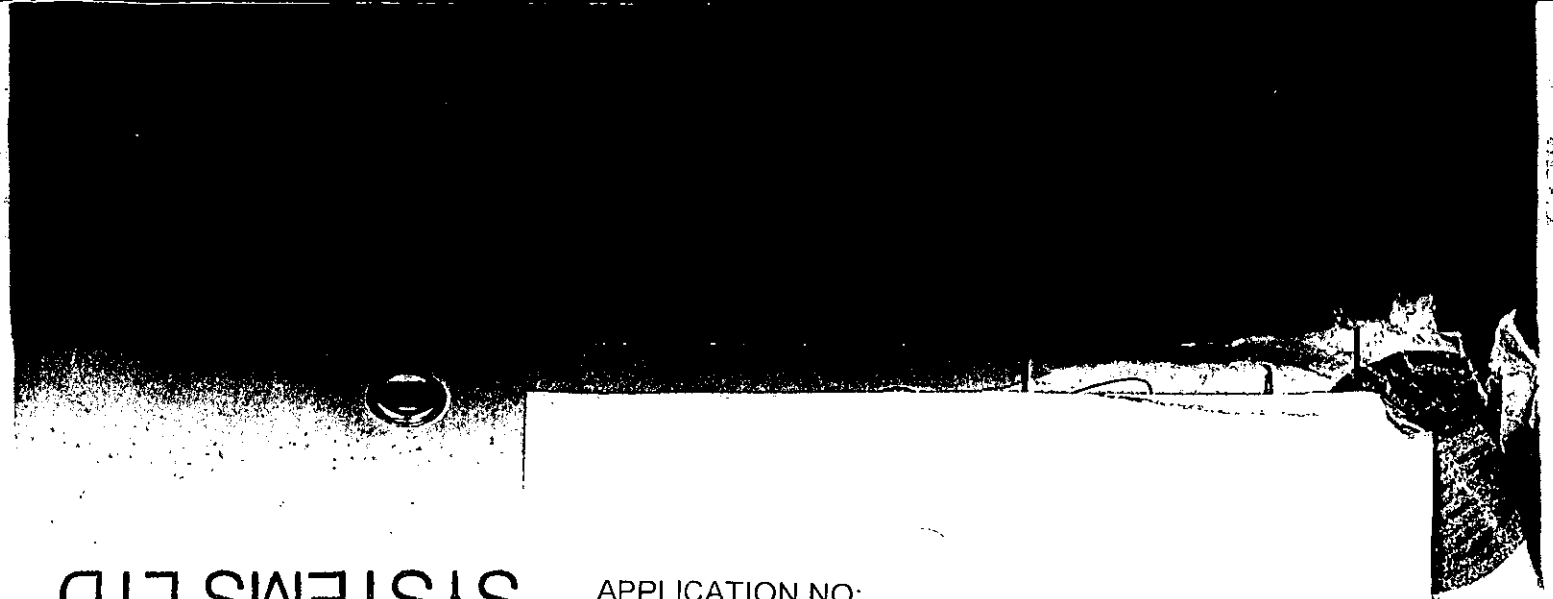


SYSTEMS LTD

APPLICATION NO:
F/2000/1599

LOCATION:
Boathouse Station Road, Wargrave Reading.

APPLICANT:
Wargrave Boating Club

PROPOSAL:
Proposed single storey extension to existing boathouse.

EARLIEST DATE FOR DECISION: **02/07/2000**

APPLICATION EXPIRY DATE: **21/07/2000**

CASE OFFICER: **Heather Morgan**

(JM)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Wargrave Boating Club
Tudor Cottage
104 High Street
Wargrave
Berkshire
RG10 8DE

Application Number: F/2000/1599

Parish: **WARGRAVE**

Location: **Boathouse, Station Road, Wargrave, Reading.**

Proposal: **Proposed single storey extension to existing 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. The extension hereby permitted shall not be used for purposes other than a boathouse, including any social functions, without the prior written consent of the Local Planning Authority.

Condition
3. All open paling type doors shall be constructed in accordance with details to be submitted and approved by the Local Planning Authority before development commences.
(Note: The Environment Agency asks to be consulted in any details submitted in compliance with this condition).

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

Condition
5. No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.

Condition
6. Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.

Condition
7. Any steps or ramps shall be of open construction.

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

Reason
2. In the interests of the amenities of neighbouring properties.

Reason
3. To ensure that free passage of floodwater through the extension is provided for.

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

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

Reason
6. To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

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

Informative
1. Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the River Thames main river.
Contact T Wong on 01276-454382 for further details.

Informative
2. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters

or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld.
Contact Andrea Szabados on 01276-454373 for details.

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

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

Informative
5. 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 C1, OS1 and C4.

Loddon Area Local Plan Policy LR9.

Deposit Draft Wokingham District Local Plan Policies WGB1, WOS3, WR13 and WR21.

John Mitchell

John Mitchell
Development Control Manager
Date: 26/02/2001

Notice checked by: _____

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

Tel. 0118 974 6463 (Direct Line)
E-mail: Joss.Miller@wokingham.gov.uk
Date. 23 October, 2001
My ref. BC/DC/2000/1599

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

Wargrave Design Consultancy Ltd.
The Old Pump House
Wargrave
Berks.
RG10 8DJ

Dear Sirs

PLANNING PERMISSION 2000/1599
SITE: BOATHOUSE, STATION ROAD, WARGRAVE

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/1599 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

JOSS MILLER
Planning Assistant

Tel: (0118) 974 6446

Date: 7/2/01

My ref: F/2000/1599

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/2000/1599
Boathouse, Station Road, Wargrave, Reading.
Proposed single storey extension to existing boathouse..

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 ~~**Heather Morgan**~~ Joss Miller on **(0118) 974 6446**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

Tel: (0118) 974 6446

Date: 9/2/01

My ref: F/2000/1599

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/2000/1599
Boathouse, Station Road, Wargrave, Reading.
Proposed single storey extension to existing boathouse.

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 ~~**Heather Morgan**~~ Joss Miller on **(0118) 974 6446**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 19/2/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Heather Morgan** Application Number: **F/2000/1599**
Boathouse, Station Road, Wargrave, Reading.
Proposed single storey extension to existing boathouse.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Browne

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

Applicationo	Name & Address
F/2000/1599	Mr P H Bushnell Watermans Way Station road Wargrave Reading Berks RG10 8HB
F/2000/1599	Mr & Mrs Johnson River view 18, Watermans Way Wargrave Berks RG10 8HR
F/2000/1599	Mr T P Forde 15 Watermans Way Wargrave Rg10 8HR

APP APPROVED
LETTER SENT
02/03/01

BRIEFING NOTE FOR F/2000/1599

BOATHOUSE, STATION ROAD, WARGRAVE

Application is for the erection of a single storey extension to the existing boathouse. The site lies in the Green Belt adjacent to the River Thames (obviously!).

Residents have expressed some concerns regarding the noise from the premises due to club nights etc. The boathouse itself is only used during the summer months (April to Sept/Oct).

Revised plans have been received to overcome the concerns of the EA. Need to chase them for a response. The structure itself is probably okay in green belt terms but need to advise this is the limit.

Issue is a side one relating to the clubhouse within part of the building. Permission has never been given for the club facilities in the building (see planning history). See letter and confidential notes on file re this. I requested that they consider a condition or S106 restricting the number of events per year. Without this, the clubhouse could be used with increasing intensity and cause problems to neighbours and the highway network. They did not wish to consider either of these options (see their letters in reply).

A CLU(E) has been submitted and is being considered by enforcement (Pat Haran). There is a question of whether a use which only occurs periodically and for half of the year at most is a constant breach. Hold making a determination until the position on the CLU(E) has been resoled. If the CLU(E) is granted then consent with the usual conditions can be given. If its not granted then you need to speak to Mike on whether we refuse the application or not. (This is not straightforward as the application does not relate to this partcuaklr area of the building. However, the section of the building used for the club house does lie within the red line of the application site and we therefore arguably have some control).

Hope this helps. I have spoken to Mike on this if you need any further help.

Heather Morgan 22/11/00.

Received by Wokingham District Council

Application No: F/2000/1599

Proposal:
Proposed single storey extension to existing boathouse.

Location:
Boathouse, Station 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 Heather Morgan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/07/2000. 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

07 June 2000

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1599	JM
BUILDING CONTROL NUMBER.	FP 2001/2149 North	
~~APPLICANT~~/AGENT	Wargrave Design Consultancy	
ADDRESS OF SITE	Wargrave Boating Club Station Road WARGRAVE	
DESCRIPTION OF PROPOSED WORK	ext to existing boathouse + alterations to existing building	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	no elevations	
FLOOR PLANS	0079/01A	003.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	26/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	24/10/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Application Number F/2000/1599
Conditions/Reasons for Refusal

purposes other than a boathouse, including

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C001	R001	hereby permitted
2			~~[illegible]~~
			The extension shall not be used for any social functions, without the prior written consent of the Local Planning Authority.
		Reason:	In the interests of the amenities of neighbouring properties.

