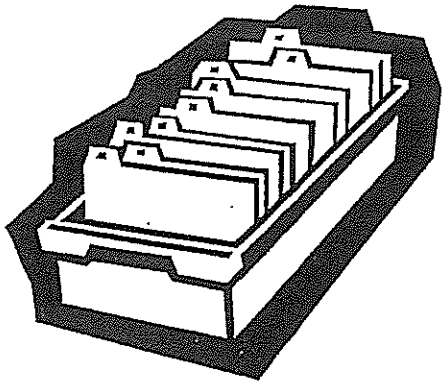
DATE: 30 May 2008

SCANNING INFORMATION SHEET

CONDITIONS



Application Number: F/2001/3636

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 22 April, 2005
My ref. AO/F/2001/363

Mr S R Gent
120 London Road
Ruscombe
Berks
RG10 9HJ

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

Dear Mr Gent

PLANNING APPLICATION F/2001/3636
PROPOSED ERECTION OF REPLACEMENT BOATHOUSE AT THE OLD BAOTHOUSE, WARGRAVE ROAD, WARGRAVE

Thank you for your letter of 16 March. The file has now been found. I confirm that details have been approved for conditions 2, 5, 9, 10 and 13. However, I can find no record of approval of details for condition No. 15.

I trust the above is clear, but if you wish to discuss the matter further please contact me.

Yours sincerely

Ao.

MRS A ODELL
Planning Officer

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 21 April, 2005
My ref. AO/F/2001/363

Mr S R Gent
120 London Road
Ruscombe
Berks
RG10 9HJ

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

Dear Mr Gent

PLANNING APPLICATION F/2001/3636
PROPOSED ERECTION OF REPLACEMENT BOATHOUSE AT THE OLD BAOTHOUSE, WARGRAIVE ROAD, WARGRAVE

Thank you for your letter of 16 March. The file has now been scanned and should be in our computer files. However, the file for this application does not include any documents or plans. I have asked our administrator Ian Jordan to take this up and will reply when I have the required information.

I trust the above is clear, but if you wish to discuss the matter further please contact me.

Yours sincerely

AO

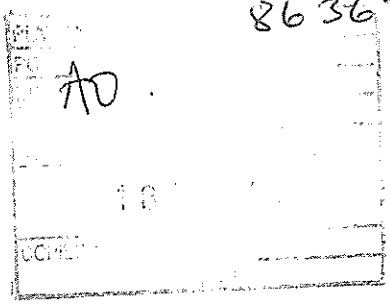
MRS A ODELL
Planning Officer

c.c Ian Jordan

S.R Gent
Manston 120 London road Ruscombe Berkshire
RG10 9HJ

16/3/2005

RR
86363



Dear sir/madam

Planning application F/2001/3636
Erection of replacement boathouse at the old boathouse, Wargrave road, Wargrave.

Please could you confirm that I have complied with my planning conditions which I believe I have.
if so please could you confirm this in writing, if you need anymore information please contact me on:

Phone: 07973798087 or 01189321064

Yours sincerely

S.R Gent

(NL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr A S Spinks
Llanti
Loddon Drive
Borough Island
Wargrave
RG10 8HL

Application Number: F/2001/3636

Parish: **WARGRAVE**

Location: **The Old Boathouse, Wargrave Road, Wargrave, Reading.**

Proposal: **Proposed erection of replacement boathouse**

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

Condition
3. No external lighting shall be installed on the site or affixed to any building on the site.

Condition
4. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no walls or means of enclosure or means of accesses permitted by Classes A and B of Part 2 of the Second Schedule of the

1995 Order shall
Planning Author

Condition
5. The deve
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Condition
11. All plant
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1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

Condition
5. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

Condition
6. The hereby approved boathouse shall be used solely for the storage of boats, other watercraft and associated accessories and at no time shall be used for the storage of any other items, equipment plant, vehicles etc.

Condition
7. No materials, containers, equipment or boats shall be stored on the site or outside the hereby approved boathouse.

Condition
8. There shall be no overnight stays of any kind, under any circumstance within the hereby approved bonthouse.

Condition
9. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
10. Prior to the start of the development a detailed parking and turning plan shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the location of two parking spaces measuring 2.4m by 4.8m, a suitable turning area and details of the hard surfacing material. The approved details shall be implemented on site prior to the start of use of the hereby approved boathouse and shall there after be retained.

Condition
11. 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
12. Prior to the
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Condition
13. Prior to the s
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approved in writing

Condition
14. No areas of
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Condition
15. A landscape
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Reason
1. In pursuance
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Reason
2. To ensure tha

Reason
3. In the interest

Reason
4. To safeguard
surrounding area.

