APPLICATION NO:
**F/2000/2732**

LOCATION:
**Hambleden Lock , Hambleden Henley-On-Thames.**

APPLICANT:
**Remenham Parish Council C/O F Burley**

PROPOSAL:
**Proposed erection of public toilets facility**

EARLIEST DATE FOR DECISION: **08/12/2000**

**APPLICATION WILL HAVE EXPIRED ON:**
**25/12/2000**

APPROVED

CASE OFFICER: **Joss Miller**

Heidi Lynch

RAILEX
Marlieboard

EASIFILE EP7

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Remenham Parish Council**
**C/O F Burley**
**Stable House Barn**
**Remenham Hill**
**Henley on Thames**
**RG9 3HN**

**Application Number: F/2000/2732**

**Parish:** **REMENHAM**

**Location:** **Hambleden Lock, Hambleden, Henley-on-Thames.**

**Proposal:** **Proposed erection of public toilets facility**

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 structure should be built in the position indicated, and according to the plans, elevations and specified materials indicated in Drawing No. 2B, dated April 2001 by Messrs Caroe & Partners, Chartered Architects of 1 Greenland Place, London.

**Condition**
3. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority and The National Trust, a scheme of landscaping for the site. This must show existing and proposed planting on the site. Additional planting will be required along the north western and south western boundaries of the car park to help screen the proposed toilet block from the Area of Special Landscape Importance.

**Condition**
4. 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 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 seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

**Condition**
5. The developer must not store materials within an 8 metre buffer zone to the river and should avoid gaining access in this zone. There must be no fires, dumping storage of materials or tracking of machinery within the buffer zone which should be suitably marked and protected during development.

**Condition**
6. There shall be no raising of existing ground levels on the site.

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

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

**Reason**
3. In the interests of visual amenity.

**Reason**
4. In the interests of visual amenity.

**Reason**
5. To reduce the impact of the proposed structure on wildlife habitats upstream and downstream, including bankside habitats.

**Reason**
6. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

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

Berkshire Structure Plan Policies LD3, C4, C8, EN3, EN10 and R2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1, WLL2, WLL4, WGB1, WGB8, WT7 and WIC16.

**Informative**
2. It is advised that 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, in order to prevent the pollution of ground water.

**Informative**
3. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
*Contact David Walters on 01276 454365 for further details.*

Anna Cronin
Head of Planning & Transportation
Date: 05/03/2002

Notice checked by: _____

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

# APPEALS TO THE SECRETARY OF STATE

## PLANNING & ADVERTISEMENT APPEALS

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

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

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

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

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

### PURCHASE NOTICES

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

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

### COMPENSATION

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

Caroe&Partners
Chartered Architects
1 Greenland Place London NW1 0AP
Tel: 020 7267 9348 Fax: 020 7267 9344 e-mail: london@caroe.co.uk

25283

Ms Heather Morgan
Planning-Development
Wokingham District Council
PO Box 157
Shoot End
RG40 1WR

COPIES TO: ACK: FILE:

w/RM/nf

27 January 2000

Dear Ms Morgan

**HAMBLEDON LOCK : Facilities Building**

Further to our telephone conversation today, I enclose for your attention a copy of Drawings 1B, and the site photographs.

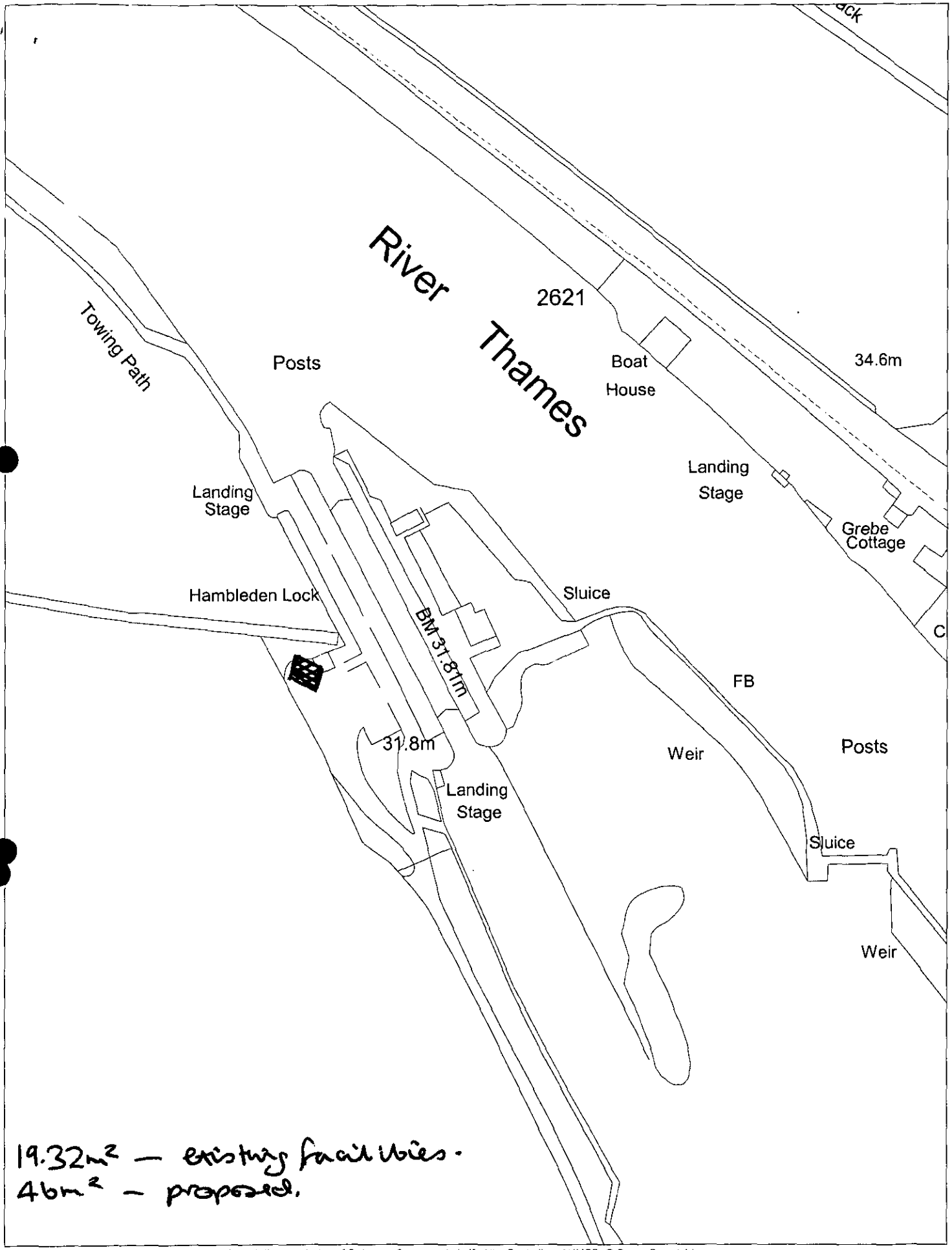
Perhaps you could ring me when you receive them to discuss the project.

Yours sincerely,

**Roderick Maclennan**
**for Caroe and Partners**

enc

**Partners** ~~MB Caroe FSA RIBA~~ PF Bird FSA RIBA PW Crawford RIBA JR Saunders RIBA JP Beauchamp RIBA
**Associates** HJA Strik RIBA R Pitsilli-Graham RIBA R Maclennan RIBA
**Archaeological Consultant** JC Sampson **Partnership Secretary** Irena Madin
Offices in Wells and Llandaff VAT Reg No. 232 1265 07

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Development Control Section, Environmental Services, Wokingham District Council.
12 May 2000 Scale: 1 : 1250

FÒÈÚÖÙÙ BÆÒÍÂÇ [ÊÊß]

***Remenham Parish Council***
*Please reply to*
***Francis Burley.***
*Parish Clerk*
*Stablehouse Barn*
*Remenham Hill*
*Henley on Thames*
*Oxon RG9 3HN*

*01491 578859*
*07887 687518*
*01491 578270*
*FrancisAB@aol.com*

PLANNING SERVICES | ... 34503
POL
DC HM
APP
CS
2 SEP 2000
COPIES TO: | ACK: | FILE:

Attn Heather Morgan
Development Control Dept
Wokingham District Council
Council Offices
Shute End
Wokingham
RG40 1BN

@ fax no 0118 974 6484

Dear Heather,

**Proposed Toilet Black at Hambledon Lock.**

Mr Maclennan of Caroe and Partners has sent me a copy of your letter to him of !8th May concerning the above toilet block. The formal application for this block will come in due course from me on behalf of the Parish Council when I have had final comments on the design from the various organisations involved in the funding.

To facilitate this application I am anxious to incorporate your comments but I as a planning layman I am not clear of the meaning of the third sentence in your fourth paragraph which reads: *"In addition the parties elements does not appear ....."*

Can you please explain what is meant by the **parties** element?

I look forward to hearing from you,
Yours sincerely

Francis Burley

**F Burley**
**Parish Clerk**

"Should be plers" element. Rung & advised 21/9. JCPM

File under ... Remembrance (1211)
Re-App in the other file

Caroe & Partners
Chartered Architects
1 Greenland Place London NW1 0AP
Tel: 020 7267 9348 Fax: 020 7267 9344 e-mail: london@caroe.co.uk

| | |
|---|---|
| PLANNING SERVICES | HPT 30250 |
| POL | TLS |
| DC | ENF |
| CS | |
| 06 JUN 2000 | w/RIM/nm |
| COPIES TO: | ACK: |
| | FILE: |

Ms Heather Morgan
Senior Planning Officer
Environmental Services Dept
Wokingham District Council
PO Box 157
Shute End
Wokingham, Berkshire
RG40 1WR

2nd June 2000

Dear Ms Morgan,

Application has been submitted

**HAMBLEDEN LOCK - New Facilities Building**

Thank you for your letter of 18th May 2000, in reply to my letter of 27th January 2000. I have since tried to contact you several times by telephone but as I have not managed to speak to you, I would reply to the points raised in your letter as follows:-

- The building is not 40% larger than required. It was designed in response to our Client's brief to provide toilet facilities which are wheelchair accessible and to enclose the current unsightly rubbish bin store in a single building.
- Part M of the Building Regulations lays down the minimum space requirements for disabled WCs and we have had to comply with this.
- The new bin store enclosure currently on the site measures 12m². This is a reduction in area of 7m² from its present size.
- The materials specified are brick, flint, timber and slate, all used locally.

NOT enclosed

*The current proposal has been before the National Trust's Architecture Panel, whose* comments are enclosed. They have suggested that a more formal relationship with the canal would be desirable; we would agree with this and will alter our drawings accordingly. With regard to their comments about good flintwork, we have considerable experience in the use of this material and know of several local Contractors who would do it carefully.

I hope this allays your fears concerning the building and that you will be able to give it a positive recommendation so that a more formal application can be made. We would also be pleased to meet you on site to discuss matters should you wish.

Yours sincerely,

**Roderick Maclennan**
**for Caroe and Partners**

c.c. Martin Luker Esq
Anthea Palmer - The National Trust

**Partners** PF Bird FSA RIBA PW Crawford RIBA JR Saunders RIBA JP Beauchamp RIBA
**Associates** HJA Strik RIBA R Pitsilli-Graham RIBA R Maclennan RIBA
**Archaeological Consultant** JC Sampson **Partnership Secretary** Irena Matlin
Offices in Wells and Llandaff VAT Reg No. 232 1265 07

(990)

Tel. (0118) 974 6446 (Direct Line)
E-Mail Heather.Morgan@wokingham.gov.uk
Date. 18 May, 2000
My ref. HPM/TAB/Remenham Pre-App
Your ref. W/RM/nf

Mr R Maclennan
Carol and Partners
1 Greenland Place
LONDON
NW1 0AP

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) 977 8909
DX: 33506 – Wokingham

**WITHOUT PREJUDICE**

Dear Mr Maclennan

**PROPOSED FACILITIES BUILDING, HAMBLEDON LOCK, REMENHAM**

I refer to your letter dated 27th January 2000, with enclosed plans, elevations and photographs, regarding the above. I apologise for the severe delay in replying, which has been due to pressure of work. The pertinent issues are set out below for clarity.

Visual Impact and the Green Belt

The proposal seeks the demolition of the existing refuse/bin store, which extends to 19m² and the erection of a new building to provide toilet facilities, plus refuse store. The latter extends to 46m² and results in a brick structure of greater height with a shallow pitched roof. The building is to be relocated further back into the site and adjacent to existing trees and hedging.

The site lies within the Green Belt and any new buildings need to maintain the aims of the Green Belt. Policy WGB1 of the Wokingham District Local Plan (Deposit Draft) will allow the construction of new buildings where it does not conflict wit the fundamental aim of keeping land permanently open, or provides essential facilities for recreation. Where new buildings are allowed, Policy WGB6 states the building should be no larger than necessary for its intended use and is sited, designed and integrated into its surroundings to minimise the impact upon the Green Belt. In addition, local materials and building styles should be used.

Whilst it is accepted there is a need for toilet facilities, it is considered that the building is significantly larger than necessary. The internal space for the facilities could be reduced by approximately half, by careful positioning of the facilities. In addition, the plus ~~patio~~ element does not appear to be an absolute necessity, and should be rethought or deleted. There is no objection in principle to the use of materials proposed for the building.

Mr R Maclennan
Carol and Partners

18 May, 2000

The siting needs to ensure that existing landscaping is retained. The photographs make it clear that the southern elevation in particular is open to the fields beyond. Additional native planting along this boundary would be required to provide additional screening.

Impact upon Thames and Recreation Provision

Similar arguements on Green Belt apply to recreation provision in the countryside. Development will only be allowed where there is a need and the proposal does not affect the rural character of the area. The location and design of the building would not, in the opinion of the Local Planning Authority, affect the setting of the Thames riverside.

This letter represents an officer opinion only, and cannot be seen to prejudice the decision of the Local Planning Authority on any subsequent application.

