APPLICATION NO:
F/2000/0913

LOCATION:
Billingbear Park Golf Course The Straight Mile Wokingham.

APPLICANT:
Mr & Mrs Blainey C/O Mr T Platt T P A Design Co

PROPOSAL:
Proposed erection of detached double garage.

EARLIEST DATE FOR DECISION: **15/04/2000**

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

CASE OFFICER: **Mrs B Polnik**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Blainey
C/O Mr T Platt T P A Design Co
33a Lukes Road
MAIDENHEAD
Berkshire
SL6 7DN

Application Number: F/2000/0913

Parish: **HURST**

Location: **Billingbear Park Golf Course, The Straight Mile, Wokingham**

Proposal: **Proposed erection of detached double garage.**

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. The garage hereby permitted shall not be carried out in addition to or in combination to the garage approved under Planning Application 99/34110, dated 21st July 2000 but shall be an alternative to the garage approved under that permission.

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

Condition
4. The area shown on the permitted drawings for vehicle garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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

Reason
2. To prevent an inappropriate development of the site by implementation or partial implementation of the garage element.

Reason
3. To ensure that the external appearance of the building is satisfactory.

Reason
4. In the interests of highway safety.

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

Deposit Draft Wokingham District Local Plan Policies WGB2, WGB3 and WBE1

John Mitchell
Development Control Manager
Date: 02/11/2000

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.

Application Number F/2000/0913
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	C001	R001	Full permission - 5 years
2.			The garage hereby permitted shall not be carried out in addition to or in combination to the garage approved under planning application 99/34110, dated 21.7.2000 but shall be an alternative to the garage approved under that permission.
		Reason	To prevent an inappropriate development of the site by implementation or partial implementation of the garage element.
3.	C012	R012	External materials to be agreed
4.	SC23	SR13	'garaging'
		N16	INFORMATIVE: WGB2, WGB3 & WBE1 of WDLP

RECORD OF SITE VISIT

SITE ADDRESS: Billingbear Park Golf Course The Straight Mile Wokingham.

APPLICATION NUMBER: F/2000/0913

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 26.4.00

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ displayed by case officer 3.5.00 expires 24.5.00

2. DESCRIPTION OF SURROUNDINGS

Open rural area. East of The Straight Mile area designated as green belt. M4 to north.

3. DESCRIPTION OF SITE/BUILDING

Existing golf course. Manager's bungalow not yet built. Existing grassed area

4. RELATIONSHIP TO ADJOINING PROPERTIES

refer site plan

5. SITE CONSTRAINTS

TREES	none affected
ACCESS/PARKING	refer to plan
LEVELS	approx. 0.3m lower than road
BOUNDARY TREATMENT	1.5m post and rail fence with
OTHERS	2.5-3m hawthorn hedge along road frontage.

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2000/0913

Applicant : Mr & Mrs Blainey C/O Mr T Platt T P A Design Co.

Location : Billingbear Park Golf Course, The Straight Mile, , Wokingham.

Proposal : Proposed erection of detached double garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		3.5.00

Date of Neighbour Notifications : .....

Date of Site Visit : 26.4.00

Date Registered : 10/03/2000

Earliest Date for Decision : 15/04/2000

Latest Consultation Date/Site Notice Expiry Date : ~~**15/04/2000**~~ 24.5.00

Application Expiry Date: 05/05/2000

Consultation Responses :

- Highways - no objection subject to condition re: retention of garaging
- Parish Council - no adverse comment

Planning Issues :

A. IMPACT ON VISUAL AMENITY / CHARACTER OF GREEN BELT
WOLP: WGB1, WGB2/3

B. IMPACT ON AMENITY OF ADJ. OCCUPIERS
WBE1 of WOLP

C. HIGHWAY ISSUES

INTRODUCTION AND RELEVANT PLANNING HISTORY:

Proposal relates to existing golf course located within Green Belt. Majority of site lies within boundary of Royal Borough of Windsor and Maidenhead (RBWM) except for a strip of land (approx. 23m - 28m wide) running parallel to The Straight Mile which falls within the boundary of Wokingham District Council and includes the existing access to the golf course.

In Dec. 1999 RBWM Cttee voted to grant p.p. subject to LA for a manager's bungalow at the golf course. (Plan 891/09A) Permission issued 21.7.00 LPA ref: 99/34110. LA restricts occupation of bungalow.

Current proposal is to relocate garage closer to highway ie. within WDC boundary. Proposed garage would be 6.5m x 6.5m x 5m high.

Application Number: F/2000/0913

Appraisal :

A. IMPACT ON VISUAL AMENITY / CHARACTOR OF GREEN BELT

Policies WGB2/3 and WGB1 of WDLP

Principle of garage has already been accepted under appln. submitted to RBWM. (Ref 99/34110) and issued 21.7.00 Therefore the garage could be implemented under this consent.

Ground level of golf course is approx. 0.3m lower than road. Garage would be partly screened by existing hawthorn hedge approx 2.5-3m high. New location of garage is considered to be an improvement as it would be better screened in revised location.

In view of the above it is not considered that the visual amenity or character of this green belt area would be adversely affected.

B. IMPACT ON AMENITIES OF NEIGHBOURING OCCUPIERS

WGB1 of WDLP

Nearest property is Tisyford Lodge located in excess of 90m from proposed garage to the south-east. Due to distance and existing screening ie. line of 6m + high cypress trees there would be not adverse impact on the amenities of the occupiers of Tisyford Lodge

C. HIGHWAY ISSUES

Access would be off the existing golf course access. No highway objection raised.