Reason
5. To safeguard
locality.

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6. To safeguard

Reason
7. To safeguard

Condition
12. Prior to the start of development upon the site full details of the voids located in the sides and rear elevation shall be submitted to and approved in writing by the Local Planning Authority. The building shall then be constructed using these details, which shall thereafter be retained and maintained. At no time shall these voids be blocked up or obstructed internally or externally.

Condition
13. Prior to the start of development upon the site a full survey of water voles, by a registered specialist, together with full details of any mitigation measures and a proposed timetable, which may be required, shall be submitted to and approved in writing by the Local Planning Authority.

Condition
14. No areas of hard standing, pathways and other forms of artificial surfacing shall be laid down upon the site, other than those approved under condition 10 of this decision notice for use as a parking area for no more than 2 cars.

Condition
15. A landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for both the application site and the meadow area (outline in blue on the submitted drawing) shall be submitted to and approved in writing by the Local Planning Authority prior to the start of works upon the site. The management plan shall focus upon the continuation of the wild meadow appearance of the site and shall not include species of plant that are considered to have a domestic appearance.

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. To safeguard the character of the premises and the visual amenities of the surrounding area.

Reason
5. To safeguard the visual amenities of neighbouring properties and the locality.

Reason
6. To safeguard the amenity of the surrounding area.

Reason
7. To safeguard the amenity of the surrounding area.

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Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 9 February, 2004
My ref. AO/F/2001/3636

Mr S Gent
120 London Road
Ruscombe
READING
RG10 9HJ

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

Dear Mr Gent

PLANNING APPLICATION F/2001/3636
PROPOSED ERECTION OF REPLACEMENT BOATHOUSE AT THE OLD BOATHOUSE, WARGRAVE ROAD, WARGRAVE – CONDITION 13 – WATER VOLES

I advise you that the survey submitted by Dr. Paula Cox is satisfactory and that no measures regarding water voles need to be implemented, and that the above condition has been satisfactorily complied with.

I trust the above is clear, but meanwhile if you wish to discuss the matter further please contact me.

Yours sincerely

AO

MRS A ODELL
Planning Officer

Angela Odell

From: Andy Glencross
Sent: 06 February 2004 12:44
To: Angela Odell
Subject: PA F/2001/3636 The Old Boathouse Wargrave Rd Wargrave

Hi Angela

I am satisfied with the Paula Cox's survey, which suggests that water voles are not present on the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Dinton Pastures Country Park
Davis Street
Hurst
Reading
RG10 0TH

Tel. 0118 9342016

Received by Wokingham District Council

Application No: F/2001/3636

Proposal:
Proposed erection of replacement boathose

Location:
The Old Boathouse, Wargrave Road, Wargrave, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/04/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

05 April 2001

44671

Nicola,

PLANNING SERVICES	HPT
POL	
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Pls call me about this letter.

Simon

22 June 2001

I left a message with Jane Santi regarding this and Cllr Brand's letter. The updated position is that I have put the revised plans through to Penny for a 21 Day reconsultation. Until I get back I am unlikely to do anything with the application. But I am minded to recommend it for approval.

Nicola Lake.

CONDITION 12

AP NUMBER F/2001/3636

ENVIRONMENT AGENCY

Our Ref : FM/2003/000205-1/2
Your Ref : F/2001/3636

Date : 28 November 2003

Stephen Gent
Manston
120 London Road
Ruscombe
Berkshire
RG10 9HJ

Dear Sir/Madam

WALL OPENINGS IN BOATSHED - THE OLD BOATHOUSE, WARGRAVE ROAD, WARGRAVE

This is a copy of the Environment Agency's response to the Local Planning Authority with respect to the planning application which you submitted for the above site.

I refer to the Environment Agency's previously requested condition requiring wall openings in the above proposed building.

The Agency requested that the openings extend from ground level to the 1947 flood water level of 33.98m above Ordnance Datum (Newlyn). Agency survey information shows that the ground level at this location is 32.67m above OD(N). Openings of the required size may therefore be impractical in this case, and I have therefore advised the applicant, Mr Gent, that 600mm high openings will be sufficient.

If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

SARAH PAXMAN
Planning Liaison Officer

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Date: 23 January 2004

To: Case Officer

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

Application Number: F/2001/3636

Location: The Old Boathouse, Wargrave Road, Wargrave, Reading.

Proposal: Proposed erection of replacement boathouse

Applicant: A S Spinks .

Case Officer: ANGELA ODELL

The new plans show the following: Details to comply with conditions 5, 9, 10, 12, 13 & 15.