Yours sincerely

HPM

HEATHER MORGAN
Senior Planning Officer

2000/2752

| No | Std Con | Std Reas | Non Std Conditions/Reasons for refusal |
|---|---|---|---|
| 1. | C001 | R001 | Time limit |
| 2. | | R012 | The structure should be built in the position indicated, and according to the plans, elevations and specified materials indicated in Drawing No:2B, dated April 2001 by Messrs Caroe & Partners, Chartered Architects of 1 Greenland Place, London. |
| 3. | | R150 | No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority and The National Trust, a scheme of landscaping for the site. This must show existing and proposed planting on the site. Additional planting will be required along the north western and south western boundaries of the car park to help screen the proposed toilet block from the Area of Special Landscape Importance. |
| 4. | C151 | R151 | Landscape planting |
| 5. | | | The developer must not store materials within an 8m buffer zone to the river and should avoid gaining access in this zone. There must be no fires, dumping storage of materials or tracking of machinery within the buffer zone which should be suitably marked and protected during development.<br><br>Reason: To reduce the impact of the proposed structure on wildlife habitats upstream and downstream, including bankside habitats. |
| 6.. | | | There shall be no raising of existing ground levels on the site.<br><br>Reason: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity. |

**Informatives for Approvals:**

| | |
|---|---|
| 1. | N16 |
| 2. | It is advised that 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, in order to prevent the pollution of ground water. |
| 3. | Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.<br><br>*Contact David Walters on 01276 454365 for further details* |

**Policies**

| | |
|---|---|
| Wokingham District Plan: | WOS2, WOS3, WBE1, WLL2, WLL4, WGB1, WGB8, WT7, WIC16 |
| Berkshire Structure Plan: | LD3, C4, C8, EN3, EN10, R2 |

T C Watson

5/3/02

**Application Number: F/2000/2732**

**Appraisal:**

The proposed development is the erection of a public toilets facility near Hambledon Lock on the River Thames. The site is located in a flood zone, the green belt and is also an area of special landscape importance. The application is applied for by the Remenham Parish Council

This application was originally submitted in year 2000 however the original design and location of the proposed toilet facility was not approved by The National Trust who have a restrictive covenant over this area. The application was then placed on hold while funding and new plans were devised. New plans for the toilet facility have now been submitted and consultations made to relevant parties.

The toilet block will be located in the existing car park at the Lock. It will be a rectangular shape and incorporate male and female toilets, a disabled persons toilet as well as a refuse store (which replaces the existing refuse store currently on site). The toilet block will have a pitched gable end roof with a maximum height of 3.8m at the ridgeline. The building will be 9.3m long and 5.3m in width. It will be constructed with a slate roof, have flint posts, timber trusses and brick walls. The building will be placed at right angles to the river.

The National Trust have agreed to the new location and design of the proposed toilet facility but would like all associated landscape proposals to be agreed by them.

**1. Impact upon neighbouring properties**

There are no residential dwellings close to the proposed toilet block – with the exception of house in the island on the other side of the lock. The toilet block is also of a small size being single storey. The toilet block will therefore not affect any properties in terms of being overbearing. It is therefore considered that there would be no significant detrimental impacts upon neighbouring properties arising from this development.

**2. Impact upon the amenity of the Green Belt and Landscape**

The site is located within the Green Belt and within an Area of Special Landscape Importance. No development is permitted in the Green Belt, however there is an exception for essential facilities for outdoor sport and recreation (which could include toilets). Proposals must not prejudice the open nature of the Green Belt and new buildings should be small, unobtrusive ancillary buildings that are essential to the functioning of a sport or recreational pursuit. A new building will only be approved if there is an essential need for it, it does not adversely affect the open character of the green belt and it does not have an adverse impact on the amenity of local residents. As the proposed toilet block is located along the Thames Path it is considered a necessary facility for walkers and the like. The building is of a small size and will therefore have limited impact on the green belt and ASLI. Landscaping will be required by condition to help screen the building from the surrounding open fields.

**3. Impact upon highway safety**

The highways department are satisfied the new toilet facility will not affect parking and there would be no implications to the highway safety of the site.

**Recommendation: Approval: ✓** ~~**Refusal:**~~

**WORK SHEET FOR :** Joss Miller

**Application Number :** F/2000/2732

**Applicant :** Remenham Parish Council C/O F Burley.

**Location :** Hambleden Lock, , Hambleden, Henley-On-Thames.

**Proposal :** Proposed erection of public toilets facility

**Site Notice Displayed ? :** YES ☐ NO ☐ DATE ☐

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** 23rd Feb 2002

**Date Registered : 30/10/2000**

**Earliest Date for Decision : 08/12/2000**

**Latest Consultation Date/Site Notice Expiry Date : 08/12/2000**

**This application will have expired on: 25/12/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.**

**Consultation Responses :**

National Trust - agreed with conditions
Highways - approval with no conditions
Landscape - wants further info on existing & proposed plantings. Additional planting is required on the north western & south western boundaries of the car park as these are adjacent to the ASLI
Hambleden Council - no objections
National Trails - full support
Environ. Agency - no objection, conditions to be added
Wycombe Canal - no objection

**Planning Issues :**

| | |
|---|---|
| Flood zone | WLC16 |
| Mineral site consultation area | |
| Green belt | NGB1, NGB8 |
| Area Special Landscape Importance | NLL2, NLL4 |
| National Trust Covenant | |
| Thames River Valley Policy Area | |
| Impact of building itself | NOS3, NBE1 |
| Highways | NT7 |

## Application Number F/2000/2732
## Conditions/Reasons for Refusal

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| | | | |
| | | | |
| | | | |

# RECORD OF SITE VISIT

SITE ADDRESS: Hambleden Lock
Hambleden Henley-On-Thames.

APPLICATION NUMBER: F/2000/2732

OFFICER: Joss Miller

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 ~~6463~~ 6482

Date: 26/02/02

My ref: F/2000/2732


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 F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Dear Councillor

**Application Number: F/2000/2732**
**Hambleden Lock, , Hambleden, Henley-On-Thames.**
**Proposed erection of public toilets facility**

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 Heidi Lynch ~~Joss Miller~~ on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 11/03/02

Yours faithfully

John Mitchell
Development Control Manager

---

**LISTING FORM**
Case officer: Heidi Lynch ~~Joss Miller~~ Application Number: **F/2000/2732**
***Hambleden Lock, , Hambleden, Henley-On-Thames.***
**Proposed erection of public toilets facility**

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: _____ Date: 26-2-02

Councillor F Browne

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

Tel: (0118) 974 ~~6463~~ 6482

Date: 26/02/02

My ref: F/2000/2732

**CONFIDENTIAL**

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN


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


Dear Councillor

**Application Number: F/2000/2732**
**Hambleden Lock, , Hambleden, Henley-On-Thames.**
**Proposed erection of public toilets facility**

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 ~~Joss Miller~~ Heidi Lynch 6482 on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 11/03/02

Yours faithfully

John Mitchell
Development Control Manager

---

**LISTING FORM** Heidi Lynch
Case officer: ~~**Joss Miller**~~ Application Number: **F/2000/2732**
**Hambleden Lock, , Hambleden, Henley-On-Thames.**
***Proposed erection of public toilets facility***

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Browne

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

Tel: (0118) 974 ~~6463~~ 6482

Date: 26/02/02

My ref: F/2000/2732


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/2000/2732**
**Hambleden Lock, , Hambleden, Henley-On-Thames.**
**Proposed erection of public toilets facility.**

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

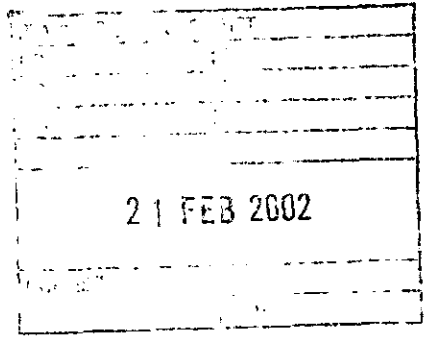
If you have any questions please do not hesitate to contact ~~**Joss Miller**~~ Heidi Lynch on **(0118) 974 ~~6463~~ 6482**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Mh Thiery

John Mitchell
Development Control Manager

# Henley-on-Thames Town Council




*With the Compliments of the Town Clerk*

Council Offices
Town Hall
Market Place
Henley-on-Thames
Oxon RG9 2AQ
Tel: 01491 576982
Fax: 01491 571660

# HENLEY-ON-THAMES TOWN COUNCIL

MRS. J. E. PICKETT
*Town Clerk*

Tel No. (01491) 576982

Fax No. (01491) 571660

53391

HL

COUNCIL OFFICES
TOWN HALL
HENLEY-ON-THAMES
OXON
RG9 2AQ

**TO:** ANDREW THORLEY
WOKINGHAM UNITARY
ENVIRONMENTAL SERVICES DEPARTMENT

---

**APPLICATION NUMBER**: F/2000/2732
**SITE ADDRESS**: HAMBLEDEN LOCK, HAMBLEDEN, HENLEY-ON-THAMES
**PROPOSAL:** PROPOSED ERECTION OF PUBLIC TOILETS FACILITY
REVISED/ADDITIONAL PLANS SHOW: TOILET BLOCK RESITED TO BE 'SQUARE' WITH LOCK.
DRAWING NO. 2B

---

## OBSERVATION BY HENLEY TOWN COUNCIL

My Council has the following observations to make on the proposed amendment to the above:-

**'COMMITTEE HAS NO OBJECTION'**

**SIGNED:** .....
**On behalf of Henley-on-Thames Town Council**

**DATE:** 19/2/02

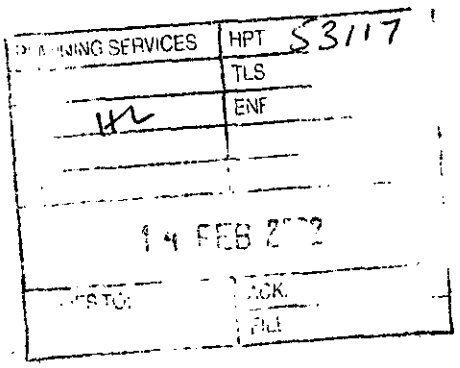
THE RIDGEWAY
National Trail

National Trails Office
Cultural Services
Holton
Oxford OX33 1QQ
Tel:01865 810224 Fax: 01865 810207
email: mail@rway-tpath.demon.co.uk
website: www.nationaltrails.gov.uk

The THAMES PATH
National Trail



Andrew Thorley
Development Control Officer
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR




11 February 2002

Dear Andrew

**Application Number: F/2000/2732**

Thank you for consulting me on the revised plans for installation of toilets at Hambleden Lock. I fully support the proposal.

Yours sincerely

Jos Joslin
National Trails Officer



Recycled Paper

PLAN... ...CES HP 53675
AL
20 FEB 2002
COPIES TO
FILE

WYCOMBE DISTRICT COUNCIL
Queen Victoria Road High Wycombe Bucks HP11 1BB
*Telephone: (01494) 461000 Facsimile: (01494) 461292 DX 4411 High Wycombe - 1*
**Planning Transport and Development**
Christopher A Swanwick BA (Hons) MRTPI MIMgt – Director

WYCOMBE
DISTRICT COUNCIL
*www.wycombe.gov.uk*

| | | |
|---|---|---|
| Wokingham District Council | Your Ref: | F/2000/2732 - ANDREW |
| Planning Services | Our Ref: | THORLEY |
| P.O Box 157 | Enq To: | SDG/02/05177/CONAA |
| Shute End | Dir Line: | Sue_Gibson |
| Wokingham | Fax No: | 01494 421511 |
| Berkshire | Date: | 01494 421108 |
| RG40 1WR | | 21.02.2002 |

Dear Sir/Madam

**Hambleden Lock Mill End Hambleden Henley-On-Thames Oxon**

**APPLICATION FOR: Erection of public toilet facility**

Thank you for your consultation on the above which we received on 25.01.2002. I would advise you that the Council has no objections to the proposals.

Yours faithfully

C.A. Swanwick

CHRISTOPHER A SWANWICK
Director of Planning Transport and Development

NOCONZ

BUILDING CONTROL SERVICES
DEVELOPMENT CONTROL SERVICE
ECONOMIC DEVELOPMENT
PLANNING POLICY AND RESEARCH SERVICE
TRANSPORT, PROJECTS AND CONSERVATION SERVICE

Awarded for excellence

BSI REG NO FS 3497
BUILDING CONTROL SERVICES

INVESTOR IN PEOPLE

NOTE: Building Regulations

Any permission which may have been granted/approved relates only to the Town and Country Planning Acts, and you are advised to check with the Building Control Section, (Tel: High Wycombe 461000) as to whether permission is also required under the Building Regulations.

Notes in Respect of Application for Planning Permission and Listed Building/Conservation Area Consent

(1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse planning permission/approval or listed building/conservation area consent for the proposed development/works, or to grant permission/approval or consent, subject to conditions, an appeal may be made to the Secretary of State for the Environment in accordance with section 36 (Planning) or paragraph 8 of Schedule 11 (Listed Building) of the Town and Country Planning Act 1971 within six months of the date of this notice.

(2) Appeals must be made on a form which is obtainable from the Planning Inspectorate, Tollgate House, Houlton Street, Bristol BS2 9DJ. One copy of the form must be returned to the inspectorate at the aforementioned address; a second copy must be returned to the District Secretary, Wycombe District Council, Council Offices, Queen Victoria Road, High Wycombe, Bucks HP11 1BB; you should also retain a copy.

(3) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise his power unless there are special circumstances which excuse the delay in giving notice of appeal.

(4) If permission or listed building/conservation area consent is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development works which has been or would be permitted, he may serve on the District Council a purchase notice/listed building purchase notice requiring that Council to purchase his interest in the land, in accordance with the provisions of Part IX (Planning) or Section 190 (Listed Building) of the Town and Country Planning Act 1971.

(5) In certain circumstances, a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 169 (Planning) and 171 (Listed Building) of the Town and Country Planning Act 1971.

(6) PLANNING PERMISSION ONLY - the Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order, he does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

Notes in Respect of Advertisements

(1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse consent for the proposed advertisement, or to grant consent subject to conditions, an appeal may be made to the Secretary of State for the Environment within two months of receipt of this notice.

(2) Appeals must be made on a form which is obtainable from Planning Inspectorate, Tollgate House, Houlton Street, Bristol BS2 9DJ. One copy of the form must be returned to the inspectorate at the aforementioned address, a second copy must be returned to the District Secretary, Wycombe District Council, Council Offices, Queen Victoria Road, High Wycombe, Bucks HP11 1BB, you should also retain a copy.

(3) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise his power unless there are special circumstances which excuse the delay in giving notice.

(4) Conditions attaching to ALL CONSENTS granted for the display of advertisements (ref Schedule 1 Town and Country Planning (Control of Advertisements) Regulations 1989):

4.1 Any Advertisements displayed, and any site for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.

4.2 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

4.3 Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.

4.4 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

4.5 No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

Notes in Respect of Listed Building and Conservation Area Consent - Variation or Addition of Conditions

(1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse to vary or discharge the conditions attached to a listed building consent or a conservation area consent; or to add new conditions consequential upon any such variation or discharge, he may appeal to the Secretary of State for the Environment in accordance with paragraph 8 of Schedule 11 (Listed Building) of the Town and Country Planning Act 1971 within six months of the date of this notice.

(2) Appeals must be made on a form which is obtainable from the Planning Inspectorate, Tollgate House, Houlton Street, Bristol, BS2 9DJ.

(3) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.

