

ST. NICHOLAS HURST PARISH COUNCIL

Clerk to the Council: Mrs. Maria Bradshaw MIA.
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Development Control Manager,
Wokingham Borough Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham,
RG40 1WR

10th October 2016

Dear Mr Vaughan

Planning Application 162529

Proposed erection of 11 No. dwellings with associated access, car parking, landscaping and drainage following demolition of existing semi-detached bungalows.

The Parish Council has considered this application and has no objection in principle.

There is, however, a number of points that the Council believes should be covered by conditions for approval. Please note that this letter has also been copied to the Highways Department and Housing at Wokingham Borough Council (WBC) to emphasise the importance of them and because some of them might not be directly planning matters.

1. The Council is of the view that there is insufficient parking for the increased number of houses. The road already suffers from a lot of ad hoc parking and the rise of the number of dwellings from 6 to 11 will undoubtedly exacerbate this. The Council does recognise that the proposed provision complies with WBC Policy and Design Guide.
2. The appearance of the houses needs to blend in with the variety of styles that are present both in Tape Lane and the rest of Hurst. This is best done by varying the brickwork colour and the type of roofing tiles between the different buildings.
3. The construction of these new dwellings must be conditioned in respect of hours of work to 8 to 6 Monday to Friday and 8 to 12 on Saturday.
4. All construction traffic to the site must NOT use the narrow section of Tape Lane from School Road to the site. All access must be from the A321 junction. The Council would seriously consider the temporary closure of Tape Lane immediately west of the site to ensure this is observed.
5. Parking of cars and vans belonging to the construction workforce to be limited to immediately in front of the site or actually on the site.

6. The Council strongly suggests that the strip of land alongside the site parallel to the narrow part of Tape lane should be converted into highway and the narrow section of Tape Lane commence 40m west of where it starts at present. This strip is believed to be Highways land and the conversion of this would help to prevent the general parking of vehicles that takes place on the grass at present.

7 It is noted in the Ground Appraisal Report submitted with this application that asbestos was found in one of the gardens. However, this investigation did not enter any of the houses. At the time these were built in the late 1940's the use of asbestos as a building material was very common and great care should be taken in the demolition of the existing bungalows for the protection of not only the workforce but also residents nearby and the general public.

8 There does not appear to be a proposal for the installation of street lighting. For the avoidance of doubt this is in line with local views on street lighting in Hurst.

The Parish Council asks that all these points are fully taken into consideration in the approval or otherwise of this application.

Yours sincerely,

A black rectangular redaction box covering the signature of Maria Bradshaw.

Maria Bradshaw Clerk to the Council

cc Alex Deans, Highways Dept
cc Simon Price, Housing Dept