4

EX SYSTEMS LTD
SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO:
F/2001/3256

LOCATION:
Plot 4, Riverside Wargrave Road, Remenham Henley-On-Thames.

APPLICANT:
Mr & Mrs B Evans C/O The TLJ Partnership

PROPOSAL:
Proposed erection of west dock and store.

EARLIEST DATE FOR DECISION: **26/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
23/03/2001

CASE OFFICER: **Nicola Lake**

RECEIVED

(NL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs B Evans
C/O The TLJ Partnership
86 Easton Street
High Wycombe
Bucks
HP11 1LT

Copy of location Plan sent 12/2 to Mr K Beeches Bobbie Archaeologist School Green Shinfield.

Application Number: F/2001/3256

Parish: **REMENHAM**

Location: **Plot 4, Riverside, Wargrave Road, Remenham, Henley-on-Thames.**

Proposal: **Proposed erection of wet dock and store.**

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

Reason
1. The proposed development by reason of its size, massing and location would represent an unacceptable change in the scale of development on the site, to the detriment of the open character and amenity of the Green Belt. As such the proposed development is contrary to policy C4 of the Berkshire Structure Plan, policies 1, 15 and 17 of the Green Belt Local Plan for Berkshire and to policies WOS3, WBE1, WGB1 and WGB8 of the Wokingham District Local Plan.

Reason
2. The proposed development by reason of its size, massing and location would be obtrusive and dominant which would have an urbanizing impact to the detriment of the open character and amenity of the Green Belt. As such the proposed development is contrary to policy C4 of the Berkshire Structure Plan, policies 1, 15 and 17 of the Green Belt Local Plan for Berkshire and to policies WOS3, WBE1, WGB1 and WGB8 of the Wokingham District Local Plan.

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 C4.
Green Belt Local Plan Policies 1, 15 and 17.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WGB1 and WGB8.

John Mitchell
Development Control Manager
Date: 23/05/2001

Notice checked by: _____

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

WORK SHEET FOR : Nicola Lake

Application Number : F/2001/3256

Applicant : Mr & Mrs B Evans C/O The TLJ Partnership.

Location : Plot 4, Riverside, Wargrave Road, Remenham, Henley-On-Thames.

Proposal : Proposed erection of ~~wet~~ boat dock and store.

Site Notice Displayed ? :	YES	NO	DATE
	✓		22.02.01

Date of Neighbour Notifications : .....

Date of Site Visit : 22.02.01

Date Registered : 26/01/2001

Earliest Date for Decision : 26/02/2001

Latest Consultation Date/Site Notice Expiry Date : 26/02/2001

This application will have expired on: 23/03/2001. 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 :

Environment Agency - objects - Flood plain
South Oxfordshire district Council - objects - change in character
Landscaping - objects to the change of character
Highway - request revised plan
Archaeology - requires a watching brief
Environmental Health - no objection
Remenham Parish Council - no comment

Planning Issues :

Site located/Designated - Green Belt
Area of landscape importance
Land liable to flooding
Thames River valley

1.) Impact upon the character and amenity of the Green Belt.

2.) Impact upon the land liable to flooding.

Application Number: F/2001/3256

Appraisal :

1.) Impact upon the character and amenity of the Green Belt.
The site is located within the strip of properties which are used as hessine plots. There are currently no structures on the site which fronts the river on the South West, and the Wargrave Road in the North East.
The proposed development is for the creation of a wet Dock area, with covered pitched roof, of 14.3m long and 4.4m wide (measured at eastern of roof.) t. 4.5m high, the erection of a store area measuring 6.5m wide and 3.5m deep, with a height of 4.5m, the laying of a 14.5m by 6.5m area of brickhard standing and 4 Gravel parking spaces.
There have been a number of small, simple storage structures allowed in recent years on these hessine plots however, these structures are small and tend to be the only structures on the site with simple single sloping flat roofs ~~with a height of around 2.3m~~. (See opposite side for history).
The current proposal would result in two structures being erected on the site both of considerable greater size than those which have been allowing in recent years. The proposal would also result in a larger proportion of the site being covered in built development (including hard standing.
As such the proposed development which would be both visible from Wargrave Road and from the River and opposite bank, would form an obtrusive and dominant feature, which would have an urbanizing impact to the detriment of the open character and amenity of the Green Belt will resulting in an unacceptable change in the scale of development on the site.

2.) Impact upon the land liable to flooding.
The environment agency have objected to the proposed development by reason of the proposals location within an area of land which is liable to flooding as shown on maps held by the EA. As such the development would be at direct risk of flooding and would increase the risk of flooding elsewhere.

Recomendation : ~~Approval:~~ ☐ **Refusal:** ☑
(tick appropriate box)

Application F/2000/0388.

Plot 2 - Riverside, Woorgarra.

Storage unit approved. 22 March 2000

Length = 6.1m/6

Depth = 3.1m/3.

Height : 2.8 - 1.9m.

F/2000/0466.

Plots 5+6 - Amendment to 99/70653/F.

Storage unit approved. 22 March 2000.

Length = 6m.

Depth = 3m.

Height = 2.9m - 2.7m.

99/69737/F.

Lombardy, Woorgarra Road.

Storage unit approved. = 12 Aug 1999.

Length = 6.15.

Depth = 2.6.

Height = 2.8m. 2.1m.

