2549.

APPLICATION NO:
CA/2000/2995

LOCATION:
The Cottage Pearson Road, Sonning Reading.

APPLICANT:
T A Fisher & Sons Ltd C/O Andrews Kalik Associates Ltd

PROPOSAL:
Proposed demolition of a dwelling in the conservation area.

EARLIEST DATE FOR DECISION: **12/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
01/02/2001

CASE OFFICER: **Joss Miller**

RAILEX
Marbleboard

(JM)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

T A Fisher & Sons Ltd
C/O Andrews Kalik Associates Ltd
The Studio
101 London Road
Reading
Berkshire RG1 5BY

Application Number: CA/2000/2995

Parish: **SONNING**

Location: **The Cottage, Pearson Road, Sonning, Reading.**

Proposal: **Proposed demolition of a dwelling in the conservation area.**

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. The demolition hereby permitted shall not be undertaken before planning permission has been granted for the redevelopment and a contract for the carrying out of the works of redevelopment of the site has been made.

Condition
3. No demolition shall take place until the building has been surveyed for the presence of bats. Such a survey shall be undertaken by an experienced and licenced surveyor in accordance with a scheme which will have been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include provision for mitigation as may be necessary.

Condition
4. No demolition shall take place until the site has been surveyed for the presence of great crested newts in accordance with a scheme which will have been submitted to and approved in writing with the Local Planning Authority. Such a scheme shall include provision for mitigation.

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

Reason
2. To ensure that premature demolition does not take place before development works start in order that the visual amenities of the area are safeguarded.

Reason
3. For the protection of the bats.

Reason
4. Newts are a protected species.

Informative
1. If any newts or bats are found at any point during development, all works must stop immediately, the Local Planning Authority and English Nature must be informed, and a licence obtained to continue works.

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

Berkshire Structure Plan Policies OS1, EN1 and EN4.
Loddon Area Local Plan Policies LTV1 and LBE12.
Deposit Draft Wokingham District Local Plan Policies WHE3 and WOS3.

John Mitchell
Development Control Manager
Date: 23/03/2001

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.

Tel. 0118 974 6463 (Direct Line)

Date. 4 May, 2001

My ref. JM/JM/CA/2000/2995

Your ref. AM/CPM2040/jtf

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
E-mail:

Dr A Marsh
CPM
Akeman Barns
Coln St Aldwyns
Cirencester
Gloucestershire
GL7 5AW

Dear Dr Marsh,

RE: CONDITION 4 FOR MITIGATION REGARDING BATS AND NEWTS AT THE COTTAGE, PEARSON ROAD, SONNING. (CA/2000/2995)

Thankyou for your letter which was received on 11 April 2001.

I can inform you that the statement relating to condition 4 of the above application is considered acceptable and, therefore, this condition can be discharged.

I hope this information is of use to you. If you have any further questions relating to this matter the case officer, Joss Miller, can be contacted on the above telephone number.

Yours sincerely

JOHN MITCHELL

Development Control Manager

Tel. 0118 974 6463 (Direct Line)

Date. 2 May, 2001

My ref. JM/JM/CA/2000/2995

Your ref. AM/CPM2040/jtf

Dr A Marsh
CPM
Akeman Barns
Coln St Aldwyns
Cirencester
Gloucestershire
GL7 5AW

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
E-mail:

Dear Dr Marsh,

RE: CONDITION 3 FOR MITIGATION REGARDING BATS AND NEWTS AT THE COTTAGE, PEARSON ROAD, SONNING. (CA/2000/2995)

Thankyou for your letter which was received on 11 April 2001.

I can inform you that the statement relating to condition 3 of the above application is considered acceptable and, therefore, this condition can be discharged.

I hope this information is of use to you. If you have any further questions relating to this matter the case officer, Joss Miller, can be contacted on the above telephone number.

Yours sincerely

JOHN MITCHELL
Development Control Manager

Joss Miller

From: Andy Glencross
Sent: 23 April 2001 14:55
To: Joss Miller
Subject: The Cottage Pearsons Road Sonning CA/2000/2995

Hi Joss

I received a letter from CPM dated 10/4/01 outlining the methodology they wish to undertake to satisfy us on the protected species front. Their proposed methodologies for both bat and great crested newt surveys are acceptable.

I hope this is of help to you.

Cheers

Andy

Date: 23 April 2001

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: CA/2000/2995

Location: The Cottage, Pearson Road, Sonning, Reading.

Proposal: Proposed demolition of a dwelling in the conservation area.

Applicant: T A Fisher & Sons Ltd C/O Andrews Kalik Associates Ltd.

Case Officer: Joss Miller

The new plans show the following: Statement relating to mitigation re bats and newts.

Comments are required by 30/04/2001.

Should you have any queries regarding this application please contact the case officer Joss Miller on (0118) 974 6463.

1970

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No CA/2000/2495 (Planaps) / (Ludhouse) Date Rec. 11/4/01

Location: The Cottage, Pearson Road

Parish Sonning

Applicant: Fishers & Sons

Description of attached plans Statement relating to mitigation re bats & newts.

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: Andy Glencross

		Drawing No's	
1.	NK (Landscape & Trees)		☐
2.	NK (Env. Design)		☐
3.	XA (Highways)		☐
4.	NF (Building Control)		☐
5.	BC/DC Liaison		☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 7 days

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER JM

Consultations Sent by Admin. on

Yellow - Part One Copy
Green - Officer's Copy

1970

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No: 04/2000/2995 (Planaps) / (Ludhouse) Date Rec. 11/4/01

Location: The Cottage, Pearson Road

Parish Sonning

Applicant: fisher & sons

Description of attached plans Statement relating to mitigation re bats & newts.

Drawing No's: —

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: Andy Glencross

		Drawing No's	
1.	NK (Landscape & Trees)		☐
2.	NK (Env. Design)		☐
3.	XA (Highways)		☐
4.	NF (Building Control)		☐
5.	BC/DC Liaison		☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 7 days

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From

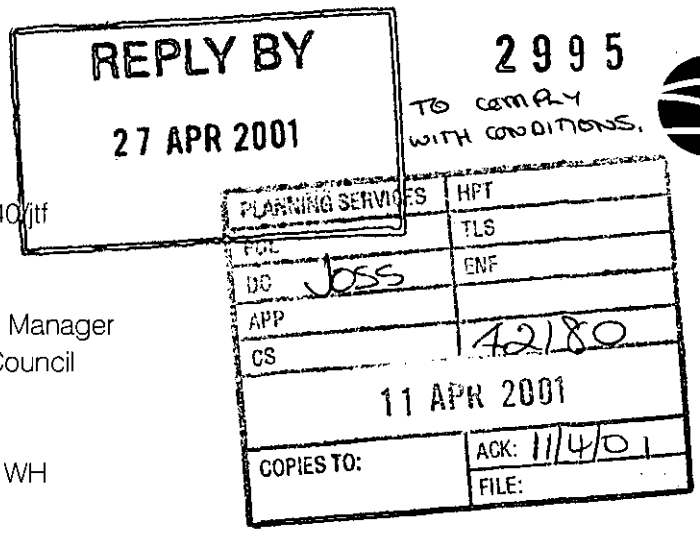
New Site Notice Y / N

New Description

CASE OFFICER JM

Consultations Sent by Admin. on

Yellow - Part One Copy
Green - Officer's Copy



10 April 2001

Our Ref: AM/CPM2040/jtf

J Mitchell Esq
Development Control Manager
Wokingham District Council
PO Box 157
Shute End
Wokingham RG40 1WH

Dear John

THE COTTAGE, PEARSON ROAD, SONNING
APPLICATION NO. CA/2000/2995 - ECOLOGICAL CONDITIONS

CPM Environmental Planning and Design have been instructed by T A Fisher & Sons Ltd to help in the discharge of two ecological conditions associated with the above application. These relate to a survey for bats and newts. The conditions require that survey methodologies and any mitigation are to be submitted to and approved in writing by Wokingham District Council (WDC). I have already had the opportunity to visit the site and we propose the following work to discharge the relevant conditions.