Comments are required by 06/02/2004.

Should you have any queries regarding this application please contact the case officer ANGELA ODELL on 0118 974 6445.

(RING ONE)

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

App. No. F/2001/3636 Date Rec. 20.01.04

Location: The Old Boathouse, Wargrave Road.

Parish: Wargrave.

Applicant: A S Spinks.

Description of attached plans: Details to comply with conditions 5, 9, 10, 12, 13, & 15.

Drawing No's:

CONSULTEES

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

Please tick which of the following you wish consulted.

Landscape & Trees re: conditions 5, 9 & 15.	✓
Urb. Design & Conservation	
Highways re: condition 10.	✓
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

Environment Agency re: condition 12 + 13

Andy Glenny re: condition 13.

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

NEIGHBOURS: 2 weeks.

Date for Responses

FURTHER ACTION

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

Redate Application ~~Y~~ / N From:

New Site Notice ~~Y~~ / N

Revised Proposal Description:

CASE OFFICER AO.

Consultations Sent by Admin. on 23.01.04.

Yellow - Case Officer Copy
Green - Part One Copy

(RING ONE)

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

App. No. F/2001/3636 Date Rec. 20.01.04

Location: The Old Boathouse, Wargrave Road.

Parish: Wargrave.

Applicant: A S Spinks.

Description of attached plans: Details to comply with conditions 5, 9, 10, 12, 13, 14 & 15.

Drawing No's:

CONSULTEES

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

Please tick which of the following you wish consulted.

Landscape & Trees re: conditions 5, 9 & 15.	✓
Urb. Design & Conservation	
Highways re: condition 10.	✓
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

Environment Agency re: conditions 12 + 13
Andy Glencross re: condition 13.

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

NEIGHBOURS: 2 weeks.

Date for Responses

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER Ao.

Consultations Sent by Admin. on 23.01.PS.

Yellow - Case Officer Copy
Green - Part One Copy

TO: **DEVELOPMENT CONTROL** FROM: Environmental Design
Angela Odell

DATE: 3 February 2004

Location:	The Old Boat House, Wargrave Road, Wargrave
Proposal:	Proposed erection of replacement boathouse
Application Number:	F/2001/3636

In response to your consultation dated 23 January 2004 for the above application, the landscape comments are as follows:

1. Why is it necessary to divide the meadow by erecting new fencing from the A321 down to the river especially as the access footpath to the boathouse is now shown to go through the woodland?

2. Will the boundary treatment change along the A321, and if so the applicant will need to provide these details.

3. It is not clear form the plan the area proposed for parking. Is it the whole area shaded on the plan? This area is very large and is significantly larger than the required 2 parking spaces and turning area. What will the proposed surfacing be for the parking area and will it need to be levelled in any way as the ground steeply slopes to the river in this location?

4. It is not clear where the duckboard walkway is to be as it does not seem to be shown on the plan I have.

5. A detailed landscape scheme is probably not necessary, however this depends on the answer to point no. 2 raised above. As the site is on a Green Route the proposals should not be detrimental to the area and therefore it may be necessary to provide suitable planting adjacent to the A321.

6. The applicant has given reasons why the whole length of the pathway will be covered in woodchip. Is surfacing the path necessary, as I believe that the use of the boathouse will only be by the applicant, which will lead to very limited erosion? Woodchip on slopes can cause more problems than it solves as it has a tendency to creep downhill and can become unstable underfoot.

7. The applicant will need to provide a management plan for the meadow area and state how the meadow will be safeguarded and managed. This will need to be forwarded to Andy Glencross for comment.

Catherine Brimble

Catherine Brimble
Landscape Architect

1 OF 2

DETAILS TO COMPLY WITH CONDITIONS
--3636

AP NUMBER
F/2001/3636

PLANNING SERVICES HPT 76196
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20 JAN 2004
COPIES TO ACK
FILE:

Stephen Gent
Manston
120 London Road
Ruscombe
RG10 9HJ
13/10/03

Dear Sirs

LAND TITLE NUMBER BK269222 WARGRAVE ROAD, WARGRAVE, RG10 8PJ

I enclose for your consideration a drawing and statement showing responses to the planning conditions relating to the above property. These are listed below:

Condition 5
The boundaries marked in red on the attached plan are to be fenced in stockwire on round wooden posts. There will be metal double gates to provide access to the adjoining property as marked on the plan.

Condition 9
There is no submission on landscaping as no enhancement from existing is intended. The land will be kept in the current natural condition.