Application Number F/2001/3256
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			The proposed development by reason of its siting, massing and location would represent an unacceptable change in the scale of development on the site, to the detriment of the open character and amenity of the Green Belt. As such the proposed development is contrary to policy C4 of the Berkshire Structure Plan, policies 1, 15 and 17 of the Green Belt Local Plan for Berkshire, and policies WOS3, WBE1, WGB1 and WGB8 of the Wokingham District Local Plan.
2			The proposed development by reason of its siting, massing and location would form an obtrusive and dominant feature which would have an urbanising impact to the detriment of the open character and amenity of the Green Belt. As such the proposed development is contrary to policy C4 of the BSP, Policies 1, 15 and 17 of the GBLP and Policies WOS3, WBE1, WGB1 and WGB8 of the WDLP.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1, WGB1, WGB8
GREEN BELT LOCAL PLAN POLICIES: Policy 1, 15 + 17.
BERKSHIRE STRUCTURE PLAN POLICIES: C4.
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: _____

RECORD OF SITE VISIT

SITE ADDRESS: Plot 4, Riverside Wargrave Road Remenham Henley-On-Thames.

APPLICATION NUMBER: F/2001/3256

OFFICER: Nicola Lake

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 6481

Date: 15 May 2001.

My ref: F/2001/3256

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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

Dear Councillor

Application Number: F/2001/3256
Plot 4, Riverside, Wargrave Road, Remenham, Henley-On-Thames.
Proposed erection of west dock and store.

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

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 25 May 2001.

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2001/3256**
Plot 4, Riverside, Wargrave Road, Remenham, Henley-On-Thames.
Proposed erection of west dock and store.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Browne

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 6481

Date: 15 May 2001

My ref: F/2001/3256

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

CONFIDENTIAL

Councillor S Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

Dear Councillor

Application Number: F/2001/3256
Plot 4, Riverside, Wargrave Road, Remenham, Henley-On-Thames.
Proposed erection of west dock and store..

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If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

Tel: (0118) 974 6481

Date: 15 May 2001.

My ref: F/2001/3256

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2001/3256**
Plot 4, Riverside, Wargrave Road, Remenham, Henley-On-Thames.
Proposed erection of west dock and store.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: _____ Date: 16-5.

Councillor F Browne

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3256
CASE OFFICER: Nicola Lake

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3256**
CASE OFFICER: **Nicola Lake**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

Received by Wokingham District Council

Application No: F/2001/3256

Proposal:
Proposed erection of west dock and store.

Location:
Plot 4, Riverside, Wargrave Road, Remenham, Henley-On-Thames.

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 Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/02/2001. 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.

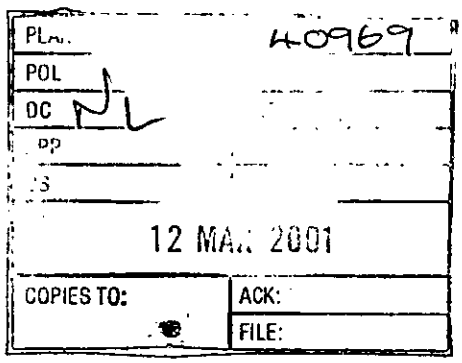
Head Planning and Transportation

02 February 2001

Our ref: SP\2001\003184\001
Your ref: F/2001/3256

Date: 9th March 2001

ENVIRONMENT AGENCY



District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Nicola Lake

Dear Sir/Madam

PROPOSED ERECTION OF NEW WET DOCK & STORE
PLOT 4, RIVERSIDE, WARGRAVE ROAD, REMENHAM, HENLEY-ON-THAMES

Thank you for your letter dated 2 February 2001 which was received on 9 February 2001. You are asked to quote the following reference in any correspondence: SU78SE/13/1. The Environment Agency has the following comments:

The Environment Agency **OBJECTS** to the proposed development for the following reasons:

REASON: The proposed development lies within an area of land liable to flood as shown on maps held by the Environment Agency. The development will be at direct risk of flooding, and will increase the risk of flooding elsewhere.

Development Control: Contact James Gates on 01276 45 4330

This site is within the 1947 floodplain of the River Thames. It is estimated that the flood water level at the site at that time was 32.87 metres above Ordnance Datum (Newlyn). The site is, therefore, within an area where new development is to be strictly controlled. In this case, we advise as follows:

For clarification, as these mooring sites are currently undeveloped, they do not receive the same consideration as developed sites, where extensions or rebuilds under 50 square metres are left for the Local Planning Authority to determine under its own flood plain policy. This principle was applied incorrectly in the case of the neighbouring plots, numbers 5 and 6. Our policy of guiding development away from areas at risk of flooding would apply to this proposal.

It is appreciated that owners of leisure plots will need storage for tools and equipment. However in this case the proposed store appears to be similar to a 'summer house' in terms of its structure, and unnecessarily large for its purpose. Experience elsewhere on the Thames,

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

where leisure plots have been developed to include summer houses and stores, shows there has been a tendency for residential use to be gradually introduced.

The development of the current proposal would tip the balance on this site to one which will be capable of occasional or seasonal occupation and eventually even permanent occupation. The Agency's policy is to oppose proposals which would involve the introduction of additional residents into the flood plain, and a change in this direction, however incremental, is to be avoided.

WITHOUT PREJUDICE

If in the light of the above objection, the District Council was minded to permit this proposal, we ask that account is taken of the following advice, and that the conditions set out below are imposed on any planning permission granted. We emphasise that these measures would only partially mitigate the adverse effects of development in the floodplain, and we would emphatically not regard them as justifying such development.

CONDITION: The store shall be constructed with underfloor voids, with the oversite concrete finished at existing ground level; with the underside of the floor structure set at or above the 1947 flood water level of 32.87 metres AOD(N); and with openings sufficient in size and number to allow free entry and exit of flood water. The approved voids shall be maintained open and free from obstruction at all times.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: Openings and any associated grilles to the under-floor voids shall be constructed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences, and shall be retained as such thereafter.
REASON: To ensure that free passage of flood water through the under-floor voids of the building is provided for.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: There shall be no raising of existing ground levels on the site.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.
REASON: To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

CONDITION: Any steps or ramps shall be of open construction.

Cont/d..

REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the Thames main river. *Contact James Gates on 01276 45 4330 for further details.*

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Andrea Szabados on 01276 45 4373 for details.*

ADVICE TO APPLICANT

Navigation: Contact Martin Johnson on 0118 9535531

Any vessel base moored at the site should be wholly contained within the boathouse, leaving the river frontage clear.

Conservation: Contact Vaughan Lewis on 01491 82 8479

A search should be undertaken for the presence of watervoles prior to construction commencing. Water vole habitat is specially protected under the Wildlife and Countryside Act 1981.

Environment Protection: Contact Dave Bond on 01276 45 4396

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

No sewage or trade effluent, including cooling water containing chemical additives, vehicle wash waters, steam cleaning effluent, or pressure wash effluent, should be discharged to the surface water system.

Any above ground oil storage tank(s) should be sited on an impervious base and surrounded by a suitable liquid tight bunded compound. No drainage outlet should be provided. The bunded area should be capable of containing 110% of the volume of the largest tank and all fill pipes, draw pipes and sight gauges should be enclosed within its curtilage. The vent pipe should be directed downwards into the bund. Guidelines are available from the Environment Agency.

Cont/d..

Any open chemical or refuse storage areas should be surrounded by suitable liquid tight bunded compounds to prevent drainage from these areas discharging into the surface water system. Such areas should be connected to the foul sewer subject to the approval of Thames Water Utilities or its sewerage agent.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference.

A copy of this letter has been sent to the agent.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

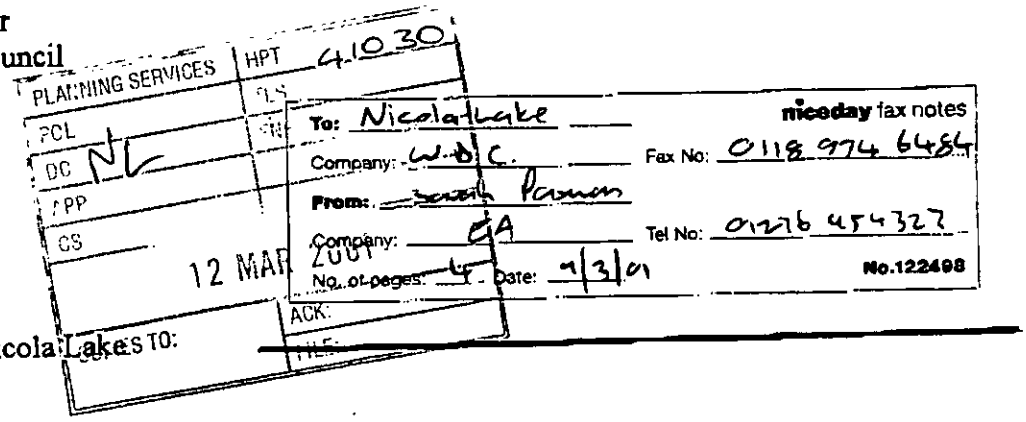
cc: The TLJ Partnership, 86 Easton Street, High Wycombe, Bucks HP11 1LT

Our ref: SP\2001\003184\001
Your ref: F/2001/3256

ENVIRONMENT AGENCY

Date: 9th March 2001

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN



For the attention of: Nicola Lake

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The Environment Agency **OBJECTS** to the proposed development for the following reasons:

REASON: The proposed development lies within an area of land liable to flood as shown on maps held by the Environment Agency. The development will be at direct risk of flooding, and will increase the risk of flooding elsewhere.

Development Control: Contact James Gates on 01276 45 4330

This site is within the 1947 floodplain of the River Thames. It is estimated that the flood water level at the site at that time was 32.87 metres above Ordnance Datum (Newlyn). The site is, therefore, within an area where new development is to be strictly controlled. In this case, we advise as follows:

For clarification, as these mooring sites are currently undeveloped, they do not receive the same consideration as developed sites, where extensions or rebuilds under 50 square metres are left for the Local Planning Authority to determine under its own flood plain policy. This principle was applied incorrectly in the case of the neighbouring plots, numbers 5 and 6. Our policy of guiding development away from areas at risk of flooding would apply to this proposal.

It is appreciated that owners of leisure plots will need storage for tools and equipment. However in this case the proposed store appears to be similar to a 'summer house' in terms of its structure, and unnecessarily large for its purpose. Experience elsewhere on the Thames,

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WITHOUT PREJUDICE

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CONDITION: The store shall be constructed with underfloor voids, with the oversite concrete finished at existing ground level; with the underside of the floor structure set at or above the 1947 flood water level of 32.87 metres AOD(N); and with openings sufficient in size and number to allow free entry and exit of flood water. The approved voids shall be maintained open and free from obstruction at all times.
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(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

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CONDITION: No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.
REASON: To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

CONDITION: Any steps or ramps shall be of open construction.

Cont/d..

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The following planning informatives should be attached to any planning permission granted:

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Cont/d..

Any open chemical or refuse storage areas should be surrounded by suitable liquid tight bunded compounds to prevent drainage from these areas discharging into the surface water system. Such areas should be connected to the foul sewer subject to the approval of Thames Water Utilities or its sewerage agent.

DECISION NOTICE

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A copy of this letter has been sent to the agent.

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Yours faithfully

Sarah Paxman
Development Planning Officer

cc: The TLJ Partnership, 86 Easton Street, High Wycombe, Bucks HP11 1LT

South Oxfordshire District Council

PLANNING SERVICES	HPT
POL	TLS
DC NL	ENF
APP	
GS	
21 FEB 2001	
COPIES TO:	ACK:
	FILE:

Ms N Lake
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Direct Line: (01491) 823743
Our Ref: JSC/Wokingham
Your Ref: F/2001/3256

Date: 19th February 2001

Dear Ms Lake

PROPOSED WET DOCK AND STORE AT PLOT 4, RIVERSIDE, WARGRAVE ROAD, REMENHAM, HENLEY-ON-THAMES.