PLANNING CONDITIONS

CONDITION: All open paling type doors shall be constructed in accordance with details to be submitted and approved by the local planning authority before development commences.
REASON: To ensure that free passage of floodwater through the extension is provided for.
(Note: The Environment Agency asks to be consulted in any details submitted in compliance with this condition).

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

CONDITION: No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.

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

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

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

	BSP		C1, OS1, C4,
	DDLP		DGB1, DOS3, DR13, DR21,
	LALP		LR7

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the River Thames main river. *Contact T Wong on 01276-454382 for further details.*

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

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

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

Restrict club ~~to~~ in house / Hours restriction. Prev. consent for storage but used as clubhouse → no consent. Not an ill.

WORK SHEET FOR : Heather Morgan

Application Number : F/2000/1599

Applicant : Wargrave Boating Club .

Location : Boathouse, Station Road, Wargrave, Reading.
Proposal : Proposed single storey extension to existing boathouse.

Site Notice Displayed ? :	YES	NO	DATE
	✓		10/06/00

Date of Neighbour Notifications : 7/6/00

Date of Site Visit : 15/6/00

Date Registered : 26/05/2000

Earliest Date for Decision : 02/07/2000

Latest Consultation Date/Site Notice Expiry Date : 02/07/2000

Application Expiry Date: 21/07/2000

Consultation Responses :

① Conservation Officer - Appears to be an improvement in the facilities and enhancement of the building. Support the proposals but suggest the new doors to the front should be 3 to retain similar proportions to existing.

② Wargrave PC - No Objection. Informative - request the Planning Officer considers a Green Transport Plan

③ South Oxfordshire DC - No Objection.

~~Planning Issues~~

④ Highways - Approval with no conditions.

⑤ Letters of Objection - Concerned at additional noise on weekend evenings from enlarged premises. No agreement with owners to use the adjacent drainage system for the extra toilets. Access is unsuitable for number of people trying to use it. Area occupied by Boating Club is too small for the 500 membership. Concern at on street parking in Station Road when facilities are in use. Overbearing. Loss of view of the river. Loss of value to property.

Planning History

24/50 – Erection of Boathouse.
Granted 14/3/50.
Single storey structure with 2 sets of double doors. To be used for boat storage. Two conditions re hours.

0/113/68 – Addition of further storey to existing Clubhouse to provide showers, changing rooms, toilets and lounge.
Approved 8/5/68. Not implemented.

E/223/68 – Temporary timber building for boat storage.
Approved 8/5/68.
No longer on site.

84/71 – Boatshelter at Boat Club.
Approved 15/3/71.
Open framed structure with flat roof.
Not constructed in accordance with plans. Not used as a shelter but for club facilities –

Issues

1/ Principle of development

Development plan policies with regard to new recreation and leisure uses in the countryside / Green Belt are aimed at ensuring proposals do not lead to an excessive concentration of recreation pressure, that no damage would ensue to the environment, to the character and openness of the countryside or to the amenity of neighbouring residents. There should also be a proven need for the facility.
The applicants states the extended facilities are required to house boats etc which currently exist in the form of open storage on site. They also state that it will enable enhanced use of the facility by the youth in the community. The building will allow for the storage of the club fleet and enable tidying up of the site to take place. The applicants have also confirmed that there is no intention, as a result of the application, if successful, to increase the membership of the club. It is considered that a reasonable agreement has been put forward by the applicants for the need, and it would tidy the site overall. The increase in

Application Number: F/2000/1599

Appraisal :

floorspace from 152 m² to 210 m² (an extra 58 m²) is not deemed to result in an overconcentration of recreation provision on the site. Subject to no adverse impacts on the character of the area or residents, the scheme is deemed acceptable in principle.

2/ Character of the area

Development Plan policies aim to protect the character of the riverside and its landscape context, the openness of the Green Belt and flora and fauna. The appearance of the extension mirrors the existing structure as far as possible. It has a shallow pitched roof, double doors to match and sand cement and render to match the existing extension. It is considered that the extension relates well to existing structures and would enable a large section of the site to remain open. The structure would appear in keeping with its location and would not harm the character of the locality.

The site adjoins Wargrave Conservation Area. The proposal has been assessed by the Conservation Officer who has no objections subject to a minor redesign of the proportions & the doors.

The existing clubhouse (see below for more information) currently has concrete paving to the front used for seating. This is to be removed and replaced with timber decking which is permeable in nature. This is deemed to enhance the appearance of the site. In addition, it materially improves the impact upon the floodplain being permeable, The Environment Agency raise no objection on this ground. The design of the boathouse has been revised to accord with the suggestions of the Environment Agency as per their letter. The proposal is now considered an acceptable form of development within the floodplain.

3/ Impact upon residential amenity

The main issue in this respect relates more to the clubhouse on site than the extension proposed. The flat roofed single storey building attached to the boat store has a bar and is used as a clubhouse. Evidence from neighbours indicates that in the past 2-3 years events / galas have increased from 2 per year to 4 or 5. There is also the concrete section to the front which can be used for tables and chairs. There is no relevant planning history for this structure, although consent was granted in 1971 for an open fronted store. Neighbours can recall this building in situ for at least

6 years. The structure is therefore immune from enforcement action. The issue is therefore the impact of such events upon residents. It is considered that 4 or 5 functions per year is reasonable and would not be detrimental to residents. However, concerns may arise as a result of increased activities and fundraising for the extension which could increase to levels detrimental to the enjoyment of nearby residents.

RECORD OF SITE VISIT

SITE ADDRESS: Boathouse Station Road Wargrave Reading.

APPLICATION NUMBER: F/2000/1599

OFFICER: Heather Morgan

DATE OF SITE VISIT: 15/6/00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES. Gate at entrance to Station Road

2. DESCRIPTION OF SURROUNDINGS Adjacent to Thames. Residential properties to the rear. Area proposed for extension used for open storage of boats at the mo

3. DESCRIPTION OF SITE/BUILDING Shallow pitched roof brick building. corrugated roof. Painted white. Large doors for boat storage. Single storey side extension flat roofed - open area. Kitchen to rear -

If for storage why no ramp?

4. RELATIONSHIP TO ADJOINING PROPERTIES N/A

Justification for new bld?

5. SITE CONSTRAINTS

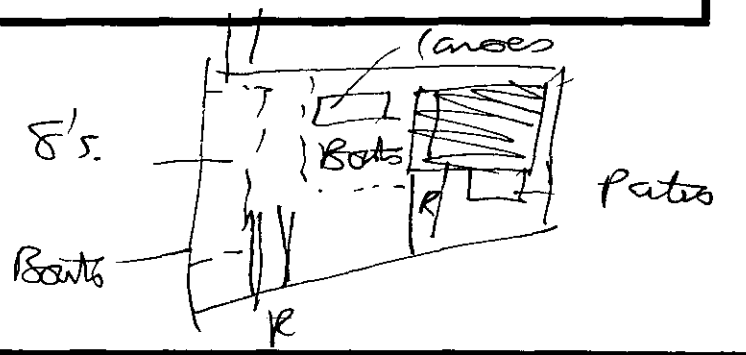
TREES Small fruit trees may be lost. Not objectionable

ACCESS/PARKING Via unmade single track road.

LEVELS flat site bar slope immediately adjacent to boat house.

BOUNDARY TREATMENT 1.8m cbf to residential property beyond

OTHERS



Date: 23 October 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1599

Location: Boathouse, Station Road, Wargrave, Reading.

Proposal: Proposed single storey extension to existing boathouse.

Applicant: Wargrave Boating Club.

Case Officer: Heather Morgan

The new plans show the following: Revisions to accord with the Environment Agengy's concerns. Drawing nos 005, 004, 003.

Comments are required by 02/11/2000.

Should you have any queries regarding this application please contact the case officer Heather Morgan on (0118) 974 6446.

(RING ONE)

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

App No. (Planaps) / F/2000/1599 (Ludhouse) Date Rec. 17/10/00

Location: Boathouse, Station Road

Parish Wargrave.

Applicant: Wargrave Boating Club.

Description of attached plans Revisions to accord with the Environment Agency's comments

Drawing No's: 005, 004, 003 Received 17/10/00

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.

OTHERS: Env. Agency

		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: X

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER JLPM

Consultations Sent by Admin. on 23/10/PS

Yellow - Part One Copy
Green - Officer's Copy

WARGRAVE BOATING CLUB

STATION ROAD, WARGRAVE.

PLANNING SERVICES	HPT 35390
POL	TLS
DC	ENF
APP	
CS	HM
17 OCT 2000	
COPIES TO:	ACK:
	FILE:

Please Reply to:
104 High Street
Wargrave
Reading
RG10 8DE

4 October, 2000

Ms H Morgan
Senior Planning Officer
Wokingham District Council
Shute End
Wokingham
RG40 1WW

REVISED PLAN
1599

Dears Ms Morgan

Wargrave Boating Club – Application No. HPM/F /2000/1599

Further to our meeting of 6th September, I am now pleased to attach hereto revised plans to take account of the Environment Agency's objection. I have discussed the revisions with the E A's Engineer, Ms Amanda Reed, and she was in agreement in principle, subject to seeing revised plans. I am copying this letter to her with two sets of the revised plans.