Bats

We propose two elements to ensure that no bats are harmed by the demolition of the existing building:

1. An internal and external inspection of the building to look for signs of bat roosting. This includes a search for field signs such as droppings, urine stains around roost entrances and attic spaces swept free of cobwebs. The search method includes examining all rooms within the house, including all accessible roof spaces, as well as a visual search of the external structure. [*In fact, I have already conducted this inspection*[1] *and no evidence of bat roosting or any bat activity was seen*].

2. The second element proposed, is to undertake a dusk bat detector survey, on a suitably warm night, to check that no bats are seen to emerge from the external structure of the building. This precautionary step will ensure that no small external roosts are present. Assuming both elements of this survey are completed it would then be considered that bats are absent and that demolition could occur.

Newts

The condition requires that the site is surveyed for great crested newts and appropriate mitigation is agreed if necessary. Following discussions with Andy Glencross, I am aware that great crested newts are known to be breed within a pond on land to the south of this site,

Cont/...

[1] Surveyor holds EN Bat Licence, No. 20010010

cpm
environmental planning and design

Akeman Barns
Coln St Aldwyns Cirencester
Gloucestershire GL7 5AW

T 01285 750555
F 01285 750636
E info@cpm-uk.co.uk
W www.cpm-uk.co.uk

Versailles Court
3 Paris Gardens
London SE1 8ND

T 020 7401 2438
F 020 7401 2434
E cpm@waterman-group.co.uk
W www.cpm-uk.co.uk

Directors
Martin J. Leay
BA(Hons) MSc MRAC FRICS MLI MIEEM
Simon Handy
BSC(Hons) CEng MICE
Graham R. Hiscocks
BA(Hons) ACA (Financial)
Royston Clark BA(Hons)
MSc PhD MIFA
Duncan McInerney
BSc(Hons) MA MLI

Company Secretary
Debbie Willows

Associates
Robert W. Askew BSc(Hons)
MSc MI Soil Sci

Consultant
Ann Heywood
BSc(Hons)FRICS FRGS MIMgt

CPM is registered to ISO 9001 : 1994

Registered Environmental Impact Assessor Member of the IEMA

Part of the Waterman Partnership Group

CPM are registered in England and Wales as CPM Environmental Planning & Design Ltd Registered No. 02052813

apparently within approximately 150m. In the light of this information I suggest the following actions:

1. An inspection of the site to assess the potential for newts to utilise this area. [*In fact I have already undertaken this assessment. Whilst there are no suitable waterbodies in which newts might breed, the land may well offer some suitable hibernation opportunities for newts. Thus it is accepted that mitigation will be appropriate to ensure great crested newts are protected during development, although in the long term it is hoped that no lasting effects will result. No further survey work is proposed*].

2. Given the proximity of the great crested newt breeding pond and the protection afforded under European and UK legislation to their breeding and terrestrial habitats, we propose to develop a mitigation strategy to ensure their protection, in consultation with English Nature. We will then seek a licence from DETR for this work.

The first step in this process appears to be the receipt of your written approval for the approach outlined above. I will then provide you with a short report to inform you properly of the results of the survey work undertaken. At the same time, I would progress the newt mitigation strategy with English Nature. Once the mitigation strategy has been agreed and the results of the dusk bat detector survey are available, I would provide this final information to you. At this point I trust that the conditions could be discharged. The development could then begin, subject to the receipt of the DETR licence for the newt mitigation work and its implementation.

As I am sure you will be aware, agreement and licensing for the newt mitigation can take quite a while and seasonal constraints make it imperative that the licensable works can be undertaken by June. Thus, I would greatly appreciate your speedy response to this matter, so that the work can be progressed at the earliest opportunity.

Kind regards

Yours sincerely

Aida Marsh

DR AIDAN MARSH
Senior Ecologist

cc A Glencross Esq, Biodiversity Officer - WDC

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 11 April 2001
My ref. JRM/SB/CA/2000/2995
Your ref. AM/CPM2040/jtf

42180

Dr Aidan Marsh
Senior Ecologist
CPM Environmental Planning & Design
Akeman Barns
Coln St Aldwyns
CIRENCESTER
Gloucestershire GL7 5AW

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Dr Marsh

THE COTTAGE, PEARSON ROAD, SONNING
APPLICATION NO. CA/2000/2995 - ECOLOGICAL CONDITIONS

I acknowledge receipt of your letter of 10 April regarding the above.

I am looking into this matter and will come back to you with a full reply as soon as possible.

Yours sincerely

SB

JOHN MITCHELL
Development Control Manager

Recd 9.30AM 7.12.00

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

PB/SS/1548

6th December 2000

07 DEC 2000 2995

Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Sir/Madam,

THE COTTAGE, PEARSON ROAD, SONNING

We have been instructed by our clients, T A Fisher & Sons Ltd., to make a planning application on this site. As it is in a Conservation Area we are also submitting the appropriate application for demolition of the existing cottage.

We enclose the following documents:-
5 copies of the application form
Certificate B
5 copies of our drawing numbers 1548/1B, 2, 3, 4, 5, 6, 7, 9, 10, 11 and 12.

Should you have any queries, please do not hesitate to contact us.

Yours faithfully,

P Bragg (Mrs)

Encls

cc Mr J Pacey, T A Fisher & Sons Ltd
Mr G.Woolf, Chancellors Ltd

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No. 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

	PT
PCL	LG
DC	ENF
APP	
GS	
12 DEC 2000	
COPIES TO:	ACK:
	FILE:

PB/JDF/1548

8 December 2000

The Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Sir/Madam

THE COTTAGE PEARSON ROAD SONNING

Following our recent Conservation Area Planning Application on this site, we have been informed by our Client, T A Fisher, that they own land adjacent to the Application site, for which they are prospective purchasers. We therefore enclose 5 copies of our location plan 1548/9A which has been revised to suit.

We would appreciate your attaching this plan to the relevant files and thank you in advance.

Yours faithfully

P Bragg (Mrs)

cc Mr J Pacey
Mr J Woolf

07.DEC.2000* 2995

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No. 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

WORK SHEET FOR : Joss Miller

Application Number : CA/2000/2995

Applicant : T A Fisher & Sons Ltd C/O Andrews Kalik Associates Ltd.

