APPLICATION NO:

F/2002/7310

LOCATION:

Land Adjacent To Winnersh Primary School Greenwood Grove & 41 Watmore Lane, Winnersh Wokingham.

APPLICANT:

Linden Homes SE Ltd C/O Lennon Planning Ltd

PROPOSAL:

Proposed erection of 19 dwellings, construction of new access and demolition of no 41 Watmore Lane. Duplicate application with F/2002/7311.

EARLIEST DATE FOR DECISION: **29/09/2002**

APPLICATION WILL HAVE EXPIRED ON: 25/10/2002

REFUSED

CASE OFFICER: **Mrs B Poink**

Obs 19/w/02 SV

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Linden Homes SE Ltd
C/O Lennon Planning Ltd
4 King Street Lane
Winnersh
Berks
RG41 5AS

Application Number: F/2002/7310

Parish: **WINNERSH**

Location: **Land Adjacent to Winnersh Primary School, Greenwood Grove & 41 Watmore Lane, Winnersh, Wokingham.**

Proposal: **Proposed erection of 19 dwellings, construction of new access and demolition of no. 41 Watmore Lane. Duplicate application with F/2002/7311.**

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

Reason
1. It has not been demonstrated that the construction of the proposed access road would not adversely affect the oak tree, to the front of 39 Watmore Lane, which is the subject of a Tree Preservation Order. The loss of this tree would be detrimental to the amenity of the area and as such would be contrary to policy EN1 of the Berkshire Structure Plan, policies LBE1 and LBE2 of the Loddon Area Local Plan and policies WOS3, WBE1 and WBE11 of the Wokingham District Local Plan (Deposit Draft).

Reason
2. In the absence of the satisfactory provision of adequate services, amenities and infrastructure needs, the development would have an unacceptable adverse impact upon the amenities of the area. The proposal is therefore contrary to policy LD6 of the Berkshire Structure Plan, policy LPS1 of the Loddon Area Local Plan and policy WOS4 of the Wokingham District Local Plan (Deposit Draft),

Informative
1. In the event of a Section 106 agreement or unilateral agreement being signed to secure the contributions requested, the reason for refusal relating to this shall be withdrawn.

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 EN1, H9, LD6, R4 and R5.
Loddon Area Local Plan Policies LTV1, LH8, LPS1, LBE1, LBE2, LR4 and LT5.
Deposit Draft Wokingham District Local Plan Policies WOS1, WOS2, WOS3, WOS4, WBE1, WH6, WBE11, WT7, WR2 and density policy.

T. G Watson

Trevor Watson
Development Control Manager
Date: 13/11/2002

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.

Date	18/11/02
Case Officer	Basia Polnick
Location	Land adjacent to Winnersh Primary School
Proposal	Erection of 18 dwellings with new access and demolition of 41 Watmore Lane
Application Number	2002/7309/7310/7311

The principle of development on this site was established when permission for 18 dwellings was allowed at appeal (2001/3458). Applications 2002/7309, 7310 and 7311 were refused planning permission on 13 November because the applicants had not demonstrated that the proposed access road (the location of which differed from that proposed in 2001/3458) would not adversely effect the oak tree (TPO 1018/2001), to the front of 39 Watmore Lane. The applicants have now submitted an Arboricultural Method Statement and revised plans showing the amended width of plot at 41 Watmore Lane and amended position of boundary between 37 and 39 Watmore Lane. The proposal should therefore be tested against WDLPDD Policies WOS3, WBE1 and WBE11 to ensure that it does not result in the loss of the oak tree which would have a detrimental effect on the amenity of the area. This is reinforced by the Local Plan Inspector who stresses that the Council should resist the loss or damage of trees protected by new or existing orders.

Debra Hammond

63587

ENVIRONMENT AGENCY

Our Ref : SP/2002/006443-2/1
Your Ref : F/2002/7309/7310/7311

Date : 20 November 2002

PLANNING SERVICES	HPT
	RS
DC BLP	BSF
APP	
CS	
25 NOV 2002	
COPIES TO	ACK
	FILE

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

18/19 DWELLINGS, NEW ACCESS ROAD, DEMOLITION OF 41WATMORE LANE LAND ADJ WINNERSH PS, GREENWOOD GROVE, AND 41 WATMORE LANE, WINNERSH - REVISED PLANS

Thank you for your letter dated 31 October 2002, received on 1 November 2002. Please quote the following reference in any correspondence: SU77SE/9/19.

The Environment Agency has no further comment to add to its previous response dated 4 October 2002.

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

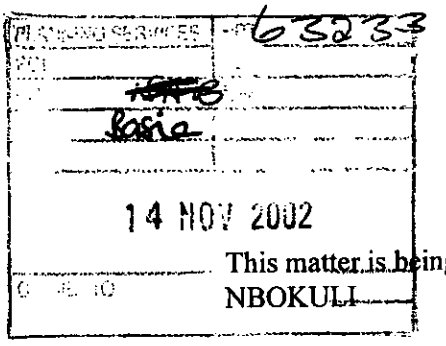
SARAH PAXMAN
Development Planning Officer

CC: Lennon Planning Ltd

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

7310

Our Ref. **15133**
Your Ref. Bpolnik /F/2002/7309
Date. 12 November 2002



FAO Nathalie Brown
Wokingham District Council
DX33506
WOKINGHAM

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990
Residential Development (1-20)

Winnersh Primary School
Winnersh
Wokingham

I refer to your consultation received in this office on 31/10/2002

SEWERAGE

Thames Water Utilities Ltd., has no objection to the above planning application.

WATER

With regard to water supply, Thames Water Utilities Ltd., are unaffected by this development, and therefore have no comments to make.

Yours faithfully,

Admin
(For Technical Information Manager

RWE GROUP

Basia Polnik

From: Andy Glencross
Sent: 29 October 2002 16:54
To: Basia Polnik
Subject: RE: Land adj Winnersh Primary School F/2002/7309, 7310, 7311

Hi Basia

That's fine.

Cheers

Andy

-----Original Message-----
From: Basia Polnik
Sent: Monday, October 28, 2002 2:04 PM
To: Andy Glencross
Subject: Land adj Winnersh Primary School F/2002/7309, 7310, 7311

Andy further to your e-mail dtaed 13.9.02 regarding these 3 planning applications the current proposals would involve the demolition of 41 Watmore Lane as opposed to 39 Watmore Lane on the previous application. I therefore assume you will be requiring a new bat survey. As I am recommending refusal I would suggest that in the event of an appeal we deal with this issue by condition.

Basia

Basia Polnik

From: Sarah Hollamby
Sent: 05 November 2002 17:34
To: Basia Polnik
Subject: App No F/2002/7309/7310/7311

No comments from Housing as below threshold.

Thanks.

Sarah Hollamby
Housing Strategy Officer
Community Services Department
Wokingham District Council
Tel: (0118) 974 6817
Fax: (0118) 974 6770
sarah.hollamby@wokingham.gov.uk
www.wokingham.gov.uk

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: 2002/7310 & 2002/7311

Proposal:
Proposed erection of 19 dwellings, construction of new access and demolition of no 41 Watmore Lane. Duplicate applications.

Location:
Land Adjacent To Winnersh Primary School Greenwood Grove & 41 Watmore Lane Winnersh Wokingham

This application is being advertised in the Wokingham Times newspaper on the 18/09/2002 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 **09/10/2002**. 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: 18/09/2002

7310

~~Appeal~~ OBS

PLANNING SERVICES	HPT
POL	ILS
DC BLP	LNF
APP	
CS	
21 MAR 2003	
COPIES TO	✓ 24/03
	FILE:

7310

Paul Truckle,
27 Greenwood Grove,
Winnersh,
Wokingham.
Berkshire.
RG41 5LH.

Date : 20/03/03.

Environmental Services Dept.,
Planning Services,
PO Box 157,
Shute End,
Wokingham,
Berks.
RG40 1WR.

Ref : APP/X0360/A/03/1111120

Winnersh Primary School Field

Dear Sir or Madam,

I am writing to protest and object in the strongest terms to the planning applications made by Linden Homes. I refer to applications F/2002/7309, 7310 and 7311 and also applications F/2002/8154, 0/2002/8206, 0/2003/8620.

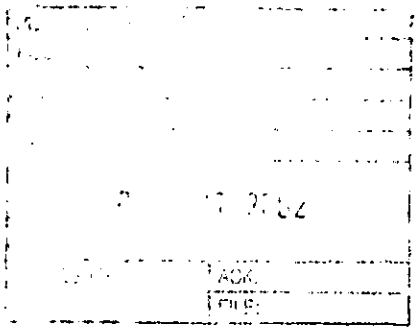
I have recently moved to this area (Nov 2002) and would be extremely disappointed to see such new development in the area. As you may be aware, traffic congestion in the area has already reached it's peak result in extreme time delays for commuter traffic.

I would therefore be grateful if you would consider my point of view and register my objection as required.

Yours faithfully,

Paul Truckle.

Environmental Services Department.
Planning Service,
P.O. Box 157,
Shute End, Wokingham.
Berkshire. RG40 1WR.



9 Astor Close
Winnersh
Wokingham
Berkshire
RG41 5JZ

Ref: Mrs B Polnik

8th October 2002

Application Number: F/2002/7310 and T.P.O. No. 1018/2001

Dear Mrs Polnik,

Having learnt that the oak tree in the frontage of 39 Watmore Lane is under threat, I feel compelled to write to you again. This mature tree contributes to the character and appearance of the area and it is suitable in the setting and should be retained.

The standard procedure, as I understand from the council, is that a tree preservation order is made and then there is a period of six months for making objections. I had assumed therefore that the oak tree was under a preservation order as far more than six months have elapsed, the T.P.O. being placed on the tree in May 2001.

The tree will impair vision for drivers exiting the proposed development, especially at peak hour delivery and collection of children at Winnersh Primary School, when there are many cars parked in the road. The change of access, the tree being on the right when leaving the development, is more dangerous than previous applications, when it was on the left. An example of this is the exit from Grovelands Avenue on to Watmore Lane, (also a big oak tree), where I have seen many near misses and a few accidents in the four years I have lived here. I would not be surprised if the problems at this junction had come up with regard to other planning applications in this area.

Primary and nursery school children would need to cross the proposed new access road which I would not be surprised will be used for turning and parking along! Watmore Lane being very busy and congested at school pick up / drop off times. Also this new road would be in very close proximity to the houses on either side.

No doubt you are aware that this application proposes access through a single property (not two, as previously) and that the measurements of the access on the plans are dubious.

Please would you look sympathetically at the opposition to this planning application and think of the effect on the children of the area.

Yours faithfully,

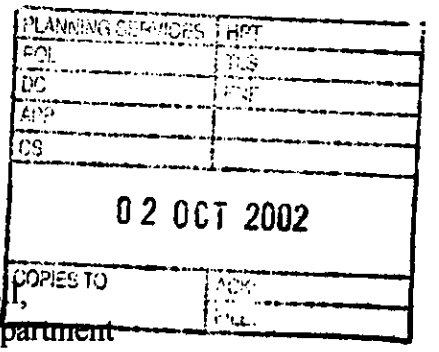
R.E.F. Ramsdale.

Mrs R.E.F. Ramsdale.

47 Watmore Lane,
Winnersh,
WOKINGHAM,
Berks RG41 5JS.

Tel: 0118 978 0366

30th September 2002



Wokingham District Council,
Environmental Services Department
Planning Services,
PO Box 157,
Shute End,
WOKINGHAM,
Berks RG40 1WR.

Dear Mrs Polnik

Planning Applications Number F/2002/7309, 7310, 7311

We are writing to register our objections to the above applications.

Our objections to development of this area of land are:-

1. Development of this school playing field would limit the ability of the school to provide part of the required school sporting activities, and it's present potential to expand to meet the rising school population resulting from the increased housing density in the immediate area.

2. It is stated government policy that school playing fields should not be developed.

3. The site has served as a play area for local children for many years, both on an organized basis by the school, and on an informal basis. It is fully enclosed and not adjacent to a road. There are no other play areas nearby which can be reached without negotiating busy roads. The area to be left as open space would in no way fulfill the same purpose since it would be adjacent to dwellings which would be subjected to noise and disturbance. The existing dwellings around the field are sufficiently distant for this not to be a problem.

4. The playing field, which is enclosed by old, mature hedges, has become a haven for wildlife. A wide variety of birds nest here, and it is home to foxes, hedgehogs, frogs, toads, lizards, slow-worms and many small mammals. It is also a breeding area for moths and butterflies. Rare newts have been found locally, and we would urge the Council to sponsor an independent detailed survey of the flora and fauna to establish exactly what is at risk. The development would destroy the habitat, and all that lives in it.

   The proposed developers have already demonstrated their willingness to destroy the hedgerow vegetation, including the deliberate uprooting of an Oak tree, estimated to be fifty years old.

5. This part of Winnersh has seen an enormous increase in housing over the past few years, and the congestion at Winnersh crossroads has become a major problem. Last year, local flooding accentuated the congestion when lanes and back-roads were unavailable.

6. As the local population density has increased, so has the level of vandalism and crime in general. Local infrastructure and services have not grown with the population.

7. The 1:500 site plan indicates that the construction of the proposed new access road would involve narrowing Watmore Lane by 0.5m. This part of Watmore Lane becomes heavily congested at the start and finish of the school day as parents transport their children to and from the school. During construction work the passage of site vehicles would create a significant additional safety hazard to the school's pupils, and the reduced road width would provide an ongoing congestion and safety hazard. The Oak tree on the front boundary of 39 Watmore Lane when in leaf will present a sight line barrier to the drivers of large construction vehicles.

8. The 1:500 site plan carries a note to the effect that "Minor trimming back of existing hedge" is required at the front of our property, presumably to achieve the required sight line. We have not been approached for permission to do this, and we would not give that permission.

9. The proposed new houses have windows overlooking our property and will deprive us of the privacy that we currently enjoy.

Yours sincerely

John Grimson

Denise Grimson

Denise Grimson

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/7310. (Case Officer:Mrs B Polnik)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT**.

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing)..
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

APP

COMMENTS ON APPLICATION: F/2002/7310

YOUR NAME: Patrick Field

YOUR ADDRESS: (if these details are incorrect please amend)
16 WATMORE LANE
WINNERSH
WOKINGHAM
B
RG415JT

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments: I am very concerned there are no measures in the application concerning pedestrian safety. Watmore Lane can be a race track at times as it is straight and this combined with the amount of school children walking past the proposed site concerns me. There should be thought given to slowing traffic at new Junction and ensuring children's safety is paramount.

Continue over the page if more room required

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

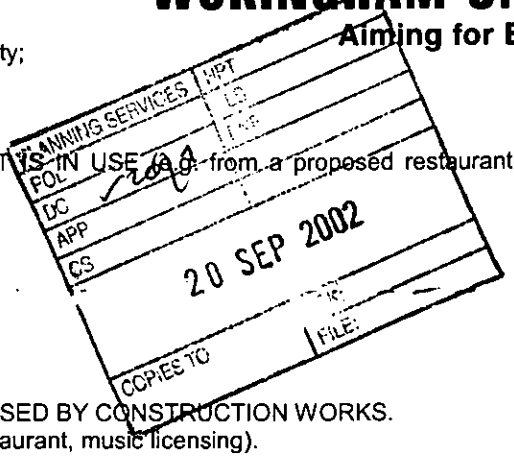
PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7310. (Case Officer:Mrs B Polnik)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

PLANNING SERVICES HPT LD FAS POL DC APP CS 20 SEP 2002 COPIES TO FILE:



THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/7310

YOUR NAME: MRS D PLANT

YOUR ADDRESS: (if these details are incorrect please amend)
1 MEADOW VIEW
WINNERSH
WOKINGHAM
B
RG415PD

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments: The land is used by the primary school and should be turned into a residential amenity eg play area for the children.

The infrastructure is presently incapable of coping with the volumes of traffic along Robinhood Lane. Another 19 homes would make the situation even more unbearable

Continue over the page if more room required

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7310. (Case Officer:Mrs B Polnik)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT**.

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

27 SEP 2002

✓ 1 | 10

COMMENTS ON APPLICATION: F/2002/7310

YOUR NAME: Julie Heyes

YOUR ADDRESS: (if these details are incorrect please amend)
9 CLARENDON CLOSE
WINNERSH
BERKSHIRE

PLEASE RETURN YOUR COMPLETED FORM TO:

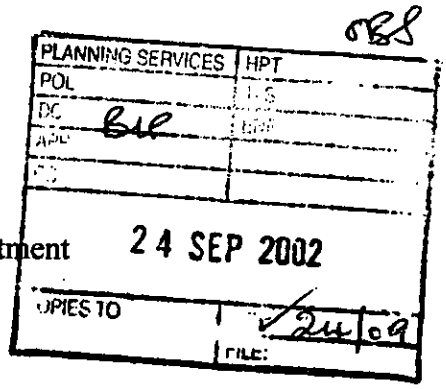
Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:
(1) As the entrance to this development will be on Watmore Lane I think there are serious child safety issues here. Young children walk along the already too narrow pavement to and from school. They would now have to cross an extra road which would have cars turning and parking along it at the same time.
(2) I also object to land used by the school and general public as an amenity being built on.

Continue over the page if more room required

37 Watmore Lane
Winnersh
Wokingham
Berks
RG41 5JS



Mrs B Polnik
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

23 September 2002

Dear Mrs Polnik

Re: Planning Applications F/2002/7309, F/2002/7310, F/2002/7311

Further to our meeting last week concerning the above planning applications we wish to formally draw your attention to the following:

1. The applicant is showing the width of the frontage of no 41 Watmore Lane as approximately 13.5m on their site plan whereas the actual measurement is less than 11.5m. We believe this misrepresentation may have a significant effect on the applications' conformity with acceptable visibility splays and curved radii.

2. The applicant has shown incorrectly the side borders between nos 37 and 39 Watmore Lane. This has been left from the original proposed site access drawing which the applicant won under appeal (ref APP/X0360/A/01/1065004). We believe this misrepresentation adds further doubt as to the conformity of the proposed access with acceptable visibility splays and curved radii.

3. Due to our concerns about the accuracy of the applicant's measurements we believe that in reality the recommended visibility splays may well cross our land.

4. We are concerned that the established tree in the frontage of no 39 Watmore Lane will be required to be felled by the applicant to provide adequate sight lines. We therefore strongly support the continuation of the existing Tree Preservation Order lest this ancient and precious tree be lost to our heritage.

You will be aware that the applicant's previous approved access required two properties in order to comply with highway regulations. It is indeed somewhat puzzling how the applicant can now propose an access through a single property with such confidence. Perhaps this may explain the inaccuracy of the site plan accompanying the applicant's current applications.

No doubt you are aware that primary and nursery school children would need to cross the proposed new access road daily and therefore the accuracy of the sight lines is vital to ensure safety.

COMMENTS ON APPLICATION: F/2002/7310

YOUR NAME: R.E & F.FRIEND

YOUR ADDRESS: (if these details are incorrect please amend)
37 WATMORE LANE
WINNERSH
WOKINGHAM
B
RG415JS

24 SEP 2002

COPIES TO

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑

SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments: PLEASE SEE ATTACHED LETTER

Continue over the page if more room required

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7310. (Case Officer:Mrs B Polnik)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT**.

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

	APT
	TLS
	ENF

24 SEP 2002
24/09
FILE:

COMMENTS ON APPLICATION: F/2002/7310

YOUR NAME: J O SLANEY

YOUR ADDRESS: (If these details are incorrect please amend)
10 MAPLE CLOSE
WINNERSH
WOKINGHAM
B
RG415PE

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:
I WISH TO OBJECT STRONGLY I CANNOT BELIEVE THAT THIS APPLICATION IS BEING CONSIDERED MY BIGGEST CONCERNS ARE THE TRAFFIC, WHAT EXACTLY ARE THE PLANS FOR WINNERSH CROSSROADS WHICH CANNOT COPE WITH THE CURRENT TRAFFIC LET ALONE MORE + WHAT ABOUT OUR SCHOOLS / DOCTORS WE ARE VERY CONCERNED AS FEEL EVERY HOUSE HAS AVG OF 2 OR MORE CARS BUILT AND ROADS + SERVICES ARE NOT CONSIDERED

Continue over the page if more room required

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7310. (Case Officer:Mrs B Polnik)

WOKINGHAM UNITARY
Aiming for Excellence

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

PLANNING SERVICES
25 SEP 2002
COPIES TO 1/6/9

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/7310

YOUR NAME: Mary Lees

YOUR ADDRESS: (if these details are incorrect please amend)
14 WATMORE LANE
WINNERSH
WOKINGHAM
B
RG415JT

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:

1) CONCERN OVER INCREASED VOLUMES OF TRAFFIC IN ALREADY CONGESTED AREA
2) LOSS OF GREEN AREA
3) LACK OF INFRASTRUCTURE

Continue over the page if more room required

805

PLANNING SERVICE
POL
DC
APP
CS
26 SEP 2002
COPIES TO
FILE:

9 Astor Close
Winnersh
Wokingham
Berkshire
RG41 5JZ

Environmental Services Department.
Planning Service,
P.O. Box 157,
Shute End, Wokingham.
Berkshire. RG40 1WR.

Ref: Mrs B Polnik

24th September 2002

Application Number: F/2002/7310

Dear Mrs Polnik,

I would like to strongly oppose the above planning application. This is a vital piece of land for the school and the community. Neither the Conservatives nor the Liberal Democrats, the nearby residents or the users of the field, including the school children want any development on the field. (You can refer to Council Minutes e.g. Policy and Strategy Committee, 10th July 2000).

You will appreciate that most of the people who use this field are school children and are unlikely to write to you. The older children used to do cross-country around the field most weeks on Tuesdays (the upper team have approximately 105 children), and the rest of the school sometimes had games lessons there. How is it envisaged that the school children will get to the remaining part of the field for their games lessons? There is no provision for this on the plans. The children will need access, as will the council if they are to own and maintain this piece of land. The usual access for the mower being the back entrance to the school, which is lost.

On the layout plan there is no back entrance to the school for the children who at present walk over the field to and from school. (Some children are watched by their parents from the corner of the field). If this development goes ahead, the children who go straight across the field at present will have a much longer walk along Grovelands Avenue and Watmore Lane, then into Greenwood Grove and finally arrive at school. I imagine their parents will take them by car instead, thus causing more traffic in Watmore Lane and Greenwood Grove!

This is primarily a children's playing field, which is close to many of their homes, and away from the traffic, especially from the workshops in Grovelands Avenue, which is becoming increasingly busy and dangerous, especially with fast delivery vans.

I believe the school is over-subscribed. It is not good management to sell a piece of land which the school could extend upon. Bearing in mind that any new development in Winnersh will put further strain on the already full schools. We ourselves had to appeal in order to get a place for our son in Forest School.

Evidently one of the political parties had asked the council to declare the land no longer surplus, but the council were reluctant even to look into this. The Inspector in his appeal decision stated, at the end of paragraph 15: "Such a need should have been identified regardless of whether the appeal site could be available to meet the need. I must conclude that, other than as expressed as a wish by the Headteacher, no such need for the land as a school playing field exists." One feels that the Council has

acted in the recent past, knowing the terms of the original contract, as if they expected the field to be sold. Thus protecting the reduced area of the school grounds with a substantial fence with anti-climb paint and bright yellow notices. Unfortunately this gave the impression to the Inspector that the field was vacant land and not wanted for school use, being outside of what appeared to be the boundary. He did however recognise that the gate onto the land from the footpath near Astor Close was of the same type as those elsewhere around the school curtilage.

The local community has not been informed officially of the DfES decision which had been promised verbally, and to me, in writing. "Parents and the local community will be informed of the DfES decision and the implications for the school via an information note produced by the Council as and when a decision is made." Mr Neil Carr 18/02/2002. Some of us learnt of the DfES decision at the public meeting with Linden Homes on the evening of Tuesday 3rd September 2002. We learnt of the new applications with access via 41 Watmore Lane in the letter from Linden Homes - there was nothing to show the public at the Council's Planning Department on that afternoon! Also we learnt that contracts were to be signed within the following days for both part of the field and 41 Watmore Lane. We were also told that the original contract would be torn up after the signings! I don't know whether the parents have been informed.

Should / have the parents of the pupils at Winnersh County Primary School, been sent notification of these three new applications (5 September 2002). As of this afternoon, there are no planning application notices relating to the school field on display at the school gates. There are however two planning notices, both for expansion of the school. Thus proving the point that the school is still expanding and may well need the land on which the development is proposed! The parents should be informed as a successful planning application would affect all of the children due to the loss of a games area and also part of the school nature reserve. The increase in traffic will cause more pollution and parking problems. They should also be aware that the new development would cause more children to be added to the already large classes.

There is a tree preservation order on the large oak tree in the front garden of 39 Watmore Lane. The tree will impair vision for drivers exiting the proposed development, especially at peak hour delivery and collection of children at Winnersh Primary School, when there are many cars parked in the road. The change of access, the tree being on the right when leaving the development, is more dangerous than previous applications, when it was on the left. An example of this is the exit from Grovelands Avenue on to Watmore Lane, (also a big oak tree), where I have seen many near misses and a few accidents in the four years I have lived here. I would not be surprised if the problems at this junction had come up with regard to other planning applications in this area.

The local narrowing of the carriageway from 6m to 5.5m and the change in the kerbline will not help the already congested road at school pick up / drop off times, bearing in mind that the road is not straight and that there are many parked cars at these times. The traffic / road congestion in Watmore Lane and Greenwood Grove at school drop off / pick up times is bad. Emergency Services access is already difficult. The police have handed out traffic warnings - so this is not just a matter of local objection. The new development would cause more traffic as well as the possible

increase in car use by the parents of the children who at present walk across the field and enter by the back gate.

There would be noise disturbance and air pollution to properties either side of the proposed access road. The windows of the properties may be very close to the road and the occupants adversely affected by the streetlights and their privacy violated.

I understand that the Natural History of the field has been looked at as part of the planning procedure. There is a possible ancient hedgerow along the footpath. Bats feed regularly over the field. A hurried survey was undertaken between 23 March and 4 April 2001 - local residents with ponds and newts were not visited even though their addresses had been requested. I would expect that the bats were in hibernation at the time of the survey. A further survey for evidence of bat roost activity should be carried out on the new access, 41 Watmore Lane, before the proposed demolition.

It is a disgrace how this field has been allowed to go wild, since the archaeologists were allowed to do their excavations, whilst still in the ownership of Wokingham District Council. We were assured that the field would be reinstated. If this application is successful, the council must restore (it is still unsafe) and tend the retained open space. The Astor Close residents who back on to the field and others in the area, had rats in their gardens this summer and have had to have this dealt with for fear of having rats in their houses. (This is the first time since I have lived here - nearly four years.) **Rats will not be acceptable on a brand new development!**

Also, the Council should allocate the remaining half of the land as public open space or seek to protect its openness by other special designation within the Local Plan, such as a site of urban landscape value as in Policy LWE4.

The proposal would result in the loss of recreational open space, detrimental to the character of the area and amenity of local residents, which they have enjoyed for many years. The site is primarily a children's playing field, which has served the local children for over 25 years, with organised games by the school and also on an informal basis. It is close to many of their homes, and away from the traffic. There are no other play areas nearby. The area to be left as open space would in no way fulfil the same purposes since it would be adjacent to dwellings which would be subjected to noise and disturbance. The existing houses around the field are sufficiently far away for this not to be a problem.

Clearing and building on this area will have an adverse effect on the children's nature area - the species count would go down. Part of the school's nature area appears to be included in one of the plots. When the contract with the developers was made **the field was considered to be "surplus land."** How can parts of the school's nature reserve be included within the boundaries of the new development? Surely taking the field for development is bad enough!

There have been various surveys taken on the field. On Friday 24th November 2000 core samples of soil were taken from different parts of the field. In discussion with one of the gentlemen my husband was told that there is evidence of a river and it would be unsuitable for building on. (I am not surprised at this, if one looks at the

geology / geography of the area.) There was a piggery on part of the site in the past - these were small low buildings, not large houses as in the proposed development. Also as you should be aware pigs were buried in lime on the field at one time - environmental health may need to be advised. Landfill gas should be investigated and any subsequent measures taken.

Many of the Winnersh residents are concerned that this development would be the first and the entrance to the whole of the land east of Watmore Lane - as far as the railway line near the M4.

The majority of people living in Winnersh are against any development whatsoever on this site, as the councillors know well - The option C, which we could not choose, at the public consultation. Why was there a public consultation - to delay, distract or mislead perhaps?

Although the planning department are interested in the present application on 'The Field', I feel that the recent history of the field, including council meetings (especially county council), governors' meetings of the school, petitions, previous letters etc, should be very carefully considered in making the final decision.

I would like to emphasise that many of the local residents, including myself, would regard the piece of land on which this development is proposed, primarily as a children's play area. **Thus the field is being taken from the children**.

Please would you look sympathetically at the opposition to this planning application and think of the effect on the children of the area.

Yours faithfully,

R.E.F. Ramsdale.

Mrs R.E.F. Ramsdale.

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7309. (Case Officer:Mrs B Polnik)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES	HPT
POL	TLS
DC 19/9	SNF
APT	
19 SEP 2002	
COPIES TO	ACK:

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION:
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION:
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/7309 /7310/7311

YOUR NAME: Mr + Mrs R.P. MAY

YOUR ADDRESS: (if these details are incorrect please amend)
28 WATMORE LANE
WINNERSH
WOKINGHAM
B
RG415JT

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments:
(1) The line of sight turning left or right out of the proposed new road into Watmore Lane is poor in both directions, as the road curves backwards, and will be blocked to the right because of the large oak tree
(2) At the start and end of the school day parents already park their cars beyond the proposed new road, this will create a hazard for parents and

Continue over the page if more room required

young children trying to walk to and from school.

(3) The loss of the school field for sports purposes, means less activities outdoors for the school children, surely they need more exercise not less.

(4). These plans are for family homes. Winnesh Primary Schod is already over-subscribed. What provision has been made for the children's schooling? If the field has been lost, the school can't be extended.

(5) The proposed access road will be in very close proximity to the houses on either side.