Turning now to the matter of the condition No.3 attached to the planning consent dated 10th March 1976, I now enclose our application for a Certificate of Lawful Use or Development pursuant to S.191 of the Town and Country Planning Act 1991. In Support of our application I enclose the affidavits of Michael Edward Watt and Judith Stephenson-Hodges, together with a copy of "The Book of Wargrave" which was written in 1988 and clearly refers to the "Clubroom Extension" on page 112. I believe the foregoing conclusively establishes that the breach has been taking place for in excess of ten years and it is on this basis that we are now applying for a Certificate of Lawful Use.

Could you please arrange for the book to be returned at your earliest convenience. I look forward to a decision on the grant of a Certificate in due course.

It therefore follows that we would not be prepared to enter into an agreement limiting the use of the site as suggested in your earlier letter.

You are aware that I inspected your file after our meeting and I would wish to take this opportunity to address the representations made by our neighbours.

Traffic congestion in Station Road

1. Whilst all five neighbours made representations about parking in Station Road, it is interesting to note that no-one in Station Road itself wrote to make representations.

2. The photographs attached to Mr Johnson's second letter were taken on the Saturday of the Clubs own regatta. This is the clubs' largest event and it would be quite misleading to suggest that the parking on that day is representative of the usual weekend activity.

3. Mr Bushnell has mentioned the difficulties that emergency services may have due to the parking in Station Road, but conveniently omits to mention the half dozen occasions each year that he has a cruiser delivered by Low loader. The only way Low loaders can negotiate the turn into Station Road is by reversing. A manoeuvre that is highly skilled and takes about ten minutes and completely grid-locks the whole of the centre of Wargrave! It is then necessary for the Low loader to reverse the full length of Station Road.

4. To put the parking into context, Station Road is a no through road with no parking restrictions and a 30 mph speed limit. Even with cars parked all down one side, there is still plenty of room for two cars to pass. There is a good footpath which is not affected. All of the houses in Station Road have plenty of off-street parking in their drives and can always access their properties.

Use of the access road

As mentioned previously in correspondence, we actively discourage use of the access road by vehicles and I believe the complaints have been exaggerated. I would reiterate that, on average, there is less than one vehicle movement in each direction per day. From now until Spring next year there will be less than one movement per week.

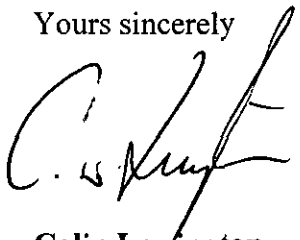
With regard to Mr Bushnell's letter, the majority of his comments are irrelevant and doubtless will be disregarded by you. I am somewhat taken aback by the vitriol in his letter since we did have a meeting with him prior to submitting the application and he had no objections at that time!

I believe Mr Johnson's real reason for his objection is contained in his comment that they will be losing some of their view, but was encouraged by your marginal note that they have "no right to view".

In essence, there has clearly been an orchestrated response by our neighbours and I believe it would indeed be unfortunate if the selfish wishes of the immediate neighbours were allowed to prevail over the wishes of the community as a whole, since this waterside facility is a great asset to the village and deserves the investment we are proposing.

I trust the foregoing will enable you to now determine the matter, but if you require any further information please do not hesitate to contact me.

Yours sincerely



Colin Lewington

Our ref: SP\2000\002562\001
Your ref: F/2000/1599

JM.

Date: 4th December 2000

ENVIRONMENT AGENCY

PLANNING SERVICES | HPT 37529
POL | TLS
DC HM | ENF
CS
08 DEC 2000
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FILE:

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

For the attention of: Heather Morgan

Dear Sir/Madam

BOATHOUSE, STATION ROAD, WARGRAVE –
SINGLE STOREY EXTENSION TO EXISTING BOATHOUSE

Thank you for your letter dated 23 October 2000 which was received on 25 October 2000. You are asked to quote the following reference in any correspondence: SU77NE/19/13. The Environment Agency has the following comments:

Development Control: Contact Amanda Reed on 01276 45 4331

I have now had the opportunity to review the revised drawings (drawings no. 003, 004, 005) and they show that the proposed extension is designed as a floodable structure. The Environment Agency is satisfied with the details submitted and I can therefore confirm that the Agency's previous objection of 8 August 2000 is withdrawn, provided that the following conditions are imposed on any planning permission granted.

PLANNING CONDITIONS

CONDITION: All open paling type doors shall be constructed in accordance with details to be submitted and approved by the local planning authority before development commences.
REASON: To ensure that free passage of floodwater through the extension is provided for. *(Note: The Environment Agency asks to be consulted in any details submitted in compliance with this condition).*

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

CONDITION: No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.

Cont/d..

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

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

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

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

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the River Thames main river. *Contact T Wong on 01276-454382 for further details.*

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

ADVICE TO APPLICANT

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.

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.

The applicant should ensure that any increase in the volume of sewage effluent discharge is within the conditions of an existing discharge consent.

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

Cont/d..

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

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

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/applicant. 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
Development Planning Officer

cc: Wargrave Boating Club, Tudor Cottage, 104 High Street, Wargrave, Berks RG10 8DE

PLANNING SERVICES	HPT 38738
POL	TLS
DC JM	ENF
APP	
CS	
16 JAN 2001	
COPIES TO:	ACK:

To: Jess Miller SIL: niceday fax notes
Company: Wokingham D.C. Fax No: 0118 9746484
From: Amanda Reed
Company: E.A. Tel No: 01276 454331
No. of pages: 3 Date: 15/1/01 No.122498

Our ref: SP\2000\002562\001
Your ref: F/2000/1599

Date: 4th December 2000

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

For the attention of: Heather Morgan

Dear Sir/Madam

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SINGLE STOREY EXTENSION TO EXISTING BOATHOUSE

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Development Control: Contact Amanda Reed on 01276 45 4331

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(Note: The Environment Agency asks to be consulted in any details submitted in compliance with this condition).

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Cont/d..

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

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PLANNING INFORMATIVES

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ADVICE TO APPLICANT

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Cont/d..

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DECISION NOTICE

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Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Wargrave Boating Club, Tudor Cottage, 104 High Street, Wargrave, Berks RG10 8DE

PV

PLANNING SERVICES	HPT
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COPIES TO:	FILE:

Date: 23 October 2000

To: Wargrave Parish Council

We have received Revised Plans for the following planning application:

Application Number: F/2000/1599

Location: Boathouse, Station Road, Wargrave, Reading.

Proposal: Proposed single storey extension to existing boathouse.

Applicant: Wargrave Boating Club.

Case Officer: Heather Morgan

The new plans show the following: Revisions to accord with the Environment Agengy's concerns. Drawing nos 005, 004, 003.

Comments are required by 02/11/2000.

Should you have any queries regarding this application please contact the case officer Heather Morgan on (0118) 974 6446.

No objection.

Held in abeyance.
CLU(6) has been submitted in respect of the extension.

30/10/2000

Heather Morgan

From: Heather Morgan
Sent: 11 October 2000 10:11
To: 'colin@dixonstudd.co.uk'
Subject: wargrave boating club, station road, wargrave

Colin Lewington,
I refer to the current application to extend the above premises and your E Mail of 19 September. Please could you advise when the revised plans and letter are to be submitted. Unless I receive the above within the next 10 days the application will be determined as it stands.

Yours sincerely,

Heather Morgan
Senior Planning Officer

Heather Morgan

From: Colin Lewington [colin@dixonstudd.co.uk]
Sent: 19 September 2000 17:05
To: heather.morgan@wokingham.gov.uk
Subject: Fw: Wargrave Boating Club

-----Original Message-----
From: Colin Lewington < colin@dixonstudd.co.uk <mailto:colin@dixonstudd.co.uk>>
To: Heather.Morgan@wokingham.gov.co.uk <mailto:Heather.Morgan@wokingham.gov.co.uk> < Heather.Morgan@wokingham.gov.co.uk <mailto:Heather.Morgan@wokingham.gov.co.uk>>
Date: 19 September 2000 14:02
Subject: Wargrave Boating Club

I apologise for the delay in responding to you following our meeting on the 6th September, but I now anticipate receiving the revised plans from the Architect during the next few days and will give you a comprehensive reply at the same time as I send you the plans.
Regards

