APPLICATION NO:
F/2000/0889

LOCATION:
St. George& Dragon High Street, Wargrave Reading.

APPLICANT:
Bass Taverns Ltd C/O Chapman Warren (Gary Llewellyn)

PROPOSAL:
Proposed alterations to public house including new porch and deck plus alterations to access car parking and landscaping.

EARLIEST DATE FOR DECISION: **13/04/2000**

APPLICATION EXPIRY DATE: **03/05/2000**

CASE OFFICER: **Nicola Lake**

20 July 2000

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Bass Taverns Ltd
C/O Chapman Warren (Gary Llewellyn)
Fairwater House
1 High Street
Wroughton
Wiltshire
SN4 9JX

Application Number: F/2000/0889

Parish: **WARGRAVE**

Location: **St. George& Dragon, High Street, Wargrave, Reading.**

Proposal: **Proposed alterations to public house including new porch and deck plus alterations to access car parking and landscaping.**

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

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

Condition
2. This permission relates to the application as amended by and shall be carried out in accordance with revised drawing numbers 1255/03A and 1255/10C submitted to the Local Planning Authority on 08/05/00 showing revisions to the proposed parking scheme and more detailed elevations.

Condition
3. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
4. All ventilation of smoke, steam and cooking fumes to the atmosphere shall at all times be filtered to avoid nuisances from smell, grease or smoke to persons in neighbouring or nearby properties.

Condition
5. All plant, machinery and equipment (including fans, amplification equipment, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration into any premises other attached to, or in the vicinity of the premises to which the application refers.

Condition
6. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc).

Condition
7. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation and maintenance programme.

Condition
8. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Condition
9. Details of any floodlighting shall be submitted to and approved in writing by the Local Planning Authority before the hereby approved works are commenced and any external lighting erected on the site shall be in accordance with the approved details.

Condition
10. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (1 November - 31 March) following the first occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
11. Provision shall be made to accommodate all site operatives' visitors' and construction vehicles loading, off-loading, parking and turning within the site during the construction period in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

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

Condition
13. Before the development is commenced the vehicle access as shown on Drawing Number 1255/10C shall be formed.

Condition
14. Before the development is brought into use the vehicle parking spaces shown on Drawing No.1255/10C shall be marked out and the spaces shall thereafter be kept available for parking at all times.

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

Reason
2. For the avoidance of doubt.

Reason
3. To ensure a satisfactory external appearance.

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

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

Reason
6. In the interests of the character and amenities of the locality.

Reason
7. In the interests of the character and amenities of the locality.

Reason
8. In the interests of the character and amenities of the locality.

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

Reason
10. In the interests of the future health and amenity value of the trees.

Reason
11. In the interests of highway safety.

Reason
12. In the interests of highway safety.

Reason
13. In the interests of highway safety.

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

John Mitchell
Development Control Manager
Date: 27/07/2000

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

Received by Wokingham District Council

Application No: F/2000/0889

Proposal:
Proposed alterations to public house including new porch and deck plus alterations to access car parking and landscaping.

Location:
St. George& Dragon, High Street, Wargrave, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter 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 13/04/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

Date: 20 May 2003

To: Highways

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2000/0889

Location: St. George& Dragon, High Street, Wargrave, Reading.

Proposal: Proposed alterations to public house including new porch and deck plus alterations to access car parking and landscaping.

Applicant: Bass Taverns Ltd C/O Chapman Warren (Gary Llewellyn).

Case Officer: Angela Odell

The new plans show the following: Floodlighting details to comply with condition 9.

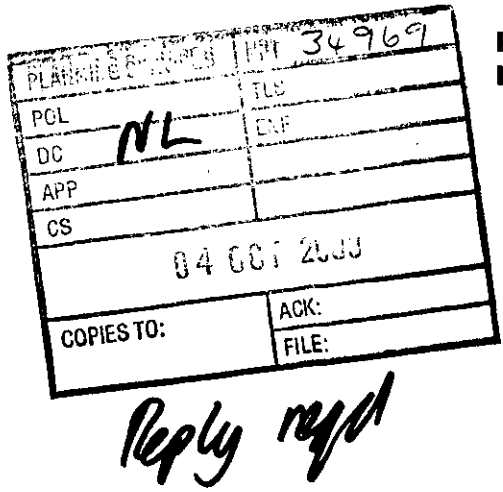
Comments are required by 30/05/2003.

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

No objection.

AR 10/06/03.

U 8 8 9 "1 PLANS TO MEET CONDITIONS



RPS CHAPMAN WARREN
PLANNING & ENVIRONMEN

FAIRWATER HOUSE
1 HIGH STREET
WROUGHTON
SWINDON
SN4 9JX
TEL: 01793 814800
FAX: 01793 814818
email: rpssn@rpsplc.co.uk
http://www.rpsplc.co.uk

TOWN PLANNING AND ENVIRONMENTAL CONSULTANTS

GLL.CM/B.2540

3rd October 2000

The District Planning Officer
Wokingham District Council
Planning Department
PO Box No 157
Council Offices
Shute End
WOKINGHAM
Berkshire
RG40 1WR

For the attention of Ms Nicola Lake

Dear Madam

Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990
Bass Taverns Limited – Planning Permission F/2000/0889
Proposed Vintage Inn
St George and Dragon Public House, High Street, Wargrave

I refer to the planning permission which was granted by the Council on the 27th July 2000. A number of conditions require the submission of details prior to the implementation/completion of certain works.

Under condition 09 it states:

> **"Details of any floodlighting shall be submitted to and approved in writing by the Local Planning Authority before the hereby approved works are commenced and any external lighting erected on the site shall be in accordance with the approved details.**

In seeking to discharge this condition, I have pleasure in enclosing the following:

1. *Details of the Lamp posts.*
2. *Details of the Windsor Lantern.*

The location of the lamp posts are shown on approved Plan 1255/10C and submitted Plan 1255/10E (see letter of 25.09.2000).

I trust that the above enclosures are sufficient for your needs in order to formally discharge the aforementioned conditions.

ALTON
BRISTOL
BIRMINGHAM
CAMBRIDGE
CHESTER
DERBY
DURHAM
EXETER
HUDDERSFIELD
LEEDS
LONDON
MANCHESTER
MILTON KEYNES
OXFORD
PORTSMOUTH
SOUTHAMPTON
SWINDON
WARRINGTON

ABERDEEN
EDINBURGH
GLASGOW

CARDIFF
CHEPSTOW

BELFAST
CORK
DUBLIN
WATERFORD

DELFT
FRANKFURT
PARIS
ROTTERDAM

A MEMBER OF THE RPS GROUP PLC

RPS CHAPMAN WARREN LTD
REGD. IN ENGLAND
No. 03014565
CENTURION COURT
85 MILTON PARK
ABINGDON
OXFORDSHIRE OX14 4RY

If I can be of further assistance then please do not hesitate to contact me.

Yours faithfully

GARY LLEWELLYN
Senior Project Manager

Enc

Cc
M Carey Esq Bass Leisure Retail, Hagley House
A Mills Esq Design Coalition

Date: 20 May 2003

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2000/0889

Location: St. George& Dragon, High Street, Wargrave, Reading.

Proposal: Proposed alterations to public house including new porch and deck plus alterations to access car parking and landscaping.

Applicant: Bass Taverns Ltd C/O Chapman Warren (Gary Llewellyn).

Case Officer: Angela Odell

The new plans show the following: Floodlighting details to comply with condition 9.

Comments are required by 30/05/2003.

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

(RING ONE)

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

App. No. F/2000/0889 Date Rec. 4/10/00

Location: St. George & Dragon, High Street

Parish: Wagram

Applicant: Bass Taverns Ltd.

Description of attached plans: Condition 9 - floodlighting details

Drawing No's:

CONSULTEES

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

Please tick which of the following you wish consulted.

Landscape & Trees	
Urb. Design & Conservation H-Sanders	✓
Highways	✓
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

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

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER AO.

Consultations Sent by Admin. on 20.05.PS.

Yellow - Case Officer Copy
Green - Part One Copy

1970/0102

(RING ONE)

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

App. No. F/2000/0889 Date Rec. 4/10/00

Location: St. George + Dragon, High Street.

Parish: Wagron.

Applicant: Bass Taverns Ltd.

Description of attached plans: Condition 9 - floodlighting details

Drawing No's:

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Please tick which of the following you wish consulted.

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Revised Proposal Description:

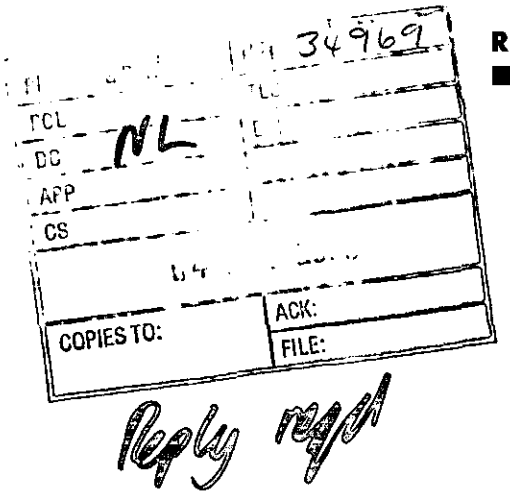
CASE OFFICER AD.

Consultations Sent by Admin. on 20.05.PS.

Yellow - Case Officer Copy
Green - Part One Copy

GLL.CM/B.2540

3rd October 2000



RPS CHAPMAN WARREN
PLANNING & ENVIRONMENT

FAIRWATER HOUSE
1 HIGH STREET
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SN4 9JX
TEL: 01793 814800
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email: rpssn@rpsplc.co.uk
http://www.rpsplc.co.uk

TOWN PLANNING AND ENVIRONMENTAL CONSULTANTS

The District Planning Officer
Wokingham District Council
Planning Department
PO Box No 157
Council Offices
Shute End
WOKINGHAM
Berkshire
RG40 1WR

PLANS TO MEET CONDITIONS
0889

For the attention of Ms Nicola Lake

Dear Madam

Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990
Bass Taverns Limited – Planning Permission F/2000/0889
Proposed Vintage Inn
St George and Dragon Public House, High Street, Wargrave

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I trust that the above enclosures are sufficient for your needs in order to formally discharge the aforementioned conditions.

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85 MILTON PARK
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OXFORDSHIRE OX14 4RY

If I can be of further assistance then please do not hesitate to contact me.

Yours faithfully

GARY LLEWELLYN
Senior Project Manager

Enc

Cc
M Carey Esq Bass Leisure Retail, Hagley House
A Mills Esq Design Coalition

(1)

ADDRESS St. George + Dragon. High Street. PARISH Wargrave

PLOT No. ORD. SHEET No. SU. 7878 (2

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
654/55	Mr S. R. Read	Extension to Car Park	16 9 55	N/A A
PD/195/63	H + G Simons Ltd	Alterations	24 4 63	App N
A/14/66	Courage (Central) Ltd	Illuminated sign	1 9 66	N/A R
PD/385/69	" "	Alterations forming bathroom	4 9 69	App N
91/71	" "	Outline 3/storey bldg including motel + Boathouse	1 4 71	N/A Ref
704/71	" "	Int Alterations + Extensions	5 8 71	App C/
BR 810	" "	Wooden Shed	7 6 74	App N/
00832	" "	" "	13 6 74	N/A 30 6
05813	Queens Moat Houses Ltd	Renewal time limit - wooden shed for soft drinks etc	17 3 77	N/A TP 30.6
25265 } 25269 }	N/DR.			
BRA 371	Imperial Inns Taverns	Alterations	13.3.86	App N/A
2602617	"	Alterations & Sign	6.8.86	C/A
27144	Trusthouse Forte	New Storm Porch	18.3.87	RE
27137	"	Ill. Signs	18.3.87	RE
30773	Pier House Inns	" & Non-ill	6.10.88	Re

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(2)

1764

ADDRESS St George & Dragon PARISH Wargrave

PLOT No. High Street ORD. SHEET No. SU. 7878

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
*31348	Appeal Pier House Inns	Entrance Porch (Retro. Appl.)	7.9.89	Re
*34992	"	Retain "	17.1.90	Re
FP944/2232	Forte PLC	Int. Alts.	25.3.94	App

DATE OF COMPLETION

MINISTRY DECISION * Appeal against Enf. Notice granted - Retain porch - C/A - 8.8.91

SPECIAL ORDERS

DRAINAGE

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 16 November 2000
My ref: NL/F/2000/0889
Your ref:

Mr Gary Llewellyn
RPS Chapman Warren
Fairwater House
1 High Street
Wroughton
Swindon
SN4 9JX

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 Mr Llewellyn,

APPROVED DECKING AT THE ST.GEORGE & DRAGON, HIGH STREET, WARGRAVE. APPLICATION NUMBER F/2000/0889.

Thank you for your letter of the 10 October and faxes of the 31 October and 10 November 2000, regarding the above stated development.

I write to advise you that the extension of or boxing in or in filling under of the approved decking area would require planning permission. However the property would still retain its permitted development right under Schedule 2, Part 2, Class A of the Town & Country Planning (General Permitted Development) Order 1995 for the erection and construction of walls, fences, gates and other means of enclosure.

It would be likely that the excavation of 50m^3 of soil from under the decking would require planning permission, as it is likely to involve engineering works. To enable me to confirm this, I would first require full details of the works involved, that is the dimensions, including depth of the excavation works and the exact location of the proposal.

On the matter of the proposed wall mounted floodlights, condition 9 of application F/200/0889, requires details of any floodlighting to be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of work on site. It also states that any external lighting erected on the site shall be in accordance with these details. Therefore full details of any external floodlighting on the site should be submitted to this department in writing. These details should include the specifications of the proposed lighting units and the wattage of the bulbs that would be placed in the units, as well as the angle that the lights would be fixed at.

I hope this information is of assistance to you.

Yours sincerely,

NICOLA LAKE.
Senior Planning Officer.

36409

Reply Req

NL

FACSIMILE

RPS CHAPMAN WARREN
PLANNING & ENVIRONMENT

FROM	GARY LLEWELLYN
TO	NICOLA LAKE
COMPANY	WOKINGHAM DISTRICT COUNCIL
LOCATION	WOKINGHAM
FAX No.	01189 974 6484
DATE	10/11/00
REF	JWB2540 ST GEORGE AND DRAGON, WARGRAVE
PAGE 1 OF	1 PAGE(S)

FAIRWATER HOUSE
1 HIGH STREET
WROUGHTON
SWINDON
SN4 9JX

TEL: 01793 814800
FAX: 01793 814818
Email: rpssn@rpsplc.co.uk
Website: http://www.rpsplc.co.uk

I refer to my fax of the 31.10.2000 in respect of the above. Work is to commence shortly on the decking to the rear of the premises. The matter of the excavation is therefore now critical. Are you able to respond to my letter of the 10.10.2000 as a matter of urgency. Can you please phone me on Monday if there is going to be a problem.

Kind regards,

GARY LLEWELLYN

0689.

This message is sent in confidence for the addressee only. It may contain privileged information. The contents are not to be disclosed to anyone other than the addressee. Unauthorised recipients are requested to preserve this confidentiality and to advise the sender immediately of any error in transmission. If you experience difficulty with receipt of the fax please telephone on 01793 814800.

10/11/00 17:30 RPS CHAPM WARREN 001

FACSIMILE

R P S CHAPMAN WARREN
PLANNING & ENVIRONMENT

FROM	GARY LLEWELLYN
TO	NICOLA LAKE
COMPANY	WOKINGHAM DISTRICT COUNCIL
LOCATION	ST GEORGE AND DRAGON, WARGRAVE
FAX No.	0118 974 6484
DATE	31/10/00
REF	B2540
PAGE 1 OF	4 PAGE(S)

FAIRWATER HOUSE
1 HIGH STREET
WROUGHTON
SWINDON
SN4 9JX

TEL: 01793 814800
FAX: 01793 814818
Email: rpssn@rpsplc.co.uk
Website: http://www.rpsplc.co.uk

DC NL
APP 35998
CS
01 NOV 2000
COPIES TO:
ACK:
FILE:

Many thanks for your letters of the 26.10.2000 in respect of the above.

I have spoken to the project architect about conditions 11 and 12 respectively. I hope to forward to you shortly additional details to enable you to discharge these conditions.

On the 10th October I wrote to you about the timber decking and the requirement of the Environment Agency to excavate 50 cubic metres of soil. This matter is now becoming urgent. Are you able to respond this week?

Finally, my client now wishes to install wall-mounted floodlight on the building. I attach a plan showing their intended location. It is our experience that these fittings are viewed as being "di minimis"as they do not affect the external appearance of the building. Consequently, we take the view that planning permission is not required. It would much appreciated if you could confirm your view on the matter.

