APPLICATION NO:
VAR/2000/1777

LOCATION:
Land Adjoining 9 Coronation Cottages Davis Way, Hurst Reading.

APPLICANT:
Miss H Collins C/O Robin Bradbeer Ltd

PROPOSAL:
Proposed variation to condition 5 of consent 99/70257/F to allow occupation of new dwelling without extension to existing access.

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

APPLICATION WILL HAVE EXPIRED ON:
11/08/2000

CASE OFFICER: **Heather Morgan**

3 Aug 2000

RAILEX
Marbleboard

EASIFILE EP7

01242 527151

Robin Bradbeer Limited

Planning & Development Consultancy

20 Lansdown Parade
Cheltenham
Gloucestershire
GL50 2LH

Telephone
01242 577151

Fax
01242 527151

E-Mail
planning@bradbeer.co.uk

FACSIMILE TRANSMISSION

DESTINATION FAX NUMBER..... 0116 974 6484 .....

FOR THE ATTENTION OF..... HEATHER MORGAN .....

NUMBER OF PAGES SENT INCLUDING THIS ONE..... 3 .....

DATE..... 2/8/00 .....

MESSAGE

DECISION NOTICE ERROR

VAR 2000/1777

NB Address should be Coronation Terrace.

IF YOU DO NOT RECEIVE A CLEAR TRANSMISSION, OR ANY OF THE SHEETS ARE MISSING, PLEASE RING US ON THE ABOVE NUMBER

This fax is intended for the named addressee only. It contains information that may be confidential and which may also be privileged. Unless you are the named addressee you may neither copy nor use nor disclose it to anyone else.
If you have received it in error please notify us immediately so that we can arrange for its return. Thank you

Registered in England Number: 3372202

01242 527151

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

My Ref. RWB/140
Your Ref. VAR/2000/1777
2 August 2000

For the attention of Miss Heather Morgan
Development Control

Dear Miss Morgan

LAND SOUTH OF CORONATION TERRACE DAVIS WAY HURST
ERECTION OF BUNGALOW AND GARAGE
PERMISSION TO REMOVE CONDITION 5 ON PLANNING PERMISSION 99/70257/F

I am in receipt of the Decision Notice dated 31 July 2000.

Although the Notice refers correctly to condition 5 of consent (permission) 99/70257/F it wrongly refers to "extension to existing *access*" which is not a matter dealt with by condition 5. For the avoidance of doubt the Notice should refer to "extension to existing *footway*".

Accordingly will you please issue a corrected Notice?

Yours sincerely

ROBIN BRADBEER

Enc.

140ltr.00.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Miss H Collins
C/O Robin Bradbeer Ltd
20 Lansdown Parade
Cheltenham
Glos
GL50 2LH

Application Number: VAR/2000/1777

Parish: **HURST**

Location: **Land Adjoining 9 Coronation ~~Cottages~~ Terrace, Davis Way, Hurst, Reading.**

Proposal: **Proposed variation to condition 5 of consent 99/70257/F to allow occupation of new dwelling without extension to existing ~~access~~ footway.**

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.

John Mitchell

John Mitchell
Development Control Manager
Date: 31/07/2000

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.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Miss H Collins
C/O Robin Bradbeer Ltd
20 Lansdown Parade
Cheltenham
Glos
GL50 2LH

Application Number: VAR/2000/1777

Parish:	**HURST**
Location:	**Land Adjoining 9 Coronation Cottages, Davis Way, Hurst, Reading.**
Proposal:	***Proposed variation to condition 5 of consent* 99/70257/F to allow occupation of new dwelling without extension to existing access.**

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.

John Mitchell
Development Control Manager
Date: 31/07/2000

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.

WORK SHEET FOR : Heather Morgan

Application Number : VAR/2000/1777

Applicant : Miss H Collins C/O Robin Bradbeer Ltd.

Location : Land Adjoining 9 Coronation Cottages, Davis Way, Hurst, Reading.

Proposal : Proposed variation to condition 5 of consent 99/70257/F to allow occupation of new dwelling without extension to existing access.

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

Date of Neighbour Notifications : 27/06/00

Date of Site Visit : n/a

Date Registered : 16/06/2000

Earliest Date for Decision : 21/07/2000

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

This application will have expired on: 11/08/2000. 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 :

(1) Highways – No Objection –

(2) Hurst PC – No adverse comments.

Planning ~~Issues~~: History

99/70257/F – Erection of bungalow and detached garage. (Dormers in the roof). Approved 29/11/99

98/68702/F – Erection of bungalow and detached garage.