Condition 10
Parking is shown on the attached plan as established in 1952. This will comprise two parking spaces 2.4 m by 4.8 m and a turning area as detailed on the plan.

Condition 11
No landscaping is intended other than the provision of a duckboarded walkway to avoid any damage to the natural flora adjacent to the boathouse as shown on the attached plan. A drawing to show the style and specifications and materials to be used is attached.

Condition 12
A plan submitted to the Environment Agency has been approved (copy attached) and is as described in the condition to allow the flow of floodwater through the building.

Condition 13
I enclose a water vole survey relating to the property from a registered specialist Dr Paula Cox which shows the absence of this species from the application site.

Condition 14
A natural pathway of biodegradable woodchip of local provenance will be supplied to provide grip on the descent through the woodland copse to avoid damage to the thin chalk soils of the meadow area. This is shown on the attached plan in green.

2 of 2

AP Number
F/2001/3636

Condition 15
There will be minor clearing of rubbish and detritus of previous ownerships. There will be some removal of minor elements of deadwood in the existing copse. The intention of the long term landscape management is to keep the land in as naturalistic appearance as possible to retain the features of Thames tributory riverine flora and chalk meadow land.

Yours faithfully



Stephen Gent

Head of Planning and Transportation
Wokingham District Council
Shute End
Wokingham

Date: 23 January 2004

To: Highways – re condition 10

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

Application Number: F/2001/3636

Location: The Old Boathouse, Wargrave Road, Wargrave, Reading.

Proposal: Proposed erection of replacement boathouse

Applicant: A S Spinks .

Case Officer: ANGELA ODELL

The new plans show the following: Details to comply with conditions 5, 9, 10, 12, 13 & 15.

Comments are required by 06/02/2004.

Should you have any queries regarding this application please contact the case officer ANGELA ODELL on 0118 974 6445.

Details considered to be acceptable.

AL. 26/1/04

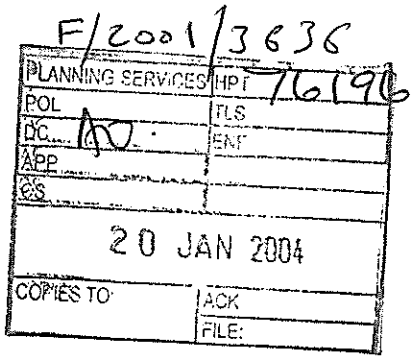
1 OF 2

WITH CONDITIONS

--3636

AP NUMBER

F/2001/3636



Stephen Gent
Manston
120 London Road
Ruscombe
RG10 9HJ
13/10/03

Dear Sirs

LAND TITLE NUMBER BK269222 WARGRAVE ROAD, WARGRAVE, RG10 8PJ

I enclose for your consideration a drawing and statement showing responses to the planning conditions relating to the above property. These are listed below:

Condition 5
The boundaries marked in red on the attached plan are to be fenced in stockwire on round wooden posts. There will be metal double gates to provide access to the adjoining property as marked on the plan.

Condition 9
There is no submission on landscaping as no enhancement from existing is intended. The land will be kept in the current natural condition.

Condition 10
Parking is shown on the attached plan as established in 1952. This will comprise two parking spaces 2.4 m by 4.8 m and a turning area as detailed on the plan.

Condition 11
No landscaping is intended other than the provision of a duckboarded walkway to avoid any damage to the natural flora adjacent to the boathouse as shown on the attached plan. A drawing to show the style and specifications and materials to be used is attached.

Condition 12
A plan submitted to the Environment Agency has been approved (copy attached) and is as described in the condition to allow the flow of floodwater through the building.

Condition 13
I enclose a water vole survey relating to the property from a registered specialist Dr Paula Cox which shows the absence of this species from the application site.

Condition 14
A natural pathway of biodegradable woodchip of local provenance will be supplied to provide grip on the descent through the woodland copse to avoid damage to the thin chalk soils of the meadow area. This is shown on the attached plan in green.

Ap Number
F/2001/3636

Condition 15
There will be minor clearing of rubbish and detritus of previous ownerships. There will be some removal of minor elements of deadwood in the existing copse. The intention of the long term landscape management is to keep the land in as naturalistic appearance as possible to retain the features of Thames tributory riverine flora and chalk meadow land.

Yours faithfully



Stephen Gent

Head of Planning and Transportation
Wokingham District Council
Shute End
Wokingham

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 3 February, 2004
My ref. AO/F/2001/3636

Mr S Gent
120 London Road
Ruscombe
READING
RG10 9HJ

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

Dear Mr Gent

PLANNING APPLICATION F/2001/3636
PROPOSED ERECTION OF REPLACEMENT BOATHOUSE AT THE OLD BOATHOUSE, WARGRAVE ROAD, WARGRAVE

Thank you for your letter received on 22.1.04 and material samples. I confirm the proposed materials are acceptable under condition 2 for construction of the above development providing the timber is dark stained.

I enclose comments on the landscaping scheme. Please address these.

I trust the above is clear, but meanwhile if you wish to discuss the matter further please contact me.

Yours sincerely

AOdell

MRS A ODELL
Planning Officer

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 26 January, 2004
My ref. AO/F/2001/3636

Mr S Gent
120 London Road
Ruscombe
READING
RG10 9HJ

Planning Services
P.O. Box 157
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Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Gent

PLANNING APPLICATION F/2001/3636
PROPOSED ERECTION OF REPLACEMENT BOATHOUSE AT THE OLD BOATHOUSE, WARGRAVE ROAD, WARGRAVE

Thank you for your letter received on 20.1.04 and enclosed plans.

Conditions 5 and 10
I confirm the proposed details shown on the submitted plan are acceptable for compliance with conditions 5 and 10 of the above consent.

I trust the above is clear, but meanwhile if you wish to discuss the matter further please contact me. (I will write to you separately regarding the other conditions.)

Yours sincerely

AO.

MRS A ODELL
Planning Officer

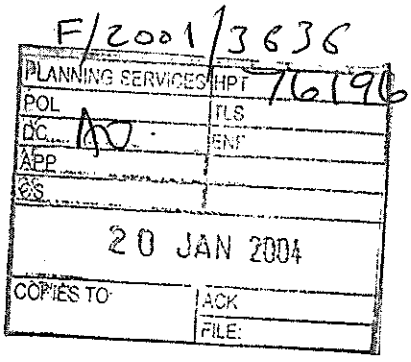
1 OF 2

WITH CONDITIONS

--3636

AP NUMBER

F/2001/3636



Stephen Gent
Manston
120 London Road
Ruscombe
RG10 9HJ
13/10/03

Dear Sirs

LAND TITLE NUMBER BK269222 WARGRAVE ROAD, WARGRAVE, RG10 8PJ

I enclose for your consideration a drawing and statement showing responses to the planning conditions relating to the above property. These are listed below:

Condition 5
The boundaries marked in red on the attached plan are to be fenced in stockwire on round wooden posts. There will be metal double gates to provide access to the adjoining property as marked on the plan.

Condition 9
There is no submission on landscaping as no enhancement from existing is intended. The land will be kept in the current natural condition.

Condition 10
Parking is shown on the attached plan as established in 1952. This will comprise two parking spaces 2.4 m by 4.8 m and a turning area as detailed on the plan.

Condition 11
No landscaping is intended other than the provision of a duckboarded walkway to avoid any damage to the natural flora adjacent to the boathouse as shown on the attached plan. A drawing to show the style and specifications and materials to be used is attached.

Condition 12
A plan submitted to the Environment Agency has been approved (copy attached) and is as described in the condition to allow the flow of floodwater through the building.

Condition 13
I enclose a water vole survey relating to the property from a registered specialist Dr Paula Cox which shows the absence of this species from the application site.

Condition 14
A natural pathway of biodegradable woodchip of local provenance will be supplied to provide grip on the descent through the woodland copse to avoid damage to the thin chalk soils of the meadow area. This is shown on the attached plan in green.

Tel: (0118) 974 6441
Email: duncan.carty@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 16th March 2004
My ref: F/2001/3636

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

Mr. S. R. Gent
Manston
120 London Road
Ruscombe
Berkshire
RG10 9HJ

Dear Mr Gent,

PROPOSED ERECTION OF REPLACEMENT BOATHOUSE

THE OLD BOATHOUSE, WARGRAVE ROAD, WARGRAVE, READING

I refer to your recent letter received 20th February 2004 with accompanying drawings and previous correspondence regarding the discharge of planning conditions 5, 9 and 10 of the above permission.

Conditions 5 and 9

The submitted details are considered to be acceptable.

Condition 10

This condition requires the parking/turning area to be constructed of hard surface material. This has not been stated. I would accept a smaller area for parking and turning for two vehicles as required by the condition. A semi-permeable surface such as grasscrete would be considered to be acceptable.

Conditions 12 and 13

The Environment Agency are satisfied with the submitted details.

I hope this information is useful to you.

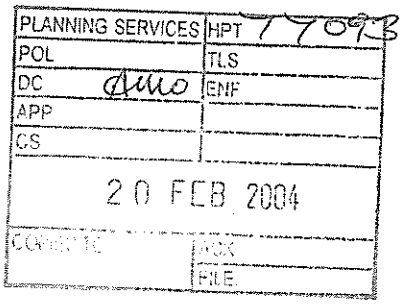
Yours sincerely,

Duncan Carty
Consultant Planner

ENVIRONMENT AGENCY

Our Ref : FM/2003/000205-2/1
Your Ref : F/2001/3636

Date : 17 February 2004



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

Dear Sir/Madam

ERECTION OF REPLACEMENT BOATHOUSE - CONDITIONS 12 & 13
THE OLD BOATHOUSE, WARGRAVE ROAD, WARGRAVE, READING

Thank you for your letter dated 23 January 2004, received on 26 January 2004.

The Environment Agency is satisfied with the submitted details in regard to the absence of water voles (condition 13), and the previously submitted details with regard to wall openings (condition 12), and has no further comment.

If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

SARAH PAXMAN
Planning Liaison Officer

CC: Stephen Gent

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Date: 04 March 2004

To: Highways

Re condition 10

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

Application Number: F/2001/3636

Location: The Old Boathouse, Wargrave Road, Wargrave, Reading.

Proposal: Proposed erection of replacement boathouse

Applicant: A S Spinks.

Case Officer: Duncan Carty

The new plans show the following: Letter and drawings in response to earlier memo (see attached) from Environmental Design.

Comments are required by 15/03/2004.

Should you have any queries regarding this application please contact the case officer Duncan Carty on 0118 974 6463.

The condition required the parking/turning area to be constructed of hard surface material. This has not been stated and therefore condition is not met. I would accept a smaller area for parking and turning for 2 vehicles as required by the condition.

A semi-permeable surface such as grasscrete would be considered acceptable by highways should a bonded material be a problem.

Adam 9/03/04

PLANS TO MEET CONDITIONS

--3636

MAYRISE 20054178

DATE 20 FEB 4

FOR

ANS'D

FILE REF SEE WEES

"Manston"
120, London Rd,
Ruscombe
Berkshire.
RG10 9HJ

16th February 2004.

Dear Mrs Brimble,

In response to your comments on application No F/2001/3636:-

1. Deriding the Meadow was insisted upon by the previous owner Mr. A. Spinks. The fence actually runs alongside the Wooded copse.

2. The fence along the A321 is a existing as is the hedgerow which is already in place.

3. Parking is as plan and already exists.

4. Duckboard is as indicated on drawing, 7 Metres in Length.

5. N/A.

6. The woodchip pathway will be omitted from the scheme.

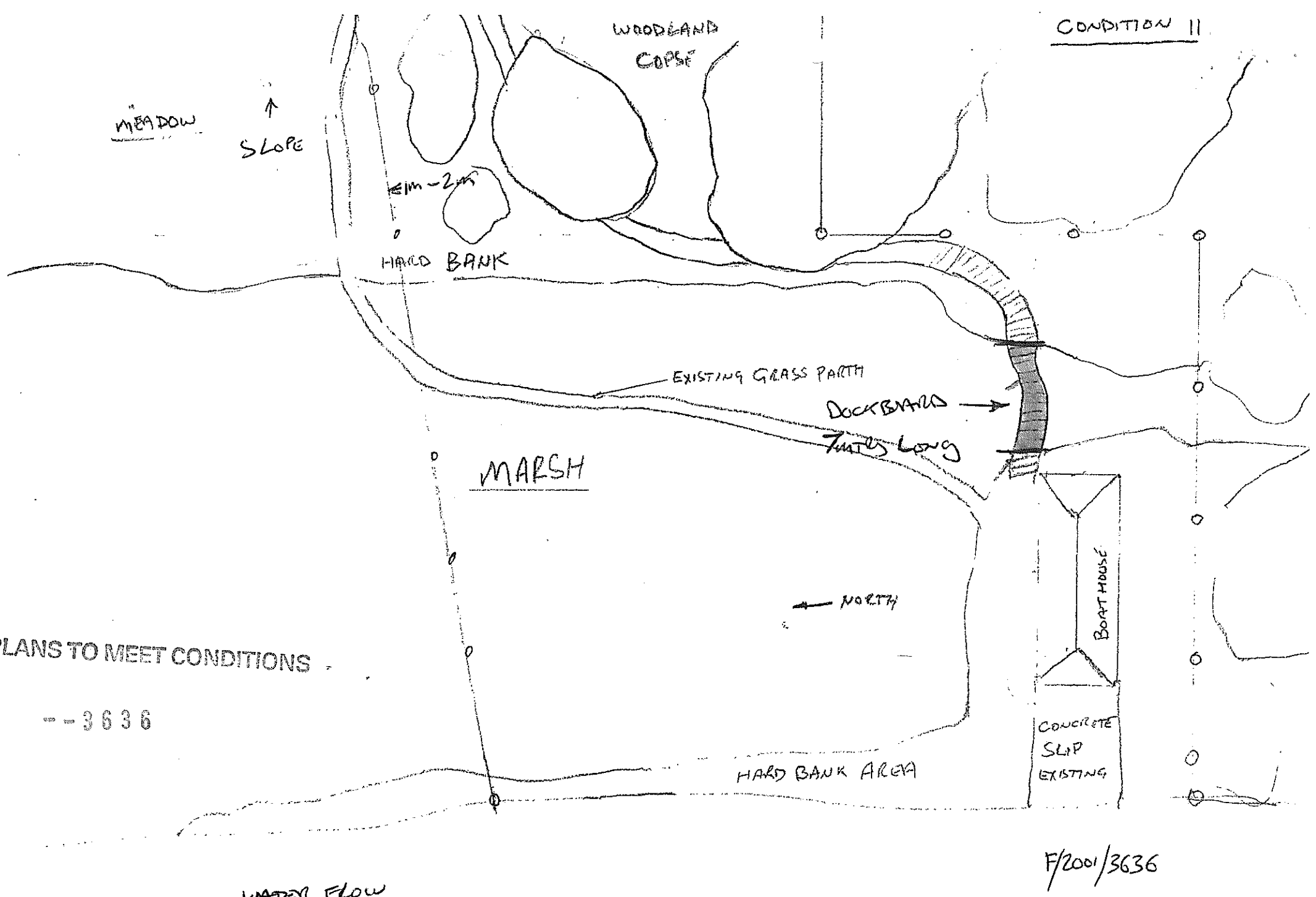
7. The Meadow area on the plot is about 1m - 2m wide, running alongside the copse,

PTO

(7 cont.) So the pathway which would run down this strip has been moved into the copse.

yours sincerely

S.R. GENT.



PLANS TO MEET CONDITIONS

- - 3636

F/2001/3636

← HENLEY

A321

WARGAVE →

THIS HEDGE AND FENCE ARE ALREADY IN PLACE

DROPPED CURB

28 m

PATH

GATES

HEDGE

NEW GATES

FLAT AREA

SLOPE

2.4 X 4.8

15m

2.4 X 4.8

10.m

NEW FENCE

EXISTING PARKING FLAT

STEEP SLOP

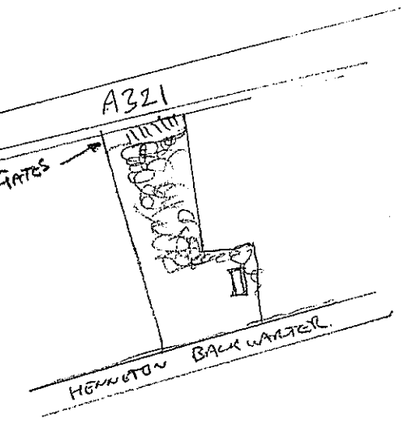
NEW FENCE

THIS AREA IS EXISTING

EXISTING SURFACE ROAD PLANEINGS GRAVEL & GRASS

LEFT AS IS

←NORTH



LOCATION PLAN 1·2500

PLANS TO MEET CONDITIONS

--3636

THE OLD BOATHOUSE WARGRAVE RG10 8PJ

OFF ROAD PARKING 1-10

S GENT 01189 321064

F/2001/3636

Date: 04 March 2004

To: Case Officer

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

Application Number: F/2001/3636

Location: The Old Boathouse, Wargrave Road, Wargrave, Reading.

Proposal: Proposed erection of replacement boathouse

Applicant: A S Spinks.

Case Officer: Duncan Carty

The new plans show the following: Letter and drawings in response to earlier memo (see attached) from Environmental Design.

Comments are required by 15/03/2004.

Should you have any queries regarding this application please contact the case officer Duncan Carty on 0118 974 6463.

(RING ONE)

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

App. No. F/2001/3636 Date Rec. 20/2/04

Location: THE OLD BOATHOUSE, WARGLAVE ROAD, WARGLAVE

Parish: WARGLAVE

Applicant: AS SPINKS

Description of attached plans: LETTER + DRAWINGS IN RESPONSE TO EARLIER MEMO (SEE ATTACHED) FROM ENVIRONMENTAL DESIGN

Drawing No's: /

CONSULTEES

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

Please tick which of the following you wish consulted.

Landscape & Trees Conditions 5, 10, 9, 15	✓
Urb. Design & Conservation	
Highways Condition 10	
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS: N/A

Date for Responses 15/3/04

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER

Consultations Sent by Admin. on 04.03.PS

Yellow - Case Officer Copy
Green - Part One Copy

(RING ONE)

REVISED PLANS	ADDITIONAL PLANS	MINOR AMENDMENTS	DETAILS TO COMPLY WITH CONDITIONS

App. No. T/2001/4.3636 Date Rec. 20/2/04

Location: THE OLD BOATHOUSE, WARCRAVE ROAD, WARCRAVE

Parish: WARCRAVE

Applicant: AS SPINKS

Description of attached plans: [illegible] FROM ENVIRONMENTAL DESIGN

Drawing No's: /

CONSULTEES

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

Please tick which of the following you wish consulted.

Landscape & Trees Conditions 5, 10, 9, 15	✓
Urb. Design & Conservation	
Highways C [illegible] 10	
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

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

NEIGHBOURS: N/A

Date for Responses 15/3/04

FURTHER ACTION

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

Redate Application Y / N From: _____

New Site Notice Y / N

Revised Proposal Description: _____

CASE OFFICER

Consultations Sent by Admin. on 04.03.PS

Yellow - Case Officer Copy
Green - Part One Copy

3636

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 1 July, 2005
My ref. AO/F/2001/363

Mr S R Gent
120 London Road
Ruscombe
Berks
RG10 9HJ

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

Dear Mr Gent

PLANNING APPLICATION F/2001/3636
PROPOSED ERECTION OF REPLACEMENT BOATHOUSE AT THE OLD BAOTHOUSE, WARGRAVE ROAD, WARGRAVE – CONDITION 15

Following advice I have received from our biodiversity officer Andy Glencross, I confirm the proposed details are now acceptable for the above condition.

I trust the above is clear, but if you wish to discuss the matter further please contact Andy in the first instance on 0118 934 2016.

Yours sincerely

Ao.

MRS A ODELL
Planning Officer

Angela Odell

From: Andy Glencross
Sent: 30 June 2005 16:27
To: Angela Odell
Subject: PA F/2001/3636 Old Boathouse Wargrave Rd Wargrave

Hi Angela

I am satisfied that the submitted plan is sufficient to discharge the condition regarding a landscape management plan.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Dinton Pastures Country Park
Davis Street
Hurst
Reading
RG10 0TH

Tel. 0118 9342016

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 24 May, 2005
My ref. AO/F/2001/363

Mr S R Gent
120 London Road
Ruscombe
Berks
RG10 9HJ

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

Dear Mr Gent

PLANNING APPLICATION F/2001/3636
PROPOSED ERECTION OF REPLACEMENT BOATHOUSE AT THE OLD BAOTHOUSE, WARGRAVE ROAD, WARGRAVE – CONDITION 15

Following advice I have received from our biodiversity officer Andy Glencross, please submit a map showing the following:

1. Wooded, open areas and water.
2. Locations of any woodland clearance.
3. How each area is to be maintained each year (i.e. non-intervention, mowing of grass, grazing with sheep etc.)

I trust the above is clear, but if you wish to discuss the matter further please contact Andy in the first instance on 0118 934 2016.

Yours sincerely

Ao.

MRS A ODELL
Planning Officer

Angela Odell

From: Andy Glencross
Sent: 13 May 2005 12:34
To: Angela Odell
Subject: PA F/2001/3636 Old Boathouse Wargrave Rd Wargrave

Hi Angela

I don't recall the conversation mentioned and I think we need a little more than what has been offered. If the applicant submitts a map with showing the following;-

(1) Wooded, open areas and water.
(2) locations of any woodland clearance.
(3) How each area is to be maintained each year (i.e. non intervention, mowing of grass/grazing with sheep etc)

Providing a letter confirming that the proposed work will be undertaken is included this should be sufficient to discharge the condition.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Dinton Pastures Country Park
Davis Street
Hurst
Reading
RG10 0TH

Tel. 0118 9342016

Memo to: Andy Glencross, Dinton Pastures **26.4.05**

From: Angela Odell, Planning

PLANNING APPLICATION F/2001/3636
PROPOSED ERECTION OF REPLACEMENT BOATHOUSE AT THE OLD BOATHOUSE, WARGRAVE ROAD, WARGRAVE – CONDITION 15

I refer to the above condition, letter from applicant Mr Gent and memo from Catherine Brimble. Mr Gent has just phoned and said that you were going to send an e-mail to me? Re. this. Is what he has proposed for condition 15 O.K? If not what is needed.

thanks