Kind regards,

GARY LLEWELLYN

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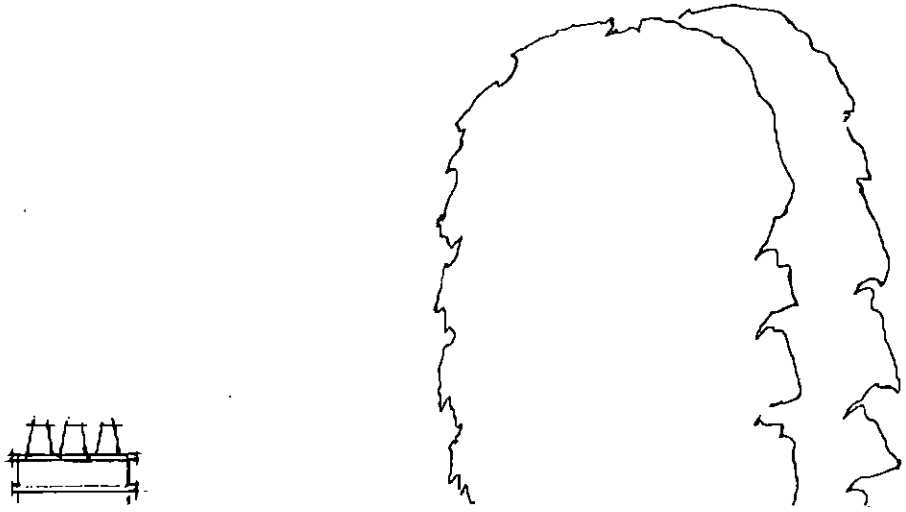
31-10-00 13:56 FAX RPS_CHAPMAN_WARREN 001

002 RPS CHAPMAN WARREN 31/10/00 13:56 FAX

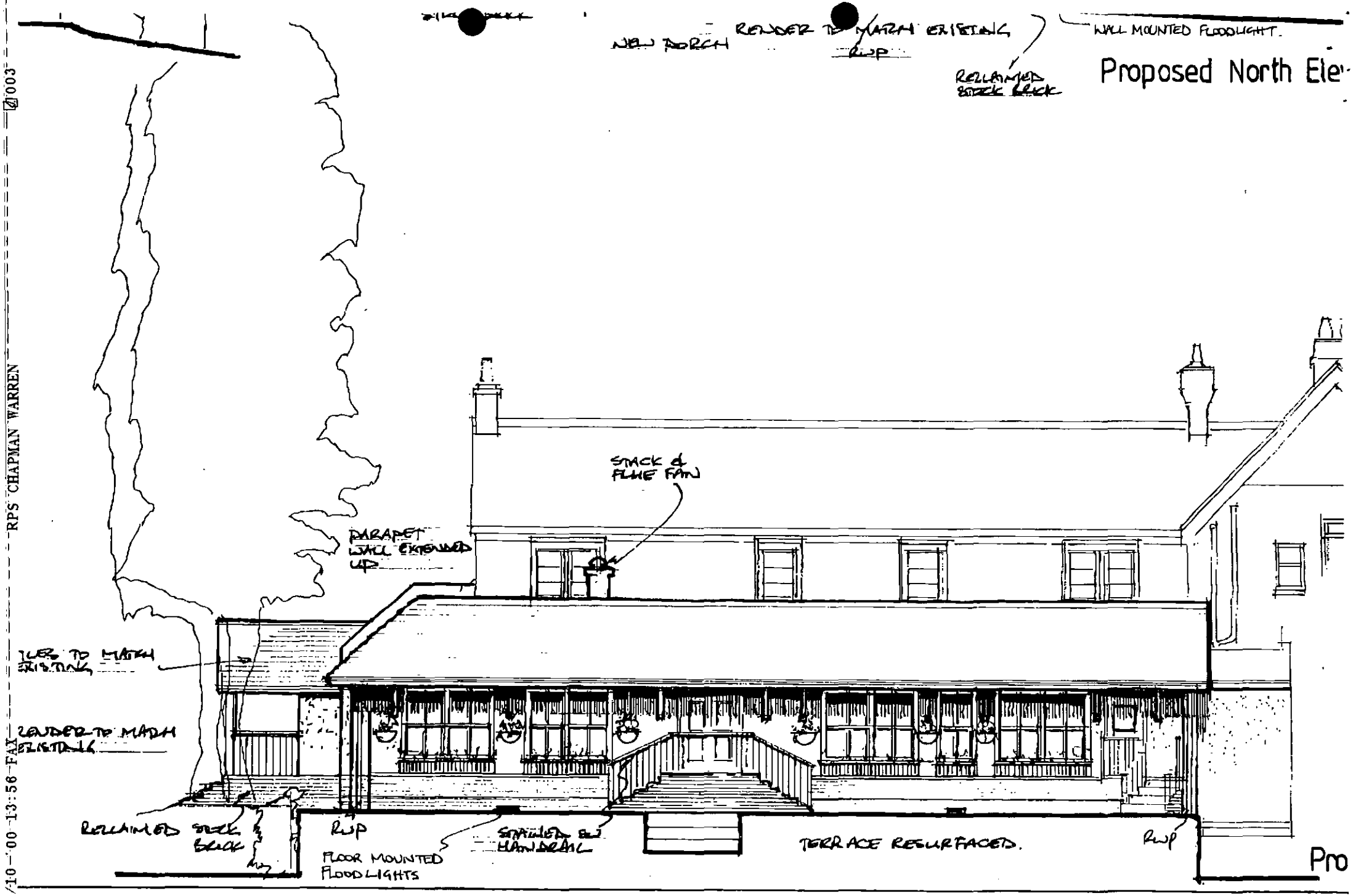


Proposed East Elevation

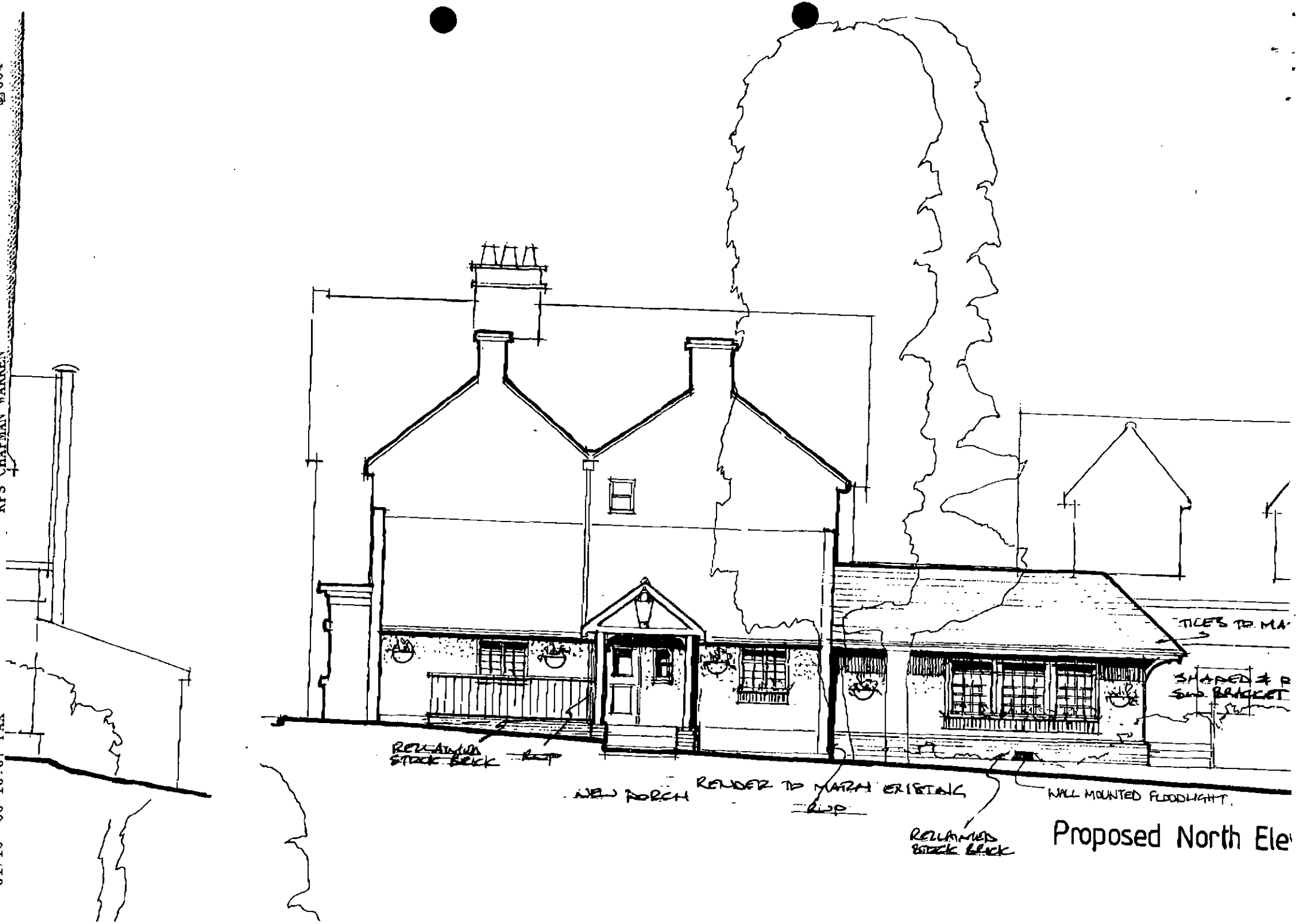


-31/10-'00 -13:56 FAX RPS CHAPMAN WARREN 003

Proposed North Ele



Pro



Proposed North Ele

35198

NL

COPIES TO: ACK: FILE:

RPS CHAPMAN WARREN
PLANNING & ENVIRONMENT

FAIRWATER HOUSE
1 HIGH STREET
WROUGHTON
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SN4 9JX
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TOWN PLANNING AND ENVIRONMENTAL CONSULTANTS

GLL.CM/B.2540

10th October 2000

The District Planning Officer
Wokingham District Council
Planning Department
PO Box No 157
Council Offices
Shute End
WOKINGHAM
Berkshire
RG40 1WR

For the attention of Ms Nicola Lake

Dear Madam

Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990
Vintage Inn at the
St George and Dragon Public House, High Street, Wargrave

I refer to our discussions today in respect of the above.

As I explained, the Environment Agency, under the Water Resources Act 1991 and Land Drainage Byelaws 1981, have requested that my client, Bass Taverns Limited, excavate 50m³ of soil beneath the approved timber decking to the rear of the main building. As you will recall the timber decking was designed by my client's architect and structural engineer to allow flood water to pass over and through the structure.

In view of this design solution we believe that these excavation works can be avoided and are unnecessary Such works are also costly and disruptive. I have now agreed a way forward with the Environment Agency where they are seeking an assurance from the Council as local planning authority that if my client wished to extend, alter and infill the structure in the future then this would require a new application for planning permission. These works would also be controlled by condition that would be enforceable. The basis of this view is that public houses do not have permitted development rights, unlike dwellinghouses, under the GPDO 1995.

yes would be required planning permission

It would be much appreciated if you could confirm in writing and as a matter of urgency that you concur with my view that any future works to the decking would require planning permission. I will then pass this letter on to the Environmental Agency as confirmation that their concerns on any future flooding are unfounded.

ALTON
BRISTOL
BIRMINGHAM
CAMBRIDGE
CHESTER
DERBY
DURHAM
EXETER
HUDDERSFIELD
LEEDS
LONDON
MANCHESTER
MILTON KEYNES
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FRANKFURT
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A MEMBER OF THE RPS GROUP PLC

RPS CHAPMAN WARREN LTD
REGD. IN ENGLAND
No. 03014565
CENTURION COURT
85 MILTON PARK
ABINGDON
OXFORDSHIRE OX14 4RY

RPS CHAPMAN WARREN
PLANNING & ENVIRONMENT

I look forward to hearing from you shortly.

Yours faithfully

GARY LLEWELLYN
Senior Project Manager

Cc M Carey Esq Bass Leisure Retail, Hagley House
A Mills Esq Design Coalition

F/2000/0889

The George + Dragon

High Street

Wargrave

Condition discharge

1.) 5 years

2) Revised plans

3) materials to match

4.) fetters - details not required

5) machinery - details not required

6) landscaping - details required - approved 26 Oct Drawing number 1

7) soft landscaping - details required - approved 26 Oct Draw N° 1

8) landscaping to be implemented - details not required

9) Details of flood lighting - details required

10) Planting season

11) accomodation for apparatus - details required

12) mud deposits - details required

13) vehicle access must be formed

14.) Parking scheme must be implemented

Minor amendment approved - 26 Oct 2000 - 1255/10 rev E + 00106/02 rev B.

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 26 Oct 2000
My ref: NL/F/2000/0889
Your ref:

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

Gary Llewellyn
Chapman Warren
Fairwater House
1 High Street
Wroughton
Swindon
SN4 9JX

Dear Mr Llewellyn,

PROPOSED LANDSCAPING SCHEMEFOR THE ALTERATIONS TO THE CAR PARKING AND ACCESSWAY TO THE GEORGE AND DRAGON, HIGH STREET, WARGRAVE. APPLICATION NUMBER F/2000/0889.

Thank you for your letter of the 25 Sept 2000, regarding the above stated development.

I write to confirm that the proposed landscaping scheme as shown on drawing number 1, is acceptable as the scheme that will be used in the alteration of the car parking and accessway to the George and Dragon, High street, Wargrave. These details satisfy the requirements of conditions 06 and 07 of application number F/2000/0889.

I hope this information is of assistance to you.

Yours sincerely,

JOHN MITCHELL.
Development Control Manager.

PLANNING SERVICES	HPT
POL	TLS
DC NL	ENF
APP	
CS	
26 SEP 2000	
COPIES TO:	ACK:
	FILE:

GLL.CM/B.2540

25th September 2000

The District Planning Officer
Wokingham District Council
Planning Department
PO Box No 157
Council Offices
Shute End
WOKINGHAM
Berkshire
RG40 1WR

Chapman Warren

Town Planning
& Environmental
Consultants

landscape plan is acceptable
C. Bramble 26/10/00.

For the attention of Ms Nicola Lake

Dear Madam

Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990
Bass Taverns Limited – Planning Permission F/2000/0889
Proposed Vintage Inn - St George and Dragon Public House, High Street, Wargrave

I refer to the planning permission which was granted by the Council on the 27th July 2000. A number of conditions require the submission of details prior to the implementation/completion of certain works.

Under conditions 06 and 07 it states:

> **"6. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning /Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting etc).**
>
> **7. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation and maintenance programme".**

In seeking to discharge these conditions, I have pleasure in enclosing the following:

Fairwater House, 1 High Street, Wroughton, Swindon, SN4 9JX
Telephone: 01793 814800 Facsimile: 01793 814818
email: swindon@chapmanwarren.co.uk
www.chapmanwarren.co.uk
Partners
K.J. Chapman BSc(Hons) Dip TP(Dist) MRTPI M.Inst.Mgt
G.E. Warren MA FRICS MRTPI
M.E. Dobson MA M Phil MRTPI ARICS
S.H. Bawtree Dip TP MRTPI
D.J. Ball BSc(Hons) Dip TP MRTPI ARICS
S.W. Chadwick BSc(Hons) ARICS
R. Gillespie BA(Hons) MRTPI
L. Powell BSc(Hons) Dip TP MRTPI FRSA
C.J. Simkins BA(Hons) MRTPI
M.J. Smith MRTPI
N.P Taylor MA FRTPI ARICS
Other Offices: Cardiff, Leeds, London, Cambridge, Birmingham, Glasgow

1. 1255/10E Proposed Site Plan, Drainage and External Works (1:200).
2. No. 1 Landscape Planting Details (1:200)

Condition 06 refers to signs and lighting. In terms of the former this will be the subject of an application for advertisement consent, where in terms of the latter, this information is covered by the provision of condition 09 of the same consent.

I trust that the above enclosures are sufficient for your needs in order to formally discharge the aforementioned conditions.

If I can be of further assistance then please do not hesitate to contact me.

Yours faithfully

GARY LLEWELLYN
Senior Project Manager

Enc

Cc
M Carey Esq Bass Leisure Retail, Hagley House
A Mills Esq Design Coalition

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 26 Oct 2000
My ref: NL/F/2000/0889
Your ref:

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

Gary Llewellyn
Chapman Warren
Fairwater House
1 High Street
Wroughton
Swindon
SN4 9JX

Dear Mr Llewellyn,

PROPOSED MINOR AMENDMENT TO THE APPROVED ALTERATIONS TO THE PUBLIC HOUSE INCLUDING NEW PORCH AND DECKPLAUS ALTERATIONS TO THE CAR PARKING AND ACCESSWAY AT THE GEORGE AND DRAGON, HIGH STREET, WARGRAVE. APPLICATION NUMBER F/2000/0889.

Thank you for your letter of the 25 Sept 2000 and subsequent correspondence, regarding the above stated development.

I have considered the proposed request for a minor amendment to alter the steps on the north east corner and to reduce the size of the decking in the north east corner. These proposed alterations as shown on drawing numbers 1255/10revE and 00106/02revB, are approved as minor amendments to application F/2000/0889.

I also refer to your letter of the 3 Oct 2000, regarding condition 11 and the provision for the accommodation of all site operatives, visitors and construction vehicles. The location of the 4 temporary buildings for the construction workers is likely to be acceptable, however you need to show a specific area for loading and unloading, as well as a designated parking area of operatives and visitors, with supporting information about the number of operative there on the site.