Wargrave Boating Club
2000 CALENDAR

Clubhouse telephone number (0118) 940 1345

Date	Time	Event	Organiser
Wednesday 15 March	8.00 pm	AGM, Sansom Room, Woodclyffe Hostel	
Saturday 25 March	10.00 am	Working party	Steve 940 3829
Sunday 26 March	10.00 am	Working party	Steve 940 3829
Saturday 1 April		Boat parking fees due	Sheila 940 3587
Saturday 1 April	12 noon	Club Opening Day	Chairman
Saturday 1 April	10.00 am	Kayak trip to Club (meet at WBC 10 am)	Chris 940 3473
Saturday 1 April	2 - 6 pm	Club open on Saturdays until 2 September	Sheila 940 3587
Sunday 2 April	10am-6pm	Club open on Sundays until 3 September	Sheila 940 3587
Monday 17 – Friday 28 April	2-5pm	Club open week days (Easter holidays)	Sheila 940 3587
Sat 13 - Sun 14 May	10.00 am	Boating Tuition Weekend	Sheila 940 3587
Saturday 13 May		Junior disco and Adult BBQ	
Wednesday 17 May	7.30 pm	New Members' Evening	Sheila 940 3587
Sunday 14 May	2.00 pm	Swimming Test	Sheila 940 3587
Sunday 21 May	3.00 pm	River Picnic	
Saturday 27 May		Junior Skiff marathon (tbc)	
Monday 29 May – Friday 2 June	2 - 6 pm	Club open from 2.00 - 6.00 pm weekdays (half-term)	Sheila 940 3587
Friday 2 June	2.00 pm	Swimming Test	Sheila 940 3587
Saturday 15 July	10 am	Rag Regatta & Evening BBQ	
Sunday 16 July	2.30 - 8.00	Wargrave & Shiplake Regatta practices start	
Monday 17 July	2 - 6 pm	Club open weekday afternoons until 1 September (2pm-6pm)	Sheila 940 3587
Saturday 22 July	8.00 pm	Summer Event for 50th Anniversary	
Fri 4 & Sat 5 August		*Wargrave & Shiplake Regatta*	
Saturday 5 August	8.00 pm	Regatta Supper	
Friday 1 September	2 - 6 pm	Last weekday opening	Sheila 940 3587
Sunday 3 September	6.00 pm	Weekend opening finishes	Sheila 940 3587
Sunday 3 September		All private craft to be removed off-site	
Sat 9 and Sun 10 September	10.00 am	Working parties commence	Steve 940 3829
Saturday 7 October	8.00 pm	Fine boat Supper	
Sat 18 November	8.00 pm	Laying-Up Supper	

For early details of Canoe section activities see website: www.wargrave.net/wbc

January 2000

11-12 pm/night.

Licence each time.

Music not beyond midnight.

Grant for ~~xxxxx~~ new punt

Tel. 0118 974 6446 (Direct Line)
E-mail: Heather.Morgan@wokingham.gov.uk
Date. 25 August, 2000
My ref. HPM/F/2000/1599
Your ref.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr. C. N. Lewington,
Wargrave Boating Club,
C/o 104 High Street,
Wargrave,
Berkshire.

WITHOUT PREJUDICE

Dear Mr. Lewington,

PROPOSED SINGLE STOREY EXTENSION TO EXISTING BOATHOUSE BOATHOUSE, STATION ROAD, WARGRAVE

I refer to the current application at the above site, and our various telephone conversations. I understand that you have received a copy of correspondence from the Environment Agency requesting various amendments and are preparing revised plans to incorporate these alterations. I look forward to receipt of the above.

Whilst investigating the planning history it has come to light that the flat roof attached building does not appear to benefit from planning permission. An open fronted structure was approved in the 1970's but does not resemble the building now in place. Having looked into the matter further it is evident this structure has been in place for more than four years and is therefore immune from enforcement action. However, the LPA remains somewhat concerned at the activities which can take place within this building as the structure has no restrictive conditions in place. In the circumstances it is deemed reasonable to request that a condition be put on any consent which may be forthcoming restricting the number of events which could take place within the club room. This is deemed necessary to ensure the function of the building does not alter over time from boat storage to clubhouse, with possible detriment to adjoining properties. I would therefore appreciate written confirmation that you would be willing to accept a restrictive condition to four events per year to finish within an hour of sunset, unless otherwise approved in writing by the Local Planning Authority.

Do not hesitate to contact me should you wish to discuss the matter further.

Yours sincerely,

HPM

HEATHER MORGAN
Senior Planning Officer

Tel. Con. 24/8

With A. Reed - GA

No objection to the decking so long as it is no larger than the concrete area which is existing at present.

J.P.M

1327

WOKINGHAM DISTRICT COUNCIL

To H

Date 21/8 Time 4.00

WHILE YOU WERE OUT

Name Mrs. Broadmoor

Of 59.

Phone No. 978 3066 Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE 61 to ~~[illegible]~~ be demolished.

Chatsworth Ave. Concerned.

Signed

Our ref: SP\2000\001885\001
Your ref: F/2000/1599

Date: 8th August 2000

ENVIRONMENT AGENCY

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

To: Heather Morgan — nicoday fax notes
Company: Wokingham D.C — Fax No: 0118 9746446
From: Sarah Daxon
Company: EA — Tel No: 01276 454323
No. of pages: 3 — Date: 18/8/00 — No.122498

PLANNING SERVICES — LIST
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21 ... 2000
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For the attention of: Heather Morgan

Dear Sir/Madam

EXTENSION TO BOATHOUSE - BOATHOUSE, STATION RD, WARGRAVE

Thank you for your letter dated 7 June 2000 which was received on 12 June 2000. You are asked to quote the following reference in any correspondence: SU77NE/19/13. The Environment Agency has the following comments:

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

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

Development Control: Contact Amanda Reed on 01276 45 4331

This site is within the 1947 floodplain of the River Thames. It is estimated that the flood water level at the site at that time was 34.53 metres above Ordnance Datum (Newlyn).

This area of the proposed extension is in excess of 50 square metres. I understand that there have also been previous extensions at this site, therefore the Environment Agency would not to see any further loss of flood storage at this site.

Depending on the intended use of the extension, it may be possible to construct it as a floodable structure. The Agency will consider lifting its objection if it can be demonstrated that the following aspects can be incorporated into the design:

- The floor slab should be finished at existing ground level, and any arisings from excavation should be removed from the floodplain;

Cont/d..

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

- Openings on the rear and side walls, a minimum of two on the long side and one on the short side. These openings should be from ground level up to the flood water level and a minimum width of 1 metre to allow free entry and egress of flood water;

- 150mm gaps should be left under the main doors for the same purpose.

WITHOUT PREJUDICE

If, notwithstanding the above objection, or following modification to the proposals to overcome it, your Council were minded to grant planning permission for the above proposal, the Agency asks that account is taken of the advice set out below, including the following conditions:

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

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

CONDITION: The extension shall be constructed with the floor slab finished at existing ground level, and any arisings from excavation should be removed from the floodplain; and with openings on the rear and side walls, a minimum of two on the long side and one on the short side. These openings should be from ground level up to the flood water level and a minimum width of 1 metre to allow free entry and egress of flood water; and with 150mm gaps left under the main doors for the same purpose.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of floodwater storage capacity.

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the River Thames main river. Contact Toong Cheah on 01276 454335 for further details.

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Cont/d..

buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Andrea Szabados on 01276 45 4373 for details.*

ADVICE TO APPLICANT

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Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Wargrave Boating Club, Tudor Cottage, 104 High Street, Wargrave, Berks RG10 8DE



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Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

23 August 2000

Scale: 1 : 500

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S

1996 Digital Photo.

FILE NOTE 28/8/00

Spoke to Mike T. re the fact the extension / clubhouse was erected without pp.
Some concern from residents re noise & disturbance.
Agreed - to ring residents to est. levels of use.
- est. how long the bldg has been there.
- est. how many events and over what period.
- hours of the parties / events. eg 4 per yr "2 hr after sunset

Is it possible to put on restrictions re hours / events?

Spoke to Mr. Johnson (neighbour)
flat roofed extension was in place prior to them moving in 6 yrs ago → bldg immune from enforce. action.
In the last 2/3 years activities have inc. for fund raising purposes.
2 functs up to 4/5 functs per yr. NOT too much of a problem
Main concerns - sewage (T. Water).
- traffic down the lane esper. when boats are being launched.
- 2 cars at least for members unloading the club.

Access road - owned by J. Bushnell.
HM - not a public highway. Up to the owners to enforce use.
H'ways raised no objection to the extension.
Club has club registration certificate.

18/8

B.A to fax them
copy of their letter
re amendments
which were needed.
(left message for
A - Neal)
Drainage would be
Thames Water.
(Sep. issue).

WOKINGHAM DISTRICT COUNCIL

To ~~Heather~~

Date _____ Time _____

WHILE YOU WERE OUT

Name Colin Lavington

Of _____

Phone No. 020 7495 2560 Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Boat House, Station Road, Wargrave Re Env. Agency letter. All issues can be incorporated. eg floor level as ground floor level., excavated material to go off site, gaps under doors, openings 2m long, 1m short. Requested revised

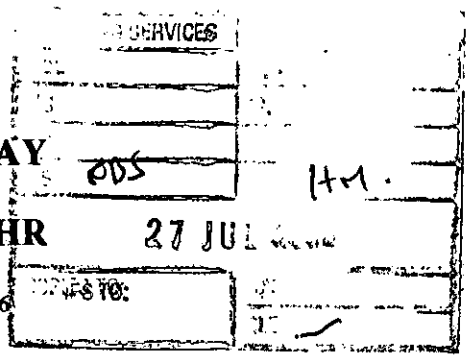
Signed

plans to show this.
will be link to 10 days.