Location : The Cottage, Pearson Road, Sonning, Reading.
Proposal : Proposed demolition of a dwelling in the conservation area.

Site Notice Displayed ? :	YES	NO	DATE
	✓		4/1.

Date of Neighbour Notifications : 19/12

Date of Site Visit : 4/1.

Date Registered : 07/12/2000

Earliest Date for Decision : 12/01/2001

Latest Consultation Date/Site Notice Expiry Date : 12/01/2001

This application will have expired on: 01/02/2001. 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 :

Conservation – No objection providing the re-development is acceptable!
Countryside – Conditions re newts & bats.

Planning Issues :

Effect on street scene & neighbouring properties DBE1.
Identified settlement.
Conservation Area.

Application Number: CA/2000/2995

Appraisal :

This application is for the demolition of a detached dwelling in the Conservation Area of Formby.

Neighbours
The demolition will not adversely affect the neighbouring properties providing a construction times condition is added. Any re-development of the site will be assessed seperately with regard to impact on neighbours.

Street Scene
The demolition of the dwelling is considered acceptable, however, a condition shall be attached stating that demolition shall not be undertaken before planning permission has been granted for redevelopment.

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

(3) ~~Prior to demolition the site~~ No demolition shall take place until a the building has been surveyed for the presence of bats. Such a survey shall be undertaken by a experienced and licensed surveyor in accordance with a scheme which will have been submitted to and approved in writing by the local planning authority. Such a scheme shall include provision for mitigation as may be necessary.

Application Number CA/2000/2995
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C200	R200	
3			Before demolition commences an inspection will be carried out in order to ascertain whether the dwelling is inhabited by bats and a report will be submitted to and approved in writing by the LPA.
		Reason	for the protection of the bats
4			Before development commences a next mitigation scheme should be formulated in consultation with English Nature, then submitted and approved in writing by the LPA.
	Great Crested		
		Reason	Newts and a protected species
	Informative		If any newts or bats are found at any point during development all works must stop immediately, the Planning authority and Local English Nature must be informed, and a licence obtained to continue works.

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	LTV1, LBE12
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WHE3, WOS3,
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	OS1, EN1, EN4
MINERALS LOCAL PLAN POLICIES:	

(4) No demolition shall take place until the site has been surveyed for the presence of great crested newts in accordance with a scheme which will have been submitted to and approved in writing with the Local Planning Authority. Such a scheme shall include provision for mitigation.

Informative

If any bats or signs or boats are encountered at any point during development then all works must stop immediately and local English Nature informed.

RECORD OF SITE VISIT

SITE ADDRESS: The Cottage Pearson Road Sonning Reading.

APPLICATION NUMBER: CA/2000/2995

OFFICER: Joss Miller

DATE OF SITE VISIT: 4/1

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 4/1.

2. DESCRIPTION OF SURROUNDINGS

Conservation area.

3. DESCRIPTION OF SITE/BUILDING

1 dwelling in large grounds. 2m wall on front boundary

4. RELATIONSHIP TO ADJOINING PROPERTIES

See f/2000/2999

5. SITE CONSTRAINTS

TREES TPO's.

ACCESS/PARKING See notes.

LEVELS —

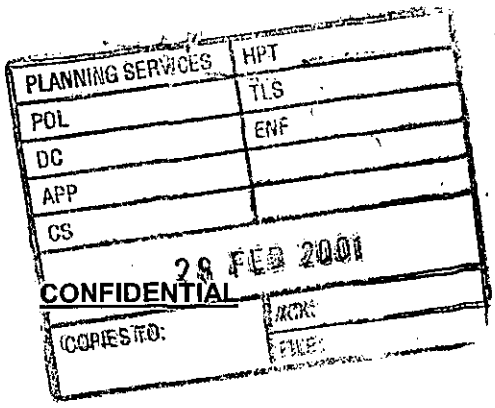
BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6463

Date: 26/2/01

My ref: CA/2000/2995





Councillor N Rose
Spinney Side
Holme Park Farm Lane
Sonning
Berks
RG4 6SX

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: CA/2000/2995
The Cottage, Pearson Road, Sonning, Reading.
Proposed demolition of a dwelling in the conservation area.

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 **Joss Miller** on **(0118) 974 6463**. 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 8/3/01

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **CA/2000/2995**
The Cottage, Pearson Road, Sonning, Reading.
Proposed demolition of a dwelling in the conservation area.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: _____ Date: 27/2/01.

Councillor N Rose

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

Joss Miller
Dev. Control

Tel: (0118) 974 6463

Date: 26/2/01

My ref: CA/2000/2995

CONFIDENTIAL

Councillor N Rose
Spinney Side
Holme Park Farm Lane
Sonning
Berks
RG4 6SX

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: CA/2000/2995
The Cottage, Pearson Road, Sonning, Reading.
Proposed demolition of a dwelling in the conservation area.

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 **Joss Miller** on **(0118) 974 6463**. 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 8/3/01

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **CA/2000/2995**
The Cottage, Pearson Road, Sonning, Reading.
Proposed demolition of a dwelling in the conservation area.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor N Rose

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

20 DEC 2000

From: Joss Miller

Date: 19 December 2000

Application Number: CA/2000/2995

Proposal: Proposed demolition of a dwelling in the conservation area..

Site Address:
The Cottage, Pearson Road, Sonning, Reading.

Applicant:
T A Fisher & Sons Ltd C/O Andrews Kalik Associates Ltd.