Thank you for your consultation in respect of the above received on 9th February 2001.

Under the Council's delegated powers, I can advise that South Oxfordshire District Council wish to object to the current application. Development along this stretch of the River Thames comprises predominantly low-key, small-scale, single storey storage buildings that sit comfortably within their surroundings and without appear unduly intrusive in the riverside setting. The scale, mass and bulk of the proposed wet dock and store would substantially increase the built-up appearance of the site and result in a more prominent and visually intrusive form of development that it is considered would adversely affect the character of the area.

I trust this is of assistance and if you have any queries, please contact me.

Yours sincerely

Mr J S Collinge
Planning Officer (Southern Area)
for the Planning Manager (Southern Area)

Miss P. A. Fox BSc (Hons) Dip UP, MRTPI, Planning Manager (Southern Area),
PO Box 19, Council Offices, Crowmarsh, Wallingford, OX10 8NJ
Tel: (01491) 823740 Fax: (01491 823746)
E-mail: planning.south@southoxon.gov.uk

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 13 February 2001

Location:	Plot 4, Riverside, Wargrave Road, Remenham, Henley-On-Thames
Proposal:	Proposed erection of wet dock and store.
Application Number:	F/2001/3256

In response to your consultation dated 2 February 2001 for the above application, the tree and landscape comments are as follows:

The site is in a highly visible location especially in relation to users of the River Thames including the footpath on the opposite bank. The proposals indicate two structures on the site as well as a significant area of paving around new store and the wet dock. Although these structures relate to riverside activities they will formalise the essentially semi-rural nature of the site and contribute to the increased development of the area within the ASLI. There have been sheds erected on neighbouring plots however these have remained reasonably informal and have not included the wet dock structure.

The TPO adjacent to the River Thames only relates to willows and poplars, the ash trees on the site are not protected. The excavations for the wet dock are shown to be approximately 4.5-5m from the centre of the tree and therefore it should be possible to retain the ash provided care is taken during construction.

Catherine Brimble

Catherine Brimble
Landscape Architect

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake **Date:** 02 February 2001

Application Number: F/2001/3256

Proposal: Proposed erection of west dock and store.

Parish: REMENHAM PARISH

Site Address:
Plot 4, Riverside, Wargrave Road, Remenham, Henley-On-Thames.

Applicant:
Mr & Mrs B Evans C/O The TLJ Partnership.

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 request a revised plan that shows 6 metres clearance between the parking spaces and any obstruction (in this case the new store)
This will be required for turning, so that vehicles may enter/leave the site in a forward gear.

Signed: _____ **Print name:** Adam Coggins 6/2/01

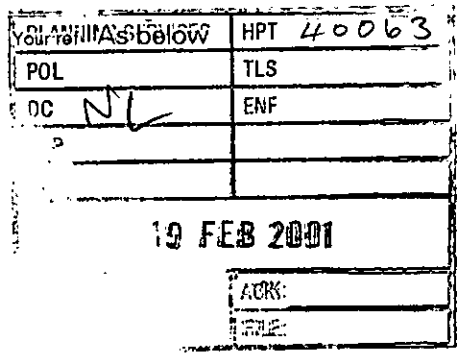
Babtie Environmental

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

A member of Babtie Group

Our ref Kgb02



12th February 2001

Ms N. Lake
Planning Services
Wokingham District Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Nicola

APPLICATION F/2001/3256
Plot 4. Riverside, Wargrave Road, Remenham

ARCHAEOLOGICAL WATCHING BRIEF

In line with advice contained in PPG16, Wokingham District Council Planning Policy WHE15 and 17 Development Affecting Archaeological Sites, Policy EN6 of the Berkshire Structure Plan, Policy LBE22 of the Loddon Area Local Plan. I would now advise you that the application site requires an Archaeological Watching Brief during excavation works for the proposed development. This should be by means of an archaeological watching brief to be completed once its results are submitted to yourselves this is to be secured by a condition on this application as per PPG16, Planning Conditions, Paragraph 30:

"No development shall take place within the area indicated until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority."

Please find enclosed a copy of a brief for the archaeological work required.

If you wish to discuss this matter, please contact me on 0118 988 1611.

Yours sincerely,

Kev Beachus
Archaeologist

Group Offices:
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
London
Maidstone
Newcastle upon Tyne
Oxford
Preston
Reading
Shrewsbury
Telford
Wakefield
Wallingford
Westminster

Ankara
Bangkok
Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

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INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor



LAND AT
PLOT 4, RIVERSIDE, WARGRAVE ROAD, REMENHAM

BRIEF FOR AN
ARCHAEOLOGICAL WATCHING BRIEF

Prepared For
Wokingham District Council
By
Babtie

PLOT 4, RIVERSIDE, WARGRAVE ROAD, REMENHAM
BRIEF FOR AN ARCHAEOLOGICAL WATCHING BRIEF

1 INTRODUCTION

1.1 This brief sets out the background and general conditions to enable a detailed specification for an archaeological scheme to be prepared and submitted for approval to Wokingham District Council. The brief is valid for six months only, after which time the District should be contacted. Specifications produced in accordance with this brief will be considered valid for the same period of time.

2 SITE LOCATION AND DESCRIPTION

2.1 The site is located at Plot 4, Riverside, Wargrave Road, Remenham, at grid reference SU 7706 8204.

3 PLANNING BACKGROUND

3.1 Planning application number F/2001/3256 submitted to Wokingham District Council, proposes the erection of west dock and store.

4 ARCHAEOLOGICAL BACKGROUND

4.1 The site lies on the edge of the River Thames, an area rich in prehistoric artefacts. The proposed construction may disturb archaeological remains associated with the prehistoric period.

5 STAGES OF WORK AND TECHNIQUES

5.1 The aims of the project will be to record the presence/absence, extent, condition, character, quality and date of any archaeological deposits within the whole of the area affected by development.