JEPM

RIVER VIEW
18, WATERMAN'S WAY
WARGRAVE
BERKSHIRE, RG10, 8HR

Telephone : (0118) 940.1366



Development Control Manager,
Environmental Services Department,
Planning Services,
P.O. Box 157,
Shute End,
WOKINGHAM,
Berkshire, RG40, 1WR.

Your Ref : Heather Morgan-F/2000/1599.

21st. July, 2000.

Dear Mr. Mitchell,

PLANNING APPLICATION NO. F/2000/1599
BOATHOUSE, STATION ROAD, WARGRAVE, READING

Further to our previous letter dated 14th. June, 2000, concerning the above Planning Application, we thought you might be interested to see the enclosed photographs illustrating the extent of the car parking problem which occurred in both Wargrave Station Car Park, Station Road and Watermen's Way on Saturday, 15th. July, 2000, including evidence of one near-accident.

Although such extreme congestion may occur less than a dozen times a year, it can however be most severe upon many other occasions throughout a twelve-month period. Apart from the noise and inconvenience created by this problem, we feel that one single death or injury inflicted upon either an elderly person or a young child would be one too many from our own point of view.

We trust these enclosures will be of some assistance to you in due consideration of this matter.

With kind regards.

Yours sincerely,

T.B. JOHNSON

M. JOHNSON

HIGHWAYS CONSULTATION SHEET

From: Heather Morgan **Date:** 06 July 2000

Application Number: F/2000/1599

SMA

Proposal: Proposed single storey extension to existing boathouse.

Parish: WARGRAVE PARISH

Site Address:
Boathouse, Station Road, Wargrave, Reading.

Applicant:
Wargrave Boating Club .

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

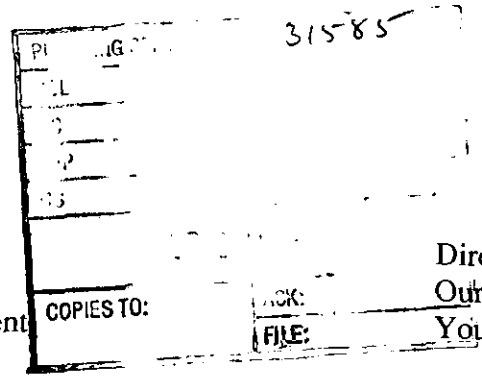
✓ below as applicable;

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:** S-N-AVTON

27.7.00

South Oxfordshire District Council



Heather Morgan
Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

Direct Line: (01491) 823739
Our Ref:
Your Ref:

Date: 5th July 2000

Dear Ms Morgan

APPLICATION NO:F/2000/1599
BOATHOUSE, STATION ROAD, WARGRAVE, READING

Thank you for giving us the opportunity to comment on the above application. I apologise for the delay in responding. From the information provided I have no objection to the proposal.

Yours sincerely

Margaret Hodgson

Miss M Hodgson
Planning Officer (Southern Area)
for the Planning Manager (Southern Area)

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

WARGRAVE BOATING CLUB

STATION ROAD, WARGRAVE.

Please Reply to:

Tudor Cottage
High Street
Wargrave

PLANNING SERVICES | HPT
PGL | TLS 21472
DC HM | ENF
APP |
CS |
06 JUL 2000
COPIES TO: | ACK:
FILE:

5th July 2000

Ms H Morgan
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR

Dear Ms Morgan

SINGLE STOREY EXTENSION TO BOAT HOUSE, STATION ROAD, WARGRAVE
YOUR REFERENCE: F / 2000 / 1599

Thank you for your letter of 27 June 2000 in connection with the foregoing and I am pleased to respond thereto as follows:-

The club fleet is comprised of the following boats:-

- 2 no. traditional double skiffs
- 2 no. traditional single skiffs
- 2 no. coxed fours
- 1 no, coxless four
- 3 no. coxless pairs
- 2 no. 29 ft 6 in punts
- 1 no. 18 ft punt
- 1 no. training coxed pair
- 1 no. eight
- 7 no. rowing dinghies
- 2 no. 17 ft Canadian canoes
- 2 no. 15 ft Canadian canoes
- 1 no. safety boat
- 34 no. kayaks

In addition to the foregoing, there now remain approximately 8 private boats on trailers which will be removed by the end of the season, together with a rack of 8 privately owned Canadian canoes. It was not intended to arrange the removal of the privately owned Canadian canoes since these supplement the club's own fleet of canoes.

The club does not own any other boats that can be brought to the site on an ad-hoc basis, although the site is used informally for practice sessions for the Wargrave & Shiplake Regatta. I attach hereto an extract from The Wargrave & Shiplake Regatta Conditions of Entry, which gives details of the additional boats that are only on site from Sunday 16 July to Wednesday 2 August. Occasionally, members may bring their own boats to the property to launch from the slipway – i.e. privately owned inflatables etc. There is a strict rule against leaving such privately owned boats at the property.

I attach hereto a plan showing the proposed layout of the boats in the proposed facility. In the current building the following boats are stored:-

- 2 x double skiffs
- 2 x single skiffs
- 2 x 17 ft Canadian canoes
- 2 x 15ft Canadian canoes
- 2 no. 29 ft 6 in punts

3 10

In addition to the boats, there are approximately 40 oars, 25 Canadian canoe paddles, 25 kayak paddles and all of the general paraphernalia that makes up a boating club.

You will see from the plan that the fours and eights would continue to be located outside, in their current position, although our landlords do require us to reduce the height at which the boats are stored to three high rather than four.

We are currently in negotiation with our landlords for a new lease and they have made it clear that there will be a covenant against storage of private motorised craft on the site. On this basis, I wonder whether the matter might be covered by a condition on any planning consent rather than a legal agreement under Section 106.

With regard to use of the access, vehicles are actively discouraged from using the road. At weekends, the club is run on a "members duty rota" and the only vehicle allowed on site is the duty member's car. We believe that there is a safety benefit in having a vehicle at the property in the event of an emergency. However, many duty members walk or cycle to the club. A "duty" is 2 pm – 6 pm on Saturdays and 10 am – 2 pm on Sunday and 2 pm – 6 pm on Sunday. The only other car movements should be for collecting or delivering boats from the site or collecting or delivering equipment when there is an event going on. The property is closed from the end of September through to Easter when there are no duty members. I would estimate that there is less than one car movement per day, on average, throughout the year. We do not anticipate that the proposed extension will make any difference to vehicle movements.

I trust the foregoing is the information you require to enable you to determine the matter, but if you wish to make an inspection of the property internally please do not hesitate to contact me and I can arrange for the existing boat house to be opened for you.

Please note that I am taking my annual holiday from 13th until 28th July. Should you have any queries during this period would you please speak to the Club Chairman – Peter Jordan – 0118 9403973.

Yours sincerely

C N LEWINGTON
colin@dixonstudd.co.uk

WARGRAVE & SHIPLAKE REGATTA

Under RCC, TPC and SRA Rules of Racing

FRIDAY AUGUST 4th & SATURDAY AUGUST 5th 2000

CONDITIONS OF ENTRY

and Notes for Competitors

Please note
All entries close 7pm Tuesday July 11th 2000

PLEASE READ CAREFULLY
and RETAIN FOR REFERENCE

14. PRACTICE

A number of practice boats will be made available at specified venues from SUNDAY JULY 16th to WEDNESDAY AUGUST 2nd inclusive. A nominal charge per boat half hour will be made.

Only those persons from whom an Entry Form has been received, duly completed, signed and agreeing to abide by the rules and Conditions of Entry to Wargrave & Shiplake Regatta, will be allowed to use these boats for practice.

All boats must be cleaned and bailed, and any damage must be reported and will be charged for.

Practice Supervisors will report any misuse of practice boats and facilities, which could lead to refusal of entry to all Regatta events.

AS AN IMPORTANT SAFETY PRECAUTION, ALL JUNIORS (whether practising for a junior or senior event) MUST BE ACCOMPANIED BY AN ADULT AT ALL TIMES DURING PRACTICE.

NO ADULT, NO PRACTICE !!

PRACTICE FACILITIES are available through the kind permission of Wargrave Boat Club & the Crystal family. Please respect their privacy. PRACTICE VENUES ARE NOT PICNIC AREAS!

NOTE: *Block bookings of practice slots will not be allowed unless payment is received in advance.*

To free up slots for those who are unable to practice during working hours, practice bookings for junior events will not be allowed after 6.00pm slot, unless in exceptional circumstances.