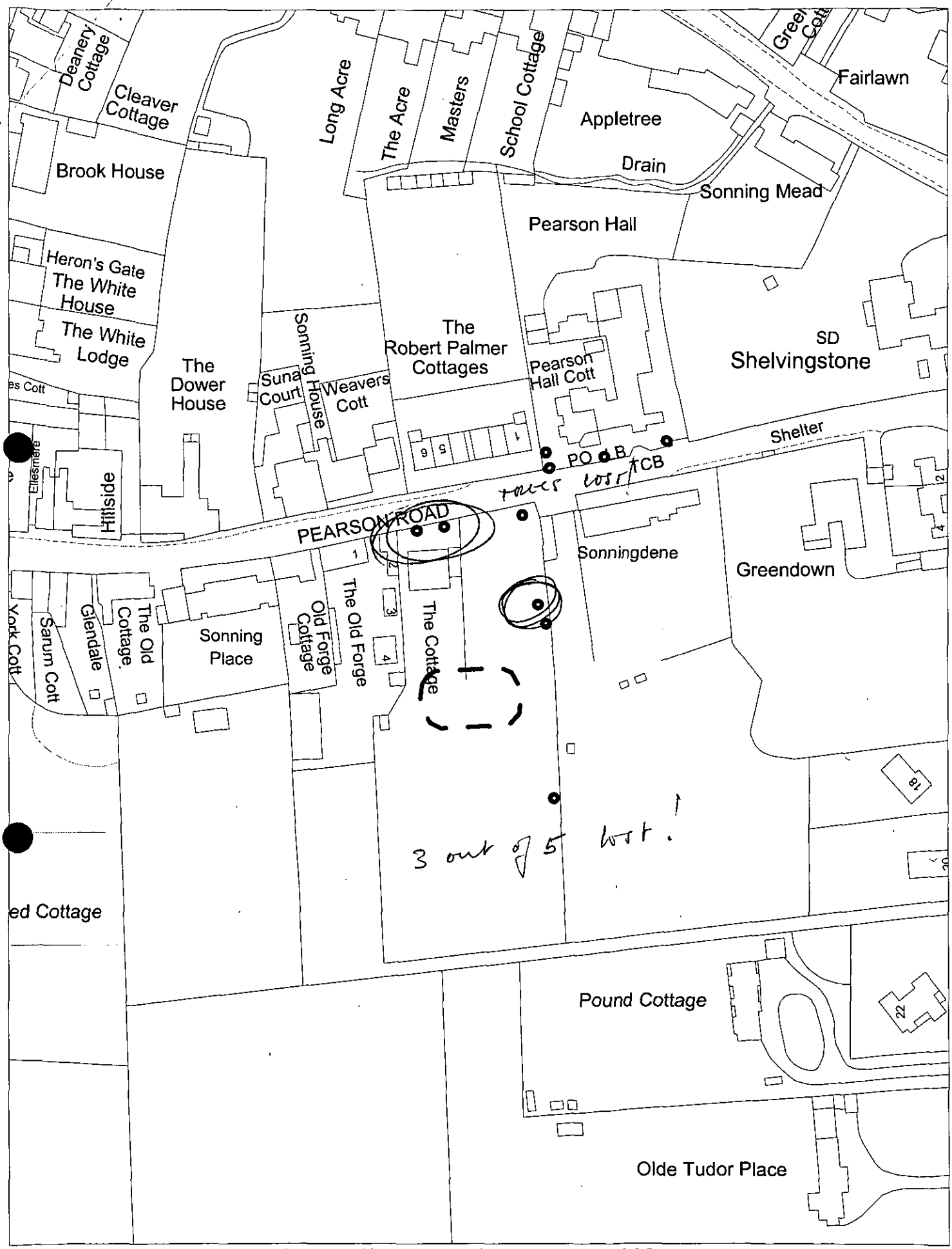
Your observations are required in respect of this application within **7 days** of the above date.

THE DEMOLITION OF THE DWELLING HAS BEEN ACCEPTABLE IN THE PAST, SUBJECT TO A SATISFACTORY DEVELOPMENT OF THE SITE, INCLUDING THE RE-BUILDING OF THE FRONT WALL.

SEE COMMENTS ON APPLICATION F/2000/2999.

Harold Sanders · CONSERVATION DESIGN

06.01.01.



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Landscape Section, Environmental Services, Wokingham District Council.
21 December 2000 Scale: 1 : 1250

Joss Miller

From: Andy Glencross
Sent: 18 January 2001 12:04
To: Joss Miller
Subject: Planning application F/2000/2999 & CA/2000/2995 The Cottage, Sonning

Hi Joss

My comments on the above application are as follows : -

The demolition of the existing building
It is possible that bats are using the building as a roost site. I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application.

If develoment eventually proceeds then if bats or signs of bats are encountered at any point during development then all works must stop immediately and local English Nature office informed.

The re-development of the site
There is a population of Great crested newts in the area which will be affected by this development. The pond is within 150meteres of the site and the newts are likely to be using the garden of this property as foraging habitat. Consequently I would advise the following : -

(1) The applicant needs to submit a newt mitigation scheme with their application.

(2) This mitigation scheme needs to be formulated in consulation with EN and if possible agreed by them.

(3) Planning permission can then be given with the condition that a licence will be required to carry out all works.

This approach means that the applicant is likely to get the DETR licence they require as they already have the agreement of EN who are the statutory consultee on these matters for the DETR.

There appears to be a related application to the rear of this property and this would be covered the same conditions as above.

I have not visited the site.

If you require any further advice on this matter then please do not hesitate to contact me.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)

Received by Wokingham District Council

Application No: CA/2000/2995

Proposal:
Proposed demolition of a dwelling in the conservation area.

Location:
The Cottage, Pearson Road, Sonning, Reading.

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 Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/01/2001. 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

19 December 2000

1x Tues

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 07 DEC 2000	
Officer: JM	Application No. CA/2000/2995

Map No. 31 Site Q:59
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(CA) PROPOSED DEMOLITION OF A DWELLING IN THE CONSERVATION AREA

Location: THE COTTAGE, PEARSON ROAD

Parish: SONNING Ward: SONNING
19.12.00

Applicant: T A FISHER & SONS LTD

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area ..... Sonning .....

Listed Building 1 2 2*

Advertisement Required ..... Non listed Building in Cons Area ✓ 19.12.00

Date Site Notice Sent : 19.12.00 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control ..... ✓ .....
Landscape .....
Trees TPOs near to cottage ✓ .....
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:

.....
- Andy Glencross, Dinton Pastures (Newts cons.)
..... (Pre-apps attached to application for new building)

NEIGHBOURS:

+ See map

S/N + Suna Court, Pearson Rd., Sonning
The Rose Garden, off Thames Street, Sonning
The Cottage, Pearson Road (outlined in red) ✓
Olde Tudor Place, Pound Lane

1870A

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

Application No. _____

Date Received _____

APPLICATION FOR CONSERVATION AREA CONSENT

(For the demolition of unlisted buildings in Conservation Areas)

Please answer **ALL QUESTIONS** in **BLOCK LETTERS.** If a question is not applicable, answer N/A in space. Submit **FIVE** copies of this form and supporting plans, drawings and photographs to:- (See Note 1)

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P.O. BOX NO. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG11 1WR

07 DEC 2000* 2995

---

1. APPLICANTS NAME: T.A. FISHER & SONS LTD
ADDRESS: WINDMILL HOUSE
VICTORIA ROAD
MORTIMER.
POST CODE:
PHONE: 0118 933 3500

---

2. If the applicant has an agent, all correspondence will be sent to the agent

AGENTS NAME: ANDREWS KALIK ASSOCIATES LTD
ADDRESS: THE STUDIO
101, LONDON ROAD
READING. BERKS
POST CODE: RG1 5BY
PHONE: 0118 950 7700

---

3. (a) The site of the Application Building must be shown EDGED RED on the submitted plans and the extent of the demolition must be clearly identified

THE COTTAGE, PEARSON ROAD
SONNING.

Location of building to be demolished

(b) What is the existing use of the building, if vacant, state this together with last use of the building.

RESIDENTIAL.

1870b

4. **LIST ALL PLANS AND DRAWINGS SUBMITTED WITH APPLICATION (See Notes 2 & 3)**

1548/ 1B, 2, 3, 4, 5, 6, 7, 9, 10, 11 and 12.

---

5. **APPLICANTS INTEREST IN LAND ?**
e.g. owner, lessee, potential purchaser

POTENTIAL PURCHASER.

---

6. **Are there any proposals for a new building on the site ?**
Give brief details and any related planning application reference number.

2 new houses proposed as shown on attached drawings – Related planning application no. not yet known.