In the second of your letters of the 3 Oct 2000, you state that to comply with condition 12 of the planning permission for the above development, 'it is confirmed and assured that at the end of the working day any mud left on the highway will be cleared.' However this is not satisfactory, as any deposit of mud or debris that is dropped during the day would pose a danger to highway safety until the end of the working day. The required measure must prevent the deposit of the mud and debris on the road, not just their removal once there. This is best achieved by way of wheel and vehicle checks, before the vehicles leave the site. Therefore, could you please confirm in writing the proposed method of prevention of deposits onto the highway.

I hope this information is of assistance to you.

Yours sincerely,

JOHN MITCHELL.
Development Control Manager.

34970

NL

Reply rqd

RPS CHAPMAN WARREN
PLANNING & ENVIRONMENT

FAIRWATER HOUSE
1 HIGH STREET
WROUGHTON
SWINDON
SN4 9JX
TEL: 01793 814800
FAX: 01793 814818
email: rpssn@rpsplc.co.uk
http://www.rpsplc.co.uk

TOWN PLANNING AND ENVIRONMENTAL CONSULTANTS

GLL.CM/B.2540

3rd October 2000

The District Planning Officer
Wokingham District Council
Planning Department
PO Box No 157
Council Offices
Shute End
WOKINGHAM
Berkshire
RG40 1WR

For the attention of Ms Nicola Lake

Dear Madam

Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990
Bass Taverns Limited – Planning Permission F/2000/0889
Proposed Vintage Inn
St George and Dragon Public House, High Street, Wargrave

I refer to the planning permission which was granted by the Council on the 27th July 2000. A number of conditions require the submission of details prior to the implementation/completion of certain works.

Under condition 11 it states:

> **"Provision shall be made to accommodate all site operatives' visitors' and construction vehicles loading, off-loading, parking and turning within the site during the construction period in accordance with details to be submitted to and agreed in writing by the Local Planning Authority".**

In seeking to discharge this condition, I have pleasure in enclosing the following:

Two copies of a plan showing the location and extent of the contractor's compound on the site.

It is also confirmed and assured that all loading and unloading will take place within the boundaries of the site.

I trust that the above enclosure is sufficient for your needs in order to formally discharge the aforementioned conditions.

Not approved as details to satisfy Condition 11 of application F/2000/0889.

ALTON
BRISTOL
BIRMINGHAM
CAMBRIDGE
CHESTER
DERBY
DURHAM
EXETER
HUDDERSFIELD
LEEDS
LONDON
MANCHESTER
MILTON KEYNES
OXFORD
PORTSMOUTH
SOUTHAMPTON
SWINDON
WARRINGTON

ABERDEEN
EDINBURGH
GLASGOW

CARDIFF
CHEPSTOW

BELFAST
CORK
DUBLIN
WATERFORD

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CENTURION COURT
85 MILTON PARK
ABINGDON
OXFORDSHIRE OX14 4RY

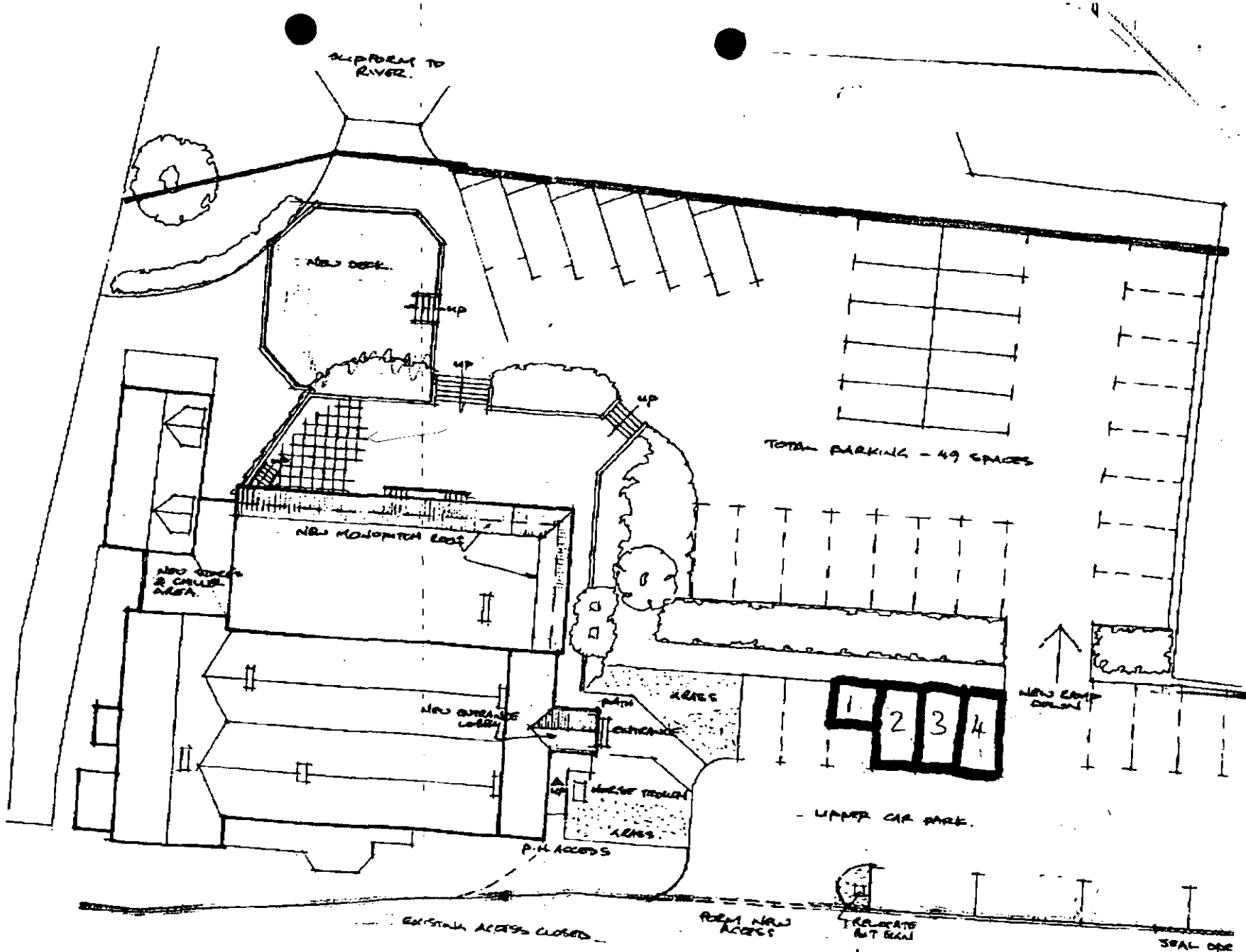
If I can be of further assistance then please do not hesitate to contact me.

Yours faithfully

GARY LLEWELLYN
Senior Project Manager

Enc

Cc
M Carey Esq Bass Leisure Retail, Hagley House
A Mills Esq Design Coalition

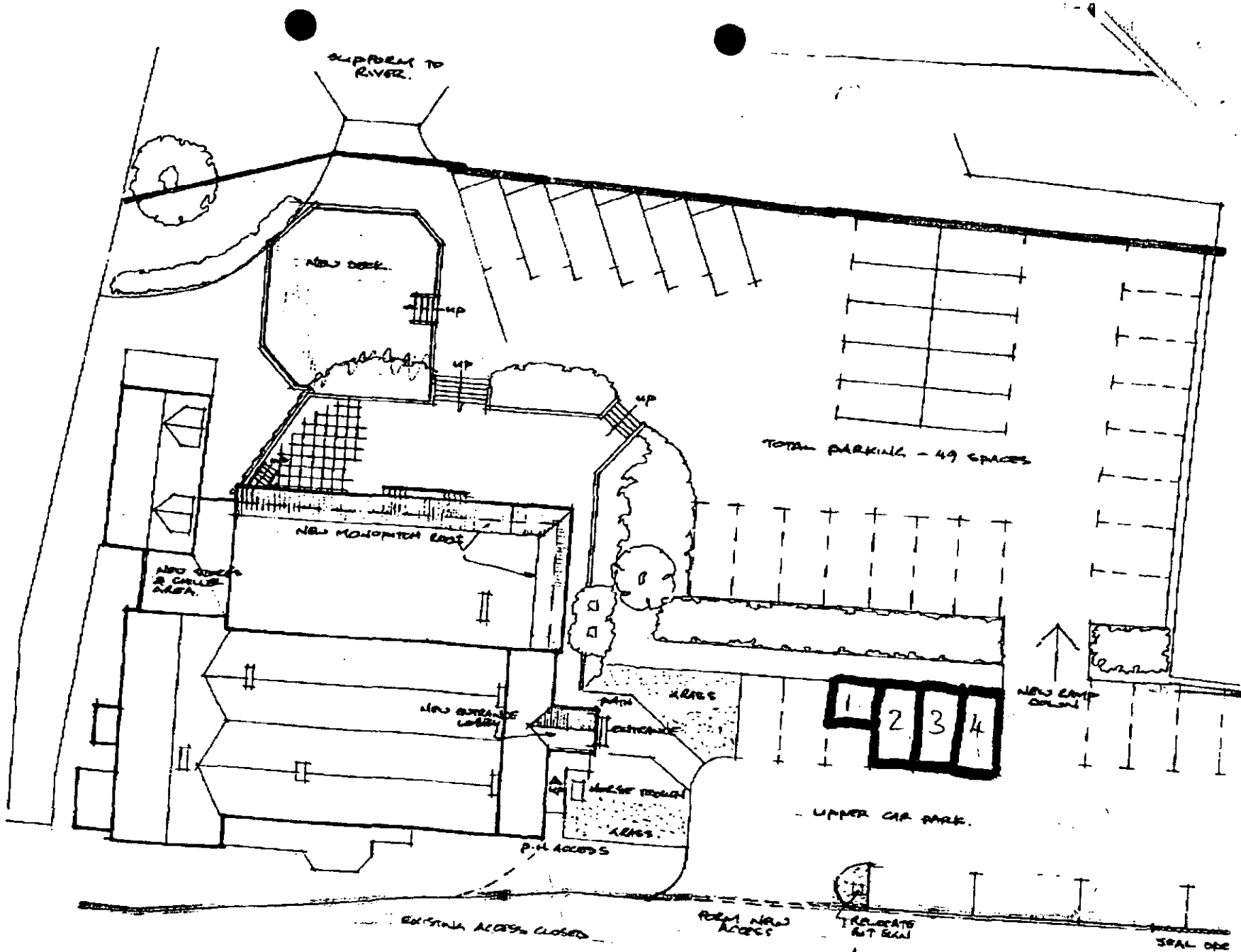


Proposed Site Plan

EXTENT OF HOARDING FENCE
ANY PLY HOARDING
STORAGE
~~STAFF~~ CAR PARK

1 TOILET
2 SITE OFFICE
3 MESS ROOM
4 STORAGE

14:01 SW+H HEALTH & SAFETY 01812554119 → 01277364801 NO.562 002

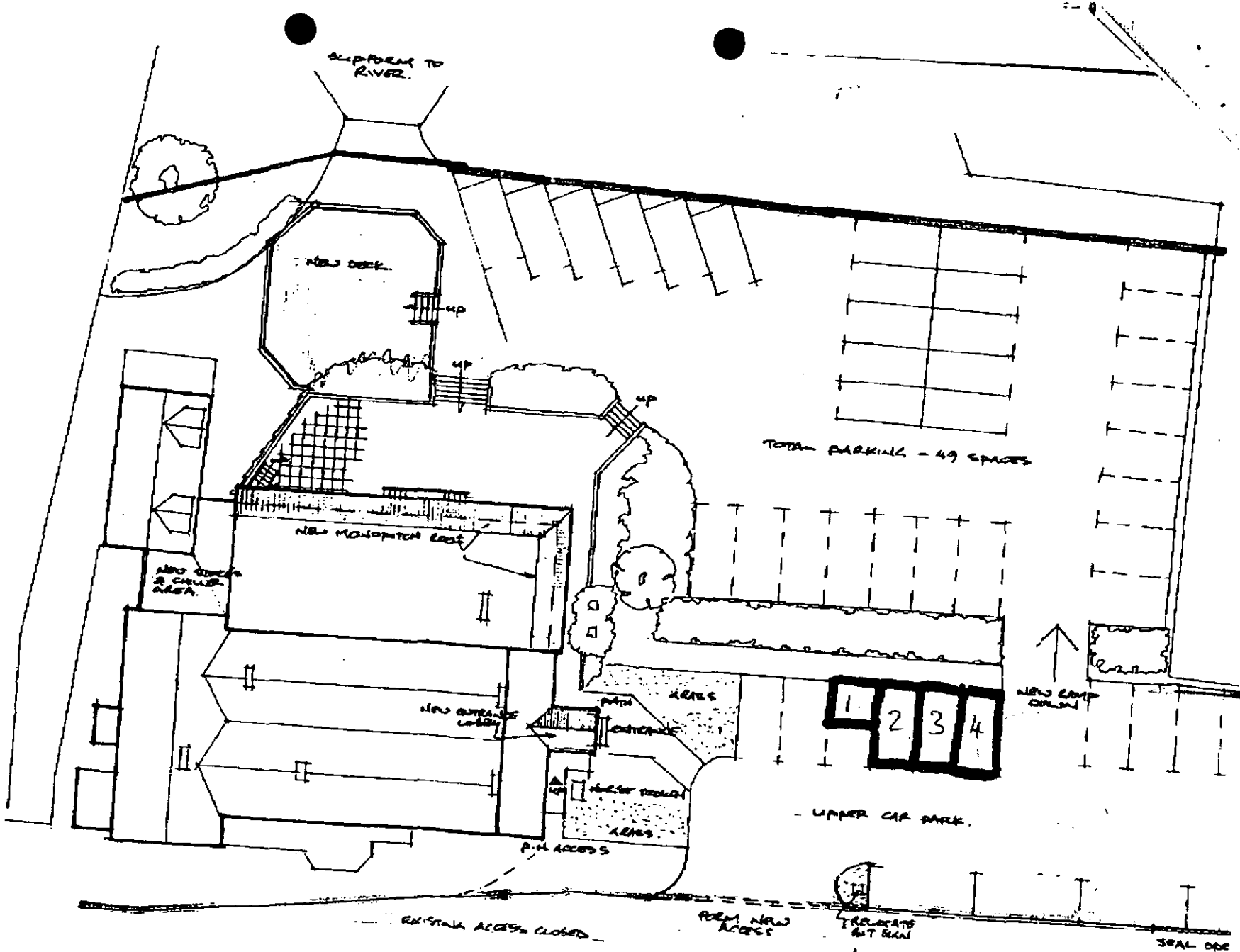


Proposed Site Plan

EXTENT OF HERAS FENCE
ANY PLY HOARDING
STORAGE
~~STAFF~~ CAR PARK AREA

1 TOILET
2 SITE OFFICE
3 MESS ROOM
4 STORAGE

14:01 SW+H HEALTH & SAFETY 01812554119 → 01277364801 NO.562 002



Proposed Site Plan

EXTENT OF HERAS FENCE AND PLY HOARDINGS

STORAGE

~~STAFF~~ CAR PARK AREA

1 TOILET
2 SITE OFFICE
3 MESS ROOM
4 STORAGE

14:01 SW+H HEALTH & SAFETY 01812554119 +01277364801 NO.562 002

PLANNING 34968
POL
DC NL
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CS
04 OCT 2000
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Reply rqd

RPS CHAPMAN WARREN
PLANNING & ENVIRONMENT

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1 HIGH STREET
WROUGHTON
SWINDON
SN4 9JX
TEL: 01793 814800
FAX: 01793 814818
email: rpssn@rpsplc.co.uk
http://www.rpsplc.co.uk

TOWN PLANNING AND ENVIRONMENTAL CONSULTANTS

GLL.CM/B.2540

3rd October 2000

The District Planning Officer
Wokingham District Council
Planning Department
PO Box No 157
Council Offices
Shute End
WOKINGHAM
Berkshire
RG40 1WR

For the attention of Ms Nicola Lake

Dear Madam

Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990
Bass Taverns Limited – Planning Permission F/2000/0889
Proposed Vintage Inn
St George and Dragon Public House, High Street, Wargrave

I refer to the planning permission which was granted by the Council on the 27th July 2000. A number of conditions require the submission of details prior to the implementation/completion of certain works.

Under condition 12 it states:

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

In seeking to discharge this condition, I wish to respond as follows:

It is confirmed and assured that at the end of the working day any mud left on the highway will be cleared.

I trust that the above is are sufficient for your needs in order to formally discharge the aforementioned condition.

Not approved as details to satisfy the requirements of condition 12 of application F/2000/0889.