Venue	*Boats*	
WARGRAVE BOAT CLUB	2 skiffs	**Bookings : 0467-290754**
This is one of the Club's dinghys	2 2ft. punts	**Between : 2.00 pm and 9.00 pm ONLY**
	1 dinghy	**Bookings open : 2.00 pm Saturday July 15th**
	2 dongolas	**Practice hours : 2.30 - 8.00 pm**
	2 canoes	**PARK IN STATION ROAD ONLY**
EYOT WOOD	1 skiff	**Bookings : 0118-940 2834**
Bolney Avenue	1 dinghy	**Between : 5.00 - 9.00 pm ONLY**
Shiplake	2 dongolas	**Bookings open : 2.00 pm Saturday July 15th**
	2 canoes	**Practice hours : 4.00 - 8.30 pm**
	NO PRACTICE on Friday 21st July or Friday 28th July 2000.	
		PARK AT SHIPLAKE STATION ONLY

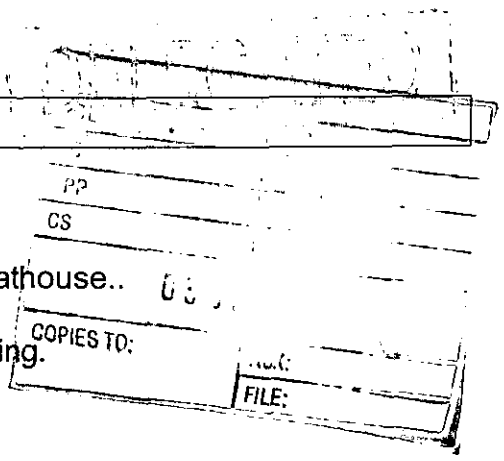
SAFETY NOTE : Eyot Wood has a high river bank, so great care should be taken when getting into and out of boats

ALSO : The garden has other hazards - pond, pool, plants etc.
ALL CHILDREN MUST BE SUPERVISED AT ALL TIMES

OFFICIAL PROGRAMMES, GIVING DETAILS OF ALL RACES, WILL BE ON SALE IN WARGRAVE AND SHIPLAKE ON THURSDAY JULY 27th 2000.

FROM: Heather Morgan

DATE: 07 June 2000



WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2000/1599

Proposal: Proposed single storey extension to existing boathouse..

Site Address: Boathouse, Station Road, Wargrave, Reading.

Applicant: Wargrave Boating Club .

Your observations are required in respect of this application **by 02/07/2000** .

No objection

Informative:

The Parish Council would respectfully request that the Planning Officer considers a Green Transport Plan for this application.

SIGNED: _____ DATE: 26/6/2000

Clerk To Wargrave Parish/Town Council.

Tel. 0118 974 6446 (Direct Line)
E-mail: Heather.Morgan@wokingham.gov.uk
Date. 27 June, 2000
My ref. F/2000/1599
Your ref.

Mr. C. Lewington,
Wargrave Boating Club,
104 High Street,
Wargrave,
Berks.

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

Dear Mr.Lewington,

PROPOSED SINGLE STOREY EXTENSION TO EXISTING BOATHOUSE BOATHOUSE, STATION ROAD, WARGRAVE

I refer to the planning application which has recently been submitted at the above site. In order to assist in the determination of the application I will require the following information:

- How many boats are stored on the site at present, and how are these broken down? i.e. skiffs, punts, canoes and other craft. Is this the total number, or are others brought to the site on an ad hoc basis?
- A justification of the size of premises being applied for. i.e. the number of boats which can be stored in the extension and how this would be achieved. It would be useful to have this illustrated on a floorplan including racking if this is to be used. I would also appreciate details on the number of boats which are stored in the current facility and whether this is used to its maximum capabilities.
- Please provide an indication of where the 'fours' and 'eights' are to be located and an estimation of site coverage.
- I note that your correspondence dated 5 May 2000 refers to the permanent removal of motorised craft. It may be deemed necessary by the Local Planning Authority to ensure this takes place via a legal agreement. This would be on the basis of ensuring that the site does not become overrun by boats in addition to those which would be stored in the new facility.
- I would also appreciate some indication of level of usage of the access. I note that a sign at the entrance on Station Road states that no vehicular traffic uses this road, although I am sure this may occur. An idea of frequency would be appreciated, especially if this is likely to alter with the relocation of the boats into covered storage.

I would greatly appreciate receipt of this information within the next 10 days. Please do not hesitate to contact me should you have any queries.

Yours sincerely,

HEATHER MORGAN
Senior Planning Officer

(5)

PLANNING SERVICES	APT
POL	TLS
DC	ENF
APP	
CS OBS	HM
03 JUL 2000	
COPIES TO:	ACK:
	FILE:

15 Watermans Way
Wargrave
Reading
RG10 8HR

29 June 2000

Wokingham District Council
Planning Department
Shute End
Wokingham
RG40 1WR

Dear Sir

Application Number: F/2000/1599

Site Address: Boathouse, Station Road, Wargrave

I refer to the above planning application for a single story extension to include the provision of new toilets. As you may be aware, there is a problem with this development in that it is necessary for the toilets to be linked to the main sewage drainage system. This involves linking in to an existing loop connecting 4 houses in Watermans Way to the main drainage system, and therefore requires the agreement of the owners, which to date has not been given. It has not been given because the drains in question are prone to flooding throughout the year, and we are naturally anxious at the prospect of additional outflows.

As our house is in close proximity to the Boat Club, we are also concerned at the possibility of additional noise on weekend evenings, when it is likely that the Club will want to extend its social activities – one of the reasons for improving the toilet provision. At present when the Club has an event the sound of music carries over the whole neighbourhood, and penetrates inside the houses. Since the Boat Club adjoins Bushnells Boatyard, which organises river trips involving loud music during the summer, we are often surrounded by intrusive loud sound. Whereas in the past events only took place two or three times a season, now many summer weekends are affected and the nature of what used to be a quiet residential area is being threatened.

I should be grateful if you would take these objections into account when considering the above application.

Yours faithfully

T P Forde

(4)

WATERMAN TO H.M. THE QUEEN

JOHN BUSHNELL LTD

Directors:
Paul H. Bushnell
WATERMAN TO H.M. THE QUEEN
B. A. Gascoine
K. J. Fuller F.C.A.

Watermans Way, Station Road,
Wargrave, Reading,
Berkshire RG10 8HB
☎ 0118 940 2161
Fax: 0118 940 4005

BJS

PLANNING SERVICES	HPT
POL	TLS
DC HM	
APP	
26 JUN 2000	
COPIES TO:	ACK:

The Planning Officer
Wokingham District Councils
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

23/06/00

Dear Sir

Application No. **F/2000/1599**
Site Address: **Boathouse, Station Road, Wargrave, Reading**
Proposal: **Proposed single storey extension to existing boathouse**

Thank you for your notice concerning the above planning application to the building known as Wargrave Boating Club located to the eastern side of my company's property.

Whilst we would not wish to stand in the way of progress if the buildings located at the above site were to be improved or upgraded, there are considerable reservations which affect my company that we would wish to draw to your attention prior to the committee making a decision.

1. The area occupied by the Wargrave Boating Club, who are tenants of Wargrave Riverside Limited, is too small for the membership now assumed to be over 500 (this would, of course, include family memberships).

2. The access to the site, which is owned by my company, is no more than a track and quite unsuitable for the number of people trying to use it.

3. The residents of Waterman's Way, who back onto the track on the western side, and those from Heron's Creek to the eastern side, bear the brunt of the to-ings and fro-ings not only of cars but now motor cycles over this track.

/Continued

/Continuation

The Planning Officer
Wokingham District Council

4. There is no parking facility at the site and members use Station Road and Waterman's Way. On busy days this causes considerable inconvenience by the parking of vehicles on both sides of Station Road, not only to the residents but also to the clients of my company. There is a further safety angle that should be addressed in this connection and that is that with vehicles parked both sides of Station Road, the access of a fire engine or ambulance would be difficult, if not impossible.

5. The proposed extension in itself to the eastern side of the main boathouse and the new pitched roof to be fitted to the extension to the western side will smarten the frontal appearance. However, the proposed decking to the western side is increased by over 200 sq. ft. from the existing and will come very close to the waterfront which will be intrusive to our clients. We would also not wish to see the hedging removed should the new decking be laid.

6. The number of activities carried out from the boating club are, we believe, incompatible with the size of the site i.e. a punting section, a skiffing section, a canoeing section, a fine boats section and a small boats section, plus a number of commercially dry berthed trailable craft which are often launched and left moored on the waterfront.

7. The premises front the backwater which is maintained wholly by my company. (The Environment Agency have no funds to carry dredging works.) Our clients have a considerable problem due to lack of boatmanship by the members of the boating club in departing and accessing our commercially rated premises for which a free right of passage exists.

To conclude whilst any tidying up and modifications to the external appearance of the boating club, with or without the extension, are to be applauded. The site and membership size for the activities carried out does not bode well for the future.

Yours faithfully

PAUL H BUSHNELL

PHB/SAH
23rd June 2000

(3)

RIVER VIEW
18, WATERMAN'S WAY
WARGRAVE
BERKSHIRE, RG10, 8HR

Telephone : (0118) 940.1366

805

PLANNING
DC
APP
CS
27 JUN 2000
COPIES TO:
ACK
FILE:

Development Control Manager,
Environmental Services Department,
Planning Services,
P.O. Box 157,
Shute End,
WOKINGHAM,
Berkshire, RG40, 1WR.

Your Ref.:- Heather Morgan-F/2000/1599.

14th. June, 2000.