(6) Car headlights leaving the proposed new road will shine into the bedrooms of 26 and 28 Watmore Lane.

(7) Watmore Lane has already had two houses demolished in order to make way for Aldoney Gardens. Most of the residents bought houses in Watmore Lane for its' character, quietness and space and is not suitable for another access road.

Mrs B. Polnik
Development Control Officer
Planning Services
P.O. Box 157
Shute end
Wokingham Berks
RG40 1WR

21 Greenwood Grove
Winnersh
Wokingham
Berks
RG41 5LH

17th Sept. 02

Dear Mrs Polnik

Ref Plann. App.'s F/2002/7309 – 7310 – 7311

I have, and will continue to oppose this development (as I have since 1997 along with many other Residents and Parents with children from Winnersh School) on the grounds that a valuable recreational area is being taken away from both School and the Community.

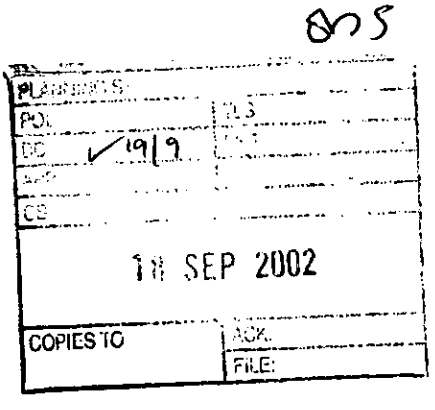
The relevant file on this proposed development must be overflowing with all the letters and petitions accrued over the past 3 + years, will it make any difference, NO and you know it to be the case.

Sending out 5 A.4 sheets is nothing short of a bureaucratic paper chase exercise, keeping people employed, spending our (the tax payer's) money with no intentions of listening to what we have to say.

Yours (not very) sincerely,

D.F.Weston (Mr)

c.c. The Editor Wokingham Times
Cllr. David Ball



PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7310. (Case Officer:Mrs B Polnik)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/7310

YOUR NAME: MR & MRS V O'NEILL

YOUR ADDRESS: (if these details are incorrect please amend)
39 WATMORE LANE
WINNERSH
WOKINGHAM
B
RG415JS

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments:
A Tree Preservation Order No. 1018/2001 was provisionally placed on the oak tree in our front garden in May 2001. This matter is to be discussed in a committee meeting on the 2nd October 2002. As the tree is on our property, we wish the TPO to be confirmed to ensure that the developers do not damage the root structure which covers an area of land on 41 Watmore Lane, the proposed new access for this development.

Continue over the page if more room required

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7310. (Case Officer:Mrs B Polnik)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERV		HPT	
POL		TLS	
DC	✓ 19/9	ENF	
APP			
	19 SEP 2002		
COPIES TO			

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/7310

YOUR NAME: MR AND MRS N. BIND.

YOUR ADDRESS: (if these details are incorrect please amend)
9 MAPLE CLOSE
WINNERSH
WOKINGHAM
B
RG415PE

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments: SEE 7309.

Continue over the page if more room required

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/7310. (Case Officer:Mrs B Polnik)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/7310

YOUR NAME: JM HARRISON

YOUR ADDRESS: (if these details are incorrect please amend)
43 WATMORE LANE
WINNERSH
WOKINGHAM
B
RG415JS

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:

Objections as for F/2002/7309

Continue over the page if more room required

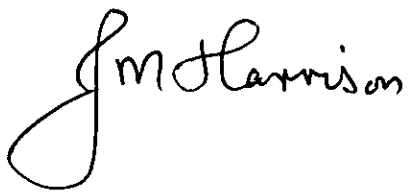
Comments on Applications F/2002/7309 and F/2002/7310

1. The proposed road is 24 inches (61 cm) from the front corner of my house and this distance reduces to just over 19 inches (50 cm) along the side of the house. Anyone walking down the road would be able to see directly into my main downstairs bedroom. The erection of a fence would result in loss of light.

2. The exit from the proposed road into Watmore Lane is very sharp and a driver's view is very limited in both directions but especially to the right because of a large oak tree. I understand there is a preservation order on this tree. Given the nearness of the Primary School, I believe a serious traffic hazard would be created.

3. The proposed road is a long, narrow, featureless alley without trees or bushes. It is quite out of keeping with the local environment.

J.M.Harrison



PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/7310. (Case Officer:Mrs B Polnik)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT**.

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES	PPT
POL	TLS
DC BP	ENF
CS	
10 SEP 2002	
COPIES TO	MON
	FILE

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/7310

YOUR NAME: _____

YOUR ADDRESS: (if these details are incorrect please amend)
5 ALDERNEY GARDENS
WINNERSH
WOKINGHAM
B
RG415RH

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments: Yet more infilling! The local roads & infrastructure are not capable of coping with more & more pressure. Are there to be no limits put on such expansion. The traffic at set down and collection from the school already causes confestion extra traffic means potentially more dangers for the children in the area.

Continue over the page if more room required

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/7310. (Case Officer:Mrs B Polnik)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES | HPT
POL | 3
DC BP
11 SEP 2002
COMES TO | FILE

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/7310

YOUR NAME: DOROTHY BATTELL

YOUR ADDRESS: (if these details are incorrect please amend)
22 MEADOW VIEW
WINNERSH
WOKINGHAM
B
RG415PD

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments: BECAUSE OF HIGHWAY SAFETY - EVEN MORE CARS ETC!
LOSS OF GREEN FIELD

Continue over the page if more room required

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/7310. (Case Officer:Mrs B Polnik)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERV
POL
DC BP.
APP
13 SEP 2002
COPIES TO

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;

- DESIGN, APPEARANCE AND LAYOUT.
- HIGHWAY SAFETY.
- RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
- LOSS OF LIGHT.
- OVERSHADOWING/OVERLOOKING (loss of privacy).
- NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

Traffic

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;

- PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
- LOSS OF VIEW OVER OTHER LAND.
- EFFECT ON PROPERTY VALUES.
- POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
- MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
- MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
- THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
- RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
- SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/7310

YOUR NAME: PHILIP RICKETTS

YOUR ADDRESS: (if these details are incorrect please amend)
7 CLARENDON CLOSE
WINNERSH
BERKSHIRE

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:

For the above Reasons

Continue over the page if more room required

F/2002/7309, 7310 & 7311

Basia Polnik

From: Neil Etherington
Sent: 14 October 2002 08:50
To: Basia Polnik
Subject: FW: SAVE THIS PRECIOUS TREE (39 Watmore Lane)

PLANNING SERVICES	HPT
POL	TLS
DC BLP	SNF
APP	
CS	
14 OCT 2002	
COPIES TO	ACK: 16/10
	FILE:

Basia

For info and your file.

Regards

Neil

-----Original Message-----
From: frank hughes [SMTP:frank2.helen@virgin.net]
Sent: 08 October 2002 22:25
To: neil.etherington@wokingham.gov.uk
Subject: SAVE THIS PRECIOUS TREE (39 Watmore Lane)

Dear Sirs,

We write to complain about the proposed development of houses on the Winnersh School Field.

We feel that the destruction of the tree at 39 Watmore Lane is a travesty and believe that it is very much not in keeping with the general environment of the area.

In particular if there are houses to be built in this part of Winnersh it would be very detrimental to the existing environment and would increase the traffic congestion already apparent at seriously high levels throughout the village.

We therefore strongly oppose any addition of houses and support the tree preservation order which is under threat.

Yours faithfully,

Frank & Helen

Frank & Helen Hughes
10, Birchmead

7504

Basia Polnik

From:	Neil Etherington
Sent:	14 October 2002 08:57
To:	Basia Polnik
Subject:	FW: Save this Precious Tree

PLANNING SERVICES	HPT
POL	TLS
DC BLP	ENF
APP	
CS	
14 OCT 2002	
COPIES TO	ACK. 16/10
	FILE

----Original Message----

From:	cerebrus [SMTP:cerebrus@ntlworld.com]
Sent:	08 October 2002 06:19
To:	neil.etherington@wokingham.gov.uk
Subject:	Save this Precious Tree

To:

Neil Etherington, Senior Arboriculturalist
& Mrs B Pilnik, Planning Officer
WOKINGHAM DISTRICT COUNCIL

RE TPO 1018/2001 & PLANNING APPLICATION NOS
F/2002/7309, F2002/7310, F/2002/7311

I wish to stop the Developers, LINDEN HOMES, from destroying this Tree.
I support the continuation of the T.P.O.
I wish to stop the Development thro' 41 Watmore Lane.
I do not want them to build on the school field.

Kindley keep me in touch of situation.

<mailto:cerebrus@ntlworld.com >

Richard T Czastka
tel: 07951 697 677
0118 989 3740

361 Reading Road Winnersh RG41 5LR

Basia Polnik

From: Neil Etherington
Sent: 14 October 2002 08:54
To: Basia Polnik
Subject: FW: Reference: TPO 1018/2001 & planning application no.s F/2002/7309, F2002/7310, F2002/7311

BLP

16/10

-----Original Message-----
From: Rich Castle [SMTP:richcastle@castlecomms.com]
Sent: 08 October 2002 13:49
To: neil.etherington@wokingham.gov.uk
Subject: Reference: TPO 1018/2001 & planning application no.s F/2002/7309, F2002/7310, F2002/7311

Dear Mr Etherington,

I am writing to register my opposition to the development through 41 Watmore Lane, Winnersh and to support, most strongly, the Tree Preservation Order on the tree in front of 39 Watmore Lane.

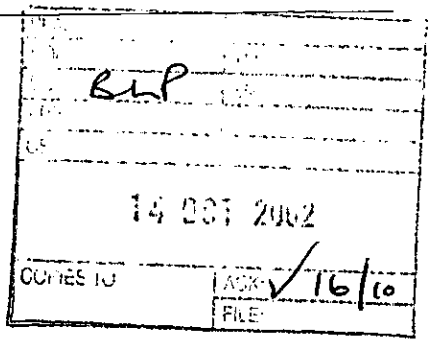
Kind regards,

Richard Castle

77 Watmore Lane.

obs.

Basia Polnik



From: Neil Etherington
Sent: 14 October 2002 08:54
To: Basia Polnik
Subject: FW: Re TPO 1018/2001

-----Original Message-----
From: Dickdancroxson@aol.com [SMTP:Dickdancroxson@aol.com]
Sent: 08 October 2002 14:12
To: neil.etherington@wokingham.gov.uk
Subject: Re TPO 1018/2001

Dear Sir

Re planning application nos. F/2002/7309, F/2002/7310 & F/2002/7311

As a resident of Winnersh for the past 11 years I would like to lodge my objection to destroying the tree at the frontage of 41 Watmore Lane and to the development proposed on the playing fields adjacent to the school. Why is it necessary to destroy a tree that a) is 150 years old and will probably last another 150 years! & b) on inspection of the site I see no reason why the tree needs to be destroyed. The rate of new developments around the area is getting to saturation point creating mor e & more congestion on the roads specifically the Sainsbury's crossroads. It can take upto 30 minutes to travel a distance of less than a mile at peak times!! Just where will it all stop.

At the moment there are very few facilities for children to go and play football and taking away the playing field will just create another problem as youngsters look for something else to occupy themselves. Better to kick a football around a field than vandalise property or gather in groups on street corners creating noise for residents or even to put them at risk just being on the streets in this day and age.

Surely someone with common sense will realise that at some point you have to say no to these developers who come in cause havoc and then leave the area to struggle on, having made huge profits in the process!!!

I am sure many of the local residents feel the same.

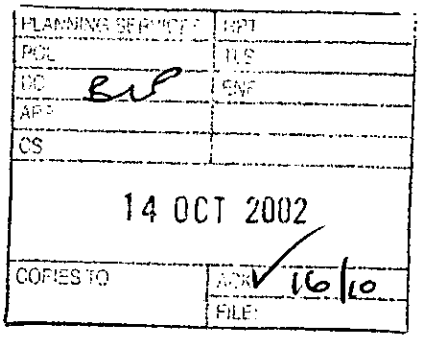
yours faithfully

D Croxson (Mrs)
2 Clarendon Close
Winnersh

obs

Basia Polnik

From: Neil Etherington
Sent: 14 October 2002 09:13
To: Basia Polnik
Subject: FW: Planning applications F/2002/7309,F/2002/7210, F/2002/7311



-----Original Message-----
From: Heather Hopkinson [SMTP:heather.hopkinson@ntlworld.com]
Sent: 06 October 2002 16:55
To: neil.etherington@wokingham.gov.uk
Subject: Planning applications F/2002/7309,F/2002/7210, F/2002/7311

Mr.N.Etherington
I would like to voice my objection to the proposed building applications F/2002/7309,F/2002/7210, F/2002/7311. I was most disturbed to be notified that the preservation order TPO 1018/2001 on a beautiful old oak tree may be under threat so that the proposed house may be built. I also feel that as our road infrastructure is under so much pressure now the proposed development is unwise as anyone who tries to use Robin Hood Lane between 8.00a.m to 9.00a.m and between 5.00p.m to 6.30p.m will be aware.

Mrs.H.M.Hopkinson
8 Sherwood Road
Winnersh
Berkshire
RG41 5NJ

Heather Hopkinson
Tel: 0118 9019039
Fax: 0118 9019039

obs.

Basia Polnik

From: Neil Etherington
Sent: 14 October 2002 09:14
To: Basia Polnik
Subject: FW: Planning Applications F/2002/7309,7310 and 7311

Importance: High

PLC	
FCL	
DC BP	ENF
APP	
CS	
14 OCT 2002	
COPIES TO	ACK: ✓ 16/10
	FILE:

-----Original Message-----
From: catharina.reynolds [SMTP:catharina.reynolds@ntlworld.com]
Sent: 05 October 2002 16:04
To: NEIL.ETHERINGTON@WOKINGHAM.GOV.UK
Subject: Fw: Planning Applications F/2002/7309,7310 and 7311
Importance: High

(Please forward to Mrs B Polnick as I am not sure of the E Mail address)

Dear Mrs B Polnick

I am writing, in the strongest possible terms, to complain about the proposed development by Linden Homes to the rear of the properties in Watmore Lane.
The main point to my complaint is the lack of adequate playing field provision in this area. I live at 32, Watmore Lane and I have 2 teenage sons, who, along with their friends, are regularly reprimanded by residents for playing ball games in the last remaining area suitable for such activity, located at the end of Watmore Lane and Danywern Drive. In fact this area is not really adequate for ball games, it is far too small, but it is the only choice that is available to them. This fact has really been brought home to us now that the school field which was available to the public for sporting activity has been left to go to ruin.

Although on paper this area may look well resourced for open space this is not the reality. None of the space available to the public in this area is suitable for informal sporting activity. The playing fields at the Forest school are not open to the public. The space at the end of Watmore Lane, that is closed to traffic, is frequently waterlogged, rutted and therefore unsafe for sporting activity. The area in Bluebell Meadow is mainly used by dogwalkers, is also subject to flooding, rutted and unsafe.
Our garden here is not large enough for sporting activity because the land was sold long ago by previous occupants for 'development'. In should be a high priority for planners to consider whether there is adequate provision for informal sporting activity particularly as we, as parents, are trying encourage children and teenagers away from computers and the TV to be physically active. I know this is a Government priority but planners do not seem to consider this priority in granting planning approval. We are constantly told that we are a couch potato nation and it is little wonder when you consider that we are intent on building on every open space available.

I understand that there is new guidance for Local Authorities, issued by the Office for Deputy Prime Minister, PPG17, that covers planning issues for playing fields. Can you confirm that this guidance has been or will be fully considered when assessing whether this planning application should be allowed? If so please could you tell me how this planning application meets the specific guidance.

In addition to the above protest I am also writing to register my families support for continuance of the tree presenvation order for the beautiful old Oak tree at the front of 39 Watmore Lane. This tree should not be destroyed at all but be allowed to remain as a legacy for generations to come.

Yours Sincerely

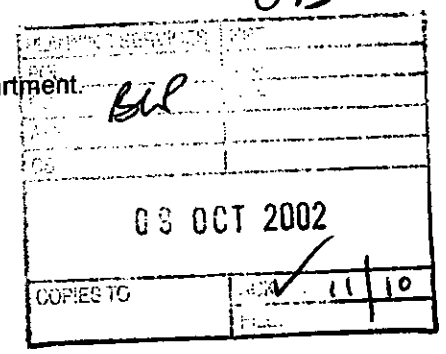
Catharina Reynolds (Mrs)
32 Watmore Lane,
Wokingham, Berks
RG41 5JT
Tel: 0118 962 7485 (after 7 pm)
Mobile: 07932 163631

7310

OBS

Environmental Services Department,
Planning Service,
P.O. Box 157,
Shute End, Wokingham.
Berkshire. RG40 1WR.

Ref: Mrs B Polnik



9 Astor Close
Winnersh
Wokingham
Berkshire
RG41 5JZ

8th October 2002

Application Number: F/2002/7309 and T.P.O. No. 1018/2001

Dear Mrs Polnik,

Having learnt that the oak tree in the frontage of 39 Watmore Lane is under threat, I feel compelled to write to you again. This mature tree contributes to the character and appearance of the area and it is suitable in the setting and should be retained.

The standard procedure, as I understand from the council, is that a tree preservation order is made and then there is a period of six months for making objections. I had assumed therefore that the oak tree was under a preservation order as far more than six months have elapsed, the T.P.O. being placed on the tree in May 2001.

The tree will impair vision for drivers exiting the proposed development, especially at peak hour delivery and collection of children at Winnersh Primary School, when there are many cars parked in the road. The change of access, the tree being on the right when leaving the development, is more dangerous than previous applications, when it was on the left. An example of this is the exit from Grovelands Avenue on to Watmore Lane, (also a big oak tree), where I have seen many near misses and a few accidents in the four years I have lived here. I would not be surprised if the problems at this junction had come up with regard to other planning applications in this area.

Primary and nursery school children would need to cross the proposed new access road which I would not be surprised will be used for turning and parking along! Watmore Lane being very busy and congested at school pick up / drop off times. Also this new road would be in very close proximity to the houses on either side.

No doubt you are aware that this application proposes access through a single property (not two, as previously) and that the measurements of the access on the plans are dubious.

Please would you look sympathetically at the opposition to this planning application and think of the effect on the children of the area.

Yours faithfully,

R.E.F. Ramsdale.

Mrs R.E.F. Ramsdale.

OBS

PLANNING SERVICES
09 OCT 2002
COPIES TO

Mr N. Etherington
Senior Arboriculturalist
Wokingham District council
Shute End
Wokingham, Berks.
RG40 1WR

21 Greenwood Grove
Winnersh
Wokingham
Berks
RG41 5LH

Dear Mr Etherington,

Re: TPO 1018/2001 & Plann. App. F/2002/7309 + 7310 + 7311.

I am very much on record in opposing this " Unwanted " & " Unnecessary " development on what is valuable School and Community recreational land.

I now learn, that to gain access, Linden homes are proposing not only the demolition of No 41 Watmore Lane but the removal of the wonderful old oak tree standing at the front of No 39 Watmore Lane, this total abuse cannot be allowed to " roller coaster " it's way through without someone saying, STOP, enough is enough.

I therefore appeal to you to stamp your support and professional authority and stop this proposed barbaric act by yet another " developer " who, along with many others throughout Berkshire, are slowly but surely decimating our once " green and pleasant land ".

Thank you in anticipation of your support,

Mr D.F. Weston.

c.c. Mrs B. Polnik – Planning Officer
Cllr. D. Ball
The Editor – Wokingham Times.

PS: You may recall I copied you on a letter sent on 24th Sept. 02 to The Highways Officer regarding : PASSING PLACE – POPLAR LANE – WINNERSH, to date no reply or comment has been forthcoming??. I wondered if you had been consulted over the potential damage to yet another 150 year old Oak tree ?.

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7310. (Case Officer:Mrs B Polnik)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/7310

YOUR NAME: _____

YOUR ADDRESS: (if these details are incorrect please amend)
28 WATMORE LANE
WINNERSH
WOKINGHAM
B
RG415JT

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:

Continue over the page if more room required

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7309. (Case Officer:Mrs B Polnik)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES	HPT
POL	TLS
DC ✓ 19/9	
APP	
19 SEP 2002	
COPIES TO	ACK:

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/7309 / 7310 / 7311

YOUR NAME: Mr + Mrs R.P. May

YOUR ADDRESS: (if these details are incorrect please amend)
28 WATMORE LANE
WINNERSH
WOKINGHAM
B
RG415JT

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments:
(1) The line of sight turning left or right out of the proposed new road into Watmore Lane is poor in both directions, as the road curves backwards, and will be blocked to the right because of the large oak tree
(2) At the start and end of the school day parents already park their cars beyond the proposed new road this will create a hazard for parents and

Continue over the page if more room required

young children trying to walk to and from school.

(3) The loss of the school field for sports purposes, means less activities outdoors for the school children, surely they need more exercise not less.

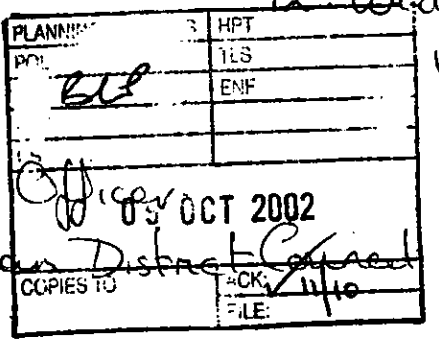
(4). These plans are for family homes. Winnersh Primary School is already over-subscribed. What provision has been made for the children's schooling? If the field has been lost, the school can't be extended.

(5) The proposed access road will be in very close proximity to the houses on either side.

(6) Car headlights leaving the proposed new road will shine into the bedrooms of 26 and 28 Watmore Lane.

(7) Watmore Lane has already had two houses demolished in order to make way for Aldoney Gardens. Most of the residents bought houses in Watmore Lane for its' character, quietness and space and is not suitable for another access road.

12 Watmore lane
Winnersh
Berkshire
5.10.02



Planning Officer
Wokingham District Council

RE TPO 1018/2001 and Planning Application F/2002/~~7309~~, F/2002/~~7310~~ F/2002/7311

Dear Sir/Madam

I write to object to the above planning application for several reasons.

Firstly it will mean more cars along watmore lane which is already dangerous when children are arriving and leaving the primary school. very often cars are parked on the pavement and parents with prams stop to clatter and block the pavement very often this causes children and adults stepping out onto the road to pass. It is an accident waiting to happen

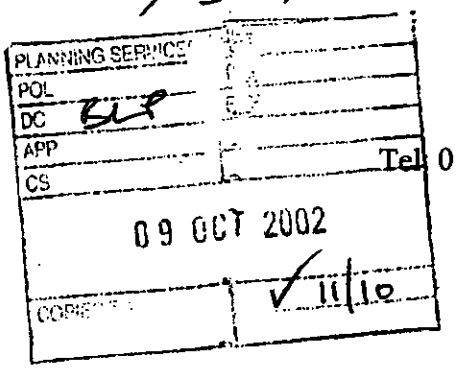
also it causes more traffic at the winnersh cross roads which at 9 am or approaching 9 am and again at 5 to 6 pm are under pressure.
Get the cross roads clear at these times before agreeing to more houses which will increase the traffic.
By building on this field you are taking away an amenity of the young of the area with nothing to replace it also it means the destruction of a beautyful tree which has a preservation order on it.
The primary school is expanding and in time may require that field. It does not make economic sence. to sell that field now and then have to replace it at Taxpayers expense in the future.

The residents of this area have said so many times we do not want this development.
Please stop this development once and for all time. and certainty through no 41 will not take place

Yours faithfully
Veronica Roper (MRS)

7309

7310



32 Watmore Lane,
Wokingham, Berks
RG41 5JT
Tel: 0118 962 7485 (after 7 pm)
Mobile: 07932 163631

(Sent by E Mail – 5 October 2002)

Dear Mrs B Polnick

I am writing, in the strongest possible terms, to complain about the proposed development by Linden Homes to the rear of the properties in Watmore Lane.
The main point to my complaint is the lack of adequate playing field provision in this area. I live at 32, Watmore Lane and I have 2 teenage sons, who, along with their friends, are regularly reprimanded by residents for playing ball games in the last remaining area suitable for such activity, located at the end of Watmore Lane and Danywern Drive. In fact this area is not really adequate for ball games, it is far too small, but it is the only choice that is available to them. This fact has really been brought home to us now that the school field which was available to the public for sporting activity has been left to go to ruin.
Although on paper this area may look well resourced for open space this is not the reality. None of the space available to the public in this area is suitable for informal sporting activity. The playing fields at the Forest school are not open to the public. The space at the end of Watmore Lane, which is closed to traffic, is frequently waterlogged, rutted and therefore unsafe for sporting activity. The area in Bluebell Meadow is mainly used by dogwalkers, is also subject to flooding, rutted and unsafe.
Our garden here is not large enough for sporting activity because the land was sold long ago by previous occupants for 'development'. In should be a high priority for planners to consider whether there is adequate provision for informal sporting activity particularly as we, as parents, are trying encourage children and teenagers away from computers and the TV to be physically active. I know this is a Government priority but planners do not seem to consider this priority in granting planning approval. We are constantly told that we are a couch potato nation and it is little wonder when you consider that we are intent on building on every open space available.
I understand that there is new guidance for Local Authorities, issued by the Office for Deputy Prime Minister, PPG17, which covers planning issues for playing fields. Can you confirm that this guidance has been or will be fully considered when assessing whether this planning application should be allowed? If so please could you tell me how this planning application meets the specific guidance.

In addition to the above protest I am also writing to register my families support for continuance of the tree preservation order on the beautiful old Oak tree at the front of 39 Watmore Lane. This tree should not be destroyed at all but be allowed to remain as a legacy for generations to come.

Yours Sincerely

Catharina Reynolds (Mrs)

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7310. (Case Officer:Mrs B Polnik)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION:
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

PLANNING SERVICES | HPT
PCI | TLS
DC | ENF
APP
CS
02 OCT 2002
COPIES TO | ACK: 2/10
FILE

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION:
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/7310

YOUR NAME: B. D. HALL

YOUR ADDRESS: (if these details are incorrect please amend)
15 MEADOW VIEW
WINNERSH
WOKINGHAM
B
RG415PD

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:
I HAVE DONE A SURVEY OF THE NUMBER OF CARS A TYPICAL HOUSEHOLD IN THIS AREA HAS, AND IT IS BETWEEN 2 and 3. THE BUILDING OF 19 NEW HOUSES IS LIKELY TO INTRODUCE MORE THAN 40 EXTRA CARS INTO AN ALREADY OVERCROWDED AREA, AND WILL ONLY ADD TO THE ALREADY CONGESTED ROADS. DELAYS AT THE WINNERSH CROSSROADS ARE ALREADY UNACCEPTABLY LONG, AND THIS DEVELOPMENT WILL ONLY MAKE THINGS WORSE. AS A CYCLIST MY SAFETY WILL BE MORE COMPROMISED BY THIS THAN IT ALREADY IS.

Continue over the page if more room required

0118 977 4229

Tyler Engineering ltd

Air Conditioning, Heating, Plumbing, Building Maintenance.
mail@tylerengineering.co.uk
www.tylerengineering.co.uk

Unit A2, Grovelands Avenue, Winnersh,
Wokingham, Berkshire, RG41 5LB.
Tel: 0118 979 3737 Fax: 0118 977 4229

61743

02 OCT 2002

To Mrs B Polnik

From W M Tyler

Co. Wokingham Unitary

Date 2.10.2002

Fax no. 0118 974 6484

Total pages 1

Ref. F 2002/7309 & 10

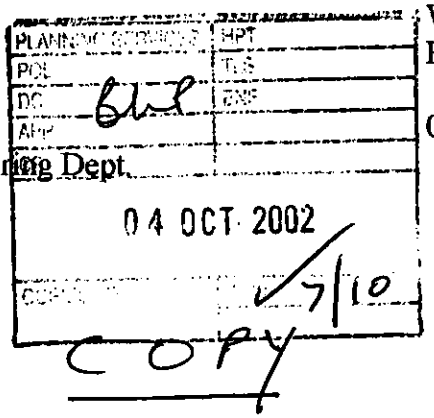
I was unable to submit any comments on the above within the time, but would be grateful to receive further details when aplicable.

Regards.

A1:\AD02

37 Watmore Lane
Winnersh
Wokingham
RG41 5JS

0118 9627827



S.N. Auton
Senior Highways Engineer
Environmental Services – Engineering Dept.
Wokingham District Council
Shute End
Wokingham
Berks RG40 1WR

2 October 2002

Dear Mr Auton

Re: Planning Applications F/2002/7309, F/2002/7310, F/2002/7311

Thank you for your letter dated 26 September subsequent to your site visit with Mrs Polnik.

We note that you have taken accurate measurements of the proposed access and of our boundary with no 39 and that you intend to compare these with the plans submitted by the applicant to establish their validity.

With regard to your comments concerning the visibility splays, notwithstanding your comments concerning the protrusion of our hedge across the highway boundary we would point out the highway boundary across no 41 Watmore Lane is in any case behind our own highway boundary due to the natural curvature of the road. In this case, and bearing in mind the inaccuracies of the applicant's site drawings, we remain of the opinion that the proposed visibility splays may well prove inadequate and dangerous to highway safety.

Furthermore we also call into question the validity of the 6m curved radii at the corner of no 39 & no 41 Watmore Lane. Whilst its representation on the applicant's plans would appear acceptable and in accordance with highway standards we doubt very much whether this is achievable in reality due to the presence of the large established tree in the frontage of no 39. Bearing in mind the clear misrepresentation of the site measurements and layout in the applicant's plan and mindful of the applicant's surprising keenness to appeal TPO 1018/2001 we doubt very much whether the proposed access through 41 Watmore Lane will in reality meet acceptable highway regulations.

As we pointed out in previous correspondence the applicant's previous proposed access which the Planning Inspectorate finally approved on 30 October 2001 required two properties for the access in order to provide adequate sight lines and due to the presence of the tree in no 39 Watmore Lane. How then it is now possible that the applicant can achieve an acceptable access through one property only? What then has changed? Why did the applicant choose not to implement their previous application with access through two properties won on appeal?