**Our ref:** SP\2000\002713\001
**Your ref:** F/2000/2732

**Date:** 7th February 2001

ENVIRONMENT AGENCY 53527

HL

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

For the attention of: Joss Miller

THIS WAS PASSED TO AT
BUT IS STILL O/S

Dear Sir/Madam

**PROPOSED ERECTION OF PUBLIC TOILET FACILITIES HAMBLEDEN LOCK, HAMBLEDEN, HENLEY-ON-THAMES**

Thank you for your letter dated 14 November 2000 regarding the above. You are asked to quote the following reference in any correspondence: SU78NE/4/1. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided the following conditions are imposed on any planning permission granted:

**PLANNING CONDITIONS**

**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**: The developer must not store materials within an 8m buffer zone to the river and should avoid gaining access in this zone. There must be no fires, dumping, storage of materials or tracking of machinery within the buffer zone which should be suitably marked and protected during development.
**REASON**: To reduce the impact of the proposed structure on wildlife habitats upstream and downstream, including bankside habitats.

**CONDITION**: 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.

**PLANNING INFORMATIVES**

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

Cont/d..

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

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 Ian Doyle on 01276 45 4373 for details.*

## ADVICE TO PLANNING AUTHORITY

**Development Control: Contact Erin Sellers on 01276 45 4340**

The site is within the 1947 flood plain of the River Thames, and is therefore within an area where new development is to be strictly controlled.

However, as the proposed toilet block is of a relatively open nature, this proposal would be unlikely further and materially to impede the flow of flood water or to increase the risk of flooding elsewhere. Accordingly I would not advise against this proposal on flooding grounds.

The developer should consider orientating the building so that it is parallel to the direction of flow of the Thames, so as to minimise the obstructable area of the structure. The developer should ensure that the structure is completely floodable by not raising floor levels over existing ground levels.

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. The ground covered area of the proposed toilet block is less than 50m², 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.

## ADVICE TO APPLICANT

**Conservation: Contact Liz Baldwin on 01276 45 4430**

The building should be in keeping with the character of the area and should not impact on existing vegetation. The working distances to trees should follow the recommendations of British Standards, to prevent damage to any trees or roots.

Bird and bat nesting and roosting sites should be built into the proposals through the incorporation of ledges, crevices, holes and boxes, where possible.

**Environment Protection: Contact Dave Bond on 01276 45 4396**

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

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.

Cont/d..

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

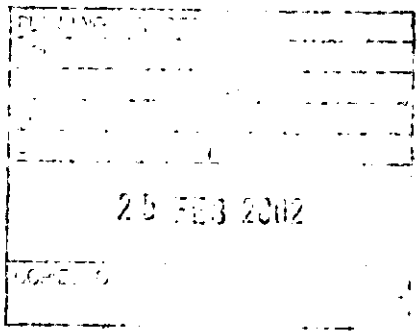
**Sarah Paxman**
**Development Planning Officer**

cc: F Burley, Remenham Parish Council, Stable House Barn, Remenham Hill, Henley on Thames, RG9 3HN

**Our Ref :** SP/2000/002713-2/1
**Your Ref :** F/2000/2732

ENVIRONMENT AGENCY

**Date :** 21 February 2002




District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Andrew Thorley

**PROPOSED ERECTION OF PUBLIC TOILET FACILITIES HAMBLEDEN LOCK, HAMBLEDEN, HENLEY-ON-THAMES - REVISED PLANS**

Thank you for your letter dated 24 January 2002, received on 24 January 2002. Please quote the following reference in any correspondence: SU78NE/4/1. The Environment Agency has the following comments:

The Environment Agency has no further comments to its previous letter dated to 7 February 2001, of which a copy is enclosed.

**DECISION NOTICE**

Please forward a copy of the decision notice to this office quoting our reference. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

**JO MARSHALL**
**Planning Liaison Officer**

Direct dial: 01276 454323
Direct fax: 01276 454352
Email: joanna.marshall@environment-agency.gov.uk

THE NATIONAL TRUST
*for Places of Historic Interest or Natural Beauty*
THAMES & CHILTERNS REGION
HUGHENDEN MANOR · HIGH WYCOMBE · BUCKS HP14 4LA
*Telephone +44 (0)1494 528051 · Facsimile +44 (0)1494 463310 · Website www.nationaltrust.org.uk*

PLANNING SERVICES | HPT 52588
POL | TLS
DC AT | ENF
APP |
| |
FEB 2002
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FILE:

Andrew Thorley Esq
Development Control Officer
Wokingham Unitary
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

*Direct tel* 01494 755532
*E-mail* thbsdb@smtp.ntrust.org.uk
*Your ref* Andrew Thorley/F/2000/2732
*Our ref* CTP/SDB

30 January 2002

Dear Mr Thorley

**Application No. F/2000/2732**
**Hambleden Lock, Hambleden, Henley-on-Thames**
**Proposed erection of public toilets facility**
**Revised additional plans Drawing No. 2B: Toilet block resited to be 'square' with lock**

Thank you for your letter dated 24th January, enclosing revised plans as above.

In reply to your correspondence, I attach herewith a copy of our letter dated 28th June 2001, addressed to Ms Helen Page, Environment Agency, Oxfordshire. You will see that The National Trust granted consent for the erection of the proposed new lavatories, with provisos as stated within the body of the letter.

Yours sincerely

S D Brown (Mrs)
Historic Buildings Department

cc: File

THE NATIONAL TRUST
*for Places of Historic Interest or Natural Beauty*
THAMES & CHILTERNS REGION
HUGHENDEN MANOR · HIGH WYCOMBE · BUCKS HP14 4LA
*Telephone +44 (0)1494 528051 · Facsimile +44 (0)1494 463310 · Website www.nationaltrust.org.uk*

Ms Helen Page
Environment Agency
Isis House
Howbery Park
Wallingford
Oxfordshire OX10 8BD

*Direct tel* 01494 755532
*E-mail* thbsdb@smtp.ntrust.org.uk
*Your ref*
*Our ref* CTP/sdb

28 June 2001

Dear Ms Page

**Hambleden Lock – Proposed Lavatories**

The National Trust, under the terms of the restrictive covenants which apply to this land, hereby grants **consent for the erection of the proposed new lavatories, provided that the following conditions are met:**

1. The structure should be built in the position indicated, and according to the plans, elevations and specified materials indicated in Drawing No: 2B, dated April 2001 by Messrs Caroe & Partners, Chartered Architects of 1 Greenland Place, London.

2. All associated landscaping proposals must be agreed in writing with The National Trust.

If you wish to discuss the matter further, please do not hesitate to contact me.

Yours sincerely

Charles Pugh
Assistant Historic Buildings Representative

cc: Patrick Crawford Esq, Messrs Caroe & Partners
Michael Jones Esq., White Cottage, 44 Sandhurst Rd., Wokingham, Berks RG40 3JD
Deeds
File

REGIONAL CHAIRMAN: MR JOHN TOWNSEND
DIRECTOR: R H MILLS MA
Registered Charity Number 205846

# WYCOMBE DISTRICT COUNCIL

Queen Victoria Road High Wycombe Bucks HP11 1BB
*Telephone: (01494) 461000 Facsimile: (01494) 461292 DX 4421 High Wycombe - 1*
**Planning, Transport and Development**
Christopher A Swanwick BA(Hons) MRTPI MIMgt - Director


| | |
|---|---|
| PLANNING SERVICES | HP52548 |
| POL | TLS |
| DC | ENF |
| APP | |
| CS | |

31 JAN 2002

WYCOMBE DISTRICT COUNCIL

www.wycombe.gov.uk

| | |
|---|---|
| COPIES TO: | ACK: |
| Your Ref: | FILE: F/2000/2732 - ANDREW |
| Our Ref: | THORLEY |
| Enq To: | SDG/02/05177/CONAA |
| Dir Line: | Sue_Gibson |
| Fax No: | 01494 421511 |
| Date: | 01494 421108 |
| | 29.01.2002 |

Wokingham District Council
Planning Services
P.O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990**

**AT: Hambleden Lock Mill End Hambleden Henley-On-Thames Oxon**

**BY: Wokingham District Council**

**APPLICATION FOR: Erection of public toilet facility**

Your consultation in respect of the above proposal was received by this Authority on 25.01.2002 You will be notified in writing of the Council's observations as soon as possible.

The Planning Case Officer will be Sue_Gibson to whom any contact on the application should be made. Their direct dial telephone number is 01494 421511.

Yours faithfully

C.A. Swanwick

CHRISTOPHER A SWANWICK
Director of Planning Transport and Development

ACKCON


BUILDING CONTROL SERVICES
DEVELOPMENT CONTROL SERVICE
ECONOMIC DEVELOPMENT
PLANNING POLICY AND RESEARCH SERVICE
TRANSPORT, PROJECTS AND CONSERVATION SERVICE

Awarded for excellence

BSI REG NO FS 3497
BUILDING CONTROL SERVICES

INVESTOR IN PEOPLE

Date: 24 January 2002

To: Highways

---

We have received Revised Plans for the following planning application:

Application Number: F/2000/2732

Location: Hambleden Lock, Hambleden, Henley-On-Thames.

Proposal: Proposed erection of public toilets facility

Applicant: Remenham Parish Council C/O F Burley.

Case Officer: Andrew Thorley

---

The new plans show the following: Toilet block resited to be 'square' with lock. Drawing no 2B.

---

**Comments are required by 14/02/2002.**

**Should you have any queries regarding this application please contact the *case officer* Andrew Thorley *on* 0118 974 6441.**

As previous.

24/01/02.

**TO:** **DEVELOPMENT CONTROL**
Andrew Thorley

FROM: Environmental Design

DATE: 4 February 2002

| | |
|---|---|
| Location: | Hambleden Lock, Hambleden, Henley-On-Thames |
| Proposal: | Proposed erection of public toilets facility. |
| Application Number: | F/2000/2732 |

In response to your consultation dated 24 January 2002 for the above application, the landscape comments are as follows:

It is not clear from the revised drawing 2B what relationship the proposed toilet block has with the north western boundary of the car park as this is not shown on the drawing. The applicant will also need to clarify the difference between existing and proposed planting on the drawing. Additional planting will be required on the north western and south western boundaries of the car park as these are adjacent to open countryside which is designated as an ASLI.

Catherine Brimble

Catherine Brimble
Landscape Architect

Tel. 0118 974 6441

Date: 24 January 2002

Returned by post as no such address

Your Ref:

My Ref: Andrew Thorley / F/2000/2732

**WOKINGHAM UNITARY**
**Aiming for Excellence**

The Countryside Commission
South East Regional Office
71 Kingsway
London
WC2B 6ST


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


**PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING**

Dear Sir/Madam

**Application Number: F/2000/2732**

**Site Address: Hambleden Lock, Hambleden, Henley-On-Thames.**

**Proposal: Proposed erection of public toilets facility.**

**Revised/additional plans show: Toilet block resited to be 'square' with lock. Drawing no 2B.**

We have received the above revised/additional plans and would be grateful to receive your observation no later than **14/02/2002**. Any comments received after this date will not be taken into account in determining the application.

Please quote reference number **F/2000/2732** in all communications and any response should be addressed to **Andrew Thorley** the case officer dealing with this application at the above address.

I look forward to hearing from you.

Yours faithfully,

*Andrew Thorley*

Development Control Officer

| | |
|---|---|
| PLANNING SERVICES | HPT |
| POL | TLS |
| DC AT | ENF |
| APP | |
| CS | |
| 07 FEB 2002 | |
| COPIES TO: | ACK: |
| | FILE: |

Date: 24 January 2002

To: Landscape, Environmental Health, Leisure & Cultural Services, Highways.
**Also external consultees** – Wycombe Parish Council, Environment Agency, National Trust, River Thames Society, Ramblers Association, National Trails Office, River Users Group, Countryside Commission, Henley Town Council.

---

We have received Revised Plans for the following planning application:

Application Number: F/2000/2732

Location: Hambleden Lock, Hambleden, Henley-On-Thames.

Proposal: Proposed erection of public toilets facility

Applicant: Remenham Parish Council C/O F Burley.

Case Officer: Andrew Thorley

---

The new plans show the following: Toilet block resited to be 'square' with lock. Drawing no 2B.

---

**Comments are required by 14/02/2002.**

**Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.**

Date: 08 November 2001

To: Case Officer

---

We have received Revised Plans for the following planning application:

Application Number: F/2000/2732

Location: Hambleden Lock, Hambleden, Henley-On-Thames.

Proposal: Proposed erection of public toilets facility

Applicant: Remenham Parish Council C/O F Burley.

Case Officer: Joss Miller

---

The new plans show the following: Toilet block resited to be 'square' with lock. Drawing no 2B.

---

**Comments are required by 29/11/2001.**

**Should you have any queries regarding this application please contact the case officer Joss Miller on (0118) 974 6463.**

(RING ONE)

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

App No: 2000/2732 (Planaps) / (Ludhouse) Date Rec. 1/11/01

Location: Hambledon Lock

Parish Hambledon?

Applicant: Remenham PC

Description of attached plans: Toilet block resited to be 'Separate' with lock.

Drawing No's: 2B.

## CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

_____

_____

_____

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ☐
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

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

NEIGHBOURS: See attached list.

_____ Date for Responses 21 days

## FURTHER ACTION

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

Redate Application Y / N From _____

New Site Notice (Y) / N X 2. ✓

New Description _____

CASE OFFICER JM

Consultations Sent by Admin. on 08.11.01

Yellow - Part One Copy
Green - Officer's Copy

APPLN NO. _____

## ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

---

*Date Site Notice Sent* : ...14.11.00 Parish Council Informed - YES / NO

### INTERNAL CONSULTATIONS

Building Control .....
Landscape ...✓...
Trees .....
Conservation Officer .....
Environmental Health ...✓...
Housing .....
Leisure & Cultural services ...✓...
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ...✓...

### EXTERNAL CONSULTATIONS

Adjacent D P A Wycombe
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco – 25m Land fill Site Cons : .....
Environment Agency – Flood Zone ...✓...
~~– New Septic Tank~~

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

### HERITAGE BODIES

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

---

**OTHERS:** (Green Belt) Pre-apps attached

- National Trust (Hughenden Manor address)
- River Thames Society
- Ramblers Association
- National Trails Office, Cultural Services, Holton Oxford OX33 1QF
- River Users Group, 8 Barons Mead Rd High Wycombe Bucks HP12 3PQ
- Countryside Agency (don't have an address for this - do
- Henley Town Council ✓

### NEIGHBOURS:

S/N + Grove Cottage, Weir Cottage, Millstream Cottage } Hambleden, Henley-on-Thames ✓

# Planning Application



**Received by Wokingham District Council**

## Application No: F/2000/2732

**Proposal:**
Proposed erection of public toilets facility

**Location:**
Hambleden Lock, , Hambleden, Henley-On-Thames.

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

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

**WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2000/2732 to enable the library staff to locate the correct information.**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/11/2001. Written comments submitted will become available for public inspection.**

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

**Head Planning and Transportation**

**08 November 2001**

# Revised Plans

49344


# Caroe&Partners

Chartered Architects

1 Greenland Place London NW1 0AP
Tel: 020 7267 9348 Fax: 020 7267 9344 e-mail: london@caroe.co.uk


| | |
|---|---|
| | ACK: |
| | FILE: |

w/RM/tg

Ms. J. Miller
Wokingham District Council
Environmental Services
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WK

30 October 2001

2732

REVISED PLAN

Dear Ms. Miller

**HAMBLEDEN LOCK : Facilities Building**

Thank you for a really helpful conversation this morning. In order to facilitate things I confirm that we are acting as 'Agents' for the Parish Council and the Environment Agency. I also confirm that we have now had the National Trust's consent to the proposals (see enclosed copy) and I also enclose six copies of drawing no. 2B.

