Application Number: VAR/2000/2986
79, King Street Lane, Winnersh, Wokingham.
Proposed variation to condition 11 of consent F/2000/0419 to allow the removal of an oak tree.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 5 February 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **VAR/2000/2986**
79, King Street Lane, Winnersh, Wokingham.
Proposed variation to condition 11 of consent F/2000/0419 to allow the removal of an oak tree.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Turner

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6479

Date: 24 January 2001

My ref: VAR/2000/2986

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

CONFIDENTIAL

Councillor E Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

Dear Councillor

Application Number: VAR/2000/2986
79, King Street Lane, Winnersh, Wokingham.
Proposed variation to condition 11 of consent F/2000/0419 to allow the removal of an oak tree.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 5 February 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **VAR/2000/2986**
79, King Street Lane, Winnersh, Wokingham.
Proposed variation to condition 11 of consent F/2000/0419 to allow the removal of an oak tree.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor E Siggery

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

To:
Harold Sanders
Urban Design And Conservation Officer

From: Emy Circuit

19 DEC 2000

Date: 18 December 2000

Application Number: VAR/2000/2986

Proposal: Proposed variation to condition 11 of consent F/2000/0419 to allow the removal of an oak tree..

Site Address:
79, King Street Lane, Winnersh, Wokingham.

Applicant:
Kingsway Homes .

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

COMMENTS FROM TREE OFFICER AND LANDSCAPE ARCHITECT WILL INFLUENCE DECISION.

URBAN DESIGN ISSUE WILL BE COVERED BY LANDSCAPE PROPOSAL IF REMOVAL OF TREE ACCEPTABLE

Harold Sanders

CONSERVATION + DESIGN

16: 01.01.

FROM: Emy Circuit

DATE: 18 December 2000 20 DEC 2000

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
08 JAN 2001	
COPIES TO:	ACK:
	FILE:

Application Number: VAR/2000/2986

Proposal: Proposed variation to condition 11 of consent F/2000/0419 to allow the removal of an oak tree..

Site Address: 79, King Street Lane, Winnersh, Wokingham.

Applicant: Kingsway Homes .

Your observations are required in respect of this application **by 11/01/2001** .

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

1 The mature oak tree should be retained

SIGNED: _____ DATE: 04.01.01

Clerk To Winnersh Parish/Town Council.

PLANNING SERVICES	HPT 38289
POL	TLS
DC	ENF
APP	
CS	ES
04 JAN 2001	
COPIES TO:	ACO:
	FILE:

45 Bluebell Meadow
Winnersh
Wokingham
Berks.
RG41 5UW

Tel: 0118 989 4139

3 January, 2001

Dear Emy,

VAR/2000/2986 – 79 King Street Lane, Winnersh

This variation on consent F/2000/0419 is to allow the removal of an oak tree. I am opposed to this being granted, on the grounds that the applicants began work knowing that the oak tree was not to be removed.

Yours sincerely,

P. Bray.

Prue Bray
Councillor, Winnersh ward (Liberal Democrat)

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 22nd December 2000

Location: 79, King Street lane, Winnersh.

Proposal: Variation to condition 11 of consent F/2000/0419 to allow the removal of an Oak tree.

Application Number: VAR/2000/2986

In response to your consultation dated 18th December 2000 for the above application, the arboricultural comments are as follows:

The Oak tree is not in particularly good condition and is not significant from public viewpoints. It is not suitable for including in a Tree Preservation Order and I have no objections to it being removed. As new planting is proposed to be carried out to the front of the property I do not consider that it is reasonable to insist that a replacement tree be planted. See also attached letter to applicants.

Neil Etherington
Senior Arboriculturist

Tel. (0118) 974 6469 (Direct Line)
E-Mail Neil.Etherington@wokingham.gov.uk
Date. 12 October, 2000
My ref. NE/TAB/442/WH/K
Your ref.