ALTON
BRISTOL
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MANCHESTER
MILTON KEYNES
OXFORD
PORTSMOUTH
SOUTHAMPTON
SWINDON
WARRINGTON

ABERDEEN
EDINBURGH
GLASGOW

CARDIFF
CHEPSTOW

BELFAST
CORK
DUBLIN
WATERFORD

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FRANKFURT
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No. 03014565
CENTURION COURT
85 MILTON PARK
ABINGDON
OXFORDSHIRE OX14 4RY

If I can be of further assistance then please do not hesitate to contact me.

Yours faithfully

GARY LLEWELLYN
Senior Project Manager

Cc

M Carey Esq	Bass Leisure Retail, Hagley House
A Mills Esq	Design Coalition

PLANNING SERVICES	PT 34678
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CS	
26 SEP 2000	
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Chapman Warren

Town Planning
& Environmental
Consultants

GLL.CM/B.2540

25th September 2000

Wokingham District Council
Planning Department
PO Box No 157
Council Offices
Shute End
WOKINGHAM
Berkshire
RG40 1WR

For the attention of Ms Nicola Lake

Dear Madam

Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990
Application Reference : F/2000/0889
Proposed Vintage Inn at
St George and Dragon Public House, High Street, Wargrave

I refer to the planning permission granted by the Council on the 27th July 2000 in respect of the above.

Since the permission was granted matters have been progressing to resolve the issue of the diversion of footpath 12 WARG across the site. This has now been resolved between the Public Rights of Way officer (Graham Barnwell) and the Ramblers Association (RA). I have today submitted to Mr Barnwell a plan which includes the comments of the RA to improve the route of the footpath. On receipt of this plan it is hoped that the footpath diversion will now be progressed to a postiive determination.

In seeking to accommodate the comments of the RA this has meant that the works shown on approved Plan 1255/10C will be slightly different. In summary the changes can be summarised as follows:

1. The widening and curving of the proposed steps at the north east corner of the building to avoid the deflection of the footpath into the car park; and

2. the cutting back of the north east corner of the decking area so as not to impede the line of the footpath to the ferry point.

Against the provisions of Circular 9/95 (General Development Order Consolidation 1995) Appendix A Paragraph 5 I consider that the amendments are "de minimus" and do not materially change the character of the development as approved. It would be much

Fairwater House, 1 High Street, Wroughton, Swindon, SN4 9JX
Telephone: 01793 814800 Facsimile: 01793 814818
email: swindon@chapmanwarren.co.uk
www.chapmanwarren.co.uk
Partners
K.J. Chapman BSc(Hons) Dip TP(Dist) MRTPI M.Inst.Mgt
G.E. Warren MA FRICS MRTPI
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L. Powell BSc(Hons) Dip TP MRTPI FRSA
C.J. Simkins BA(Hons) MRTPI
M.J. Smith MRTPI
N.P. Taylor MA FRTPI ARICS
Other Offices: Cardiff, Leeds, London, Cambridge, Birmingham, Glasgow

appreciated if the Council would accept the attached plan, 1255/10E, as an amendment to the previously approved plan (ie 1255/10C). Although not listed in the planning permission (see condition 02), I did send to you on the 5th May 2000 a plan (reference: 00106/02) of the External Timber Deck Details. I attach a revision B of this plan showing the removal of the corner at a much larger scale (1:50).

I trust that you are able to accept the attached plans as replacements to the submitted and approved plans and look forward to receiving your written notification in due course.

Yours faithfully

GARY LLEWELLYN
Senior Project Manager

Enc

Cc
M Carey Esq Bass Leisure Retail, Hagley House
A Mills Esq Design Coalition

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/0889

Applicant : Bass Taverns Ltd C/O Chapman Warren (Gary Llewellyn).

Location : St. George& Dragon, High Street, Wargrave, Reading.

Proposal : Proposed alterations to public house including new porch and deck plus alterations to access car parking and landscaping.

Site Notice Displayed ? :	YES	NO	DATE
	✓		30.3.2000

Date of Neighbour Notifications : .....

Date of Site Visit : 30.3.2000

Date Registered : 08/03/2000

Earliest Date for Decision : 13/04/2000

Latest Consultation Date/Site Notice Expiry Date : 13/04/2000

Application Expiry Date: 03/05/2000

Consultation Responses :

Environment Agency - No objection subject to conditions

Conservation Area - No objection to the principle of the development

Wargrave P.C - Have stated 6 concerns relating to the Development (see appraisal.)

Environmental Health - No objection subject to conditions

Public right of way - No objection to the relocation of the right of way (will be dealt with under Separate legislation.

Highways -

Landscaping - No objection subject to conditions

Access officer - Has sent letter to applicant about access issues which are covered by Building Regs.

Letters - 1 letter of objection from adjacent property.

Planning Issues: within the Identified settlement
Conservation Area.
Partly in the flood plain.

Officers' comment's on Loxhore P.C.'s comments

1.) Disabled Access - is currently supplied to the restaurant and a letter has been sent from the access officer regarding other disable issue. Disabled access is controlled by Building regs.

2.) P.ROW - The right of way will be retained but diverted to a route which is supported by the ROW officer. It will be dealt with under seperate legislation

3.) The use of the grounds for a fireworks display. This is a private arrangement and not a planning issue.

4.) Highways issues - will be considered by the Highway Authority.

5.) ↗

6.) Improvement to the landscape and side elevations of the building are unconnected to this application.

Application Number: F/2000/0889

Appraisal :

1.) Impact upon the neighbouring dwellings

The proposed development would erect a replacement store and chiller area within the walk-way to the southern end of the site. There is currently a very dilapidated store on site which will be replaced. The proposal would not be visible from the neighbouring dwellings.

There is also two of the alterations to the rear and side of the property. As such, there will be no overlooking, overshadowing or overbearing. Hence, there will be no detrimental impact upon the residential amenity of the adjacent dwellings.

2.) Impact upon the character and appearance of the conservation Area.

The proposed development will replace the existing porch with an more appropriately designed structure, which will create a more prominent feature out of the entrance. The proposed alterations to the existing flat roofed rear extension will create a pitched roof appearance, the alterations to the rear elevation will make the existing extension more in keeping with the character of the original structure.

The erection of the new store and chiller will replace a very poorly maintained temporary structure, with a purposed build unit, which will be largely out of site.

As such the proposed alterations are in keeping with the character of the existing structure and will improve its visual appearance from the wider area.

3.) Impact upon the highway Safety.

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

Officer notes :- The EA will ask for flood compensation measures. which could be incorporated under the proposed decking.

Application Number F/2000/0889
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC04	SR04	Permission Revised Drawing Numbers 1255/03A and and 1255/10 C. Submitted on the 8 May 2000. Showing Revisions to the proposed Parking Scheme and more detailed elevations
3	SC53	SR12	works.
4	→	SR05	All ventilation of smoke, steam and cooking fumes to the atmosphere shall at all times be filtered to avoid nuisance from smell, grease or smoke to persons in neighbouring or nearby properties
5	→	SR05	All plant, machinery and equipment (including fans, amplification equipment, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration into any premises either attached to, or in the vicinity of the premises to which the application refers
6	SC40	SR17	Including - finished contours levels, means of enclosure; car parking layout and circulation areas, pedestrian accesses; hard surfacing materials, minor artifacts and structures, lighting
7	SC41	SR17	
8	SC42	SR17	
9	SC44	SR05	Before the hereby app works are commenced and any lighting erected on the site shall be in accordance with the app details.
10	SC48	SR18	
11	SC33	SR13	
12	SC34	SR13	
13	→		Before the development is commenced the vehicle access as shown on Drawing Number 1255/10C shall be formed. SC13
14	→		P.T.O.

14. Before the development is brought into use the vehicle parking spaces shown on Drawing No 1255/10C shall be marked out and the spaces shall ~~thereafter~~ hereafter be kept available for Parking at all times.

Reason. SR96.

RECORD OF SITE VISIT

SITE ADDRESS: St. George& Dragon High Street Wargrave Reading. APPLICATION NUMBER: F/2000/0889	OFFICER: Nicola Lake DATE OF SITE VISIT: 30-3-00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - on Sign

2. DESCRIPTION OF SURROUNDINGS

Residential - edge of village

3. DESCRIPTION OF SITE/BUILDING

a 2/s public House - proposed ext to near storage area, changes to near veranda heat changes to windows - now front entrance porch and a fake mono-pitch to existing near flat roofed ext change in the lay out of car port on a new single access.

4. RELATIONSHIP TO ADJOINING PROPERTIES The proposed porch will replace an existing porch with a pitched roof structure, the mono-pitch will improve the appearance of the near ext. The storage area will infill an area already enclosed.

* check with highways
- The storage area is only wooden and in need of replacement.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel:

Date: 20 July 2000

My ref: F/2000/0889

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/2000/0889
St. George& Dragon, High Street, Wargrave, Reading.
Proposed alterations to public house including new porch and deck plus alterations to access car parking and landscaping..

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 . If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Murray

Head of Planning and Transportation

Tel:

Date: 20 July 2000

My ref: F/2000/0889

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
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Dear Councillor

Application Number: F/2000/0889
St. George& Dragon, High Street, Wargrave, Reading.
Proposed alterations to public house including new porch and deck plus alterations to access car parking and landscaping.

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 . If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 4th July 2000

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/0889**
St. George& Dragon, High Street, Wargrave, Reading.
Proposed alterations to public house including new porch and deck plus alterations to access car parking and landscaping.

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.

Applicationo	Name & Address
F/2000/0889	S Harris Ferry House Wargrave Berks Rg10 8AY

App approved,
Letter sent 01/08/00

WOKINGHAM DISTRICT COUNCIL

PLANNING SERVICES	HPT 32298
POL	TLS
DC	ENF
APP	
CS	
26 JUL 2000	
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	FILE:

ENVIRONMENTAL SERVICES DEPARTMENT

(Engineering Services)

MEMORANDUM

FROM: **Steve Auton**
Senior Assistant Engineer

MY REF: SA/KMJ/P13
Extension:

TO: **Nicola Lake**
Planning & Transportation

YOUR REF:

DATE: 25 July, 2000

ST GEORGE & DRAGON PUBLIC HOUSE
HIGH STREET, WARGRAVE

The highway conditions to be attached to the above application are:-

Before the development is commenced the vehicular access as shown on Drawing No. 1255/10C shall be formed.

SR13

- SC33 – Construction vehicles
  SR13
- SC34 – Mud
  SR13
- Before the development is brought into use the vehicle parking spaces shown on Drawing No. 1255/10C shall be marked out and the spaces shall thereafter be kept available for parking at all times.
  SR06

STEVE AUTON

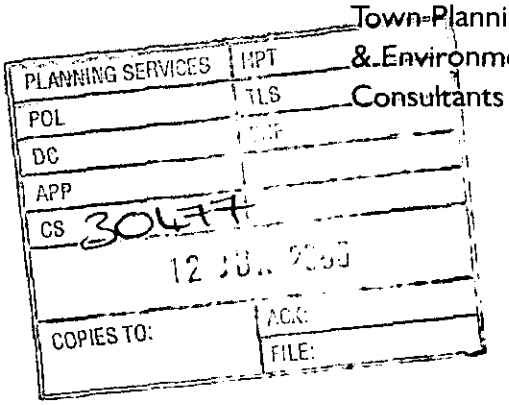
GLL.CM/B.2540

8th June 2000

Chapman Warren

Town Planning & Environmental Consultants

The District Planning Officer
Wokingham District Council
Planning Department
PO Box No 157
Council Offices
Shute End
WOKINGHAM
Berkshire
RG40 1WR



For the attention of Ms Nicola Lake

Dear Madam

Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990
St George and Dragon Public House, High Street, Wargrave

I refer to our recent discussions in respect of the above. After speaking to you I was able to discuss the car park layout with Mr Auton in the Council's Highways Department. A number of matters were discussed and these included the following:

1. The omission of the parking space adjoining the new access to improve visibility for on-coming vehicles in the direction of Henley. It was suggested to stop vehicles parking in this area that an area of low level landscaping is proposed rather than chevrons. This planted area would also provide the ideal location for the relocated post-sign;

2. The relocation of the disabled parking so that it is closer to the building.

3. The omission of the parking space to the left of the proposed new ramp (shown as No 20 on the previous site plan Reference: 1255/10B) to improve movement between spaces 19 to 24 and 42 and 44 and access into spaces 40 and 41. To stop customers parking in this area chevrons are proposed.

The aforementioned matters have been discussed in some detail with my client. Consequently I have pleasure in enclosing 4 copies of Plan 1255/10C which has been amended to include your highway officer's comments.

In referring to the plan you will also note that at your request, I have included the route of the diverted footpath. In speaking to Mr Barnwell recently it would appear that he intends to present the diversion order application to the meeting of the Highways Committee scheduled

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Partners
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G.E. Warren MA FRICS MRTPI
M.E. Dobson MA M Phil MRTPI ARICS
S.H. Bawtree Dip TP MRTPI
D.J. Bail BSc(Hons) Dip TP MRTPI ARICS
S.W. Chadwick BSc(Hons) ARICS
R. Gillespie BA(Hons) MRTPI
L. Powell BSc(Hons) Dip TP MRTPI FRSA
C.J. Simkins BA(Hons) MRTPI
M.J. Smith MRTPI
N.P. Taylor MA FRTPI ARICS
Other Offices: Cardiff, Leeds, London, Cambridge, Birmingham, Glasgow

for the 18th July. I believe that the deadline date for the preparation of the committee report is three weeks before.

Finally, with regard to the topographical survey, this is presently being recalibrated to the OS Datum point and I hope to be in a position to send this to you (and the Environment Agency) early next week.

If I can be of further assistance then please do not hesitate to contact me.

Yours faithfully

GARY LLEWELLYN
Senior Project Manager

Cc	M Carey Esq	Bass Leisure Retail, Hagley House
	L Davies Esq	Design Coalition Company Limited
	C Ashcroft Esq	Bass Leisure Retail, Lionel Street

GLL.CM/B.2540

13th June 2000

Chapman Warren

Town Planning
& Environmental
Consultants

The District Planning Officer
Wokingham District Council
Planning Department
PO Box No 157
Council Offices
Shute End
WOKINGHAM
Berkshire
RG40 1WR

PLANNING SERVICES	HPT
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CS	30567
14 JUN 2000	
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For the attention of Ms Nicola Lake

Dear Madam

Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990
St George and Dragon Public House, High Street, Wargrave

Further to my letter of the 8th June 2000, I have pleasure in enclosing 4 copies of the topographical survey (Reference: 1255/16A) which has been recalibrated to the nearest OS Benchmark (40.15m in Wargrave Hill). I trust that this is sufficient for your needs. You will note that I have sent a copy of the survey plan direct to the Environment Agency for information.

It would be much appreciated if you could now confirm your intended timetable for the determination of this application. Will this be after the 18th July Highways Committee where the footpath diversion is to be considered?

Yours faithfully

GARY LLEWELLYN
Senior Project Manager

Enc

Cc

M Carey Esq	Bass Leisure Retail, Hagley House
L Davies Esq	Design Coalition Company Limited
C Ashcroft Esq	Bass Leisure Retail, Lionel Street
Ms S Paxman	Environment Agency (Ref: SU77NE/19/B)

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N.P. Taylor MA FRTPI ARICS

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Ms NICOLA LAKE
PLANNING DEPARTMENT

PLANNING SERVICES	HPT 29079
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	ENF
08 MAY 2000	
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& Environmental
Consultants

With Compliments

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GLL.CM/B.2540

5th May 2000

Chapman Warren

Town Planning
& Environmental
Consultants

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Engineering Department
Council Offices
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WOKINGHAM
Berkshire
RG41 1WL

PLANNING SERVICES	HPT
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For the attention of Graham Barnwell

Dear Sir

Town and Country Planning Act 1990
Sections 257 and 259 – Diversion of Footpath (12 WARG)
St George and Dragon Public House, High Street, Wargrave

I refer to our informative site meeting on Wednesday 3rd May 2000 in respect of the above. On behalf of both my client and myself I would like to thank you for seeking me on such short notice.

As I explained, I have a current planning application (Reference: F/2000/0889with the Council which seeks to undertake some operational and physical alterations to the building and site to accommodate one of my client's successful branded concepts, most notably Vintage Inn. On the submitted plans it is intended that the works to the curtilage of the site involve the erection of a replacement porch, improved pedestrian access to the premises and the relocation of a vehicular access ramp to the lower car park. The consequence of these works is that they directly affect a designated footpath (WARG 12) which runs in a north west/south east direction from the corner of the building with the High Street to the landing stages on the River Thames.

This letter seeks to initiate Sections 257 and 259 of the 1990 Act to obtain the permission of the Council to divert the alignment of the designated footpath from its current route to another which will still allow members of the public, both able bodied and disabled, to gain access to the landing stages and river frontage. In progressing this Diversion Order, I attach 3 copies of the following:

1. B.2540:01/1 Site Location Plan (1:1250)
2. B.2540:03/1 Existing Site Plan (1:250)
3. B.2540:04/1 Proposed Site Plan (1:250)

I can confirm that my client is prepared to cover the costs of the Diversion Order which I believe will be in the region of £850.