Yours sincerely

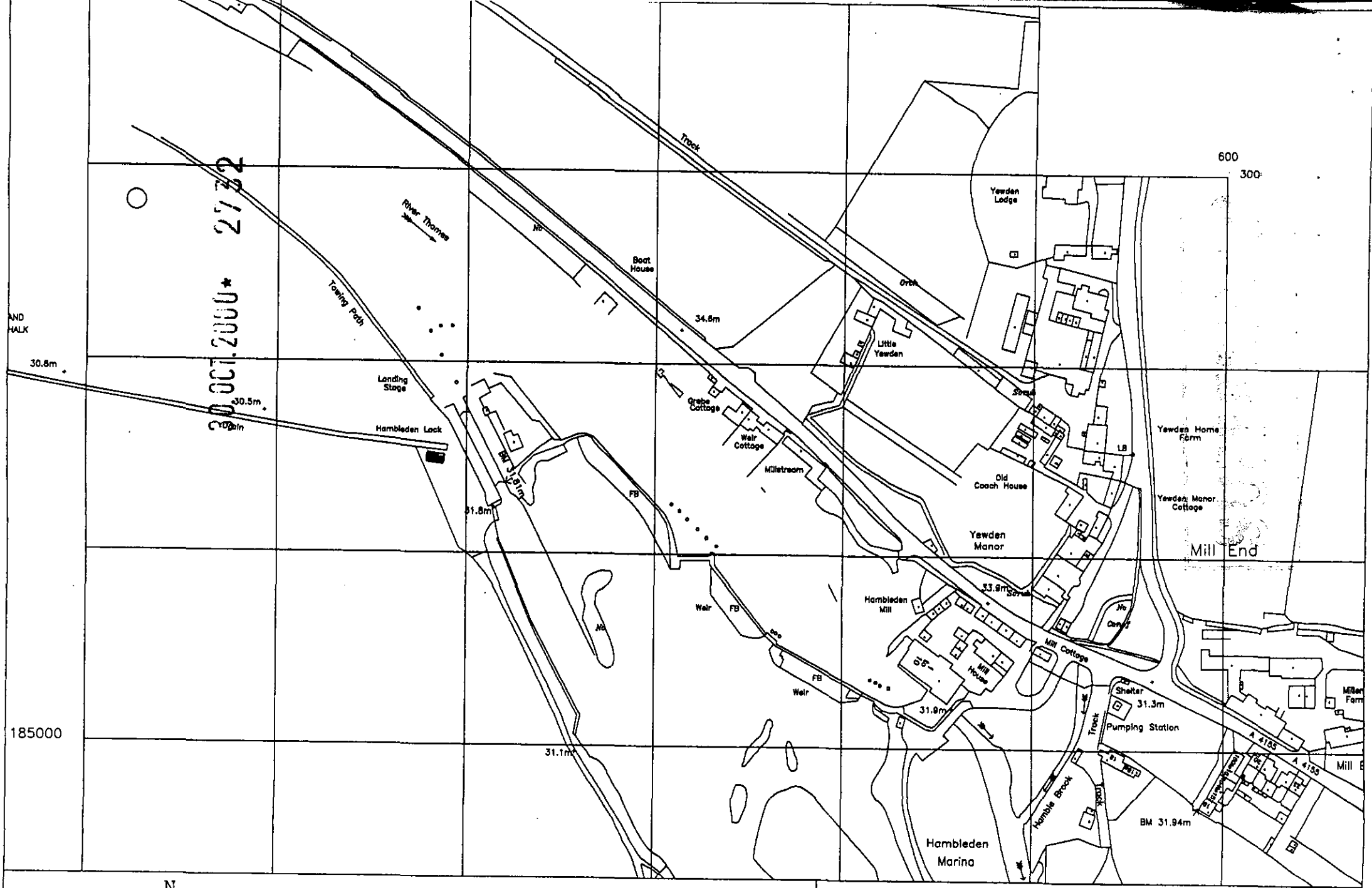
Roderick Maclennan
for CAROE & PARTNERS

enc.

cc F. Burley Esq, Remenham Parish
Ms. H. Page, Environment Agency


**Partners** PF Bird FSA RIBA AABC PW Crawford RIBA JR Saunders RIBA JP Beauchamp RIBA
**Associates** HJA Strik RIBA R Pitsilli-Graham RIBA AABC R Maclennan RIBA OB Caroe RIBA
**Archaeological Consultant** JC Sampson **Partnership Secretary** Irena Matlin

Offices in Wells and Llandaff VAT Reg No. 232 1265 07

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ENVIRONMENT AGENCY
Thames Region

Proposed New Facilities Building, Hambleden Lock.
1:2500 Location Plan.

## Joss Miller

**From:** Remenham@aol.com
**Sent:** 29 October 2001 21:43
**To:** joss.miller@wokingham.gov.uk
**Subject:** Hambnledon Toilet Blaock

Application no F/2000/2732

Joss,

You may recall that this application by the Parish Council was put on hold while we sought the explicit approval of the National Trust to the design of the toilet block.
We would like to now reactivate' the application, and please expect to hear shortly from Caroe & Partners, the architects, to check your access officers approval of the specification of the disable toilet section.

If the revised design [known as drawing 2B
] meets approval please consider the planning application reapplied for.

Please let me know if you need any further information from me.

Francis Burley
Remenham Parish Clerk
reply e mails to: Remenham@AOL.com

**Joss Miller**

**From:** Remenham@aol.com
**Sent:** 14 April 2001 12:24
**To:** Joss.Miller@wokingham.gov.uk
**Subject:** Re: Comments on Appl VAR/2001/3531


HAMBLED.DOC

Thank you for your reply concerning John's Cottage.

The Hambleden Lock application has been progressed differently. I have written to everybody concerned including yourself on the 28th March.
I explained the background to the application and the fact that it had NOT been formally approved by the National Trust after all, nor by yourselves at the planning authority [mainly due to access problems]
I suggested that the architect contacted both the NT and your access officer to address the two main issues of NT's approval and the access for people with disabilities. He has agreed to do this, and I have since had copies of his opening correspondence with the NT.
I attach a copy of my circular letter
This means that there will not be a meeting until the architect has submitted the revised plans, which hopefully will have been approved by the NT and your access officer.
I hope this explanation clears things up for you.

Francis Burley
Remenham Parish Clerk
Remenham@AOL.com

Michael Jones rang Oct 11th 01

# *Remenham Parish Council*



*Please reply to:*

*Francis Burley*
***Parish Clerk***
*Stablehouse Barn*
*Remenham Hill*
*Henley on Thames*
*OXON RG9 3HN*

*Tel 01491 578859*
*E mail FrancisAB@aol.com*

Ms Joss Miller
Planning Services
Wokingham District Council
Shute End
Wokingham
Berks RG40 1WR

28 March 2001

Dear Ms Miller,

**Hambleden Lock Toilet Block**
**Planning Application No F/200/2732**

Following my last 'round robin' letter of the 12th February, things have moved on slightly in connection with the Hambleden Toilet Block project, and I am again writing to all concerned with two aims: firstly to ensure that all parties are kept up to date with identical information, and secondly to suggest a way forward.

**Current situation**
Having submitted the original plans drawn up by Caroe & Partners on the instructions of the Environment Agency to Wokingham District Council for Development Control approval, Remenham Parish Council sought to get approval from all parties for some modifications. This exercise revealed several issues:

- Although the National Trust had commented on the original plans, my understanding is they have not yet issued their formal approval.
- The arrangement for people with disabilities to use the facilities may not be in accordance up to the latest set of regulations/recommendations.
- Not all parties are in full agreement:
  with the orientation of the building of the site.
  the need for a shelter at one end
  the idea of incorporating the existing bin store [primarily to save costs]
  the need for a shelter/porch over the doors.

**Remenham Parish Council view**
Normally the planning applicant has strong views on the look of the proposed building and the detail of the plans etc. However in this case Remenham PC is only the notional applicant, and while they have their preferences, they recognise that at this stage it is more important that the Planning Dept. at Wokingham DC and the Architectural Panel of the NT both approve of the plans otherwise no progress can be made. Remenham PC feel that the

main aim must be to get toilets provided as soon as practicable as a benefit to the public and thus to reduce the current nuisance at the lock due to lack of facilities. Any further modifications to the revised plan could always be considered at a later stage when funding arrangements have been agreed. The funding body may of course have views on the cost implications of further modifications or the lack of them. In the meantime we have asked Wokingham to put the current application plans 'on hold'.

**Suggested way forward**

I am sending this letter to all parties listed at the end of the letter so that everyone is kept informed, however if I try to make progress on the issues listed above, I will end up in the same situation as before, becoming the 'postman' dealing with second hand information rather than first hand decisions.

I would therefore propose that Mr Crawford of Caroe & Partners should liase with Wokingham DC and Charles Pugh of the NT to co-ordinate any design changes required, and then modify the current plans. I have discussed this with Mr Crawford, and he agrees that he is the best person for this role.
If you have any views that you feel he should take into account please contact him, or send them to me and I will pass them on. When Mr Crawford has modified the design as required, I will resubmit it to Wokingham for formal planning approval.

I realise that this format of letter is a little cumbersome, however my intention is to ensure that all parties are kept informed and thus we can make the progress that we are all looking for.
Please contact me soon if you have any comments on this process, or require the address of any other party, and I look forward to submitting the revised design to Wokingham in due course.

Yours sincerely



**Francis Burley**
Remenham Parish Clerk
Cc M Jones
A West, Chairman RPC
C Pugh, National Trust
D Vickers, Environmental Agency
P Crawford, Caroe & Partners
D Garret, Access Officer WDC
J Miller, Development Control WDC

12 February, 2001

Dear Ms Miller,

**Hambleden Lock Toilet Block**
**Planning Application No F/200/2732**
FOR INFORMATION:

You will recall that last year various interested parties were called to a meeting by Mr M Jones to discuss the provision of toilet facilities at Hambleden Lock on the Thames in Remenham Parish. The result of these discussions was that the Environment Agency instructed their architects to draft some plans, which were then submitted by Remenham Parish Council as a planning application [no F/200/2732].

As a result of the comments from various parties, some of which were mutually exclusive, I have revised the outline plans and enclose a copy of the modified plans recently approved by the Parish Council and sent to Wokingham District Council as a modification to the original submission.

If you have any comments on these modifications please send them to me and I will seek to further modify the plans to find a design and site layout that pleases the views of the interested parties, or at least one that displeases them the least! When we have a plan that is acceptable to all concerned, the next step will be to create working drawings that meet the requirements that the building, and its associated sewage arrangements, are likely to be flooded from time to time.

Yours sincerely



**Francis Burley,**
Parish Clerk

Michael Jones
White Cottage
44 Sandhurst Road
Wokingham
Berks RG40 3JD

18 April, 2000

Dear Mr Jones,

**Toilet Facilities at Hambledon Lock**

I understand from your assistant that the meeting concerning Hambledon Lock will be held at the Leander on May 18th at 11am.
Our representative will be Mr A West, the Chairman of Remenham Parish Council.

Yours sincerely



**Francis Burley**
Parish Clerk

# *Remenham Parish Council*

*Please reply to:*

*Francis Burley*
***Parish Clerk***
*Stablehouse Barn*
*Remenham Hill*
*Henley on Thames*
*OXON RG9 3HN*

*Tel 01491 578859*
*E mail FrancisAB@aol.com*

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Ms Joss Miller
Planning Services
Wokingham District Council
Shute End
Wokingham
Berks RG40 1WR

28 March 2001

Dear Ms Miller,

**Hambleden Lock Toilet Block**
**Planning Application No F/200/2732**

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- The arrangement for people with disabilities to use the facilities may not be in accordance up to the latest set of regulations/recommendations.
- Not all parties are in full agreement:
  with the orientation of the building of the site.
  the need for a shelter at one end
  the idea of incorporating the existing bin store [primarily to save costs]
  the need for a shelter/porch over the doors.

**Remenham Parish Council view**
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main aim must be to get toilets provided as soon as practicable as a benefit to the public and thus to reduce the current nuisance at the lock due to lack of facilities. Any further modifications to the revised plan could always be considered at a later stage when funding arrangements have been agreed. The funding body may of course have views on the cost implications of further modifications or the lack of them. In the meantime we have asked Wokingham to put the current application plans 'on hold'.

**Suggested way forward**

I am sending this letter to all parties listed at the end of the letter so that everyone is kept informed, however if I try to make progress on the issues listed above, I will end up in the same situation as before, becoming the 'postman' dealing with second hand information rather than first hand decisions.

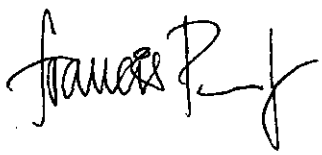
I would therefore propose that Mr Crawford of Caroe & Partners should liase with Wokingham DC and Charles Pugh of the NT to co-ordinate any design changes required, and then modify the current plans. I have discussed this with Mr Crawford, and he agrees that he is the best person for this role.

If you have any views that you feel he should take into account please contact him, or send them to me and I will pass them on. When Mr Crawford has modified the design as required, I will resubmit it to Wokingham for formal planning approval.

I realise that this format of letter is a little cumbersome, however my intention is to ensure that all parties are kept informed and thus we can make the progress that we are all looking for.

Please contact me soon if you have any comments on this process, or require the address of any other party, and I look forward to submitting the revised design to Wokingham in due course.

Yours sincerely



**Francis Burley**
Remenham Parish Clerk

Cc M Jones
A West, Chairman RPC
C Pugh, National Trust
D Vickers, Environmental Agency
P Crawford, Caroe & Partners
D Garret, Access Officer WDC
J Miller, Development Control WDC

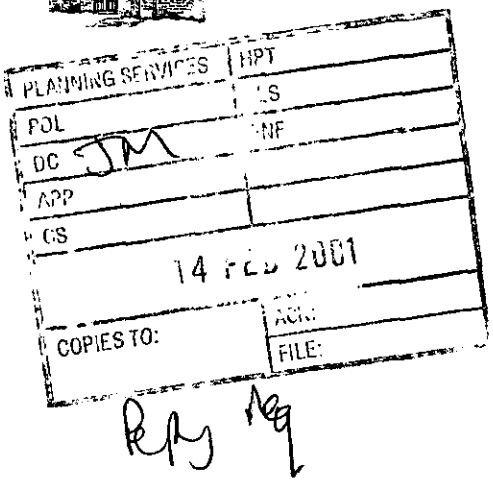
# *Remenham Parish Council*

*Please reply to:*

*Francis Burley*
***Parish Clerk***
*Stablehouse Barn*
*Remenham Hill*
*Henley on Thames*
*OXON RG9 3HN*

☎ *01491 578859*
*01491 578270*
*FrancisAB@aol.com*

Ms Joss Miller
Development Control Dept
Wokingham District Council
Council Offices
Shute End
Wokingham
RG40 1BN




12 February, 2001

Dear Ms Miller

**Application No F/2000/2732**
**Hambleden Toilet Block**

Thank you for your letters concerning the above application, enclosing the comments form the National Trust. I have also heard from the Environment Agency Development Planning Officer.

