APPLICATION NO:
F/2002/8177

LOCATION:
Willowbank Caretakers Bungalow 11 Duffield Road, Woodley Reading.

APPLICANT:
Wokingham District Council C/O Floyd Thomas, Property Services

PROPOSAL:
Proposed formation of new access, gates and fencing around dwelling.

EARLIEST DATE FOR DECISION: **26/01/2003**

APPLICATION WILL HAVE EXPIRED ON:
05/02/2003

CASE OFFICER: **Tanya Davies**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Wokingham District Council
C/O Floyd Thomas
Property Services
Council Offices
Shute End
Wokingham
Berks
RG40 1WH

APPROVED

Application Number: F/2002/8177

Parish: **WOODLEY**

Location: **Willowbank Caretakers Bungalow, 11 Duffield Road, Woodley, Reading.**

Proposal: **Proposed formation of new access, gates and fencing around 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. Prior to development commencing the details of the fence hereby approved shall be submitted for the approval in writing of the local Planning Authority.

30/10/03 ✓

Condition
3. No gates shall be erected without the written approval of the Local Highway Authoriity.

Condition
4. No building shall be occupied until the access has been constructed in accordance with the approved plans.

Condition
5. The new access shall not be brought into use until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
6. The private residence shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

Condition
7. The access shall not be used until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 9 metres measured from the carriageway edge.

Condition
8. The new access shall not be brought into use 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.

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

Reason
2. In the interests of the visual amenity of the area.

Reason
3. In the interest of highway safety.

Reason
4. In the interests of highway safety and convenience.

Reason
5. In the interests of highway safety and convenience.

Reason
6. In the interests of highway safety and convenience.

Reason
7. In the interests of highway safety and convenience.

Reason
8. In the interests of highway safety and convenience.

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

Berkshire Structure Plan Policies OS1, EN1, EN3 and EN4.
Loddon Area Local Plan Policies LBE1, LBE2, LPS2 and LPS3.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS2, WOS3 and WIC16.

Informative
2. This Application does not grant consent for the change of use of the bungalow for use as a private residence.

Informative

3. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

T. G Watson

Trevor Watson
Development Control Manager
Date: 13/02/2003

Notice checked by: _____

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

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

MEMO

WOKINGHAM
DISTRICT COUNCIL

To: Tristan Miles – Property Services
From: Jeni Jackson – Principal Planning Officer - North Area
Tel: 0118 974 6444
Date: 30 October 2003
Subject: F/2002/8177 – details of fencing to be submitted, Willowbank Caretakers Bungalow.

Thank you for your memo dated 16 October and received on 17 October 2003, I apologise for the delay in responding.

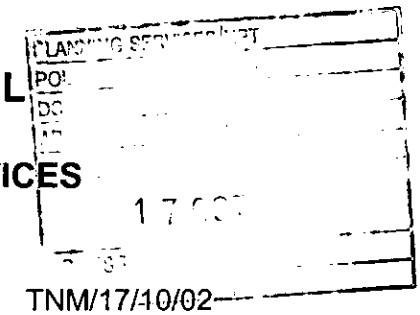
Condition 2 of permission F/2002/8177 required that details of the fence approved under that application be submitted prior to development starting. The details submitted of a 1.8 metre high close boarded fence with concrete posts along the boundary with the school are acceptable and this may be taken as formal confirmation of same.

I hope this is of assistance.

Jenifer Jackson
Principal Planning Officer - North Area

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM FROM PROPERTY SERVICES



From: Tristan Miles
Property Services – Estates Unit

To: Jenny Jackson
Development Control

My Ref: TNM/17/10/02

Extn: 6975

Your Ref: F/2002/8177

Date: October 16, 2003

FORMER CARETAKER BUNGALOW – WILLOWBANK SCHOOLS - URGENT

As discussed, this property (11 Duffield Road) recently obtained planning consent for the formation of a new access, gates and fencing around dwelling (F/2002/8177). A copy of the approval notice and plan is attached. This matter was dealt with by Nicola Lake at the time.

The disposal of this property has now been approved and we have arranged for the property to be sold at auction on the 4th December 2003.