---

7. **Has a Certificate of Immunity from Listing been sought in respect of this building ? (See Note 4)**

(If **yes**, give result of application, if known)

No

I hereby apply for Conservation Area Consent in respect of the demolition described above and in the attached plans and drawings. I certify that if Conservation Area Consent is granted, I will ensure that the works are carried out strictly in accordance with the approved plans. I am aware that the grant of Conservation Area Consent does not obviate the possible requirement for planning permission under the Town and Country Planning Acts, or the need to apply for Building Regulation approval.

Signed P. Bragg ANDREWS KALIK. ASSOCIATES. on behalf of T.A. FISHER & SONS LTD.

Date 6.12.2000

Before submitting the application check that it is complete, that all questions have been answered, and the form signed. Every application must be accompanied by the appropriate certificate. (See Guidance notes for Conservation Area Consent).

DATA PROTECTION ACT 1984

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

1772A

WOKINGHAM DISTRICT COUNCIL

APPLICATION NUMBER

07.DEC.2000* 2995

TOWN AND COUNTRY PLANNING ACT, 1990

TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

LISTED BUILDING CONSENT APPLICATION

CERTIFICATE A

(a) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which not less than 7 years remain unexpired.

I hereby certify that:-

1. No person other than myself/ the applicant was an owner (a) of the building to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application;

or:-

CERTIFICATE B

I hereby certify that:-

1. *~~The applicant~~ I have has given the requisite notice to all the persons other than *~~the applicant~~ myself who, at the beginning of the period of 21 days ending with the date of the accompanying application were owners† of the building to which the application relates, viz. -

Name of owner	Address	Date of service of notice
Diana M.C. Lewis	c/o Hedges. Solicitors 16 Market Place Wallingford. Oxon. OX10 0AE	6.12.2000

or:-

CERTIFICATE C

I hereby certify that:-

1. *~~The applicant~~ I am is unable to issue a certificate in accordance with either sub-paragraph (a) or sub-paragraph (b) of regulation 6 (1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 accompanying application dated .....

† See note (a) to Certificate A

2. *~~The applicant~~ I have has given the requisite notice to the following persons other than *~~the applicant~~ myself who, at the beginning of the period of 21 days ending with the date of the application, were owners† of any part of the building to which the application relates.

Name of owner	Address	Date of service of notice

3. *~~The applicant~~ I have has taken the steps listed below, being steps reasonably open to *~~me~~ him to ascertain the names and addresses of the other owners† of the building and *~~have~~ has been unable to do so:

(b) Insert description of steps taken

(b) .....

.....

.....

(c) Insert name of local newspaper circulating in the locality in which the land is situated

(d) Insert date of publication (which must not be earlier than 20 days before the application)

4. Notice of the application as set out below has been published in the

(c) .....

(d) on.....

Copy of notice as published

SEE OVERLEAF

1772B

or:-

CERTIFICATE D

I hereby certify that:-

1. I am *The applicant is unable to issue a certificate in accordance with sub-paragraph (a) of Regulation 6 (1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 in respect of the accompanying application dated

.....

and *have / has taken the steps listed below, being steps reasonably open to *me / him to ascertain the names and addresses of all the persons, other than *myself / himself who, at the beginning of the period of 21 days ending with the date of the application, were owners† of the building to which the application relates and *have / has been unable to do so:

(b) .....

.....

.....

2. Notice of the application as set out below has been published in the

(c) .....

(d) on .....

Copy of notice as published

† See note (a) in Certificate A

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the locality in which the land is situated

(d) Insert date of publication (which must not be earlier than 20 days before the application)

Signed P. Bragg. ANDREWS KALIK ASSOCIATES

*On behalf of T A FISHER & SONS LTD

Date 6.12.2000

* Delete where inappropriate

THE COTTAGE
ADDRESS PEARSON ROAD PARISH SONNING

PLOT No. ORD. SHEET No. SU7575 (3

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
96/64529/F	APPEAL D. LEWIS	5 DWELLINGS ON SITE OF REPOS. PART BOUNDARY WALL	23.12.96	Re
96/64528/CAC	"	DEM. OF BUILDING	23.12.96	Cl
98/68631/F	D. LEWIS	Erect 10 Units + carports & garages	9.2.99	Re