I enclose a modified outline plan on behalf of the Parish Council. This plan was approved at the last Council meeting, and seeks to meet the requirements of:

- The National Trust; who do not object as such but were concerned at the flintwork, the orientation of the building to the square site and the mismatch materials to the existing brickwork.
- The Environment Agency; who did not object as such, but requested various stipulations concerning the drainage and preferred to see the building aligned with the river for ease of flow during flooding.
- Wokingham District Council's Access Officer; who suggested modifications to the internal dimensions, and the provision of a 'uni-sex' toilet section for wheel chair users.
- Your predecessor's comments to the Architect in pre-application enquiries raising concerns about the shelter over the storage bins and the 'pillars' shelter over the doors.

The Parish Council therefore approved a revised plan that:

- Incorporates the existing bin store
- Matches the existing brickwork
- Reduces the flintwork

- Removes the pillars [since people can shelter within the building]
- Aligns the building with the site [there is little one can do to align it with the river since the building is almost square]
- Incorporates disabled facilities

These modifications will also reduce the cost of the building. While it is not yet clear who will fund the construction, the bulk of it is bound to be public money from one source or another, and the Parish Council felt that the cost should therefore be minimised as much as possible consistent with meeting the approval of the parties interested in the project.

Clearly much more detailed plans will be required before construction, particularly concerning the drainage and sewage system which must be able to withstand occasional flooding, however I trust the enclosed plans will be sufficient for obtaining planning approval.

Please contact me if you require any further information or details.

Yours sincerely.

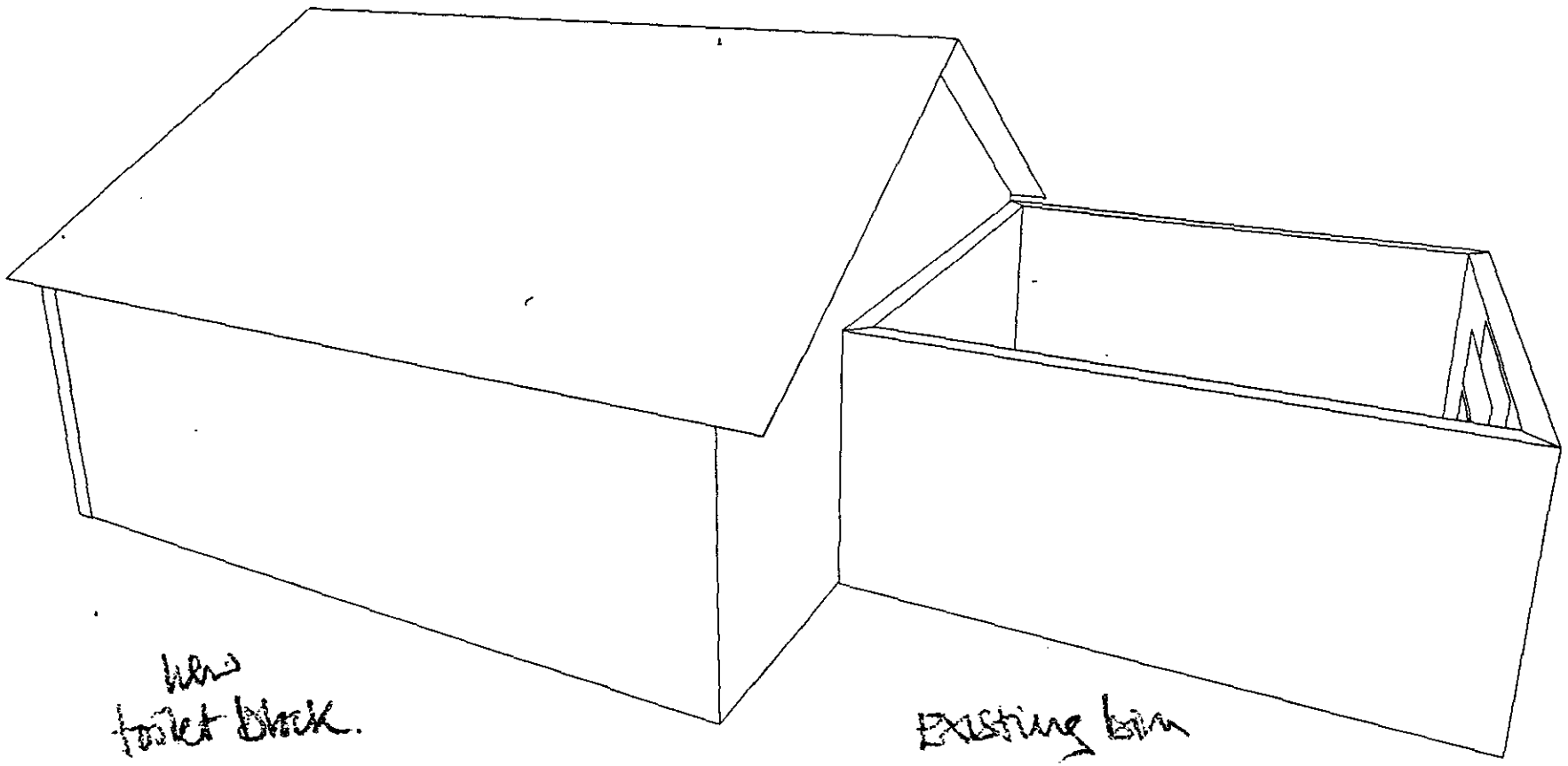


**Francis Burley**
Parish Clerk

*CC [including plans]*
M Jones
D Vickers [E Agency]
S Paxman [E Agency]
P Crawford [Caroe & Partners]
D Garret [WDC Access Officer]

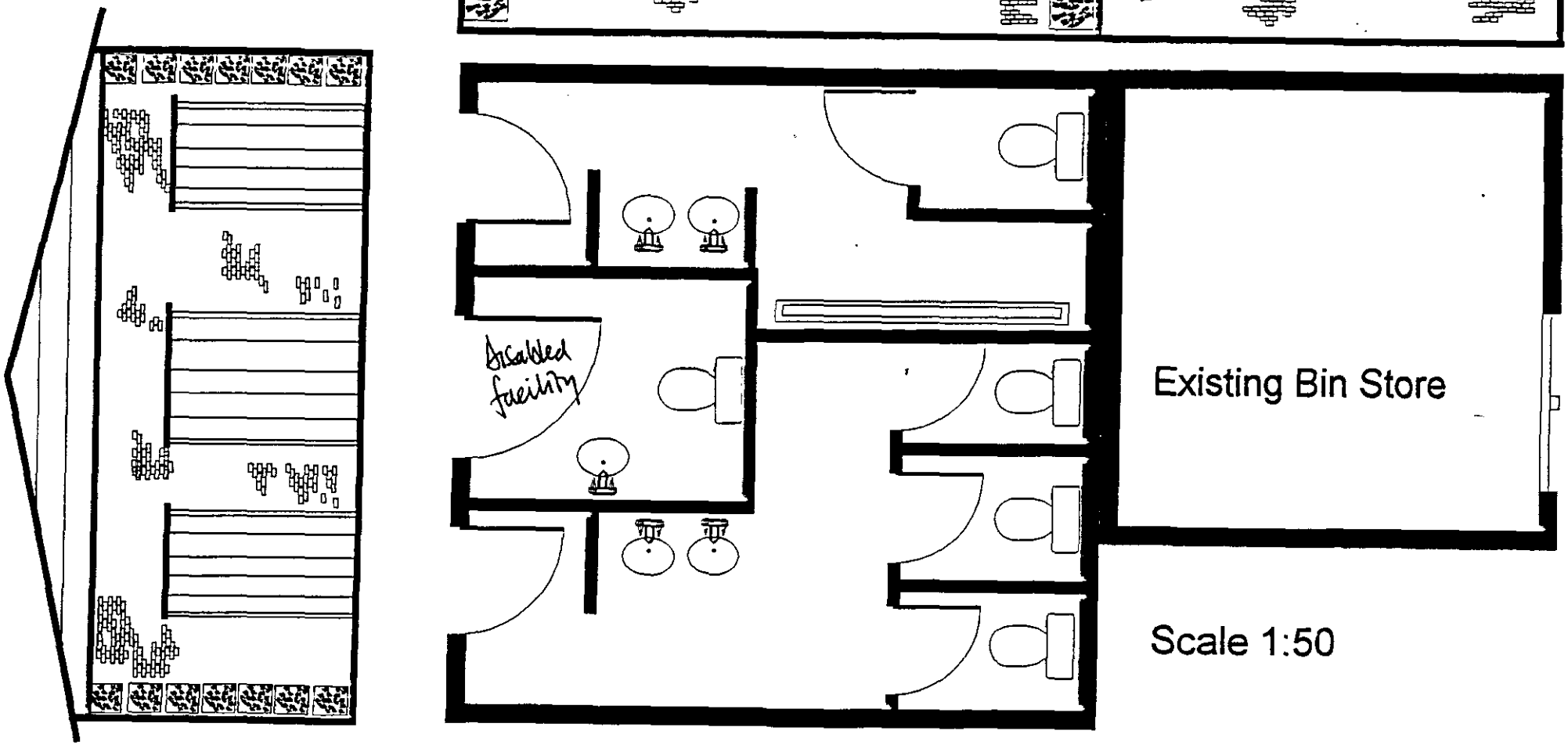
Proposed revision At Hambledon Lock

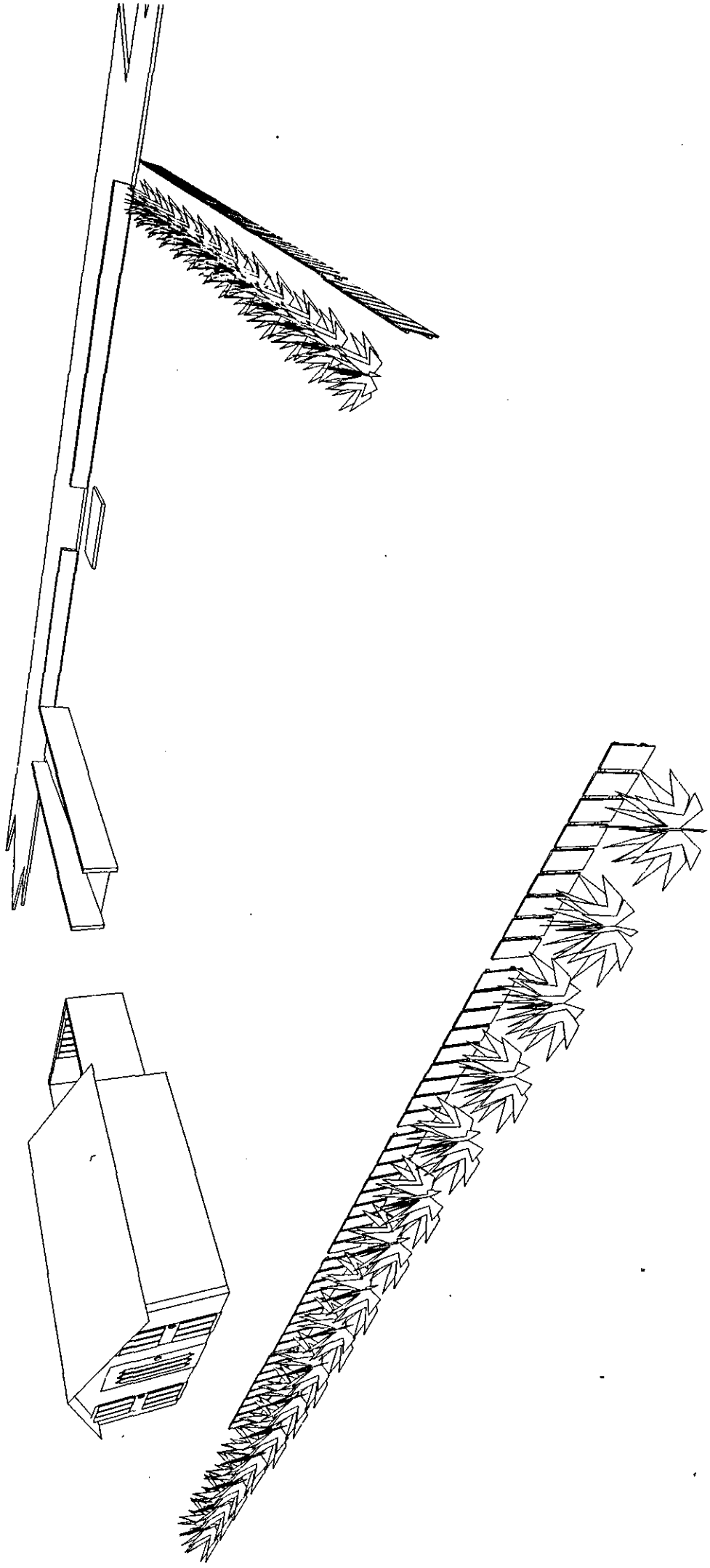
Toilet Block - utilising existing bin store



Proposed Revised Block

Hambledon Lock





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Reply Req



**_Remenham Parish Council_**
*Please reply to*
***Francis Burley,***
*Parish Clerk*
*Stablehouse Barn*
*Remenham Hill*
*Henley on Thames*
*Oxon RG9 3HN*

*01491 578859*
*07887 687518*
*01491 578270*
*FrancisAB@aol.com*

Ms J Miller
Wokingham District Council Planning Dept
0118 974 6484

Jan 30th 2001

Dear Miss Miller,

**Hambledon Lock Toilets F/2000/2732**

Thank you for your letter of the 29th, which backed up what we discussed over the phone. Unfortunately you did not enclose a copy of the National Trusts comments. However I do have a copy of an earlier letter from the National Trust dated April 6th addressed to Caroe and Partners which sounds very similar to the one you described over the phone.

Can you fax back to me please to either confirm that this is the same letter, or to fax me the letter you meant to enclose. Fax no 01491 578270.

I regret that I have no records of your letter of the 12th of January, but I will be able to respond to your letter of 29th January as soon as possible after our next Council meeting which is on Feb. 6th. I am away on Jan 30 and Feb. 1 but will be back in my office on Feb. 2.

Yours sincerely

Francis Burley

***Francis Burley***
***Parish Clerk***

End fax

Tel. 0118 974 6463 (Direct Line)

Date. 29 January 2001

My ref. JM/F/2000/2732

Your ref.

Mr F Burley
Remenham Parish Clerk
Stable House Barn
Remenham Hill
Henley-on-Thames
RG9 3HN


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) 977 8909
DX: 33506 – Wokingham
E-mail:


Dear Mr Burley,

**RE: CONSTRUCTION OF A PUBLIC TOILET FACILITY AT HAMBLEDON LOCK, MILL END, HENLEY-ON-THAMES. (F/2000/2732)**

Further to our letter dated 12 January, we have as yet, received no response regarding the issues raised by the National Trust. I enclose a copy of their comments, and would appreciate it if you could deal with the amendments within 14 days of the date of this letter. If you are unable to do so, please telephone me on the above number to arrange an extension. If I do not hear from you within this time period, the application will be determined as it stands.

Yours sincerely

J M K MILLER

Planning Assistant

File:
revised.plans.needed

Tel. 0118 974 6463 (Direct Line)

Date. 12 January, 2001

My ref. JM/MLT/F/2000/2732

Your ref.

Mr F Burley
Remenham Parish Clerk
Stable House Barn
Remenham Hill
Henley-on-Thames
RG9 3HN


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) 977 8909
DX: 33506 – Wokingham
E-mail:


Dear Mr Burley,

**RE: CONSTRUCTION OF A PUBLIC TOILET FACILITY AT HAMBLEDEN LOCK, MILL END, HENLEY-ON-THAMES (F/2000/2732)**

Please find enclosed the comments returned by the National Trust in response to our consultation on the above application. I would be grateful if you could revise the drawings taking into account the issues raised. If you are unable to do so, please write back with your observations so they can be taken into account when determining this application.

If you have any questions relating to this matter the case officer, Joss Miller, can be contacted on the above telephone number.

Yours sincerely

MLT

M L THORP
Principal Development Control Officer

Enclosure: Consultation response from the National Trust

THE NATIONAL TRUST
*for Places of Historic Interest or Natural Beauty*
THAMES & CHILTERNS REGION
HUGHENDEN MANOR · HIGH WYCOMBE · BUCKS HP14 4LA
*Telephone +44 (0)1494 528051 · Facsimile +44 (0)1494 463310 · Website www.nationaltrust.org.uk*

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FILE:

Ms Joss Miller
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End, Wokingham
Berkshire RG40 1WR

*Direct tel* 01494 755532
*E-mail* thbsdb@smtp.ntrust.org.uk
*Your ref* Joss Miller/F2000/2732
*Our ref* CTP/SDB

5 December 2000

Dear Madam

**Hambleden Lock - proposed public toilets**

Thank you for consulting The National Trust about the application which affects land over which The National Trust holds restrictive covenants.

The Architectural Panel considered this proposal and while it approved in principle, it felt that a formal building such as this would be better sited in alignment with the existing rectangular lines of the site, and asked if a more formal relationship might be achieved.

The Architectural Panel also noted the existing low brick walls with engineering bricks and expressed reservations over the different character of the materials used at the Lock. They were doubtful about the proposed use of knapped flintwork on the new building, knowing that it is very difficult to find craftsmen who can do this specialised work to a sufficiently high standard.

One Panel recommended the architect to give further consideration of these issues, but it is noted that no amendments have been made in the planning submission.

While The National Trust does not wish formally to object to the application, it wishes the above comments to be taken into account by your Authority.

Yours faithfully

Roger Evans
Covenant Assistant

cc: File

REGIONAL CHAIRMAN: MR JOHN TOWNSEND
DIRECTOR: R H MILLS MA
Registered Charity Number 205846

THE NATIONAL TRUST
*for Places of Historic Interest or Natural Beauty*
THAMES & CHILTERNS REGION
HUGHENDEN MANOR · HIGH WYCOMBE · BUCKS HP14 4L
*Telephone +44 (0)1494 528051 · Facsimile +44 (0)1494 463310 · Website www.nationaltrust.org.uk*

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07 DEC 2000
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Ms Joss Miller
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End, Wokingham
Berkshire RG40 1WR

*Direct tel* 01494 755532
*E-mail* thbsdb@smtp.ntrust.org.uk
*Your ref* Joss Miller/F2000/2732
*Our ref* CTP/SDB

5 December 2000

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Yours faithfully

Roger Evans
Covenant Assistant

cc: File

REGIONAL CHAIRMAN: MR JOHN TOWNSEND
DIRECTOR: R H MILLS MA
Registered Charity Number 205846

THE RIDGEWAY
National Trail

National Trails Office
Cultural Services
Holton
Oxford OX33 1QQ
Tel:01865 810224 Fax: 01865 810207
email: mail@rway-tpath.demon.co.uk
website: www.nationaltrails.gov.uk

The THAMES PATH
National Trail



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Joss Miller
Planning Services
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

17 November 2000

Dear Joss

**Application Number: F/2000/2732**

Thank you for consulting me on the above application for installation of toilets at Hambleden Lock.

I am delighted to see this application for adapted toilets being made since it will improve the facilities available to walkers of the Thames Path National Trail.

A comprehensive Visitor Survey of the whole length of the Thames Path was undertaken between April and September 2000 and found that over half a million people used the National Trail during this period. Both short and long distance walkers identified more toilets along the route as being the most important improvement in facilities which they would like - this was well ahead of improvements to the maintenance of the path and clearing litter.

Yours sincerely

Jos Joslin
National Trails Officer



Recycled Paper

**TO:** **DEVELOPMENT CONTROL**
Joss Miller

FROM: Environmental Design

DATE: 21 November 2000

| | |
|---|---|
| Location: | Hambleden Lock, Hambleden, Henley-On-Thames |
| Proposal: | Proposed erection of public toilets facility. |
| Application Number: | F/2000/2732 |

In response to your consultation dated 14 November 2000 for the above application, the landscape comments are as follows:

The site is located within the Green Belt and ASLI. I have no objection to the proposal, provided that the proposed building is shown accurately on the plan in relation to the site boundary. The structure fits in with the locality and is more sympathetic than the existing bin store. Some of the existing planting around the bin store will be removed as a result of the proposals, therefore the applicant needs to provide details of new planting in the corner of the car park (this area is not shown on drawing 2A) to replace planting to be removed.

Catherine Brimble

Catherine Brimble
Landscape Architect

**Our ref:** SP\2000\002713\001
**Your ref:** F/2000/2732

**Date:** 7th February 2001

ENVIRONMENT AGENCY

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| DC | ENF |
| APP | |
| CS | PJCM |
| 08 FEB 2001 | |
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District Planning Officer
Wokingham District Council
Council Offices, Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Joss Miller

Dear Sir/Madam

**PROPOSED ERECTION OF PUBLIC TOILET FACILITIES HAMBLEDEN LOCK, HAMBLEDEN, HENLEY-ON-THAMES**

Thank you for your letter dated 14 November 2000 regarding the above. You are asked to quote the following reference in any correspondence: SU78NE/4/1. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided the following conditions are imposed on any planning permission granted:

***PLANNING CONDITIONS***

**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**: The developer must not store materials within an 8m buffer zone to the river and should avoid gaining access in this zone. There must be no fires, dumping, storage of materials or tracking of machinery within the buffer zone which should be suitably marked and protected during development.
**REASON**: To reduce the impact of the proposed structure on wildlife habitats upstream and downstream, including bankside habitats.

**CONDITION**: 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.

**PLANNING INFORMATIVES**

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

Cont/d..

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

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 Ian Doyle on 01276 45 4373 for details.*

**ADVICE TO PLANNING AUTHORITY**

**Development Control: Contact Erin Sellers on 01276 45 4340**

The site is within the 1947 flood plain of the River Thames, and is therefore within an area where new development is to be strictly controlled.

However, as the proposed toilet block is of a relatively open nature, this proposal would be unlikely further and materially to impede the flow of flood water or to increase the risk of flooding elsewhere. Accordingly I would not advise against this proposal on flooding grounds.

The developer should consider orientating the building so that it is parallel to the direction of flow of the Thames, so as to minimise the obstructable area of the structure. The developer should ensure that the structure is completely floodable by not raising floor levels over existing ground levels.

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. The ground covered area of the proposed toilet block is less than 50m², 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.

**ADVICE TO APPLICANT**

**Conservation: Contact Liz Baldwin on 01276 45 4430**

The building should be in keeping with the character of the area and should not impact on existing vegetation. The working distances to trees should follow the recommendations of British Standards, to prevent damage to any trees or roots.

Bird and bat nesting and roosting sites should be built into the proposals through the incorporation of ledges, crevices, holes and boxes, where possible.

**Environment Protection: Contact Dave Bond on 01276 45 4396**

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

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.

Cont/d..

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: F Burley, Remenham Parish Council, Stable House Barn, Remenham Hill, Henley on Thames, RG9 3HN

38004

JCM

# WYCOMBE DISTRICT COUNCIL

Queen Victoria Road High Wycombe Bucks HP11 1BB
*Telephone: (01494) 461000 Facsimile: (01494) 461292 DX 4411 High Wycombe 1*
**Planning Transport and Development**
Christopher A Swanwick BA (Hons) MRTPI MIMgt – Director

CS

COPIES TO:

ACK:

FILE:

WYCOMBE DISTRICT COUNCIL

*www.wycombe.gov.uk*

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

| | |
|---|---|
| Your Ref: | |
| Our Ref: | SDG/00/07574/CONAA |
| Enq To: | Sue_Gibson |
| Dir Line: | 01494 421511 |
| Fax No: | 01494 421108 |
| Date: | 13.12.2000 |

Dear Sir/Madam

**Hambleden Lock Mill End Hambleden Henley-On-Thames Oxon**

**APPLICATION FOR: Erection of public toilet facility.**

Thank you for your consultation on the above which we received on 17.11.2000. I would advise you that the Council has no objections to the proposals.

Yours faithfully

C.A. Swanwick

CHRISTOPHER A SWANWICK
Director of Planning Transport and Development

NOTE: Building Regulations

Any permission which may have been granted/approved relates only to the Town and Country Planning Acts, and you are advised to check with the Building Control Section, (Tel: High Wycombe 461000) as to whether permission is also required under the Building Regulations.

Notes in Respect of Application for Planning Permission and Listed Building/Conservation Area Consent

(1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse planning permission/approval or listed building/conservation area consent for the proposed development/works, or to grant permission/approval or consent subject to conditions, an appeal may be made to the Secretary of State for the Environment in accordance with section 36 (Planning) or paragraph 8 of Schedule 11 (Listed Building) of the Town and Country Planning Act 1971 within six months of the date of this notice.

(2) Appeals must be made on a form which is obtainable from the Planning Inspectorate, Tollgate House, Houlton Street, Bristol BS2 9DJ. One copy of the form must be returned to the Inspectorate at the aforementioned address, a second copy must be returned to the District Secretary, Wycombe District Council, Council Offices, Queen Victoria Road, High Wycombe, Bucks HP11 1BB; you should also retain a copy.

(3) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.

(4) If the approval or listed building/conservation area consent is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development works which has been or would be permitted, he may serve on the District Council a purchase notice/listed building purchase notice requiring that Council to purchase his interest in the land, in accordance with the provisions of Part IX (Planning) or Section 190 (Listed Building) of the Town and Country Planning Act 1971.

(5) In certain circumstances, a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 169 (Planning) and 171 (Listed Building) of the Town and Country Planning Act 1971.

(6) PLANNING PERMISSION ONLY - the Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

Notes in Respect of Advertisements

(1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse consent for the proposed advertisement, or to grant consent subject to conditions, an appeal may be made to the Secretary of State for the Environment within two months of receipt of this notice.

(2) *Appeals must be made on a form which* is obtainable from Planning Inspectorate, Tollgate House, Houlton Street, Bristol BS2 9DJ. One copy of the form must be returned to the inspectorate at the aforementioned address, a second copy must be returned to the District Secretary, Wycombe District Council, Council Offices, Queen Victoria Road, High Wycombe, Bucks HP11 1BB, you should also retain a copy.

(3) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise his power unless there are special circumstances which excuse the delay in giving notice.

(4) Conditions attaching to ALL CONSENTS granted for the display of advertisements (ref Schedule 1 Town and Country Planning (Control of Advertisements) Regulations 1989):

4.1 Any Advertisements displayed, and any site for the display of advertisements, shall be maintained in a clean and tidy *condition to the reasonable satisfaction of the local planning authority.*

4.2 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

4.3 Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.

4.4 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

4.5 *No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic* sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

Notes in Respect of Listed Building and Conservation Area Consent - Variation or Addition of Conditions

(1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse to vary or discharge the conditions attached to a listed building consent or a conservation area consent; or to add new conditions consequential upon any such variation or discharge, he may appeal to the Secretary of State for the Environment in accordance with paragraph 8 of Schedule 11 (Listed Building) of the Town and Country Planning Act 1971 within six months of the date of this notice.

(2) *Appeals must be made on a form which is obtainable from the Planning Inspectorate, Tollgate House, Houlton Street, Bristol,* BS2 9DJ.

(3) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.

# The Ramblers' Association
Working for walkers

37516

JM

The Ramblers

4 December 2000

FILE:

**Berkshire Area**
Groups: East Berks
Great Park • Loddon Valley
Mid-Berks • Pang Valley
South East Berks • West Berks

70 Broad Hinton
TWYFORD
Berks RG10 OLP

Tel/Fax: 0118 9320285

Development Control Manager
WOKINGHAM DISTRICT COUNCIL

Attention Joss Miller

Dear Sir

**APPLICATION NO: F/2000/2732**

Hambleden Lock

Thank you for your letter of 14th November.

We are pleased to support this application to build a public toilet facility at Hambleden Lock: we are sure this will be much appreciated by walkers.

Have you drawn the applicants attention to the fact that question 12 has been incorrectly answered with a negative? Clearly a right of way abuts the site - that is the THAMES PATH - one of the main reasons for the facility!

Yours sincerely
**DAVID BOUNDS**
Footpath Secretary
Loddon Valley Ramblers' Group

Registered charity number 306089

# HENLEY-ON-THAMES TOWN COUNCIL

MRS. J. E. PICKETT
*Town Clerk*

Tel No. (01491) 576982

Fax No. (01491) 571660

COUNCIL OFFICES
TOWN HALL
HENLEY-ON-THAMES
OXON
RG9 2AQ

37714

CS

13 DEC 2000

COPIES TO: | ACK: | FILE:

Ref: 18.3/JEP/sd

11 December 2000

Mr J Miller
Service Department
Planning Service
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr Miller

**PLANNING APPLICATION F/2000/2732 – HAMBLEDEN LOCK**

The Planning and Resources Committee discussed the above application on the meeting held on the 28 November 2000 and made the following observation:

The committee has no Objection.

Yours sincerely

**TOWN CLERK**

## HIGHWAYS CONSULTATION SHEET

**From:** Joss Miller **Date:** 14 November 2000

**Application Number:** F/2000/2732

**Proposal:** Proposed erection of public toilets facility

**Parish:** REMENHAM PARISH

**Site Address:**
Hambleden Lock, , Hambleden, Henley-On-Thames.

**Applicant:**
Remenham Parish Council C/O F Burley.

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).