Mr S Browne
Technical Manager
Kingsway Homes
77 Horseshoe Crescent
BEACONSFIELD
Bucks
HP9 1LJ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Browne

DEVELOPMENT AT 79 KING STREET LANE, WINNERSH
PLANNING CONSENT NO: F/2000/0419

Thank you for your letter of the 18th September.

I have inspected the Oak tree. I do not consider that this tree is significant enough in views from public places to warrant including it in a Tree Preservation Order. Therefore, I have no objection to its removal.

I have copied our correspondence to Joss Miller, the Case Officer for this site, so that she can decide whether to vary Condition 11 of the Planning Permission and allow this tree to be removed. She will write to you in the near future.

Yours sincerely

Neil Etherington

NEIL ETHERINGTON
Senior Arboriculturist

cc. Joss Miller - Development Control

Received by Wokingham District Council

Application No: VAR/2000/2986

Proposal:
Proposed variation to condition 11 of consent F/2000/0419 to allow the removal of an oak tree.

Location:
79, King Street Lane, Winnersh, 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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/01/2001. 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 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

18 December 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 06 DEC 2000	
Officer: EXC	Application No. VAR/2000/2986

Map No. 61 Site 0.16
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(VAR) PROPOSED VARIATION TO CONDITION 11 OF CONSENT F/2000/0419, TO ALLOW THE REMOVAL OF AN OAK TREE.

Location: 79 KING STREET LANE

Parish: WINNERSH Ward: Winnersh
18-12-2000 B

Applicant: KINGSWAY HOMES

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (7) 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 : 18.12.2000 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:

.....
.....
.....

NEIGHBOURS:

S/N + see map.
Mr. Freeman, 81 King Street Lane ✓

Environmental Services

For office use only.
Application number: 06.DEC.2000* 2986

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	Kingsway Homes Ltd. 77 Horsshoe Crescent Beaconsfield Bucks HP9 1LJ 01494 678266
2	Agent's Name Address and postcode Phone number	N/A
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	79 Kings St. Lane Winnersh Nr. Wokingham Berks
4	Give brief details of the proposal for example, two storey side extension. About the application	Removal of oak tree.
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	N/A
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have? N/A	Existing:	Proposed:
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Kingsway Homes.

Date 4 Dec. 00

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

1933

ADDRESS 79 KING STREET LANE PARISH WINNERSH

PLOT No ORD. SHEET No. SU. 7769 (67)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
99/69814/0	A.C. Bailey	Link Detached House & Garage	5.10.99	C
F/2000/0419	Kingsway Homes	"	1.8.00	A

MINISTRY DECISION

SPECIAL ORDERS

Kingsway Homes 06.DEC.2000* 2986

77 Horseshoe Crescent, Beaconsfield, Bucks HP9 1LJ
Telephone: (01494) 678266 Fax: (01494) 676101

SB/wla/1116/wkdc0412.chg

4 December 2000

Wokingham District Council
Environmental Services Dept
Planning Services
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Sirs

Re: Application to Remove an Oak Tree from:
East Boundary at 79 King Street Lane, Winnersh, Berks
(Variation of Condition 11 of F2000/0419)

Please find enclosed the following:

- Six copies of Planning Application forms duly completed.
- Six copies of drawing number 789/BR/101B
- Six copies of survey drawing number 2004/1
- Six copies of Location Plan with site outlined in red.
- A cheque in favour of Wokingham District Council for £95.00.

I look forward to your comments/approval in due course, however, should you have any questions please do not hesitate to contact the writer.

Yours faithfully

SIMON BROWNE
Technical Manager

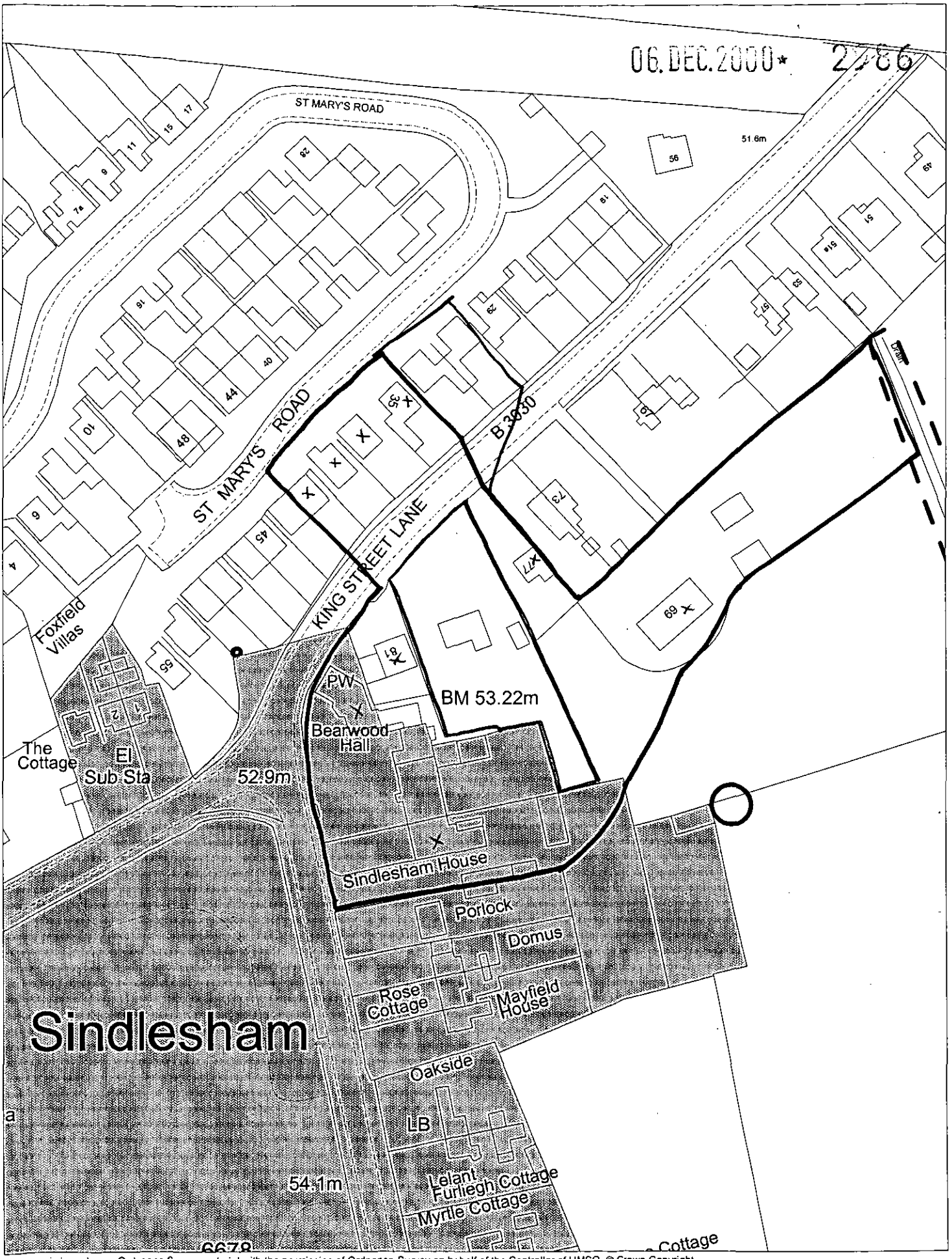
Encs

cc: Jonathan Cranley

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **VAR/2000/2986**
CASE OFFICER: **Emy Circuit**
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				



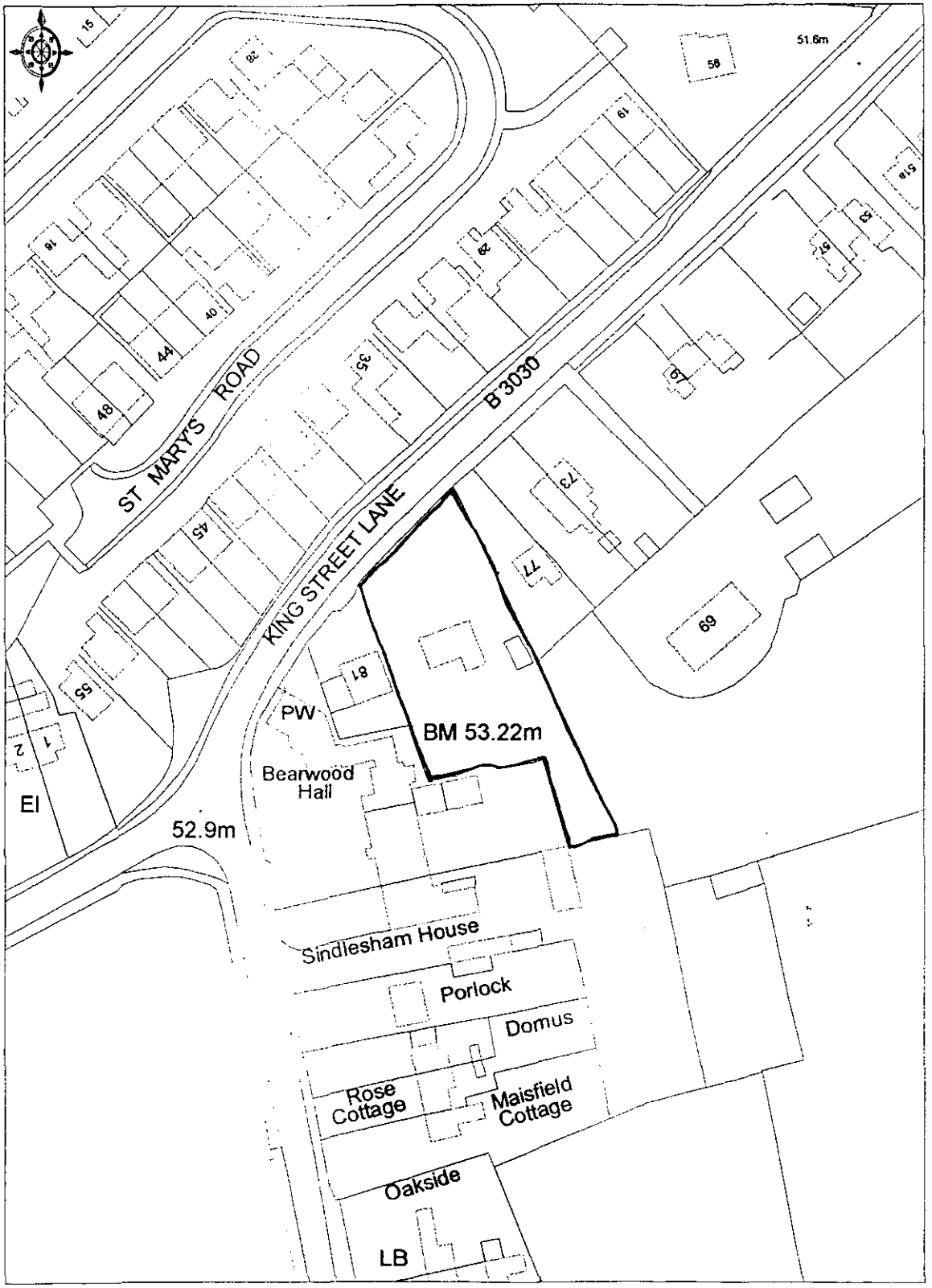
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Development Control Section, Environmental Services, Wokingham District Council.

13 December 2000

Scale: 1 : 1250

06.DEC.2000* 2986



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(Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©1999 Thomson Directories Ltd.

Ordnance Survey
Value Added Reseller