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

Tel: 0118 974 6450

Date: 20.10.00

My ref: F/2000/0913

CONFIDENTIAL

Councillor A Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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

Dear Councillor

Application Number: F/2000/0913
Billingbear Park Golf Course, The Straight Mile, , Wokingham.
Proposed erection of detached double garage.

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 **Mrs B Polnik** on **0118 974 6450**. 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 30.10.00

Yours faithfully

John Rutter

Head of Planning and Transportation

LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **F/2000/0913**
Billingbear Park Golf Course, The Straight Mile, , Wokingham.
Proposed erection of detached double garage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Drake

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

01628412390

FACSIMILE

tpa

Terry Platt Architects
33A St Lukes Road Maidenhead Berkshire SL6 7DN

TO: Wokingham District Council. FAX No: 01189 746484

Date: 29/9/00 Number of pages including this cover: 9

From: Barry Watts.

Ref: Billingbear Golf Club.

Attention of: Mrs B. Polnic From Fax 01628 412390

PLANNING SERVICES	REF 34843
POL	TLS
DC BP	LNF
APP	
CS	
02 OCT 2000	
COPIES TO:	ACK:
	FILE:

MESSAGE

Dear Mrs Polnic.

Ref application F/2000/0913.

Please find attached a copy of the section 106 agreement between our client & RBWM. for the main development at Billingbear Golf Club. I trust this will enable you to process our application for the detached garage on WDC part of the site.

Please call if any queries

B Watts.

If any pages are missing or illegible please call: 01628 412388 for replacements

(c) On the Mortgagee by sending it by the recorded delivery service addressed to it at its address at the head of this Deed

IN WITNESS whereof this Deed has been executed by the parties hereto the day and year first before written

THE COMMON SEAL of **THE ROYAL BOROUGH OF WINDSOR & MAIDENHEAD** was hereunto affixed in the presence of:

11339

SENIOR SOLICITOR

[redacted]

THE COMMON SEAL of **SUNACTION LIMITED** was hereunto affixed in the presence of:

[redacted]

THE COMMON SEAL of **THE ROYAL BANK OF SCOTLAND PLC** was hereunto affixed in the presence of:

[redacted]

Signed and Delivered as a deed
for and on behalf of
THE ROYAL BANK OF SCOTLAND plc
by a duly authorised Attorney

in the presence of:-

Witness' Signature - Bank Employee

PAUL DOWN

(c) nothing in this Deed shall prejudice or affect the rights powers duties and obligations of the Council in the exercise by it of its statutory functions and the rights powers duties and obligations of the Council under private or public statutes are effectively exercised as if it were not a party to this Deed

5. THE MORTGAGEE

The Mortgagee joins in this Deed to consent to the terms contained herein and acknowledges that this Deed shall rank before its registered charge.

6. VARIATION

The terms and conditions of this Deed shall be capable of being varied by supplemental agreement executed by the parties hereto or their successors in title or by a memorandum in writing executed by or on behalf of the parties hereto or their successors in title and endorsed hereon

7. ARBITRATION

Any dispute or disagreement as to the interpretation of the terms of this Deed shall be referred to a single arbitrator to be appointed on agreement of both parties or appointed on the application of either party by the President or other proper officer of the Chartered Institute of Arbitrators who shall act as an arbitrator and his decision shall be binding and final upon the parties

8. NOTICES

Any notice to the parties hereto under this Deed shall be deemed to be sufficiently served if it is delivered personally by recorded post to the following persons at the respective addresses hereinafter specified:

(a) On the Council by sending the same by the recorded delivery service addressed to the Director of Planning and Environment Royal Borough of Windsor & Maidenhead Town Hall St Ives Road Maidenhead Berkshire SL6 IRF

(b) On the Golf Club by sending it by the recorded delivery service addressed to it at its address at the head of this Deed

2.2 This Deed shall not take effect unless and until the Planning Permission has been granted

2.3 The covenants contained in Clause 3 hereof are planning obligations for the purposes of Section 106 of the Act and may be enforced by the Council as local planning authority for the area of the Land.

3. GOLF CLUB COVENANTS

The Golf Club covenants and undertakes for itself and its successors in title with the Council pursuant to any or all of the statutory powers referred to in Clause 2 hereof so far as is appropriate:

3.1 that the Manager's Bungalow shall only be occupied by a person employed by the Golf Club to manage the Land as a golf course and by members of his family who may reasonably be expected to live with him.

3.2 that no part of the Land shall be sold, let or otherwise disposed of except by way of a disposal of the entirety of the Land

3.3 that no part of the land shall be sold, let or otherwise disposed of separately from the Manager's Bungalow

3.4 that the Manager's Bungalow shall not be sold, let or otherwise disposed of except as part of the disposal of the entirety of the Land in accordance with the provisions of sub-clause 3.2 above.

4. LOCAL CHARGES AND COUNCIL FUNCTIONS

4.1 IT IS HEREBY AGREED AND DECLARED that:

(a) this Deed shall be entered as a Local Land Charge and registered at the Local Land Charges Registry for the purposes of the Local Land Charges Act 1975 PROVIDED THAT if the Planning Permission expires unimplemented, or is set aside or revoked, or if all obligations under this Deed have been discharged then the said entry in the register will be removed