5.2 The archaeological watching brief will be carried out on all areas of ground disturbance, including test-pitting, topsoil stripping, ground reduction, and the cutting of foundation or other trenches.

5.3 The project will be fully recorded by descriptive context records giving details of locations, composition, depth, relationships etc, plans, sections and elevation drawings at scales of 1:10, 1:20 and 1:50 where appropriate, and photographs. Sections, plans and elevations are to include spot-heights related to Ordnance Datum in metres OD. All finds will be recorded by context as a minimum, significant finds being recorded three-dimensionally. Provision should be made for sampling appropriate material for dating and environmental assessment.

5.4 The project will be carried out on a daily basis by a competent archaeologist and managed on a regular, agreed basis by a Member of the Institute of Field Archaeologists registered with an appropriate area of competence.

5.5 The archaeological contractor will liase with the site agent, foreman or other representative as appropriate, with regard to access, the timing of visits, and the health and safety requirements in force on the site.

5.6 All health and safety requirements in force on the site will be adhered to by the archaeological contractor's staff.

6 METHODS

6.1 The project specification will include a method statement detailing the methods and standards to be applied in the programme of work, both field and post-field.

7 TIMETABLE AND MONITORING ARRANGEMENTS

7.1 Details of timing should be the subject of discussion between the developer's representative, Babtie Group (archaeological consultant for Wokingham District Council) and the archaeological contractor. A programme of works, monitoring, recording and access will be agreed in writing before the project commences.

7.2 A period of notice required to start site works following the award of the contract should be stated.

7.3 Babtie Group will monitor the progress and quality of the work at intervals to be agreed. A representative of the archaeological contractor should be present at all monitoring inspections.

7.4 The archaeological contractor will provide a projected timetable of activity on site.

8 REPORTING REQUIREMENTS

8.1 A report should be produced no later than 2 weeks after the completion of the fieldwork.

8.2 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

8.3 Details of style and format to be determined by the archaeological contractor. In any event it should include:-

(a) a plan(s) at an appropriate scale showing the survey area, layout of trenches (as dug) and features located;

(b) a summary table and descriptive text showing the features, classes and numbers of artefacts located, with interpretation;

(c) an evaluation of the methodology employed and the results obtained (i.e. a confidence rating);

(d) a plan at an appropriate scale showing both actual and, where possible, predicted archaeological deposits;

(e) a consideration of evidence within the wider landscape setting;

(f) any recommendations for further investigation if necessary.

9 STANDARDS

The project should be carried out to the highest professional standards and conform to the IFA Code of Conduct and Code of Practice. The IFA's Code of approved Practice for the Regulation of Contractual Arrangements in Field Archaeology will be applied throughout the selection procedure and contract period.

10 ARCHIVE DEPOSITION

10.1 All finds (other than those of gold or silver) are the property of the landowner. The agreement of the landowner for the ownership of any finds to be transferred to an appropriate museum will be sought.

10.2 Provision should be made for the deposition of archive and artefacts in Reading Museum. The museum should be advised of the proposed investigation before excavation starts and the specification should include any reasonable requirements they may have regarding conservation and storage of excavated material and archive. The archive should be prepared in accordance with the guidelines published in *Guidelines for the preparation of Excavation Archives for long-term storage* (United Kingdom Institute for Conservation, 1990) and *Standards in the Museum care of archaeological collections* (Museums and Galleries Commission, 1994)

11 PUBLICATION & DISSEMINATION

11.1 A copy of the results will be supplied to the Wokingham SMR on the understanding that this will become a public document after an appropriate period of time (usually not exceeding six months).

11.2 The archaeological contractor will supply the SMR with a full set of catalogued slides taken during the projects, together with selected negatives, for future use in lectures, publications, or other publicity material.

11.3 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

11.4 Details of style and format to be determined by the archaeological contractor. However, the report ***must*** have a front sheet providing the following information:

- Site name
- Grid Reference
- Site activity (eg Evaluation trenching, geophysical survey, fieldwalking, etc.
- Date and duration of project
- Site code
- Area of site
- Summary of results
- Monuments identified (this ***must*** be referenced to the RCHME Thesaurus of Monument Types)
- Location and reference of archive

11.5 The report should also include:

(i) a summary of the project's background;
(ii) the site location;
(iii) a methodology;
(iv) a description of the project's results;
(v) an interpretation of the results in the appropriate context;
(vi) a summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
(vii) site layout plans on an Ordnance Survey base, with the location of the trenches superimposed on the results of any earlier, non-intrusive surveys;
(viii) plans of each trench or area in which archaeological features were recognised;
(ix) trench sections and feature sections;
(x) site matrices where appropriate and
(xi) a consideration of evidence within the wider setting.

12 OTHER FACTORS

12.1 The specification may be varied, subject to agreement between the contractor, the landowner/developer and the Principal Archaeologist, in response to significant discoveries.

PLANNING SERVICES	HPT
JUL	TLS
DC	ENF
LPP	
CS	
07 FEB 2001	
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	FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: JOANNE ELLIS
Environmental Health

To: ~~EMY CIRCUIT~~ Nicky
Planning

My Ref: JPE/~~JE/20004621~~

Your Ref: F/2001/3256

Date. February 6, 2001

PROPOSED: ERECTION OF WEST DOCK AND STORE

LOCATION: PLOT 4 RIVERSIDE, WARGRAVE ROAD, REMENHAM

These proposals have been evaluated and I have no environmental health objections to the application.

JOANNE ELLIS
SENIOR ENVIRONMENTAL HEALTH OFFICER

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 26 JAN 2001	**Map No.** 8 Site 9.05
Officer: NL / Application No. F/2001/3256	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

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

Description:

(F.) PROPOSED ERECTION OF WET DOCK AND ~~STORE~~ STORE

Location: PLOT 4 RIVERSIDE MOORING WARGRAVE ROAD

Parish: REMENHAM Ward: REMENHAM 02.02.01

Applicant: MR | MRS EVANS

Fee Received 190-00 (6) 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 : 02.02.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
(Landscape) .....
(Trees) TPO area ✓
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 (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
(Highways) ✓

EXTERNAL CONSULTATIONS

Adjacent (D P A) S. Oxfordshire ✓
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
(Environment Agency) Flood Zone : ✓

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

HERITAGE BODIES

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

OTHERS: Green Belt

No pre-apps

- River Thames Society ✓

NEIGHBOURS:

S/N+ See map
Ind. Rypeck, Wargrave Rd, Henley-on-Thames

The TLJ Partnership.

CHARTERED ARCHITECTS 86 EASTON STREET, HIGH WYCOMBE, BUCKS. HP11 1LT
TEL. 01494 522581 FAX. 01494 446142 E. mail geoff@tljpartnership.demon.co.uk

GWB/LB/5504

22nd January 2001

The District Planning Office
Wokingham District Council
Planning Department
PO Box No. 157
Council Offices
Shute End
Wokingham
Berks. RG40 1WR

Dear Sirs

PROPOSED WET DOCK AND STORE. PLOT 4 RIVERSIDE MOORINGS. WARGRAVE ROAD REMENHAM. HENLEY ON THAMES. OXON.

I am enclosing an application for approval under T & C P Acts comprising the following:

1. 6 copies Application Form Parts 1 and 2.
2. Certificate of Ownership
3. 6 copies drawing 5504 No. SK2 – Plans, sections, elevations
4. Site location plan
5. Application fee – cheque £190.00.

I have also sent preliminary enquiries to the Environment Agency and your Environmental Services Dept, and copies of their letters, setting out recommendations in respect of the proposed development are enclosed for your information.

The site has been granted a Certificate of Established User for mooring one boat in association with the boats recreational use, dated 6th December 1993.

The facilities are required to provide a safe mooring with protection from sun light for 'Lisbeth' a 40'0" long electric launch. She was originally built in 1953 as a replica of her predecessor built in 1903. She has varnished mahogany decks and superstructure on a pitch pine planked oak framed hull.

She has recently been restored by Stanley and Thomas of Bovney Lock, Windsor and was awarded the Dennis Oakland Trophy for the best restored boat at the year 2000 Traditional Boat Society Rally.

26.JAN.2001* 3256

Photographs of 'Lisbeth' moored alongside Plot 4 together with a view of Plot 4 as seen from the river are enclosed for your information. You will note that it is intended to retain the mature trees shown in the photographs and recorded on the site plan.

Yours faithfully,

G.W. Baker
THE TLJ PARTNERSHIP

ENCL.

26.JAN.2001* 3256

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.'

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

26.JAN.2001* 3256

1.	APPLICANT'S NAME	MR & MRS B.G.R. EVANS
	ADDRESS	EVERSLEY HEDSOR ROAD, BOURNE END, BUCKS.
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	THE TLJ PARTNERSHIP
	ADDRESS	86 EASTON STREET HIGH WYCOMBE, BUCKS.
	POST CODE	HP11 1LT PHONE 01494 522581
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	PLOT 4 RIVERSIDE MOORINGS WARGRAVE ROAD. REMENHAM. HENLEY ON THAMES
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		CONSTRUCTION OF NEW WET DOCK WITH SMALL STORE
5. Give the area in hectares or part of a hectare	AREA OF SITE	440 m^2
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	DRAWING 5504 NO SK 1 SITE LOCATION PLAN

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 ? NOT APPLICABLE

		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.

MOORING FOR TRADITIONAL ELECTRIC LAUNCH

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

PRIVATE RIGHT OF WAY SHOWN ON PLAN

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.

NO

14. STATE EXTERNAL MATERIALS TO BE USED.

HAND MADE PLAIN CLAY TILES, NATURAL OAK FRAME, DARK STAINED TIMBER WALL CLADDING & WINDOWS/DOORS TO STORE

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.

EXISTING CLOSE BOARDED FENCE TO WARGRAVE ROAD. HEDGES TO ADJOINING PLOT BOUNDARIES.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAY

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

TO REMAIN AS EXISTING. SEE SITE PLANS

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

NOT APPLICABLE

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

NOT APPLICABLE

	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.

£190.00

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 THE [illegible] PARTNERSHIP ON BEHALF OF MR & MRS B.G.R. EVANS DATE 24th January 2001

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'.

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: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS	NIL	NIL	NIL	NIL
A2	FINANCIAL AND PROFESSIONAL SERVICES	NIL	NIL	NIL	NIL
A3	FOOD AND DRINK	NIL	NIL	NIL	NIL
B1(a)	OFFICE (other than A2)	NIL	NIL	NIL	NIL
B1 (b)	RESEARCH AND DEVELOPMENT	NIL	NIL	NIL	NIL
(c)	LIGHT INDUSTRIAL	NIL	NIL	NIL	NIL
B2	GENERAL INDUSTRIAL	NIL	NIL	NIL	NIL
B3-7	SPECIAL INDUSTRIAL	NIL	NIL	NIL	NIL
B8	STORAGE OR DISTRIBUTION	NIL	NIL	NIL	NIL
C1	HOTELS AND HOSTELS	NIL	NIL	NIL	NIL
C2	RESIDENTIAL INSTITUTIONS	NIL	NIL	NIL	NIL
D1	NON-RESIDENTIAL INSTITUTIONS	NIL	NIL	NIL	NIL
D2	ASSEMBLY AND LEISURE	NIL	NIL	NIL	NIL
OTHER	Please Specify PRIVATE LEISURE	NIL	NIL	$66M^2$	NIL
OTHER	Please Specify				
	TOTAL	-	-	$66M^2$	-

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

NOT APPLICABLE

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	FOUR	
Proposed	FOUR	

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.