**Signed:** _____ **Print name:** Adam Coggins

22/11/00.

☎ 0118 974 6379 (Direct Line)
Thursday, 23 November 2000

F Burley
Parish Clerk Remenham Parish Council
Stable House Barn
Remenham Hill
Henley-On-Thames
RG9 3HN


**Access Officer**
Environmental Services Department
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WW
Tel: (0118) 974 6379
Fax: (0118) 974 6385
Minicom No: (0118) 974 6991
DX: 33506 - Wokingham


Dear Sir

**Planning Application No** F2000/2732
**Address:** Hambledon Lock, Hambledon, Henley-On-Thames

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 accessible parking bays to the main entrance. If site constraints necessitate an approach steeper than 1 in 20 a ramped approach should be provided.
2. Please ensure the entrance doors and or the frames need to be clearly identified by tonally contrasting with the wall. Door furniture should be distinguishable from the door, and the door opening pressure should not exceed 25-30 Newton's.
3. Ensure flush thresholds.
4. Both toilets are inaccessible to wheelchair users.

5. Please ensure accessible WC final layout complies with Part M of the building regulations.

**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. 1 Accessible parking bay.
2. Signage to WC.
3. Alarm cord secured to floor level WC.
4. External lock override.
5. It would be beneficial if a unisex accessible toilet is provided. As any opposite sex helper would not cause embarrassment to other users.

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

D. E. Garrett

**Duncan Garrett**
Access Officer

# RIVER USERS GROUP

## AREA 6 MARSH to BOULTERS

**ONE OF 7 GROUPS SET UP FOR COMMUNICATION AND CO-OPERATION BETWEEN ALL USERS OF THE RIVER THAMES**

---

**CHAIRMAN:** John Hills

**HON.SEC:** Mrs. Linden Williams

Please reply to:
8 Baronsmead Road
High Wycombe
Bucks. HP12 3PQ
Tel/Ansafone:
01494 444827

PLANNING SERVICES HRT 3717o
POL | TLS
DC | ENF
APP |
CS |
29 NOV 2000
COPIES TO: | ACK:
FILE:

27 November 2000

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

Dear Sirs,

**Application Number: F/2000/2732**
**Hambleden Lock, Hambleden, Henley-on-Thames**
**Proposed erection of public toilets facility**

Thank you for sending details of this scheme. On behalf of River Users Group 6 I can confirm that, in principle, our members are in favour of this scheme proceeding.

Yours faithfully,

Linden Williams

Linden Williams
Hon. Secretary
River Users Group 6

# WOKINGHAM DISTRICT COUNCIL

## MEMORANDUM

From: Joanne Ellis, Environmental Health

To: Joss Miller, Planning

My Ref: JPE/aky/20003342

Your Ref: F/2000/2732

Date: 20 November, 2000

---

**PROPOSED ERECTION OF PUBLIC TOILETS FACILITY**

**LOCATION: HAMBLEDON LOCK, ASTON FERRY LANE, REMENHAM**
**REF: F/2000/2732**

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

**JOANNE ELLIS**
**SENIOR ENVIRONMENTAL HEALTH OFFICER**
**ENVIRONMENTAL PROTECTION AND HOUSING**

**Received by Wokingham District Council**

# Application No: F/2000/2732

**Proposal:**
Proposed erection of public toilets facility

**Location:**
Hambleden Lock, , Hambleden, Henley-On-Thames.

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

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

**WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/12/2000. 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**

**14 November 2000**

# ADDITIONAL NEIGHBOUR CONSULTATION SHEET

**APPLICATION NUMBER: F/2000/2732**
**CASE OFFICER: Joss Miller**

| ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION | NUMBER OF DAYS FOR RESPONSE | DATE LETTER ISSUED (for Admin use) |
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# *Remenham Parish Council*



*Please reply to:*

*Francis Burley*
***Parish Clerk***
*Stablehouse Barn*
*Remenham Hill*
*Henley on Thames*
*OXON RG9 3HN*

☎ *01491 578859*
*01491 578270*
*FrancisAB@aol.com*

Ms Nicola Lake
Development Control Dept
Wokingham District Council
Council Offices
Shute End
Wokingham
RG40 1BN

30.OCT.2000* 2732

25 October, 2000

Dear Nicola,

**Planning Application Hambledon Lock Toilet Block [Remenham Parish]**

Following our conversation this morning I enclose the Parish Council's application for planning permission for a toilet facilities block at Hambledon Lock.

**Background**
This application is the result of co-operation between all the interested parties in the use of the river, and the design has been paid for by the Environment Agency. The Council agreed to submit the existing plans for application although it is aware of Ms Morgan's comments to the Architects Caroe & Partners in her letter of 18th May. The council broadly agree with her comments, but submitted the existing plans as to alter them at this stage would cause unnecessary delay to submitting the application.
There are no traffic implications except the occasional access by a sewage disposal lorry along the existing track.

**Need**
The need for toilets facilities at Hambledon lock is self evident, given the number of river users at the lock in the summer, and the lack of other facilities for miles in either direction for the use by walkers / ramblers / visitors throughout the year. The facilities will enable boat owners to empty chemical toilets and will avoid walkers and visitors making, what can only be politely described as, their own arrangements.

**Support**
The agreement to build a toilet block was made by all the parties concerned at a meeting on 16th June [see Annex 1] attended among others by two staff from Wokingham District Council. I also enclose letter so support from the Environment Agency [Annex 2] The River Users Society [annex 3] The National Trails Office [Annex 4] and the local River

Users Group [annex 5]. The Parish Council of course fully support the need for a toilet block as they are the applicant.

**Enclosures**:

- The planning application [6 copies]
- Section 66 Certificate [6 copies]
- Location map [6 copies]
- Plans for the building [5 copies - as the Parish Council already has one]
- Annexes 1 - 5 Evidence of support from Environment Agency and others.
- Planning fee £95 [made up of two cheques for £47.50 each] being the £190 fee with a 50% reduction for a Council.

Please let me know what further information you require, and I look forward to your comments on the design and size of the proposed building.

Yours sincerely.



**Francis Burley**
Parish Clerk

Annex 1

**MEETING HELD ON FRIDAY 16 JUNE 2000 AT LEANDER CLUB TO DISCUSS THE MATTER OF TOILET FACILITIES AT HAMBLEDEN LOCK**

**REPRESENTATIVES PRESENT**

30.OCT.2000* 2732

| | |
|---|---|
| Tom Copas | Copas Brothers Farms Remenham |
| Don Vickers | Environment Agency |
| Charles Pugh | National Trust |
| Peter Sly | Remenham Parish Council |
| Charlotte Every | Remenham Parish Council |
| Peter McIntosh | RFERAC (Regional Fisheries, Ecology & Recreation Advisory Committee, Environment Agency) |
| John Lunnon | River Users Group |
| Phil Taylor | Wokingham District Council |
| Martin Andrews | Wycombe District Council |
| Michael Jones | Chairman |

Apologies received from David West & Joss Joslin of the Countryside Agency

**BACKGROUND**

The lack of toilet facilities at Hambleden Lock has been on the Agenda of meetings of the Environment Agency Navigation Working Group, the River Users Group and the River Thames Society since 1994 when Hambleden Lock was rebuilt.

With the assistance of Mr Teresa May, MP for the Maidenhead Constituency, the Berkshire bank of the lock area being in the Maidenhead Constituency, Michael Jones called a meeting of all interested parties as detailed above.

**MEETING**

The meeting asked the Chairman to write to Hugh Cameron to express its concern over the late withdrawal (two days before the meeting) of the Countryside Agency.

The meeting then heard the views of each Representative.

The Environment Agency pointed out that the lack of toilet facilities had been highlighted long before the lock rebuilding work when the EA had considered facilities to include a changing room for canoeists using the weir as slalom. However the National Trust, as Trustees of the Hambleden covenants, had lodged objections which had not been resolved when the lock rebuilding took place. The idea of the facilities incorporating changing rooms has since been dropped.

Although the EA did not want to lead the project it would consider working with another organisation towards resolving the matter. The EA had therefore commissioned Caroe & Partners to draw up plans of a suitable toilet block and copies were shown to Representatives. The plans had already been seen and approved by the National Trust although Remenham Parish Council had not seen them.

The architects had also been commissioned to provide an estimate of the cost of building the toilet block although these were not yet to hand.

A few related matters were discussed.

I the most appropriate type of facility might be a bio-disposal unit.

2 the problems of using a bio-disposal unit in the winter when the usage would be low can be resolved by pumping water through the system.
3 water need not be piped to the site as it would be relatively easy to obtain supplies from a borehole.

**OUTCOME**

The meeting agreed that Remenham Parish Council and the Environment Agency were the natural leaders of the project. They will now finalise the plans for the new toilet block, in close liaison with the National Trust and Tom Copas, and submit them to Wokingham District Council for planning permission. It was considered that, on this basis, permission would be forthcoming although it was agreed that each Representative would also send a letter of support to Remenham Parish Council and give thought to approaching any other organisations that might usefully add support to the application.

The Chairman would also ask the Countryside Agency who are responsible for the Thames Path, the River Users Group, the River Thames Society and Henley Town Council to write letters of support to the Council.

When planning permission was received the Chairman would call another meeting to discuss the financing of the project, which it was agreed would comprise the cost of building the structure and the cost of maintenance. Meanwhile members will give some consideration as to who might be approached to help with the financing so that they could be invited to the meeting.

Wycombe District Council has no authority to assist on the Berkshire side of the river but would submit names of any organisation that might be a useful contact when it came to the matter of finance.

When finance has been agreed Remenham Parish Council jointly with the Environment Agency would seek tenders for the building - and, if appropriate, the maintenance.

**MCNJ**

**Our ref:** RSP43.1/DAV/EP

**Date:** 18 August 2000

ENVIRONMENT AGENCY

Mr. F. Burley,
Parish Clerk,
Remenham P.C.,
Stablehouse Barn,
Remenham Hill,
Henley on Thames,
Oxon., RG9 3HN

Dear Sir,

**HAMBLEDEN LOCK - PUBLIC TOILET FACILITIES**

I am pleased to confirm that the Agency remains fully supportive of the need to provide public toilet facilities at Hambleden Lock. To that end we will work with the parish council to produce an acceptable design which will form the basis of a planning application by the parish to Wokingham District Council.

I had hoped at this time to be in a position to provide more detailed drawings than those passed to your representatives at the 16 June 2000 meeting i.e. Peter Sly and Charlotte Every. Unfortunately this has currently proved impossible and as a result, I am chasing our architects for a progress report.

Once I have more to report, I will contact you again.

Yours faithfully,

**D.A. VICKERS**
**Recreation Manager**

Direct dial 0118 953 5560
Direct fax 0118 957 4165

**Environment Agency**
Kings Meadow House, Kings Meadow Road, Reading, RG1 8DQ
Tel: 01189 535000 Fax: 01189 500388

288380: Company Limited by Guarantee No. 1747301 Registered Office: 4 Park Street, Windsor, SL4 1JF

Annex 3

# RIVER THAMES SOCIETY

Chairman Middle Thames Branch: John Skuse
Moorlands, Pinkneys Green, Maidenhead, Berkshire SL6 6QE
Tel: 01628 624025

Anthony West Esq.
Chairman,
Remenham Parish Council,
Remenham Court,
Remenham,
Henley on Thames,
Oxon.

7th August 2000

Dear Mr West,

Toilet facilities at Hambledon Lock.

I understand that the proposal for provision of the above facilities is now close to becoming reality.

This question has been a subject brought to the River Thames Society on many occasions over the last few years and so could you please note that the Society wishes to add its strong support for the project.

Yours sincerely

Supported by:
CIVIC TRUST
COUNTRYSIDE COMMISSION
ENVIRONMENT AGENCY
President: Sir Anthony Durant
Registered as a Charity No. 288380: Company Limited by Guarantee No. 1747301 Registered Office: 4 Park Street, Windsor. SL4 1JF
Lambeth, Lewisham, Richmond upon Th... City of Westminster, Greenwich, Hammersmith & Fulham ... West Berkshire Council

THE RIDGEWAY
National Trail

National Trails Office
Cultural Services
Holton
Oxford OX33 1QQ
Tel:01865 810224 Fax: 01865 810207
email: mail@rway-tpath.demon.co.uk
website: www.nationaltrails.gov.uk

The THAMES PATH
National Trail

Annex 4

Anthony West
Chairman Remenham Parish Council
Remenham Court
Remenham
HENLEY ON THAMES
Oxon

4 August 2000

Dear Mr West

**Toilets at Hambleden Lock**

I write on behalf of The Thames Path Management Group to support the provision of toilets at Hambleden Lock since we are keen to support development of any relevant facilities along the Thames Path for walkers.

In a comprehensive survey of visitors to the Path during the summer of 1999 an increase in the number of toilets along the route was the service or facility most requested by walkers. Therefore the provision of toilets at Hambleden is encouraged and the Management Group urges that such a facility should be fully accessible.

Yours sincerely

Jos Joslin
National Trails Officer



Recycled Paper

Annex 5

# RIVER USERS GROUP

## AREA 6 MARSH to BOULTERS

ONE OF 7 GROUPS SET UP FOR COMMUNICATION AND CO-OPERATION BETWEEN ALL USERS OF THE RIVER THAMES

---

**CHAIRMAN:** John Hills **HON.SEC:** Mrs. Linden Williams

Please reply to:
8 Baronsmead Road
High Wycombe
Bucks. HP12 3PQ
Tel/Ansafone:
01494 444827

*Anthony West Esq*
Chairman, Remenham Parish Council
*Remenham Court*
Remenham
*Henley on Thames*
Oxfordshire

24 July 2000

Dear Mr West

HAMBLEDEN LOCK PROVISION OF TOILET FACILITIES

I understand that your Council will be applying to Wokingham District Council for planning permission to construct a toilet block close to the Lock.

You will be aware, from previous correspondence from me, that the lack of toilet facilities at the Lock has been a topic of great concern within our Group.

Hambleden Lock is a "honey pot" which attracts many visitors as well as being a staging post for boaters and walkers. The lack of facilities means that visitors use nearby trees, bushes, fields and even local gardens.

On behalf of our Group I wish to record our full support for the application that you will be submitting and for the early construction of suitable facilities.

Yours sincerely

John Hills

John S Hills
*Chairman, RUG 6*

cc D Vickers Esq, Amenity & Recreation Manager, EA Thames Region

# WOKINGHAM D.C. DEVELOPMENT CONTROL

(*) PRE-APPS ATTACHED (*)

| | |
|---|---|
| Start date: | |
| Officer: JM | Application No. F/2000/2732 |

Map No. 2 Site 0.00

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED ERECTION OF PUBLIC TOILET FACILITY

Location: HAMBLEDON LOCK MILL END

Parish: REMENHAM Ward: REMENHAM
14.11.00

Applicant: REMENHAM PARISH COUNCIL
(1/2 fee for Parish)

Fee Received 95-00 (2) 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 | red line around none of site & access ✓ OK | | |
| 2 | 1:500 block plan showing existing & proposed dev. + adj. Properties | Checked with M. Thorpe - Building only. | | |
| 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 : 14.11.00 Parish Council Informed - YES / NO

### INTERNAL CONSULTATIONS

| | |
|---|---|
| Building Control | ..... |
| Landscape | ✓ |
| Trees | ..... |
| Conservation Officer | ..... |
| Environmental Health | ✓ |
| Housing | ..... |
| Leisure & Cultural services | ✓ |
| Public Rights of Way | ..... |
| Property | ..... |
| District Secretary (only if called in by SOS) | ..... |
| Policy & Plans | ..... |
| Strategic Planning (JSPU) | ..... |
| Minerals (BABTIE) | ..... |
| Archaeological Site (BABTIE) | ..... |
| Education | ..... |
| Social Services | ..... |
| Highways | ✓ |

### EXTERNAL CONSULTATIONS

| | |
|---|---|
| Adjacent D P A | Wycombe ✓ |
| Adjacent Parish | ..... |
| Southern Electricity Board | ..... |
| British Gas | ..... |
| PSA Oil Pipeline | ..... |
| Transco | ..... |
| Environment Agency | – 250m landfill site cons<br>– Flood Zone<br>~~– New septic tank~~ ✓ |
| Rail Track | ..... |
| Police Arch. Liaison Officer | ..... |

### HERITAGE BODIES

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

### OTHERS:

(Green Belt)
Pre-apps attached
.....
– National Trust (Hughenden Manor address)
– River Thames Society
– Ramblers Association
– National Trails Office, Cultural Services, Holton Oxford OX33 1QQ
– River Users Group, 8 Barnsmead Road High Wycombe Bucks HP12 3PA
– Countryside Agency (don't have an address for this - do you?)
– Henley Town Council

### NEIGHBOURS:

S/N+ Greve Cottage, Weir Cottage, Millstream Cottage } Hambleden, Henley-on-Thames ✓

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**

30.OCT.2000* 2732

| | | |
|---|---|---|
| 1. | APPLICANT'S NAME | Remenham Parish Council |
| | ADDRESS | Stable House Barn<br>Remenham Hill<br>Henley on Thames |
| | POST CODE | RG9 3HN<br>Tel 01491 578859 |
| 2. If the applicant has an agent, all correspondence will be sent to the agent | AGENT'S NAME | F. BURLEY Parish Clerk - |
| | ADDRESS | Stable House Barn<br>Remenham Hill<br>Henley on Thames |
| | POST CODE | RG9 3HN<br>Tel 01491 578859 |
| 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 | HAMBLEDEN LOCK,<br>MILL END<br>HENLEY ON THAMES. |
| 4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used. | | CONSTRUCTION OF A PUBLIC TOILET FACILITY |
| 5. Give the area in hectares or part of a hectare | AREA OF SITE | 54 $m^2$ |
| 6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee | ~~OWNERSHIP~~ | Parish Council |
| 7. List all the plans and drawings submitted with the application | PLANS/DRAWINGS | PLANS & ELEVATIONS - No. 2A<br>1:2500 LOCATION PLAN |

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

| | | | | |
|---|---|---|---|---|
| CHANGE OF USE | [ ] | REDEVELOPMENT | [ ] |
| ERECTION OF NEW BUILDING | [x] | ALTERATION or EXTENSION | [ ] |

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

| | | |
|---|---|---|
| OUTLINE PERMISSION | [ ] | See question 10 |
| FULL PERMISSION | [x] | |
| 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 ? N/A

| | | | |
|---|---|---|---|
| EXTERNAL APPEARANCE | [ ] | SITING | [ ] |
| MEANS OF ACCESS | [ ] | DESIGN | [ ] |
| | | 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. | PRIVATE CAR PARK |
| 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. | SLATE ROOF; BRICKWORK WALLS WITH FLINT PIERS. |
| 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. | N/A. |
| 16. HOW WILL SURFACE WATER BE DISPOSED OF? | DIRECT TO RIVER OR VIA SOAKAWAYS |
| 17. HOW WILL FOUL SEWAGE BE DISPOSED OF? | To existing system ~~YES~~/NO<br>If no, please give details BIODISK OR SEPTIC TANK |
| 18. WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access | AS EXISTING:- VEHICULAR VIA ACCESS ROAD; PEDESTRIAN VIA CAR PARK AND TOWPATH |
| 19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants | YES - BOTH MALE & FEMALE WC's DESIGNED FOR DISABLED USE. |

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. | |

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 [signature] ON BEHALF OF Renelyan Parish Council DATE 23 OCT 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 | | | | |
| B1(a) | OFFICE (other than A2) | | | | |
| B1 (b) | RESEARCH AND DEVELOPMENT | | | | |
| B1 (c) | LIGHT INDUSTRIAL | | | | |
| [illegible] | 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 | | | 54 m² | |
| OTHER | Please Specify | | | | |
| OTHER | Please Specify | | | | |
| | TOTAL | | | | |

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

[illegible]. WHAT PROVISION IS BEING MADE FOR PARKING?

| | Cars | Lorries |
|---|---|---|
| Existing | | |
| Proposed | N/A | |

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. — PUBLIC TOILETS AND DOMESTIC/BOAT REFUSE STORAGE

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

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES? — NO
If so, state this material, the quantity and method of storage.

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

1769d

# YOUR PLANNING APPLICATION

## WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

## WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

## WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

## HOW LONG WILL IT TAKE ?

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

## WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

## WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

1789/a

# SECTION 66 CERTIFICATE

Application No. 30.OCT.2000+ 2732

**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.

## X 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 |
|---|---|---|
| T. Copas | Kings Coppice Farm Cookham Dean | Oct 1. 2000 |

## 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.

- 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) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

**OR**

(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).

---

## 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** X

- 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~~ Owners name | Address at which notice was served | Date on which notice was served |
|---|---|---|
| T. Copas | Kings Coppice farm Cookham Dean | 1 Oct 2000 |

Signed . . . [signature] . . . . . .

On behalf of . . . . . Bemenham Parish Council

Date . 22 . Oct . 2000 . . . . . .

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

1764

ADDRESS HAMBLEDON LOCK OFF REMENHAM LANE PARISH REMENHAM

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

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 24510 | THAMES WATER | TURNING/PARKING AREA NEW ACCESS & GATES TO THE LOCK | 9.1.86 | CA |
| 41062 | NRA | PRIVATE CAR PARK FOR 16 VEHS. | 7.7.93 | CA |
| 41063 | " | S/E. PUBLIC CONVENIENCES & COVERED INFO. AREA. | 7.7.93 | CA |
| 41268 | " | TIP EXCAVATED SOIL 260M W. OF H. LOCK | 22.9.93 | CA |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD GIVEN FOR S/E. ELEC. BY LETTER - 14.7.93

DRAINAGE

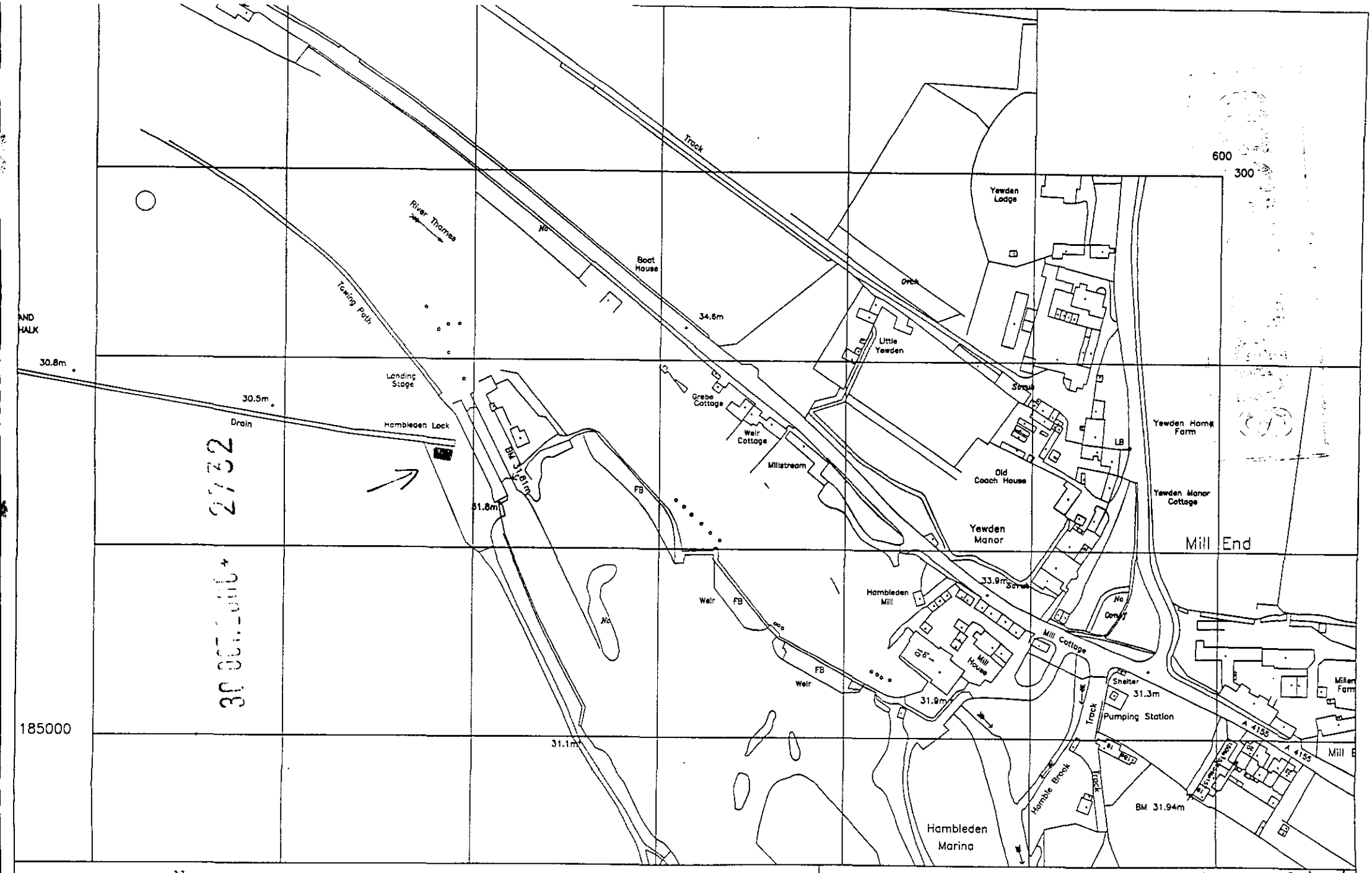


View Looking towards the proposed site.



Existing facilities building.

# Hambleden Lock: Site Photographs.

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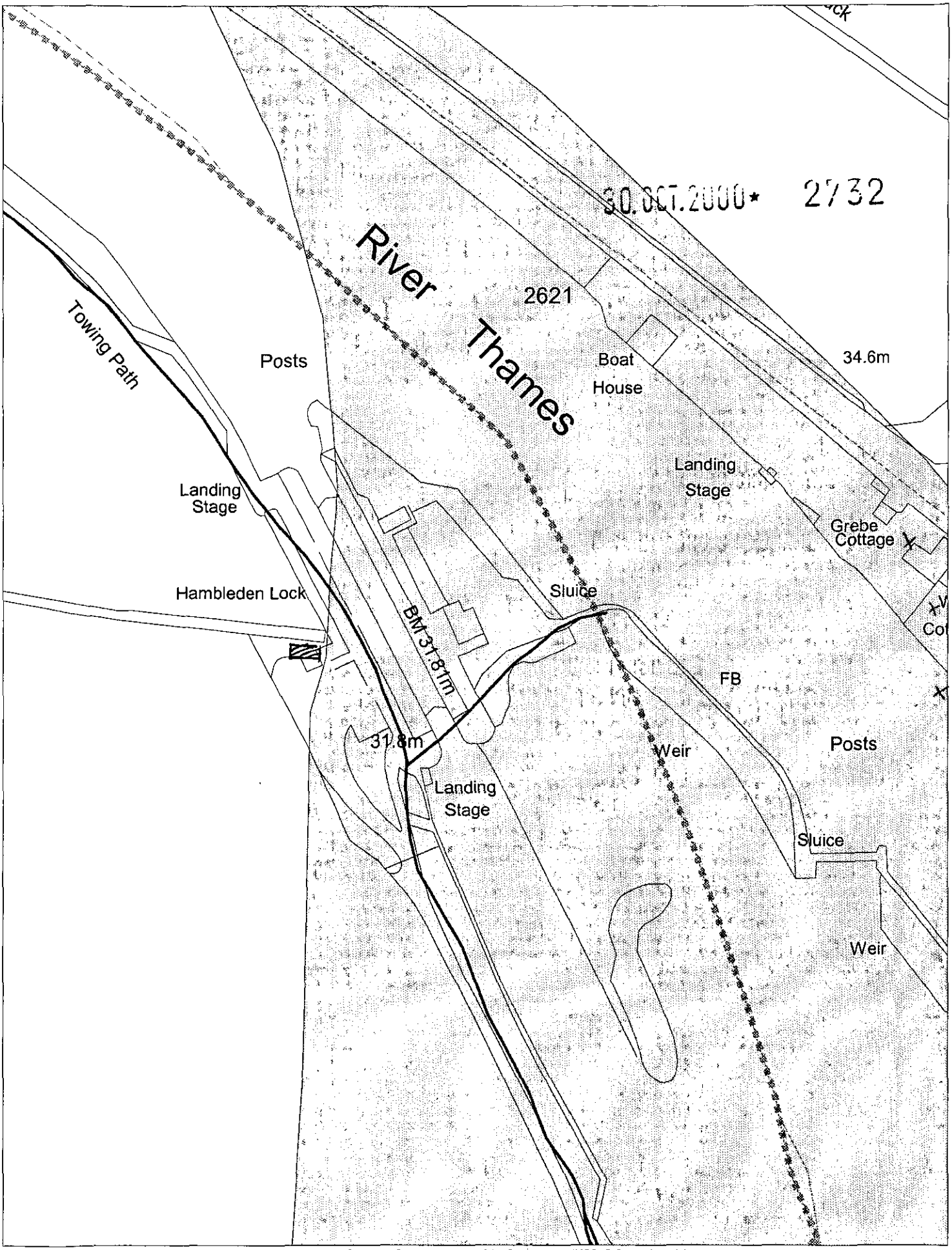
ENVIRONMENT AGENCY
Thames Region

Proposed New Facilities Building, Hambleden Lock.
1:2500 Location Plan.

D

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Development Control Section, Environmental Services, Wokingham District Council.
7 November 2000 Scale: 1 : 1250

N W E S