We intend fencing the property off from the school before it is sold, as it will allow prospective purchasers to see the extent of what is being purchased.

I attach a copy of an estimate I have obtained for the erection of a fence in front of the elevation facing Willowbank Infant School as indicated/annotated on the attached plan (point c of the estimate).

Would you please send me a letter indicating that the proposed works detailed in point c of the estimate are in accordance with condition 2 of the planning approval notice.

You will note that the fence in the estimate is a close board 1.8 metre fence (as per the plan), although the boards will be vertical and not diagonal as indicated on the plan. It will have concrete posts. The horizontal rails will be on the bungalow side to prevent children climbing into the bungalow's garden. The fence will be erected tight up to the inside (bungalow side) of the existing kerb. The proposed fence will go to the front of the site and meet up with the gate post of the school gate. The kerb will be continued in front of the existing concrete spur leading to the garage. I have annotated this on the attached map but please come back to me if you have any queries over the specification.

I would appreciate a response to this at the earliest opportunity (by way of formal letter). The property will need to be fenced within the next two weeks in order to be ready for marketing in early November.

This confirmation is also something that a prospective purchaser's solicitor will require.

I look forward to receiving this letter as soon as possible but please let me know if you have any queries.

Thanks. Tristan

Enc.
Estimate from D W Fencing (see point c)
Planning Approval Notice F/2002/8177 and accompanying plan indicating quantity of fencing to be erected.

DIRECTORS E. D. WALLIS R. B. AKERS

D W FENCING LIMITED

4 GRAVENEY DRIVE, CAVERSHAM, READING RG4 7EG
Telephone: READING (0118) 947 5607 . Fax: Reading (0118) 947 5607

Our ref: EDW/MEW

13th. October, 2003.



Wokingham District Council,
Property Services Dept.,
P.O. Box 151,
Shute End,
Wokingham,
Berks.

For the attention of Mr. Tristan Miles

Dear Sir,

Re: Willowbank Caretakers Bungalow

Further to your enquiry and our recent site meeting we now have pleasure in forwarding the following quotation.

a) To the front of garage - take out and set aside approximately 12 metres of road kerbs and cobble stones. Break out section of drive outside new proposed fence line, replace cobble stones with new kerbs to complete line.

For the sum of .... £515-00 (Plus V.A.T.)

b) Take down and remove 2 No. conifer trees.

Supply and erect 2 No. 100 x 100mm gate posts and rehang gate already on site.

For the sum of .... £435-00 (Plus V.A.T.)

c) To the front of bungalow - supply and erect approximately 27 metres of 1•8m high closeboard fencing. Constructed on 125 x 100mm round top concrete posts, set at approximately 3•00m centres, 600mm into the ground with bases surrounded in concrete.

cont'd.....

.....cont'd.

13th. October, 2003.

Wokingham District Council.
(Mr. Tristan Miles)

Closeboard to consist of 3 No. 2 ex 75 x 75mm arris rails, 1 No. 150 x 25mm gravel board, counter rail, capping and clad in 2 ex 100 x 22mm feather-edged pales. All timber used to be pressure treated softwood.

For the sum of .... £1225-00 (Plus V.A.T.)

We trust these prices will meet with your approval and look forward to hearing from you.

Yours faithfully,
D.W. Fencing Limited

E.D. Wallis

E.D. Wallis

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Wokingham District Council
C/O Floyd Thomas
Property Services
Council Offices
Shute End
Wokingham
Berks
RG40 1WH



Application Number: F/2002/8177

Parish: **WOODLEY**

Location: **Willowbank Caretakers Bungalow, 11 Duffield Road, Woodley, Reading.**

Proposal: **Proposed formation of new access, gates and fencing around 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. Prior to development commencing the details of the fence hereby approved shall be submitted for the approval in writing of the local Planning Authority.

Condition
3. No gates shall be erected without the written approval of the Local Highway Authoriity.

Condition
4. No building shall be occupied until the access has been constructed in accordance with the approved plans.

Condition
5. The new access shall not be brought into use until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
6. The private residence shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

Condition
7. The access shall not be used until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 9 metres measured from the carriageway edge.

Condition
8. The new access shall not be brought into use 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.

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

Reason
2. In the interests of the visual amenity of the area.

Reason
3. In the interest of highway safety.

Reason
4. In the interests of highway safety and convenience.

Reason
5. In the interests of highway safety and convenience.

Reason
6. In the interests of highway safety and convenience.

Reason
7. In the interests of highway safety and convenience.

Reason
8. In the interests of highway safety and convenience.

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

Berkshire Structure Plan Policies OS1, EN1, EN3 and EN4.
Loddon Area Local Plan Policies LBE1, LBE2, LPS2 and LPS3.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS2, WOS3 and WIC16.

Informative
2. This Application does not grant consent for the change of use of the bungalow for use as a private residence.

Informative

3. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

T. G Watson

Trevor Watson
Development Control Manager
Date: 13/02/2003

Notice checked by: _____

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

C. Flooding Issues

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

5. Conclusion

The creation of an access will not have a detrimental impact on the neighbouring uses nor on character and appearance of the area.

6. Recommendation – GRANT planning permission subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
   Reason: To comply with Section 91 (1) of the Town and Country Planning Act 1990.

2. Prior to development commencing the details of the fence hereby approved shall be submitted for the approval in writing of the local Planning Authority.

   Reason: In the interests of the visual amenity of the area.

3. No gates shall be erected without the written approval of the Local Highway Authority.

   Reason: In the interest of highway safety.

4. The new access shall not be brought into use ~~No part of any building(s) hereby permitted shall be occupied or used~~ until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

   Reason: In the interests of highway safety and convenience.

5. No building shall be used as an independent unit until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of "5 metres" measured from the carriageway edge.

Informative

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

   Berkshire Structure Plan Policy OS1, EN1, EN3 & EN4
   Loddon Area Local Plan Policy LBE1 & 2, LPS2 & 3,
   Wokingham District Local Plan Policy WBE 1, WOS2, WOS3 & WIC16

HIGHWAYS CONSULTATION SHEET

From: Tanya Davies **Date:** ~~08 January 2003~~

Application Number: F/2002/8177

Proposal: Proposed formation of new access, gates and fencing around dwelling.

Parish: WOODLEY TOWN

Site Address:
Willowbank Caretakers Bungalow 11, Duffield Road, Woodley, Reading.

Applicant:
Wokingham District Council C/O Floyd Thomas, Property Services.

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).

Revised plans received 24/01/03 and satisfy our initial comments.

✓ 1. C122, R122 - amended.

✓ 2. C140 (INSERT: 9 metres), R140. - amended from 5m.

✓ 3. C128, R128

✓ 4. C137 (INSERT: private roadone), R137.

✓ 5. C132, R132.

NO7.

Signed: _____ **Print name:** ~~TE~~ TE 24/1/03.

Development Control Ref No:	Received	Parish
F/2002/8177	11.12.02	Woodley

Applicant: Property Services, Wokingham District Council.
Location: Willowbank School Caretaker's Bungalow, 11 Duffield Road, Woodley.
Proposal: Proposed Formation Of New Access, Gates And Fencing Around Dwelling.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

REPORT PREPARED BY: Head of Planning and Transportation and Tanya Davies.

SUMMARY:

1. **Proposal** – This application seeks to create a new access with gates and fencing at Willowbank Caretakers Bungalow. This new access is needed because the bungalow is currently accessed through the main school entrance.

Recommendation: Approval subject to conditions

This Application is being reported to Committee as it is on District Council land.

RECOMMENDATION: TO GRANT PLANNING PERMISSION –Subject To Conditions.

Background Papers

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

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

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

APPROVED

2. Planning History

Willowbank Primary School and bungalow was constructed in the early 1970s and there have been various planning applications for extensions since this time. In 2001 a planning application (F 2001/4959) was submitted for a new access and the change of use of the dwelling for use as a private residence.

This application was deferred at the Development Control Committee of 20 February 2002 until such time as compliance with the safe routes to school strategy has been obtained. This application is still undetermined.

3. Consultations

- ***Woodley Town Council:*** no comments.
- ***Access & Movement:*** no objection subject to conditions.
- ***Neighbour Consultation:*** no letters received to date.

4. Appraisal - The main issues are:

A. The impact on neighbours and the character of the surrounding area (Berkshire Structure Plan Policy EN, Loddon Area Local Plan Policy SBE1 and Wokingham District Local Plan Policy WBE 1)

B. Flooding Issues (Berkshire Structure Plan policies EN3, South East Area Local Plan Policies SPS2 & 3, and Wokingham District Local Plan policy WIC16 and PPG 25)

A. The impact on neighbours and the character of the surrounding area

This application seeks to create a new vehicular and pedestrian access to Willowbank Bungalow. The access will lead to a new one way circular drive in the front garden. At present the bungalow is accessed off the main school drive, which is through the school site. The bungalow is currently unoccupied and the application to change the use from education related to a private residence is still undetermined.

This application is different to that deferred in 2002 as the proposed parking and access was previously accessed via the school entrance (plan attached). The access proposed by this application is direct onto Duffield Road.

It is also proposed to erect timber close board fencing around the bungalow, this fence is 1.8m high along the western boundary between the bungalow and school, reducing to 1.2m adjacent to the grass verge and then 0.9m at the front of the bungalow fronting onto Duffield Road. It is considered that the creation of an access and erection of this fence will not have a detrimental impact on the amenity of the nearby properties or have a detrimental impact on the character of the surrounding area.

B. Access and Movement

The Access and Movement Officer raises concerns about the erection of gates on the boundary. This is because when the gates are closed, cars entering the drive will not be able to park off road and are likely to park outside the gates and will block the footway. Gates can be prevented by condition.

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

5. Conclusion
The creation of an access will not have a detrimental impact on the neighbouring uses nor on character and appearance of the area.

6. Recommendation – GRANT planning permission subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
Reason: To comply with Section 91 (1) of the Town and Country Planning Act 1990.

2. Prior to development commencing the details of the fence hereby approved shall be submitted for the approval in writing of the local Planning Authority.

Reason: In the interests of the visual amenity of the area.

3. No gates shall be erected without the written approval of the Local Highway Authority.

Reason: In the interest of highway safety.

4. No building shall be occupied until the access has been constructed in accordance with the approved plans.

Reason: In the interests of highway safety and convenience

5. The new access shall not be brought into use until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Reason: In the interests of highway safety and convenience.

6. The private residence shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.
Reason: In the interests of highway safety and convenience

7. The access shall not be used until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of "9 metres" measured from the carriageway edge.

Reason: In the interests of highway safety and convenience.

8. The new access shall not be brought into use 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.

Reason: In the interests of highway safety and convenience.

Informative

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

Berkshire Structure Plan Policy OS1, EN1, EN3 & EN4
Loddon Area Local Plan Policy LBE1 & 2, LPS2 & 3,
Wokingham District Local Plan Policy WBE 1, WOS2, WOS3 & WIC16

2. This Application does not grant consent for the change of use of the bungalow for use as a private residence.

3. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

WARDS: NONE SPECIFIC

PROBITY IN PLANNING: THE ROLE OF COUNCILLORS AND OFFICERS

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: THE MONITORING OFFICER, COLIN LAWLEY

SUMMARY: A report was considered by the Standards Committee on 3rd December 2002 relating to Probity in Planning. The Council needs to produce and agree a revised Local Code of planning matters, which is acceptable both to the Development Control Committee and the Standards Committee

RECOMMENDATION: . That the Development Control Committee nominate 2 members to consider the subject, together with the 2 members nominated by the Standards Committee and the Development Control Manager and the Monitoring Officer

Background Papers

Probity in Planning (Update): The role of Councillors and Officers published by the Local Government Assocaition

Held by: Legal Services
Division: Support Services

Contact No: 0118 974 6524

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/8177
CASE OFFICER: Tanya Davies

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)
Please consult notify objectors to 2001/4959		
Angela Davies	14	20/1
Geoff Gee	14	20/1
Catherie Jones	14	20/1
Jeremy Wallis	14	20/1
Thanks Tanya.		