The only logical conclusion we can draw is that the applicant is seeking to circumvent highway regulations by a misrepresentation of the true position in order to effect a cost saving benefit by providing access through a single property.

Accordingly we strongly object to the planning applications and would urge you to reconsider the true position before making any recommendations to the Development Control committee.

Yours sincerely

Mr & Mrs R E Friend

cc: Mrs B Polnik – Planning Officer
cc: N . Etherington –Senior Abtoriculturalist

OBS

PLANNING	HPT
POL	TLS
DC BCP	ENF
APP	
CS	
08 OCT 2002	
COPIES TO	ACK:
	FILE:

63. Watmore Lane
Winnersh
Wokingham
Berks. R.G. 41.5 JS
8.10.02

Ref. T.P.O. 1018/2001 & Planning Application nos F.2002/7309/7310/7311

Dear Sir/Madam
I am writing to strongly object to the proposal by Linden Homes to destroy the very old tree standing at the front of 39 Watmore Lane..
The character of Winnersh Village is rapidly being eroded away by greedy developers. There has been so much building that the roads cannot easily sustain the sheer volume of traffic, and many areas have been decimated of trees and hedgerows with the resulting loss to wild life of their natural habitat.
What right have Linden Homes got to now demand the destruction of this 150 yr. old tree which already rightly has a preservation order on it.
THIS ORDER SHOULD AND MUST REMAIN.
This tree is part of the history of Winnersh and we should be cherishing our heritage. not wantonly destroying it for capital gain.

Yours faithfully
Jane Knobbiths

(copy sent to Neil Etherington)

(J. GRIFFITHS)

Mrs. B. Polnik,
Wokingham
District Council,
Shute End,
RG40 1WR

43 Watmore Lane,
Winnersh RG41 5JS
4th 2002

obs

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

07 OCT 2002

COPIES TO	ACK:
	FILE:

Dear Mrs Polnik,

Re TPO 1018/2001 and Planning Applications F/2002/7309, F/2002/7310, F/2002/7311

I enclose a copy of my email to Mrs. Etherington,

Yours sincerely,

J M Harrison

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
07 OCT 2002	
COPIES TO	ACK:
	FILE:

Jim Harrison

From: "Jim Harrison" <james.harrison1@ntlworld.com>
To: <Neil.Etherington@Wokingham.gov.uk>
Sent: 04 October 2002 12:02
Subject: TPO 1018/2001

Dear Mr.Etherington, I would like to express the sincere wish that the tree preservation order on the oak tree at 39, Watmore Lane is continued in force. You will be well aware that oak trees support the widest diversity of insect species of any native tree.Further up the food chain many birds depend on these insects for food. By continuing the preservation order Wokingham will be confirming its stated Environmental policy to "conserve the environment and enhance the built environment"
Yours sincerely, J.M.Harrison 43,Watmore Lane RG41 5JS

Ian Jordan

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
CS	
07 OCT 2002	
COPIES TO	ACK:
	FILE:

From: Easy Site Administrator [pauline.davis@wokingham.gov.uk]
Sent: 06 October 2002 18:05
To: ian.jordan@wokingham.gov.uk
Subject: Feedback Received : Standard Enquiry

The following information was sent from the Standard Enquiry Form on 10/6/02 6:04:34 PM

What do you want to do?: Object

Planning application number: F/2002/7309, F2002/7310, F2002/7311

Your comments

I am greatly concerned about the proposed house due to the fact that at the moment our main roads in Winnersh are under severe strain as anyone who tries to use Robin Hood Lane at peak times will know all to well. No thought has been given to where all these extra cars are going to go and my concern is that you will see more traffic in the residential area's which could result in childrens safety being comprimised. At the moment it is not safe for children to cross Robin Hood Lane at peak times and i do not want the same to happen to Sherwood Road.

Name : Mrs.H.Hopkinson

Address
---
8 Sherwood Road
Winnersh
Berkshire

Postcode : RG41 5NJ

Telephone : 0118 9019096

Email Address : heather.hopkinson@ntlworld.com

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
08 OCT 2002	
COPIES TO	ACK:

47 Watmore Lane,
Winnersh,
WOKINGHAM,
Berks RG41 5JS.

Tel: 0118 978 0366

7th October 2002

Wokingham District Council,
Environmental Services Department
Planning Services,
PO Box 157,
Shute End,
WOKINGHAM,
Berks RG40 1WR.

Dear Mrs Polnik

Planning Applications Number F/2002/7309, 7310, 7311

Further to our letter of objection to the above applications dated 30th September 2002, it has come to our attention that the construction of an access road through 41 Watmore Lane would result in severe damage to the root system of the ancient Oak tree on the front boundary of 39 Watmore Lane, probably leading to its demise. This tree is currently protected by a Tree Preservation Order, and we understand that the developer has applied, or will apply, to have the TPO lifted. The plans submitted clearly indicate the presence of this tree, and we can only assume that the developer meant to keep his true intentions hidden to keep potential objectors in ignorance and so forestall opposition to his plan to destroy this tree.

The TPO was established to protect a tree considered to be a local landmark and amenity. It should be incumbent upon the developer to establish his access route within the existing constraints, not to seek to damage the local environment even more than his submitted plans already seek to do.

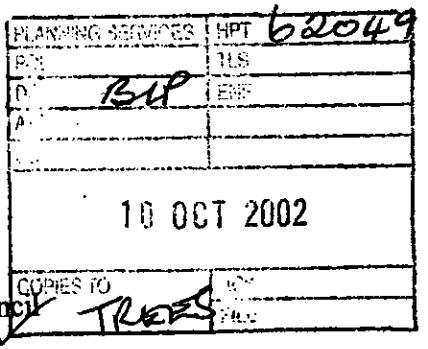
We expect this tree to remain unharmed.

Yours sincerely

John Grimson

Denise Grimson

Denise Grimson.



Mrs S.Carlaw
49 Sadlers Lane
Winnersh, Wokingham
Berks. RG41 5AJ.

Planning Department
Wokingham District Council
Shute End
Wokingham, Berks.
RG40 1WR

REF: TPO1018/2001 & Planning Application no. F/2002/7309, F2002/7310, F2002/7311 Neil Etherington/ Mrs B.Polnik.

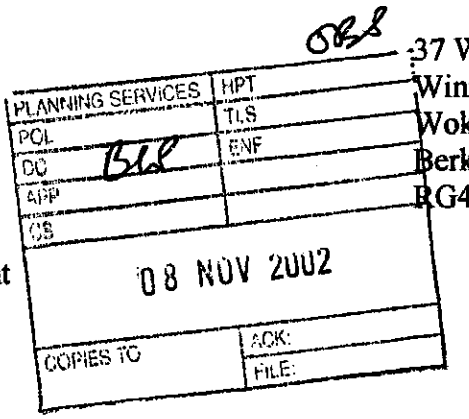
Dear Sir/Madam,

I write to you with reference to the above regarding the tree in front of 39 Watmore Lane, Winnersh. Please do not destroy this lovely old tree as it brings much joy to the residents and to people like myself and my children who walk past it everyday. We are all very fond of this tree and many others and would like to preserve what remaining countryside there is in Winnersh for the future,after all , when it's gone it really is gone, for good!
With the continuing building of houses, increased traffic problems and the destruction of the character of Winnersh do something useful with the primary school field that would benefit our children, which would at least compensate for them having to dice with death with the traffic at the Winnersh crossroads every day.

Yours faithfully,

Mrs S.Carlaw

37 Watmore Lane
Winnersh
Wokingham
Berks
RG41 5JS



Mrs B Polnik
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

7 November 2002

Dear Mrs Polnik

Re: Planning Applications F/2002/7309, F/2002/7310, F/2002/7311

Thank you for your letter dated 31 October 2002. We have now inspected the applicant's revised plans 1363 11K and 1363 11L and would draw your attention to the following;

1. The mouth of the access through no 41 Watmore Lane is still being shown much wider than the actual width of the property. Although it has been revised from the original drawing the applicant is showing a width of 13m whereas it measures only 11.43m in reality. We suspect that this misrepresentation may have a significant effect on the applications' conformity with acceptable visibility splays and curved radii.

2. Due to the misrepresentation observed above the applicant is showing a greater distance between the tree in the frontage of 39 Watmore Lane and the proposed footpath through no 41 Watmore Lane by some 1.5m. This throws further doubt on the applicant's ability to construct the access without damaging the tree which is subject to a TPO.

3. The applicant continues to show the presence of a non-existent curve on the front boundary between nos 37 and 39 Watmore Lane whereas in reality it is a continuous straight adjoining side border through to the road. This added misrepresentation adds further doubt as to the conformity of the proposed access with acceptable visibility splays and as such we suspect that the recommended visibility splays may well cross our land.

Yours sincerely

Mr & Mrs R E Friend

cc: Neil Etherington –Senior Aboriculturalist

FOR F/2002/7311. **(Case Officer:Mrs B Polnik)**

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

05 NOV 2002

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

04 NOV 2002

COMMENTS ON APPLICATION: F/2002/7311

YOUR NAME: HEATHER NEALE

YOUR ADDRESS: (if these details are incorrect please amend)
23 ALDERNEY GARDENS
WINNERSH
WOKINGHAM
B
RG415RH

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments: DEFINITELY DO NOT WANT THE OLD TREE DEMOLISHING. I ALSO DO NOT WISH TO HAVE MORE HOUSES BUILT IN THE VICINITY AS TRAFFIC IS ALREADY CONGESTED AT PEAK TIMES.

Continue over the page if more room required

47 Watmore Lane,
Winnersh,
WOKINGHAM,
Berks RG41 5JS.

Tel: 0118 978 0366

10 November 2002

Wokingham District Council,
Environmental Services Department
Planning Services,
PO Box 157,
Shute End,
WOKINGHAM,
Berks RG40 1WR.

Your ref:
Mrs B Polnik
F/2002/7309,7310,7311

Dear Mrs Polnik

Planning Applications Number F/2002/7309,7310, 7311

We are writing to comment on the revised plans and the arboricultural method statement relating to the above applications.

These plans, and probably the earlier ones, show two lines drawn along the ends of the gardens of the houses in Watmore Lane, one solid and one dotted. There was no key to indicate the significance of these lines, but one would appear to indicate the boundary between the playing field and the gardens, and the other would appear to be the boundary of the area to be developed. If this is the case then they should be coincident since Linden homes has not approached us to take over this part of our land.

The arboricultural method statement describes a methodology to protect tree roots under a driveway or car parking area, not under a metalled access road required to carry heavy building site construction vehicles and normal road traffic on an ongoing basis. The roots of the protected tree at the front of 39 Watmore Lane will certainly extend into the projected access road, and will probably extend to the full width of the frontage of 41 Watmore Lane and so the statement provided is wholly inadequate to provide protection for the tree.

These plans do not show any detail of the proposed access route for the mains services to the site. We assume that this would also be via 41 Watmore Lane and would require trenching to a greater depth than is required by road construction resulting in even more destruction of the root system of the tree

Yours sincerely

John Grimson

Denise Grimson

5 Astor Close
Winnersh
Wokingham
BERKS RG41 5JZ

Tel.0118 978 9479

OBL

PLANNING SERVICES	HPT
BLP	TLS
	ENF
06 NOV 2002	
COPIES TO	ACK ✓ Can letter 6/11
	FILE

Wokingham Unitary
PO Box 157
Shute End
Wokingham
RG40 1WR

Monday, 04 November 2002

Dear Mrs. Polnik

RE PROPOSE RESIDENTIAL DEVELOPMENT WINNERSH PRIMARY SCHOOL
Your ref. F/2002/7309.7310,7311

Further to my earlier comments/objections.

I have received a Notice under the Party Wall etc. Act 1966 regarding building work to be carried out within 3 metres of my boundary, from James D Bustard, Chartered Building Surveyor for Linden Homes South West Ltd.

I have drawn Mr. Bustard's attention to an existing covenant for No. 5 to No. 9 inclusive, requiring that the continuous chain-link fencing adjoining the development and the school land be properly maintained by the several owners.
This will require at least a 2 metre wide access alongside the fencing fro its entire length.

It is not possible from the site plan to determine if Plot 10 of the development will be separately fenced/walled but it would seem essential that this question of adequate access be clarified before deciding how near to my property [No. 5] such building and piling works are permitted.

Yours sincerely

C B Corbett

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2002/7310

Applicant : Linden Homes SE Ltd C/O Lennon Planning Ltd.

Location : Land Adjacent To Winnersh Primary School Greenwood Grove & 41, Watmore Lane, Winnersh, Wokingham.
Proposal : Proposed erection of 19 dwellings, construction of new access and demolition of no 41 Watmore Lane. Duplicate application with F/2002/7311.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : 18.9.2002

Date Registered : 30/08/2002

Earliest Date for Decision : 29/09/2002

Latest Consultation Date/Site Notice Expiry Date : 29/09/2002

This application will have expired on: 25/10/2002. 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 :

Plans under consideration:

Site Plan	1363	~~HK~~	11L rec'd 25.10.02
Plots 1,2,3 Cranmore		10A	
Plots 4,6,7 Durham		11A	
Plots 5 Lynmouth		12A	
Plots 9/10 Delamere/Chartwell		13A	
Plot 11 Lynmouth		14A	

Planning Issues :

Plot 12/13 Cranmore	15A
Plots 15/16/17 Chartwell	16A
Plots 18/19 Durham	17
Plot 8 Durham (46)	18A
Plot 14 Durham	19

Application Number: F/2002/7310

Appraisal :

Refer to Ctte Report 13.11.02

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

1. It has not been demonstrated that the construction of the proposed access road would not adversely affect the oak tree, to the front of 39 Watmore Lane, which is the subject of a tree preservation order. The loss of this tree would be detrimental to the amenity of the area and as such would be contrary to policies EN1 of the Berkshire Structure Plan; LBE1 and LBE2 of the Loddon Area Local Plan; and WOS3, WBE1 and WBE11 of the Wokingham District Local Plan (Deposit Draft).

2. In the absence of the satisfactory provision of adequate services, amenities and infrastructure needs, the development would have an unacceptable adverse impact upon the amenities of the area. The proposal is therefore contrary to policies LD6 of the Berkshire Structure Plan, policy LPS1 of the Loddon Area Local Plan and policy WOS4 of the Wokingham District Local Plan (Deposit Draft)

Informatives

1. In the event of a s106 agreement or unilateral agreement being signed to secure the contributions requested, the reason for refusal relating to this shall be withdrawn.

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 EN1, H9, LD6, R4 and R5.
   Loddon Area Local Plan Policies LTV1, LH8, LPS1, LBE1, LBE2, LR4, LT5.
   Deposit Draft Wokingham District Local Plan Policies WOS1, WOS2, WOS3, WOS4, WBE1, WH6, WBE11, WT7, WR2 and density policy.

Application Number F/2002/7310 REFUSED BY CTTEE 13.11.02

~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

refer to 7309

SITE ADDRESS: Land Adjacent To Winnersh Primary School Greenwood Grove & 41 Watmore Lane Winnersh Wokingham.

APPLICATION NUMBER: F/2002/7310

OFFICER: Mrs B Polnik

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ Green SN 18/9.

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Development Control Ref No:	Received	Parish
F/2002/7309, F/2002/7310 & F/2002/7311	30.08.2002	Winnersh

Applicant: Linden Homes (SE) Ltd.
Location: Land adjacent to Winnersh Primary School and 41 Watmore Lane, Winnersh
Proposal: F/2002/7309: Demolition of 41 Watmore Lane, provision of access and erection of 18 dwellings.
F/2002/7310 & 7311: Demolition of 41 Watmore Lane, provision of access and erection of 19 dwellings.

FOR CONSIDERATION BY: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning & Transportation and Basia Polnik

SUMMARY:

1. Proposal -
F/2002/7309: Demolition of 41 Watmore Lane, provision of access and erection of 18 dwellings on part of the open space to the rear. The development would comprise 8 x 2-bedroom, 4 x 3-bedroom, 2 x 4-bedroom and 4 x 5-bedroom dwellings.

F/2002/7310 and 7311 (Duplicate application): Demolition of 41 Watmore Lane, provision of access and erection of 19 dwellings on part of the open space to the rear. The development would comprise 8 x 2-bedroom, 6 x 3-bedroom, 3 x 4-bedroom and 2 x 5-bedroom dwellings.

RECOMMENDATION: REFUSE PLANNING PERMISSION

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

BACKGROUND

2. **Planning History** - This 0.64ha site is located south of Winnersh County Primary School, east of dwellings in Watmore Lane and north of dwellings in Astor Close. The area within the red line of all 3 planning applications comprises the following:

   (i) 41 Watmore Lane: a 3-bedroomed dwelling with associated garden.
   (ii) Part of an area of open space originally owned by Berkshire County Council and now owned by Wokingham District Council but subject to a contract for Linden Homes to purchase the land. It is informally used by the public for dog walking, etc. by virtue of the lack of any secure boundary treatment. The site was formerly a piggery and has in the past been used on an occasional basis by the adjacent primary school, but has been declared surplus to the school requirements by Berkshire County Council.
   (iii) The north east corner of the site currently forms part of the school's wildlife area.

   The area of open space has been the subject of a number of planning applications, the most recent, F/2001/3458, for 18 dwellings on the same site except with access via 39 Watmore Lane, was refused by the Development Control Committee on 2nd May 2001 on the grounds of unacceptable loss of recreational open space. This was subsequently allowed at appeal in October 2001. A copy of the appeal decision is attached.

   The main differences between these 3 current applications and the appeal application are the location of the access, housing mix and that previously the red line of the site included the area of open land to the east.

   Since the last planning application a Tree Preservation Order (TPO/1018/2001) has been placed on the large oak tree to the front of 39 Watmore Lane, close to the boundary with No. 41. Linden Homes Ltd. raised an objection to this Tree Preservation Order and a report was considered by the Development Control Committee at its last meeting on 23rd October 2002 and the Tree Preservation Order has now been confirmed.

3. **Consultations** F/2002/7309, 7310 and 7311:
   - ***Access and Movement Officer*** : Request revisions to layout to show adequate visibility splays and adequate parking and turning.
   - ***Arboricultural Officer*** : The oak tree to the front of 39 Watmore Lane, covered by TPO 1018/2001, is highly significant in the landscape. It is estimated that the tree is approximately 400 years old and as such is approaching veteran status. No works should be allowed within 12m of the tree in accordance with BS5837. Regardless of how the access road is constructed it will have an adverse impact on the tree and as such refusal is recommended.
   - ***Environmental Health*** : No Environmental Health objection subject to a condition restricting the hours of construction.
   - ***Housing Officer*** : Applications fall below current affordable housing thresholds and therefore there are no affordable housing requirements.
   - ***Drainage Engineer*** : Recommends 2 conditions relating to surface water sewerage works and surface water balancing works.
   - ***Rights of Way Officer*** : No objection.
   - ***Ecologist*** :Require a bat survey.

- ***Education Officer*** : F/2002/7309 - request contributions of £55,868 towards the primary school sector and £33,110 towards the secondary school sector.
  F/2002/7310 & 7311 - request contributions of £59,154 towards the primary school sector and £35,057 towards the secondary school sector.
- ***Recreation Officer*** : Request £80,000 towards off-site recreational provision.
- ***Environment Agency*** : No objection in principle subject to conditions relating to landfill gas risk assessment, surface water control and soakaways. (*Officer comment:* As the condition relating to soakaways is not enforceable this should be in the form of an informative as opposed to condition).
- ***Thames Water*** : Recommend that applicant contacts Thames Water Utilities Ltd. to determine the ability of local sewers to dispose of foul or surface water. A condition is also recommended regarding approval of details relating to on and off-site drainage works.
- ***Sport England*** : As it would appear that the land was last used as a playing field and still is used as such on an informal basis Sport England object to the application. Sport England's policy on playing fields states that it will oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all or any part of a playing field, or land last used as a playing field or land allocated for use as a playing field in an adopted or draft deposit plan.
- ***Ramblers Association*** : Opposed to sell-off of any school playing field. Site may well become more useful in the future as a 'green lung' in an increasingly built-up area.
- ***Parish Council*** : "The Committee objected to this application on the following grounds:
  Excess traffic would be generated onto an already busy, narrow road."
- ***Letters of representation*** : 33 letters received in respect of F/2002/7309 and 36 letters received in respect of F/2002/7310 and 7311. Objections/comments from the letters received can be summarised as follows:
  - loss of land for school to expand
  - loss of another dwelling in Watmore Lane
  - problems of parking would be exacerbated
  - inappropriate in design, appearance and layout
  - increased traffic
  - impact on highway safety, including pedestrians
  - lack of visibility
  - impact on flora and fauna
  - loss of playing field
  - loss of amenity for dog walkers
  - increased pressure on infrastructure
  - loss of safe route to school
  - increased noise and air pollution
  - increased disturbance due to car headlamps
  - loss of light and privacy
  - impact on TPO'd tree
  - increased crime with increase of population
  - width of 41 Watmore Lane shown incorrectly
  - position of boundary between 37/39 Watmore Lane incorrect
  - parents and local community not informed of application
  - traffic calming required
  - development would set a precedent
  - field needs to be reinstated

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

   A. Principle of residential development in this location. [Policies EN1 of the Berkshire Structure Plan; LTV1 of the Loddon Area Local Plan; and WOS1 and WOS2 of the Wokingham District Local Plan (Deposit Draft)].

   B. Principle of loss of open space: [Planning Policy Guidance Note 17; policies R4 and R5 of the Berkshire Structure Plan; LR4 of the Loddon Area Local Plan; and WR2 of the Wokingham District Local Plan (Deposit Draft)].

   C. Impact of proposals on character, visual amenity of area and the tree to the front of 39 Watmore Lane: [Policies EN1 of the Berkshire Structure Plan; LBE1 and LBE2 of the Loddon Area Local Plan; and WOS3, WBE1 and WBE11 of the Wokingham District Local Plan (Deposit Draft)].

   D. Impact on amenities of neighbouring occupiers: [Policies EN1 of the Berkshire Structure Plan; LBE1 and LBE2 of the Loddon Area Local Plan; and WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft)].

   E. Housing mix and density: [Planning Policy Guidance Note 3; policies H9 of the Berkshire Structure Plan; LH8 of the Loddon Area Local Plan; and WH6 and Density Policy of the Wokingham District Local Plan (Deposit Draft)].

   F. Access and Movement: [Policy WOS3 of the Wokingham District Local Plan (Deposit Draft)].

   G. Services, Amenities and Infrastructure requirements: [Policies LD6 of the Berkshire Structure Plan; LPS1 of the Loddon Area Local Plan; and WOS4 of the Wokingham District Local Plan (Deposit Draft)].

   H. Ecological Issues: [Planning Policy Guidance Note 9; policies EN1 of the Berkshire Structure Plan; and WNC3 of the Wokingham District Local Plan (Deposit Draft)].

   I Archaeological Issues: [Planning Policy Guidance Note 16; policies LBE22 and LBE23 of the Loddon Area Local Plan; and WHE15 of the Wokingham District Local Plan (Deposit Draft)].

   J. Sport England Objection: Circular 9/98 and PPG17.

   K. Flooding Issues.

   L. Concerns of Parish Council and residents.

A. Principle of residential development in this location

The principle of residential development in this location has been established by the previous appeal allowed in October 2001. The Inspector's comments are material in consideration of these 3 planning applications.

The site is located within the settlement boundary of Winnersh as defined by both the Loddon Area Local Plan and the Wokingham District Local Plan where there is a general presumption in favour of development subject to no adverse impact on highway safety, character and visual amenity of the area, trees, amenities of neighbouring occupiers, etc. and conflict with other development plan policies.

B. Principle of loss of open space

The site was formerly a piggery containing buildings and therefore the site is classed as brownfield land. The land was purchased for the school for possible future expansion. The school has used the land on an occasional basis although it was not considered to be a vital resource. Therefore in 1996 Berkshire County Council, the education authority at the time, declared the land surplus.

Whilst it is an area of open space used informally by the public for dog walking, etc. by virtue of the lack of secure boundary treatment, it is not formally an area of "public open space". The site contains 2 football goal posts for informal kick about and a football pitch is not formally laid out. The school itself has a football pitch within the school grounds.

The Inspector at the appeal, in paragraph 14, commented that it is apparent that both the school and the public make use of the field and in his view it is vacant land that happens to be in use while it remains vacant, for dog walking, informal play and similar activities (paragraph 16). However he did not think it was appropriate to consider the land as being a sports ground, playing field or other formal description on the basis of a tolerated access and use.

Although the area of land within the red line of the 3 applications is now smaller than that shown on F/2001/3458, the area within this 'open space' to be used for residential use is identical. The remainder of the open field would be retained in the ownership of the Council for use by the public or if required by the school.

Contributions have also been requested (refer to paragraph G) to enhance recreational facilities in the area. In the light of this and the Inspector's comment, the loss of part of the open field to development is considered acceptable.

Wokingham District Council has consulted the DfEE, in its role as the Education Authority, and in July 2002 obtained consent to sell the land within the application site, excluding 41 Watmore Lane, although this in itself is not a planning matter.

C. Impact on character, visual amenity of the area and the tree to the front of 39 Watmore Lane

The area is predominantly residential in character with a mix of dwelling types and styles. It is therefore considered that the proposed development of 18 or 19 dwellings by virtue of the design and layout would not adversely affect the character of the area, with the exception of the access road which would affect the large oak tree growing to the front of 39 Watmore Lane.

With regard to the access road this is proposed via 41 Watmore Lane. There is a large oak tree, covered by TPO 1018/2001, growing close to the highway boundary and 41 Watmore Lane which is highly significant in the landscape. It is estimated that the tree is approximately 400 years old and as such is

approaching veteran status. It is extremely valuable for conservation, amenity and heritage. The tree is generally in good health and has a likely life expectancy of many decades if left undisturbed.

In accordance with British Standard 5837: 'Trees in relation to construction' no works should be allowed within 12m of the tree, although it is accepted that this standard does not allow for adequate distances for veteran trees and is currently under review. Regardless of how the access road is constructed it is likely to have an adverse impact on the tree. Even if excavations can be avoided there will be a substantial area of hard surface within the protected zone affecting the soil, oxygen and water availability. Although the position of the road in the previous scheme was not dissimilar it differed in that the distance to the tree was greater and there was an existing area of hard standing close to the tree. Furthermore the Inspector imposed conditions requiring further details to be submitted and agreed.

Although an arboricultural method statement has been submitted (received 24.10.2002) it provides general guidance and is not specific to this tree. The hard surface detail also relates to the construction of a driveway and not an estate road serving 19 dwellings and it has not been demonstrated that such a road could be constructed without damaging the tree. The loss of this tree is considered to be unacceptable and would be detrimental to the visual amenity of the area.

D. Impact on amenities of neighbouring occupiers

The layout of the site is similar to the previously proposed under F/2001/3458 in terms of its relationship with the area of open space and the nearest properties being those in Astor Close adjoining the site and as such it is considered that the amenities of adjoining occupiers would not be adversely affected subject to conditions requiring first floor windows in side elevations to be obscure glazed and no additional windows to be inserted without consent, similar to those imposed at appeal. Some of the house types being proposed contain accommodation at second floor level within the roofspace although heights are similar to those previously approved.

Whilst there would be some noise and disturbance to properties either side of the proposed access road it is considered that the amenities of neighbouring occupiers would be so adversely affected as to warrant refusal on these grounds.

E. Housing density and mix

The proposed housing mix is as follows:

F/2001/3458 (Appeal application)	F/2002/7309	F/2002/7310 & 7311
2 bed x 8 (45%)	2 bed x 8 (45%)	2 bed x 8 (42%)
3 bed x 6 (33%)	3 bed x 4 (22%)	3 bed x 6 (32%)
4 bed x 0 (0%)	4 bed x 2 (11%)	4 bed x 3 (16%)
5 bed x 4 (22%)	5 bed x 4 (22%)	5 bed x 2 (10%)
Total 18 units	Total 18 units	Total 19 units

The proposed mix of dwellings is considered acceptable as adequate provision is being made for smaller units.

With regard to density the Inspector on the previous appeal commented that as the density of the development would be above that of immediate neighbouring housing, he did not consider that it would cause harm to the character and appearance of the area (paragraph 21) and would be acceptable in terms of efficient use of land (paragraph 12).

The increase in density on planning applications F/2002/7310 and 7311 is also considered acceptable and would not be detrimental to the character of the area.

F. Access and Movement

The Inspector on the previous application, F/2001/3458, considered that the development of 18 dwellings would not be likely to exacerbate congestion or compromise road safety (paragraph 26). This is still considered to be the case with the current applications. In accordance with adopted standards an access road of 4.8 metres width is adequate to serve a development of up to 25 dwellings.

The addition of one dwelling on planning applications F/2002/7310 and 7311 resulting in a total of 19 dwellings would not adversely affect highway safety or congestion.

Whilst a contribution of £40,000 was requested on the previous application towards safe routes to school, this figure could not be justified and was not included in the unilateral agreement considered at appeal.

G. Services, Amenities and Infrastructure

Development plan policies require that development proposals would be expected to have some regard to existing services, amenities and infrastructure. This is expanded upon in Supplementary Planning Guidance. Provision of additional facilities or contributions needs to be as a consequence of the development and directly related. All contributions need to meet the relevant tests laid down in Circular 1/97 on Planning Obligations.

In this instance the proposal would result in a net increase of 17 dwellings in the case of F/2002/7309 and 18 in the cases of F/2002/7310 and 7311.

£80,000 was previously requested for off-site recreational provision in lieu of on-site provision and accepted by the appeal Inspector as being necessary. Originally this was envisaged for improvements at Dinton Pastures but in the unilateral agreement was not site specific. It is recommended that a contribution of £80,000 for improvements to recreational provision is included.