Dear Mr. Mitchell,

PLANNING APPLICATION NO. F/2000/1599
BOATHOUSE, STATION ROAD, WARGRAVE, READING

As supportive members of the Wargrave Boating Club (WBC), we should not wish to impede the progress of the club itself. However, it should be borne in mind that their tenancy is neither guaranteed nor permanent and that any development of the site will ultimately revert to and therefore be to benefit of their Landlords, Messrs. Wargrave Riverside Limited (WRL).

As adjoining neighbours of the WBC, any expansion of their existing premises so close to our perimiter will obviously be devastating since it will become quite overbearing and, more importantly, will restrict our view over the River Thames and beyond. When we purchased this property in 1994, we were given to understand the Environment Agency had placed a total ban upon any new permanent structure within the flood-plain and it was upon this basis we considered our investment to have been safe. Our property has been known as "River View" since it was first occupied some thirty years ago and any curtailment of this view will not only deny us full light and enjoyment of our property but will also incur us with an appreciable financial loss.

Having sought advice upon this matter and in view of the foregoing, we have no alternative but to object most strongly both to the above Planning Application and, indeed, to any construction works at this site other than renovation of existing buildings upon the original footprint.

There are of course many other considerations to this matter, not least of which is the existing provision for sewage disposal which is both offensive and, when the water-table is high (which is most of the time in the flood-plain), not only releases considerable quantities of effluent into the River Thames but is also a certifiable health hazard. With improved toilet facilities which include shower arrangements and an increased demand for usage, we shall quite simply be awash with foul-waste due to a system which is already totally inadequate for its current usage. There is no possibility of a link into the private sewage circuit at the northern end of Waterman's Way and a dedicated on-site treatment plant is unlikely to be approved so close to the river. It is therefore obvious that the question of sewage disposal has to be addressed, since it is fundamental not only to the above Planning Application but also to the future existence of the club itself.

As the only communal access to the river in Wargrave, the WBC has always been regarded as a family "come and cook it" facility where both older and, more particularly, younger generations are able to socialise and learn their river skills. Upon this basis, it exists very much under sufferance of those residing in both Station Road and Waterman's Way who live in an otherwise quiet and peaceful residential area. - So far, the status quo has been maintained.

...../2.

A further and equally important consideration therefore is that of commercialisation. In order to complete any form of expansion to the premises, the WBC will have to incur a substantial financial commitment. It thus follows that either this commitment has to be met or the club has to liquidate, in which event the site is returned (complete with new structure) to WRL who, in turn, will wish to capitalise upon their asset. Under the current determined leadership, the WBC will make every effort to avoid such a situation and meet with its commitment at all costs and regardless of any sentiment. This means that the club itself will become a commercial entity should their Planning Application be approved. Once approved, there is no going back. - The status quo will have been broken.

Any commercialisation of the WBC, no matter how small, is likely to be a nightmare scenario for local residents. Due to increased club membership during these past two years or so, parking in Station Road has become a problem and is at times hazardous. There has been a significant increase to both pedestrian and vehicular traffic along Bushnell's Lane which gives access to the club premises from Station Road. Greater activity on site in order to raise funds has already created additional noise pollution both in the evenings and at weekends. The WBC have already held a temporary liquor licence in the form of a Club Registration Certificate in recent years and will no doubt renew their efforts once their facilities have been improved. Social functions are already becoming bigger and better with later hours involved (Golden Anniversary Ball for 200 persons, finishing at 1.00 am). In order to raise additional funds, the improved club premises will no doubt be hired-out for private social functions. - All of this within a private residential area.

Some two years ago, WRL asked us to submit the issues and concerns of those residents of Station Road and Waterman's Way with regards to the future direction of the WBC. The very high number of returns were both prompt and definitive with four additional returns arriving too late to have been included. A copy of our submission to WRL is attached for your consideration and will no doubt help you to appreciate the strength of local opinion upon this matter.

There is little doubt that the existing club premises should and must be renovated before they fall into further disrepair. However, under the premise that "more motorways create more traffic", we do not consider that these premises should be expanded in any way whatsoever. In any event, we do not wish to live either adjacent to or within the confines of any form of commercial development which will inevitably be allowed to mushroom gradually over the course of time.

We should therefore be most grateful if you would be good enough to register our total objection to Planning Application No. F/2000/1599 and to give further consideration to the foregoing arguments in support of our objection.

With kind regards.

Yours sincerely,

T.B. JOHNSON

M. JOHNSON

"RIVER VIEW",
18, WATERMANS WAY.

RESTRICTION OF VIEW
BY PROPOSED CONSTRUCTION.

NOTES:
DO NOT SCALE FROM THIS DRAWING

Client: WARGRAVE BOATING CLUB
104 HIGH STREET
WARGRAVE, BERKS

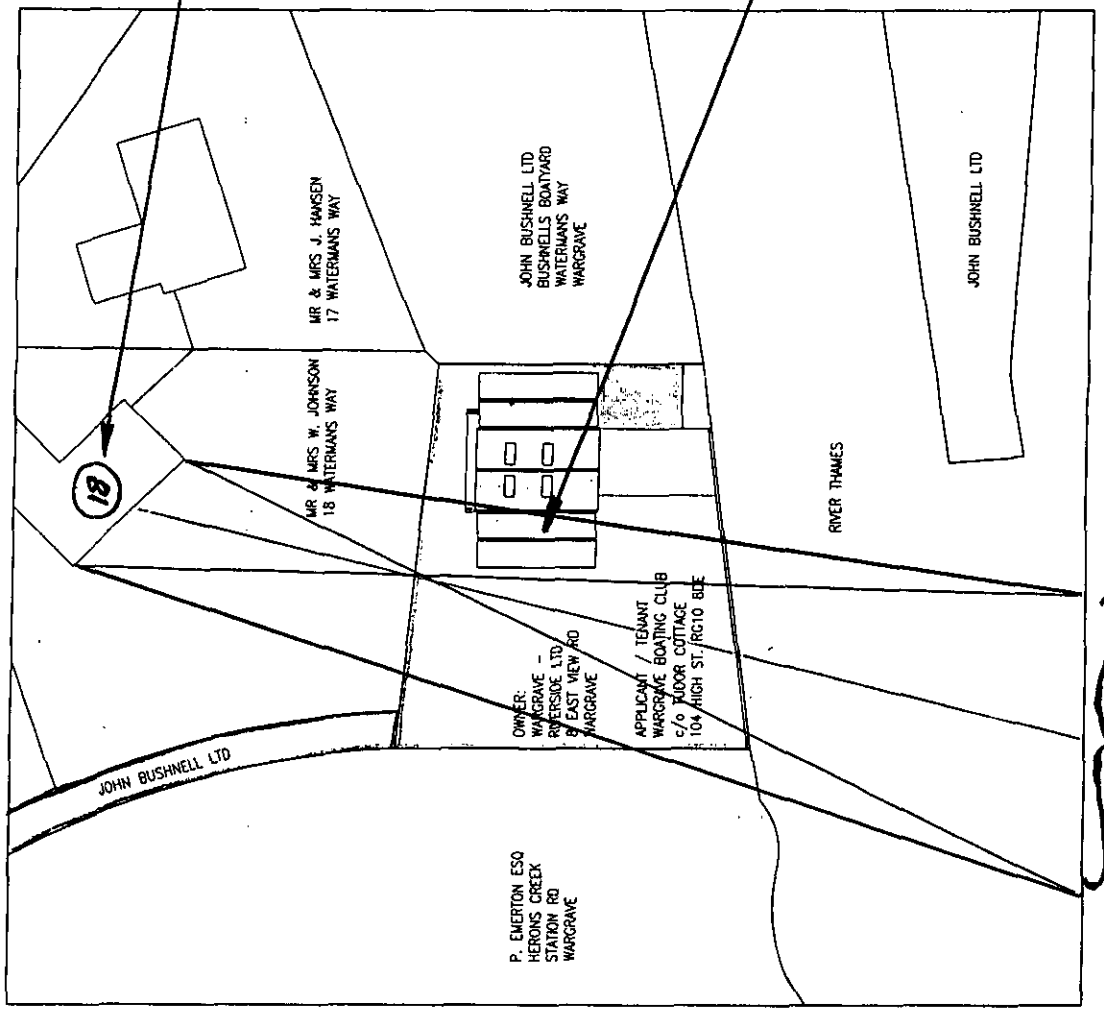
Project: EXTENSION TO BOATHOUSE

Drawing: SITE PLAN

Scale: 1:500
Section: PLANNING
Drawn: S RICHARDS
Date: APRIL 2000
Drawing No.: 002
Revision:

"RIVER VIEW",
18, WATERMANS WAY.

WBC PROPOSED
NEW STRUCTURE.



YOUR REF: HEATHER MORGAN - F/2000/1599.

APPLICATION NO.: F/2000/1599.

Your Ref: Heather Morgan - F/2000/1599.
Application No. : F/2000/1599.

RIVER VIEW
18, WATERMAN'S WAY
WARGRAVE
BERKSHIRE, RG10, 8HR

Telephone : (0118) 940.1366

The Chairperson,
Wargrave Boating Club,
Station Road,
WARGRAVE,
Nr. Reading,
Berkshire.