Condition 5 of both of the above states :–
"The dwelling shall not be occupied until such time

Application Number: VAR/2000/1777

Appraisal :

as the existing footway has been extended to the access to the dwelling hereby approved and the construction to the satisfaction of the LPA.

Appraisal

Details have been provided direct to the Highways Section in respect of the above condition. The introduction of a footway would have an unacceptable relationship to the adjoining open ditch in pedestrian safety terms. This could be overcome by piping the ditch. The Environment Agency have advised they would be unwilling to authorise culverting. Correspondence from the Highways Section confirms that in the light of these difficulties they have agreed to the removal of this condition. The application seeks to vary the condition by not complying with it. In the circumstances this is to be deemed to be acceptable.

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

(tick appropriate box)

Application Number VAR/2000/1777
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Land Adjoining 9 Coronation Cottages Davis Way Hurst Reading.

APPLICATION NUMBER: VAR/2000/1777

OFFICER: Heather Morgan

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6446

Date: 26 July 2000

My ref: VAR/2000/1777

CONFIDENTIAL

Councillor A Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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

Dear Councillor

Application Number: VAR/2000/1777
Land Adjoining 9 Coronation Cottages, Davis Way, Hurst, Reading.
Proposed variation to condition 5 of consent 99/70257/F to allow occupation of new dwelling without extension to existing access.

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

If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446**. 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 3 Aug 2000

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Heather Morgan** Application Number: **VAR/2000/1777**
Land Adjoining 9 Coronation Cottages, Davis Way, Hurst, Reading.
Proposed variation to condition 5 of consent 99/70257/F to allow occupation of new dwelling without extension to existing access.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Drake

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 6446

Date: 26 July 2000

My ref: VAR/2000/1777

CONFIDENTIAL

Councillor A Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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

Dear Councillor

Application Number: VAR/2000/1777
Land Adjoining 9 Coronation Cottages, Davis Way, Hurst, Reading.
Proposed variation to condition 5 of consent 99/70257/F to allow occupation of new dwelling without extension to existing access.

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

If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446**. 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 3 Aug

PLAN
POL
DC
APP
CS

COPIES TO:

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Heather Morgan** Application Number: **VAR/2000/1777**
Land Adjoining 9 Coronation Cottages, Davis Way, Hurst, Reading.
Proposed variation to condition 5 of consent 99/70257/F to allow occupation of new dwelling without extension to existing access.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: A Drake Date: 24.07.00.

Councillor A Drake

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

John Mitchell.

D. CONTROL

Received by Wokingham District Council

Application No: VAR/2000/1777

Proposal:
Proposed variation to condition 5 of consent 99/70257/F to allow occupation of new dwelling without extension to existing access.

Location:
Land Adjoining 9 Coronation Cottages, Davis Way, Hurst, 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 Heather Morgan 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

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

PLANNING SERVICES
POL TLS
DC
APP
GS
2 JUL 2000
COPIES TO:

19th July, 2000

Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

For the attention of Heather Morgan

Dear Miss Morgan,

Application No. VAR/2000/1777

I refer to the above-mentioned Application by Miss H. Collins regarding land adjoining 9 Coronation Cottages, Davis Way, Hurst; proposed variation to condition 5 of consent 99/70257/F to allow occupation of new dwelling without extension to existing access.

My Council have no adverse comments to make on the Application.

Yours sincerely,

R Wardle

Clerk

1327

WOKINGHAM DISTRICT COUNCIL

To Heather

Date 4/7 Time 09.40

WHILE YOU WERE OUT

Name max ~~Grivenson~~ Stephenson

of Hurst Parish Council

Phone No. 02078745722 Ext.

Phoned	—	Please call back	—
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Re! VAR/2000/1777.

Ring back once [illegible]

[illegible] has been sorted out

H Wayne agreed
[illegible]
No Go

Signed Hel.

HIGHWAYS CONSULTATION SHEET

From: Heather Morgan **Date:** 27 June 2000

Application Number: VAR/2000/1777

Proposal: Proposed variation to condition 5 of consent 99/70257/F to allow occupation of new dwelling without extension to existing ~~access~~ footway.

Parish: HURST PARISH

Site Address:
Land Adjoining 9 Coronation Cottages, Davis Way, Hurst, Reading.

Applicant:
Miss H Collins C/O Robin Bradbeer Ltd.

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).

Highways has no comments.