With regard to education £25,516 for the primary sector and £22,633 for the secondary school sector were previously requested and accepted by the appeal Inspector based on a net increase of 17 dwellings. Since the appeal a number of changes have been made which affect education contributions such as new child rates were adopted in January 2002, significant increase in DfEE cost multiplier figures and revised School Organisation Plan. As a result the following contributions which are considered to be reasonable and justified, are being sought:

F/2002/7309 (18 dwellings)

Primary School	:	£55,868
Secondary School	:	£33,110
Total	:	£88,978

F/2002/7310 and 7311 (19 dwellings)

Primary School	:	£59,154
Secondary School	:	£35,057
Total	:	£94,211

The agent has now confirmed in writing (letter dated 31.10.2002) that the applicant is prepared to accept the education and recreation contributions requested.

Highway infrastructure is dealt with under paragraph F.

It is not considered that a requirement for affordable housing applies to the applications as the site to be developed is less that 1 ha. and development is for less than 25 dwellings.

H. Ecological Issues

As part of the application site is close to a wildlife pond located within the grounds of the school the applicant undertook a survey in March/April 2001 to check if great rested newts, a protected species, were present. The survey did not reveal the presence of this species although other types of newts have been found.

I. Archaeological Issues

Although the site is not in an area of archaeological importance remains have been found in the area and therefore in any approval a condition would need to be included relating to archaeological work.

J. Sport England Objection

The Inspector on the last appeal commented on the objection received from Sport England and concluded that he did not consider that the land falls within any of the 3 categories on which Sport England may object.

In accordance with circular 9/98 and Town & Country Planning Playing Field Direction 1998 which applies to any proposal for development of any playing field owned by a local authority or used by an educational institution, where Sport England have objected and the local authority proposes to grant planning permission, the local authority is required to notify the Secretary of State for the Environment, Transport and the Regions so that he may decide whether to intervene or not. Therefore if the committee were to resolve to grant planning permission the Secretary of State would need to be notified.

K. Flooding Issues

The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

L. Concerns of Parish Council and Residents

The concerns of the Parish Council and residents have been noted. Issues relating to highway safety, traffic generation, loss of open space, trees, character of area and

parking have been dealt with above. With regard to public consultation this has been carried out in accordance with normal procedures with adjoining properties being consulted by letter and a site notice being displayed and an advertisement in a local newspaper.

5. **Conclusion** - The principle of residential development on the site has been established by the previous application for 18 houses, F/2001/3458. However it has not been demonstrated that the proposed access road would not adversely affect the oak tree the loss of which would be detrimental to the visual amenity of the area.

6. **Recommendation** - REFUSE planning permission for 3 planning applications, F/2002/7309, F/2002/7310 and F/2002/7311 on the following grounds:

   1. It has not been demonstrated that the construction of the proposed access road would not adversely affect the oak tree, to the front of 39 Watmore Lane, which is the subject of a tree preservation order. The loss of this tree would be detrimental to the amenity of the area and as such would be contrary to policies EN1 of the Berkshire Structure Plan; LBE1 and LBE2 of the Loddon Area Local Plan; and WOS3, WBE1 and WBE11 of the Wokingham District Local Plan (Deposit Draft).

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:

   Berkshire Structure Plan Policies EN1, H9, LD6, R4 and R5.
   Loddon Area Local Plan Policies LTV1, LH8, LPS1, LBE1, LBE2, LR4, LT5.
   Deposit Draft Wokingham District Local Plan Policies WOS1, WOS2, WOS3, WOS4, WBE1, WH6, WBE11, WT7, WR2 and density policy.

30.AUG.2012 7311

Appeal Decision

Inquiry held on 18 and 19 September 2001

by S J Papworth DipArch(Glos) RIBA

an Inspector appointed by the Secretary of State for Transport, Local Government and the Regions

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date
30 OCT 2001

Appeal Ref: APP/X0360/A/01/1065004
Land adjacent to Winnersh Primary School, including 37 and 39 Watmore Lane, Winnersh, Berkshire.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Linden Homes (South East) Limited against Wokingham District Council.
- The application (Ref.F/2001/3458), is dated 5 March 2001.
- The development proposed is described as residential development including construction of new access road and demolition of 39 Watmore Road.

Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.

Procedural Matters

1. The appeal is made against the failure of the Council to give notice of a decision within the appropriate period. That period expired on 1 May 2001, as stated in the Council's letter acknowledging receipt of the application. The appeal form is dated 4 May 2001 and the Council issued a notice of refusal of planning permission dated 2 May 2001.

2. The site address is Watmore Lane, and not Watmore Road as stated on the application form.

Planning and Ownership History

3. The land forms a part of the curtilage of Winnersh Primary School. Berkshire County Council was previously the education authority and owner. They declared the land surplus to school requirements in 1996, entering into a contract giving the appellant the option to purchase the land. Land ownership and the contract passed to Wokingham District Council when it became a unitary authority. The Council therefore has, in addition to the planning function, responsibilities as local education authority and landowner. The Council made this separation of responsibilities clear at the Inquiry. A planning application was made in 1998 for the development of the whole site. This was refused and a subsequent appeal is in abeyance.

4. The present application is for 18 dwellings on approximately half the site, and results from negotiations between the appellant and the Council whereby the remaining half would be retained by the Council.

Main Issues

5. I consider the main issues in this appeal to be;

- The principle of development of the appeal site in relation to the provision of housing land and recreational space in Wokingham.

- The effect of the development on the character and appearance of the Winnersh area of Wokingham.

Planning Policy

6. The Development Plan consists of the Berkshire Structure Plan 1991-2006 and the Loddon Area Local Plan, adopted in May 1995. Structure Plan Policy EN1 seeks to protect and enhance the environment of built-up areas, development should be to a high standard, should maintain or where possible, enhance the character of its surroundings. All open land important to the character of settlements will be protected. The redevelopment of derelict or genuinely underused urban land will be supported. Policy R4 requires existing sports grounds and public open space to be retained, loss being acceptable only in the following circumstances; where a suitable replacement is provided, where the development of a small part of the site allows the retention and enhancement of the facility and where the Local Plan shows an excess of provision. The provision of new recreation and open space facilities, on a scale that reflects the needs arising from development, is sought under Policy R6. Policy LD6 states that before development is permitted, local planning authorities will require to be satisfied that infrastructure and facilities are provided, and contributions may be required to this end. Housing Policy H2 states that 7,750 dwellings are to be provided within the Wokingham District area and H5 states that part of the provision will be achieved by building on suitable undeveloped land within built-up areas.

7. Local Plan Policies LBE1 and LBE2 contain similar requirements to those in Policy EN1 of the Structure Plan and Policy LPS1 details the need for infrastructure, by legal agreement if necessary, as outlined in Policy LD6 of the Structure Plan. Policy LTV1 identifies Winnersh as a settlement where development will normally be allowed, subject to the provisions of other policies. The loss of public open space to development will not be allowed unless, as detailed in Policy LR4, alternative provision has received planning permission, and it would diversify and improve recreational facilities for local residents and employees. Policy LH1 provides for housing on unidentified sites, seeking to ensure, among other things, that there is no loss of public open space or recreational facilities. Policy LH8 requires a mix of housing types and sizes. Policies LBE22 and LBE23 provide for the investigation of sites considered to have high archaeological potential.

8. There is emerging policy, contained in the Wokingham District Local Plan Deposit Draft with Proposed Amendments, February 2000. The Inspector's report on a Part I Inquiry, into development south of the M4, has been received and the Council has resolved to accept the recommendations. These include that an Urban Capacity Study (UCS) be carried out and a sequential approach followed to identify sites to accommodate the Structure Plan Policy H2 requirement. The results of a District-wide UCS and the Inspector's report on the Part II Inquiry are anticipated towards the end of 2001. Various draft policies are referred to which would carry forward the thrust of existing Local Plan policies. Policy WR2 seeks the protection of existing open space and recreational facilities, as with Local Plan policy LR4, unless alternative facilities, with planning permission, can be provided by the time that the existing facility is lost, or that the facilities can be retained and enhanced through redevelopment of a small part of the site.

9. A report entitled "The State of Play in Wokingham District" was published in October 1993. The stated aims were to assess the level of provision in the area and also the needs of local clubs and organisations. The findings were to be used in the preparation of the

emerging Local Plan. The appeal site is not identified in this survey, however primary schools were excluded due to what was regarded as a poor response rate of 41%. The land would have been counted as being part of a primary school at that time.

10. I have had regard to Planning Policy Guidance Notes (PPG) 3 "Housing" and 17 "Sport and Recreation".

Reasons

Housing Land and Recreational Space

11. The appeal site is within the designated settlement boundary of Winnersh in both the adopted Local Plan and the emerging plan. I heard evidence at the Inquiry regarding the identification and supply of housing land and the preparation of an Urban Capacity Study following the report of the Part 1 Local Plan Inquiry Inspector. The Council considers that it would be premature to decide on the suitability of the appeal site for housing, while the UCS and the emerging Local Plan are in the process of being formulated. The appellant considers that adoption may not be until 2005. From the information before me, I concur that there could be a significant time elapsing between the date of this Inquiry and the publication and adoption of the study and plan. However, it appears to me likely that Wokingham District Council will encounter difficulties in identifying, within the time scale, land for the number of dwellings required of it by the Structure Plan. The Council's document 'Planning Commitments for Housing, March 2001' predicts a shortfall in the order of 1,466 units. The appeal proposals are for a small number of houses on a relatively small site. Against the potential shortfall of housing land, I see no reason to delay consideration of the suitability of this site for housing as proposed.

12. In considering the site in relation to the advice in PPG3, I find that it is not only within the settlement boundary, but the proposed development would be closely integrated with the existing housing development within Winnersh. It would be close to local facilities, including a railway station with access to employment and entertainment at Reading and other towns. The density of development would be above that of immediately neighbouring housing, and I shall consider the effect of this in the second main issue. But, in terms of the efficient use of land, I consider this to be acceptable. The proposed development would include a mix of house types, from 2-bedroom terrace to 5-bedroom detached houses. Whilst a lengthy approach drive would be required to provide access to the rear of dwellings and gardens in Watmore Lane, I do not consider that the space allocated to vehicles is disproportionate to that allocated to the proposed dwellings and their private amenity space.

13. Both the appellant and the officer's report to Committee consider that the site is previously developed land, but there is a difference of opinion as to the justification. I understand that a previous use of the land was agricultural, as a piggery, and that there were buildings on the land associated with that use. From my inspection of the site, I could detect no evidence of those buildings or that use. I consider therefore that the former buildings have blended into the landscape in the process of time, a scenario detailed in Annex C of PPG3. The land is however part of the curtilage of Winnersh Primary School. There is a gate onto the land from the footpath near Astor Close that is of the same style as those elsewhere around the school curtilage. Whilst the school security boundary is now along a different line, closer to the buildings, I consider that the site is previously developed, brownfield, land within the definition in PPG3.

14. The Planning Policy Guidance Note also contains advice at paragraphs 52 and 53 on greening the residential environment, and states that developing more housing within urban areas should not mean building on urban green spaces. Notwithstanding the strict definition of the site as being brownfield, it is in fact an open area of grass and is used, whether with permission or not, as an amenity area. The site is relatively flat and open; I acknowledge that some archaeological investigation may have disrupted the periphery of the area prior to my inspection. There are two metal goalposts facing across a short pitch. These posts show signs of neglect and damage, but would, in my view, serve as goals for informal play. It is apparent that both the school and the public make use of the field. I shall therefore consider these uses of the land.

15. Although once part of the school premises, the school has established a new security line around its grounds, excluding the field just described. Within the school grounds I noted pitches with junior goalposts, hard surfaced play areas and informal areas. The Headteacher describes the site as a second school field and that within the school grounds as being a main field. He has timetabled use of the appeal site for upwards of two hours per week throughout the school year. The appellant considers that the Headteacher makes use of the field, partly because it is there and partly as it relieves pressure on the grassed areas within the school fence. The field is however surplus to school requirements. Notwithstanding the views of the Headteacher, I have been presented with no evidence from the Council that the local education authority has reviewed this decision. A ward Councillor addressed the Inquiry stating that staff resources have not been allocated pending the outcome of this appeal. I cannot accept that the outcome of a planning appeal should inform a discussion on need. If there were a need for additional school grounds, perhaps having become apparent since the decision by Berkshire to declare the field surplus, such a need should have been identified regardless of whether the appeal site could be available to meet the need. I must conclude that, other than as expressed as a wish by the Headteacher, no such need for the land as a school playing field exists.

16. Turning to public use, physically there is unrestricted access. It appears to provide an entry to the school grounds across a gravel area, a material that I consider indicates a high usage that has previously resulted in a muddy section of path. The appellant describes that use by the public as a trespass. From the evidence before me, I consider that public use of the land has been tolerated, the Headteacher of the school states that allowing use of the land has resulted in less vandalism to school premises. I note that the reduced area of the school grounds has been protected by a substantial fence with anti-climb paint. It appears that unauthorised entry to school grounds has been a problem in the past. The Council has not allocated the land as public open space, nor sought to protect its openness by other special designation within the Local Plan, such as a site of urban landscape value in Policy LWE4. The development plan places emphasis on retaining public open space, playing fields and sports grounds, as does PPG17. Whilst its tolerated public use may have formalised the appearance of the land, it is, in my view, vacant land that happens to be in use while it remains vacant, for dog-walking, informal play and similar activities. It does not appear to me appropriate to consider the land as being a sports ground, playing field or other formal description on the basis of a tolerated access and use.

17. Sport England has objected to the appeal proposal. Their stated policy is to oppose the granting of permission for any development which would lead to the loss of all or any part of a playing field, or land last used as a playing field, or land allocated as a playing field in an adopted or draft deposit plan. Exceptions include where the facility would be replaced

with one that is of equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of the development. In explanation, Sport England states that the requirement regarding a last use applies to a period dating back five years.

18. Whilst I do not consider that the land falls within any of the three categories on which Sport England may object, I note that they mention similar requirements regarding suitable replacement facilities as do the Structure Plan, Local Plan and PPG17. The Council sought a contribution to replacement facilities and as an explicit amount with an explicit use in mind; that is at Dinton Pastures. The appellant has presented a completed unilateral undertaking to the Inquiry, under Section 106 of the Town and Country Planning Act 1990, that among other things, makes provision for funding to be used by the Council for off-site recreational provision in the district. Whether or not the existing fields have taken on the more formal role of a playing field, there is a shortfall in recreational space in the area. The provision of further facilities at Dinton Pastures, which has planning permission, would accord with the aims of Local Plan policy LR4 and emerging plan policy WR2. I consider that the proposed development would increase demand whilst resulting in the loss of an open area, no matter its informal status. In my judgement the funding of additional or enhanced facilities off-site would be entirely related to the development and would be necessary to ensure the continued provision of facilities in the area. The facilities at Dinton Pastures are a greater distance from the residential area close to the school, but I consider that they are near enough to be a satisfactory replacement for the half of the site that would be lost to informal recreational use. I attach considerable weight to the undertaking to provide funding for other facilities in line with Council requirements.

19. Finally in my consideration of the status of the land, it is a fact that the proposed development that is the subject of this appeal is for only approximately half of the land. The remaining half would, as stated in the Resources Sub-committee of 10 October 2000 be retained as public open space, in Council ownership. It would therefore be available to assist in making-up the shortfall previously referred to. A survey of local people offered two alternatives; development of the whole of the site attracted a vote of 10% of respondents, the reduced scheme 68%. A total of 22% sought no development at all, despite that this was clearly signalled by the Council as not being an option. This is not, in my view, a definitive expression of local opinion, and the questionnaire dwelt heavily on the contractual situation rather than on planning merits. Being within the appeal site, a condition could be attached to secure enhancements, however the Council did not suggest this. It appears to me therefore that the contribution sought and offered in relation to Dinton Pastures is considered satisfactory by the Council in pursuance of its aims with regard to the provision of recreation spaces in the district. On the information before me, I concur with that view. The remaining half would, in my view, be suitable as a public open space, whether enhanced in quality or not. The Council has removed the site from its consideration in sift 4 of the UCS. However this exercise appears to relate to the whole of the site. I conclude that the part of the site on which it is proposed to erect houses should be considered as suitable housing land under Structure Plan Policies H2 and H5 ahead of the UCS and further progress on the emerging Local Plan. The partial loss of vacant land would not be contrary to the aims of Structure Plan Policies EN1, R4 and R6, Local Plan Policies LR4 and emerging Policy WR2 or the guidance in PPG17.

Character and Appearance

20. The Council's reasons for refusal dated 2 May 2001 included reference to the loss of recreational space being detrimental to the character and appearance of the area. Whilst the Council did not present specific evidence on this matter, local residents did. In view of my conclusion on the first main issue, I now consider it right to investigate site-specific issues.

21. The appeal site is located at the rear of residential property in Watmore Lane to the west and Astor Close to the south. The northern boundary would adjoin the reduced area of land associated with Winnersh Primary School. Whilst the dwellings on Watmore Lane have long rear gardens, I find that the arrangement of the school buildings, and the built form of Astor Close, provide an enclosure to the proposed development which would not therefore, in my view, appear to intrude into the open countryside to the east. The proposed development would be at a higher density than is presently the case on Watmore Lane and Astor Close. But bearing in mind the long gardens of properties in Watmore Lane and the small-scale of the development, I do not consider that a local increase in density as represented by the proposed development would cause harm to the character and appearance of the area.

22. I consider that the present level of planting is a feature of the site and the area as a whole and contributes to its character and appearance. The area of open land is separated from open countryside to the east by a boundary hedge. In addition, there are only limited views of the dwellings in Watmore Lane, as there are intervening trees and shrubs. Landscaping, secured by condition, would ensure that the present level of boundary treatment along each of the four boundaries could be maintained and enhanced as required. Similarly, the new boundary between the developed half and the retained half could be planted to soften that boundary. There is a large oak tree on the frontage of 39 Watmore Lane, the subject of a tree preservation order. The appellant states that there is no need to disturb this tree, and I note that it is shown on the application drawings to be retained, with the access drive being aligned around it. Again, conditions attached to a permission would allow control of this situation. I conclude that, subject to conditions, the proposed development would not cause harm to the character and appearance of the area and would accord with Structure Plan Policy EN1, Local Plan Policies LBE1 and LBE2, and the advice in paragraph 56 of PPG3.

Other Considerations

23. Local residents refer to the present access to the school across the field. I have noted that it appears to be well used. However, there would be opportunities for an alternative entrance to be formed along the proposed new boundary between the school premises and the area of retained land.

24. In addition to the contribution in the unilateral undertaking for off-site recreational provision, two further sums are identified, one towards primary school facilities and one for secondary school facilities. The Council sought these sums and I consider that they are necessary and related to the development of family houses, which would introduce additional school-age residents to the area.

25. Representation has been made regarding the presence of protected species in the locality, specifically great crested newts and bats. A survey, carried out under an English Nature licence, found no evidence of such species. The Council has stated its acceptance of the

survey methodology employed. There remains however legislation to address any later discovery of a protected species or suspicion that one exists on or about the development.

26. Local residents have also made representation regarding increased traffic and road safety. I have been presented with no further evidence from the highway authority in support of this view. The Council has requested a condition to ensure a visibility splay at the entrance onto Watmore Lane. With that provision, I consider that the development of 18 dwellings would not be likely to exacerbate congestion or compromise road safety.

Conditions

27. The Council has suggested a number of conditions regarding the submission of material samples and further details on slab levels, landscaping and other matters. I have considered these suggested conditions relative to the advice in Circular 11/95. In particular, suggested condition number 6 requires a method statement for works to trees. The appellant has provided a statement dated March 2001. I understand that the Council has not approved this in writing and I consider therefore that the condition should be attached along with others requiring further details. With regard to landscaping, the Council suggests in condition 4 that not only should hard landscaping be approved but also retained. I consider that other proposed conditions would provide for the replacement of planted material within a reasonable time-scale. I see no special reason to require the retention of hard landscaping by condition.

28. Conditions are proposed which seek to control the building operations; hours of work, parking and the risk of mud being spread on the highway. The Council considers that other legislation would be slow to enforce. In view of the restricted site frontage to the highway and the proximity of other dwellings, I consider that in this case such conditions would be justified. It is proposed that permitted development rights to add windows to first floor side elevations should be removed and that proposed first floor side windows in close proximity to existing or proposed houses should be obscure glazed and fixed shut. I have studied the floor plans and orientation and find that the plots listed have only bathrooms, toilets, a landing and a dressing room affected. Such a condition appears to me to be necessary to maintain the privacy of existing and future residents. The Council also requests a condition requiring proposals to be submitted for protecting the proposed dwellings from noise from use of the retained half of the land. I note that the proposed gardens are shorter than those existing at Watmore Lane. In order to reduce the likelihood of future problems, I consider that this condition should be attached.

29. From all that I have seen, heard and read, I consider that other conditions regarding the provision and maintenance of parking, turning and visibility splays, surface water disposal, the possibility of landfill gas and the need for archaeological investigation would be necessary.

Conclusions

30. The proposed layout and location of the development on one half of the site would be related to the existing built environment of Winnersh and would not cause harm to the character and appearance of the area. Conditions could be attached to a permission in order to safeguard the living conditions of existing and future residents. Conditions would also provide for other matters related to landscaping, landfill gas and surface water. On the other

half of the site, the retained open space would be well related to open countryside. I consider therefore that there are no site-specific reasons for refusal of permission.

31. The land is within the settlement boundary of Winnersh and the Council predicts a shortfall in housing land provision. The land is in use as an amenity space, albeit informal and without the permission of the landowner. The Council has identified a shortfall in the provision of recreational space in the area. The Council officers have negotiated a proposal with the developer, of developing half the site and retaining half, together with a contribution towards other, appropriate recreational facilities. On balance I conclude that the appeal proposals would provide housing in accordance with the advice in PPG3 regarding the provision of houses in the right place and at the right time, and that the development would make efficient use of land. The retained, undeveloped land would, together with the offsite facilities, safeguard the provision of recreational space in the area. The proposed development would therefore accord with the aims of development plan and emerging plan policies previously identified and would be compatible with the aims of Central Government advice in PPG3 and PPG17.

32. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Formal Decision

33. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for residential development including construction of new access and demolition of No39 Watmore Lane at land adjacent to Winnersh Primary School including Nos 37 and 39 Watmore Lane in accordance with the terms of the application Ref. F/2001/3458, dated 5 March 2001, and the plans submitted therewith or subsequently amended, namely 1363/11F, 12A, 13A, 14A, 16B, 18B, 19B, 20B, 21B, 22D, 23B, and 24, subject to Section 106 agreement to secure contributions and the following conditions:

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

    2) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

    3) No development shall take place until details of the slab levels of the buildings hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

    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 locations and details of all trees, hedgerows and other planting on the site and those to be retained, proposed finished levels or contours, means of enclosure, surfacing of vehicular and pedestrian access and circulation areas, proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports etc.). With

the exception of planting, seeding and turfing, the approved landscaping scheme is to be implemented prior to the occupation of any of the buildings hereby approved.

5) All soft landscape works shall be carried out in accordance with the approved details in the first planting and seeding seasons following occupation of the buildings or the completion of the development, whichever is the sooner. If within a period of five years from the date of the planting of any vegetation, that plant, or any vegetation planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

6) No development shall take place until a scheme (herein called the Approved Method Statement for Arboricultural Works Scheme) has been submitted to and approved in writing by the local planning authority. The scheme should provide for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site and no development shall take place other than in accordance with the approved scheme.

   i) No operations shall commence on site (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or widening, or any other operation involving motorised vehicles or construction machinery) until the tree protection works required by the approved scheme are in place.

   ii) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place inside or within 10m of an area designated as being fenced off or otherwise protected in the approved scheme.

   iii) The erection of fencing shall be undertaken in accordance with the approved scheme before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site, unless the prior written approval of the local planning authority has been obtained.

7) No vegetation shown as being retained in the Approved Method Statement for Arboricultural Works Scheme shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority. If within a period of five years from the date of completion of the development hereby permitted, that vegetation, or any vegetation planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

8) Works related to the construction of the development hereby permitted, including demolition or preparation prior to building operations shall not take place other than between 0800hrs and 1800hrs Mondays to Friday, 0800hrs to 1330hrs Saturday and at no time on Sundays, Bank or Public Holidays.

9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no windows/dormer windows or similar openings other than

those expressly authorised by this permission shall be constructed on the first floor or above of the flank elevations of the dwellings.

10) The first floor windows of the flank elevations of Plots 1 and 4 facing the primary school, Plots 5, 6, 7, 8, and 9 facing No6 Astor Close and Plots 10, 11, 12, 13, 14, 16, 17 and 18 shall be obscure glazed and fixed shut with the exception of a top hung opening light if required, and shall be maintained thereafter.

11) No development shall take place until a scheme for surface water source control has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

12) The area shown on the permitted drawings for vehicle parking and/or garaging/turning shall be provided and 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, re-enacting or modifying that Order) or not shall be carried out on the land that would preclude vehicular access to and use of the parking, garaging or turning area.

13) No dwelling hereby permitted shall be occupied until visibility splays of 2.4m by 2.4m have been provided at the intersection of the driveway and the adjacent footway,(dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6m.

14) The access road serving the development hereby permitted shall be constructed in accordance with the layout plan 1363/11F, prior to the commencement of the construction of dwellings on site.

15) No development shall take place until the access to Watmore Lane has been formed and visibility splays of 2.5m by 60m have been provided at the intersection of the access road and Watmore Lane, in accordance with details to be submitted to and approved in writing by the local planning authority. The land within the visibility splays shall be cleared and thereafter be kept free of all obstructions to visibility above a height of 0.6m.

16) Provision shall be made to accommodate all site operatives', visitors', and construction vehicles loading, off-loading, parking and turning within the site during the construction period in accordance with details to be submitted to and approved in writing by the local planning authority.

17) Adequate precautions are to be taken during the construction period to prevent the deposit of mud and similar debris on to the adjacent public highways in accordance with details to be submitted to and approved in writing by the local planning authority.

18) No development shall take place until a scheme has been submitted to and approved in writing by the local planning authority for the investigation of, and subsequent measures to be taken in respect of, landfill gas. The scheme should provide for the control of ingress of landfill gas to dwellings and outdoor areas. Any measures thereby approved shall be in place prior to the occupation of the first of the dwellings and shall be retained thereafter.

19) No development shall take place until a scheme has been submitted to and approved in writing by the local planning for the protection of the dwellings hereby permitted from noise emanating from adjoining uses at Winnersh Primary School and the retained land. Any works thereby approved shall be in place prior to the occupation of the first of the dwellings so affected and shall be retained thereafter.

20) No development shall take place within the site boundary until the applicant 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.

Information

34. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court within 6 weeks from the date of this decision.

35. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

36. An applicant for any approval required by a condition attached to this permission has a statutory right of appeal to the Secretary of State if that approval is refused or granted conditionally or if the authority fails to give notice of its decision within the prescribed period.

37. Attention is drawn to the enclosed note relating to the requirements of the Chronically Sick and Disabled Persons Act 1970, as amended.

S J Papworth

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Mr C Boyle	Of Counsel

He called;

Mr D S Dunlop BA(Hons) MRTPI	Lennon Planning Limited, 13 Hermitage Parade, High Street, Ascot, Berkshire, SL5 7HE

FOR THE LOCAL PLANNING AUTHORITY:

Mr J Easton	Of Counsel

He called;

Mr R Ford BA(Hons) MRTPI	Senior Planning Officer, Policy and Plans Section, Environmental Services Department, Wokingham District Council
Mr M Evans BA MA MPHIL DIPTP MRTPI	Enforcement Team Leader, Environmental Services Department, Wokingham District Council

INTERESTED PERSONS

Cllr Mrs Siggery	Ward Councillor, Wokingham District Council
Cllr Mrs Bray	Ward Councillor, Wokingham District Council
Mr D Ball	Chairman Winnersh Parish Council Winnersh Community Centre, New Road, Sindlesham, Wokingham.
Mr D Weston	21 Greenwood Grove, Winnersh, Wokingham.
Mr Friend	37 Watmore Lane, Winnersh, Wokingham.
Mrs R Thompson	24 Watmore Lane Winnersh, Wokingham.
Mrs R Ramsdale	9 Astor Close, Winnersh, Wokingham.

DOCUMENTS

Document	1	List of persons present at the Inquiry, 18 and 19 September 2001
Document	2	Notification letters dated 25 May and 12 July 2001 and list of those notified
Document	3	16 Letters in reply objecting to the proposal
Document	4	Agreed statement of common ground submitted by appellant
Document	5	Appendices 1 to 26 to Mr Dunlops' evidence
Document	5	Appendices 1 to 3 to Mr Ford's evidence
Document	7	Appendices 1 to 6 to Mr Evans' evidence
Document	8	Wokingham District Local Plan Housing Round Table, submitted by Council
Document	9	Primary School Headteacher's letter submitted by Council
Document	10	Loddon Area Local Plan Policy LWE4 submitted by appellant

Document	11	Statement submitted by Cllr Mrs P Bray
Document	12	List of sites removed from UCS in sift 4, submitted by Council
Document	13	Various political newsletters and handbills submitted by Mr Friend
Document	14	Completed unilateral undertaking pursuant to S106 submitted by appellant

PLANS

Plan	A	Application drawing Location plan
Plan	B	Application drawing 1363/11F site plan
Plan	C	Application drawing 1363/12A Plots 1, 2 & 3 plans elevations
Plan	D	Application drawing 1363/13A Plot 4 plans elevations
Plan	E	Application drawing 1363/14A Plots 5 & 6 plans elevations
Plan	F	Application drawing 1363/16B Plot 9 plans elevations
Plan	G	Application drawing 1363/18B Plot 12 plans elevations
Plan	H	Application drawing 1363/19B Plot 13 plans elevations
Plan	I	Application drawing 1363/20B Plots 14, 15 & 16 plans elevations
Plan	J	Application drawing 1363/21B Plots 17 & 18 plans elevations
Plan	K	Application drawing 1363/22D Detached garages plans elevations
Plan	L	Application drawing 1363/23B Plots 10 & 11 plans elevations submitted by Council
Plan	M	Application drawing 1363/24 Plots 7, & 8 plans elevations
Plan	N	1363/23A superseded drawing

LENNON
planning ltd

TOWN PLANNERS • DEVELOPMENT CONSULTANTS • LOCAL GOVERNMENT CONSULTANTS

4 King Street Lane
Winnersh
Berkshire
RG41 5AS

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

63038

11 NOV 2002

COPIES TO:

Our Ref: DSD/1598/ljw

8 November 2002

Director of Environmental Services
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

F.A.O. Mrs B Polnik
Fax: 0118 974 6484

Dear Madam

Land adjacent to Winnersh Primary School, Greenwood Grove & 41 Watmore Lane, Winnersh

I refer to the above site and the current applications.