WET DOCK MOORING FOR TRADITIONAL ELECTRIC RIVER LAUNCH PLUS SMALL STORAGE BUILDING FOR EQUIPMENT

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

(a) THE OWNERS
(b) NOT APPLICABLE

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
NIL	NIL	NIL	NIL

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.

NO

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'.

1789/a

SECTION 66 CERTIFICATE

Application No. 26.JAN.2001* 3256

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 THE TLJ PARTNERSHIP . . . . . .

On behalf of MR. & MRS. B.G.R. EVANS . . . . . .

Date 22nd JANUARY 2001 . . . . . .

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

LOMBARDY

ADDRESS PLOT A WARGRAVE ROAD. PARISH REMENHAM.

PLOT No. 1-6 ORD. SHEET No. SO. 7782 (8)

BUILDER

Plan No.	Applicant		Description of Development	Date of Decision	Decision
06544	MR. A. DREW		VEHICULAR ACCESS (ALL)	7.7.77	N/A C
21324	MR+MRS BERNARD	PLOT 3	2 MOORING PILES	4.5.84	N/A RE
24061 E	MR. S. JAMISON	" 4	CANOED + BOAT STORE	16.8.85	N/A RE
30471	MR. J. SHAKARZI	" 5	NEW VEH. ACCESS	£6.88	RE
30472		" 4		£6.88	RE
34943 APPEAL	MR. V. BATE (APPEAL EMBER)	" 2	STORAGE SHED	30.5.90	RE
37558	MR. P. THUKRAL	" 6	LOG CABIN FOR OCCASIONAL RES. USE	1.5.91	RE
CLU(E) 87		5/6	BOAT MOORING + ACCESS + PARKING	26.02.97	ISSUED
99/69737/A	Mrs. E Abbott	Plot 5	Erection of Store/Changing facility	12.8.99	C
99/70653/F	Martin Walker + Angela Williams	Plots 5+6	"	8.12.99	C

DATE OF COMPLETION

MINISTRY DECISION 34943 - APPEAL DISMISSED - 5.2.91

SPECIAL ORDERS ENF NOTICE PLOT 4 - REQUEST FOR CLU - 05 - ISSUED - 6.12.93 - MOORING OF ONE BOAT IN ASSOC. WITH THAT BOAT'S RECR. USE. TPO 5/6

DRAINAGE

091074

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(2)933 LOMBARDY
PLOT A

ADDRESS WARGRAVE ROAD PARISH REMENHAM

PLOT No 1-6 ORD. SHEET No. (8)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2000/0388	Mrs Date Plot 2 (APRIL EMBER)	SINGLE STOREY STORE AND CHANGING FACILITY	22.03.00	C
F/2000/0466	MR+MRS WILLIAMS	2 STORE/CHANGING ROOM SHEDS (AMENDMENT TO 99/70653/F)	22.03.00	C

MINISTRY DECISION

SPECIAL ORDERS

DIRECTIONS. From Daltons' office in Reading Road, Henley, proceed North on the A4155 to the town centre and turn right towards Maidenhead on the A4130 (formerly A423). Proceed over Henley Bridge and fork immediately right to Wargrave and Twyford on the A321. After about half a mile, some 200-300 yards after the Henley Rowing Club premises, there will be found some padlocked double wooden gates on the right hand side. These lead to the riverside plots.

26. JAN. 2011 3256

Folio No. 6907

H.M. LAND REGISTRY

BK 198606

Plot 4

MOORING PLOTS, WARGRAVE RD, REMENHAM, HENLEY-ON-THAMES

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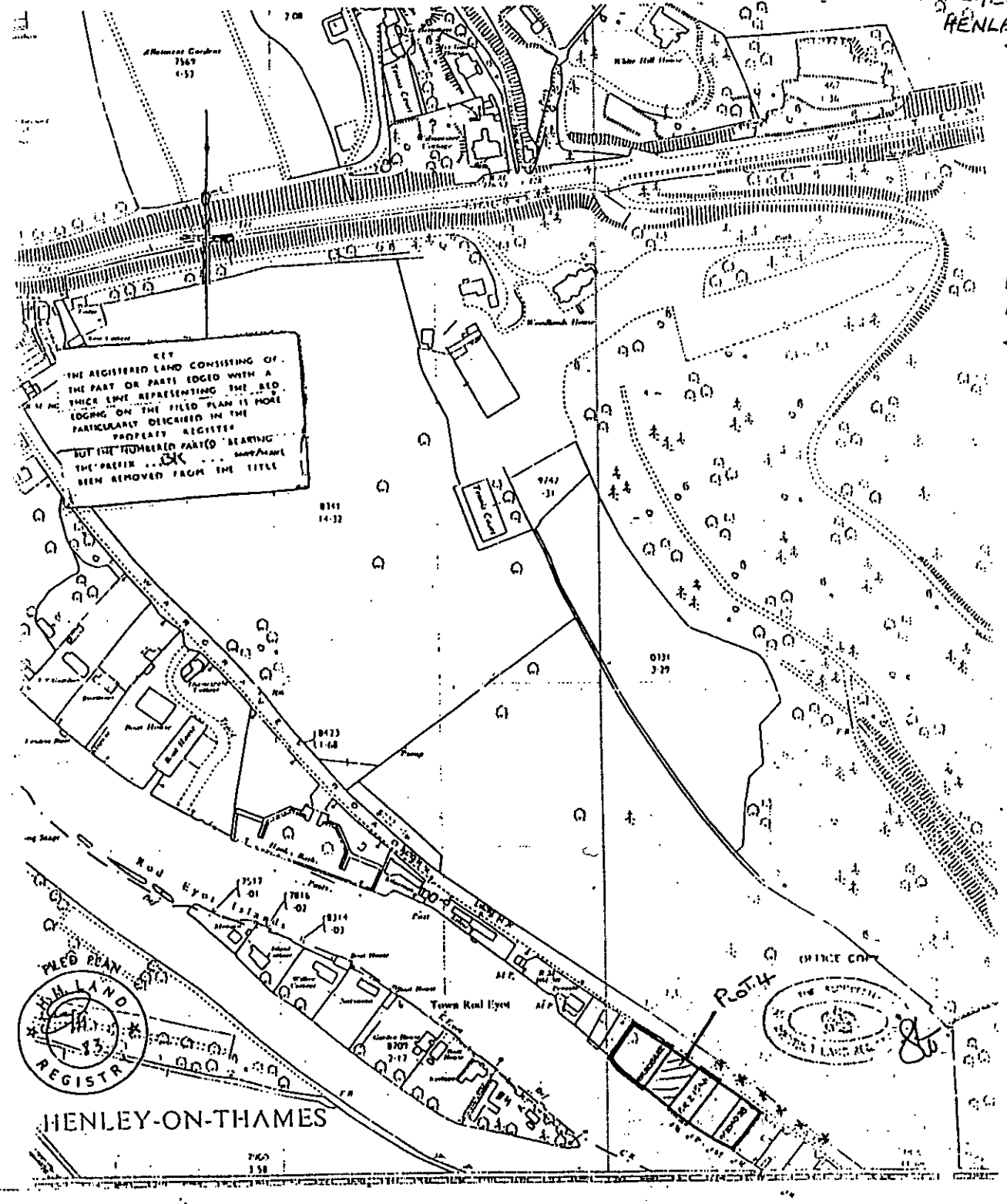