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N.P. Taylor MA FRTPI ARICS
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You will note from the submitted plans (Reference: B.2540:03/1) that the existing alignment of the footpath is obstructed by the railings into the existing entrance, two car parking spaces and two trees. In contrast, the proposed alignment is devoid of any obstructions, as shown on Plan B.2540:04/1, where the public will have a clear pathway to the river.

I trust that this is sufficient for your needs to begin the Diversion Order process. During our site meeting you indicated that this application will need to be publicised (28 days) and on receipt of any comments the nearest available committee is that scheduled for July. I am informed by my client that subject to the receipt of planning permission for the development specified in application Reference: F/2000/0889 then they would wish to start on site around September with the premises re-opening to the general public by the end of the year.

If I can be of further assistance then please do not hesitate to contact me. It would be much appreciated if you could keep me fully informed of the progress of the Diversion Order application.

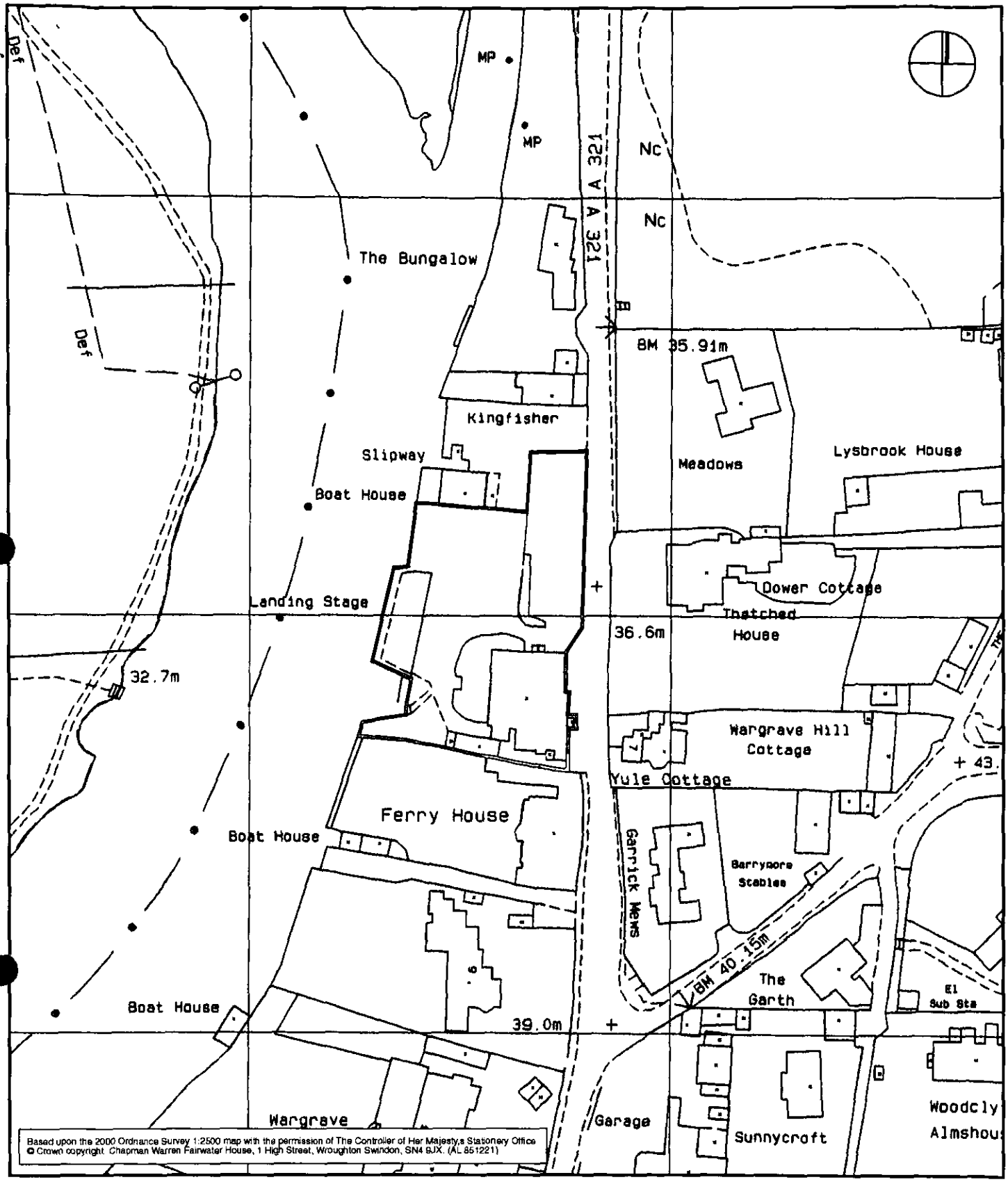
Finally, I have spoken to the planning case officer, Nicola Lake, and she is fully aware of the proposal to divert the footpath.

Yours faithfully

GARY LLEWELLYN
Senior Project Manager

Enc

Cc	M Carey Esq	Bass Leisure Retail, Hagley House
	C Ashcroft Esq	Bass Leisure Retail, Lionel Street
	A Mills Esq	Design Coalition
	Ms Nicola Lake	Planning Department, Wokingham District Council
	A Maxwell	Wargrave Parish Council



CLIENT

Bass Taverns Ltd

DRAWING TITLE

Site Location Plan

PROJECT

St George and Dragon Public House,
High Street,
Wargrave

DATE	SCALE
7/3/2000	1:1250
DRAWN BY	PTNR.
ALF	SHB

DRAWING NO.

B.2540:01/1

Chapman Warren

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08 MAY 2000	
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5th May 2000

Chapman Warren

Town Planning
& Environmental
Consultants

The District Planning Officer
Wokingham District Council
Planning Department
PO Box No 157
Council Offices
Shute End
WOKINGHAM
Berkshire
RG40 1WR

For the attention of Ms Nicola Lake

Dear Madam

Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990
Application Reference: F/2000/0889
St George and Dragon Public House, High Street, Wargrave

I refer to our recent telephone conversation in respect of the above.

As promised, I have pleasure in enclosing six copies of the following revised and additional plans, namely:

1.	1255/03A	Existing and Proposed Elevations (1:100)
2.	1255/06	Existing Site Plan Cad Survey (1:200)
3.	1255/10B	Proposed Site Plans, Drainage and External Works (1:200)
4.	00106/02	External Timber Deck Details (1:50)

As I explained, I am in receipt of a copy letter from Sarah Paxman of the Environment Agency. In speaking to Miss Paxman recently, she required details of the site levels around the decking area and confirmation of its method of construction. I am confident that the enclosed plans provide Miss Paxman with the necessary details she requires.

In view of the location of the site adjacent to the River Thames, my client was very conscious of the need to consider the matter of flooding in the floodplain. The project architect and structural engineer have given careful consideration not only to the siting of the decking but also to its method of construction which allows water to pass through and over the structure. In this regard the advice contained in Circular 30/92 (Development and Flood Risk) and the consultation paper on Planning Policy Guidance 25: Development and Flood Risk (April 2000) has been consulted.

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N.P. Taylor MA FRTPI ARICS
Other Offices: Cardiff, Leeds, London, Cambridge, Birmingham, Glasgow

In trust that the enclosures are sufficient for your needs in progressing the application. If I can be of further assistance then please do not hesitate to contact me.

Yours faithfully

GARY LLEWELLYN
Senior Project Manager

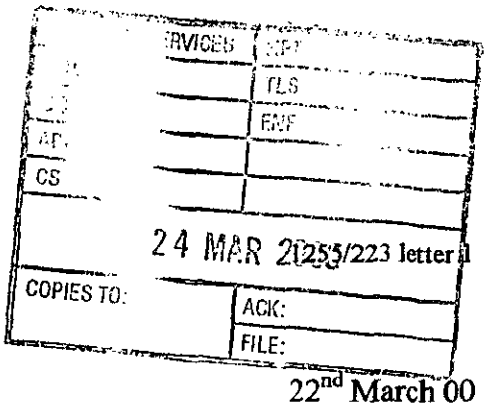
Enc

Cc	M Carey Esq	Bass Leisure Retail, Hagley House
	A Mills Esq	Design Coalition
	Ms S Paxman	Environment Agency
	A Maxwell Esq	Wargrave Parish Council

THE OLD MILL, CASTLE STREET, ONGAR, ESSEX CM5 9JY
TELEPHONE (01277) 363570 FACSIMILE (01277) 364801
E-MAIL NAME@DESIGNCOALITION.DEMON.CO.UK

24 MAR 2000

DESIGN
COALITION



NL

Mrs Hurst
Planning Department
Wokingham District Council
Shute End
PO Box 157
Wokingham
RG4 0WR

1255/223 letter 1

22nd March 00

Dear Mrs Hunt

RE: ST GEORGE AND DRAGON, WARGRAVE, HENLEY

Please find enclosed 6no copies of drawing 1255/13, in support of our application for proposed works at the above site.

The drawing shows the elevation within the area of the deliveries yard.

If you request any further information please do not hesitate to contact us.

Yours sincerely
On behalf of Design Coalition

Alex Mills

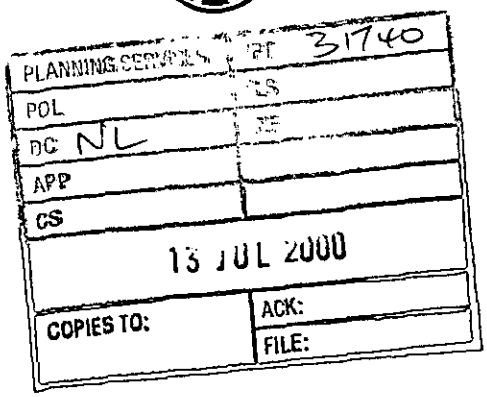
Enc 1255/13 x 6 copies

Cc
Gary Llewelyn, Chapman Warren

Our ref: SP\2000\001917\001
Your ref: F/2000/0889

Date: 6th July 2000

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 Madam

ST GEORGE & DRAGON PUBLIC HOUSE, HIGH STREET, WARGRAVE

Following receipt of the amended ground level survey for the above site from the consultants, Chapman Warren, the Environment Agency is now able to make the following comments:

Development Control: Contact Toong Cheah on 01276 45 4335

This site is partially within the March 1947 floodplain of the Thames. It is estimated that the flood water level at the site at that time was 34.29 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:

The proposal includes decking which is partially within the 1947 flood plain of the river Thames. This area of decking is approximately $40m^2$.

The Environment Agency objects in principle to any increase in ground covered area within the flood plain but will not normally make specific representations on extensions of less than 50 square metres. Consequently, unless there are any particular reasons for the Environment Agency to do otherwise, the matter is left for the Local Planning Authority to determine under it's own flood plain policy. The Environment Agency will support the Local Authority should planning permission be refused on flooding grounds. However, a level for level flood compensation scheme should be carried out at the site to mitigate for the potential loss of flood storage due to the development within the floodplain.

If, in the light of the above advice, the District Council is minded to permit the proposal, then we ask that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

CONDITION: Compensatory flood storage works shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Planning Authority before the development commences.
REASON: To alleviate the increased risk of flooding that would otherwise be caused by a reduction in flood storage capacity.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: The decking shall be of open construction.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: Any steps or ramps shall be of open constuction.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

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: During construction no solid matter shall be stored within 10 metres of the banks of the Thames and thereafter no storage of materials shall be permitted in this area.
REASON: To prevent solid materials from entering the Thames and causing pollution.

CONDITION: No development approved by this permission shall be commenced until a detailed scheme for the restoration/enhancement of the river corridor has been approved by and implemented to the satisfaction of the Local Planning Authority.
REASON: To protect and enhance the ecological value of the watercourse.

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 Toong Cheah on 01276 45 4335 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.*

Cont/d..

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse. *Contact Dave Bond on 01276 454396 for further details.*

ADVICE TO PLANNING AUTHORITY

Conservation: Contact Vaughan Lewis on 01491 828479

Given the proximity of the decking to the watercourse, the Environment Agency would seek some form of compensatory works to the river edge. Typically, these could include the creation of low level shelves, marginal planting etc. The applicant may wish to contact the Environment Agency conservation officer, Vaughan Lewis, to discuss appropriate schemes.

ADVICE TO APPLICANT

Environment Protection: Contact Dave Bond on 01276 45 4396

I note that the jetty is to be cleaned and restained. Please find enclosed the Environment Agency's Pollution Prevention Guideline concerning works in, near or liable to affect watercourses, for your information.

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

Surface water from car parks with 30 or more spaces should be passed through a suitable type of oil/ grit separator, the design of which shall be to the satisfaction of the Environment Agency.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

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.

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: Chapman Warren, Fairwater House, 1 High Street, Wroughton, Wiltshire SN4 9JX

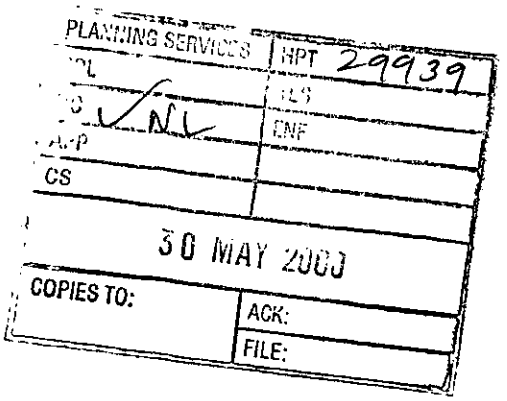
enc: Pollution Prevention Guidance

NL

Our ref: SP\2000\001708\001
Your ref: GLL.CM/B.2540

Date: 24th May 2000

ENVIRONMENT AGENCY



Chapman Warren
Fairwater House
1 High Street
Wroughton
Swindon
SN4 9JX

For the attention of: Mr G Llewellyn

Dear Sir

REVISED/ADDITIONAL PLANS - ST GEORGE & DRAGON P.H., HIGH STREET, WARGRAVE (F/2000/0889)

Thank you for your letter dated 5 May 2000 which was received on 8 May 2000. You are asked to quote the following reference in any correspondence: **SU77NE/19/3**. The Environment Agency has the following comments:

Development Control: Contact Toong Cheah on 01276 45 4335

In our letter of 25 April 2000 to Wokingham District Council, concerning the proposed development at the above site, we requested a plan showing representative ground levels over the site, above Ordance Datum (Newlyn). The ground level survey provided, however, has been undertaken in relation to an arbitrary datum, which provides little meaningful data on which to base any comment in regard to potential flooding at the site.

The levels/arbitrary datum should therefore be levelled to an Ordnance Survey Bench Mark, and the survey levels adjusted accordingly.

I look forward to receiving the amended ground level survey for the site, in order that I can make comments regarding the proposal as soon as possible.

If you have any further queries concerning the above, 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: Nicola Lake, Wokingham District Council, Environmental Services Dept, PO Box 157, Shute End, Wokingham Berks RG40 1WR

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

See part 1 plans

To:
Harold Sanders
Urban Design And Conservation Officer

22 MAR 2000

From: Nicola Lake

Date: 20 March 2000

Application Number: F/2000/0889

Proposal: Proposed alterations to public house including new porch and deck plus alterations to access car parking and landscaping..

Site Address:
St. George& Dragon, High Street, Wargrave, Reading.

Applicant:
Bass Taverns Ltd C/O Chapman Warren (Gary Llewellyn).

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

- THE ST GEORGE + DRAGON PUBLIC HOUSE IS NOT A LISTED BUILDING BUT IS A VISUALLY SENSITIVE LANDMARK BUILDING IN THE CONSERVATION AREA, CREATING THE FOCAL ENTRANCE TO THE VILLAGE FROM THE NORTH.
- THE MAJOR 'GUTTING' OF THE INTERNAL WALLS IS A TYPICAL RESPONSE OF THE LEISURE TRADE TO CHANGE THE IMAGE OF A LOCAL PUB / HOTEL. I DO NOT CONSIDER THIS IS 'A RETURN TO THE TRAD. BRITISH PUB RESTAURANT' THE DRASTIC REMOVAL OF WALLS IS TO BE REGRETTED BUT, I GUESS, IS NOT CONTROLLED BY THE CURRENT PLANNING ACTS. THIS INCLUDES THE NEW STAIRCASE.
- THE REVISED ELEVATION TREATMENT, WITH THE FLAT ROOF BEING REPLACED BY A PART-PITCH ROOF APPEARS AN ENHANCEMENT WHEN VIEWED FROM THE RIVER.
- WINDOW DETAILS APPEAR SKETCHY AND VARIED; AMPLIFICATION SHOULD BE SOUGHT; NOW OR AS A CONDITION OF ANY APPROVAL. + EXTERNAL WORKS CAR PARK, INCLUDING TERRACE.

Harold Sanders. 17.05.00
CONSERVATION + DESIGN

Our ref: SP\2000\001489\001
Your ref: F/2000/0889

Date: 25th April 2000

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

PLANNING SERVICES	HPT 28797
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28 APR 2000	
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Dear Madam

NEW PORCH, DECK AND ALTERATIONS TO ACCESS, CAR PARK AND LANDSCAPING - ST. GEORGE & DRAGON, HIGH STREET, WARGRAVE

Thank you for your letter dated 20 March 2000 which was received on 23 March 2000. You are asked to quote the following reference in any correspondence: **SU77NE/19/3** . The Environment Agency has the following comments:

Development Control: Contact Toong Cheah on 01276 45 4335

This site is partially within the March 1947 flood plain of the River Thames.

In order that I can advise you further on this proposal, I will need to see a plan showing representative levels over the site above Ordnance Datum (Newlyn). Perhaps the applicant could be asked to provide this information.

If you have any queries regarding the above, please contact me on 01276 45 4323.

Yours faithfully

Sarah Paxman
Development Planning Officer

Cc: Chapman Warren (Gary Llewellyn), Fairwater House, 1 High Street, Wroughton, Wiltshire SN4 9JX

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

PLANNING SERVICES	HPT 28007
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WARGRAVE PARISH COUNCIL

33 Ridgeway
Wargrave
Reading
RG10 8AS

Tel/Fax 0118 940 4983

WARGRAVE PARISH CONSULTATION SHEET

DELEGATED

CASE OFFICER:	Nicola Lake
APPLICATION NUMBER:	F/2000/0889
SITE:	St. George & Dragon, High Street, Wargrave, Reading.
PROPOSAL:	Proposed alterations to public house including new porch and deck plus alterations to access car parking and landscaping.
COMMENTS:	1. Clarification is required of the access for the disabled to a) the decking and b) the slipway. 2. It is necessary to retain the public right of way along the north side of the building from the A321 to the slipway. 3. Every year, the grounds of the St. George & Dragon, between the A321 and the River Thames, are used as the assembly area for spectators to watch the fireworks display set up on the opposite side of the river at the conclusion of the Wargrave and Shiplake Regatta. This traditional event should not be impaired by the proposed development. 4. The Council would wish the Highways Officer to confirm that the proposed change to the vehicular access will provide for the safe movement of vehicles when entering and leaving the site. A vehicle requiring to enter the site should not be caused to wait on the A321 while another vehicle exits the car park. 5. There should be provision for large vehicles to deliver goods to the St George and Dragon without impeding traffic on the A321 and without need for the delivery vehicle to reverse on to this main road. 6. There is a need to improve the visual impact of the front of the building, as seen by people entering the village from Henley-on-Thames.

Norman Raybone.

Norman Raybone
Clerk to Wargrave Parish Council

Date: 5 April, 2000

Comments required by	**13/04/2000**
Fax to	974 6484

PLANNING SERVICES | PT 27983
POL
CC NL | DF
CS
04 APR 2000
COPIES TO: | ACK: | FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health — My Ref: JPE/dragon

To: Nicola Lake, Development Control — Your Ref: F/2000/0889

Date: 03 April 2000

PROPOSAL: ALTERATIONS TO PUBLIC HOUSE INCLUDING NEW PORCH AND DECK PLUS ALTERATIONS TO ACCESS CARPARKING AND LANDSCAPING
ADDRESS: ST GEORGE & DRAGON, HIGH STREET, WARGRAVE

These proposals have been evaluated and I have no environmental health objections to the application but recommend imposition of the following conditions to protect neighbouring properties from potential noise or odour nuisance.

1. All ventilation of smoke, steam and cooking fumes to the atmosphere shall at all times be filtered to avoid nuisance from smell, grease or smoke to persons in neighbouring or nearby properties.

2. All plant, machinery and equipment (including fans, ducting ~~and~~, external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration into any premises either attached to, or in the vicinity of the premises to which the application refers.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

If any clarification on these comments is needed, please do not hesitate to contact me on extension 6361.

Joanne Ellis

See part 1 plans.

PLANNING SERVICES	HPT 27966
POL	TLS
DC VNL	ENF
APP	
CS	
04 APR 2000	
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	FILE:

~~To:~~ FROM
Public Rights Of Way Officer
F A O Graham Barnwell

~~From:~~ TO Nicola Lake

Date: 20 March 2000

Application Number: F/2000/0889

Proposal: Proposed alterations to public house including new porch and deck plus alterations to access car parking and landscaping..

Site Address:
St. George& Dragon, High Street, Wargrave, Reading.

Applicant:
Bass Taverns Ltd C/O Chapman Warren (Gary Llewellyn).

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

Please find attached plan showing the line of the public right of way to the River Thames over the St George & Dragon car park. I would need to visit the site with the applicant.

G Barnwell
03.04.2000

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 20 March 2000

Application Number: F/2000/0889

Proposal: Proposed alterations to public house including new porch and deck plus alterations to access car parking and landscaping.

Site Address:
St. George& Dragon, High Street, Wargrave, Reading.

Applicant:
Bass Taverns Ltd C/O Chapman Warren (Gary Llewellyn).

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).

COMMENT

REQUEST REVISED PARKING LAYOUT, 45° PARKING SPACES SHOULD BE CHANGED TO 90° PARKING, IN ORDER TO ALLOW PARKING IN THE ADJACENT SPACES. – They are like that already

Signed: N.S. Trotter **Print name:** N TROTTER

5-4-00

See part 1 plans

To:
Neil Etherington
Senior Arboricultural Officer

22 MAR 2000

From: Nicola Lake

Date: 20 March 2000

Application Number: F/2000/0889

Proposal: Proposed alterations to public house including new porch and deck plus alterations to access car parking and landscaping..

Site Address:
St. George& Dragon, High Street, Wargrave, Reading.

Applicant:
Bass Taverns Ltd C/O Chapman Warren (Gary Llewellyn).

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

---

in a Conservation area.

Nikki

TO: DEVELOPMENT CONTROL FROM: Environmental Design

DATE: 10th April 2000

Location: St George and Dragon, High Street Wargrave

Proposal: Proposed Alterations to public house including new porch and deck plus alterations to access car parking and landscaping.

Application Number: F/2000/0889

In response to your consultation dated 20th March 2000 for the above application, the landscape comment is as follows:

The application for development in a conservation area is acceptable as far as it goes, in that the proposals fit into the environmental setting of the area. However:

(a) a drawing should be submitted to show the soft landscape proposals and the intentions for maintaining the planting;

(b) the locality would be improved by taking the opportunity to provide a footpath to the road inside the edge of the car park. At present there is no public footpath on either side of this busy and congested road. Pedestrians, including people with pushchairs and in wheelchairs, are forced to contend with the traffic or they divert into the public house car park which is frequently also very busy.

The loss of the four car park spaces that presently are aligned parallel to the road inside the boundary fence would be a small price to pay for the vast improvement to public safety that would result from this alteration.

Patricia Green.

Patricia Green
Landscape Consultant

PLANNING SERVICES	HPT
POL	TLS
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APP	
CS	
06 APR 2000	
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	FILE:

Chapman Warren

Town Planning
& Environmental
Consultants

With Compliments

Fairwater House, 1 High Street, Wroughton, Swindon, SN4 9JX
Telephone: 01793 814800 Facsimile: 01793 814818
email: cwplan.swindon@dial.pipex.com
www.chapmanwarren.co.uk

GLL.CM/B.2540

4th April 2000

Chapman Warren

Town Planning
& Environmental
Consultants

The District Planning Officer
Wokingham District Council
Planning Department
PO Box No 157
Council Offices
Shute End
WOKINGHAM
Berkshire
RG40 1WR

For the attention of Duncan Garrett (Access Officer)

Dear Sir

Town and Country Planning Act 1990
Application Reference : F/2000/0889
Proposed Refurbishment of the
St George and Dragon Public House, High Street, Wargrave

I refer to your letter of the 22nd March 2000 in respect of the above. The matters raised in your letter were passed to the project architect (Lance Davies of Design Coalition) for comment. I attach a copy of Mr Davies' letter for your information. I trust that it confirms my client's commitment to addressing the needs of their disabled customers.

Yours faithfully

Gary Llewellyn

GARY LLEWELLYN
Senior Project Manager

Enc

Cc Ms Nicola Lake – Planning Department

Fairwater House, 1 High Street, Wroughton, Swindon, SN4 9JX
Telephone: 01793 814800 Facsimile: 01793 814818
email: swindon@chapmanwarren.co.uk
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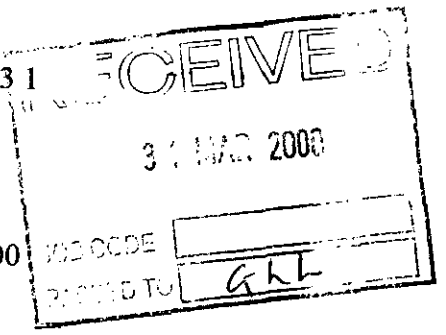
Other Offices: Cardiff, Leeds, London, Cambridge, Birmingham, Glasgow

THE OLD MILL, CASTLE STREET, ONGAR, ESSEX CM5 9JY
TELEPHONE (01277) 363570 FACSIMILE (01277) 364801
E-MAIL NAME@DESIGNCOALITION.DEMON.CO.UK

DESIGN
COALITION

Gary Llewelyn
Chapman Warren
Fairwater House
1 High Street
Wroughton
Swindon
SN4 9JX

1255/Lt 2903 1



29th March 00

Dear Gary

RE: ST GEORGE AND DRAGON, HIGH STREET, WARGRAVE

In receipt of the Access Officers letter of 22nd March 00, we can now confirm the following:-

1. Access into the main building is provided by a ramp not exceeding 1:12 gradient. All other access points into the site are existing.
2. The entrance area has been amended to provide a minimum width of 1.2m
3. The entrance doors have a clear opening of a minimum 800mm. The door frame will be stained oak and the adjacent render painted cream. Door furniture will be black as per Vintage Inn requirements and the door opening pressure will not exceed 25-30 newtons.
4. The external door to the main entrance lobby is fixed open during business hours
5. Access is provided to 100 % of the bar area.
6. We can confirm there is no ramp to the decked area.
7. All glazing will be installed fully comply with Part N of the Building Regulations
8. 2no disabled parking bays will be provided in the car park
9. Adequate signage will be provided to the disabled wc.
10. An alarm system will be installed in the disabled wc.
11. The disabled wc will be fitted with an external lock over ride
12. The public telephone will be installed at a maximum height of 1200mm.

If you require any further information, please do not hesitate to contact the undersigned.

Yours sincerely
On behalf of Design Coalition

Lance Davies

Cc
Martin Carey, Bass Leisure Retail
John Edwards, Edward Bartholomew Millard

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: F/2000/0889

Proposal:
Proposed alterations to public house including new porch and deck plus alterations to access car parking and landscaping.

Location:
, St. George& Dragon, High Street, Wargrave, Reading

This application is being advertised in the Henley Standard newspaper on the 31/03/2000 for the following reason(s);

SITE IS IN A CONSERVATION AREA

The application can be inspected 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)

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 before **21/04/2000** from the date of this notice. 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 observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Date: 31/03/2000

☎ 0118 974 6379 (Direct Line)
Wednesday, 22 March 2000

Gary LLewellyn
Fairwater House
1 High Street
Wroughton
Wiltshire
SN4 9JX

Access Officer
Environmental Services Department
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WW
Tel: (0118) 974 6376
Fax: (0118) 974 6385
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Sir

Planning Application No 0889
Address: ST George & Dragon, High Street, Wargrave, Wokingham

The above Planning Application has been examined for the provision of access and facilities for disabled people.

The following two lists of points should be addressed in order to improve the use of the building by disabled people.

List A. (These are mandatory requirements under the Building Regulations)

1. Level access needs to be provided from the curtilage of the site and from the disabled parking bays to the main entrance. If site constraints necessitate an approach steeper than 1 in 20 a ramped approach should be provided.
2. The entrance landing is to small the minimum size is 1.2m and must be clear of any door opening.
3. Please ensure that entrance doors have a clear opening of .8m the doors and or the frames need to be clearly identified by tonnally contrasting with the wall. Door furniture should be distinguishable from the door, and the door opening pressure should not exceed 25-30 Newton's.
4. Ensure guarding fitted to outside doors etc. that cross circulation routes.
5. Please ensure that access is available to the full range of services offered and that at least half the areas where seats are provided are accessible to Wheelchair users.
6. Please ensure that the ramp to the deck complies
7. Identify any hazardous glazing.

List B. (These are not mandatory requirements but are recommended good practice and normally add little or no extra cost to the construction work.)

1. 2 disabled car parking bays.
2. Signage to WC.
3. Alarm cord secured to floor level WC.
4. External lock override.
5. Height of public telephone 1200max.

From 2004 under the Disability Discrimination Act 1995 service providers will have to take reasonable steps to remove, alter, or provide reasonable means of avoiding, physical features that make it impossible or unreasonably difficult for disabled people to use a service.

Whenever a service provider is planning and executing building or refurbishment works, such as extending existing premises or making structural alterations to an existing building. It is sensible to provide for the removal or alteration of physical features, which create a barrier to access for disabled people. Enlightened developers and building managers will want to anticipate this legal requirement well before 2004.

Please telephone me on the above number, if you would like to discuss any of the above.

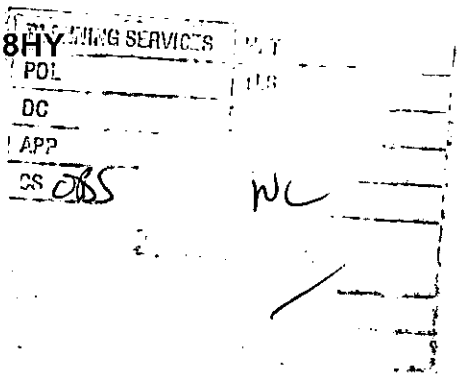
If you have any queries with regard to the Building Regulations please contact the Area Building Control Surveyor.

Many thanks in anticipation,
Yours faithfully

Duncan Garrett
Access Officer

Tel:- 0370 721 003

Ferry House, Wargrave, Berkshire RG10 8HY



26 March 2000

Your ref Nicola Lake F/2000/0889

Chris Wood Esq.,
Wokingham District Council
PO Box 157 Shute End
Wokingham Berkshire RG40 1WR

Dear Sir
Application no F/2000/0889 - St. George and Dragon, High Street, Wargrave, Reading

Thank you for your letter dated 20th. March.

I have no objection to this application on the strict understanding that the following conditions apply and are enforced.

1. The new extract flues from the enlarged kitchen are contained within the structure as the plans suggest.

2. The filters within the flues remove any kitchen smells absolutely before the exhaust air is discharged and the fans are silent.

3. No outside loudspeakers are erected whatsoever and the existing ones are removed.

4. Any new exterior lighting is sympathetic to the conservation area status of this part of the village. The current external signs are seriously intrusive and out of place.

Reasons

Ferry House is next door to the applicants premises and the intermittent smells from the flue (which can be controlled with an effective filter cleaning and changing regime) and music from the external speakers pollute the environment of the river, village and of this house and garden. The absence of the speakers from the exterior altogether would remove the noise problem.

Please would you confirm receipt of this letter and that the contents will be brought to the attention of the planning committee/delegated officer.

Yours faithfully

Simon Harris

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 08 MAR 2000	Map No 21.. Site ..024.....
Officer: NW / Application No. F/2000/0889	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

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

Description:
(F) PROPOSED ALTERATION TO PH INCLUDING NEW PORCH AND DECK PLUS ALTERATIONS TO ACCESS CAR PARKING & LANDSCAPING

Location: ST GEORGE & DRAGON PH HIGH STREET

Parish: WARGRAVE Ward: Remenham & Wargrave 20.3.2000.

Applicant: BASS TAVERNS

Fee Received 190-00 (5) 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		requested by phone	
5	Elevation plans	Need S. elevation to show new dry store & freezer rooms	16/3 cft	to follow
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

(Conservation) Area ...Wargrave.....

Listed Building 1 2 2*

(Advertisement) Required ..... Cons. area (not listed) .....

Date Site Notice Sent : 20.3.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
(Landscape)	(NK:) ✓ .....
Trees	NK: .....
(Conservation Officer)	NK: .....
(Environmental Health)	(NA:) ✓ .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
(Public Rights of Way)	(PA:) ✓ .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
(Highways)	(XA:) ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
(Environment Agency)	(BP:) ✓ .....

Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

..... No pre-apps. ✓

NEIGHBOURS:

..... SIN+ Swancraft Boatyard, High St Wargrave .....
..... Kingfisher cottage, Henley Road, Wargrave .....
..... Meadows, " " " .....
..... The Dower Cottage, High St, Wargrave .....
..... 1 Thatched Cottage, High St, Wargrave .....
..... 7 High Street Wargrave .....
..... 1 & 2 Garrick Mews, Wargrave Hill, Wargrave .....
..... 4 & 4a High Street, Wargrave .....
..... Ferry House High Street Wargrave .....
Yule Cottage, High Street, Wargrave.

08.MAR

Chapman Warren

Town Planning
& Environmental
Consultants

GLL.CM/B.2540

7th March 2000

The District Planning Officer
Wokingham District Council
Planning Department
PO Box No 157
Council Offices
Shute End
WOKINGHAM
Berkshire
RG40 1WR

Dear Sir

Town and Country Planning Act 1990
Application by Bass Taverns Limited
Proposed Refurbishment of the
St George and Dragon Public House, High Street, Wargrave

I am instructed by my client, Bass Taverns Limited, the new owners of the above site, to formally submit a planning application which seeks to undertake a number of operational improvements to the interior and exterior of the building and its curtilage to accommodate one of the company's successful branded concepts. The site presently operates as a Harvester restaurant but this application seeks to refurbish the building for its promotion as a Vintage Inn public house restaurant.

As part of the planning application I enclose the following documentation, namely:

1. Six copies of the application proforma, including Certificate of Ownership (A), duly completed, signed and dated.

2. Six copies of the following submitted plans:

(i)	B.2540:01/1	Site Location Plan (1:1250)
(ii)	B.2540:02/1	Locality Plan (1:1250)
(iii)	1255/01	Proposed Roof Plan and Site Layout (1:200)
(iv)	1255/02	Proposed Floor Plans (1:100)
(v)	1255/03	Existing Proposed elevations (1:100)

3. A cheque for £190.00 made payable to the Wokingham District Council as the correct fee payable. (Note: floorspace to be created = 42.95m²).

4. A promotional brochure which explains the Vintage Inn branded concept.

Fairwater House, 1 High Street, Wroughton, Swindon, SN4 9JX
Telephone: 01793 814800 Facsimile: 01793 814818
email: swindon@chapmanwarren.co.uk
www.chapmanwarren.co.uk
Partners
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G.E. Warren MA FRICS MRTPI
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S.W. Chadwick BSc(Hons) ARICS
R. Gillespie BA(Hons) MRTPI
L. Powell BSc(Hons) Dip TP MRTPI FRSA
C.J. Simkins BA(Hons) MRTPI
M.J. Smith MRTPI
N.P. Taylor MA FRTPI ARICS
Other Offices: Cardiff, Leeds, London, Cambridge, Birmingham, Glasgow

Development Proposal

With reference to the enclosed plans, the works proposed can be summarised as follows:

Building

(1) Internal

- enlargement of existing kitchen;
- repositioning of bar servery;
- relocation of public toilets from ground floor to first floor;
- provision of toilet for disabled customers;
- relocation of existing storage accommodation;
- improvements to public entrance from car park
- relocation of manager's office on first floor;
- provision of staff washing facilities on first floor;
- improved access from ground floor to first floor for staff.

(2) External

- provision of new entry porch with pitched roof (north elevation);
- provision of new monopitch roof (west elevation);
- installation of replacement windows (north and west elevations);
- rationalisation of public entrances on to terrace (north and west elevation);
- miscellaneous other works.

Curtilage

- reconfiguration of existing car park including provision of an additional 8 spaces;
- rationalisation of vehicular access into car park involving closure of existing northern access and relocation of southern access with new radii;
- provision of grassed area adjacent to the northern elevation and entrance lobby;
- provision of timber deck area adjacent to existing terrace;
- provision of new infill extension to provide storage area.

Development Plan

The application site and the works proposed are subject to the provisions of the Loddon Area Local Plan. This was adopted in May 1995 and covers the period to 2001.

This defines the application site as being within an Identified Settlement (Policy LTV1), Transitional Area (Policy LTV5), Conservation Area (Policies LBE12 and 15) and River Valleys Policies Area (Policy LRV3 and 4).

(a) Planning Matters

Under Policy LTV1 it states that:

"Within the Identified Settlements as listed below and as shown on the Proposals Map, development will normally be allowed, subject to the provisions of other policies contained in this plan. The 'Identified' Settlements are:

Wargrave"

The text in support of the policy states that in seeking to maintain an acceptable level of environmental quality the Council considers that the maintenance of a clear distinction between the built-up areas and the countryside is fundamental. The text further states that the individual identity of settlement such as Wargrave can be retained by this approach. The submitted Locality Plan (B.2540:02/1) confirms that the application site is within the identified settlement limits of Wargrave. This indicates that there is a presumption in favour of the development.

Under Policy LTV5 it states that:

"In visually sensitive transitional areas, as defined on the Proposals Map, the District Council will restrict additional development, in the form of infilling, redevelopment and extensions to a level appropriate to prevent the formation of a hard urban edge to settlements".

The supporting text confirms that there is a general presumption in favour of development within identified settlements such as Wargrave. It further states that in areas adjacent to the settlement boundary the Council will carefully consider proposals for development due to the character and appearance of such transitional areas. The supporting text refers to "additions of substantial extensions" but the submitted plans clearly indicate that the only built development proposed is a small timber deck area, entry porch and storage area. It is considered that these features will not in themselves and collectively introduce a hard urban edge in this part of the settlement. These works need also to be considered in the context that additional soft landscaping is also proposed which will soften the appearance of the site as a whole.

(b) Conservation Matters

Under Policy LBE12 and LBE15 it states that:

"LBE12 – Protection and Enhancement of Conservation Areas
Within Conservation Areas all buildings, open spaces, trees, views and other aspects of the environment that make up the distinctive character of the area will be protected and enhanced".

"LBE15 – New Development in Conservation Areas
In considering proposals for otherwise acceptable new development in Conservation Areas the District Council will have regard to the following:

(a) The massing, scale, siting and design of proposed building(s);

(b) The materials to be used in new building(s) (and ancillary floorspace treatments). These should be appropriate to the area and sympathetic to adjoining buildings;

(c) The contribution the new building(s) would make to the character of the area".

The supporting text states that the Conservation Area of Wargrave is located around the village centre where its character is the result of a significant concentration of listed buildings. The text further states that in seeking to protect and enhance the character of the Wargrave Conservation Area it expects all developments to have high standards of control.

The applicants consider that the proposal will preserve the character of the Conservation Area. With reference to the three criteria listed in Policy LBE15, I wish to respond to them as follows:

Criteria A - the proposed entry porch, infill extension and deck area are considered to have limited mass, are small in scale, well related to the existing building and constructed of materials that are sympathetic to the site.

Criteria B - the use of tiles, render, stained timber and reclaimed stock brick are considered to be appropriate to the area and sympathetic to the existing public house.

Criteria C - the character of the area is formalised by a combination of both public and private buildings. Public access to such buildings is also important because they add to the vitality of the settlements centre. The existing entrance into the building is poor in terms of its visual presence. On the other hand, the proposed entry porch will create a clear point of entry into the building from the car park and people walking along the adjoining High Street. The setting of the porch is further enhanced by the relocation of the vehicular access and provision of a turfed area either side of the footpath.

(c) Environmental Matters

Under Policy LRV1 it states that:

"The District Council will seek to prevent development which would prejudice significant views from, to and along the River Thames, and would detract from the setting and character of the river and its valley. Special attention will be paid to the proposed use, siting, massing, appearance and landscape treatment of any proposals for development. Particular encouragement will be given to proposals to redevelop sites where inappropriate development has occurred in the past, subject to compliance with other policies in this plan".

The supporting text confirms that the waterside in the vicinity of Wargrave is developed. It further states that the use of land adjacent to he river has a considerable impact on the

overall character to the area and consequently the river should not be considered apart from its environs.

There are direct views into the site from both the river and riverbank opposite. The relevant elevation (west) is considered to be rather bland and therefore the inclusion of the new monopitch roof is viewed as introducing a positive interest to the riverscape.

Along the riverside frontage there appear to be landing points for river craft and these are to be retained.

(d) Highway Matters

The application site adjoins the A321 where there is a 30mph speed limit through the village. Vehicular access to the application site is at two points, both from the High Street. The proposal seeks to rationalise access into the site by the closure of the northern access and relocation and improvement of the southern access. This is considered to be a benefit in highway terms as it reduces the number of accesses onto a busy road and provides a better relationship between pedestrians and vehicles.

The proposal also seeks to reconfigure the existing car park to accommodate an additional 8 car parking spaces. In the Local Plan, Policy LT6, refers to the provision of appropriate car parking in accordance with the Council's adopted standards. Appendix I of the Local Plan sets out the standards. The standard for food and drink uses (A3) states that 1 car parking space is required for $3m^2$ of nett floor area available for customers use. In considering the development as a whole only the proposed deck area will be available for customer use. This measures $25.70m^2$ in area and therefore in applying the aforementioned standard then an additional 8.5 parking spaces are required. The submitted plans indicate that there are 41 spaces presently on the site and this will be increased to 49 spaces under the current scheme. This element of the scheme therefore conforms to the provisions of this policy.

These additional parking spaces are considered to be a bonus to the applicant and will help towards the viability of the business. These extra vehicle movements will not be detrimental to road safety given that in repositioning the southern access, it is possible to improve its visibility particularly for traffic from the south.

(e) Other Matters

The site possesses an access ramp for disabled customers and this is to be retained under the current proposal. This accords to Policy LBE6 of the Local Plan. A significant benefit introduced by the submitted scheme is the provision of a separate toilet for disabled customers. The size and design of such a facility accords with the necessary regulations.

The submitted scheme also considers the need to introduce appropriate landscaping in accordance with Policy LBE8 of the Local Plan. The existing planting is to be retained and supplemented with additional planting particularly around the improved public entrance.

Other Material Considerations

In 1997, the Council published the Deposit Draft Wokingham District Local Plan. This covers the period to 2006. In November 1999 a Consolidation document was published. The emerging District Wide Local Plan is presently going through the Development Plan process. In referring to the Proposals Map (north) of the Deposit Draft the application site is defined as being within an Identified Settlement (Policy WOS2), Conservation Area (Policy WHE2) and Thames River Valley (Policy WLL4), and adjoining a Green Route (Policy WBE12). It is considered that the proposal as submitted conforms to the provisions of these emerging policies and thus it is acceptable in planning, conservation, environmental and highway terms.

I trust that the aforementioned and enclosures are sufficient for you to formally register and favourably consider the application. If I can be of further assistance then please do not hesitate to contact me.

Yours faithfully

Gary Llewellyn

GARY LLEWELLYN
Senior Project Manager

Enc

Cc M Carey Esq Bass Leisure Retail, Hagley House
A Mills Esq Design Coalition Company Limited

1789/a

SECTION 66 CERTIFICATE

Application No.

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 Gary Wellby FOR CHAPMAN WARREN

On behalf of BASS TAVERNS LIMITED

Date 07.03.2000

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

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
08.MAR2000* 0889

1.	APPLICANT'S NAME	BASS TAVERNS LIMITED
	ADDRESS	HAGLEY HOUSE, 83 HAGLEY ROAD, BIRMINGHAM
	POST CODE	B16 8QG PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	CHAPMAN WARREN (GARY LLEWELLYN)
	ADDRESS	FAIRWATER HOUSE, 1 HIGH STREET, WROUGHTON, WILTSHIRE
	POST CODE	SN4 9JX PHONE 01793 814800
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	ST GEORGE AND DRAGON PUBLIC HOUSE, HIGH STREET, WARGRAVE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		EXTERNAL ALTERATIONS TO EXISTING PUBLIC HOUSE INVOLVING ERECTION OF NEW PORCH AND DECK AREA, ALTERATINS TO ACCESS, CAR PARKING AND LANDSCAPING
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.26 Ha (0.66 Acres)
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	SEE ATTACHED LETTER

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	☐

1769b

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.

A3 PUBLIC HOUSE - PRESENTLY USED AS A HARVESTER RESTAURANT

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.

SEE PLANS FOR SPECIFICATION

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.

SEE PLANS

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

(1) EXISTING - TWO ACCESS POINTS FROM HIGH STREET

(2) PROPOSED - SINGLE ACCESS FROM HIGH STREET

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

YES - EXISTING RAMP RETAINED
PROVISION OF TOILET FACILITY

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/ *
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 Gary Llewellyn FOR CHAPMAN WARREN ON BEHALF OF BASS TAVERNS LTD DATE 07.03.2000

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

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	NOT KNOWN AT THIS STAGE	PORCH 6.46m^2	PORCH = 6m^2	N/A
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 A3 DRY STORE EXTENSION			11.25m^2	
OTHER	Please Specify OTHER A3 DECK AREA			25.70m^2	
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	41	Ø
Proposed	49	Ø

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.

BUILDING TO BE REFURBISHED TO ACCOMMODATE THE VINTAGE INN BRAND CONCEPT (SEE ATTACHED PROMOTIONAL BROCHURE FOR DETAILS)

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) AS QUESTION 1
(B) N/A

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
← NOT KNOWN AT THIS STAGE →			

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".

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.'

Wokingham District Council Environmental Services Department, Berks, RG40 1WR PO Box 157, Shute End, Wokingham,

FAX

Date: 16 MAY 2003

Number of pages including cover sheet: 3

To:

Mr C. Llewellyn

Phone:

Fax phone: 01793 814818

CC:

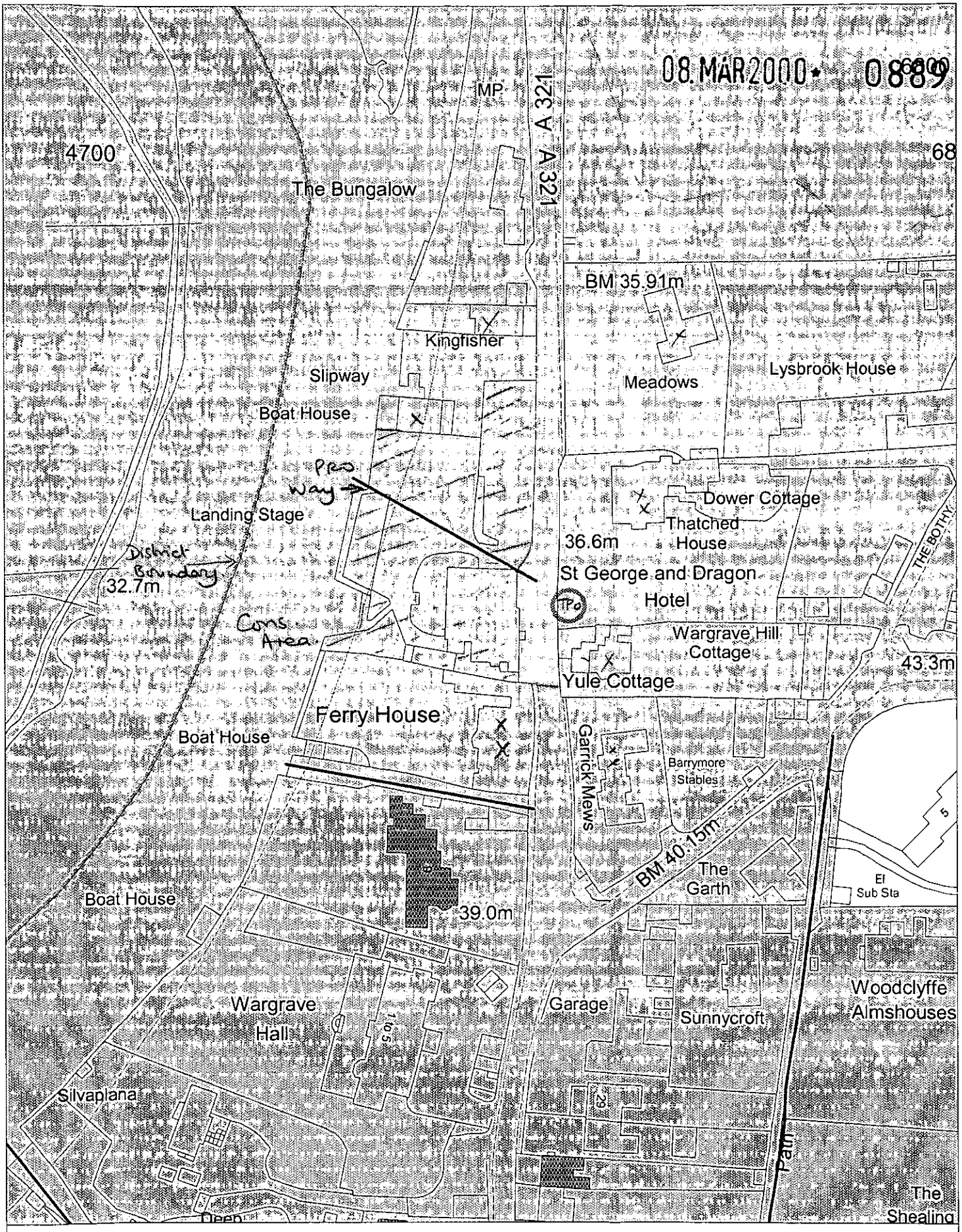
From:

Miss J. D. Lake

Phone: ~~0118~~ 0118 9746481

Fax phone: 0118 9746484

REMARKS: ☐ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment



Site Plan, Scale: 1 to 1250

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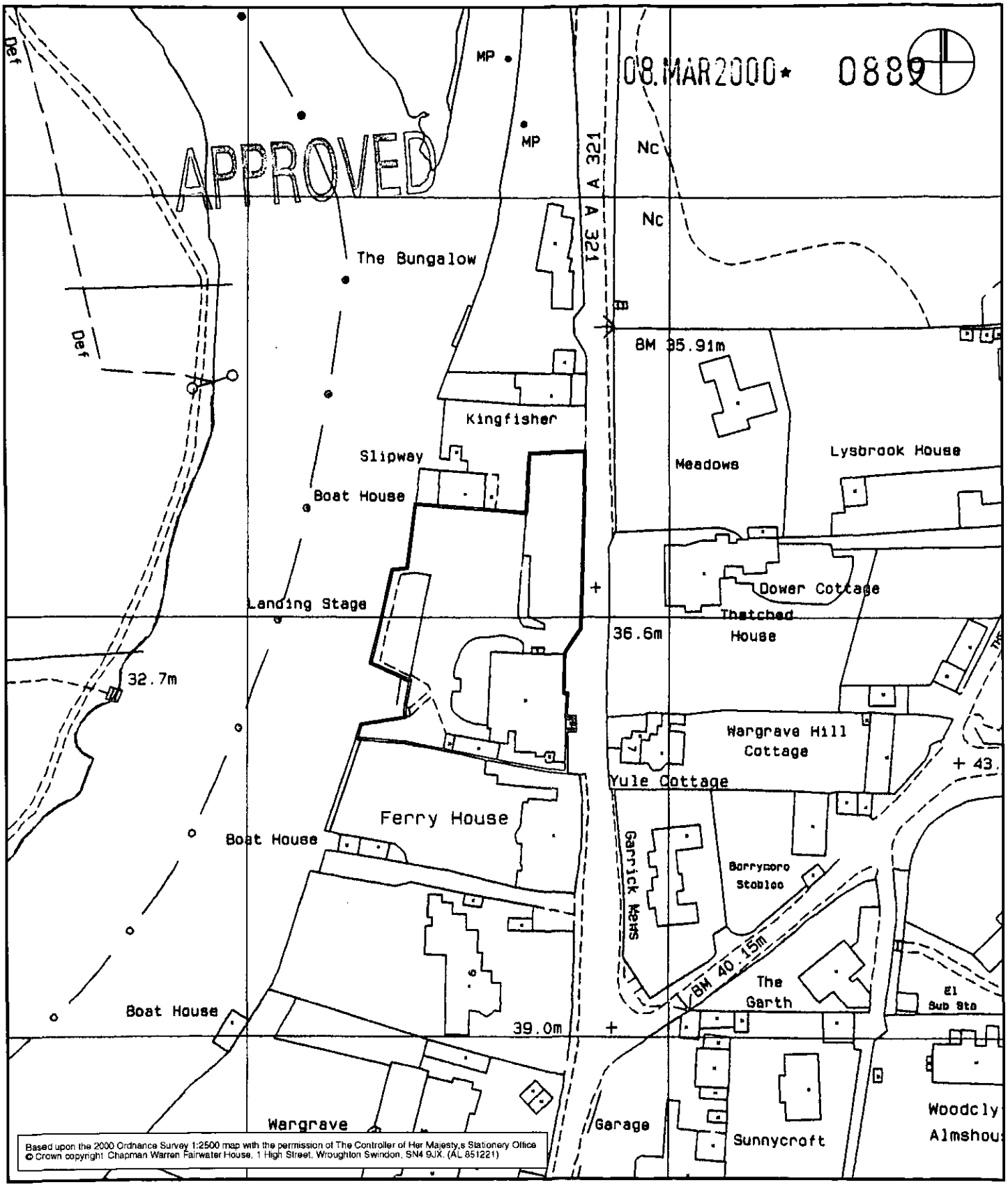
Date: 16 March 2000

N W E S



CLIENT

Bass Taverns Ltd

DRAWING TITLE

Site Location Plan

PROJECT

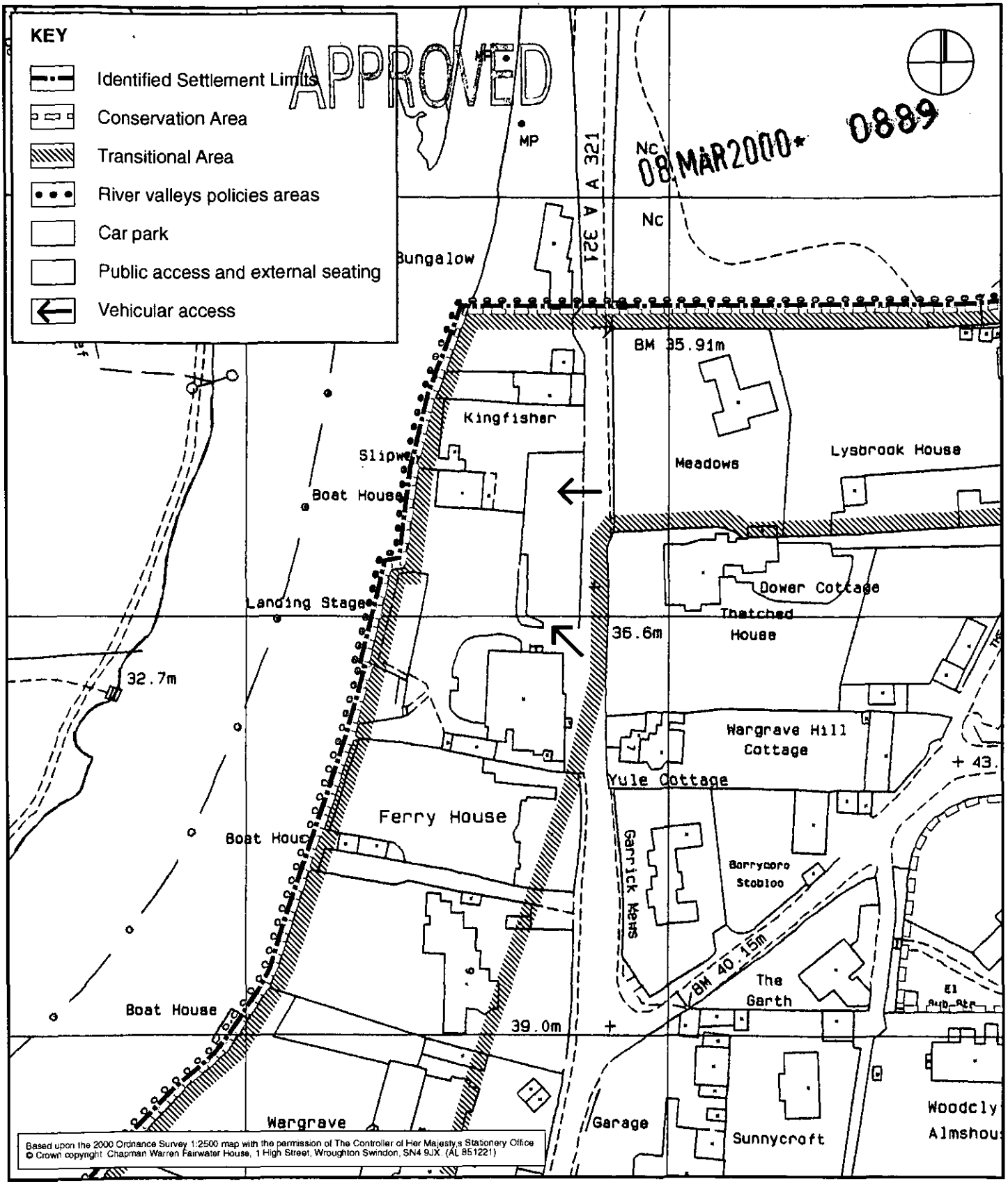
St George and Dragon Public House,
High Street,
Wargrave

DATE	SCALE
7/3/2000	1:1250
DRAWN BY	**PTNR.**
ALF	SHB

DRAWING NO.

B.2540:01/1

Chapman Warren



CLIENT

Bass Taverns Ltd

DRAWING TITLE

Localitiy Plan

PROJECT

St George and Dragon Public House,
High Street,
Wargrave

DATE	SCALE
7/3/2000	1:1250
DRAWN BY	PTNR.
ALF	SHB

DRAWING NO.

B.2540:02/1

Chapman Warren

U 8 8 9 .4

PLANS TO MEET CONDITIONS

Windsor Lanterns

Designed in 1898 and first used in the Royal Borough of Windsor, from which it takes its name, this famous Sugg lantern was the first lantern specifically designed for use with the gas mantle burner as opposed to the earlier open flame.

Originally manufactured in the three larger sizes only, the advent of electric versions has added two smaller sizes for even wider application.

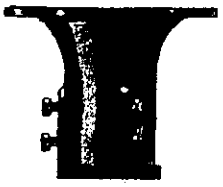
Often copied - never surpassed, the Windsor Lamps boast oak leaf corner decorations off the original 1898 tool.

Standard Finish: Polished and lacquered copper or painted satin black.

Notes: Windsors are also available with cradle and 2 arm suspensions.

Frogs are shown with the 20mm tube for electric models only.

When ordering please specify all support items in addition to the lantern including the frog where relevant.



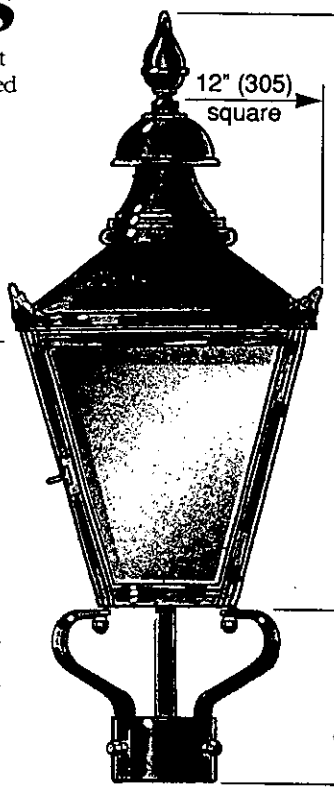
F14 Super Heavy Duty adaptor for14", 16" & 18" models



F11 Compact cast 2" adaptor for 12" models only

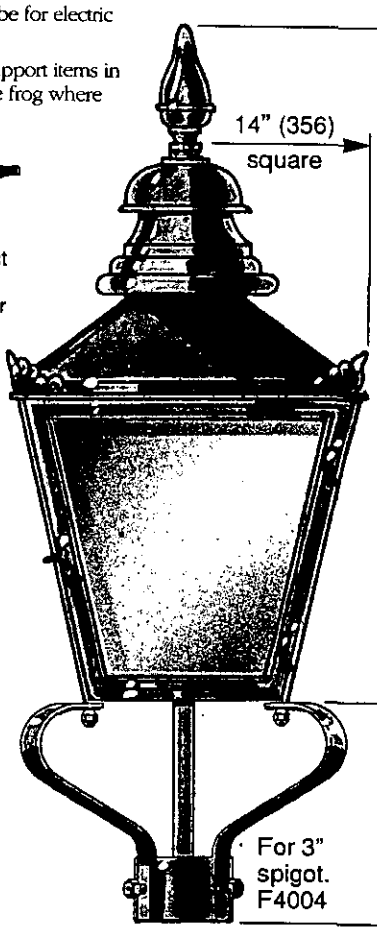


F12 Standard cast 3" adaptor for 14", 16" & 18" models

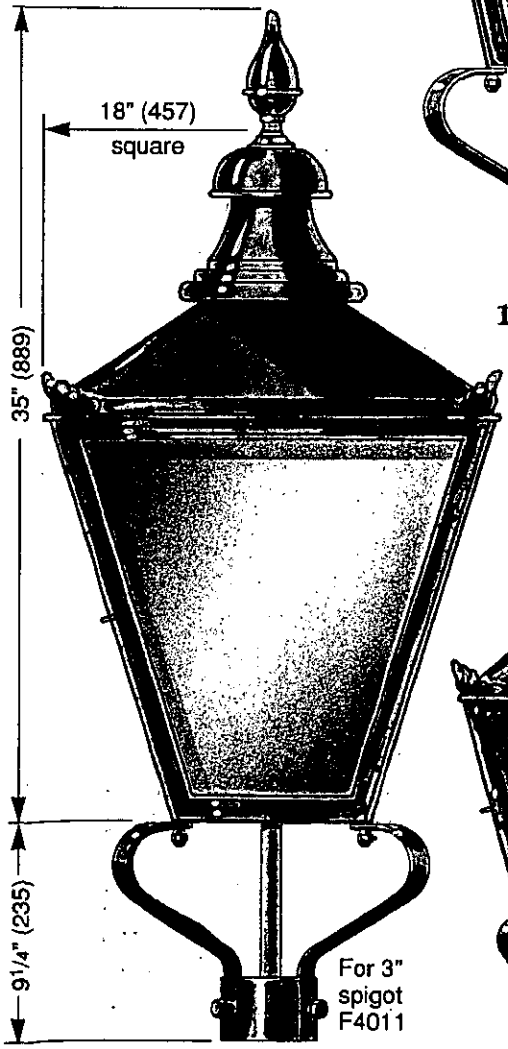


For 3"spigot. F4040
(2" available F2040)

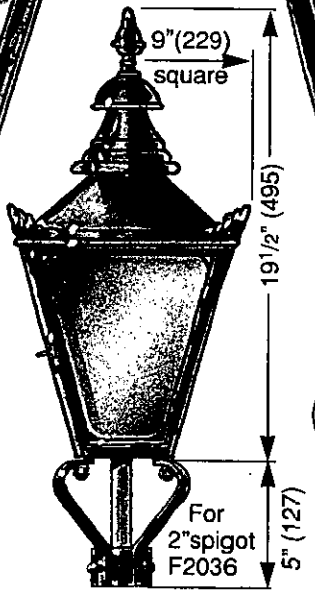
12in Windsor
L 40



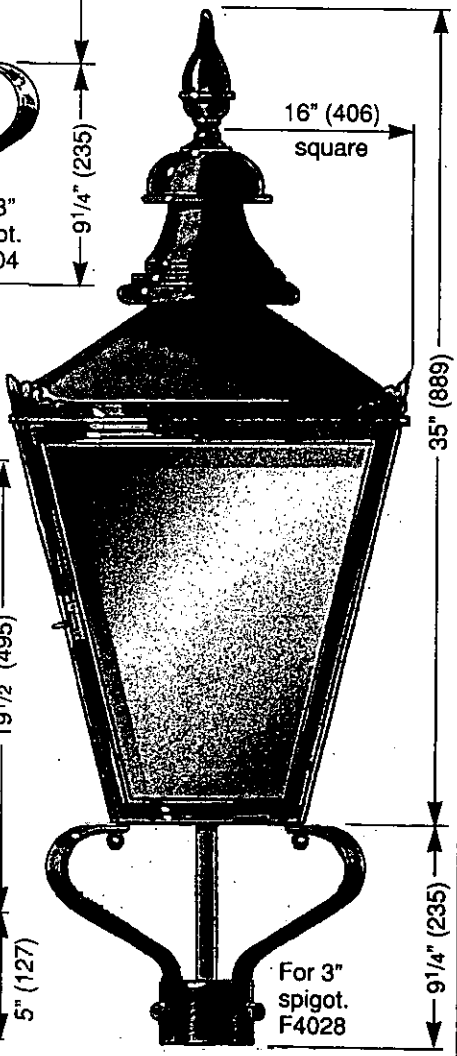
14in Windsor
L 4



18in Windsor
L 11



9in Windsor
L 36



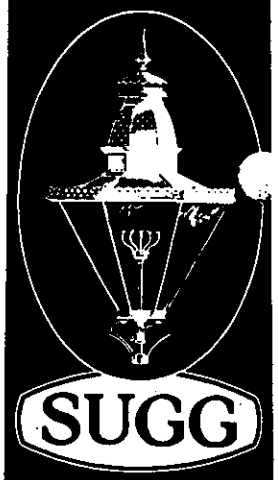
16in Windsor
L 28

Designer Detail Sheet

No. 06-02-00

Issue 4

Scale: 1 : 8



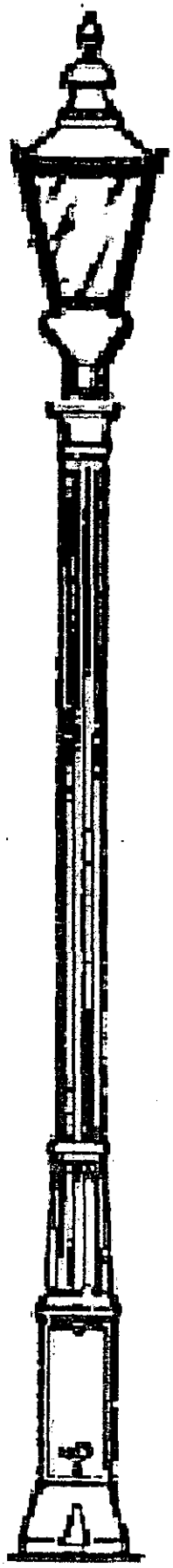
SUGG

Sugg Lighting Ltd.

Sussex Manor Business Park, Gatwick Road, Crawley, W. Sussex, RH10 2GD England.

Tel: (01293) 540111

Fax: (01293) 540114



PLANS TO MEET CONDITIONS

0889

LAMP POSTS - Not to scale

'Sugg' 'Sussex' posts 2.700 high with 406mm high 'Windsor' lantern, all in black