I can advise that a meeting took place on Friday 8th November on site between Neil Etherington and the applicant's arboriculturist and highway engineer.

No doubt Neil will advise you of the outcome of the meeting, but it appears that there is a solution which will overcome his current objection. In the circumstances, I am of the opinion that the applications should be deferred from the Committee meeting on Wednesday 13th November. This will enable the additional information to be submitted and the objection withdrawn.

I trust in the circumstances you will agree that this is the correct course of action.

Yours faithfully

pp. **Des Dunlop**

10 Park Street, Bristol, BS1 5HX. Tel: 0117 915 4590 Fax: 0117 915 4595
4 King Street Lane, Winnersh, Berkshire, RG41 5AS Tel: 0118 936 6666 Fax: 0118 936 6667
35 The Avenue, Southampton, S017 1XN Tel: 023 80 820111 Fax: 023 80 820119
email: consultancy@lennon-planning.co.uk www.lennon-planning.co.uk

A part of The ROMANS Group

Registered in England No. 3943349 • Registered Office: 4 King Street Lane, Winnersh, Berkshire, RG41 5AS • VAT No: 757 2161 27

LENNON
planning ltd

4 King Street Lane
Winnersh
Berkshire
RG41 5AS

TOWN PLANNERS • DEVELOPMENT CONSULTANTS • LOCAL GOVERNMENT CONSULTANTS

PLANNING SERVICES | APP 63001
POL | TLS
DC | BLP
APP |
CS |
08 NOV 2002
COPIES TO | ACK
FILE

Our Ref: DSD/1598/ljw

7 November 2002

Director of Environmental Services
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

F.A.O. Mrs B Polnik

Dear Madam

Town & Country Planning Act 1990
Land adjacent to Winnersh Primary School 41 Watmore Lane

I write with regards the above planning applications which are due to be considered by the Planning Committee on 13th November.

I can advise that a meeting is scheduled to take place on Friday 8th November between the applicant's arboriculturist (Mr M Honey) and Neil Etherington on site. Our arboriculturist is confident that agreement can be reached.

The applicant's are therefore disappointed that this meeting could not have taken place and the matter satisfactorily resolved prior to the Committee Report being prepared.

No doubt Mr Etherington will advise you of the outcome but I will also write to you.

Finally, I can advise that in the circumstance, the applicant's have had no option but to appeal one of the duplicate applications for 19 dwellings.

Yours faithfully

pp **Des Dunlop**

10 Park Street, Bristol, BS1 5HX Tel: 0117 915 4590 Fax: 0117 915 4595
4 King Street Lane, Winnersh, Berkshire, RG41 5AS Tel: 0118 936 6666 Fax: 0118 936 6667
35 The Avenue, Southampton, S017 1XN Tel: 023 80 820111 Fax: 023 80 820119
email: consultancy@lennon-planning.co.uk www.lennon-planning.co.uk

A part of The ROMANS Group

Registered in England No. 3943349 • Registered Office: 4 King Street Lane, Winnersh, Berkshire, RG41 5AS • VAT No: 757 2161 27

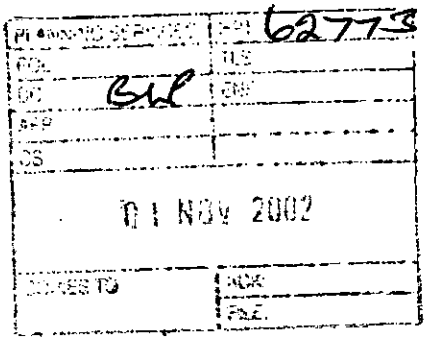
LENNON
planning ltd

4 King Street Lane
Winnersh
Berkshire
RG41 5AS

TOWN PLANNERS • DEVELOPMENT CONSULTANTS • LOCAL GOVERNMENT CONSULTANTS

Our Ref: DSD/1598/ljw
Your Ref: BP/F/2002/7309/7310 & 7311
31 October 2002

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



F.A.O. Mrs B Polnik

Dear Madam

Proposed Residential Development on land adjoining Winnersh Primary School, Greenwood Grove & 41 Watmore Lane, Winnersh

I acknowledge receipt of your letter dated 29th October with regards the above application and our subsequent telephone discussions.

I can confirm that the applicant's are prepared to accept the education and open space contributions discussed.

With regards the recently submitted survey plan (extract), I can advise that this is at a scale of 1:200.

I am disappointed at the comments of your Arboriculturist (Neil Etherington). As indicated the proposed access road is the same distance from the tree as the previously approved access road through No. 39 Watmore Lane. I find it difficult to understand how no objection was lodged to that proposal but objections are now raised. The applicant's have instructed Michael Honey (Arboriculturist) to discuss matters with Neil Etherington. I would hope that matters can be resolved and that you will be able to amend your recommendation.

Finally, I can advise if the applications are refused on 13th November then appeals will be lodged.

Yours faithfully

pp **Des Dunlop**

cc. N. Etherington

cc: S Russell, Linden Homes Developments Ltd

10 Park Street, Bristol, BS1 5HX Tel: 0117 915 4590 Fax: 0117 915 4595
4 King Street Lane, Winnersh, Berkshire, RG41 5AS Tel: 0118 936 6666 Fax: 0118 936 6667
35 The Avenue, Southampton, S017 1XN Tel: 023 80 820111 Fax: 023 80 820119
email: consultancy@lennon-planning.co.uk www.lennon-planning.co.uk

A part of The ROMANS Group

Registered in England No. 3943349 • Registered Office: 4 King Street Lane, Winnersh, Berkshire, RG41 5AS • VAT No: 757 2161 27

F/2002/7307, 7310 & 1311

Basia

Comments on Arboricultural Method Statement received 24.10.2002

Method statement for tree management during construction works at Watmore Lane, Winnersh.

1. The method statement provides general guidance and is not specific to this tree or this site.

2. The hard surface detail is for a permeable carpark/driveway and not for an estate road serving 19 dwellings. The site-specific details from Stuart Michael Associates shows a road being constructed to a depth of around 600mm. This is unacceptable

3. Any road design must meet both the requirements of the tree and be acceptable in engineering terms (Steve Auton to comment). We will also need to assess the impact any removal of foliage from the tree to provide clearance over the road will have on its health.

4. Unless it can be demonstrated that the road can be constructed to an acceptable standard without damaging the tree I would recommend planning permission be refused.

Neil Ellerington
25/10/02.

TO: **DEVELOPMENT CONTROL**
Mrs B Polnik

FROM: Environmental Design

DATE: 18th October 2002

Location: Land adjacent to Winnersh Primary School, Greenwood Grove & 41 Watmore Lane.

Proposal: Proposed erection of 19 dwellings, construction of new access and demolition of 41 Watmore Lane. Duplicate application with F/2002/711

Application Number: F/2002/7310

In response to your consultation dated 5th September 2002 for the above application, the arboricultural comments are as follows:

The oak tree adjacent to the proposed access road is included in TPO No. 1018/2001. A report will go to Development Control Committee on the 23rd October recommending that this Order be confirmed.

This Oak tree is highly significant in the surrounding landscape. It has a trunk diameter of 1.86 metres measured at 1.5 metres above ground level. I have calculated that this tree is around 400 years old. An Oak tree of this size and age is approaching 'veteran' status and is extremely valuable for conservation, amenity and heritage. The tree is in generally good health and has a likely life expectancy of many decades if left undisturbed.

It is widely accepted that British Standard 5837:1991 'Trees in relation to construction' does not provide adequate safeguards for trees such as this. The standard is currently being revised and the indications are that far more consideration will be given to the value of old/veteran trees and how to protect them in the new addition.

The English Nature publication 'Veteran Trees: A Guide to Good Management' recommend that no cultivation should take place within a distance equivalent to 15 times the trunk diameter of a veteran tree. In this case this would mean a distance of 27.9m. However, the fact that it is growing in a garden means that cultivation is already taking place within this distance.

The English Nature publication 'Veteran Trees: A Guide to Risk and Responsibility' recommends "In planning and implementing any construction work... significant damage to trees should be avoided. The Guide for trees in relation to construction (BS5837) gives guidance for minimum distances for protective fences around trees.

This guidance should be followed, with the exception for veteran trees, of the proviso permitting a reduction in minimum distance.

BS5837 recommends that for an over mature tree with a stem diameter in excess of 750mm (at 1.5m above adjacent ground level), there should be a minimum protected distance of 12m. I consider this is the minimum distance that we should apply in this case.

No works should be allowed within 12m of the tree that are likely to harm it. Regardless of how the access road is constructed it will have an adverse impact on the tree. Even if excavations can be avoided there will be a substantial area of hard surface within the protected area which will effect soil bulk density, oxygen and water availability. In addition to the problems that will be caused below ground a significant amount of low growth will have to be removed from the tree to provide clearance for vehicles and pedestrians. This low growth is vital to the tree and this loss of leaf area will put the tree under stress and may induce its decline.

In view of the above I would recommend that planning permission be refused (Policy WBE11 of the Wokingham District Local Plan).

If the applicants consider that they can design an access road which meets all the arboricultural and engineering requirements then I would be prepared to consider their proposals.

Neil Etherington
Senior Arboriculturist

Basia Polnik

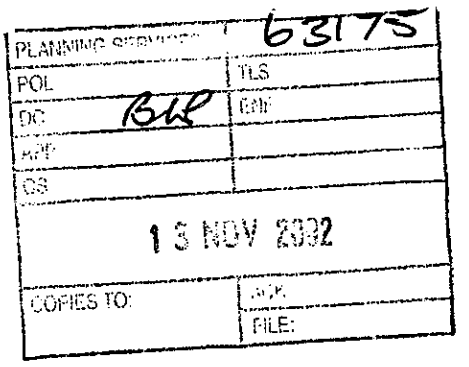
From: Andy Glencross
Sent: 11 November 2002 11:46
To: Basia Polnik
Subject: PA F/2002/7309, 10, 11 Land adj to Winnersh Primary School Greenwood Grove Winnersh(Bats)

Hi Basia

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This application involves the demolition of one or more buildings to allow for the redevelopment of a larger site then surveys and mitigation strategies cannot be attached as conditions of any planning permission granted.**

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016





11 November 2002

Mrs B Polink
Planning Services
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Our Ref: P/PA/UA/WOM.JF

Dear Mrs Polink

(REVISED/ADDITIONAL PLANS)
PROPOSAL: PROPOSED ERECTION OF 18/19 DWELLINGS, WITH NEW ACCESS AND DEMOLITION OF 41 WATMORE LANE
AT: LAND ADJACENT TO WINNERSH PRIMARY SCHOOL, GREENWOOD DRIVE AND WATMORE LANE, WINNERSH
REF: F/2002/7309, F/2002/7310 and F/2002/731

Thank you for consulting Sport England on the above applications, I must apologise for the slight delay in submitting our response. Naturally, given the nature of each application this response applies equally to all.

Sport England has no comments to make with regard to the revised/additional plans accompanying your recent correspondence, dated 31 October.

Subsequently, Sport England would refer you back to our previous response to these planning applications, dated 3 October.

If you require any further assistance or advice please contact me at the address below.

The comments and issues raised in this letter are made without prejudice to any subsequent Lottery application.

Yours sincerely

PP S Shurey

John Feetam
Development Manager (Planning)

Tel: 0118 946 5216
Fax: 0118 947 5935
E-mail: john.feetam@sportengland.org

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
ENGINEERING SERVICES

MEMORANDUM

FROM: Adam Coggins

MY REF: AC/7310/7311

YOUR REF:

TO: Basia Polnik- Planning

DATE: 11/11/02

PLANNING APPLICATION NO. F/2002/7310 & 7311
PROPOSED ERECTION OF 19 DWELLINGS WITH NEW ACCESS AND DEMOLITION OF 41 WATMORE LANE
LAND ADJACENT TO WINNERSH PRIMARY SCHOOL, GREENWOOD GROVE & 41, WATMORE LANE, WINNERSH

Basia,

This memo supersedes my previous memo dated 08/10/02. The highway authority recommend approval with conditions as per the inspector's decision reference: APP/X0360/A/01/1065004.

Regards,

Adam Coggins
Eng Tech (Highway Development Control)

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
ENGINEERING SERVICES

MEMORANDUM

FROM: Adam Coggins **MY REF**: AC/7309

YOUR REF:

TO: Basia Polnik- Planning **DATE**: 08/10/02

PLANNING APPLICATION NO. F/2002/7310&7311
PROPOSED ERECTION OF 19 DWELLINGS WITH NEW ACCESS AND DEMOLITION OF 41 WATMORE LANE
LAND ADJACENT TO WINNERSH PRIMARY SCHOOL, GREENWOOD GROVE & 41, WATMORE LANE, WINNERSH

Basia,

The highway authority require revised plans to address the following points (DRG NO. 1363/11/L):

1. Visibility splays of 2.4 metres by 60 metres are required in both directions from the proposed access road onto Watmore Lane, as per the inspectors decision (ref:APP/X0360/A/01/1065004)

2. Insufficient turning for plot 5.

3. Single garages to be a minimum of 3-metres wide (internal). Double garages to be min 5.5-metres wide. To accommodate cycles otherwise provision of secure cycle storage is required.

4. Plots 1, 2 & 3 – Parking/Turning is substandard (spaces at rear of parking area).

5. Forward visibility splay across the corner of plot 19 is sub-standard. It needs to be a minimum of 20 metres.

6. The footway on the south side of the access road is to be extended to as far as plot 15.

Adam Coggins
Eng Tech (Highway Development Control)

LENNON
planning ltd

4 King Street Lane
Winnersh
Berkshire
RG41 5AS

TOWN PLANNERS • DEVELOPMENT CONSULTANTS • LOCAL GOVERNMENT CONSULTANTS

REVISED PLAN

62499 Our Ref: DSD/1598/ljw

DC BP
APP
CIS
24 OCT 2002
COPIES

21 October 2002

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

F.A.O. Mrs B Polnik

Dear Madam

Proposed Residential Development – Land adjoining Winnersh Primary School, Greenwood Grove & 41 Watmore Lane, Winnersh

I refer to our meeting on 11th October and your letter dated 15th October.

With regards the matters raised, I deal with these as follows:-

i) The site area comprises 0.64 hectares

ii) John Irish should have submitted amended plans which deals with the:-

a) The boundary between 37 & 39 Watmore Lane
b) The trunk and canopy of the Oak tree

iii) With regards the proposed access, this has been designed from a topographical survey of the site and I will send you a copy of the survey under separate cover. It will demonstrate that the proposed access is achievable within the land controlled by the appellants.

iv) Turning to the Highway Officer's comments, I deal with these as follows:-

a) The proposed access has been agreed with Steve Auton and you have a copy of a letter confirming the proposed visibility splays.
b) With regards the other points raised, I would suggest that your Highway officer examines the approved layout as the submitted layouts are based on that layout.

I have submitted 5 copies of the Arboriculture Method Statement as requested.

✓ cc. S Auton
✓ cc. N. Ethrington 25/10.

10 Park Street, Bristol, BS1 5HX Tel: 0117 915 4590 Fax: 0117 915 4595
4 King Street Lane, Winnersh, Berkshire, RG41 5AS Tel: 0118 936 6666 Fax: 0118 936 6667
35 The Avenue, Southampton, S017 1XN Tel: 023 80 820111 Fax: 023 80 820119
email: consultancy@lennon-planning.co.uk www.lennon-planning.co.uk

A part of The ROMANS Group

Registered in England No. 3943349 • Registered Office: 4 King Street Lane, Winnersh, Berkshire, RG41 5AS • VAT No: 757 2161 27

I trust that this clarifies the position and that the planning application can be considered by the Committee on 4th December.

Yours faithfully

pp. **Des Dunlop**

ACD
CHARTERED
LANDSCAPE
ARCHITECTS
Interiors
Land Planning
Landscape Architecture

INSTITUTE OF ENVIRONMENTAL
MANAGEMENT & ASSESSMENT
professional development
best practice
networking

REVISED PLAN

21 OCT 2002

METHOD STATEMENT FOR TREE MANAGEMENT DURING CONSTRUCTION WORKS

AT

WATMORE LANE WINNERSH

5 ABBEY ROW, MALMESBURY, WILTS, SN16 0AG TEL: 01666 825646 FAX: 01666 824654
THE STABLES, 18 WILSON STREET, WINCHMORE HILL, LONDON N21 1BP TEL: 0201 8447 9049 FAX: 0201 447 9821
MOBILE: 07768 352000 or 07974 815309 EMAIL: ACD_ [illegible]@compuserve.com or acd.landscape@virgin.net

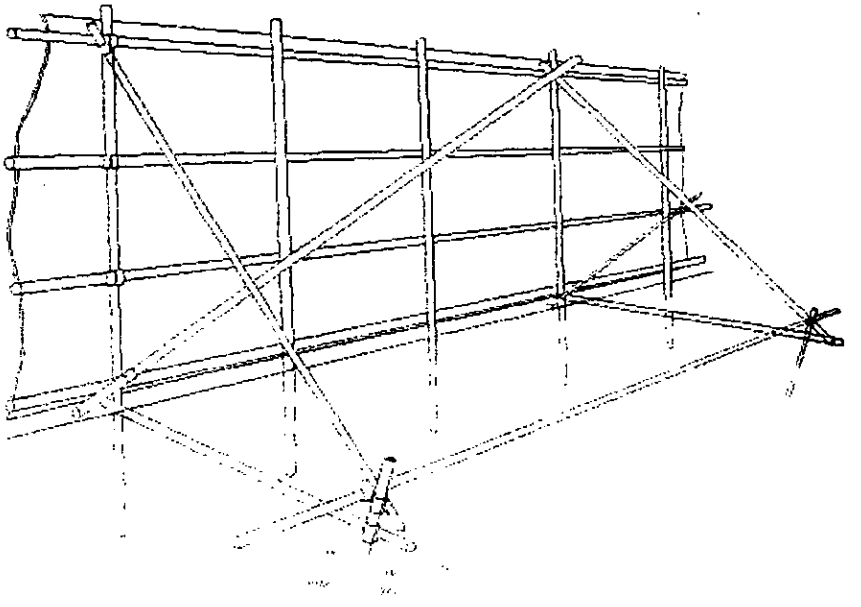
1. TREE PROTECTION MEASURES

The existing retained tree at the entrance to the site is to be protected for the duration of the construction works.

It is an old boundary Oak tree and has developed on a slight embankment, as seen below.



All fencing and other works to comply fully with BS 5837: 1991 and any supplementary information issued by the relevant planning authority. The fencing shall be 2.4m hoarding as shown below.



2.4M HIGH PROTECTIVE FENCING FOR SPECIAL CONDITIONS

Erect fencing immediately to the rear of the construction line of the kerb.

No materials are to be stored and no vehicular traffic shall be allowed within this area. Fires must not be lit nearer than 10m from the limit of the crown spread and must be down-wind of the tree and prevented from becoming too large so as to affect the tree. Oil or chemicals must not be stored nearer than 8m from the limit of the crown spread and any spillage must be removed by excavation and removal of contaminated soil.

Existing soil levels must not be changed around the trunk although root depth may be increased with top-soil to BS 3882 up to 150mm deep up to a minimum of 1m from the trunk. Hard surfaces over roots shall be kept to a minimum and should use permeable materials requiring little compaction using existing soil as a base.

The tree will be assessed to establish the need for treatment or surgery required after construction and a schedule of works shall be approved in writing by the local authority. All approved surgery to be carried out in accordance with BS 3998 before the occupation of any part of the development.

Additional precautions outside fenced areas

Once the area around the tree has been protected by the fencing, any works on the remainder of the site can be carried out, provided such activities do not impinge on the protected areas. Notices should be erected on the fencing with words such as "Protected area - no operations within fenced area".

In particular, care is needed to avoid damage in the following ways:-

(a) Oil, bitumen, cement or other material likely to be injurious to a tree should not be stacked or discharged within 10m of a bole, and materials generally should not be stacked or discharged within 5m of a bole.
(b) Concrete mixing should not be carried out within 10m of a tree.
(c) It is essential that fires should not be lit beneath or close proximity to the canopy of a tree.
(d) If possible, trees to be conserved should not be used as anchorages for equipment used for removing stumps, roots or other trees, or for any other purposes. When this is unavoidable, the trees should be protected in accordance with the recommendations of BS 3998.
(e) Notice boards, telephone cables, or other services should not be attached to any part of a tree.
(f) Care should be exercised when using cranes or similar equipment near the spread of the canopy of a tree.
(g) Trees to be felled that are adjacent to, or that lie within a continuouse canpoy of, trees to be retained, should be removed with particular care. In some cases a tree may have to be removed in sections to avoid damage.

2. TREE SURGERY

Tree surgery shall be carried out to the tree on site and shall be in accordance with BS 3998 Recommendations for Tree Work.

The work shall comprise crown lifting to 4m generally, 5m over the proposed driveway. Any deadwood or crossing branches shall also be removed.

The Tree Surgeon shall be chosen from The Arboricultural Association's 'Directory of Consultants & Contractors'. Proof of experience and insurance provision will be required. All work shall be undertaken at the appropriate time and with the consent and approval of the Site Agent.

The crown should be cleaned out to remove all diseased wood and weak, malformed or dangerous branches.

Main branches shall be shortened at suitable points to promote the growth of new shoots and to redevelop as far as possible the natural form of the species. All operations should be carried out so as to leave a well-balanced tree of normal growth and pleasing appearance.

Final cuts shall be made into living wood to make possible occlusion by the growth of callus tissue and should be made flush to either stem or branch. Heavy branches should be removed in sections and undercut to avoid tearing the bark and lowered by slings. No branch stumps shall be left and no cuts shall be capable of holding water. All diseased wood, fungi, prunings and rubbish should be removed and the site left clean and tidy.

The contractor shall seek consent from the Landscape Architect for the chosen Tree Surgeon to be used, who should be approved for work in the area. Proof of experience and insurance provision will be required. All work shall be undertaken at the appropriate time and with the consent of the Site Agent who shall approve a programme of work.

All operations shall be carefully carried out to avoid damage to the tree. No other tree shall be used for anchorage or winching purposes.

All diseased wood, fungi, prunings and rubbish should be removed from site and the site left clean and tidy.

All final cuts shall be made into living wood to make possible occlusion by the growth of callus tissue. All final cuts should be made flush to either stem or branch. Heavy branches should be removed in sections and undercut to avoid tearing the bark, therafter to be lowered by slings. No branch stumps should be left and no cuts should be sealed with fungicidal sealant. No cuts should be capable of holding water.

3. PAVING IN ACCORDANCE WITH AAIS APN1 GUIDELINES

There are methods by which driveway construction can be achieved in proximity to the tree. It is important to adopt a surface construction method for the area of drive under a crown canopy. This would necessitate a 'roll-over' construction to the entrance, with no more than surface leaf litter removal.

Construction will incorporate two main components: a *geogrid* and an *aggregate sub-base*. Geogrids are high tensile strength synthetic grids. designed to support roads on soft ground . When placed on the geogrid, appropriate granular sub-base material penetrates the mesh, but is unable to pass through it, forming a positive interlock. This interlock between aggregate and geogrid provides a reinforced platform and efficient load spread into the underlying ground. A suitable geogrid/aggregate combination will prevent rutting of the ground beneath the construction.

Granular sub-base material Type 1,as specified by the Department of Transport (Department of Transport, 1991: clause 803) is the recommended aggregate. This has a relatively low fines content which means that even when it is compacted it should be freely draining and will allow oxygen to diffuse into the soil.

For the site-specific specification, please refer to the Stuart Michael Associates details, but the principle of construction will be as shown on the detail below.

PERMEABLE CAR PARK / DRIVEWAY DETAIL

ALL WORKS TO BE CARRIED OUT BY HAND AND IN ACCORDANCE WITH THE BRITISH STANDARD BS: 5837: 1991

EDGEING BOARD TO BE SURFACE MOUNTED AND FIXED WITH TIMBER PEGS AT 1m CENTRES, AVOIDING TREE ROOTS.

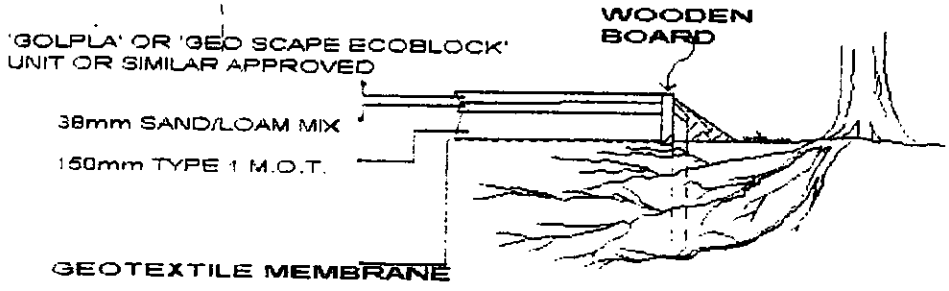
GEOTEXTILE MEMBRANE (SUCH AS TERRAM 1000) TO BE LAID WITH NO COMPACTION OF THE BASE OR ADJACENT GROUND

PERMEABLE DRIVE SURFACE TO BE PROVIDED BY A LOAD BEARING PLASTIC MATRIX SUCH AS 'GOLPLA' OR 'GEO SCAPE ECOBLOCK' (OR SIMILAR AS APPROVED), LAID IN ACCORDANCE WITH THE MANUFACTURERS' INSTRUCTIONS.

THE MATRIX IS THEN TO BE BACKFILLED WITH 70% SAND/30% LOAM MIX AND SEEDED WITH AN APPROPRIATE SHADE TOLERANT MIX

'GOLPLA' UNITS AVAILABLE FROM:
FARMURA ENVIRONMENTAL PRODUCTS, ASHFORD, KENT TEL: 01233 756581

'GEOSCAPE ECOBLOCK' AVAILABLE FROM:
COOPER CLARKE, BOLTON TEL: 01204 862222



Programme

- Construction should ideally be undertaken between May and October when the ground is driest and least prone to compaction, and in dry weather.
- Kill ground vegetation using a translocated herbicide such as glyphosate. Gather up the dead organic material - this will prevent the build up of anaerobic conditions beneath the construction which might otherwise occur as vegetation begins to decompose.
- Remove major protrusions such as rocks and tree or shrub stumps (stumps should be ground out rather than excavated to minimise soil disturbance).
- Fill major hollows with sharp sand.
- Lay the geogrid directly onto the soil over the whole of the driveway/parking area.
- If necessary, construct an edging with boards attached to pegs driven into the ground through the geogrid. Pegs should be long enough to give sufficient support for the construction.
- Cover the geogrid with a minimum of 100 mm of aggregate. This should not be tipped straight onto the geogrid, but should be placed at one end and then pushed onto the grid so that machinery moves on the spread sub-base, not directly on the geogrid and not on the ground either side of it.
- Compact the sub-base to ensure binding with the geogrid and to minimise future rutting.
- Place the final surface. In the main it is likely that this will consist of gravel or tarmacadam, although paving slabs and brick paviours may be acceptable provided the are dry bedded on the sub-base and the joints are not sealed with grout , to allow for infiltration of water and gaseous diffusion.

The base and wearing courses should be compacted with a minimum weight roller.

The existing paving should be removed carefully, by machine working outside the line of the canopy of the tree, pulling the material away, which is to be cleared manually by hand. Any roots over 25mm in diameter which are found within the construction profile should not be severed, but be left and the area topsoiled immediately.

Any approved works requiring machine excavation under the canopies of trees should be carefully monitored. Machine work should be from either side of the tree, to produce the required profile.

Any final clearance under the canopies of trees should be carried out by hand using forks and not spades and any roots exposed should be cleanly cut and covered in topsoil immediately. Any delay to this process will require the watering of any exposed roots and protection with dampened sacking/hessian.

Final topsoiling shall be carried out by hand and **no** machine activity shall be allowed within the tree protective fencing.

ACD Landscape Architects Ltd
March 2001

Date: 31 October 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/7310

Location: Land Adjacent To Winnersh Primary School Greenwood Grove & 41, Watmore Lane, Winnersh, Wokingham.

Proposal: Proposed erection of 19 dwellings, construction of new access and demolition of no 41 Watmore Lane. Duplicate application with F/2002/7311.

Applicant: Linden Homes SE Ltd C/O Lennon Planning Ltd.

Case Officer: Mrs B Polnik

The new plans show the following: Arboricultural Method Statement and revised plan showing amended width of plot at 41 Watmore Lane and amended position of boundary between 37 and 39 Watmore Lane.
□Drg. Nos: 1363 11K for F/2002/7309 and 1363 11L for F/2002/7310 & F/2002/7311

Comments are required by 11/11/2002.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

7310

Our Ref. **14341**
Your Ref. F/2002/7309 & F/2002/73[illegible]
Date. 03 October 2002

PLANNING SERVICES | HPT 61888
POL | TC
DC BLP | ENF
APP |
CS |
07 OCT 2002
COPIES TO | ACK:
FILE

This matter is being dealt with by -
HPINDER

FAO B Polnik
Wokingham District Council
DX33506
WOKINGHAM

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990
Residential Development (21-100)

Land adj. Winnersh Primary School, Greenwood Grove
& 41 Watmore Lane, Winnersh
Wokingham

I refer to your consultation received in this office on 05/09/2002

SEWERAGE

Thames Water Utilities Ltd., must recommend that you consult with the Area Service Manager, who will determine the ability of the local sewers to dispose of foul or surface water. If their investigations find insufficient capacity is available, the Company will provide the appropriate additional capacity as soon as is practicable.

Reason:- To ensure that the foul and/or surface water discharge from the site shall not be prejudicial to the existing sewerage system.

