6/1

APPLICATION NO:
F/2002/8045

LOCATION:
33 Robinson Crusoe Park Park Lane, Finchampstead Wokingham.

APPLICANT:
Mr J Coombs

PROPOSAL:
Proposed erection of a metal shed.

EARLIEST DATE FOR DECISION: **30/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
30/01/2003

CASE OFFICER: **Dawn Hancocks**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Coombs
33 Robinson Crusoe Park
Park Lane
Finchampstead
Berks
RG40 4PY

Application Number: F/2002/8045

Parish: **FINCHAMPSTEAD**

Location: **33 Robinson Crusoe Park, Park Lane, Finchampstead, Wokingham.**

Proposal: **Proposed erection of a metal shed.**

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

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

Condition
2. The building hereby approved shall be built without carrying out excavations or alterations to the existing soil level.

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

Reason
2. In order to ensure the protection of the nearby tree which is covered by a Tree Preservation Order.

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 Policy C6.
South East Area Local Plan Policies SBE1 and SC19.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WCC7 and WCC2.

T. G Watson

Trevor Watson
Development Control Manager
Date: 29/01/2003

Notice checked by: _____

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

WORK SHEET FOR : Dawn Hancocks

Application Number : F/2002/8045

Applicant : Mr J Coombs .

Location : 33 Robinson Crusoe Park, Park Lane, Finchampstead, Wokingham.

Proposal : Proposed erection of a metal shed.

Site Notice Displayed ? :	YES	NO	DATE
	✓		12/12/02

Date of Neighbour Notifications : .....

Date of Site Visit : 17/12/02.....

Date Registered : 05/12/2002

Earliest Date for Decision : 30/12/2002

Latest Consultation Date/Site Notice Expiry Date : 30/12/2002

This application will have expired on: 30/01/2003. 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 :

Trees - c/A

Env. Agency - no comment

Parish Council - no objection

Planning Issues :

Green Gap & Wedges

Rural area / countryside

TPO .

Application Number: F/2002/8045

Appraisal:

Development
The proposed is for the erection of a metal shed. The site is a detached mobile home located within the rural area of Finchampstead. The shed would replace the existing wooden shed to the rear of the property. It would be 2.7m in length with a width of 1.8m and a ridged roof with a ridge height of 2.2m. The proposed requires planning permission, as mobile homes do not have permitted development rights.

1) Impact upon the neighbours
The shed would be located to the south of the dwelling, approximately 4m from the mobile home and 3m from the ditch that forms the boundary. There is a 1.8m fence with tall mature conifers to the side and rear boundary beyond the ditch. There are limited views of the properties beyond this screening and due to the distance to these properties there would be no adverse impact in terms of overlooking, overshadowing and overbearing.

2) Impact upon the character of the street scene and rural area
Tall mature deciduous trees line the road beyond the lake. The proposed shed would be replacing the existing shed to the rear. There would be no adverse impact upon the character of the street scene and rural area.

3) Impact upon the TPO
The proposed would be in close proximity to the Oak tree with a Tree Preservation Order. The applicant has confirmed that there would be no excavations or alterations to the soil level, this can then be covered in a condition.

Approval: ✓ **~~Refusal:~~**

Application Number F/2002/8045
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2			THE BUILDING HEREBY APPROVED SHALL BE BUILT
			WITHOUT CARRYING OUT EXCAVATIONS OR
			ALTERATIONS TO THE EXISTING SOIL LEVEL
			Reason:
			IN ORDER TO ENSURE THE PROTECTION OF THE
			NEARBY TREE (which is covered by a TPO) PRESERVATION ORDER.

2 photos – re tree

RECORD OF SITE VISIT

SITE ADDRESS: 33 Robinson Crusoe Park Park Lane Finchampstead Wokingham.

APPLICATION NUMBER: F/2002/8045

OFFICER: Dawn Hancocks

DATE OF SITE VISIT: 12/12

1 SITE/STATUTORY NOTICE DISPLAYED ? √ Yes tree near entrance by notice board.

2. DESCRIPTION OF SURROUNDINGS

caravan residential park (mobile homes)
rural

3. DESCRIPTION OF SITE/BUILDING

mobile home.

4. RELATIONSHIP TO ADJOINING PROPERTIES

houses / bungalows to side - not clearly vis through trees

5. SITE CONSTRAINTS

TREES tall tree in grounds.

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT lake to front some trees by water

OTHERS tall mature trees line road (dec).
1.8m fence to side & rear.
tall conifers attract 3m tall to rear.
young 2m high conifers to side.

1894

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT

Record of Meeting: [ ]
Present:

Record of Telephone Call: [✓]
Conversation with:

MR JOHN HENRY COOMBS (Applicant)

Date: 24/1/03

Time: 10·26

Place: N/A
(if applicable)

NOTES

Mr Coombs confirmed that there would be no excavations or alterations to the existing soil level – this is to satisfy the requirements for protecting the TPO. He wants to protect the tree and may move the shed slightly further away from the tree.

A membrane will be placed under the galvanised ~~[illegible]~~ frame.

Copies to:

Application/File No: F/2002/8645

Action:

To:
Neil Etherington
Senior Arboricultural Officer
Trees
Re: Proximity to TPO's

From: Dawn Hancocks

Date: 09 December 2002 10 DEC 2002

Application Number: F/2002/8045

Proposal: Proposed erection of a metal shed..

Site Address:
33 Robinson Crusoe Park, Park Lane, Finchampstead, Wokingham.

Applicant:
Mr J Coombs .

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

The Oak tree shown on the plan is included in Tree Preservation Order No. 861/1997.

It will be necessary to construct the base without carrying out excavations or alterations to the existing soil level. From the information supplied it is not clear to me whether this will be the case. Please ask the applicants to submit the manufacturers details / clarify this point.

Providing the above is resolved I have no objection to planning permission being granted.

Neil Etherington
16/1/03

FROM: Dawn Hancocks

DATE: 09 December 2002

FINCHAMPSTEAD PARISH CONSULTATION SHEET

13 JAN 2003

Application Number: F/2002/8045

Proposal: Proposed erection of a metal shed..

Site Address: 33 Robinson Crusoe Park, Park Lane, Finchampstead, Wokingham.

Applicant: Mr J Coombs .

Your observations are required in respect of this application **by 30/12/2002** .

The Parish Council has no objections to this application.

SIGNED: C.S. Cl

10 JAN 2003

DATE: _____

Clerk To Finchampstead Parish/Town Council.

Application Number : F/2002/8045	Map No : 105
Case Officer : DSH.	Site Area : 0.10
Valid Date : 5/12/02	Received Date: 21/11/2002

Level : Delegated Application

Description : Proposed erection of a metal shed.

Location : 33 Robinson Crusoe Park, Park Lane, Finchampstead, Wokingham.

Parish : FI Ward : FIS

Applicant : Mr J Coombs .

Fee Required: £110 Fee Received: £110 (1)

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			
ELEVATION PLANS	Not to scale, approx 1:200 dimensions may be sufficient, but we need to know height.	phoned left message 3/12	5/12
FLOOR PLANS	~~Floor plans not shown~~		2.2 m high (7ft)
NO SCALE OR SCALE IS IMPERIAL	✓		
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees — Proximity to TPOs.

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

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency — adj. to ditch which takes overflow from lake.

Railtrack

Police Arch Officer

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

OTHERS

.....

Green Gap & wedges

Rural Area

Countryside

.....

.....

.....

NEIGHBOURS

..... + See map

SIN + pls include

32 Robinson Crusoe Park

Park Lane

Finchampstead.

No pre-apps.

**********FILE COPY**********

Tel: (0118) 974 6480

Date: 09 December 2002

My ref: F/2002/8045

WOKINGHAM UNITARY
Aiming for Excellence

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/8045
33 Robinson Crusoe Park, Park Lane, Finchampstead, Wokingham.
Proposed erection of a metal shed.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Dawn Hancocks** on **(0118) 974 6480** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Dawn Hancocks** Application Number: **F/2002/8045**
33 Robinson Crusoe Park, Park Lane, Finchampstead, Wokingham.
Proposed erection of a metal shed.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor M Long

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6480

Date: 09 December 2002

My ref: F/2002/8045

WOKINGHAM UNITARY
Aiming for Excellence

Councillor G Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/8045
33 Robinson Crusoe Park, Park Lane, Finchampstead, Wokingham.
Proposed erection of a metal shed.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Dawn Hancocks** Application Number: **F/2002/8045**
33 Robinson Crusoe Park, Park Lane, Finchampstead, Wokingham.
Proposed erection of a metal shed.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor G Cockroft
**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/8045

Proposal:
Proposed erection of a metal shed.

Location:
33 Robinson Crusoe Park, Park Lane, Finchampstead, 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/2002/8045 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Dawn Hancocks P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/12/2002. 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

09 December 2002

Organisation_Name	Building_Name	address1	Postcode
		5NINE MILE RIDEWOKINGHAM	RG40 4QA
		1NINE MILE RIDEWOKINGHAM	RG40 4QA
		3NINE MILE RIDEWOKINGHAM	RG40 4QA

Lane End, Nine Mile Ridge, Finch

-32, Robinson Crusoe Park., Park Lane, Finch

neighbour list F/2002/8045

Environmental Services

For office use only.
Application number: 05/[illegible]/02 8645

Householder planning application form

21 NOV 2002

WOKINGHAM UNITARY
Aiming for Excellence

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

1	Your name Address and postcode Phone number	JOHN HENRY COOMBS. No 33 ROBINSON CRUSOE PARK. PARK LANE. FINCHAMPSTEAD. WOKINGHAM. BERKS. RG40 4PY 01189730658.
2	Agent's Name Address and postcode Phone number	AS ABOVE
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	
4	Give brief details of the proposal for example, two storey side extension. About the application	GARDEN SHED.
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐ NONE.
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	METAL WHICH IS GALVANISED AND COATED BROWN.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 2.	Proposed: NONE.
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

Owner's name	Address at which the notice was served	Date on which the notice was served
W.D.C.	SHUTE END.	20-11-02.

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of

Date 20-11-02

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

1913 *la* 05.10.2002 8045 COPY

SCHEDULE 2 Articles 6, 7 and 9

PART 1
Town and Country Planning (General Development Procedure) Order 1995

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

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

Proposed development at *(a)* No 33 ROBINSON CRUSOE PARK FINCHAMPSTEAD BERKS.

I give notice that *(b)* JOHN H. COOMBS

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

for planning permission to *(d)* ERECT A GARDEN SHED.

Any owner* of the land or tenant** who wishes to make representations about this application should write to the Council at *(e)* SHUTE END, WOKINGHAM BERKS RG40 1WR.

by *(f)*

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

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

Signed J.H. Coombs

† On behalf of

Date 20-11-02

Statement of owners' rights

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

Statement of agricultural tenants' rights

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

† Delete where inappropriate

Insert:

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

ADDRESS 33, Robinson Crescent Park PARISH Finchampstead

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
12757	Mr. Shawsby	Storage Shed	28.5.87	— —
F/2002/5045	Mr Coombs	Erect metal shed.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074