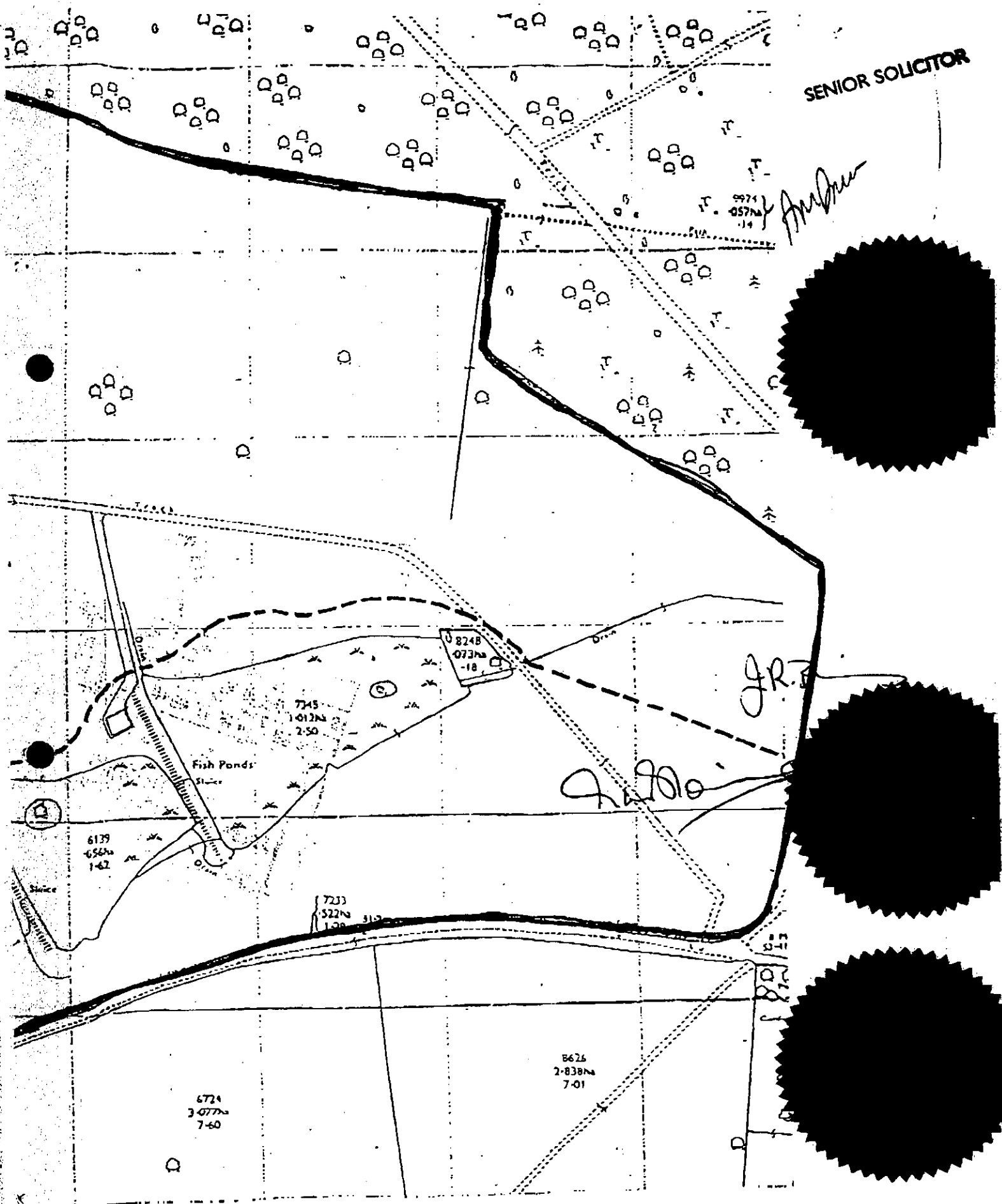
(b) the Council and the Golf Club hereby make application to HM Land Registry for registration of this Deed and the Golf Club undertakes to place or arrange for the land certificates in respect of title numbers BK340408 to be deposited at the appropriate land registry and to supply the deposit number thereof to the Council

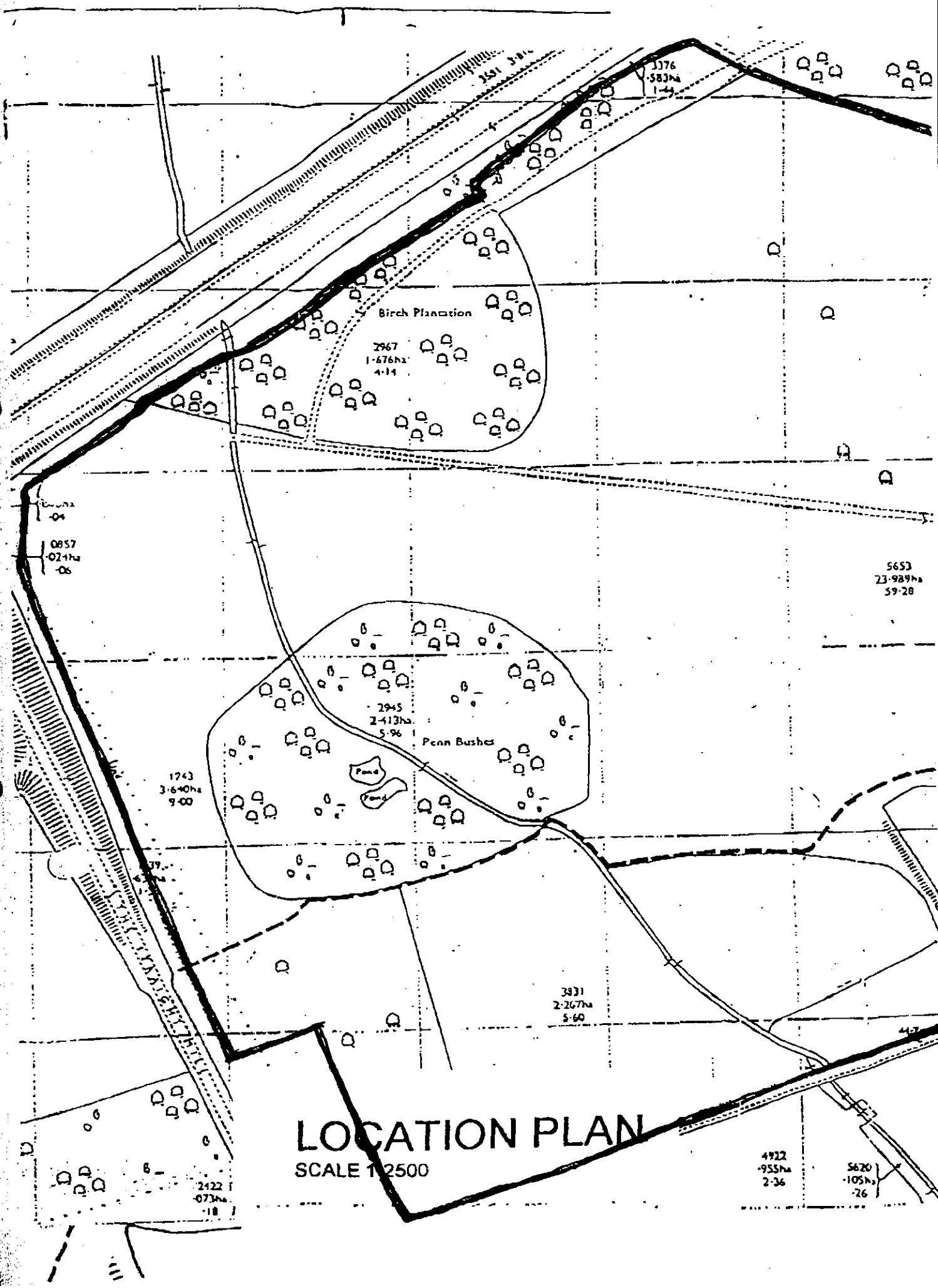
01628412390

Scotland plc

Securities Manager

SENIOR SOLICITOR





LOCATION PLAN

SCALE 1:2500

"**Development Control Manager**": The Development Control Manager at the Council from time to time

the "**Golf Club**": Sunaction Limited (Co. Regn. No. 02314897) whose registered office is at Billingbear Golf Club, Billingbear Park Golf Course, The Straight Mile, Wokingham RG40 5SJ and its successors in title

the "**Land**": the land known as Billingbear Golf Club, Billingbear Park, Wokingham, Berkshire RG40 5SJ registered with HM Land Registry under Title No. BK340408 and shown edged red on the Plan

the "**Manager's Bungalow**": the manager's bungalow to be constructed on the Land in accordance with the Planning Permission

"**Mortgagee**": The Royal Bank of Scotland PLC of 1 Lockey House, St. Peters Street, St. Albans, Herts. AL1 3LR

the "**Plan**": The plan annexed to this Deed and marked "Location Plan"

the "**Planning Permission**": The permission to be granted pursuant to the Application

1.2 Where the context so admits:

(a) words in the masculine gender shall incorporate the feminine gender and words in the singular shall include the plural and vice versa

(b) reference herein to any statute or section of the statute includes any statutory re-enactment or modification thereof

(c) any covenant contained herein whereby the relevant party is not to omit to do an act or thing shall be construed as if it were a covenant not to omit or permit or suffer to be omitted such act or thing

2. POWERS

2.1 This Deed is made pursuant to the Act and all other powers enabling the Council in this behalf and, both the positive and restrictive covenants and undertakings herein on the part of the Golf Club are entered into by the Golf Club as the freehold owners of the Land with the intent that the same shall be binding on and enforceable jointly and severally as the case may be without limit of time not only against the Golf Club but also against the successors in title of the Golf Club and any person or persons claiming title through or under the Golf Club to the Land or any part thereof as if that person or persons had also been an original covenanting party in respect of the interest for the time being held by him

DENTON WILDE SAPTE

THIS DEED is made on 12th June 2000

BETWEEN THE ROYAL BOROUGH OF WINDSOR & MAIDENHEAD of Town Hall St Ives Road Maidenhead SL6 1RF in the Royal County of Berkshire of the first part and **SUNACTION LIMITED** (Co. Regn. No. 02314897) whose registered office is at Billingbear Golf Club, Billingbear Park Golf Course, The Straight Mile, Wokingham RG40 5SJ of the second part, and **THE ROYAL BANK OF SCOTLAND PLC** of 1 Lockey House, St. Peters Street, St. Albans, Herts. AL1 3LR of the third part

WHEREAS:

(A) The Council is the local planning authority for the purposes of the Act in respect of the area which includes the Land.

(B) The Golf Club is the proprietor of the freehold interest in the Land.

(C) The Golf Club has made the Application to the Council and is prepared to enter into this Deed and to covenant in the manner hereinafter appearing.

(D) The Council has delegated authority to its Development Control Manager to determine the Application and is satisfied that development in accordance with the Application is such as may be approved by the Council under the Act subject to the conditions specified in the Planning Permission and subject to the prior completion of this Deed and an archaeological survey.

NOW THIS DEED WITNESSETH as follows:

1. **DEFINITIONS**

1.1 The following words and phrases shall have the meanings herein attributed to them:

the "**Act**": The Town and Country Planning Act 1990 (as amended)

the "**Application**": The planning application dated 03 June 1999 bearing the Council's reference no 99/34110 for the construction of a single storey golf club house and manager's bungalow on the Land

the "**Council**": The Royal Borough of Windsor & Maidenhead of Town Hall St Ives Road Maidenhead Berkshire and its successors in title

Dated 12th June **2000**

(1) THE ROYAL BOROUGH OF WINDSOR & MAIDENHEAD

(2) SUNACTION LIMITED

(3) THE ROYAL BANK OF SCOTLAND PLC

AGREEMENT

pursuant to Section 106 of the Town and Country Planning Act 1990 relating to Billingbear Golf Club, Billingbear Park, Wokingham, Berkshire

---

DENTON WILDE SAPTE

FIVE CHANCERY LANE
CLIFFORD'S INN
LONDON EC4A 1BU

Tel +44 (0)20 7242 1212
FAX +44 (0)20 7404 0087

info@dentonwildesapte.com
www.dentonwildesapte.com

ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD

Directorate of Planning and Environment

IF ERROR IN TRANSMISSION TEL: (01628) 796051

FASCIMILIE FRONT SHEET

To: BASIA POLNIK	No. of pages (incl. this page) 12
From: RICHARD HEDGES	Ext:
Subject:	Date: 13.10.00

INVESTOR IN PEOPLE

Roger Tuffley: Director of Planning and Environment
Aston House, York Road, Maidenhead, Berks, SL6 1PS.
Tel: (01628) 798888 Fax: (01628) 796438 DX 6422 - Maidenhead 1
Callers are requested to use direct lines whenever quoted.

TOWN AND COUNTRY PLANNING ACT 1990

NOTICE OF PERMISSION

Appn. Date	:	03.06.1999	Appn No: 99/34110
Type	:	Full	
Proposal	:	Single storey golf club house and manager's bungalow	
Location	:	Billingbear Golf Club Billingbear Park Wokingham Berkshire RG45 5SJ	
Parish	:	Waltham St Lawrence	
Applicant	:	Mr And Mrs Blainey	
Agent	:	The TPA Design Company 33a St Lukes Road Maidenhead Berkshire SL6 7AN	

The Council of the Royal Borough of Windsor and Maidenhead hereby PERMIT the above development to be carried out in accordance with the application submitted by you on the above date, subject to compliance with the conditions specified hereunder:-

1. The development hereby permitted shall be commenced within five years from the date of this permission.
   REASON: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 (As Amended).

2. Samples and a schedule of materials to be used on the external surfaces of the development hereby permitted shall be submitted to and approved by the Local Planning Authority in writing before any building work commences and this condition shall apply not withstanding any indications as to these matters which have been given in the current application.
   REASON: To safeguard and enhance the visual amenities of the locality.

3. The occupation of the dwelling hereby permitted shall be limited to the Manager of the Golf Course and his family who is solely or mainly employed, or last so employed prior to retirement, at the Gold Course together with any dependants of such a person normally residing with him or her or a widow or widower of such a person residing with him or her at the time of death.
   REASON: The site of the proposed dwelling lies within the Green Belt and permission is only granted to meet demonstrated needs of the Golf Course.

Cont'd...

Date..... 21 July 2000

Signed.....
Director of Planning and Environment

Aston House
12/16 York Road
Maidenhead
Berkshire SL6 1PS

Notice of Permission Continued Appn No.99/34110

4. Notwithstanding anything contained in Classes A, B & E of Schedule 2, Part 1, of the Town and Country Planning General Permitted Development Order 1995 as amended, no enlargement, improvement or other alteration (including the erection of a garage, stable, loosebox or coach-house within the curtilage) of or to any dwellinghouse the subject of this permission, shall be carried out without the previous express permission in writing of the Local Planning Authority, nor shall any building or enclosure required for a purpose incidental to the enjoyment of any said dwellinghouse as such be constructed or placed on any part of the land covered by this permission without such permission as aforesaid.
REASON: Because the site is within the Metropolitan Green Belt. Because the site of the proposed development is within an area liable to flood, where it is necessary to prevent any increase in the risk of flooding elsewhere and impede the flow of floodwater. To comply with the Council's Flood Plain Policy.

5. No overhead lines, wires or cables, whether for the purpose of telephones, electricity, or cabled television or any other purpose shall be erected on or over any part of the site to which this application relates.
REASON: Because the nature of the layout and the prominence of the site require strict control over the form of any additional development, which might take place.

6. Notwithstanding the provisions of Class A of Schedule 2, Part 2, of the Town and Country Planning General Permitted Development Order 1995, as amended, no walls, fences, gates or other means of enclosure shall be constructed or erected on site without the prior agreement of the Local Planning Authority.
REASON: Because the site of the proposed development is within an area liable to flood, where it is necessary to prevent any increase in the risk of flooding elsewhere and impede the flow of floodwater. To comply with the Council's Flood Plain Policy.

7. Details of the siting and design of all walls and fencing shall be submitted to and approved by the Local Planning Authority in writing before any work is commenced on the site, and such fencing/walling shall be erected before any of the building is occupied except with the express permission of the Local Planning Authority in writing.
REASON: To ensure a satisfactory development and safeguard the amenities of the area.

Cont'd...

Date 21 July 2000

Signed .....
Director of Planning and Environment

Aston House
12/16 York Road
Maidenhead
Berkshire SL6 1PS

The Royal Borough
Windsor & Maidenhead
planning & environment

Notice of Permission Continued Appn No. 99/[illegible]

8. No development shall take place until there has been submitted to and approved by the Local Planning Authority in writing a scheme of landscaping which shall include indications of all existing trees, shrubs and hedgerows on the site and details, including crown spreads, of those to be retained. None of the trees, shrubs or hedgerows shown for retention shall be removed or felled, lopped or topped, without the prior written permission of the Local Planning Authority .
REASON: The existing flora on the site represents an important visual amenity which the Local Planning Authority considers should be substantially maintained in the interests of local visual and other amenity interests.

9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the development hereby permitted or the substantial completion of the development, whichever is the sooner. Any trees, hedgerows or shrubs forming part of the approved landscaping scheme which within a period of five years from the occupation or substantial completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
REASON: To ensure a satisfactory and continuing standard of amenities are provided and maintained in connection with the development.

10. No dwelling/building shall be occupied until vehicle parking space has been provided in accordance with the approved plan. The space shall thereafter be kept available for parking at all times.
REASON: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which would be a danger to other road users.

11. The clubhouse hereby approved shall only be open for use to members of the Golf Club who use it only in association with the primary use of the land as a golf course and for no other person.
REASON: To protect the amenities of the Green Belt.

12. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

/Cont'd...

Date 21 July 2000

Signed.....
Director of Planning and Environment

Aston House
12/16 York Road
Maidenhead
Berkshire SL6 1PS

Notice of Permission Continued Appn No. 99/34110

13. No polluting materials including silts shall enter any watercourse on site both during and after construction.
REASON: To protect the flora and fauna dependent on the aquatic habitat.

14. A Buffer Zone 8 metres wide alongside the Ditch and Lake shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.
REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

15. Surface water drainage works shall be carried out in accordance with details, which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
To prevent the increased risk of flooding.

16. Surface water source control measures shall be carried out in accordance with details, which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

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

18. There shall be no culverting of any watercourse on site.
REASON: To maintain the wildlife corridor available for wildlife passage and habitat.

19. Any proposed bridges shall be constructed so that they span the tops of both banks.
REASON: To maintain the wildlife corridor available for wildlife passage and habitat.

/Cont'd...

Date 21 July 2000

Signed .....
Director of Planning and Environment

Aston House
12/16 York Road
Maidenhead
Berkshire SL6 1PS

Notice of Permission Continued Appn No. 99/34110

20. This permission shall relate only to specific drawings numbered:

891/12 B and 891/13B received by the Local Planning Authority on 6th April 2000.
Floor layout 891/10A received by the Local Planning Authority on 29th February 2000.
Site location Plan - 891/09B received by the Local Planning Authority on 21st July 2000.
Details of Club House - 891/07)
891/08)

REASON: To avoid ambiguity, to ensure a satisfactory development and to accord with the terms of the application.

INFORMATIVES:

1. This permission should be read in conjunction with the legal agreement entered into by the applicant with the Local Planning Authority, and dated 12th June 2000, concerning Golf course to bungalow and Clubhouse.

2. This permission does not relieve the applicant from responsibility for obtaining any necessary approval which may be required under Building Control legislation or Section 32 Berkshire Act 1986 (access for fire appliances).

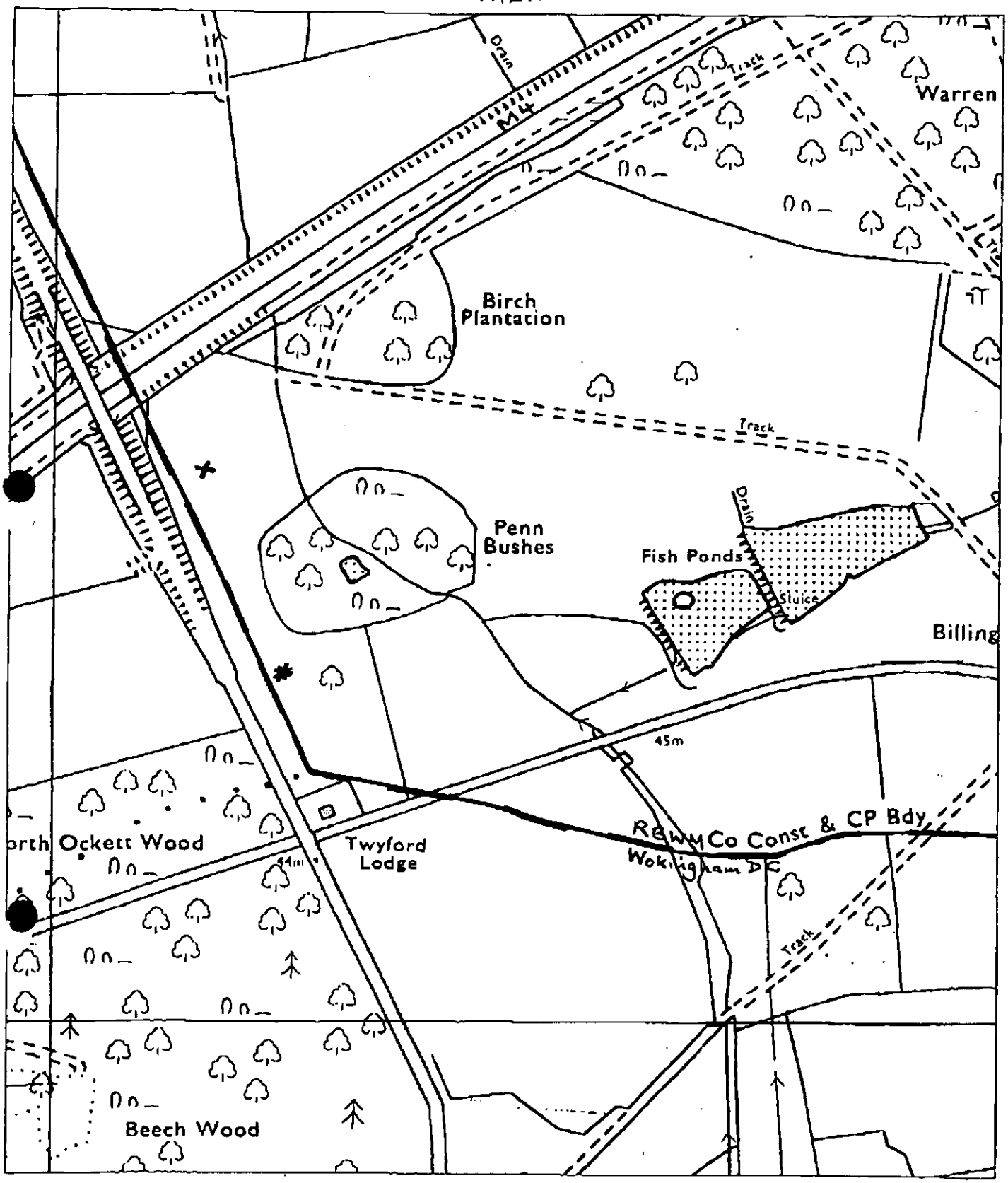
The applicant is advised that all works to which this permission relates must be carried out strictly in accordance with the plans, drawings and other relevant supporting material submitted as part of this application and hereby approved as such and in full compliance with all conditions set out above. The Development Control Unit must be immediately advised of any proposed variation from the approved documents and the prior approval of the Council obtained before any such works are carried out on site. Failure to comply with this advice may render the person carrying out and/or authorising the works liable to Enforcement proceedings which may involve alterations and/or demolition of any unauthorised building or structures and may also lead to the possibility of prosecution.

Date 21 July 2000

Signed.....
Director of Planning and Environment

Aston House
12/16 York Road
Maidenhead
Berkshire SL6 1PS

142A



Agenda Report
Development Control North
Scale: 1:5000
Grid Ref: SU 82 72-83 72
Date: 29 Sep 1999

N

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Application No. 99/34110

Site Address:
Billingbear Golf Club
Billingbear Park
Wokingham

✕ Site of Clubhouse
✱ Site of Bungalow

The application site is delineated by a heavy black line

The Royal Borough
Windsor & Maidenhead
planning & environment

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik

Date: 21 March 2000

Application Number: F/2000/0913

Proposal: Proposed erection of detached double garage.

Site Address:
Billingbear Park Golf Course, The Straight Mile, , Wokingham.

Applicant:
Mr & Mrs Blainey C/O Mr T Platt T P A Design Co.

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).

Sc. 23 - GARAGING (SE 06)

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

6-4-00

ST. NICHOLAS HURST PARISH COUNCIL

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

18 April 2000

PLANNING SERVICES | INIT
POL | [illegible]
DC | [illegible]
APP |
CS |
19 APR 2000
COPIES TO: | ACK:
FILE:

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

For the attention of Basia Polnik

Dear Mrs. Polnik,

Application F/2000/0913

I refer to the above-mentioned Application by Billingbear Park Golf Course, The Straight Mile, Wokingham, in respect of the proposed erection of detached double garage.

My Council have no adverse comments to make on theApplication.

Yours sincerely,

Clerk

Received by Wokingham District Council

Application No: F/2000/0913

Proposal:
Proposed erection of detached double garage.

Location:
Billingbear Park Golf Course, The Straight Mile, , Wokingham.

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 Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/05/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 10 MAR 2000	Map No. 50 Site 0.01
Officer: BP | Application No. F/2000/0913	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED ERECTION OF DETACHED DOUBLE GARAGE

Location: BILLINGBEAR GOLF CLUB STRAIGHT MILE

Parish: HURST Ward: Hurst 21.3.2000

Applicant: MR | MRS BLAINEY

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (9) to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 21.3.2000 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	Windsor + MAIDENHEAD. ✓
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:

.....

.....

.....

NEIGHBOURS:

S/N + Twyford Lodge - Billingbear Park ✓

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.....

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.....

.....

tpa

Terry Platt Architects

33A St Lukes Road Maidenhead Berks SL6 7DN

Tel.01628 412388 Fax. 01628 412390

10.MAR2000* 0913

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

891la/14
9 March 00

Dear Sir

GARAGE ADJACENT TO PROPOSED MANAGER'S BUNGALOW AT BILLINGBEAR GOLF CLUB, STRAIGHT MILE, WOKINGHAM.

In December the Royal Borough of Windsor & Maidenhead Planning Committee voted to grant planning consent for a Manager's Bungalow at Billingbear Golf Club, subject to the signing of a legal agreement restricting the occupancy of the bungalow to persons working on the Golf Course and to prevent the sale of the dwelling other than part of the Golf Course (Application Ref: 99/34110).

The dwelling will be sited close to the district boundary between Windsor & Maidenhead and Wokingham.

To keep the development closer to the highway my client has asked if the garage can be relocated on land between the proposed dwelling and the 'Straight Mile'. This will require the garage to be erected on land in the control of Wokingham District Council.

I enclose the following documents in support of an application for Planning Consent:

a) Six copies of Drawing No 89/116A Plans & Elevation of the proposed garage.

b) Six copies of Drawing No 891/17 Site Plan.

c) Six copies of Planning Application Forms.

d) One copy of Certificate 'A'.

e) A cheque to the value of £95.00, Planning Fee.

cont ....

I also enclose 2 copies of the site plan as approved by Windsor & Maidenhead Drawing No 891/09A.

The garage will be constructed with a brick plinth, stained timber cladding and plain clay tile roof.

Please call me if you have any queries

Yours faithfully

Terry Platt R.I.B.A M.L.I.
Director
The TPA Design Co Ltd

cc. Mrs Pauline Wilkinson, Planning Officer, RBWM & application drawings.
Mr & Mrs Blainey.

1789/a

SECTION 66 CERTIFICATE

Application No.

10.MAR2000* 0913

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . Mr & Mrs Blainey . . . . . .

Date . . 9.3.00 . . . . . .

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

ADDRESS BILLINGBEAR PARK PARISH HURST

PLOT No. THE STRAIGHT MILE ORD. SHEET No.