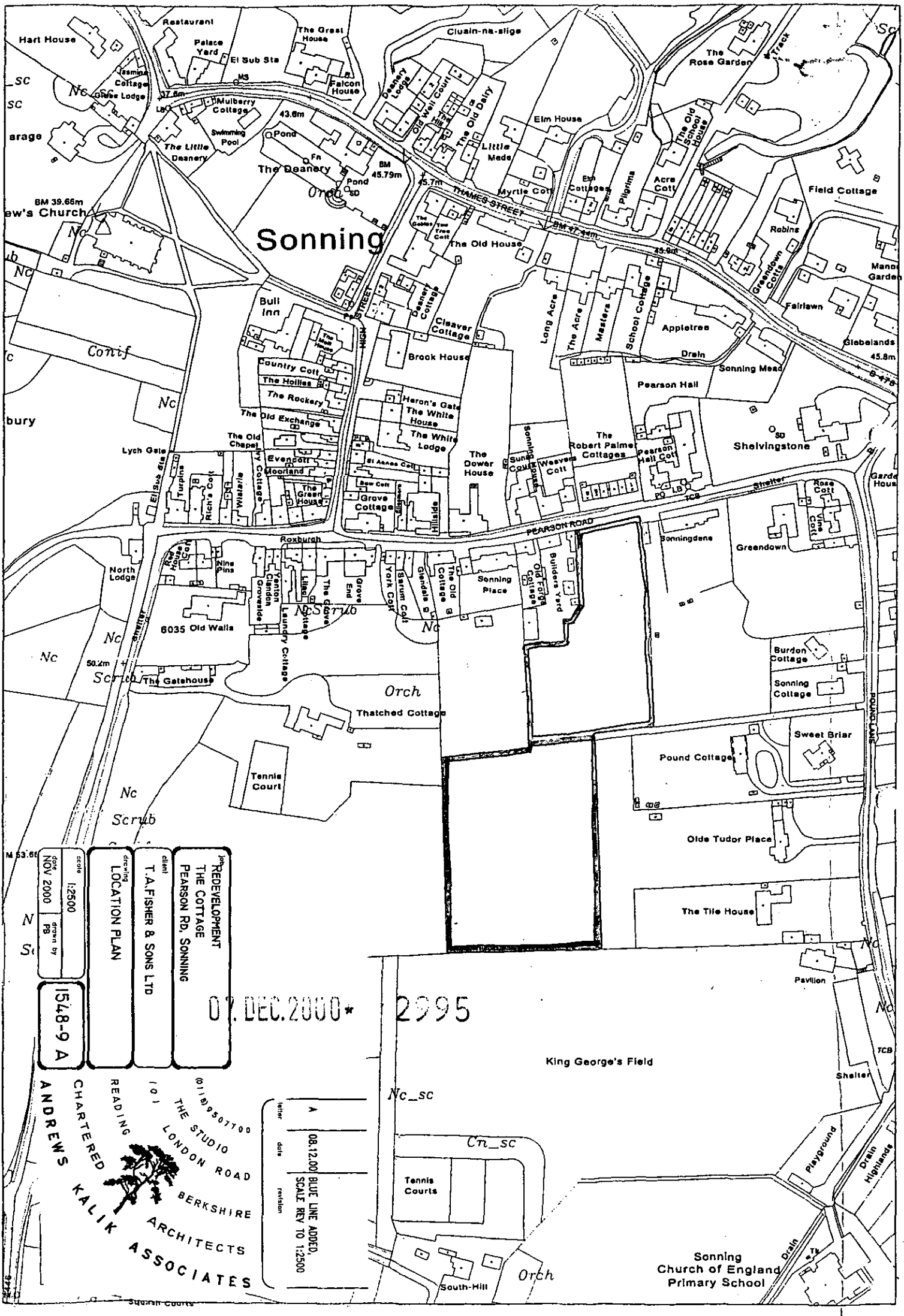
DATE OF COMPLETION

MINISTRY DECISION 96/64529/F - APPEAL DISMISSED - 21.10.97

SPECIAL ORDERS TPO 83.5/96 68631 - APPEAL ~~ALLOWED~~ DISMISSED - 17/11/99

DRAINAGE

091074

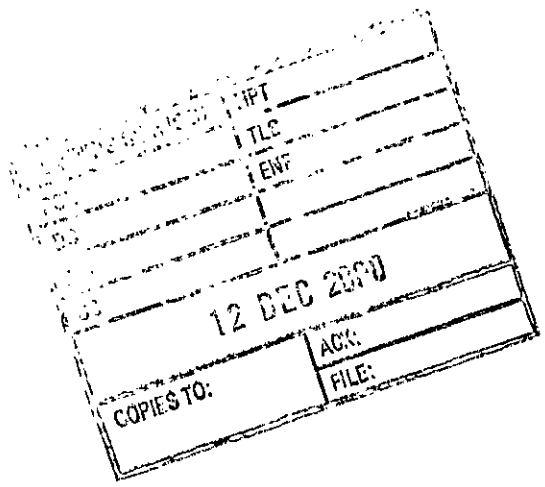


job	REDEVELOPMENT THE COTTAGE PEARSON RD, SONNING
drawing	LOCATION PLAN
client	T.A.FISHER & SONS LTD
date	NOV 2000
scale	1:2500
drawn by	PB
	1548-9 A

07.DEC.2000* 2995

letter	date	revision
A	08.12.00	BLUE LINE ADDED, SCALE REV TO 1:2500

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
READING BERKSHIRE
(0118) 9507700
101 THE STUDIO LONDON ROAD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12 DEC 2000
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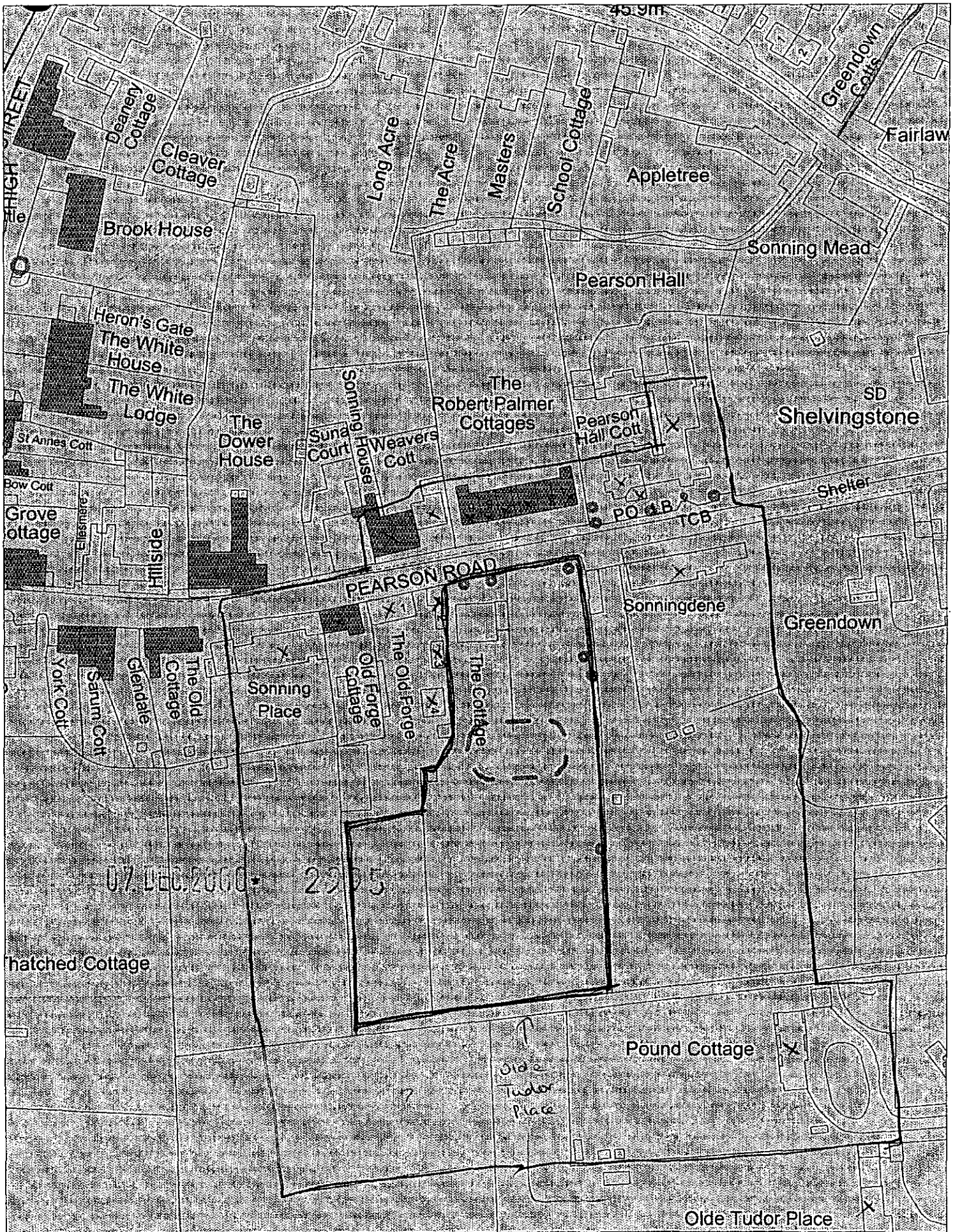
FILE:



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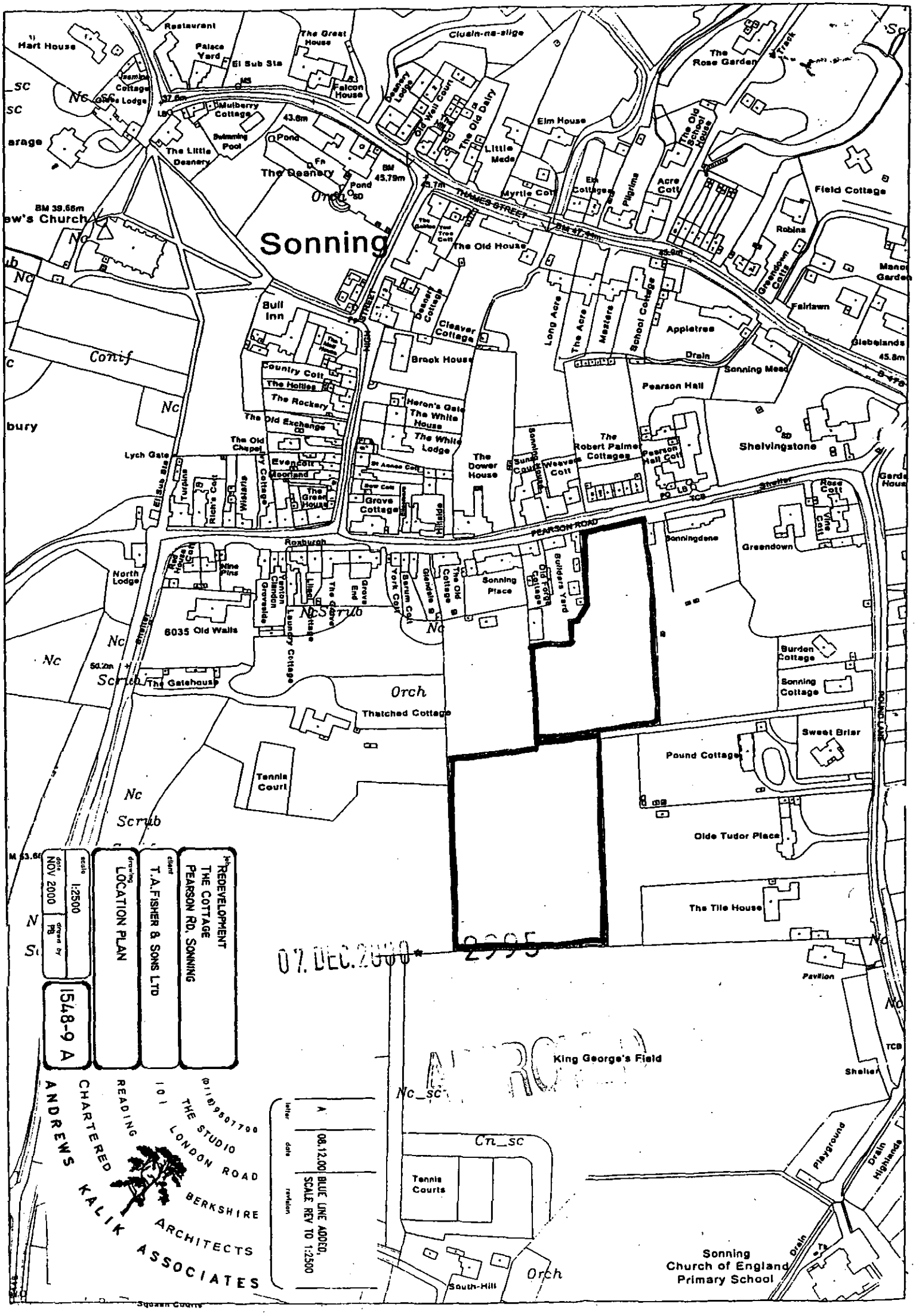
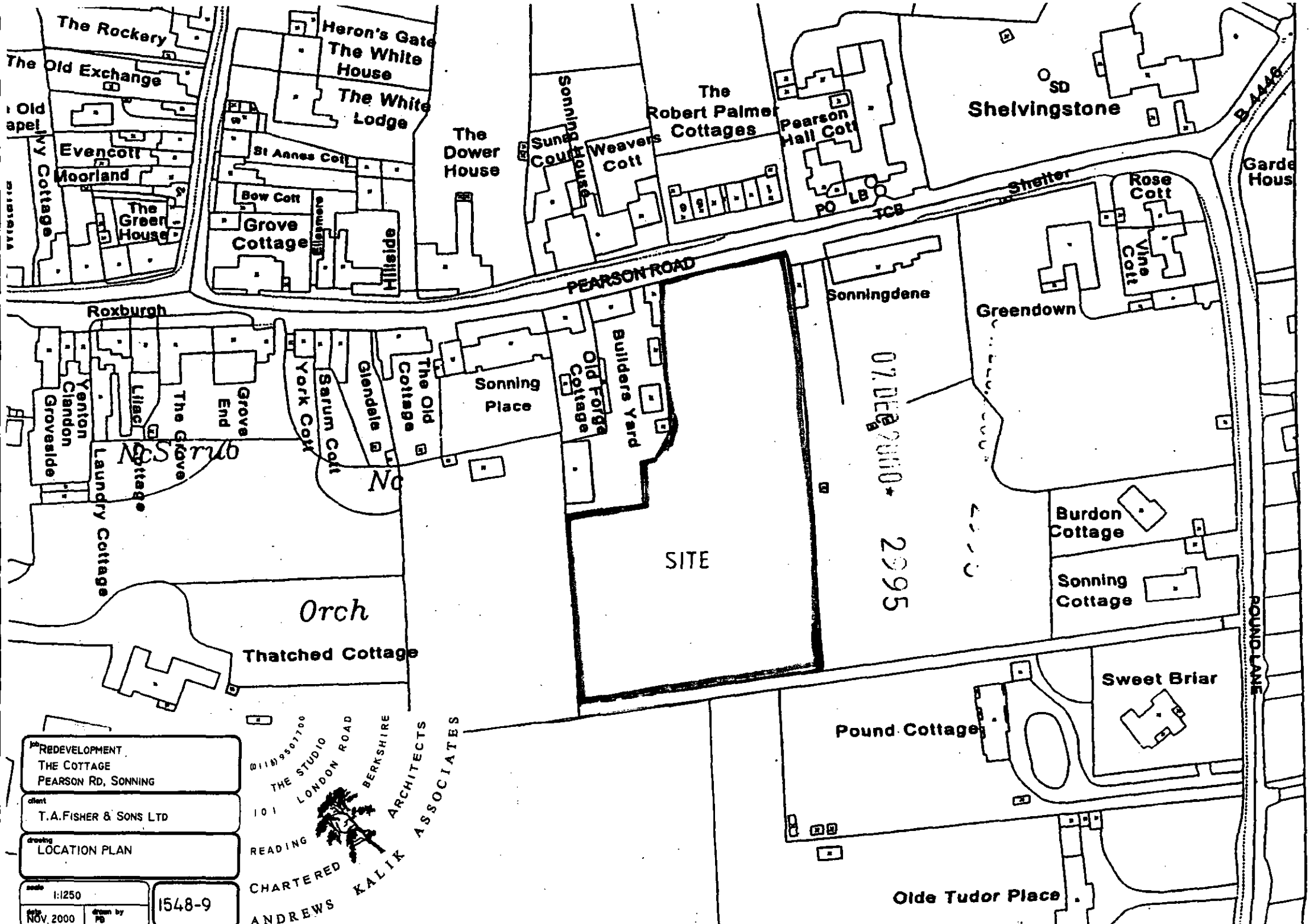
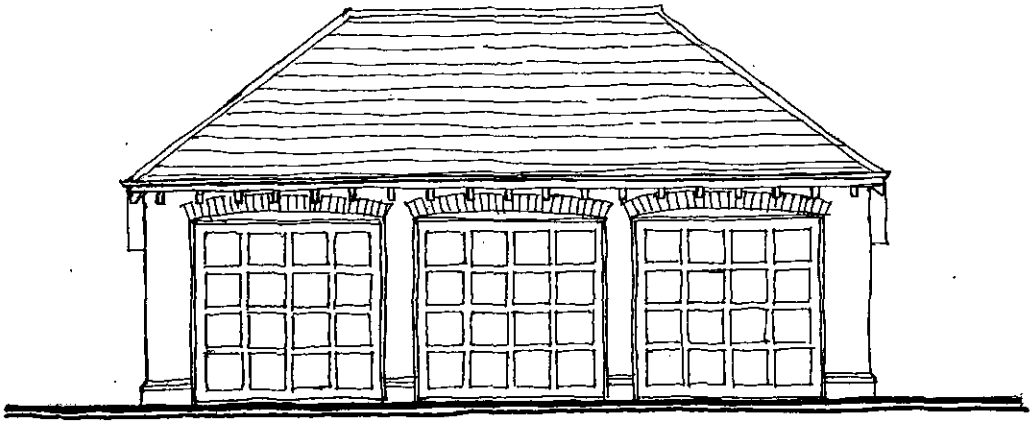
Development Control Section, Environmental Services, Wokingham District Council.