There are public sewers crossing this site, therefore, no building will be permitted within 3 metres of the sewers without Thames Water's approval. See enclosed appendix 1 for your information. Should you require an apllication form or other questions relating to your building/development work, please contact us on: 020 8568 2777

Development shall not commence until details of on and off-site drainage works have been submitted to, and approved by, the Local Planning Authority. No works which result in the discharge of foul or surface water from the site shall be commenced until the off-site drainage works referred to above have been completed.
OR
Should a Section 106 agreement be recommended for the development Thames Water Utilities Ltd., would recommend the following clause be included:-
Not to commence the Development or any part thereof unless and until:-

(a) details of on and off-site foul and surface water drainage have been approved in writing by the Planning Authority and;

RWE GROUP

(b) and arrangements have been made to the satisfaction of the Planning Authority for the provision of adequate foul and surface water drainage for the whole of the development. S drainage should for the whole of the development. Such drainage should comprise:-
(i) the provision and/or (ii) enlargement of such drainage as may be necessary as determined by the Planning Authority in consultation with the Sewerage Undertaker and should be secured where appropriate by payment by the Owners or their successors in title of a requisition (according to Sect. 99 of the Water Industry Act 1991) - a contribution towards the cost thereof incurred by Sewerage Undertaker

WATER

With regard to water supply, Thames Water Utilities Ltd., are unaffected by this development, and therefore have no comments to make.

Yours faithfully,

Admin
(For Technical Information Manager

RWE GROUP

Appendix 1

SPECIFICATION FOR BUILDING RESIDENTIAL EXTENSIONS OVER MINOR PUBLIC SEWERS (UP TO 160mm DIA).

THE FOLLOWING SPECIFICATION ITEMS MUST BE FULLY COMPLIED WITH.

1.0 **No work causing release of sewer atmosphere may be carried out to any part of the public sewerage system unless a Thames Water Operational Safety Authorisation (TWOSA) is in force. The Contractor shall contact Thames Water for the issue of the authorisation.**

2.0 No additional loads are to be transmitted to the sewer by the proposed works.

3.0 Where the invert of the sewer is less than or equal to 1.5 metres below finished ground level, proposed foundations are to be a minimum of 0.6 metres from the public sewer.

3.1 Where the invert of the sewer is greater than 1.5 metres below finished ground level, proposed foundations are to be a minimum of 1.0 metre from the public sewer.

4.0 MANHOLES ON THE PUBLIC SEWER SHALL NOT BE BUILT OVER OR LOCATED INSIDE PROPOSED STRUCTURES. (even with double sealed covers)

5.0 Where the public sewer is less than or equal to 1.5 metres deep, no structure shall be built in contact with, or over any part of adjacent public manholes.

5.1 Where the depth to the public sewer is greater than I.5 metres, no structure shall be built within 1.0 metre of any part of adjacent public manholes.

6.0 All connections to the public sewer to be at a manhole or via a clay pre-formed junction. Saddles are not permitted.

7.0 More than four building over agreements in a row will not be permitted on a length of public sewer without an external manhole being available for suitable operational access.

8.0 New manholes to be in accordance with Table 12 of Approved Document H1.

9.0 If the householder or Building Control requests that a survey be carried out, TW would not object. All such surveys shall be carried out at the householders expense and TW can supply a list of acceptable contractors should the Council be unable to carry out the work. These costs are in addition to the £315.00 application fee.

10.0 It should be noted that sewers of this type are occasionally found to have minor defects such as mis-aligned joints (often since new) or hairline cracking. Pipes in this condition would be accepted by TW as being in a serviceable condition.

11.0 Plastic pipes and fittings are not accepted on the public sewers.

12.0 Proposed foundations to be constructed within 1.5metres of the public sewer shall be taken to a depth equal to or greater than the sewer invert.

CONFIRMATION OF FAX

7310



3 October 2002

PLANNING SERVICES | RPT 61834
POL | TLS
DC BLP | ENF
APP |
CS |
04 OCT 2002
COPIES TO | ACK
FILE

Mrs B Polink
Planning Services
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Our Ref: P/PA/UA/WOM.JF

Dear Mrs Polink

PROPOSAL: PROPOSED ERECTION OF 18/19 DWELLINGS, WITH NEW ACCESS AND DEMOLITION OF 41 WATMORE LANE
AT: LAND ADJACENT TO WINNERSH PRIMARY SCHOOL, GREENWOOD DRIVE AND WATMORE LANE, WINNERSH
REF: F/2002/7311 and F/2002/7309

Thank you for consulting Sport England on the above applications, I must apologise for the slight delay in submitting our response. Naturally, given the nature of each application this response applies equally to both.

I write further to Sport England's previous correspondence on applications for residential development on this site and with respect to the subsequent appeal decision, dated 30 October 2001. With regard to the above and in particular to the new PPG17 '*Planning for Open Space, Sport and Recreation*' Sport England wishes to maintain its previous position regarding proposed residential development on the land adjacent to Winnersh Primary School.

It is Sport England's understanding that the last formal use of the land was as part of the school's wider playing fields, until the school declared it surplus in 1996. Since then, it has continued to be used for sports use, albeit informally and not necessarily with a marked-out pitch. As such, I refer again, as was set out in previous correspondence relating to this site, to Sport England's policy position on playing fields. It states that:

> **" Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or any part of a playing field, or land last used as a playing field or allocated for use as a playing field in an adopted or draft deposit local plan, unless, in the judgement of Sport England, one of the Specific circumstances applies."**

South East Region 51a Church Street Caversham Reading Berkshire RG4 8AX
T 0118 948 3311 F 0118 947 5935 www.sportengland.org

Chair: Trevor Brooking CBE Senior Vice Chair: Des Wilson Vice Chair: Tessa Sanderson OBE Regional Director: David Dolman
Sport England is the brand name of the English Sports Council which is a distributor of Lottery funds to sport

Reason: Development which would lead to the loss of all or part of a playing field, or which would prejudice its use, should not normally be permitted because it would permanently reduce the opportunities for participation in sporting activities. Government planning policy and the policies of Sport England have recognised the importance of such activities to the social an economic well-being of the country.

From the information available therefore, it appears that the proposal would involve development upon land that was last used formerly as a playing field, and still is so on an informal basis. As such, the proposal is contrary to the policy stated above, and therefore Sport England wishes to register its ***objection*** to both applications.

Sport England would be willing to reconsider its objection however, should one of a number of specific exceptional circumstances apply, again as set out in Sport England's policy. They are:

1. ***A carefully quantified and documented assessment of current and future needs has demonstrated to the satisfaction of Sport England that there is an excess of playing field provision in the catchment, and the site has no special significance to the interests of sport.***

2. ***The proposed development is ancillary to the principal use of the site as a playing field or playing fields, and does not affect the quantity or quality of pitches or adversely affect their use.***

3. ***The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of, or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing area of any playing pitch or the loss of any other sporting/ancillary facility on the site.***

4. ***The playing field or playing fields which would be lost as a result of the proposed development would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of the development.***

5. ***The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.***

The new PPG17 endorses this stance with specific regard to the fact that open space and playing fields etc should not be regarded as previously developed land and that when a site becomes surplus, alternative uses within open space, sport and recreation should be looked at first before any alternative use is considered. For any alternative use to be acceptable it would need to be demonstrated that

there was a clear over supply of such land in the vicinity, which it is clear is not the case.

As I'm sure you are aware the Town and Country Planning (Playing Fields) (England) Direction 1998 requires local planning authorities to notify the DETR of planning applications where they wish to grant planning permission, but where Sport England advises against the development, because there is, or the development will result in, a deficiency in playing field provision for schools or the wider community in the area. The direction applies to local authority owned playing fields; and all others which are currently used, or which have been used in the past five years, by educational institutions.

If you require any further assistance or advice please contact me at the address below. I would be grateful if you would advise me of the outcome of the application.

The comments and issues raised in this letter are made without prejudice to any subsequent Lottery application.

Yours sincerely

John Feetam
Development Manager (Planning)

Tel: 0118 946 5216
Fax: 0118 947 5935
E-mail: john.feetam@sportengland.org

To:
Drainage
Fao Roger Johnson

From: Mrs B Polnik

Date: 05 September 2002

Application Number: F/2002/7310

Proposal: Proposed erection of 19 dwellings, construction of new access and demolition of no 41 Watmore Lane. Duplicate application with F/2002/7311..

Site Address:
Land Adjacent To Winnersh Primary School Greenwood Grove & 41, Watmore Lane, Winnersh, Wokingham.

Applicant:
Linden Homes SE Ltd C/O Lennon Planning Ltd.

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

Comments. ① Development shall not begin until surface water sewerage works have been carried out in accordance with details submitted to and approved by the District Planning Authority.

② Details of surface water balancing works together with details of the stage of the development at which the works will be brought into use are to be submitted to and approved in writing by the District Planning Authority prior to commencement. RJ 18/9/02

For info.
F/2002/7310

WINNERSH
COMMUNITY PLANNING EVENING
3RD SEPTEMBER 2002

A Community Planning Evening was held on Tuesday 3rd September in Winnersh Community Parish Hall. The event took place between 7.00pm and 9.00pm. Local residents in the vicinity of the site were invited to attend, examine the plans and discuss any queries etc with regards the revised proposals with representatives from Linden Homes Development Limited and their Planning Consultants, Lennon Planning Limited. Copies of the letter and list of addresses sent are attached. Approximately 50 people attended including the local ward members and representatives of the Parish Council.

The main issues discussed can be summarised as follows:-

i) Recognition of the appeal decision granting permission for 18 dwellings with access from 39 Watmore Lane.

The appeal was allowed in May 2001.

ii) Why the change of access through 41 Watmore Lane.

Agreement could not be reached with the owner of No. 39 Watmore Lane.

iii) Is the access road of sufficient standard?

Yes, it complies with the Highway Authority's requirements. It is the same as the access road shown through No. 39 Watmore Lane.

iv) Concerns regarding traffic generation, albeit that the approved proposal will generate a similar amount of traffic.

The appeal inspector raised no concerns with regards traffic generation.

v) Is the protected tree to be retained?

Yes, it will be protected during the construction period and beyond.

vi) Can sufficient visibility splays be provided?

Yes, they meet the Highway Authority's requirements.

vii) Can the site be satisfactorily drained?

Yes, discussions with Thames Water indicates that there are no problems with regards foul or surface water drainage. Further investigations are taking place.

viii) Is sufficient car parking provided?

Car parking provision is in line with the Local Planning and Highway Authority requirements.

ix) What are the implications in respect of education?

The Education Authority have requested a financial contribution to cover education provision. A financial contribution was provided in respect of the 18 dwelling scheme now approved.

x) What will happen to the retained undeveloped land, will it be developed in the future?

The land will be retained by the Local Authority and there will be a financial contribution towards open space provision. The Local Authority may use that contribution to improve that area of land.

xi) There are great crested newts on the site and other protected species.

Survey has been undertaken by CPM (Environmental Consultants). No Great crested newts exist on the site. Conditions will be attached to any permission as per the appeal decision to deal with this issue.

xii) Will the development deal with the rat problem?

Yes, discussions are taking place with the Environmental Health Department.

xiii) How will the school access the retained undeveloped land?

A gate can be provided to access that land as is presently the case.

xiv) Will there be parking on Watmore Lane?

Sufficient parking in line with the requisite standard is provided. The appeal inspector was advised of this potential problem and did not consider it to be an issue sufficient to dismiss the appeal.

xv) How long will the construction period take?

Approximately 12-15 months.

xvi) When will construction commence?

If permission was granted in December 2002, construction would commenced at the end of January/February 2003.

xvii) What is the situation with regards archaeology?

Additional work still has to be undertaken. A brief has been agreed with the Council's retained Archaeologist and this work will be the subject of a condition.

**********ATTENTION**********

THIS APPLICATION MAY BE SUBJECT TO A SERVICES, AMENITIES & INFRASTRUCTURE (SAI) CONTRIBUTION - YOUR COMMENTS ARE REQUIRED AS SOON AS POSSIBLE IN ORDER THAT THEY MAY BE CONSIDERED AT THE NEXT SAI PANEL MEETING.

FROM: Mrs B Polnik Telephone: 0118 974 6450

- 9 SEP 2002

DATE: 05 September 2002

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2002/7310

Proposal: Proposed erection of 19 dwellings, construction of new access and demolition of no 41 Watmore Lane. Duplicate application with F/2002/7311..

Site Address: Land Adjacent To Winnersh Primary School Greenwood Grove & 41, Watmore Lane, Winnersh, Wokingham.

Applicant: Linden Homes SE Ltd C/O Lennon Planning Ltd.

Your observations are required in respect of this application **by 29/09/2002** .

SAI Panel meetings are scheduled for the following dates during 2002; 10th June, 8th July, 5th Aug, 2nd & 30th Sept, 28th Oct and 25th Nov.

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

1 Excess traffic would be generated onto an already busy, narrow road

SIGNED: _____ DATE: 25.09.02

Clerk To Winnersh Parish/~~Town~~ Council.

Basia Polnik

From: John Mullaney
Sent: 23 September 2002 15:29
To: Basia Polnik
Subject: F/2002/7311 & F/2002/7310- 41 WATMORE LANE

I have no objections to the proposal but would recommend that standard planning condition C070 regarding hours of construction is attached should planning consent be granted:

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

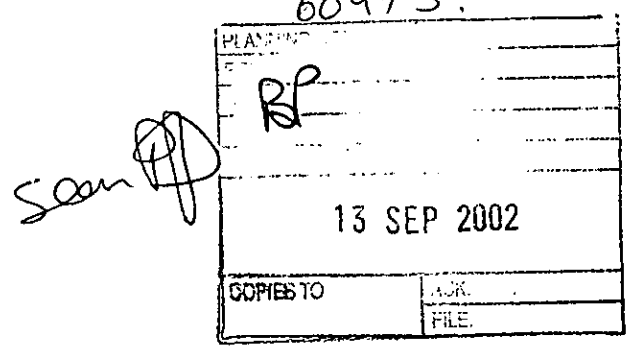
E-A.O

Date	12/9/02
Case Officer	Basia Polnick Development control section
Location	Land adjacent to Winnersh Primary School
Proposal	Erection of 19 dwellings
Application Number	2002/7311

This application raises the same issues as 2002/7309. Therefore, please see policy comments for 2002/7309

Debra Hammond
Policy and Plans

60973.



Basia Polnik

From: Andy Glencross
Sent: 13 September 2002 15:46
To: Basia Polnik
Subject: PA F/2002/7310/1 Land adj to Winnersh Primary Sch. Greenwood Grove and 41 Watmore AVE Winnersh

Hi Basia

Providing this is the same property to be demolished as with last application on this site then I think all the ecological issues were addressed previously.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

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: 2002/7310 & 2002/7311

Proposal:
Proposed erection of 19 dwellings, construction of new access and demolition of no 41 Watmore Lane. Duplicate applications.

Location:
Land Adjacent To Winnersh Primary School Greenwood Grove & 41 Watmore Lane Winnersh Wokingham

This application is being advertised in the Wokingham Times newspaper on the 18/09/2002 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 **09/10/2002**. 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: 18/09/2002

Telegraph pole o/s 43
18/9.

Application Number : F/2002/7310	**Map No :**
Case Officer : BP	**Site Area :** 1.05
Valid Date : 30/08/02	**Received Date: 06/08/2002**

Level : D C Sub-Committee

Description : Proposed erection of 19 dwellings, construction of new access and demolition of no 41 Watmore Lane. Duplicate application with F/2002/7311.

Location : Land Adjacent To Winnersh Primary School Greenwood Grove & 41, Watmore Lane, Winnersh, Wokingham.

Parish : WI **Ward : WIN** 5.9.02

Applicant : Linden Homes SE Ltd C/O Lennon Planning Ltd.

Fee Required: £4180 **Fee Received: £4180** (£4180)

Additional: ..... **or Refund: .....**

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED	Plots 1-3 Drawing 10 – other side elev of bin stores		
ELEVATION PLANS	– side elevs do not show gable over window, front of plot 2 – ground floor plan shows side window for living room/diner – not shown on side elev.		30/08/02
FLOOR PLANS	~~Plots 5 & 11, Drawings 12 & 14 – Side elev~~ should show garage protruding at rear (+ side door) Plots 9 & 10, Drawing 13 – Is this shown correctly on site plan? where is garage on site plan & on floor plan ?		
NO SCALE OR SCALE IS IMPERIAL	– Front elev & 1st floor plan show bedroom 2 window in different places – en suite window shown on 1st floor plan but not on side elevation		
ENCROACHMENT LETTER REQUIRED			
OTHER	– recessed porch, need to see side elev (2 doors shown on floor plan) Plots 15, 16, 17 Drawing 16 – other side elev of bin stores.		

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☑ Yes ☐ No XX

INTERNAL CONSULTATIONS 5.9.02.

Building Control

Heritage (Harold Sanders)

Landscape ✓

Trees

Environmental Health ✓

Housing ✓

Leisure & Cultural Services ✓

Public Rights of Way Officer ✓

Property ✓

Policy & Plans ✓

Joint Strategic Planning Unit

Archaeological Officer (BABTIE) ✓

Education ✓

Social Services

Highways ✓

Ramblers Assoc.

Dinton Pastures A-Citizens

Open Spaces Society

C.P.R.E

Drainage

Dis Access officer

NEIGHBOURS

2 Site Notices:

See Attached Sheet

+ 41 Watmore Lane (inside red line)

No pre-apps.

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓

Railtrack

Police Arch Officer ✓ Royal Berks Fire ✓

Thames Water ✓

HERITAGE BODIES

Victorian Society

The Georgian Group

Ancient Monuments Society

Council for British Arch

RCHME

NRPB (Telecommunications)

Sport England ✓

Society for Proct' of Ancient Bldgs

English Heritage

Wokingham District Sports Council ✓

OTHERS

.....

.....

.....

.....

.....

.....

06.MAR2014 5458

CONSULTATION SHEET

APPLICATION NO

ADDRESS TO WHICH LETTER SENT	DATE SENT	REPLY RECEIVED (DATE)	AP NOTIFI SI
14 Constable Close 1-9 Astor Close, Winnersh	30.AUG.2012	7310	
19-59 (odds) & 10-36 (evens) Watmore Lane	✓		
3, 4, 7, 11, 12, 14→23 (incl), 28→34 (incl) Greenwood Grove	✓		
2, 4, 6, 7, 17, 20, 21, 23, 24, 25 Meadow View, Winnersh	✓		
1→8 (incl), 14 Maple Close "	✓		
1→4 Merry Hill Green "	✓		
Merry Hill Cottage, Merry Hill Green "	✓		
Woodford Emmbridge House Kutir Illetas The Firs Tinks Cottage Four Acres Metas The Smallholding — Poplar Lane, "	✓		
40, 82 Robinhood Way, Winnersh	✓		
1, 2 & 4 Priory Court, Robinhood Way	✓		
8, 19, 20, 22, 29, 31 Grovelands Avenue	✓		
Units A1, A2, A3, A4, A5, A6, A7, A8 Grovelands Avenue	✓		
1-6 (all) Grovelands Close	✓		
61, 54, 69 Watmore Lane	✓		
13a, 13b Harefield Close	✓		
24, Allnott Avenue	✓		
5, The Priory	✓		
6r Windermere Close	✓		
West Barn, The old Farmhouse, Robinhood Way	✓		
5 Deerhurst Avenue	✓		
38, Robinhood Lane & 70	✓		

Applicationo	Name & Address
F/2001/3458	A B Lang 8 Astor Close Winnersh RG41 5JZ
F/2001/3458	R & D Grimes 5 The Priory Winnersh Wokingham RG41 5DE
F/2001/3458	M TAYLOR C/O TYLER ENGINEERING LTD UNIT A2 GROVELANDS AVENUE WINNERSH WOKINGHAM RG41 5LB
F/2001/3458	D F WESTON 21 GREENWOOD GROVE WINNERSH WOKINGHAM BERKSHIRE RG41 5LH
F/2001/3458	PRUE BRAY 45 BLUEBELL MEADOW WINNERSH WOKINGHAM BERKSHIRE RG41 5UW
F/2001/3458	ELIZABETH MULHERN 11 GREENWOOD GROVE WINNERSH WOKINGHAM BERKSHIRE RG41 5LH
F/2001/3458	H BOYED BLYTHBURGH 54 WATMORE LANE WINNERSH Nr WOKINGHAM BERKSHIRE RG41 5JT
F/2001/3458	MRS EJ & MR PJ SMITH 2 GROVELANDS CLOSE WINNERSH BERKSHIRE RG41 5LA

WOKINGHAM DISTRICT COUNCIL

30.AUG.2002 7310

F/2001/3458	JOHN ST JAMES 38 ROBINHOOD LANE WINNERSH WOKINGHAM BERKSHIRE RG41 5NG
F/2001/3458	Mrs H May St Anne's 28 Watmore Lane Winnersh Wokingham Berkshire RG41 5JT
F/2001/3458	John St James 38 Robinhood Lane Winnersh WOKINGHAM Berkshire RG41 5NG
F/2001/3458	John Toome 34 Greenwood Grove Winnersh WOKINGHAM Berkshire RG41 5LH
F/2001/3458	Mrs REF Ramsdale & Mr Roland Ramsdale & Others 9 Astor Close Winnersh WOKINGHAM Berkshire RG41 5JZ
F/2001/3458	Mr & Mrs Morgan C/O Haslams 158 Frier Street READING Berkshire RG1 1HH
F/2001/3458	GC & DF Hatcher 35 Watmore Lane Winnersh WOKINGHAM Berkshire RG41 5JS

F/2001/3458 John and Denise Grimson
47 Watmore Lane
Winnersh
WOKINGHAM
Berkshire
RG1 5 JS

F/2001/3458 Mrs EJ & Mr PJ Smith
2 Grovelands Close
WINNERSH
Berkshire
RG41 5LA

F/2001/3458 Mr M R Tyler
C/O Tyler Engineering Ltd
Unit A2 Grovelands Avenue
Winnersh
Wokingham
Berkshire
RG41 5LB

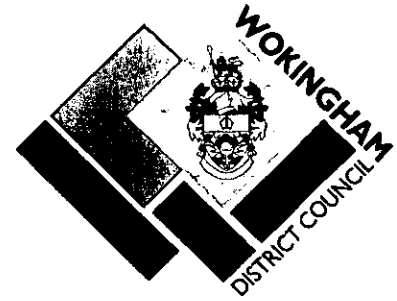
F/2001/3458 D F Weston
21 Greenwood Grove
Winnersh
WOKINGHAM
Berkshire
RG41 5LH

F/2001/3458 Prue Bray
45 Bluebell Meadow
Winnersh
WOKINGHAM
Berkshire
RG41 5UW

F/2001/3458 Elizabeth Mulhern
11 Greenwood Grove
Winnersh
WOKINGHAM
Berkshire
RG41 5LH

F/2001/3458 H Boyed
"Blythburgh"
54 Watmore Lane
Winnersh
Nr WOKINGHAM
Berkshire
RG41 5JT

F/2001/3458	Mrs D V Wymeersch Government Office for the South East, Bridge House, 1 Walnut Tree Grove, GUILDFORD, GU1 4GA.
F/2001/3458	Mrs V Mafer 12 Watmore Lane WINNERSH Berkshire RG41 5JT
F/2001/3458	Bernard and Julie Viney 75a Watmore Lane Winnersh WOKINGHAM Berkshire RG41 5JS
F/2001/3458	Mrs R E F Ramsdale 9 Astor Close Winnersh WOKINGHAM Berkshire RG41 5JZ
F/2001/3458	Mr D F Weston 21 Greenwood Grove Winnersh WOKINGHAM Berkshire RG41 5LH
F/2001/3458	Mr P D Field 16 Watmore Lane WINNERSH Berkshire RG41 5JT
F/2001/3458	Ian and Liz Paine 'Rosewood' 64 Watmore Lane WINNERSH Berkshire
F/2001/3458	Mrs and Mrs Bacon 2 Greenwood Grove WINNERSH Berkshire
F/2001/3458	P M & L Rushton 12 Greenwood Grove WINNERSH Berkshire



F/2001/3458 Helen Bartlett
16 Greenwood Grove
WINNERSH
Berkshire

F/2001/3458 Mrs Ann Way
18 Greenwood Road
WINNERSH
Berkshire

F/2001/3458 Margaret Hopkins
23 Greenwood Grove
WINNERSH
Berkshire

F/2001/3458 Mr and Mrs Brown
25 Greenwood Grove
WINNERSH
Berkshire

F/2001/3458 D W Allan
28 Greenwood Grove
WINNERSH
Berkshire

F/2001/3458 Sandra and John Kemp
31 Greenwood Grove
WINNERSH
Berkshire

F/2001/3458 Brian Sweatman
32 Greenwood Grove
WINNERSH
Berkshire

F/2001/3458 Hamilton-King
33 Greenwood Grove
WINNERSH
Berkshire

F/2001/3458 Anthony Hornley
2 Maple Close
WINNERSH
Berkshire

F/2001/3458 Jo Slane
10 Maple Close
WINNERSH
Berkshire

F/2001/3458	Jean Lovell 14 Maple Close WINNERSH Berkshire
F/2001/3458	Mrs Jeanne Barnetts 6 Grovelands Avenue WINNERSH Berkshire
F/2001/3458	Downend 10 Grovelands Avenue WINNERSH Berkshire
F/2001/3458	Mr and Mrs Mattey 12 Grovelands Avenue WINNERSH Berkshire
F/2001/3458	Mr and Mrs D Tasker 14 Grovelands Avenue WINNERSH Berkshire
F/2001/3458	G H Stacey 22 Groveland Avenue WINNERSH Berkshire
F/2001/3458	Peter and Jackie Bignell 15 Grovelands Avenue WINNERSH Berkshire
F/2001/3458	Mrs A M Penrose 19 Grovelands Avenue WINNERSH Berkshire
F/2001/3458	Dr G Rice 21 Grovelands Avenue WINNERSH Berkshire
F/2001/3458	Mr and Mrs Sanchez 23 Grovelands Avenue WINNERSH Berkshire
F/2001/3458	Mr M Stead 27 Grovelands Avenue WINNERSH Berkshire
F/2001/3458	Ian and Aileen Sudan 29 Grovelands Avenue WINNERSH Berkshire



F/2001/3458	Mr and Mrs I S May 1 Astor Close WINNERSH Berkshire
F/2001/3458	Owner/Occupier 2 Astor Close WINNERSH Berkshire
F/2001/3458	Owner/Occupier 5 Astor Close WINNERSH Berkshire
F/2201/3458	Payton 3 Astor Close WINNERSH Berkshire
F/2001/3458	Steven and Karen Counterman 6 Astor Close WINNERSH Berkshire
F/2001/3458	J and M C Shine 7 Astor Close WINNERSH Berkshire
F/2001/3458	Mrs J D and Mr A B Lang 8 Astor Close WINNERSH Berkshire
F/2001/3458	Peter and Elaine Smith 2 Grovelands Close WINNERSH Berkshire
F/2001/3458	Mr S H Illsley 5 Grovelands Close WINNERSH Berkshire
F/2001/3458	Mrs D Croxson 2 Clarendon Close WINNERSH Berkshire
F/2001/3458	Peter Gray 5 Clarendon Close WINNERSH Berkshire

F/2001/3458	Mr and Mrs Cairns 8 Clarendon Close WINNERSH Berkshire
F/2001/3458	Peter and Julie Heyens 9 Clarendon Close WINNERSH Berkshire
F/2001/3458	Humphries 7 Alderney Gardens WINNERSH Berkshire
F/2001/3458	Lesley Morrison and Anthony McCarthy 23 Watmore Lane WINNERSH Berkshire
F/2001/3458	Avery 33 Watmore Lane WINNERSH Berkshire
F/2001/3458	Mr and Mrs Hatcher 35 Watmore Lane WINNERSH Berkshire
F/2001/3458	Mr and Mrs J M Harrison 43 Watmore Lane WINNERSH Berkshire
F/2001/3458	Mr and Mrs N Griffiths 63 Watmore Lane WINNERSH Berkshire
F/2001/3458	Mr and Mrs A Mehra 75 Watmore Lane WINNERSH Berkshire
F/2001/3458	Bernard and Julie Viney 75a Watmore Lane WINNERSH Berkshire
F/2001/3458	Mr and Mrs J Hughes 4 Watmore Lane WINNERSH Berkshire
F/2001/3458	Christine Foyle and Clive Taylor 10 Watmore Lane WINNERSH Berkshire

F/2001/3458	Mrs V Major 12 Watmore Lane WINNERSH Berkshire
F/2001/3458	Mrs H May 28 Watmore Lane WINNERSH Berkshire
F/2001/3458	Shirley Bebb 46 Watmore Lane WINNERSH Berkshire
F/2001/3458	H Boyed 54 Watmore Lane WINNERSH Berkshire
F/2001/3458	Mr C J and Mrs B L Wotton 58 Watmore Lane WINNERSH Berkshire