BUILDER PART BUCKLANDS FARM BROADCOMMON ROAD

Plan No.	Applicant	Description of Development	Date of Decision	Decision
32828		ACCESS TO SERVICE GOLF COURSE AT BILLINGBEAR PARK (NINEBOAR & MAIDANHEAD)	16.5.69	OBA
S/67545/F	Mr. & Mrs. Blaney	Part Bldg - Toilet Block & Storage	12.6.98	C/A.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

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

10.MAR2000* 0913

1.	APPLICANT'S NAME	M W & J R Blainey
	ADDRESS	3 Lammas Mead, Temple Park, Binfield
	POST CODE	RG424NW PHONE 01344 411307
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Mr. Terry Platt,
	ADDRESS	TPA Design Co. 33A St Lukes Road, Maidenhead,
	POST CODE	SL6 7DN PHONE 01628 412388
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	Billingbeer Park Golf Course, The Straight Mile, Wokingham. RG40 5SJ
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Double Garage
5. Give the area in hectares or part of a hectare	AREA OF SITE	40.8 Ha
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	091/17, 091/16A

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

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

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

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

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

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

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

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? None 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.
Plain clay tiles, Stained timber board cladding on a facing brick plinth

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.
Hedging

16. HOW WILL SURFACE WATER BE DISPOSED OF?
To new soakaways

17. *HOW WILL FOUL SEWAGE BE DISPOSED OF?*
To existing system YES/NO
If no, please give details: On site treatment plant

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

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

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

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

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? ~~YES~~/NO — If YES, complete Part 2 of the form

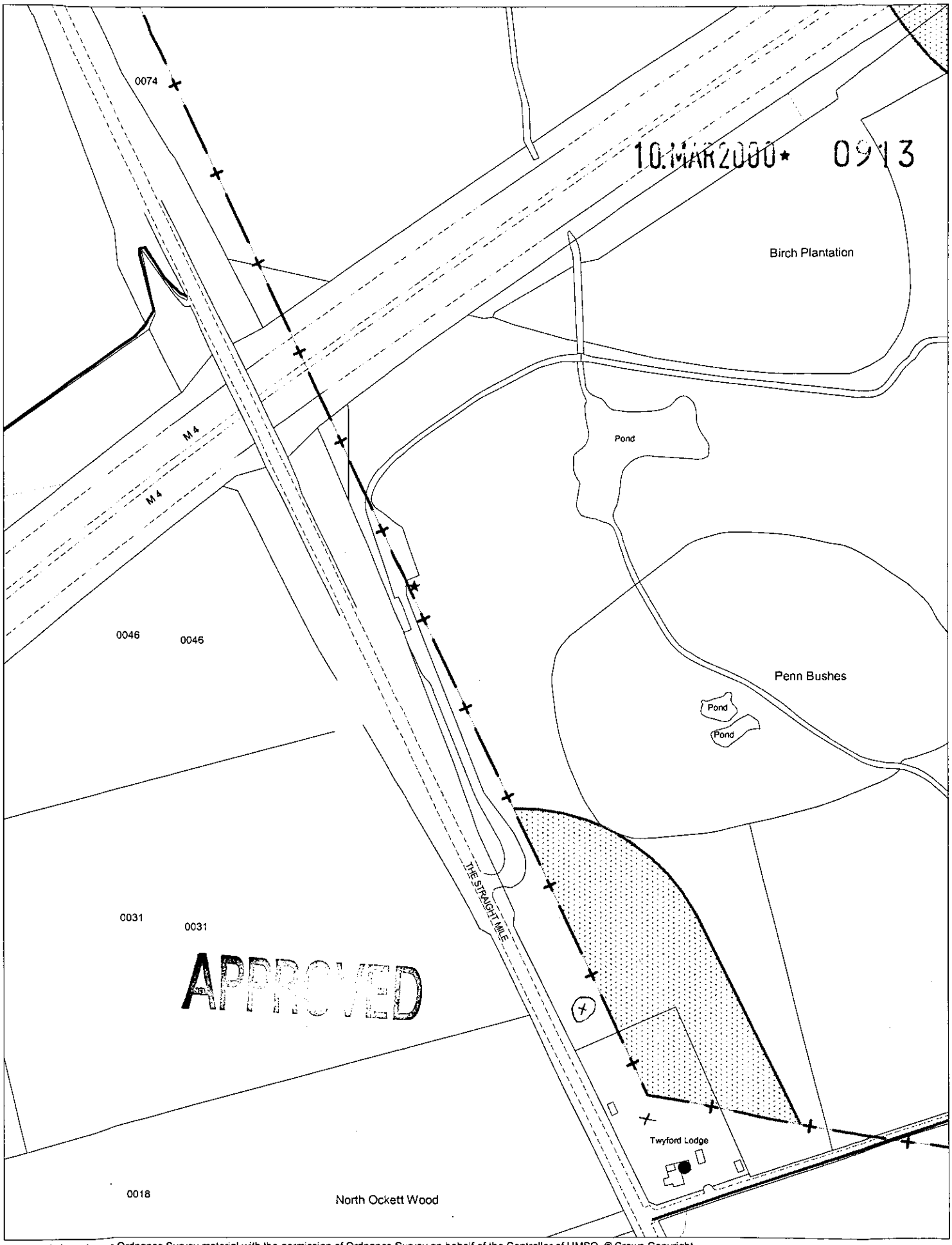
22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.
£95.00

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

SIGNED T... R... ON BEHALF OF Mr & Mrs Blaney DATE 9 March 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".



10 MAR 2000* 0913

APPROVED

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Development Control Section, Environmental Services, Wokingham District Council.
17 March 2000

Scale: 1 : 2500

N
W E
S