15 December 2000 Scale: 1 : 1250

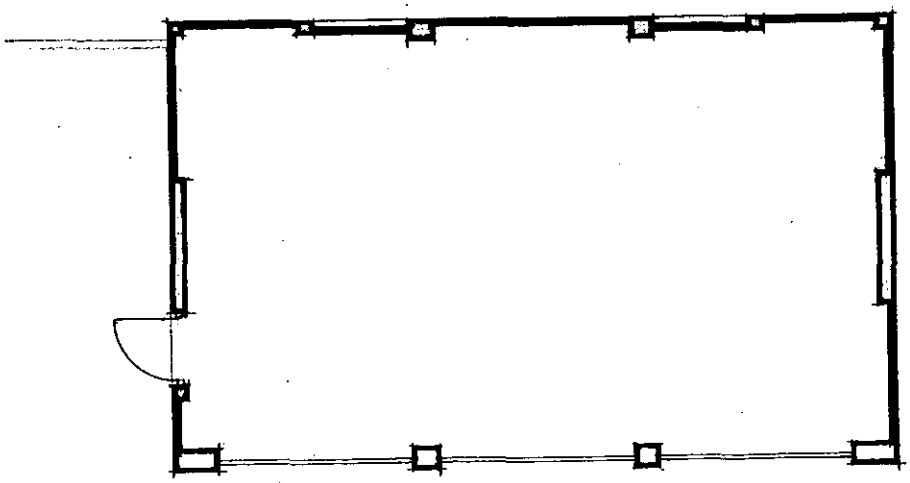
N W E S


Sonning
Restaurant
Hart House
Palace Yard
El Sub Sta
The Great House
Clusin-na-slige
The Rose Garden
Track
Jasmine Cottage
Mulberry Cottage
Falcon House
Deanery Lodge
Old Well Court
The Old Dairy
Elm House
The Old School House
Little Mede
Swimming Pool
The Little Deanery
The Deanery
Pond
Myrtle Cott
Elm Cottage
Pilgrims
Acre Cott
Field Cottage
Robins
Greendown Cotts
Manor Garden
Fairlawn
Glebelands
THAMES STREET
The Old House
Bull Inn
Deanery Cottage
Cleaver Cottage
Long Acre
The Acre
Masters
School Cottage
Appletree
Drain
Sonning Mead
Brook House
Country Cott
The Hollies
The Rockery
The Old Exchange
Heron's Gate
The White House
The White Lodge
Pearson Hall
The Old Chapel
Lych Gate
Evencott
Moorland
The Dower House
Sunny Court
Weavers Cott
The Robert Palmer Cottages
Pearson Hall Cott
Shelvingstone
Turpins
Rich's Cott
Wistaria
The Green House
Grove Cottage
Hillside
Rose Cott
Vine Cott
PEARSON ROAD
Roxburgh
Sonningdene
Greendown
North Lodge
Nine Pins
Yenton Clandon
Groveside
Laundry Cottage
Grove End
York Cott
Sarum Cott
Glendale
The Old Cottage
Sonning Place
Old Forge Cottage
Builders Yard
6035 Old Walls
Burden Cottage
Sonning Cottage
The Gatehouse
Thatched Cottage
Sweet Briar
Pound Cottage
Tennis Court
Olde Tudor Place
The Tile House
Pavilion
King George's Field
Shelter
Playground
Drain
Highlands
Tennis Courts
South-Hill
Sonning Church of England Primary School
Conif
Nc
Scrub
Orch
Nc_sc
Cn_sc
07.DEC.2000
2995
REDEVELOPMENT
THE COTTAGE
PEARSON RD, SONNING
T.A.FISHER & SONS LTD
LOCATION PLAN
1:2500
NOV 2000
1548-9 A
A
08.12.00
BLUE LINE ADDED, SCALE REV TO 1:2500
ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
READING
101
THE STUDIO
LONDON ROAD
BERKSHIRE
(0118)9507700


The Rockery
The Old Exchange
Old Chapel
Ivy Cottage
Evencott
Moorland
The Green House
Heron's Gate
The White House
The White Lodge
St Annes Cott
Bow Cott
Grove Cottage
Ellesmere
Hillside
The Dower House
Sonning House
Sunny Court
Weavers Cott
The Robert Palmer Cottages
Pearson Hall Cott
PO
LB
TCB
Shelter
OSD
Shelvingstone
B4446
Garde House
Rose Cott
Vine Cott
PEARSON ROAD
Roxburgh
Sonningdene
Greendown
Yenton
Clandon
Groveside
Lilac
The Grove
Grove End
York Cott
Sarum Cott
Glendale
The Old Cottage
Sonning Place
Old Forge Cottage
Builders Yard
Laundry Cottage
SITE
07 DEC 2000
2295
Burdon Cottage
Sonning Cottage
Orch
Thatched Cottage
Sweet Briar
Pound Cottage
POUND LANE
Olde Tudor Place
job REDEVELOPMENT
THE COTTAGE
PEARSON RD, SONNING
client T.A.FISHER & SONS LTD
drawing LOCATION PLAN
scale 1:1250
date NOV. 2000
drawn by PB
1548-9
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
CHARTERED ARCHITECTS
KALIK ASSOCIATES
ANDREWS



FRONT ELEVATION



PLAN

letter	date	revision

job
REDEVELOPMENT
THE COTTAGE
PEARSON RD, SONNING

client
T.A.FISHER & SONS LTD

drawing
PLOT 1, GARAGE
PLAN & ELEVATIONS

scale		
1:100		1548-10
date	drawn by	
NOV 2000	PB	

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
READING BERKSHIRE
101 LONDON ROAD
THE STUDIO
(0118) 950 1700









job	REDEVELOPMENT THE COTTAGE PEARSON RD, SONNING
client	T.A.FISHER & SONS LTD
drawing	PHOTOGRAPHS OF EXISTING COTTAGE
scale	
date	NOV 2000
drawn by	PB
	1548-12

(0118) 950 7100
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES