SYSTEMS LTD

APPLICATION NO:
F/2000/1774

LOCATION:
Land At Pursers Farm, Basingstoke Road, Spencers Wood Reading.

APPLICANT:
The Lacken Construction Co Ltd C/O Mr D Dawkins R.I.B.A.

PROPOSAL:
Proposed erection of 8 flats and 1 dwelling.

EARLIEST DATE FOR DECISION: **21/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
09/08/2000

CASE OFFICER: **Angela Odell**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

The Lacken Construction Co Ltd
C/O Mr D Dawkins R.I.B.A.
115 St Andrews Road
Henley On Thames
Oxon
RG9 1PN

Application Number: F/2000/1774

Parish: **SHINFIELD**

Location: **Land At, Pursers Farm, Basingstoke Road, Spencers Wood, Reading.**

Proposal: **Proposed erection of 8 flats and 1 dwelling.**

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. This permission relates to the application as amended by and shall be carried out in accordance with revised plans nos 00 PF/02A and 04A submitted to the Local Planning Authority on 26/07/00 showing ommission of the first floor windows to the proposed lounge and bedroom 1 in the first floor flat in the northern elevation of the block of flats.

Condition
3. The first floor windows to the proposed lounge and bedroom 1 in the first floor flat in the western elevation of the block of flats shall be omitted.

Condition
4. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing adjoining development at Pursers Farm.

Condition
5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the first floor level or above in the end elevations of the block of flats, or first floor or above in the north elevation of the house.

Condition
6. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Condition
7. Construction and demolition operations for which noise is audible at the site boundary shall only be carried out between 7.30 hours and 1800 hours Monday to Friday, 8.00 and 13.00 hours on Saturdays and at no time on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority.

Condition
8. Land drainage works shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

Condition
9. The area shown on the permitted drawings for vehicle parking, garaging and turning shall be 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 and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
10. No building shall be occupied until the access has been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Condition
11. 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 agreed in writing by the Local Planning Authority.

Condition
12. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
13. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

Condition
14. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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

Reason
2. For the avoidance of doubt.

Reason
3. In the interests of residential amenity.

Reason
4. To ensure a satisfactory external appearance.

Reason
5. To safeguard the amenities of neighbouring residents and the locality.

Reason
6. In the interests of residential amenity.

Reason
7. In the interests of residential amenity.

Reason
8. To control potential flooding of gardens.

Reason
9. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
10. In the interests of highway safety.

Reason
11. In the interests of highway safety.

Reason
12. In the interests of highway safety.

Reason
13. In the interests of visual amenity.

Reason
14. In the interests of visual amenity.

Informative
For condition No.6 (levels) details of existing ground levels should also be submitted at points close to the boundaries of the site and where the dwellings are proposed. (This is to facilitate accurate assessment of the proposed levels in relation to existing ground levels).

John Mitchell
Development Control Manager
Date: 23/08/2000

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

ADDITIONAL PLAN

5440

DAVID DAWKINS ASSOCIATES

David Dawkins R.I.B.A.
Architect & Designer
Low Gables, St. Helens Crescent, Benson, Wallingford, Oxon. OX10 6RX
Tel/Fax : 01491 824196 Mob : 07850 387232

PLANNING SERVICES	50990
POL	TLS
DC	ENF
APP	
CS	
17 DEC 2001	
COPIES TO:	ACK:
	FILE:

Principal Planning Officer
Wokingham District Council
Council Offices
P.O.Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

14th December 2001

For the Attention of : Mrs Angela Odell – Senior Planner

Dear Mrs Odell

Ref : Pursers Farm, Basingstoke Road, Shinfield
Phase 3

Please find enclosed 6no. copies of drawing 1964/30, this being the Proposed Landscape Plan for the site area identified in the phase 3 application recently submitted to your office.

We trust that this provides all necessary information in order to both discharge the earlier planning condition on phase 2 and satisfy any subsequent requirements under the present application.

Should you or your landscape colleagues require any further details please do not hesitate to contact us.

Yours sincerely

David Dawkins R.I.B.A.
Encs.

c.c. Lacken Construction
Pockett Wilson

Date: 20 December 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/5440

Location: Land At Pursers Farm, Basingstoke Road, Spencers Wood, Reading.

Proposal: Proposed erection of three dwellings plus garages and additional parking to rear of High View.

Applicant: Lacken Construction Co Ltd C/O Mr D Dawkins.

Case Officer: Angela Odell

The new plans show the following: Proposed landscape plans. Drawing no 1964/30.

Comments are required by 10/01/2002.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

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

App No. F/2001/5440 (Planaps) / (Ludhouse) Date Rec. 17.12.01

Location: Land at Pursers Farm, Basingstoke Road, Spencers Wood.

Parish Shinfield

Applicant: Lacken Construction Co. Ltd.

Description of attached plans Proposed landscape plans

Drawing No's: 1964/30

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS:

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

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

NEIGHBOURS: The Grove & The Beeches, High View & Sadlers - Bas. Rd. 1, 11, 15, 17 & 19 Serendipity Drive 3 units

Date for Responses

FURTHER ACTION

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

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER AD.

Consultations Sent by Admin. on 20.12.01.BS

Yellow - Part One Copy
Green - Officer's Copy

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 5 September, 2001
My ref. AO/F/2000/1774

David Dawkins Associates
Low Gables
St. Helen's Crescent
Benson
Wallingford
Oxon
OX10 6RX

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

Dear Mr Dawkins

PLANNING APPLICATION F/2000/1774
PROPOSED ERECTION OF 8 FLATS AND ONE HOUSE ON LAND AT PURSERS FARM, BASINGSTOKE ROAD, SPENCERS WOOD, SHINFIELD

Condition 6 – slab levels
Thank you for your letter of 3 September. I confirm that the proposed slab level of 67.275 for the proposed block of flats and 68.575 for the proposed end terrace house are acceptable, subject to the comparative existing slab level and ground levels stated in your letter being correct.

I also remind the applicants that the following conditions are also required to be satisfied before development commences (and these require details to be submitted and approved):
8 – land drainage works
11 – site operatives etc. parking
12 – mud on road
13 – landscaping

10 – access (before any building is occupied)

I trust the above is clear, but if you wish to discuss the matter further please contact me.

Yours sincerely

AO.

MRS A ODELL
Senior Planner

cc: Enforcement Officer

Anlo

47388
AO
CS
- 5 SEP 2001
COPIES TO:

DAVID DAWKINS ASSOCIATES
David Dawkins R.I.B.A.
Architect & Designer
Low Gables, St. Helens Crescent, Benson, Wallingford, Oxon. OX10 6RX
Tel/Fax : 01491 824196 Mob : 07850 387232

Principal Planning Officer
Wokingham District Council
Council Offices
P.O.Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Fax & Post

3rd September 2001

For the Attention of : Mrs Angela Odell – Senior Planner

Dear Mrs Odell

Ref : Pursers Farm, Basingstoke Road, Shinfield
Phase 2

Further to our telephone conversations today I am writing, as requested, to set out in detail the agreed levels for the ground floor slab to the flats and its relationship to the existing site levels.

As previously confirmed the slab to the existing terrace, and the additional end unit, is 68.575.

Having I think agreed that splitting the block of flats would not be practical we now propose that the ground floor slab should be at 67.275 (some 1300mm below the terrace). This results in our digging in the block by 1300mm below existing ground level, at its closest point to the road, and it projecting 700mm above the existing ground level in the worst case nearest to the northeast corner of the site.

Given that the lowest point of the site (in the northeast corner) is at 66.160 this gives a maximum difference of level of 1115mm.

All of the above is as agreed on the telephone with you this afternoon following you discussion with your colleague and I look forward to receiving your written confirmation that this is approved in order that my clients can commence construction work.

Yours sincerely

David Dawkins R.I.B.A.

c.c. Lacken Construction

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 25 October, 2000
My ref. BC/DC/2000/1774
Your ref.

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

NHBC Building Control Services
South West Region
6/7 Clevedon Triangle Centre
Clevedon
Somerset
BS21 6HX

Dear Sirs

PLANNING PERMISSION 2000/1774
SITE: LAND AT PURSERS FARM, BASINGSTOKE ROAD, SPENCERS WOOD, READING

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/1774 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with Your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

Angela Odell

ANGELA ODELL
Senior Planning Officer

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 30 August, 2000
My ref. AO/F/2000/1774

C. Rickhuss
7 Pursars Farm
Spencers Wood
READING
RG7 1AN

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

Dear Miss Rickhuss

PLANNING APPLICATION F/2000/1774
PROPOSED ERECTION OF 8 FLATS AND 1 HOUSE AT PURSERS FARM, BASIINGSTOKE ROAD, SPENCERS WOOD, SHINFIELD

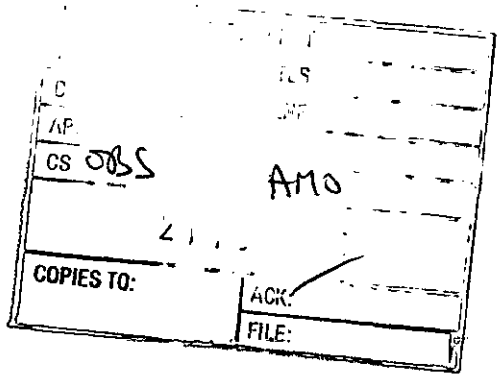
Thank you for your letter of 15 August. I was unable to reply to your letter of 19 July as there was no address on it. I advise you that the above planning application has now been approved, without any legal agreement. (This followed the previous outline permission No. 99/70464/O for 8 flats and 1 house granted on 17.4.00.)

I trust the position is now clear but meanwhile, if you wish to discuss the matter further please contact me.

Yours sincerely

AO.

MRS A ODELL
Senior Planner



Wokingham District Council
Planning Services
Shute End
Wokingham
Berks
RG40 1WR

15th August 2000

REF: PLANNING APPLICATION NO: F/2000/1774

Dear Mrs Odell

I wrote to you on the 19th July with regard to above planning application. Since some time has now passed, and I have not received a reply, I thought I should write again.
I would be grateful if you would look into the questions I raised in my last letter and send me a reply as soon as you are able.
Thanking you for your attention in this matter.

Yours Sincerely

C.Rickhuss

C.Rickhuss
No 7 Pursers Farm
Spencers Wood
Reading
Berks
RG7 1AN

3 ~~[illegible]~~ The first floor windows to the proposed lounge and bedroom 1 in the first floor flat in the western elevation of the block of flats shall be omitted / SR 10

Application Number F/2000/1774
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC04	SR04	permission ~~Nos.~~ plans Nos. 00 PF/02A+04 A 26.7.00
			ommission of the first floor windows to the proposed
			lounge + bedroom 1 in the first floor flat in the northern
			elevation of the block of flats
4	SC53	SR12.	work. at end, delete 'building' insert
			"adjoining development at Pursars Farm.
5	SC08	SR05.	first floor level or above ~~[illegible]~~
			end elevations of the ~~[illegible]~~ block of flats, or
			first floor or above north elevation of the house.
6	SC18	SR10	delete 'by more than 300 mm'

7 ~~20~~. Construction and demolition operations for which noise is audible at the site boundary shall only be carried out between 7.30 hours and 1800 hours Monday to Friday, 8.00 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority. / SR10

8 ~~21. Surface water source control measures~~ ~~drainage~~ Land drainage works shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences. / ~~To control surface water runoff.~~

9 SC 23 - Parking - insert "Parking, garaging + turning"
SR06

Reason: To control potential flooding of gardens.

10 SC 37 - Access Construction
SR13

11 SC 33 - Construction Vehicles
SR13

12 SC 34 - Mud
SR13

13 ~~N14.~~ **No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.** / SR09

LN14

PTO

12+

N15. **All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.**

LN15

Informative

1. For condition No.6 (levels) details of existing ground levels should also be submitted at points close to the boundaries of the site and where ~~houses are~~ the dwellings are proposed. ~~whose plots abut the site boundaries.~~ (This is to facilitate accurate assessment of the proposed levels in relation to existing ground levels.)

RECORD OF SITE VISIT

SITE ADDRESS: Land At Pursers Farm, Basingstoke Road Spencers Wood Reading.

APPLICATION NUMBER: F/2000/1774

OFFICER: Angela Odell

DATE OF SITE VISIT: 4.7.00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 4.7.00

2. DESCRIPTION OF SURROUNDINGS Mix of dwelling types in area. Adjacent to settlement boundary (row.)

3. DESCRIPTION OF SITE/BUILDING 1 mobile home on site. rest vacant

4. RELATIONSHIP TO ADJOINING PROPERTIES New housing estate 'Pursers Farm' to south: blank flank of No. 30. & Nos. 20, 21 face north towards site. To N. beyond rear gardens of 2 dwellings are rears of Serenoaks Drive.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS land falls to N.

BOUNDARY TREATMENT 1.8 m fence to rear. 5' fence to N. 5' fence + trellis to r/o The Grove & The Beeches

OTHERS

WORK SHEET FOR : Angela Odell

Application Number : F/2000/1774

Applicant : The Lacken Construction Co Ltd C/O Mr D Dawkins R.I.B.A..

Location : Land At, Pursers Farm, Basingstoke Road, Spencers Wood, Reading.
Proposal : Proposed erection of 8 flats and 1 dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		4.7.00

Date of Neighbour Notifications : .....

Date of Site Visit : 4.7.00

Date Registered : 14/06/2000

Earliest Date for Decision : 21/07/2000

Latest Consultation Date/Site Notice Expiry Date : 21/07/2000

This application will have expired on: 09/08/2000. 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 : Shin. p.c. : 'No comments'

- 3 letters from Sevenoaks Dmé (Nos 15, 14 & 18) raising objections: overcrowding, drainage problems, overlooking, flats on higher land, underwater end of ly, overshadowing, suitability of flats in semi-rural area, style, congestion of parking & traffic.
- letter without an address – asks for a reply on information, but this not possible as no address given.
- HW officer: No objection subj to conditions.
- Landscape officer: requires landscaping scheme.

Planning Issues :

Application Number: F/2000/1774

Appraisal :

History:

Outline Application No. 35879 (with access and siting determined) was granted permission on appeal on 3rd September 1991 for the erection of 8 flats and one house on the site. This was renewed by Permission No. 43303 granted on 7th October 1994 and very recently by Permission No. 99/70464/O granted on 17th April 2000. Application No. 99/70550/O for the erection of 8 dwellings (with only the means of access to be determined) was refused permission on 17th December 1999 on highway grounds only, because the proposed access onto the speed control bend did not comply with standards. The app. No. O/2000/0560 approved for 8 houses.

Current app. is for 8 flats + 1 house in approx the positions shown on the outline p.p. No. 99/70464/O for this. Proposed I will provide 8 x 2 bedroom flats + 1 x 4 bedroom house. This provides a high proportion of small ~~flats~~ dwellings and at a density of 35 dwellings per ha., which accords with PPG 3. Providing materials are in keeping with those of the existing Parsons Farm dwt, consider the proposed layout acceptable in terms of effect on character + appearance of the area.

Effect on neighbours Proposal will have ~~a~~ a significantly reduced effect on The Grove + The Beeches (when compared with 0560 for 8 houses) as would have single storey garages nearest + planting area between. The proposed house will adjoin the existing house already owned + rented out by the applicants, + proposed windows in south elevation would be approx. 9 m from their rear garden. Re 3 terraces No.s (19-2) - these will be opposite the proposed garage block/court. Re: Severnoaks Drive: Revised plans show removal of windows in the end of the + on the N. elevation on the first floor. Proposed first floor windows in the main N. elevation would be approx. 46 m. from the rear elevations of Nos 11, 15 + 17 Severnoaks Drive + would only look obliquely to No. 18. Therefore, although proposed dwt. will be on higher ground and have first floor living room windows, consider this distance sufficient to avoid unacceptable levels of overlooking, particularly if trees planted as rec. by the landscape officer.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Tel: (0118) 974 6445

Date: 7.8.00

My ref: F/2000/1774

CONFIDENTIAL

Councillor M Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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/2000/1774
Land At, Pursers Farm, Basingstoke Road, Spencers Wood, Reading.
Proposed erection of 8 flats and 1 dwelling.

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

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 17.8.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/1774**
Land At, Pursers Farm, Basingstoke Road, Spencers Wood, Reading.
Proposed erection of 8 flats and 1 dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Bryant

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

Tel: (0118) 974 6445

Date: 7. 8.00

My ref: F/2000/1774

CONFIDENTIAL

Councillor B Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

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/2000/1774
Land At, Pursers Farm, Basingstoke Road, Spencers Wood, Reading.
Proposed erection of 8 flats and 1 dwelling.

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

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 17. 8.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/1774**
Land At, Pursers Farm, Basingstoke Road, Spencers Wood, Reading.
Proposed erection of 8 flats and 1 dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor B Patman

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

Tel: (0118) 974 6445

Date: 7.8.00

My ref: F/2000/1774

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

CONFIDENTIAL

Councillor A Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

Dear Councillor

Application Number: F/2000/1774
Land At, Pursers Farm, Basingstoke Road, Spencers Wood, Reading.
Proposed erection of 8 flats and 1 dwelling.

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

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 17.8.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/1774**
Land At, Pursers Farm, Basingstoke Road, Spencers Wood, Reading.
Proposed erection of 8 flats and 1 dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Pollock

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

Applicationo	Name & Address
F/2000/1774	Mr J Horn 14 Sevenoaks Drive Spencers wood RG7 1AZ
F/2000/1774	Mr & Mrs C West 18 Sevenoaks Drive Spencers Wood Reading RG7 1AZ
F/2000/1774	Mr A Hale 15 Sevenoaks Drive Reading RG7 1AZ
F/2000/1774	C Rickuss 7 Pursers Farm Spencers Wood Reading RG7 1AN

App approved,
Letter sent 25/08/00

ALAN HALE
15 SEVENOAKS DRIVE
SPENCERS WOOD
READING, BERKS
RG7 1AZ

YOUR REF: ANGELA ODELL
F/2000/1774
LAND AT PUTTERS

PLANNING DEPT.
POL
DC
APP
CS 0b5 A.O
07 AUG 2000
COPIES TO:
ACK: ✓
FILE:

Dear Angela,

Thankyou for your letter dated 28 July 2000.

My major concern is the height of the development because my own house lies 5-6 feet below the level of ground for the planned site. Also what level of planting ie. trees is planned and where? Will it screen the development sufficiently. I am pleased the windows have been removed but I would like to see tree planting along the boundary facing Sevenoaks Drive. At the moment we have a lovely view of the sky and seeing bricks will be less attractive!

Yours Sincerely,

Alan Hale.

PLANNING SERVICES DEPT
POL LB
DC
APP
CS Obs A.O
07 AUG 2000
COPIES TO: ACK: ✓
FILE:

18 Sevenoaks Drive
Spencers Wood
Reading
Berkshire
RG7 1AZ

F.A.O. Angela Odell
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

6th August 2000

Dear Sirs,

Application number: **F/2000/1774**
Proposal: **Proposed erection of 8 flats and 1 dwelling/Revised Plans**
Location: **Land at Pursers Farm, Spencers Wood, Reading, Berks**

Further to your letter of 28th July 2000 and following our letter of 16th July 2000 re the above we write with the following objection.

The windows on the ends of the building

After review of the revised plans which have omitted the first floor windows to the proposed lounge and bedroom 1 to the northern elevation, we think the first floor windows to the proposed lounge and bedroom 1 on the western elevation should also be omitted, as indicated in our previous letter. These windows will greatly overlook both our house and garden, which currently is not overlooked because the exiting mobile homes are of ground floor elevation only. This will also be in keeping with the style of the other 3 first floor flats.

We trust that you will take this point on board and significantly alter the application to take it into account.

Yours faithfully,

Mr & Mrs C West

Mr and Mrs C West

Date: 28 July 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1774

Location: Land At, Pursers Farm, Basingstoke Road, Spencers Wood, Reading.

Proposal: Proposed erection of 8 flats and 1 dwelling.

Applicant: The Lacken Construction Co Ltd C/O Mr D Dawkins R.I.B.A..

Case Officer: Angela Odell

The new plans show the following: Omitting first floor windows to the proposed lounge and bedroom 1 in the first floor flat in the northern elevation. Drawing no 00/PF/02A & 04A.

Comments are required by 07/08/2000.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

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

App No. (Planaps) /F/2000/1774 (Ludhouse) Date Rec. 26.7.00

Location: Land at Pursers Farm, Basingstoke Road, Spencers Wood.

Parish Shinfield.

Applicant: Lacken Construction.

Description of attached plans Omitting first floor windows to the proposed Lounge and bedroom 1 in the first floor flat in the northern elevation.

Drawing No's: 00/PF/02A & 04A

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

_____ 1. NK (Landscape & Trees) _____ ☐
_____ 2. NK (Env. Design) _____ ☐
_____ 3. XA (Highways) _____ ☐
_____ 4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

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

NEIGHBOURS: High View, Basingstoke Rd. 11, 14, 15, 17 & 18 Sevenoaks Drive

_____ Date for Responses 10 days

FURTHER ACTION

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

Redate Application ~~Y~~/ N From _____

New Site Notice ~~Y~~/ N

New Description _____

CASE OFFICER AO.

Consultations Sent by Admin. on 28.07.00

Yellow - Part One Copy
Green - Officer's Copy

32272

115 St Andrews Road
Henley-on-Thames
Oxfordshire
RG9 1PN

Tel : 01491 571922
Mob : 0850 387232

APP
CS
26 JUL 2000
COPIES TO:
ACK:
FILE:

Principal Planning Officer
Wokingham District Council
Council Offices
P.O.Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

21st July 2000

For the Attention of : Mrs Angela Odell – Senior Planner

Dear Mrs Odell

Ref : Pursers Farm, Basingstoke Road, Shinfield
Phase 2

With reference to our telephone conversation yesterday regarding a letter of objection you have received from a resident who lives near to the site.

I have discussed this with my client and we have concluded that in order to resolve the issue, and hence obtain an approval under delegated powers, we will remove the two offending windows at first floor level on the north elevation of the projecting limb. We do not believe that those windows at ground floor level create any risk of overlooking. Please find enclosed copies of revised drawings 00/PF/02A & /04A for substitution.

From your remarks it appears that the objector is also complaining about the very principal and nature of the proposal. I trust that you will make it clear to him in your reply that the type of accommodation, its location and its massing have already received Planning Approval and that only the fenestration is now at issue.

I look forward to receiving your confirmation shortly that the application has been approved.

Yours sincerely

1774

REVISED PLAN

David Dawkins R.I.B.A.

Encs.

c.c. Lacken Construction Co. Ltd.

Date: 18 July 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/1774

Location: Land At, Pursers Farm, Basingstoke Road, Spencers Wood, Reading.

Proposal: Proposed erection of 8 flats and 1 dwelling.

Applicant: The Lacken Construction Co Ltd C/O Mr D Dawkins R.I.B.A..

Case Officer: Angela Odell

The new plans show the following: Plans and elevations of the proposed garage blocks. Drawing no 00/PF/06.

Comments are required by 28/07/2000.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

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

App No. (Planaps) / F/2000/1774 (Ludhouse) Date Rec. 13.7.00

Location: The Locken Construction Co. Ltd
Land at Pursers Farm, Basingstoke Rd, Spencers Wood Parish Shinfield

Applicant:

Description of attached plans Plans and elevations of the proposed garage block

Drawing No's: 00/PF/06

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ☐
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

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

NEIGHBOURS: High View, The Beeches, The Grove, Basingstoke Rd; 11, 14, 15, 17 & 18 Sevenoaks Drive; 7a, 18, 19, 20, 21 & 30 Pursers Farm,

Date for Responses 10 days

FURTHER ACTION

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

Redate Application ☐/ N From

New Site Notice ☐/ N

New Description

CASE OFFICER AO.

Consultations Sent by Admin. on 18.07.PS

Yellow - Part One Copy
Green - Officer's Copy

PLANNING SERVICES
31732
FOL
DC AO
APP
CS
ENF
13 JUL 2000
COPIES TO:
ACK:
FILE:

115 St Andrews Road
Henley-on-Thames
Oxfordshire
RG9 1PN

Tel : 01491 571922
Mob : 0850 387232

Principal Planning Officer
Wokingham District Council
Council Offices
P.O.Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

7th July 2000

For the Attention of : Mrs Angela Odell – Senior Planner

Dear Mrs Odell

Ref : Pursers Farm, Basingstoke Road, Shinfield
Phase 2

Further to our recent telephone conversation please find enclosed copies of drawing 00/PF/06 which shows the plans and elevations of the separate garage blocks on Pursers Farm Phase 2.

I trust that this provides the necessary information you are seeking. If, however, you require any further details please do not hesitate to contact me on either of the numbers above.

Yours sincerely

1774
ADDITIONAL PLAN

David Dawkins R.I.B.A.

Encs.

c.c. Lacken Construction Co. Ltd.

0118 954 7115

Shinfield
Parish Council

Clerk: Mrs J Barnes, 36 Ryhill Way, Lower Earley, Reading, Berkshire RG6 4AZ.
Tel/Fax; 0118 9547115
E – mail: shinfieldparish@lineone.net

PLANNING SERVICES	
POL	
DC	
APP	
CS	
04 AUG 2000	
COPIES TO:	ACK:
	FILE:

3 August 2000

Mrs Angela Odell
Senior Planning Officer
Wokingham District Council
PO BOX 157
Shute End
WOKINGHAM RG40 1WR

Dear Mrs Odell

The following ADDITIONAL AND REVISED PLANS were discussed at our Planning and Transportation committee meeting on 2 August 2000 and it was resolved to make the following comments on these:

REVISED PLANS – F/200/1290 Shared driveway on site layout plan. Drawing no 59/2/B	NO COMMENT
ADDITIONAL PLANS – F/2000/1774 Plans and elevations of proposed garage blocks. 00/PF/06	NO COMMENT
REVISED PLANS – F/2000/1774 Omitting first floor windows to the proposed lounge and bedroom 1 in the first floor flat in the northern eleevations. 00/PF/02A & 04A	NO COMMENT
ADDITIONAL PLANS – F/2000/1290 Details of parking and turning layout.	NO COMMENT

Yours sincerely

J Barnes.

Jacqui Barnes
Clerk

0118 954 7115

Shinfield
Parish Council

Clerk: Mrs J Barnes, 36 Ryhill Way, Lower Earley, Reading, Berkshire RG6 4AZ
Tel/Fax; 0118 9547115
E – mail: shinfieldparish@lineone.ne

PLANNING SERVICES	RPT
POL	FLP
DC	EDT
APP	
CS	
04 AUG 2000	
COPIES TO:	ACK:
	FILE:

3 August 2000

Mrs Angela Odell
Senior Planning Officer
Wokingham District Council
PO BOX 157
Shute End
WOKINGHAM RG40 1WR

Dear Mrs Odell

The following ADDITIONAL AND REVISED PLANS were discussed at our Planning and Transportation committee meeting on 2 August 2000 and it was resolved to make the following comments on these:

REVISED PLANS – F/200/1290
Shared driveway on site layout plan. Drawing no 59/2/B — NO COMMENT

ADDITIONAL PLANS – F/2000/1774
Plans and elevations of proposed garage blocks. 00/PF/06 — NO COMMENT

REVISED PLANS – F/2000/1774
Omitting first floor windows to the proposed lounge and bedroom 1 in the first floor flat in the northern eleevations.
00/PF/02A & 04A — NO COMMENT

ADDITIONAL PLANS – F/2000/1290
Details of parking and turning layout. — NO COMMENT

Yours sincerely

J Barnes.

Jacqui Barnes
Clerk

POLICY AND PLANS CONSULTATION

Case Officer: Angela Odell

Location: Land at Pursers Farm, Basingstoke Road, Spencers Wood

Application Number: F/2000/1774

Proposed erection of 8 flats and 1 dwelling

Planning History
The principle of development on this site was established recently with the determination to grant application O/2000/0560 for 8 dwellings and garages, subject to legal agreement. The site also has an extant permission for 8 flats and 1dwelling. The original permission for this scheme has been renewed twice, most recently on 17.4.00.

Housing Mix
The proposal is for 8x2-bed flats and 1x4-bed dwelling. Proposed amendment 5/10 to the Deposit Draft Local Plan adds to paragraph 5.17. It states that the Housing Needs Survey 1997 identified a need for smaller dwellings. Policy WH6 states that emphasis will be given to the need for small (one, two and three) dwellings. The proposed mix of dwelling sizes meets this identified need.

Density
Following the publication of the new PPG3, the Environmental Services Committee resolved, on 12 June 2000, to include the agreed density policy in the District Local Plan, as soon as the local plan process permits, and to adopt that policy for the purpose of development control as soon as possible. The site area is 0.26ha and development of 9 dwellings on this site produces a net density of 34.6 dwellings per hectare (dph). In summary the new draft policy on density requires that no residential development shall be permitted at a net density of less than 30 dwellings on sites over 0.3ha located within the settlement boundary, subject to such a density not compromising the quality of the environment. This site is only just below the minimum site threshold and but achieves the meets the requirements of PPG3 to avoid proposals to develop at net densities of less than 30 dwellings per hectare.

Listed Buildings
The application site is within 50m of a listed building – Hill House. Urban Design & Conservation should be consulted on the impact of the proposal on the setting of the listed building, in line with policy WHE11, if comments have not already been received.

Conclusion
No policy objection to this proposal.

Liz Walker

Liz Walker
Policy & Plans
5.7.00

SMA

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 27 June 2000

Application Number: F/2000/1774

Proposal: Proposed erection of 8 flats and 1 dwelling.

Parish: SHINFIELD PARISH

Site Address:
Land At, Pursers Farm, Basingstoke Road, Spencers Wood, Reading.

Applicant:
The Lacken Construction Co Ltd C/O Mr D Dawkins R.I.B.A..

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Conditions

SC 23 - Parking - insert "Parking, garaging + turning"
SR06

SC 39 - Access Construction
SR13

SC 33 - Construction Vehicles
SR13

SC 34 - Mud
SR13

Signed: _____ **Print name:** S-N. ADTON

26.7.00

TO: DEVELOPMENT CONTROL
Angela Odell

FROM: Environmental Design

DATE: 25th July 2000

Location: Land at Pursers Farm, Basingstoke Road, Spencers Wood.

Proposal: Proposed erection of 8 flats and 1 dwelling

Application Number: F/2000/1774

In response to your consultation dated 27th June 2000 for the above application, the landscape comment is as follows:

The application is acceptable in general provided that a proper landscape plan is submitted to show the proposed hard and soft landscape for the site.

This location is highly visible from the north (i.e. from the M4 junction and from parts of Reading). Proper information must be given about both the existing trees and the proposed trees, with details about their establishment and care.

It should be noted that of the two oak trees shown on the present plans, the one at the NW corner has been heavily pollarded recently, and the tree along the western boundary has been felled to leave a stump about 2 metres high. These trees give no screening to the site.

Patricia Green

Patricia Green
Landscape Consultant

F/2000/1510
Location: 5 Milsom Close, Shinfield
The new plans show: Proposed first floor dormer separated from the dormer on the adjoining property
Case Officer: Emy Circuit
Observations: No comment

F/2000/1774
Location: Land at Pursers Farm, Basingstoke Road, Spencers Wood
Proposal: Proposed erection of 8 flats and 1 dwelling
Case Officer; Mrs A Odell
Observations: No comment

F/2000/1816
Location: 8 Woodside Way, Reading
Proposal: Proposed single storey rear and front extensions to dwelling
Case Officer: Emy circuit
Observations: We object on the basis that the site is overdeveloped.

Yours faithfully

Mrs Tracy Sampson (0118 9885315)
Assistant Clerk

14 Sevenoaks Drive
Spencers Wood
Reading
Berkshire
RG7 1AZ

PLANNING SERVICES
POL
DC
APP
CS
COPIES TO:

Angela Odell
Wokingham District Council
Enviromental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

24th July 2000

Dear Sir / Madam

Your ref: Angela Odell **F/2000/1774**
Revised / Additional plans for Planning Permission Consent 43303
Proposal: ***Proposed Erection of 8 Flats and 1 Dwelling***
Location: **Pursers Farm, Spencers Wood, Reading, Berkshire**

In response to your correspondence of 18th July 2000 concerning the above subject I wish to raise the following objections.

1. **Drainage at Pursers Farm**: The first phase development has caused flooding in Sevenoaks Drive as the builders have blocked the natural drainage that existed prior to their construction work. Despite numerous requests and the co-operation of the Council's Engineering Services Department this matter has not been resolved. **It is a pre-requisite to any kind of possible future development that this matter was resolved as a matter of urgency.**

2. ***Overcrowding***: *It is evident that the amount of properties proposed are to intense leading* to a low standard of living. For example there are no green areas, the density of population will lead to confrontations over various issues, i.e. noise, parking, etc.

Would you ensure that item 1 is addressed as a matter of urgency.

Yours Sincerely

John D Horn.

PLANNING SERVICES	HPT 31909
POL	LS
DC	
APP	
CS	
	8
COPIES TO:	ACK:
	FILE:

To: Angela Odell

Fax No: 0118-974-6484

Date: 14 July 2000

From: Mr & Mrs C West
No of Pages – 5

Ref: Angela Odell F/2000/1774

Reply to your letter of of 24 June 2000

18 Sevenoaks Drive
Spencers Wood
Reading
Berkshire
RG7 1AZ

F.A.O. Angela Odell
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

16th July 2000

Dear Sirs,

Application number: **F/2000/1774**
Proposal: **Proposed erection of 8 flats and 1 dwelling**
Location: **Land at Pursers Farm, Spencers Wood, Reading, Berks**

Further to your letter of 27th June 2000 re the above we write with the following objections:

1) Overlooking of neighboroughing properties

The location of where it is intended to build these flats is surrounded on 3 sides by 2-storey houses and the positioning of those houses and the fences/trees is such that they are not currently greatly overlooked by one another.

The current mobile homes on the site involved in this planning permission are of 1 storey only each and so do not overlook any of the neighboroughing properties whatsoever, nor vice-versa.

However as the application is for the flats to be built of 2 storeys then they will tend to overlook the surrounding properties as the existing fences and trees are not sufficiently tall to block the view and the flats will similarly be overlooked by those surrounding properties.

The buffer planting may reduce this but see the point (4) below re the shadowing from daylight sunlight.

In the application, the flats are of 2 storeys in height. Therefore there will be a number of rooms considerably used during the daytime (kitchen and living room in each) which will be positioned on the second (upper) floor giving rise to much more overlooking than if only bedrooms were located on the second floor as in a house.

Continued...

Lastly as the flats look out at 90 degrees to each other there will be considerable overlooking directly between themselves.

2) The elevation and positioning of the flats

The turret in the centre of the flats is 10.8 metres high. This is some 2 metres higher than the heights of all the surrounding houses. This will be very visible to all surrounding houses and will make the flats even more noticeable.

The flats on the West side of the development protrude in a Westerly direction by some 3 metres beyond the back of the existing buildings at Pursers Farm. This means that our land in particular, but also the gardens and the rear of those existing buildings at Pursers Farm will be overlooked by these flats. We consider that the flats should not protrude in a Westerly direction beyond the line of the existing houses in Pursers Farm and therefore the nearest points to that edge of the land should be 11 metres rather than the 8 metres currently shown on the plan.

3) *The windows on the ends of the building*

At the end of the South and East sides of the buildings there are no windows yet there are windows on the end of the North and West sides. However the windows on the North and West sides will overlook several houses in Sevenoaks Drive and it is difficult to see why there need to be windows on these sides when there are none on the South and East sides.

4) The shadowing from direct sunlight

If the buffer planting is to be the height of the upper floor, which it will need to be to be truly effective, then it will block much daylight to both these properties and the existing surrounding properties. As the fences are only 8 metres from the flats then the buffer planting is only some 6 to 7 metres from the flats. This means that there will be very restricted direct daylight on these intended new properties and the ground floor flats will enjoy hardly any little direct daylight other than in the middle day part in the summer when the sun is at its highest. Other surrounding properties will also be overshadowed by the buffer planting.

Also with the layout of the flats, 2 facing in each direction, 2 of the flats will be North-facing and will not receive any direct sunlight. The South facing flats, by pro-truding so much, will stop the West facing flats receiving sun up til noon and the East facing flats receiving sun thereafter. So we do not think that the layout of the flats is well thought through in such a northerly climate and location such as England's and if they were positioned more in a straight line then they would receive a better amount of direct light each.

5) Suitability of the location of the flats in a semi-rural area

The normal reason or logic for building flats is so as to accommodate a higher density of persons in a location where space is limited, which is normally the situation in city or town centres. We cannot see the point of putting flats in a location where space is not at a premium, it is just adding unnecessarily to the overcrowding of an area which is defined by Wokingham District Council as semi-rural.

Continued...

If more flats are needed in the Wokingham District Council district then there are numerable more suitable sites of a similar size which are nearer towns and would enjoy the usual facilities that towns have.

6) Matching the style of the adjacent environment.

Pursers Farm is surrounded entirely by houses of reasonable size, namely with 3 to 5 bedrooms. It is difficult to see that the building of 8 flats will be consistent with style of the surrounding area. We believe it would be more appropriate to have fewer, but larger, houses instead and so would rather see 4 (larger) houses built similar to those town houses already on Pursers Farm which would be keeping in style and allow for sympathetic landscaping

7) Congestion of parking and traffic

The nearest railway station is that of Reading which is 4 miles away and there is only a very limited bus service into Reading. There is no other public transport available. One would expect that each person living in a flat will therefore need a car for both work and social needs as there are hardly any jobs, shops or social activities etc. in the vicinity. Therefore there may be up to 18 cars belonging to residents. Even though each car is allocated a parking space there will be very little turning room in Pursers Farm to accommodate both those new cars and those of the existing residents of Pursers Farm. The entrance to the garages area is fairly constricted and it will be particularly difficult for cars to be moved in or out of the end garages when other cars are positioned in the middle of that area.

As to where their visitors will park in the road there does not appear to be any space at all in the plans. If visitors have to park on the Basingstoke Road it will be on a blind bend on a hill on a busy road which will not be safe.

Furthermore by putting flats into this location it is adding considerably to the traffic on a road where there is considerable congestion every morning at rush hour. The Basingtoke road is frequently backed up with traffic as far back as Pursers Farm or beyond between 7:30 and 9:00 each weekday morning. The exit out of Pursers Farm is on the blind side of the middle of a bend with poor visibility.

The plan is to build 8 flats and a house in 0.175 hectares. We consider that this density is inappropriate to both the plot itself and the surrounding environment. There will be no room for much landscaping and the houses and garages are all very close together which seems unnecessary in a semi-rural area. There is not really room for 9 dwellings to be properly located on such a small plot and we suggest that the number of dwellings should be restricted to either 4 town houses of a comparable nature in style and type to those already in existence at Pursers Farm or just 4 flats and the single houses of the size proposed in this planning application. The former of these options would be our preference.

8) Drainage of the land to the back of Pursers Farm (on the West side)

Since the first set of houses were built on Pursers Farm in 1997 the land at the back of Pursers Farm has not properly drained. This is aggravated by the fact that there is a pond a few hundred yards further up the hill which overflows after rain and there are natural springs. This makes the whole of the land very wet nearly all year round with pools of water sitting on it.

Continued...

The underground concrete drain that was put in along the back of these existing houses at Pursers Farm has not been built deep enough so this water is not being drained away. Instead it is making the whole of the land, i.e. the whole of Sevenoaks Drive and the land to the rear (West) of it and the part of Pursers Farm containing the mobile homes (the land on which planning permission is being sought) a virtual lake for all but the driest couple of summer months.

First of all the council needs to get the underground drain rebuilt at a lower level so as to have the water drain away and second if new dwellings were to be built on Pursers Farm not only would they be on very wet ground but they would stop the water draining away even more and build up the water level to a higher unacceptable level even worse than it is at present.

9) Conclusion

We are not totally against the development of the piece of land at Pursers Farm for residential dwellings.

However we do not consider that to put flats in the middle of houses is appropriate to the environment and we do not believe that there is genuinely room for 8 flats and a house on such a small plot. The fact that there will be 4 living rooms on the upper floors will give rise to a large degree of all houses around, including these new dwellings, being very overlooked. The buffer planting may reduce this but if it is to be the height of the upper floor, which it will need to be to be truly effective then it will block much daylight to both these properties and the existing surrounding properties. The proposed layout of the flats already means that 6 of them will receive limited direct daylight regardless of any other overshadowing.

We believe it would be much more suitable to, say, build only 4 ground floor flats (but in a better layout so that they can all receive direct light throughout the day) and the house or alternatively 4 town houses, similar in style and type to those already in existence at Pursers Farm. The houses, if built in a straight line, could be positioned so as to overlook the field at the back and there would be much reduced overlooking in all respects compared to the current plan.

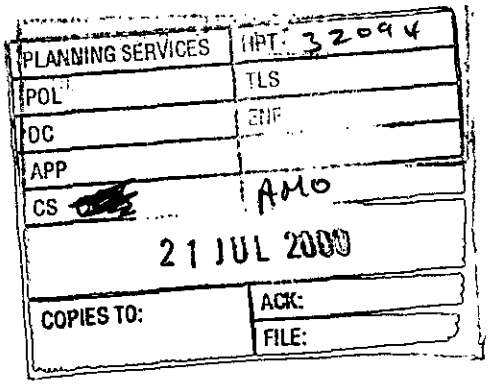
The drainage from the previous set of houses allowed by the Council to be built at Pursers Farm is still to be adequately resolved even though those houses have been in position for more than two years.

We trust that you will take these points on board and either reject the application or significantly alter it to take into account the points we have raised.

Yours faithfully,

Mr and Mrs C. West

Mr and Mrs C West



Wokingham District Council
Planning Services
Shute End
Wokingham
Berks
RG40 1WR

19th July 2000

REF: PLANNING APPLICATION NO: F/2000/1774

Dear Mrs Odell
I wrote to you on the 19th June with regard to planning application no: 0/2000/0560. This I understood to relate to the building proposal at Pursers Farm, Basingstoke Rd, Reading, and as you said in your return letter, the application had already been granted approval (subject to a legal agreement). I also received contact from the Environmental Dept saying I would be told of the outcome as soon as possible!
As from 18th July I have noticed another site notice - under planning application F/2000/1774. (I was not aware of the site notice any time before this date, and realise I have until the 21st to make any comments).

However, having also been to the planning department myself, I am now confused as to which planning application is which and to what extent applications have been agreed or not agreed (are you able to expand on what 'subject to a legal agreement' means?)
I would very much appreciate clarification about the proposed development at Pursers Farm and to be notified of the final outcome.
I also understand that any comments I may wish to make must be under 'planning' issues and not personal, but would like to stress that as the only resident on site I am powerless to make any difference and any argument is between myself and the new site owner Lacken Construction - there are no planning issues I can contest!

I would very much appreciate your comments and advice and look forward to hearing from you in due course.

C.Rickhuss

C.Rickhuss (Miss)

Received by Wokingham District Council

Application No: F/2000/1774

Proposal:
Proposed erection of 8 flats and 1 dwelling.

Location:
Land At, Pursers Farm, Basingstoke Road, Spencers Wood, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/07/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

27 June 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~30 MAY 2000~~ Valid 14 JUN 2000	Map No. 78. Site 0.26
Officer: MJ / Application No. F/2000/1774	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED ERECTION OF 8 FLATS AND 1 DWELLING

Location: Landcat. PURSERS FARM BASINGSTOKE ROAD

Parish: SHINFIELD Ward: Shinfield 27.6.2000

Applicant: THE LACKEN CONSTRUCTION CO LTD

Fee Received 1710-00 (2) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	access within red line	phoned 12/6	to follow 14/6
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans	label all rooms? all flats the same.		12/6
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 27.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape ✓ .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans ✓ .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

NO PRE-APPS.

NEIGHBOURS:

S/N + High View
The Beeches } BASINGSTOKE ROAD
The Grove
11, 14, 15, 17, 18 - SEVENOAKS DRIVE
18, 19, 20, 21 + 30 - PURSERS FARM

1509/ab

14. JUN. 2000* 1774

PLANNING APPLICATION PART 1

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	THE LACKEN CONSTRUCTION CO. LTD.
	ADDRESS	WHITFIELDS FARM HOUSE, HUNGERFORD LANE
		SHURLOCK ROW NR. TWYFORD BERKS.
	POST CODE	RG10 ONY Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	MR. D. DAWKINS R.I.B.A
	ADDRESS	115, ST ANDREWS ROAD
		HENLEY-ON-THAMES OXON
	POST CODE	RG9 1PN Tel No 01491-571922
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	PURSERS FARM
		SPENCERS WOOD
		SHINFIELD
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.26
5. Give brief details of the proposal	ABOUT THE APPLICATION	CONSTRUCTION OF 8 No. FLATS ON
		TWO STOREYS AND 1 No.
		END OF TERRACE TWO STOREY HOUSE
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER.
7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.	PLANS/DRAWINGS	1:25000 Location Plan ☑ 1:100 Floor Plan ☑ 1:500 Block Plan ☑ Other 1:100 Elevations ☑
8. Does the application involve any of the following Please tick relevant boxes. If you tick OTHER, please explain on this form.	CHANGE OF USE ☐	ALTERATION or EXTENSION ☐
	CONSTRUCTION OF NEW BUILDING ☑	DEMOLITION ☐
	OTHER	
9. What type of Planning application are *you applying for ?*	RESERVED MATTERS ☐	Go to Question 10.
	OUTLINE PERMISSION ☐	State relevant outline permission No. Go to Question 10.
	FULL PERMISSION ☑	Go to Question 11.
	TEMPORARY PERMISSION ☐	State period required. Go to Question 11.
	RENEWAL OF TEMPORARY PERMISSION ☐	State previous permission No. Go to Question 11.
	VARIATION/RELAXATION OF CONDITIONS ☐	State relevant application No.
		Details of conditions to be relaxed. Go to Question 11.
10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.	EXTERNAL APPEARANCE ☐	SITING ☐
	MEANS OF ACCESS ☐	DESIGN ☐
		LANDSCAPING ☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

RESIDENTIAL

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

~~YES~~ / NO

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

FACING ~~BRICKWORK~~, RENDER, PLAIN CLAY TILES, S/W JOINERY - (COLOURS AND STYLES TO MATCH EXISTING (PHASE 1)

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ?
Please show details of the existing access and any proposed changes on the plans.

YES / ~~NO~~

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ?
If YES, please show details of any changes on the plans.

YES / ~~NO~~

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table.

YES / NO

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	8
	3	
	4	1
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		0
NET CHANGE		+9

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided.

YES / ~~NO~~

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

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 (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 1710-00 (9x190)
The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF LOCKEN CONSTRUCTION CO LTD DATE 23/5/2000

Before submitting this application check that you have answered all the relevant questions 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.

AO -1

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/1774 relates.

Address of site LAND AT - PURSERS FARM, BASING-STOKE RD, SPENCERS WOOD, READING.

Signed L. K. Rehan for LACKEN CONSTRUCTION CO. LTD.

Date 4/7/2000.

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

1789/a

SECTION 66 CERTIFICATE

Application No.

14. JUN. 2006* 17[illegible]

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(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).

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.

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	Address at which notice was served	Date on which notice was served

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

- 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) . . . . . .

  . . . . . .

- 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) . . . . . .

. . . . . .

(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).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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.

Agricultural Holdings Certificate

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 . . . . . .

On behalf of . LACKEN CONSTRUCTION CO LTD . . . .

Date . 23/5/2000 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

14.JUN.2000* 1774

115 St Andrews Road
Henley-on-Thames
Oxfordshire
RG9 1PN
Tel : 01491 571922
Mob : 0850 387232

Planning Department
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

23rd May 2000

Dear Sirs

Ref : Planning Application – Phase 2 Pursers Farm Basingstoke Road Shinfield

Following the confirmation from your office that outline permission had been renewed concerning the above development (App No. 99/70464/O) please find enclosed a Full Planning Application submission for the development of 8No. flats and 1No. house.

The following documentation is enclosed in support of the application :

1	Six copies of drawings	00/PF/01	Phase 2 Ground Floor Plans
		00/PF/02	Phase 2 First Floor Plans
		00/PF/03	Phase 2 East and South Elevations
		00/PF/04	Phase 2 North and West Elevations
		00/PF/05	Phase 2 Site and Location Plans

2 Six completed copies of Planning Application Forms Parts 1 and 2

3 Completed Section 66 Certificate

4 Cheque to the value of £1710.00 (9x£190)

I believe that the above documentation provides full details of the application, but should additional information be required please do not hesitate to contact the writer, in the meantime I look forward to receiving confirmation of registration.

Yours faithfully

David Dawkins R.I.B.A.

Encs.

c.c. Lacken Construction Company Limited.

1933

(5)

ADDRESS PURSERS FARM No.5 CARAVAN **PARISH** SHINFIELD
CARAVAN SITE

PLOT No. **ORD. SHEET No.** SU 7067-7167

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
00216	Mr. G. Frost	use shed for basket weaving	14. 3. 74	N/A TP 31.12.15
03424	Mr. G. Frost	Renewal as above	30.10.75	N/A 31.12.78 FR
03447	"	Storage shed for basket weaving	30.10.75	31.12.78 TP
15886		"	25. 6. 81	N/A 31.7.86 TP
99/70550/0	Mr N Doe	outline appl. erectn. 8 dwell. w parking - garages	17. 12-99	REF
0/2000/0560	Mrs Doe	O/L 8 dwellings, parking garages		

MINISTRY DECISION

SPECIAL ORDERS

PURSERS FARM / ~~THE GROVE / THE BEECHES~~ E

ADDRESS BASINGSTOKE ROAD PARISH SHINFIELD (78)

PLOT No. PLOT 1 – THE GROVE PLOT 2 – THE BEECHES ORD. SHEET No. SU 7067-7167

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/157/64 LOS PINOS	Mr Martin	Replacement bungalow	26. 5. 64	N/A Ref
2/26/65	Grove Park Investments	Dwellings & acres	22.2.65	Ref
K/35/68	" " "	Ext of TP until 1983. increase to 20	21. 1. 69	N/A Ref
107/70 ~~[illegible]~~	Mr Martin	Bungalow adj	26. 11. 70	app CA
539/71 ~~[illegible]~~ LOS PINOS	SEE "	" "	17. 6 71	app CA
508/72 *	Grove Park Investments	O/L 14 houses & garage	16. 2. 72	N/A Ref
02009	" " "	use of land as extn of		
		existing caravan site	20. 2 73	N/A Ref
02622	" " "	Permanent caravan site	10. 7. 75	N/A CA
07585 *	Mr E Boot	O/L 4 dwellings	19. 1. 78	N/A Ref

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

PURSERS FARM E

ADDRESS BASINGSTOKE ROAD PARISH SHINFIELD

PLOT No. 07585 508/72 ORD. SHEET No. SU 7067 (78)

BUILDER PLOT 2 = THE BEECHES PLOT 1 – THE GROVE

Plan No.	Applicant	Description of Development	Date of Decision	Decision
14984 *	MRS BOOT & MRS THOMSON	O/APP. 4 DET. DWELLINGS	12.3.81	N/A REF
14[illegible]93 *	" "	" 2 " "	14.[illegible].82	N/A CA
18317 *		2 DET HOUSES & GARAGES	21.10.82	N/A CA
R20128	HUMPHREY DEVS.	PLOTS " 1 & 2 "	25.2.83	APP. N/A
20370	MR. R. LOVELL	2 MOBILE HOMES ON CAR-PARK + ADD PARKING WITHIN SITE	17.11.83	N/A CA
R22822	"	SEWER	31.5.84	APP N/A
33968 *	ALL ROCKMOLD O/L	13 DWELLINGS / PARKING	23.11.89	C/A CA
35879 APPEAL	ON REMAINING CARAVAN PARK O/L	8 FLATS / 1 HOUSE / "	8.8.90	– REF.
38025 * (SEE LOS PINOS PLOT 1)	ALL	13 DWELLINGS / PARKING	31.7.91	CA
39693 SEE THE GROVE				
40869	DOE CARAVANS	COMM. YARD TO MOBILE HOME PARK WITH 5 CARAVANS	22.6.93	CA

DATE OF COMPLETION

MINISTRY DECISION *14984 – APPEAL DISMISSED – 26.10.81 *35879* – APPEAL ALLOWED – 6.9.91

SPECIAL ORDERS

DRAINAGE

091074

1933

(3) PURSERS FARM

ADDRESS BASINGSTOKE ROAD PARISH SWINFIELD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
42110	MRS. N. DOE (CARAVAN SITE)	ERECTION OF BARN FOR STORAGE OF VEHICLES	1.3.94	CIA
42123	MRS. N. DOE	NON-ILL. SIGN & 2 GATE PIER SIGNS	31.1.94	CIA
43303	REMAINING MOBILE HOMES. MR & MRS DOE	RENEWAL 35879	7.10.94	CIA
A196/0139	ALL	14 UNITS	25.7.96	APP
96/64402/P	(24-30) LACKEN CONSTR.	8 DWELLINGS	23.12.96	Ref
97/64875/P	(24-30) "	PLOTS 7-13 7 DWELLINGS & GS.	21.03.97	CIA
97/66239/P	~~24-30~~ " (27 only)	RELAY. CONDS. 2 & 4. 64875 — + 1 4-BED UNIT PLOT 10	17.10.97	CIA
99/70464/O	Lacken Construction Co Ltd	Erect. 8 Flats & one dwelling (renewal of 43303)	17.04.00	CIA

MINISTRY DECISION

SPECIAL ORDERS

1933

(4) PURSERS FARM CARAVAN SITE

ADDRESS BASINGSTOKE ROAD PARISH SWINFIELD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
02099	GROVE PARK INVESTMENTS	LYGEND LISTING SITE	20.2.73	Ref
02622	"	PERMANENT "	10.7.78	CIA
20370	MR. R. LOVELL	2 MOBILE HOMES ON CARPARK + APP. PARKING WITHIN SITE	17.11.83	CIA
BR 22822	"	SEWER	2.5.84	APP
35879		0/4. 8 FLATS / 1 HOUSE	8.8.90	Ref
40869	DOE CARAVANS	COMM. YARD TO MOBILE HOME PARK WITH 5 CARAVANS	22.6.93	CIA
42110	MRS. N. DOE NEW	BARN FOR STORAGE OF VEHICLES	1.3.94	CIA
43303	MR & MRS N. DOE	RENEWAL 35879	7.10.94	CIA

MINISTRY DECISION

SPECIAL ORDERS