Tanya Davies

From: Tanya Davies
Sent: Friday, January 17, 2003 8:03 AM
To: Floyd Thomas
Subject: Willowbank Caretakers Bungalow

Importance: High

I am currently writing my Committee report for this application and need to know:

1. why the access is needed?

2. The Highway Officer has also requested plans showing
a) a 'track' plot for a large saloon car on the proposed turning area;
b). pedestrian visibility splays of 2m by 2m at the intersection of the driveway and footway

3. he has also added that gates will not be acceptable.

I would be grateful for this information by Wednesday 22 January as this will enable me to report this item to the DC Committee on 5 February.

Please contact me with any queries.

Tanya

Tanya Davies
Senior Minerals & Waste Officer
Wokingham District Council

Tel: 0118 974 6229
Fax: 0118 974 6484

HIGHWAYS CONSULTATION SHEET

From: Tanya Davies **Date:** 06 January 2003

Application Number: F/2002/8177

Proposal: Proposed formation of new access, gates and fencing around dwelling.

Parish: WOODLEY TOWN

Site Address:
Willowbank Caretakers Bungalow 11, Duffield Road, Woodley, Reading.

Applicant:
Wokingham District Council C/O Floyd Thomas, Property Services.

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).

Site visit carried out: ☐ **No** ☐ **Yes - Date & Time:** _____

Comment.

1. No gates are to be provided.
2. Pedestrian visibility splays of 2m by 2m are required at the intersection of the driveway and footway.
3. A 'track' plot for a large saloon car should be shown on the proposed driveway turning area.

Signed: _____ **Print name:** AC 9/1/03.

Application Number: F/2002/8177

Case Officer : TO.

Valid Date : 11/12/02

Map No : 37

Site Area : 0.09

Received Date: 11/12/2002

Level : Committee Item - No Date Set

Description : Proposed formation of new access, gates and fencing around dwelling.

Location : Willowbank Caretakers Bungalow 11, Duffield Road, Woodley, Reading.

Parish : WY **Ward :** CoR.

Applicant : Wokingham District Council C/O Floyd Thomas, Property Services.

Fee Required: £110 **Fee Received: £110** transfer from D096P 1002

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Is fence elevation 1:50 or 1:100? There are 3 different heights of fencing shown on ~~floor~~ plan, only one on elevation.	Tapered	Fence.
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

Groundwater Protection Zone – planning informatives required.

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + see map

+ incl site inside red line

.....

No pre-apps

Received by Wokingham District Council

Application No: F/2002/8177

Proposal:
Proposed formation of new access, gates and fencing around dwelling.

Location:
Willowbank Caretakers Bungalow 11, Duffield Road, Woodley, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8177 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Tanya Davies P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/01/2003. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

06 January 2003

Organisation_Name	Building_Name	address1	Postcode
DUFFIELD ROAD CP SCHOOL			RG5 4RW
	RAGSWOOD	RAGSWOODDUFFIELD ROADREADING	RG5 4RN
	SYCAMORE	SYCAMOREDUFFIELD ROADREADING	RG5 4RN
	STONE-BRIDGE HOUSE	STONE-BRIDGE HOUSEDUFFIELD ROADREADING	RG5 4RN
	SANDIACRE	SANDIACRESANDFORD DRIVEREADING	RG5 4RR
		11DUFFIELD ROADREADING	RG5 4RL
		15DUFFIELD ROADREADING	RG5 4RL
		17DUFFIELD ROADREADING	RG5 4RL

F/2002/8177

11.DEC.2002 8177

8177

11 DEC 2002

Buildings Unit

MEMORANDUM

WOKINGHAM UNITARY
Aiming for Excellence

Tel. (0118) 974 6982 Direct Line
Email. floyd thomas@wokingham.gov.uk

From : Floyd Thomas

Date. 11th December 2002

To: Nicola Lake **Senior Planning Officer**	**Dept:- Planning**	**Cc:-**
Re : Town Planning Application – Willow Bank Caretakers Bungalow **11, Duffield Road, Woodley, Berkshire RG54RW**		

Please find attached a new Town Planning Application for the alterations to the vehicular access, fencing and hard-standing to the above property.