Signed: _____ **Print name:** Stephanie Knowles

10/07/00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 16 JUN 2000	Map No. 54 Site ...016....
Officer: HM | Application No. UAR|2000|1777	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

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

Description:
(V) PROPOSED VARIATION TO CONDITION 5 OF CONSENT 99/70257/F TO ALLOW OCCUPATION OF NEW DWELLING WITHOUT EXTENSION TO EXISTING ACCESS

Location: LAND ~~SOUTH OF~~ Adjoining 9 CORONATION Cottages, TERRACE, DAVIS WAY

Parish: HURST Ward: Hurst.

Applicant: MISS H COLLINS

Fee Received 95-00 (10) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ..... 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+ 2-9 Coronation Cottages, Davis Way
Ravenspring, Davis Street
Old Post House, Davis Way
Pinecroft, Davis Way

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF CONSENT FOR PLANNING PERMISSION

Mr G Rivers
C/O Robin Bradbeer
20 Lansdown Parade
Cheltenham
Glos
GL50 2LH

Application No : 99/70257/F

Parish : ST NICHOLAS HURST PARISH

Proposal : PROPOSED ERECTION OF BUNGALOW AND GARAGE (AMENDMENT TO APPROVAL 98/68702/F)

Location : LAND SOUTH OF CORONATION TERRACE, DAVIS WAY, HURST

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **GRANT PLANNING 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(S) :

01
The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

02
The area shown on the permitted drawings for vehicle parking and garaging 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.

03
The dwelling shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway (dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

04
The access drive shall be hard surfaced with tarmac, concrete or similar hard bound material for a minimum distance of 5 m behind the highway boundary.

05
The dwelling shall not be occupied until such time as the existing footway has been extended to the access to the dwelling hereby approved and the construction to the satisfaction of the Local Planning Authority.

06
Development shall not begin until a scheme for protecting the dwelling from noise from road traffic has been submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be completed before the dwelling is occupied.

07
Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

08
Details of the grading and materials of the mound and fencing materials shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the first occupation of the dwelling.
09
No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; hard surfacing materials; planting on mound.
10
Soft landscape works shall include planting plans; schedules of plants, noting species, plant sizes and proposed number/densities; implementation programme.
11
All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development.

REASON(S) :
01
In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
02
Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.
03
In the interests of highway safety.
04
To avoid spillage of loose materials onto the carriageway in the interests of highway safety.
05
In the interests of highway safety and convenience.
06
To ensure a satisfactory residential environment is created.
07
To ensure a satisfactory external appearance.
08
In the interests of visual and residential amenity.
09
In the interests of visual amenity.
10
In the interests of visual amenity.
11
In the interests of visual amenity.

Development Control Manager

Date 29 November 1999

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. The applicant should contact the Building Control Section of the District Council's Environmental Services for further information.

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.

16. JUN. 2000* 1777

Robin Bradbeer
Planning & Development Consultancy

20 Lansdown Parade, Cheltenham, Glos. GL50 2LH Tel: 01242 577151 Fax: 01242 527151

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

Ref. No. RWB/140
12 June 2000

For the attention of Miss Heather Morgan
Development Control

Dear Miss Morgan

LAND SOUTH OF CORONATION TERRACE DAVIS WAY HURST
ERECTION OF BUNGALOW AND GARAGE
APPLICATION TO REMOVE CONDITION 5 ON PLANNING PERMISSION 99/70257/F

I attach a completed application in respect of the above matter which comprises the following documentation:

- Six copies of the completed Part 1 application form.
- Completed Certificate of Ownership/Agricultural Holdings Certificate.
- Six copies of a location plan at scale 1:2500.
- Payment in the sum of £95.00 (cash) in respect of the statutory application fee.

The purpose of this application is to formally secure removal of condition 5 on permission 99/70257/F on the ground that the requirement is no longer sought by the Council. The relevant background to this application is summarised below and documented in correspondence with the Council, in particular my letter dated 17 April and the Council's letter dated 18 May (copies attached).

Since the grant of planning permission 99/70257/F last November the applicant has supplied details of a scheme to extend the footway in accordance with specifications recommended by the Council. Those details were shown on a drawing supplied to the council on 1 March. The Council subsequently advised that the extended footway would have an acceptable relationship to the adjoining ditch which could be overcome only by piping in the ditch. Following enquiries of the Environment Agency it emerged that they would be unwilling to authorise culverting. As a consequence the Council has agreed in correspondence that the condition may be removed.

If you wish to discuss the application please contact me directly.

Yours sincerely

ROBIN BRADBEER

Enc.

Tel: 0118 974 6322 (Direct Line) Fax. 0118 974 6313

16. JUN 2000 WOKINGHAM DISTRICT COUNCIL 777

Date: 18 May, 2000

Your Ref:

My Ref: SNA/DF/P8

Robin Bradbeer
20 Landsdown Parade
Cheltenham
Glos GL50 2LH

For the attention of: Mr R Bradbeer

Environmental Services Department
Engineering Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Main Switchboard (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mr Bradbeer

DEVELOPMENT AT DAVIS WAY, HURST
P/A NO. 99/70257/F

I refer to your recent letter regarding the ditch adjacent to the above development.

In view of the position of the site and the difficulty in dealing with The Environment Agency I can agree, in this instance, that this particular condition may be removed from the planning permission.

Yours sincerely

S. N. Auton
Senior Assistant Engineer

Robin Bradbeer
Planning & Development Consultancy

20 Lansdown Parade, Cheltenham, Glos. GL50 2LH Tel: 01242 577151 Fax: 01242 527151

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

My Ref. RWB/140
17 April 2000

For the attention of Mr Steve Auton
Senior Assistant Engineer

Dear Mr Auton

LAND SOUTH OF CORONATION TERRACE DAVIS WAY HURST
ERECTION OF BUNGALOW AND GARAGE
PLANNING PERMISSION 99/70257/F

I refer to my letter dated 1 March which enclosed drawing no. AH/S/630.

During our subsequent conversation you expressed the opinion that the footway would have an unacceptable relationship to the ditch which could only be overcome if the ditch was piped.

I have since written to The Environment Agency to enquire if they would be willing to authorise the ditch to be piped. Their letter of reply dated 6 April 2000 is attached. You will note that the Agency considers culverting to be a last resort which they would consider only after all other options had been thoroughly explored.

As you know my client would, in principle, be prepared to fulfil the requirement of the condition. However, the fact that authorisation from another body is now required, (and furthermore, the relevant authorisation is unlikely to be obtained), makes the condition unreasonable (Circular 11/95 paragraph 38). In addition, since the property will be located at the end of this cul-du-sac, and there are no further properties or rights of way beyond, the works required by condition 5 would seem to be of questionable necessity.

In the circumstances I request that you reconsider your advice which caused the Planning Officer to impose this condition and indicate

Robin Bradbeer BA (Hons) MRTPI Chartered Town Planner

whether you would raise an objection to an application to remove the condition from the permission on the grounds stated above.

Yours sincerely



ROBIN BRADBEER

c.c. Planning Services, Miss H Morgan

1789/a

SECTION 66 CERTIFICATE

Application No. 16.JUN.2000* 1777

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

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

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.

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 . . . MISS H COLLINS . . . . . .

Date . . . 12 JUNE 2000 . . . . . .

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

SITE OPP CORONATION TERRACE

NORTH A329 M.

ADDRESS DAVIS ~~STREET~~ TWAY PARISH HURST E

PLOT No. RD. SHEET No. 54 SU.7871.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/280/60	Mr. F.J. Appleton	Outline {Residential Development	20.10.60	N/A - Ref
0/224/61	"	" "	14.9.61	N/A - Ref
1084/71	W&G. French (Construction) Ltd	Temporary compound for site Works office etc. & Veh. access.	28.10.71	N/A - TP. 31.12.7
04878	MR. H.L. APPLETON	O/APP. FOR SEMI-DET. HOUSES	8.7.76	N/A Ref
15371.	" "	" Det Dwelling	8.5.81.	NA Ref.
33883 APPEAL	MR. A WHITTLE O/L	26 FLTS UNITS	25.10.89	Ref
36339	"	2 STABLES/HAY STORE	17.10.90	C/A
44100	RIVERS/WHITTLE	2 HORSES & GARAGE	3.5.95	Ref
95/60189/F				
99/70257/F				
C/70257/07	Mr. G. Rivers	D.C.C - Appl of Materials	15.2.00	APP

DATE OF COMPLETION

MINISTRY DECISION 15371 - APPEAL DISMISSED - 29.1.82

Mr. G. Rivers D.C.C. - Appl of Noise 29.2.00 APP

Report & mound fencing

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

16 JUN 2000* 1777

1.	APPLICANT'S NAME	MISS H COLLINS
	ADDRESS	C/O AGENT
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Robin Bradbeer Limited Planning & Development Consultancy
	ADDRESS	20 LANSDOWN PARADE CHELTENHAM GLOS
	POST CODE	GL50 2LH PHONE 01242 577151
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	LAND SOUTH OF CORONATION TERRACE DAVIS WAY HURST
4. WHAT IS THE APPLICATION FOR ? *Give brief details and state for what purpose this site and any buildings will be used.*		REMOVAL OF CONDITION 5 ON PLANNING PERMISSION 99/70257/F
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.15
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE ☐ REDEVELOPMENT ☐

ERECTION OF NEW BUILDING ☐ *ALTERATION or EXTENSION* ☐

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☐	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☑	State relevant application number: 99/70257/F Conditions to be relaxed: CONDITION 5

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

EXTERNAL APPEARANCE ☐ SITING ☐

MEANS OF ACCESS ☐ DESIGN ☐

LANDSCAPING ☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

YES/NO

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

YES/NO

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

N/A

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

N/A

16. HOW WILL SURFACE WATER BE DISPOSED OF?

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

N/A

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

N/A

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	N/A / *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

YES/NO

If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

YES/NO

If YES, please ask for and complete Part 3 of the form

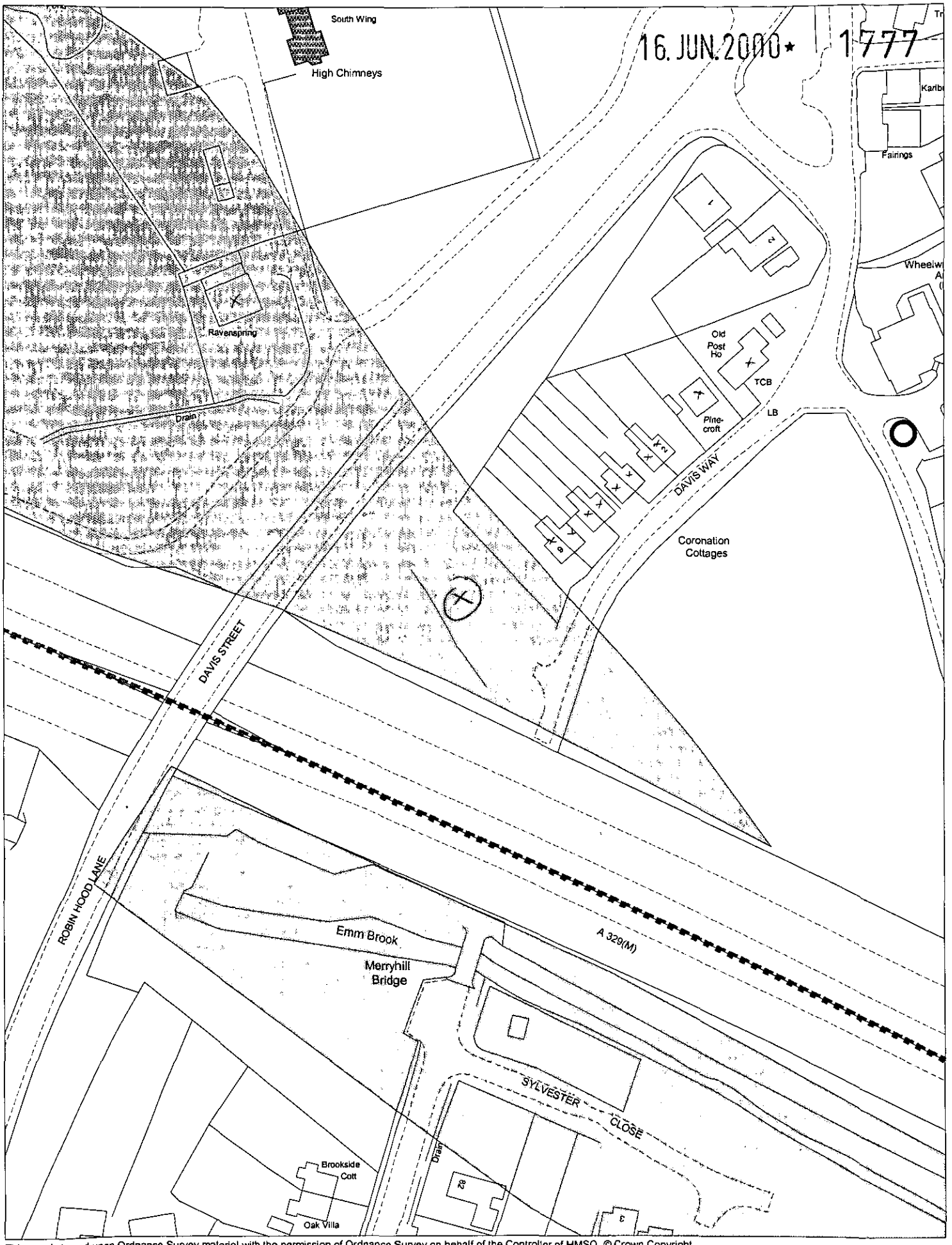
23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£95.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF MISS H COLLINS DATE 12 JUNE 2000

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".



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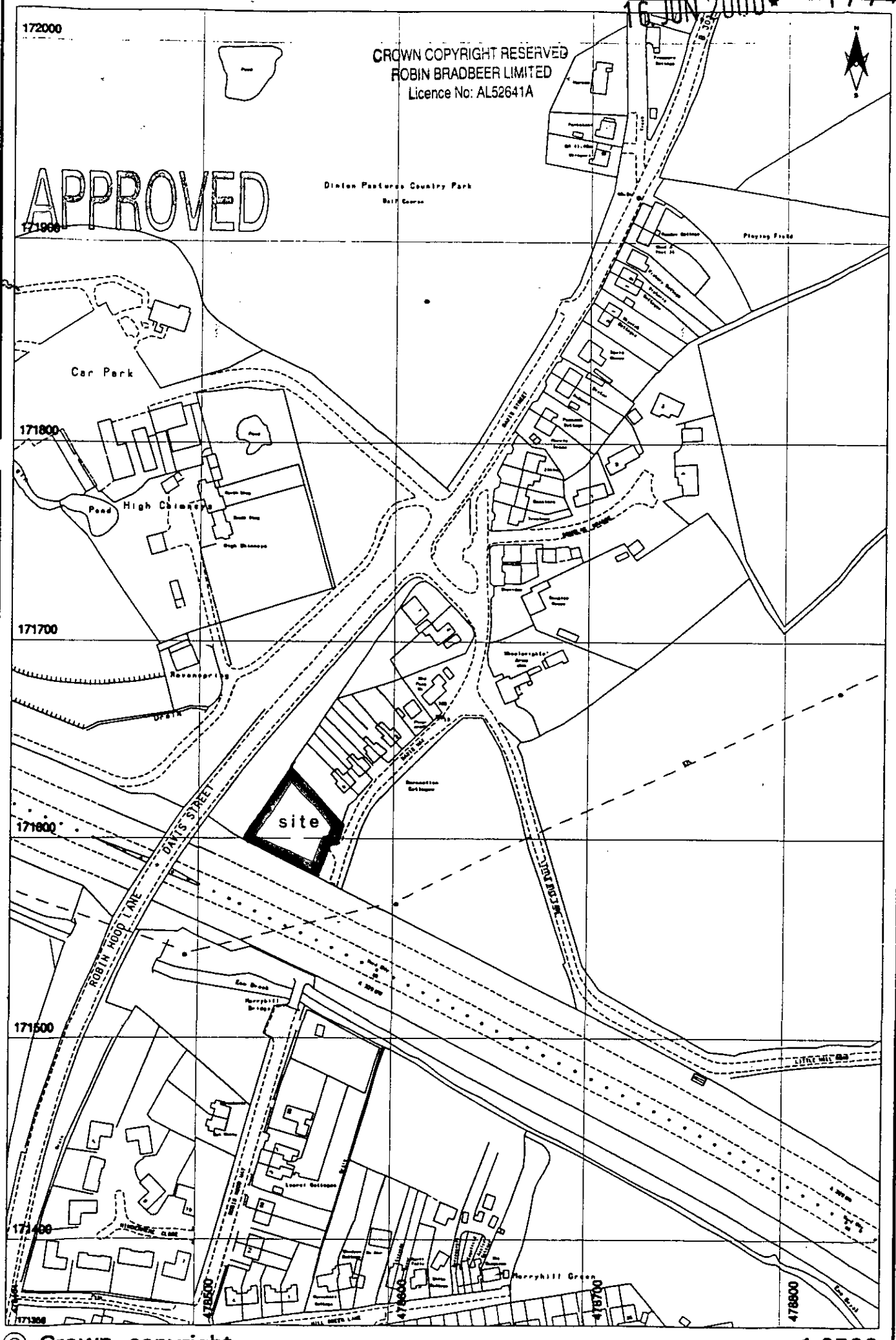
Development Control Section, Environmental Services, Wokingham District Council.

20 June 2000

Scale: 1 : 1250

N W E S

16 JUN 2000 1777



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