App REFUSED
Letter sent
16/05/01

Organisation_Name	Building_Name	address1	Postcode
ROTARY ENGINEERING (READING) LT	UNIT A7-A8	UNIT A7-A8GROVELANDS AVENUE WORKSHOPSW(	RG415LB
D P E LTD	UNIT A1	UNIT A1GROVELANDS AVENUE WORKSHOPSWOKI	RG415LB
		53WATMORE LANEWOKINGHAM	RG415JS
F/2002/7310		55WATMORE LANEWOKINGHAM	RG415JS
		57WATMORE LANEWOKINGHAM	RG415JS
		59WATMORE LANEWOKINGHAM	RG415JS
		61WATMORE LANEWOKINGHAM	RG415JS
		63WATMORE LANEWOKINGHAM	RG415JS
		65WATMORE LANEWOKINGHAM	RG415JS
		67WATMORE LANEWOKINGHAM	RG415JS
		69WATMORE LANEWOKINGHAM	RG415JS
		71WATMORE LANEWOKINGHAM	RG415JS
		73WATMORE LANEWOKINGHAM	RG415JS
		75WATMORE LANEWOKINGHAM	RG415JS
		77WATMORE LANEWOKINGHAM	RG415JS
		36WATMORE LANEWOKINGHAM	RG415JT
		38WATMORE LANEWOKINGHAM	RG415JT
		40WATMORE LANEWOKINGHAM	RG415JT
		42WATMORE LANEWOKINGHAM	RG415JT
		44WATMORE LANEWOKINGHAM	RG415JT
		50WATMORE LANEWOKINGHAM	RG415JT
		52WATMORE LANEWOKINGHAM	RG415JT
		54WATMORE LANEWOKINGHAM	RG415JT
		10GROVELANDS AVENUEWOKINGHAM	RG415JY
		12GROVELANDS AVENUEWOKINGHAM	RG415JY
		14GROVELANDS AVENUEWOKINGHAM	RG415JY
		16GROVELANDS AVENUEWOKINGHAM	RG415JY
		18GROVELANDS AVENUEWOKINGHAM	RG415JY
		20GROVELANDS AVENUEWOKINGHAM	RG415JY
		4GROVELANDS AVENUEWOKINGHAM	RG415JY
		6GROVELANDS AVENUEWOKINGHAM	RG415JY
		8GROVELANDS AVENUEWOKINGHAM	RG415JY
	75A	75AWATMORE LANEWOKINGHAM	RG415JS
		19WATMORE LANEWOKINGHAM	RG415JS
		21WATMORE LANEWOKINGHAM	RG415JS
		23WATMORE LANEWOKINGHAM	RG415JS
		25WATMORE LANEWOKINGHAM	RG415JS
		27WATMORE LANEWOKINGHAM	RG415JS
		29WATMORE LANEWOKINGHAM	RG415JS
		31WATMORE LANEWOKINGHAM	RG415JS
		33WATMORE LANEWOKINGHAM	RG415JS
		35WATMORE LANEWOKINGHAM	RG415JS
		37WATMORE LANEWOKINGHAM	RG415JS
		39WATMORE LANEWOKINGHAM	RG415JS
		41WATMORE LANEWOKINGHAM	RG415JS
		43WATMORE LANEWOKINGHAM	RG415JS
		45WATMORE LANEWOKINGHAM	RG415JS
		47WATMORE LANEWOKINGHAM	RG415JS
		49WATMORE LANEWOKINGHAM	RG415JS
		51WATMORE LANEWOKINGHAM	RG415JS
		12WATMORE LANEWOKINGHAM	RG415JT
		14WATMORE LANEWOKINGHAM	RG415JT
		20WATMORE LANEWOKINGHAM	RG415JT
		22WATMORE LANEWOKINGHAM	RG415JT
		24WATMORE LANEWOKINGHAM	RG415JT
		26WATMORE LANEWOKINGHAM	RG415JT
		28WATMORE LANEWOKINGHAM	RG415JT
		30WATMORE LANEWOKINGHAM	RG415JT
		32WATMORE LANEWOKINGHAM	RG415JT
		34WATMORE LANEWOKINGHAM	RG415JT
		4WATMORE LANEWOKINGHAM	RG415JT

Organisation_Name	Building_Name	address1	Postcode
		6WATMORE LANEWOKINGHAM	RG415JT
		8WATMORE LANEWOKINGHAM	RG415JT
		22GROVELANDS AVENUEWOKINGHAM	RG415JY
		1ASTOR CLOSEWOKINGHAM	RG415JZ
		2ASTOR CLOSEWOKINGHAM	RG415JZ
		3ASTOR CLOSEWOKINGHAM	RG415JZ
		4ASTOR CLOSEWOKINGHAM	RG415JZ
		5ASTOR CLOSEWOKINGHAM	RG415JZ
		6ASTOR CLOSEWOKINGHAM	RG415JZ
		7ASTOR CLOSEWOKINGHAM	RG415JZ
		8ASTOR CLOSEWOKINGHAM	RG415JZ
		9ASTOR CLOSEWOKINGHAM	RG415JZ
		1GROVELANDS CLOSEWOKINGHAM	RG415LA
		2GROVELANDS CLOSEWOKINGHAM	RG415LA
		3GROVELANDS CLOSEWOKINGHAM	RG415LA
		4GROVELANDS CLOSEWOKINGHAM	RG415LA
		5GROVELANDS CLOSEWOKINGHAM	RG415LA
		6GROVELANDS CLOSEWOKINGHAM	RG415LA
		1GREENWOOD GROVEWOKINGHAM	RG415LH
		10GREENWOOD GROVEWOKINGHAM	RG415LH
		11GREENWOOD GROVEWOKINGHAM	RG415LH
		12GREENWOOD GROVEWOKINGHAM	RG415LH
		14GREENWOOD GROVEWOKINGHAM	RG415LH
		15GREENWOOD GROVEWOKINGHAM	RG415LH
		16GREENWOOD GROVEWOKINGHAM	RG415LH
		17GREENWOOD GROVEWOKINGHAM	RG415LH
		18GREENWOOD GROVEWOKINGHAM	RG415LH
		19GREENWOOD GROVEWOKINGHAM	RG415LH
		2GREENWOOD GROVEWOKINGHAM	RG415LH
		20GREENWOOD GROVEWOKINGHAM	RG415LH
		21GREENWOOD GROVEWOKINGHAM	RG415LH
		22GREENWOOD GROVEWOKINGHAM	RG415LH
		23GREENWOOD GROVEWOKINGHAM	RG415LH
		24GREENWOOD GROVEWOKINGHAM	RG415LH
		25GREENWOOD GROVEWOKINGHAM	RG415LH
		26GREENWOOD GROVEWOKINGHAM	RG415LH
		27GREENWOOD GROVEWOKINGHAM	RG415LH
		28GREENWOOD GROVEWOKINGHAM	RG415LH
		29GREENWOOD GROVEWOKINGHAM	RG415LH
		3GREENWOOD GROVEWOKINGHAM	RG415LH
		30GREENWOOD GROVEWOKINGHAM	RG415LH
		32GREENWOOD GROVEWOKINGHAM	RG415LH
		33GREENWOOD GROVEWOKINGHAM	RG415LH
		34GREENWOOD GROVEWOKINGHAM	RG415LH
		4GREENWOOD GROVEWOKINGHAM	RG415LH
		5GREENWOOD GROVEWOKINGHAM	RG415LH
		6GREENWOOD GROVEWOKINGHAM	RG415LH
		7GREENWOOD GROVEWOKINGHAM	RG415LH
		8GREENWOOD GROVEWOKINGHAM	RG415LH
		9GREENWOOD GROVEWOKINGHAM	RG415LH
		1MEADOW VIEWWOKINGHAM	RG415PD
		10MEADOW VIEWWOKINGHAM	RG415PD
		11MEADOW VIEWWOKINGHAM	RG415PD
		12MEADOW VIEWWOKINGHAM	RG415PD
		14MEADOW VIEWWOKINGHAM	RG415PD
		15MEADOW VIEWWOKINGHAM	RG415PD
		16MEADOW VIEWWOKINGHAM	RG415PD
		17MEADOW VIEWWOKINGHAM	RG415PD
		18MEADOW VIEWWOKINGHAM	RG415PD
		19MEADOW VIEWWOKINGHAM	RG415PD
		2MEADOW VIEWWOKINGHAM	RG415PD

Organisation_Name	Building_Name	address1	Postcode
		20MEADOW VIEWWOKINGHAM	RG415PD
		21MEADOW VIEWWOKINGHAM	RG415PD
		22MEADOW VIEWWOKINGHAM	RG415PD
		23MEADOW VIEWWOKINGHAM	RG415PD
		24MEADOW VIEWWOKINGHAM	RG415PD
		25MEADOW VIEWWOKINGHAM	RG415PD
		26MEADOW VIEWWOKINGHAM	RG415PD
		27MEADOW VIEWWOKINGHAM	RG415PD
		28MEADOW VIEWWOKINGHAM	RG415PD
		29MEADOW VIEWWOKINGHAM	RG415PD
		3MEADOW VIEWWOKINGHAM	RG415PD
		31MEADOW VIEWWOKINGHAM	RG415PD
		33MEADOW VIEWWOKINGHAM	RG415PD
		35MEADOW VIEWWOKINGHAM	RG415PD
		4MEADOW VIEWWOKINGHAM	RG415PD
		5MEADOW VIEWWOKINGHAM	RG415PD
		6MEADOW VIEWWOKINGHAM	RG415PD
		7MEADOW VIEWWOKINGHAM	RG415PD
		8MEADOW VIEWWOKINGHAM	RG415PD
		9MEADOW VIEWWOKINGHAM	RG415PD
		1MAPLE CLOSEWOKINGHAM	RG415PE
		10MAPLE CLOSEWOKINGHAM	RG415PE
		11MAPLE CLOSEWOKINGHAM	RG415PE
		12MAPLE CLOSEWOKINGHAM	RG415PE
		14MAPLE CLOSEWOKINGHAM	RG415PE
		2MAPLE CLOSEWOKINGHAM	RG415PE
		3MAPLE CLOSEWOKINGHAM	RG415PE
		4MAPLE CLOSEWOKINGHAM	RG415PE
		5MAPLE CLOSEWOKINGHAM	RG415PE
		6MAPLE CLOSEWOKINGHAM	RG415PE
		7MAPLE CLOSEWOKINGHAM	RG415PE
		8MAPLE CLOSEWOKINGHAM	RG415PE
		9MAPLE CLOSEWOKINGHAM	RG415PE
		68ROBINHOOD WAYWOKINGHAM	RG415JH
		70ROBINHOOD WAYWOKINGHAM	RG415JH
		72ROBINHOOD WAYWOKINGHAM	RG415JH
	EMMBRIDGE HOUSE	EMMBRIDGE HOUSEPOPLAR LANEWOKINGHAM	RG415JR
	THE FIRS	THE FIRSPOPLAR LANEWOKINGHAM	RG415JR
	TINKS COTTAGE	TINKS COTTAGEPOPLAR LANEWOKINGHAM	RG415JR
	WOODFORD	WOODFORDPOPLAR LANEWOKINGHAM	RG415JR
	13A	13AHAREFIELD CLOSEWOKINGHAM	RG415NP
	FOUR ACRES	FOUR ACRESPOPLAR LANEWOKINGHAM	RG415JR
	THE SMALL HOLDING	THE SMALL HOLDINGPOPLAR LANEWOKINGHAM	RG415JR
TYLER ENGINEERING LTD	UNIT A2	UNIT A2GROVELANDS AVENUE WORKSHOPSWOKI	RG415LB
	KUTIR	KUTIRPOPLAR LANEWOKINGHAM	RG415JR
	ILLETAS	ILLETASPOPLAR LANEWOKINGHAM	RG415JR
		10WATMORE LANEWOKINGHAM	RG415JT
		16WATMORE LANEWOKINGHAM	RG415JT
ROTARY MOTION	UNIT A5	UNIT A5GROVELANDS AVENUE WORKSHOPSWOKI	RG415LB
BROMLEYS GARAGE SERVICES			RG415JR
		31GREENWOOD GROVEWOKINGHAM	RG415LH
WINNERSH CP SCHOOL			RG415LH
FLEXIVEND	UNIT A6	UNIT A6GROVELANDS AVENUE WORKSHOPSWOKI	RG415LB
		48WATMORE LANEWOKINGHAM	RG415JT
		46WATMORE LANEWOKINGHAM	RG415JT
	THE OLD BARN	THE OLD BARNPOPLAR LANEWOKINGHAM	
		1ALDERNEY GARDENSWOKINGHAM	RG415RH
		3ALDERNEY GARDENSWOKINGHAM	RG415RH
		5ALDERNEY GARDENSWOKINGHAM	RG415RH
		7ALDERNEY GARDENSWOKINGHAM	RG415RH
		9ALDERNEY GARDENSWOKINGHAM	RG415RH

Organisation_Name	Building_Name	address1	Postcode
		11ALDERNEY GARDENSWOKINGHAM	RG415RH
		2ALDERNEY GARDENSWOKINGHAM	RG415RH
		15ALDERNEY GARDENSWOKINGHAM	RG415RH
		17ALDERNEY GARDENSWOKINGHAM	RG415RH
		19ALDERNEY GARDENSWOKINGHAM	RG415RH
METAL GENERATION	UNIT A4	UNIT A4GROVELANDS AVENUE WORKSHOPSWOKI	RG415LB
	UNIT A3	UNIT A3GROVELANDS AVENUE WORKSHOPSWOKI	RG415LB
Land adj Winnersh Primary School			
LAND REAR OF			
		13CHAREFIELD CLOSEREADING	
		13BHAREFIELD CLOSEREADING	
	PORTLAND	PORTLANDPOPLAR LANEWINNERSH	RG415JR
		21ALDERNEY GARDENSWOKINGHAM	RG415RH
		23ALDERNEY GARDENSWOKINGHAM	RG415RH
	WILLOWS	WILLOWSPOPLAR LANEWINNERSH	RG415JR
	WILLOWS	WILLOWSPOPLAR LANEWINNERSH	RG415JR
	WILLOWS	WILLOWSPOPLAR LANEWINNERSH	RG415JR

Also all addresses on attached list been cross checked with this list

Received by Wokingham District Council

Application No: F/2002/7310

Proposal:
Proposed erection of 19 dwellings, construction of new access and demolition of no 41 Watmore Lane. Duplicate application with F/2002/7311.

Location:
Land Adjacent To Winnersh Primary School Greenwood Grove & 41, Watmore 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/7310 to enable the library staff to locate the correct information.

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 29/09/2002. 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 be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

05 September 2002

LENNON
planning ltd

4 King Street Lane
Winnersh
Berkshire
RG41 5AS

TOWN PLANNERS • DEVELOPMENT CONSULTANTS • LOCAL GOVERNMENT CONSULTANTS

30.AUG.2002 7310

Our Ref: DSD/1598/ljw

6 August 2002 7310

06 AUG 2002

The District Planning Officer
Wokingham District Council
Planning Department
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire RG40 1BN

F.A.O. Mrs B Polnik

Dear Madam

Proposed Residential Development on land adjacent to Winnersh Primary School & including No. 41 Watmore Lane, Winnersh

We have been instructed by Linden Homes South-East Limited to submit a detailed planning application in respect of the above site.

Accordingly we enclose the following documentation:-

i) 12 copies of the completed planning application for 19 dwellings
ii) A completed Certificate B
iii) 12 copies of a site plan edged in red
iv) 12 copies of the relevant layout and elevational plans. A schedule of plans is attached to the application.
v) 12 copies of the survey of Great Crested Newts and Bats by CPM.
vi) A cheque for the sum of £8,360.00 being the requisite planning application fee.

On 30th October 2001, planning permission was granted on appeal for the erection of 18 dwellings on the site with access from 37 and 39 Watmore Lane. The Inspector concluded that:- (appeal decision attached)

> **"... On balance I conclude that the appeal proposals would provide housing in accordance with the advice in PPG3 regarding the provision of houses in the right place and at the right time and that the development would make efficient use of land. The retained undeveloped land would together with the offsite facilities safeguard the provision of recreational space in the area. The proposed development would therefore accord with the aims of development plan and emerging plan policies previously identified and would be compatible with the aims of Central Government advice in PPG3 and PPG17."**

10 Park Street, Bristol, BS1 5HX Tel: 0117 915 4590 Fax: 0117 915 4595
4 King Street Lane, Winnersh, Berkshire, RG41 5AS Tel: 0118 936 6666 Fax: 0118 936 6667
35 The Avenue, Southampton, S017 1XN Tel: 023 80 820111 Fax: 023 80 820119
email: consultancy@lennon-planning.co.uk www.lennon-planning.co.uk

A part of
ROMANS

Registered in England No. 3943349 • Registered Office: 4 King Street Lane, Winnersh, Berkshire, RG41 5AS • VAT No: 757 2161 27

30.AUG.2002 7310

The current application proposes 19 dwellings albeit with access through No. 41 Watmore Lane. This is the only fundamental change to the appeal proposal. The appeal however established the principle of access from Watmore Lane and we consider that its present position raises no objection in highway terms.

The proposals comply with all other relevant planning policies in respect of proposed mix and layout.

We trust that in the circumstances there is no objections to the proposals and that planning permission will be granted.

If you require any additional information then do not hesitate to contact us.

Yours faithfully

Lennon Planning Limited

Enc.

Appeal Decision 30.AUG.2002

Inquiry held on 18 and 19 September 2001

by S J Papworth DipArch(Glos) RIBA

an Inspector appointed by the Secretary of State for Transport, Local Government and the Regions

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date
30 OCT 2001

Appeal Ref: APP/X0360/A/01/1065004
Land adjacent to Winnersh Primary School, including 37 and 39 Watmore Lane, Winnersh, Berkshire.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Linden Homes (South East) Limited against Wokingham District Council.
- The application (Ref.F/2001/3458), is dated 5 March 2001.
- The development proposed is described as residential development including construction of new access road and demolition of 39 Watmore Road.

Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.

Procedural Matters

1. The appeal is made against the failure of the Council to give notice of a decision within the appropriate period. That period expired on 1 May 2001, as stated in the Council's letter acknowledging receipt of the application. The appeal form is dated 4 May 2001 and the Council issued a notice of refusal of planning permission dated 2 May 2001.

2. The site address is Watmore Lane, and not Watmore Road as stated on the application form.

Planning and Ownership History

3. The land forms a part of the curtilage of Winnersh Primary School. Berkshire County Council was previously the education authority and owner. They declared the land surplus to school requirements in 1996, entering into a contract giving the appellant the option to purchase the land. Land ownership and the contract passed to Wokingham District Council when it became a unitary authority. The Council therefore has, in addition to the planning function, responsibilities as local education authority and landowner. The Council made this separation of responsibilities clear at the Inquiry. A planning application was made in 1998 for the development of the whole site. This was refused and a subsequent appeal is in abeyance.

4. The present application is for 18 dwellings on approximately half the site, and results from negotiations between the appellant and the Council whereby the remaining half would be retained by the Council.

Main Issues

5. I consider the main issues in this appeal to be;

- The principle of development of the appeal site in relation to the provision of housing land and recreational space in Wokingham.

- The effect of the development on the character and appearance of the Winnersh area of Wokingham.

Planning Policy

6. The Development Plan consists of the Berkshire Structure Plan 1991-2006 and the Loddon Area Local Plan, adopted in May 1995. Structure Plan Policy EN1 seeks to protect and enhance the environment of built-up areas, development should be to a high standard, should maintain or where possible, enhance the character of its surroundings. All open land important to the character of settlements will be protected. The redevelopment of derelict or genuinely underused urban land will be supported. Policy R4 requires existing sports grounds and public open space to be retained, loss being acceptable only in the following circumstances; where a suitable replacement is provided, where the development of a small part of the site allows the retention and enhancement of the facility and where the Local Plan shows an excess of provision. The provision of new recreation and open space facilities, on a scale that reflects the needs arising from development, is sought under Policy R6. Policy LD6 states that before development is permitted, local planning authorities will require to be satisfied that infrastructure and facilities are provided, and contributions may be required to this end. Housing Policy H2 states that 7,750 dwellings are to be provided within the Wokingham District area and H5 states that part of the provision will be achieved by building on suitable undeveloped land within built-up areas.

7. Local Plan Policies LBE1 and LBE2 contain similar requirements to those in Policy EN1 of the Structure Plan and Policy LPS1 details the need for infrastructure, by legal agreement if necessary, as outlined in Policy LD6 of the Structure Plan. Policy LTV1 identifies Winnersh as a settlement where development will normally be allowed, subject to the provisions of other policies. The loss of public open space to development will not be allowed unless, as detailed in Policy LR4, alternative provision has received planning permission, and it would diversify and improve recreational facilities for local residents and employees. Policy LH1 provides for housing on unidentified sites, seeking to ensure, among other things, that there is no loss of public open space or recreational facilities. Policy LH8 requires a mix of housing types and sizes. Policies LBE22 and LBE23 provide for the investigation of sites considered to have high archaeological potential.

8. There is emerging policy, contained in the Wokingham District Local Plan Deposit Draft with Proposed Amendments, February 2000. The Inspector's report on a Part I Inquiry, into development south of the M4, has been received and the Council has resolved to accept the recommendations. These include that an Urban Capacity Study (UCS) be carried out and a sequential approach followed to identify sites to accommodate the Structure Plan Policy H2 requirement. The results of a District-wide UCS and the Inspector's report on the Part II Inquiry are anticipated towards the end of 2001. Various draft policies are referred to which would carry forward the thrust of existing Local Plan policies. Policy WR2 seeks the protection of existing open space and recreational facilities, as with Local Plan policy LR4, unless alternative facilities, with planning permission, can be provided by the time that the existing facility is lost, or that the facilities can be retained and enhanced through redevelopment of a small part of the site.

9. A report entitled "The State of Play in Wokingham District" was published in October 1993. The stated aims were to assess the level of provision in the area and also the needs of local clubs and organisations. The findings were to be used in the preparation of the

emerging Local Plan. The appeal site is not identified in this survey, however primary schools were excluded due to what was regarded as a poor response rate of 41%. The land would have been counted as being part of a primary school at that time.

10. I have had regard to Planning Policy Guidance Notes (PPG) 3 "Housing" and 17 "Sport and Recreation".

Reasons

Housing Land and Recreational Space

11. The appeal site is within the designated settlement boundary of Winnersh in both the adopted Local Plan and the emerging plan. I heard evidence at the Inquiry regarding the identification and supply of housing land and the preparation of an Urban Capacity Study following the report of the Part 1 Local Plan Inquiry Inspector. The Council considers that it would be premature to decide on the suitability of the appeal site for housing, while the UCS and the emerging Local Plan are in the process of being formulated. The appellant considers that adoption may not be until 2005. From the information before me, I concur that there could be a significant time elapsing between the date of this Inquiry and the publication and adoption of the study and plan. However, it appears to me likely that Wokingham District Council will encounter difficulties in identifying, within the time scale, land for the number of dwellings required of it by the Structure Plan. The Council's document 'Planning Commitments for Housing, March 2001' predicts a shortfall in the order of 1,466 units. The appeal proposals are for a small number of houses on a relatively small site. Against the potential shortfall of housing land, I see no reason to delay consideration of the suitability of this site for housing as proposed.

12. In considering the site in relation to the advice in PPG3, I find that it is not only within the settlement boundary, but the proposed development would be closely integrated with the existing housing development within Winnersh. It would be close to local facilities, including a railway station with access to employment and entertainment at Reading and other towns. The density of development would be above that of immediately neighbouring housing, and I shall consider the effect of this in the second main issue. But, in terms of the efficient use of land, I consider this to be acceptable. The proposed development would include a mix of house types, from 2-bedroom terrace to 5-bedroom detached houses. Whilst a lengthy approach drive would be required to provide access to the rear of dwellings and gardens in Watmore Lane, I do not consider that the space allocated to vehicles is disproportionate to that allocated to the proposed dwellings and their private amenity space.

13. Both the appellant and the officer's report to Committee consider that the site is previously developed land, but there is a difference of opinion as to the justification. I understand that a previous use of the land was agricultural, as a piggery, and that there were buildings on the land associated with that use. From my inspection of the site, I could detect no evidence of those buildings or that use. I consider therefore that the former buildings have blended into the landscape in the process of time, a scenario detailed in Annex C of PPG3. The land is however part of the curtilage of Winnersh Primary School. There is a gate onto the land from the footpath near Astor Close that is of the same style as those elsewhere around the school curtilage. Whilst the school security boundary is now along a different line, closer to the buildings, I consider that the site is previously developed, brownfield, land within the definition in PPG3.

14. The Planning Policy Guidance Note also contains advice at paragraphs 52 and 53 on greening the residential environment, and states that developing more housing within urban areas should not mean building on urban green spaces. Notwithstanding the strict definition of the site as being brownfield, it is in fact an open area of grass and is used, whether with permission or not, as an amenity area. The site is relatively flat and open; I acknowledge that some archaeological investigation may have disrupted the periphery of the area prior to my inspection. There are two metal goalposts facing across a short pitch. These posts show signs of neglect and damage, but would, in my view, serve as goals for informal play. It is apparent that both the school and the public make use of the field. I shall therefore consider these uses of the land.

15. Although once part of the school premises, the school has established a new security line around its grounds, excluding the field just described. Within the school grounds I noted pitches with junior goalposts, hard surfaced play areas and informal areas. The Headteacher describes the site as a second school field and that within the school grounds as being a main field. He has timetabled use of the appeal site for upwards of two hours per week throughout the school year. The appellant considers that the Headteacher makes use of the field, partly because it is there and partly as it relieves pressure on the grassed areas within the school fence. The field is however surplus to school requirements. Notwithstanding the views of the Headteacher, I have been presented with no evidence from the Council that the local education authority has reviewed this decision. A ward Councillor addressed the Inquiry stating that staff resources have not been allocated pending the outcome of this appeal. I cannot accept that the outcome of a planning appeal should inform a discussion on need. If there were a need for additional school grounds, perhaps having become apparent since the decision by Berkshire to declare the field surplus, such a need should have been identified regardless of whether the appeal site could be available to meet the need. I must conclude that, other than as expressed as a wish by the Headteacher, no such need for the land as a school playing field exists.

16. Turning to public use, physically there is unrestricted access. It appears to provide an entry to the school grounds across a gravel area, a material that I consider indicates a high usage that has previously resulted in a muddy section of path. The appellant describes that use by the public as a trespass. From the evidence before me, I consider that public use of the land has been tolerated, the Headteacher of the school states that allowing use of the land has resulted in less vandalism to school premises. I note that the reduced area of the school grounds has been protected by a substantial fence with anti-climb paint. It appears that unauthorised entry to school grounds has been a problem in the past. The Council has not allocated the land as public open space, nor sought to protect its openness by other special designation within the Local Plan, such as a site of urban landscape value in Policy LWE4. The development plan places emphasis on retaining public open space, playing fields and sports grounds, as does PPG17. Whilst its tolerated public use may have formalised the appearance of the land, it is, in my view, vacant land that happens to be in use while it remains vacant, for dog-walking, informal play and similar activities. It does not appear to me appropriate to consider the land as being a sports ground, playing field or other formal description on the basis of a tolerated access and use.

17. Sport England has objected to the appeal proposal. Their stated policy is to oppose the granting of permission for any development which would lead to the loss of all or any part of a playing field, or land last used as a playing field, or land allocated as a playing field in an adopted or draft deposit plan. Exceptions include where the facility would be replaced

with one that is of equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of the development. In explanation, Sport England states that the requirement regarding a last use applies to a period dating back five years.

18. Whilst I do not consider that the land falls within any of the three categories on which Sport England may object, I note that they mention similar requirements regarding suitable replacement facilities as do the Structure Plan, Local Plan and PPG17. The Council sought a contribution to replacement facilities and as an explicit amount with an explicit use in mind; that is at Dinton Pastures. The appellant has presented a completed unilateral undertaking to the Inquiry, under Section 106 of the Town and Country Planning Act 1990, that among other things, makes provision for funding to be used by the Council for off-site recreational provision in the district. Whether or not the existing fields have taken on the more formal role of a playing field, there is a shortfall in recreational space in the area. The provision of further facilities at Dinton Pastures, which has planning permission, would accord with the aims of Local Plan policy LR4 and emerging plan policy WR2. I consider that the proposed development would increase demand whilst resulting in the loss of an open area, no matter its informal status. In my judgement the funding of additional or enhanced facilities off-site would be entirely related to the development and would be necessary to ensure the continued provision of facilities in the area. The facilities at Dinton Pastures are a greater distance from the residential area close to the school, but I consider that they are near enough to be a satisfactory replacement for the half of the site that would be lost to informal recreational use. I attach considerable weight to the undertaking to provide funding for other facilities in line with Council requirements.

19. Finally in my consideration of the status of the land, it is a fact that the proposed development that is the subject of this appeal is for only approximately half of the land. The remaining half would, as stated in the Resources Sub-committee of 10 October 2000 be retained as public open space, in Council ownership. It would therefore be available to assist in making-up the shortfall previously referred to. A survey of local people offered two alternatives; development of the whole of the site attracted a vote of 10% of respondents, the reduced scheme 68%. A total of 22% sought no development at all, despite that this was clearly signalled by the Council as not being an option. This is not, in my view, a definitive expression of local opinion, and the questionnaire dwelt heavily on the contractual situation rather than on planning merits. Being within the appeal site, a condition could be attached to secure enhancements, however the Council did not suggest this. It appears to me therefore that the contribution sought and offered in relation to Dinton Pastures is considered satisfactory by the Council in pursuance of its aims with regard to the provision of recreation spaces in the district. On the information before me, I concur with that view. The remaining half would, in my view, be suitable as a public open space, whether enhanced in quality or not. The Council has removed the site from its consideration in sift 4 of the UCS. However this exercise appears to relate to the whole of the site. I conclude that the part of the site on which it is proposed to erect houses should be considered as suitable housing land under Structure Plan Policies H2 and H5 ahead of the UCS and further progress on the emerging Local Plan. The partial loss of vacant land would not be contrary to the aims of Structure Plan Policies EN1, R4 and R6, Local Plan Policies LR4 and emerging Policy WR2 or the guidance in PPG17.

Character and Appearance

20. The Council's reasons for refusal dated 2 May 2001 included reference to the loss of recreational space being detrimental to the character and appearance of the area. Whilst the Council did not present specific evidence on this matter, local residents did. In view of my conclusion on the first main issue, I now consider it right to investigate site-specific issues.

21. The appeal site is located at the rear of residential property in Watmore Lane to the west and Astor Close to the south. The northern boundary would adjoin the reduced area of land associated with Winnersh Primary School. Whilst the dwellings on Watmore Lane have long rear gardens, I find that the arrangement of the school buildings, and the built form of Astor Close, provide an enclosure to the proposed development which would not therefore, in my view, appear to intrude into the open countryside to the east. The proposed development would be at a higher density than is presently the case on Watmore Lane and Astor Close. But bearing in mind the long gardens of properties in Watmore Lane and the small-scale of the development, I do not consider that a local increase in density as represented by the proposed development would cause harm to the character and appearance of the area.

22. I consider that the present level of planting is a feature of the site and the area as a whole and contributes to its character and appearance. The area of open land is separated from open countryside to the east by a boundary hedge. In addition, there are only limited views of the dwellings in Watmore Lane, as there are intervening trees and shrubs. Landscaping, secured by condition, would ensure that the present level of boundary treatment along each of the four boundaries could be maintained and enhanced as required. Similarly, the new boundary between the developed half and the retained half could be planted to soften that boundary. There is a large oak tree on the frontage of 39 Watmore Lane, the subject of a tree preservation order. The appellant states that there is no need to disturb this tree, and I note that it is shown on the application drawings to be retained, with the access drive being aligned around it. Again, conditions attached to a permission would allow control of this situation. I conclude that, subject to conditions, the proposed development would not cause harm to the character and appearance of the area and would accord with Structure Plan Policy EN1, Local Plan Policies LBE1 and LBE2, and the advice in paragraph 56 of PPG3.

Other Considerations

23. Local residents refer to the present access to the school across the field. I have noted that it appears to be well used. However, there would be opportunities for an alternative entrance to be formed along the proposed new boundary between the school premises and the area of retained land.

24. In addition to the contribution in the unilateral undertaking for off-site recreational provision, two further sums are identified, one towards primary school facilities and one for secondary school facilities. The Council sought these sums and I consider that they are necessary and related to the development of family houses, which would introduce additional school-age residents to the area.

25. Representation has been made regarding the presence of protected species in the locality, specifically great crested newts and bats. A survey, carried out under an English Nature licence, found no evidence of such species. The Council has stated its acceptance of the

survey methodology employed. There remains however legislation to address any later discovery of a protected species or suspicion that one exists on or about the development.

26. Local residents have also made representation regarding increased traffic and road safety. I have been presented with no further evidence from the highway authority in support of this view. The Council has requested a condition to ensure a visibility splay at the entrance onto Watmore Lane. With that provision, I consider that the development of 18 dwellings would not be likely to exacerbate congestion or compromise road safety.

Conditions

27. The Council has suggested a number of conditions regarding the submission of material samples and further details on slab levels, landscaping and other matters. I have considered these suggested conditions relative to the advice in Circular 11/95. In particular, suggested condition number 6 requires a method statement for works to trees. The appellant has provided a statement dated March 2001. I understand that the Council has not approved this in writing and I consider therefore that the condition should be attached along with others requiring further details. With regard to landscaping, the Council suggests in condition 4 that not only should hard landscaping be approved but also retained. I consider that other proposed conditions would provide for the replacement of planted material within a reasonable time-scale. I see no special reason to require the retention of hard landscaping by condition.

28. Conditions are proposed which seek to control the building operations; hours of work, parking and the risk of mud being spread on the highway. The Council considers that other legislation would be slow to enforce. In view of the restricted site frontage to the highway and the proximity of other dwellings, I consider that in this case such conditions would be justified. It is proposed that permitted development rights to add windows to first floor side elevations should be removed and that proposed first floor side windows in close proximity to existing or proposed houses should be obscure glazed and fixed shut. I have studied the floor plans and orientation and find that the plots listed have only bathrooms, toilets, a landing and a dressing room affected. Such a condition appears to me to be necessary to maintain the privacy of existing and future residents. The Council also requests a condition requiring proposals to be submitted for protecting the proposed dwellings from noise from use of the retained half of the land. I note that the proposed gardens are shorter than those existing at Watmore Lane. In order to reduce the likelihood of future problems, I consider that this condition should be attached.

29. From all that I have seen, heard and read, I consider that other conditions regarding the provision and maintenance of parking, turning and visibility splays, surface water disposal, the possibility of landfill gas and the need for archaeological investigation would be necessary.

Conclusions

30. The proposed layout and location of the development on one half of the site would be related to the existing built environment of Winnersh and would not cause harm to the character and appearance of the area. Conditions could be attached to a permission in order to safeguard the living conditions of existing and future residents. Conditions would also provide for other matters related to landscaping, landfill gas and surface water. On the other

half of the site, the retained open space would be well related to open countryside. I consider therefore that there are no site-specific reasons for refusal of permission.

31. The land is within the settlement boundary of Winnersh and the Council predicts a shortfall in housing land provision. The land is in use as an amenity space, albeit informal and without the permission of the landowner. The Council has identified a shortfall in the provision of recreational space in the area. The Council officers have negotiated a proposal with the developer, of developing half the site and retaining half, together with a contribution towards other, appropriate recreational facilities. On balance I conclude that the appeal proposals would provide housing in accordance with the advice in PPG3 regarding the provision of houses in the right place and at the right time, and that the development would make efficient use of land. The retained, undeveloped land would, together with the offsite facilities, safeguard the provision of recreational space in the area. The proposed development would therefore accord with the aims of development plan and emerging plan policies previously identified and would be compatible with the aims of Central Government advice in PPG3 and PPG17.

32. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Formal Decision

33. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for residential development including construction of new access and demolition of No39 Watmore Lane at land adjacent to Winnersh Primary School including Nos 37 and 39 Watmore Lane in accordance with the terms of the application Ref. F/2001/3458, dated 5 March 2001, and the plans submitted therewith or subsequently amended, namely 1363/11F, 12A, 13A, 14A, 16B, 18B, 19B, 20B, 21B, 22D, 23B, and 24, subject to Section 106 agreement to secure contributions and the following conditions:

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

    2) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

    3) No development shall take place until details of the slab levels of the buildings hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

    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 locations and details of all trees, hedgerows and other planting on the site and those to be retained, proposed finished levels or contours, means of enclosure, surfacing of vehicular and pedestrian access and circulation areas, proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports etc.). With

the exception of planting, seeding and turfing, the approved landscaping scheme is to be implemented prior to the occupation of any of the buildings hereby approved.

5) All soft landscape works shall be carried out in accordance with the approved details in the first planting and seeding seasons following occupation of the buildings or the completion of the development, whichever is the sooner. If within a period of five years from the date of the planting of any vegetation, that plant, or any vegetation planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

6) No development shall take place until a scheme (herein called the Approved Method Statement for Arboricultural Works Scheme) has been submitted to and approved in writing by the local planning authority. The scheme should provide for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site and no development shall take place other than in accordance with the approved scheme.

   i) No operations shall commence on site (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or widening, or any other operation involving motorised vehicles or construction machinery) until the tree protection works required by the approved scheme are in place.

   ii) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place inside or within 10m of an area designated as being fenced off or otherwise protected in the approved scheme.

   iii) The erection of fencing shall be undertaken in accordance with the approved scheme before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site, unless the prior written approval of the local planning authority has been obtained.

7) No vegetation shown as being retained in the Approved Method Statement for Arboricultural Works Scheme shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority. If within a period of five years from the date of completion of the development hereby permitted, that vegetation, or any vegetation planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

8) Works related to the construction of the development hereby permitted, including demolition or preparation prior to building operations shall not take place other than between 0800hrs and 1800hrs Mondays to Friday, 0800hrs to 1330hrs Saturday and at no time on Sundays, Bank or Public Holidays.

9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no windows/dormer windows or similar openings other than

those expressly authorised by this permission shall be constructed on the first floor or above of the flank elevations of the dwellings.

10) The first floor windows of the flank elevations of Plots 1 and 4 facing the primary school, Plots 5, 6, 7, 8, and 9 facing No6 Astor Close and Plots 10, 11, 12, 13, 14, 16, 17 and 18 shall be obscure glazed and fixed shut with the exception of a top hung opening light if required, and shall be maintained thereafter.

11) No development shall take place until a scheme for surface water source control has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

12) The area shown on the permitted drawings for vehicle parking and/or garaging/turning shall be provided and 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, re-enacting or modifying that Order) or not shall be carried out on the land that would preclude vehicular access to and use of the parking, garaging or turning area.

13) No dwelling hereby permitted shall be occupied until visibility splays of 2.4m by 2.4m have been provided at the intersection of the driveway and the adjacent footway,(dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6m.

14) The access road serving the development hereby permitted shall be constructed in accordance with the layout plan 1363/11F, prior to the commencement of the construction of dwellings on site.

15) No development shall take place until the access to Watmore Lane has been formed and visibility splays of 2.5m by 60m have been provided at the intersection of the access road and Watmore Lane, in accordance with details to be submitted to and approved in writing by the local planning authority. The land within the visibility splays shall be cleared and thereafter be kept free of all obstructions to visibility above a height of 0.6m.

16) Provision shall be made to accommodate all site operatives', visitors', and construction vehicles loading, off-loading, parking and turning within the site during the construction period in accordance with details to be submitted to and approved in writing by the local planning authority.

17) Adequate precautions are to be taken during the construction period to prevent the deposit of mud and similar debris on to the adjacent public highways in accordance with details to be submitted to and approved in writing by the local planning authority.

18) No development shall take place until a scheme has been submitted to and approved in writing by the local planning authority for the investigation of, and subsequent measures to be taken in respect of, landfill gas. The scheme should provide for the control of ingress of landfill gas to dwellings and outdoor areas. Any measures thereby approved shall be in place prior to the occupation of the first of the dwellings and shall be retained thereafter.

19) No development shall take place until a scheme has been submitted to and approved in writing by the local planning for the protection of the dwellings hereby permitted from noise emanating from adjoining uses at Winnersh Primary School and the retained land. Any works thereby approved shall be in place prior to the occupation of the first of the dwellings so affected and shall be retained thereafter.

20) No development shall take place within the site boundary until the applicant 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.

Information

34. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court within 6 weeks from the date of this decision.

35. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

36. An applicant for any approval required by a condition attached to this permission has a statutory right of appeal to the Secretary of State if that approval is refused or granted conditionally or if the authority fails to give notice of its decision within the prescribed period.

37. Attention is drawn to the enclosed note relating to the requirements of the Chronically Sick and Disabled Persons Act 1970, as amended.

S J Papworth

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Mr C Boyle	Of Counsel

He called;

Mr D S Dunlop BA(Hons) MRTPI	Lennon Planning Limited, 13 Hermitage Parade, High Street, Ascot, Berkshire, SL5 7HE

FOR THE LOCAL PLANNING AUTHORITY:

Mr J Easton	Of Counsel

He called;

Mr R Ford BA(Hons) MRTPI	Senior Planning Officer, Policy and Plans Section, Environmental Services Department, Wokingham District Council
Mr M Evans BA MA MPHIL DIPTP MRTPI	Enforcement Team Leader, Environmental Services Department, Wokingham District Council

INTERESTED PERSONS

Cllr Mrs Siggery	Ward Councillor, Wokingham District Council
Cllr Mrs Bray	Ward Councillor, Wokingham District Council
Mr D Ball	Chairman Winnersh Parish Council Winnersh Community Centre, New Road, Sindlesham, Wokingham.
Mr D Weston	21 Greenwood Grove, Winnersh, Wokingham.
Mr Friend	37 Watmore Lane, Winnersh, Wokingham.
Mrs R Thompson	24 Watmore Lane Winnersh, Wokingham.
Mrs R Ramsdale	9 Astor Close, Winnersh, Wokingham.

DOCUMENTS

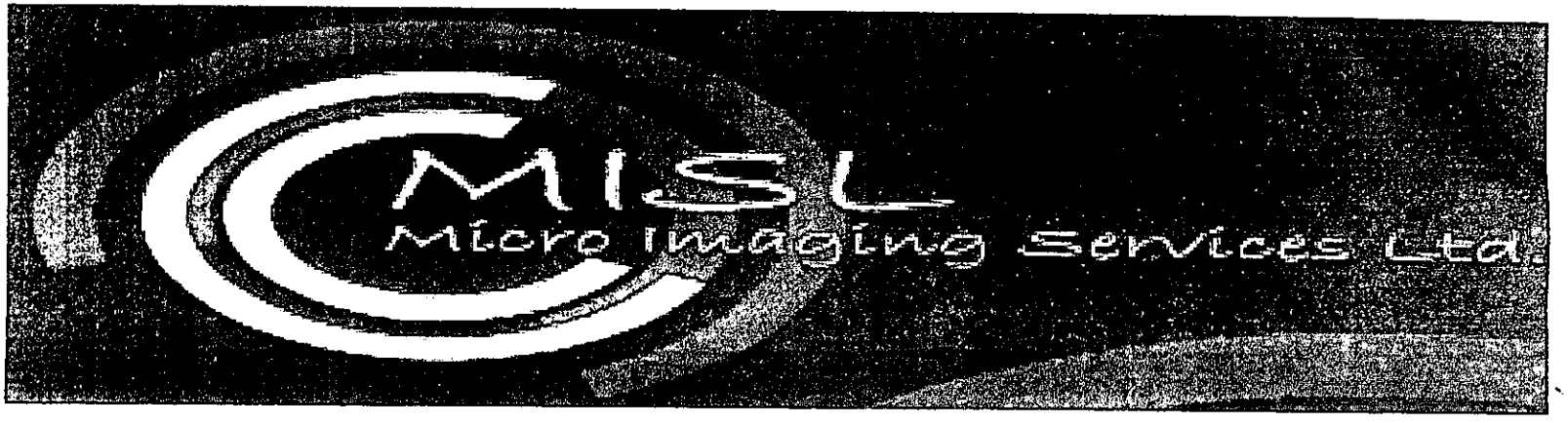
Document	1	List of persons present at the Inquiry, 18 and 19 September 2001
Document	2	Notification letters dated 25 May and 12 July 2001 and list of those notified
Document	3	16 Letters in reply objecting to the proposal
Document	4	Agreed statement of common ground submitted by appellant
Document	5	Appendices 1 to 26 to Mr Dunlops' evidence
Document	5	Appendices 1 to 3 to Mr Ford's evidence
Document	7	Appendices 1 to 6 to Mr Evans' evidence
Document	8	Wokingham District Local Plan Housing Round Table, submitted by Council
Document	9	Primary School Headteacher's letter submitted by Council
Document	10	Loddon Area Local Plan Policy LWE4 submitted by appellant

Document	11	Statement submitted by Cllr Mrs P Bray
Document	12	List of sites removed from UCS in sift 4, submitted by Council
Document	13	Various political newsletters and handbills submitted by Mr Friend
Document	14	Completed unilateral undertaking pursuant to S106 submitted by appellant

PLANS

Plan	A	Application drawing Location plan
Plan	B	Application drawing 1363/11F site plan
Plan	C	Application drawing 1363/12A Plots 1, 2 & 3 plans elevations
Plan	D	Application drawing 1363/13A Plot 4 plans elevations
Plan	E	Application drawing 1363/14A Plots 5 & 6 plans elevations
Plan	F	Application drawing 1363/16B Plot 9 plans elevations
Plan	G	Application drawing 1363/18B Plot 12 plans elevations
Plan	H	Application drawing 1363/19B Plot 13 plans elevations
Plan	I	Application drawing 1363/20B Plots 14, 15 & 16 plans elevations
Plan	J	Application drawing 1363/21B Plots 17 & 18 plans elevations
Plan	K	Application drawing 1363/22D Detached garages plans elevations
Plan	L	Application drawing 1363/23B Plots 10 & 11 plans elevations submitted by Council
Plan	M	Application drawing 1363/24 Plots 7, & 8 plans elevations
Plan	N	1363/23A superseded drawing

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

30.AUG.2002 7310 cpm

WINNERSH PRIMARY SCHOOL, WOKINGHAM – SURVEY FOR GREAT CRESTED NEWTS AND BATS

1.0 Introduction

1.1 A newt survey of the single pond at Winnersh Primary School, Winnersh, Wokingham, was undertaken by CPM on behalf of Linden Homes (South East) Limited. The survey consisted of 3 overnight visits to the site between 23 March and 4 April 2001. The survey was undertaken under English Nature great crested newt licence number 20000806. A survey for evidence of bat roost activity within a house on site (39 Watmore Lane) was also conducted on 3 April 2001 (English Nature bat licence number 20010010).

1.2 The pond lies to the edge of the school site, within a fenced off nature area of low grassland and developing scrub. The pond is of man-made construction with a plastic liner having been used in its creation. The pond is very approximately 7-9m long and 3-5m wide. The pond is dominated by bulrush (*Typha latifolia*) with some patches of rush (*Juncus* sp) also present.

2.0 Survey Method

2.1 Griffiths, Raper and Brady (1996)[1] identified a newt survey method by which the relative importance of a population may be estimated, using standard survey techniques. The following survey methodology is based on their recommendations and recommendations contained within the Herpetofauna Worker's Manual[2]. The survey procedure was repeated three times on the 23/34 March, 29/30 March and 3/4 April 2001.

2.2 The survey methodology consists of four elements: a funnel/bottle trapping exercise to catch newts, torch light searches of the water, sweep netting within the water and newt egg searching.

2.3 Normally, bottle traps are set in the early evening at intervals of at least every 2m around the pond's edge. Their design follows that of the bottle traps specified in Griffiths (1985)[3]. In this case traps were set at approximately 1m intervals with 20 traps used in total. These traps were then checked early the following morning.

2.4 After dark, when the newts start to become active, the water is scanned within all the accessible shoreline in 2m sections with the beam from a Petzl 'Mega' headset, equipped with a halogen bulb. Each newt seen is recorded.

2.5 Some additional netting sweeps were also made of the pond to try to catch newts present within the more densely vegetated areas and those hidden at the bottom under decaying plant matter.

---

[1] Gittins RA, Raper SJ and Brady LD. 1996 Evaluation of a standard method for surveying common frogs (*Rana temporia*) and newts (*Triturus cristatus, T. helveticus and T. vulgaris*). JNCC Report No 259 Joint Nature Conservation Committee. Peterborough.
[2] Cent T and Gibson S (1998) Herpetofauna Workers' Manual. Joint Nature Conservation Committee. Peterborough.
[3] Griffiths RA, 1985 A simple funnel trap for studying newt populations and an evaluation of trap behaviour in smooth and palmate newts. *Triturus vulgaris and T. helveticus*. Herpetological Journal, Vol 1 pp 5 - 10.

2.6 The final newt survey element is to check soft leaves around the margins for newt eggs.

2.7 The bat survey involved assessing the single house for potential roost opportunities and looking for evidence, such as droppings (which often collect around roost entrances). A heterodyne bat detector was also carried during the evening newt survey, to obtain an idea of bat activity levels over the site at this time.

3.0 Results

3.1 Smooth newts were found within the pond on all three survey nights, but no great crested newts or their eggs were recorded.

3.2 The weather can influence the success of newt surveys; cold weather reduces activity and may therefore reduce the chances of encountering newts, thus cold evenings were avoided. The weather conditions on all three survey nights were considered appropriate for newt surveying and the activity seen supports this.

3.3 The following smooth newt numbers were recorded for the three survey nights:

Survey Date	**No. Smooth Newts Encountered**		
	Netting	Torching	Bottle Trapping
23/24 March	1 male	10 (gender not recorded)	14 male 11 female
29/30 March	1 male 1 female	8 (gender not recorded)	6 male 5 female
03/04 April	3 male 7 female	20 (gender not recorded)	7 male 7 female

3.4 The bat survey revealed little potential and no evidence of bat roosts at the house. The building comprises a dormer bungalow where the attic space has been converted for use as bedrooms. No masonry cracks suitable for bat access were seen, and the attic conversion leaves almost no potential for roosts in the roof void. No access to any remaining small areas of roof space were present. The other rooms in the house are in excellent condition and contain no opportunities for bat entry or bat use.

3.5 No bat ultrasound (used in echolocation for feeding and commuting) was picked up by the bat detector, suggesting little bat activity in this area at this time. The evidence suggests that bats are very unlikely to be present within the structure of the house and thus should not be affected by its demolition. However, it is recognised that bats frequently move roosts and can quickly establish new colonies, and so a quick summer resurvey on the outside of the house, using bat detectors, would be recommended as a precautionary measure prior to demolition.

4.0 Conclusions

4.1 After completion of the standard three newt survey nights, no great crested newts have been recorded within this pond. Whilst absence cannot be proved with the same certainty as presence, following the completion of this newt survey, CPM considers that great crested newts are absent from this pond.

4.2 The presence of smooth newts, which do not receive legal protection, has no bearing on planning related issues connected to the adjacent land. It is therefore our conclusion that no newt related issues exist that should constrain the proposed development of this immediate area.

4.3 Similarly, no evidence of bat roosts was found at 39 Watmore Lane. Therefore, bats are not considered to pose any constraint to the proposed development. However, since bats can quickly establish new roosts it is recommended that bat activity around the outside of the building is reassessed in the summer prior to demolition, as a precautionary measure.

... district council has pro-
... archaeological posed a scheme to sell approx-

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

30.AUG.2002 PART 7510

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

06 AUG 2002

1.	APPLICANT'S NAME	LINDEN HOMES SOUTH-EAST LIMITED
	ADDRESS	LINDEN HOUSE, GUARDS' AVENUE, THE VILLAGE
		CATERHAM-ON-THE-HILL, SURREY
	POST CODE	CR3 5ZB PHONE 01883 334400
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	LENNON PLANNING LIMITED
	ADDRESS	4 KING STREET LANE, WINNERSH
		BERKSHIRE
	POST CODE	RG41 5AS PHONE 0118 936 6666
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	LAND ADJACENT TO WINNERSH PRIMARY SCHOOL INCLUDING No 41 WATMORE LANE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		RESIDENTIAL DEVELOPMENT INCLUDING CONSTRUCTION OF NEW ACCESS ROAD AND DEMOLITION OF No 41 WATMORE LANE
5. Give the area in hectares or part of a hectare	AREA OF SITE	
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSPECTIVE PURCHASER
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	☐		

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.	SURPLUS PART OF SCHOOL SITE PART RESIDENTIAL
12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans
13. ARE THERE ANY 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.	BRICKWORK AND TILES AS INDICATED ON DETAILED DRAWINGS COLOURS AND SPECIFICATIONS
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.	SEE SUBMITTED PLANS
16. HOW WILL SURFACE WATER BE DISPOSED OF?	TO EXISTING
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	SEE SUBMITTED PLANS
19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants	YES

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	19 / *	/ *	1 / *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* 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.	£4,180.00

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 Lewis Planning Limited ON BEHALF OF LINDEN HOMES SOUTH-EAST LIMITED DATE 6 AUGUST 2002

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".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

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".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months.
Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (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.'

SCHEDULE OF PLANS
FOR 19 DWELLINGS

Plan No.	
1363/11J	Proposed Site Plan
1363/10	Cranmore Plots 1, 2 & 3 Plans & Elevations
1363/11	Durham Plots 4, 6, 7, & 14 Plans & Elevations
1363/12	Lynmouth Plot 5 Plans & Elevations
1363/13	Delamere & Chartwell Plots 9 & 10 Plans & Elevations
1363/14	Lynmouth Plot 11 Plans & Elevations
1363/15	Cranmore Plots 12 & 13 Plans & Elevations
1363/16	Cherwell Plots 15, 16 & 17 Plans & Elevations
1363/17	Durham Plots 18 & 19 Plans & Elevations
1363/18	Durham Plot 8 Plans & Elevations

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM UNITARY
Aiming for Excellence

Application No.

06 AUG 2002

30.AUG.2002 7310

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

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.

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

OR

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 + See Note (a) to Certificate A	Address at which notice was served	Date on which notice was served
	SEE ATTACHED LIST	6 AUGUST 2002

OR

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

(b) Insert description of steps taken.

- 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) .....

.....

(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).

- 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

Agricultural Holdings Certificate

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.

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 . Linden Homes Limited . . . . . .

On behalf of . . . . LINDEN HOMES SOUTH-EAST LIMITED . . . . . .

Date . . . . 6 AUGUST 2002 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

PROPOSED RESIDENTIAL DEVELOPMENT
LAND ADJACENT TO WINNERSH PRIMARY SCHOOL
AND TO THE REAR OF WATMORE LANE

LIST OF OWNERS ON WHOM NOTICE
OF APPLICATION SERVED

Name of Owner	Address of Services	Date of Services
Wokingham District Council	PO Box 151 Civic Offices Shute End Wokingham Berks RG40 1WH	6 August 2002
Mr & Mrs Morgan	41 Watmore Lane Winnersh Berks RG41 5JS	6 August 2002

"DAVENANTS,"

ADDRESS 41 WATMORE LANE PARISH WINNERSH

PLOT No. Old Property ORD. SHEET No. SU.7871(54)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR. 7571	Mr. & Mrs. Winterbourne	further roof space [illegible]	19.12.77	APP N/A
B(2A) R81/88W	"	GARAGE	73.83	
F/2002/7309	Linden Homes	Erect 18 dwell access + dem of No 41		
F/2002/7310	" "	Erect 19 dwell, access + dem of No 41		
F/2002/7311	" "	" " " "		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 1018/2001

DRAINAGE

③ ADDRESS Winnersh County Primary School Greenwood Grove PARISH Winnersh

PLOT No. ORD. SHEET No. SU 7871 6A

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
96/63320/T				
96/64794/F	County property officer	CLASSROOM UNITS	4.2.97	C/A
96/64795/F	"	S/ST. EXTENSIONS	3.2.97	C/A
97/65330/F	W/DR.			
FP97/6171	H. MASTER & GOVERNORS	NEW ENTRANCE, RECEPTION ETC.	3.4.97	C/APP
97/66894/F	LINDEN HOMES	24 DWELLINGS, ACCESS ROAD, DEM. 4 CARETAKERS DWELLING (RECR. HEAD)	12.3.98	Ref
98/68849/F	Property Dept. - W.D.C.	S/St Exts - new entrance & toilet block plus remove outside toilets	25.2.99	C/A.
99/69541/F	"	S/St add'n girls toilets to new entrance (amend. to app. 98/68849)	22/7/99	App
FP99/8626	W.D.C.	2 No. mod. exts. - toilet accom.	21.4.99	APP
[illegible]/70431/F	W.D.C.	single storey classroom extensions to school	08.11.99	C/A

SPECIAL ORDERS TPO No. 923/1998

091074

1933

④ WINNERSH COUNTY PRIMARY SCHOOL

ADDRESS GREENWOOD GROVE PARISH WINNERSH.

PLOT No. ORD. SHEET No. SU 7871 5A

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
[illegible]/70786/F	Property Services Wok. DC.	Temp. permission for access into Poplar Lane, contract only, 16 wks	16.12.99	C/A
FP/1999/9306	"	2 S/St Exts.	3.12.99	APP
F/2000/2561	Linden Homes L/adj	16 dwellings		
F/2001/3252	Land adj	16 dwellings	withdrawn.	1.3.01
F/2001/3458	Linden Homes Land adj	Dev of 18 dwell & dem of No 39.	02/05/01	Ref
F/2001/5116	WDC Property Dept.	Erect modular classroom with link to school	30/1/02	C/A
F/2002/7102	Winnersh CP School	S/St Exct - School Admin Block		
F/2002/7309	Linden Homes land adj	18 dwells, access + dem 41 Watmore		
F/2002/7310	" " "	19 " " " "		
F/2002/7311	" " "	19 " " " "		

MINISTRY DECISION 3458 - ALLOWED ON APPEAL - 30.12.2001.

SPECIAL ORDERS PD Enq - Yates - Fence - 19/7/01 - (4)

① ~~MERRYHILL GREEN PRIMARY SCHOOL~~ WINNERSH C.P. SCHOOL

ADDRESS GREENWOOD GROVE PARISH WINNERSH

PLOT No. ORD. SHEET No. SU.7871 (54)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/40/61	Mrs. E.N.D. Hargrove	Outline {Residential Dept.	3. 3. 61	N/A. Refuse
0/166/65	Dr. P. Hargrove & Mr. E. Gander	" "	12. 7. 65	N/A. Refuse
S/10/68	Director of Education Shire Hall.	Site for Primary School	5. 6. 68	N/A. C/A.
S/16/69	Royal County of Berks	7 Class. Primary Sch.	17.12.69	N/A. C/A.
874/71	"	Terrapin Classroom	30.9.71	N/A. C/A.
286/72	"	ammend to app plan to include changing rooms	16-3-73	N/A C/A
1628/73	"	outline Enlargement C.P. School	3.10.73	N/A C/A
01646	Berkshire C.C.	Temp classrooms	28 11 74	N/A C/A BCC
BR 3268	Winnersh Branch Boy Scouts Assoc	Erection of garage	18 8 75	App N/A
03274	" "	HUT FOR MEETINGS	4.9.75	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 923/1998 6.4.98

DRAINAGE

② WINNERSH COUNTY PRIMARY SCHOOL

ADDRESS GREENWOOD GROVE PARISH WINNERSH

PLOT No. ORD. SHEET No. SU.7871 SE

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
06860	WINNERSH PRIMARY SCHOOL	COVERED WAY	25.8.77	N/A C/A
17647	BCC	TEMP. CLASSROOM	1.7.82	N/A 31.7.8[illegible] TP
19963.	B.C.C.	"	12.9.83	N/A 31.7.87
25189	"	"	24.3.86	31.3.91
27507	"	RENEWAL	18.6.87	30.6.92
29089	"	"	16.12.87	" TP
37311				
39206	"	RENEWAL BLDG. D	30.7.92	1.7.97
39682	"	" PLAYGROUP BLDG	13.8.92	31.7.97
39721	"	RENEWAL " B	13.8.92	31.8.97
40699	"	REPL. DBLE CLASSROOM	26.5.93	31.3.98
96/63183/2	"	DBLE. CLASSROOM WITH TOILETS	2.4.96	C/A

DATE OF COMPLETION

SPECIAL ORDERS

30.AUG.2002 7310

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 Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

30 AUG 2002

29 August 2002

Ref: JI/PS/1363

For the attention: Carol Hurst

Dear Sirs,

RE: Land adjacent to Winnersh Primary School, Watmore Lane.

Please find enclosed revised drawings for the above submission.
We have addressed your comments on the revisions and included some changes from the client, in particular the removal of the bin stores to the Cherwell & Cranmore house types.

The enclosure is as follows:

For the 18 dwelling scheme:
Six copies of drawing No's: 1363-A/ 11J, 20a, 21a, 22, 23a, 24a, 25a, 26a, 27a, 28, 29 & 30

For the 19 dwelling scheme (duplicate application)
Twelve copies of drawing No's: 1363/ 10a, 11a, 11k, 12a, 13a, 14a, 15a, 16a, 17, 18a & 19

I trust the enclosed drawings are to your satisfaction, please do not hesitate to contact this office if you should require further information.

Yours faithfully



John Irish
Partner

. Encs.

Cc. Steve Russell – Linden Homes.
D. Dunlop – Lennon Planning Ltd.