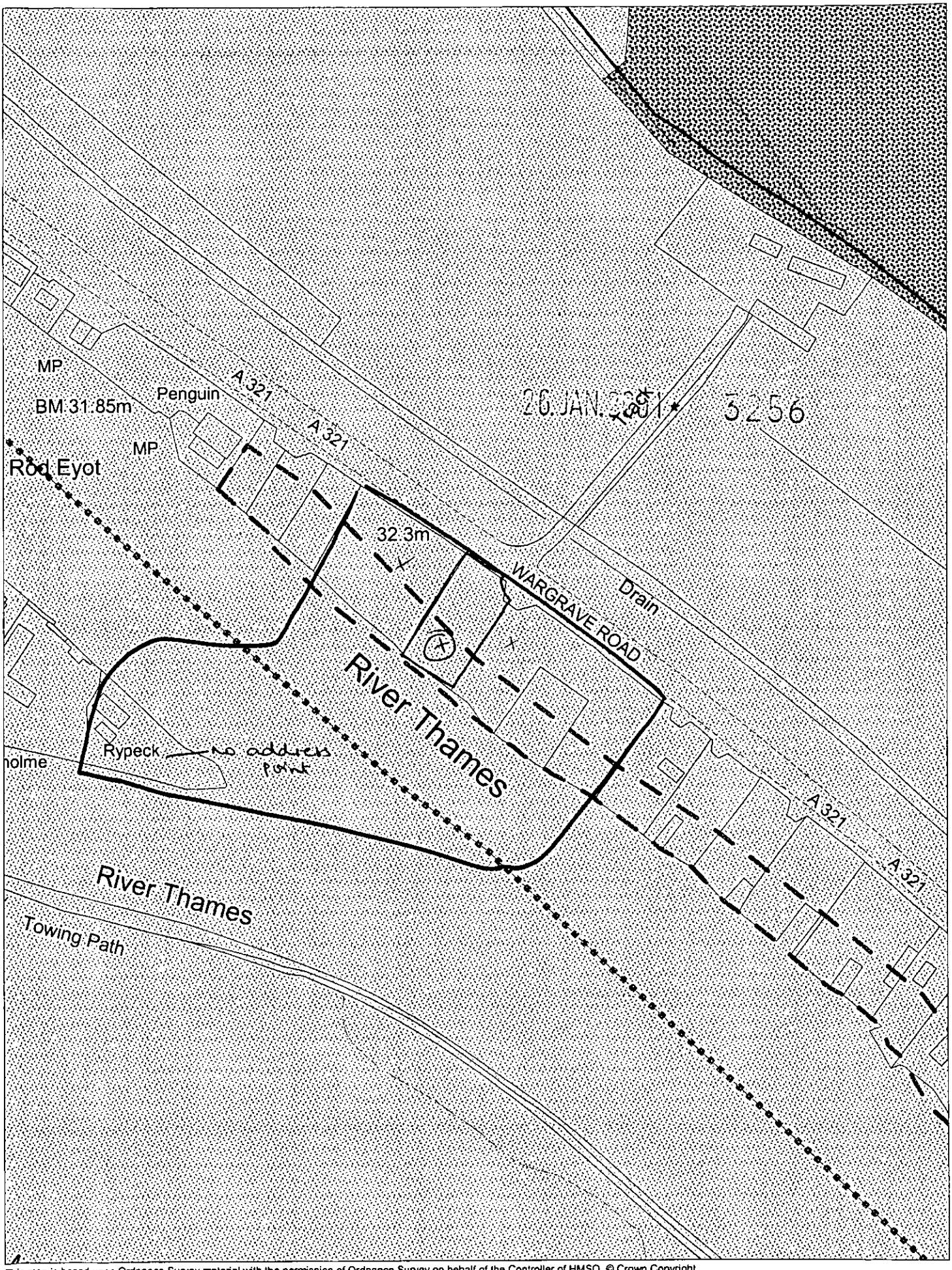

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Development Control Section, Environmental Services, Wokingham District Council.
31 January 2001

Scale: 1 : 1250

N W E S

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26. JAN. 2001 * 3256

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Plot 4

MOORING PLOTS, WARGRAVE RD, REMENHAM, HENLEY-ON-THAMES

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