If you require any further information, please do not hesitate to give me a call.

Yours Faithfully

F. Thomas

Floyd Thomas
Feasibility Manager

11.DEC.2002 8177

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

11 DEC 2002

1.	APPLICANT'S NAME	WOKINGHAM DC
	ADDRESS	SHUTE END, WOKINGHAM, BERKSHIRE
	POST CODE	RG40 1WH PHONE 0118 974 6000
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	FLOYD THOMAS - PROPERTY SERVICES
	ADDRESS	SHUTE END, WOKINGHAM, BERKSHIRE
	POST CODE	RG40 1WH PHONE 0118 974 6982
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	11, Duffield Road, WOODLEY, BERKSHIRE, RG5 4RW
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		NEW ACCESS (dropped kerbs), GATES & FENCING.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0·56ha.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	WOKINGHAM DC - LEA
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	2957/01.C.

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☑

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

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

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

SITING	☐	EXTERNAL APPEARANCE	☐
DESIGN	☐	MEANS OF ACCESS	☐
LANDSCAPING	☐		

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

CARETAKER'S BUNGALOW 1769b

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.

TIMBER FENCING; DROPPED KERB (to match existing); HARD AREA FOR CAR PARKING/TURNING AREA & FOOT-PATH ACCESS.

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.

TIMBER FENCING.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

AS EXISTING-

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system (YES)/NO

If no, please give details

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

NEW DROPPED KERBS.
AS PROPOSED

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

N/A

No change.

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/
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.

D096P 1002. £110

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 J. Thomas ON BEHALF OF Wokingham DC DATE 9th Dec '02.

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

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

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

1789/a

SECTION 66 CERTIFICATE

Application No. 11.DEC.2002 8177

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 . . J. Thomas . . . . . .

On behalf of . . . Wokingham D. C. . . . . .

Date . . . 9th Dec. '02 . . . . . .

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

① WILLOW BANK PRIMARY SCHOOL. PC 23 511 506

ADDRESS 11. DUFFIELD ROAD. PARISH WOODLEY

PLOT No. ORD. SHEET No. SU.7674 (37)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
141/48	Ham River Grit Co	Gravel Excavation	23.4.48	N/A C/A
426/48	Thames Grit & Aggregate Ltd	"	8.2.49	N/A C/A
630/57	Ham River Grit Co	"	9.10.57	N/A C/A
O/216/65	Mr R Pinnecia	Outline Resid Devel't	29.10.65	N/A Refuse
S/3/67	Wokingham R.D.C	County Primary School	10.5.68	N/A C/A
S/25/68	Royal County of Berkshire	site for Rebuilding C.E. & Nursery Schools	25.9.68	N/A C/A
S/17/69	"	New Junior School	3.9.69	N/A C/A
S/21/70	"	New Infants School	26.8.70	N/A App
1[illegible]94/71	"	9' High Boundary Fence	6.12.71	N/A C/A
477/33	[illegible]	[illegible]	[illegible]	[illegible]
22479		TEMP. CLASSROOM (UNDG SS)	24.12.84	TP 31.12.89

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

33864

1933 ②

ADDRESS Willow Bank Primary School 11 Duffield Road PARISH Woodly

PLOT No. ORD. SHEET No. SU 7674

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
44601	W.B.C.3 SCHOOL	NEW. MOD. CLASSROOM	1.8.95	C/A
95/60690/F				
FP95/3788	"	"	17.8.95	C/APP
99/70505/F	WDC Property Services Dept	s/st. extn. + int. alterations	17.12.99	C/A
99/70507/F	" " " "	S/st extn. to form add classroom	17.12.99	C/A
FP/2000/0295	WDC Property Services	S/st ext. New classroom & ass. alterations	11.04.00	C/A
F/2000/2552	WDC "	S/st ext New classroom and admin accomodation	20.12.00	C/A
F/2001/4959	WDC	C/ou of dwell to private res		
F/2002/8177	WDC	new access, gates/fencing		

MINISTRY DECISION

SPECIAL ORDERS