19th. March 1999.

Dear Madam/Dear Sir,

SEWAGE DISPOSAL AT THE WARGRAVE BOATING CLUB

Following the Club AGM last Wednesday, I now feel it necessary to register my formal complaint concerning the complete inadequacy of the sewage disposal system at the club premises.

Although most club members will no doubt have noticed this problem after a major social event, I do not think anyone can fully appreciate how deeply offensive it is to have to endure it throughout the year, particularly when the water-table is high and most certainly at times of flooding. Apart from being socially unacceptable, it is also a hazard to both health and the environment since it is not only contaminating the club site but also the river itself.

All of this is under the current set of circumstances whereby the toilet facilities of the clubhouse are somewhat limited. However, once these facilities have been upgraded and have more than doubled in size with the addition of multiple showers, I can envisage that we shall be simply awash with spoil and waste which will do nothing but compound a problem which is already uncontainable.

Having raised this matter at the AGM, I was challenged by several Committee Members as to why I had not raised the subject with them before. To this, I can only reply that I have discussed this matter with both Carol Watt, Richard Hall and Steve Buchanan upon many occasions during these past four years or so, only to be assured that the problem would be resolved upon commencement of the Clubhouse Project. Now that this project is unlikely to proceed in its original form, I feel that the problem of sewage disposal is unlikely to be addressed in an effective and permanent manner for some years to come.

When I mentioned that the problem would also escalate with a greatly increased membership, I was brought to order by our Membership Secretary who clearly stated that recent

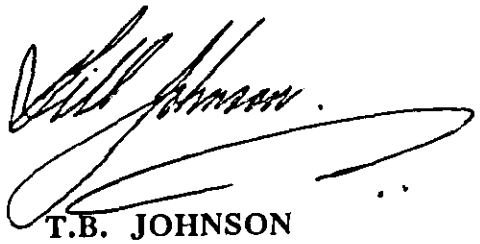
...../2.

levels of membership had not increased significantly. This statement agrees with neither the Chairman's Report at the 1998 Club AGM nor a synopsis of the same which was subsequently published in the March 1998 edition of "Boating Banter", a copy of which is attached for ease of reference. In view of this, I should be most grateful for your written clarification as to which version I am to believe.

Since I was myself involved, I am fully aware that temporary repairs to the sewage disposal system were attempted last year and I also understand that a further attempt will be made on 27th. March 1999. However, it is my contention that any such effort will be futile in the face of present and future levels of demand placed upon the system. Not only is the system totally inadequate for such demand, but also the site is too small to accomodate such a system. I would therefore recommend that a connection to the main sewage system should be listed above all other considerations in any future schedule of works.

With kindest regards.

Yours faithfully,



T.B. JOHNSON

c.c. Messrs. Wargrave Riverside Limited.

WARGRAVE BOATING CLUB

invite
former and present members of the club to join
in celebrating 50 glorious years since the Club's foundation

Dine and Dance to a Live Band in the Riverside Marquee

at our

GOLDEN ANNIVERSARY BALL

&

Exhibition and Illuminated Boat Parade

SATURDAY 22 JULY 2000

Pimms Reception at 7.30 pm - Launches 1am !
Black Tie or Regatta Dress

We have lost contact with some former active members so please let them know. An exhibition of old photos is being planned, so if you have any interesting ones or good anecdotes, please speak (or send them) to Rosemary Gray - 11 Bayliss Road, Wargrave, RG10 8DR. 0118 940 2709.

Tickets £ 38.00 per person to include:-

- Free glass of Pimms at Reception
- Professional caterers
- Allocated seating at tables of 10 in a floored marquee with dance floor

To guarantee getting a ticket, apply as soon as possible. Single applications are welcome, but if you are making up a group, please apply together, detailing names. Because this is likely to be a very popular event, we would prefer all guests to have an association with the Boating Club, either past or present.

Tickets: apply by post to Tim & Judith Hodges, enclosing a cheque to WBC, and a stamped addressed envelope please. Mavis Cottage, 93 High Street, Wargrave. RG10 8DD.

Your Ref: Heather Morgan - F/2000/1599.

Application No.: F/2000/1599.

Your Ref: Heather Morgan - F/2000/1599.
Application No. : F/2000/1599.

RIVER VIEW
18, WATERMAN'S WAY
WARGRAVE
BERKSHIRE, RG10, 8HR

Telephone : (0118) 940.1366

Mr. B.W. Maidment,
Director and Company Secretary,
Wargrave Riverside Limited,
8, East View Road,
WARGRAVE,
Nr. Reading,
Berkshire, RG10, 8BH.

23rd. June 1998.

Dear Mr. Maidment,

PROPOSED REDEVELOPMENT OF THE WARGRAVE BOATING CLUB (WBC)

In our recent correspondence, you referred to issues and concerns related to the above project. I am pleased to report that I have since obtained some useful reference from many residents of both Station Road and Waterman's Way. This information was obtained by way of a local survey which referred to a number of issues previously raised by local residents in recent months. A total of 22 out of 40 returns were filed and the attached analysis shows in percentage terms the degree of concern which is related to each of the issues listed.

The greatest areas of concern revolve around the following aspects of both the proposed development and the current expansion of the WBC :-

1. The complete lack of dedicated parking facilities to meet with the exclusive demands of a greatly increased club membership.

2. Constitutional change, whereby the original aims and aspirations of both the club and its founders will be lost to the village forever.

3. Wider club membership, whereby control of both the club and its future activities may eventually move out of the hands of Wargrave residents.

4. Neo-commercial development of the club which will irrevocably alter both the objectives and the character of the club.

5. Licencing of the club premises which, unless contained, will in so many ways affect the circumstances of all those living within an otherwise quiet residential area.

...../2.

In general, the majority of those who replied are either past or active members and supporters of the WBC, who feel that the club premises are much in need of renovation within the very near future. However, it is felt the current proposals are neither appropriate to the original precepts of the club nor best suited to either a limited infrastructure or a restricted site. It is also strongly felt that the club should not be subject to open membership which would change it into a social facility for all-comers and that, with few exceptions, it should be retained for the use of Wargrave residents only in order to provide access to the river for future young generations to learn their rivercraft and enjoy sporting activities within a family environment.

I would stress that the purpose of this exercise was not so much to raise outright objection to a requirement which is perceived by many to be both worthwhile and essential, as it was to assess a general consensus of opinion as to how best it could be achieved in a way both appropriate in concept and acceptable to local residents. Apart from the more practical aspect of planning consent, the greatest areas of influence lie with both the landlord and the officers of the club itself. Many feel it is for the landlords to place the necessary constraints upon the club and it is for the club to carry the project forward in a realistic manner most suited to the residents and the young people of Wargrave.

I trust the foregoing will be of some assistance to you and please do not hesitate to contact me should you require any further details of this matter.

Meanwhile, with my renewed good wishes to you.

Yours sincerely,

T.B. JOHNSON

PROPOSED REDEVELOPMENT OF THE WARGRAVE BOATING CLUB (WBC)

ANALYSIS OF CONCERN

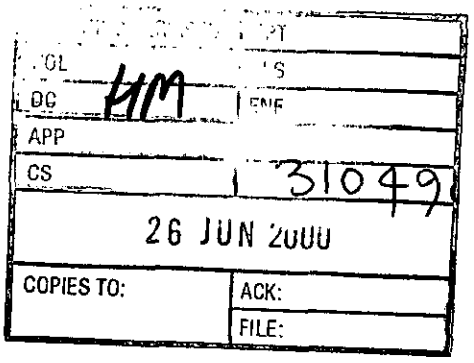
(Expressed as percentages in terms of the 22 replies received out of 40 forms sent)

ORIGINAL ISSUES	SUBJECT MATTER	CONCERN High	Possible	None
Issue 1 :	Increased activity within the locality of both Station Road and Waterman's Way	50	45	5
Issue 2 :	Increased traffic congestion at the junction between the A321 and Station Road	55	27	18
Issue 3 :	Increased traffic congestion in the bottleneck at the top of Station Road	59	18	23
Issue 4 :	Increased vehicle parking along both Station Road and Waterman's Way	(75)	20	5
Issue 5 :	Restriction of emergency vehicle access into both Station Road and Waterman's Way	27	55	18
Issue 6 :	Constitutional change, amending the original precepts of the WBC	(77)	14	9
Issue 7 :	Wider WBC membership beyond the limits of Wargrave and her immediate surrounds	(73)	23	4
Issue 8 :	Neo-commercial development of the WBC, due to heavy financial commitments	(73)	23	4
Issue 9 :	Escalation of WBC activities beyond the current norm	(64)	27	9
Issue 10 :	Licenced social activities at the WBC	(68)	9	23
Issue 11 :	Hiring-out of the WBC premises for evening social activities	(77)	18	5
Issue 12 :	Increased crime threat, due to attraction of WBC licenced stocks	(66)	25	9
Issue 13 :	Increased vehicle and pedestrian traffic along the access lane to the WBC	50	32	18
Issue 14 :	Increased noise pollution from the WBC site	(73)	18	9
FURTHER ISSUES				
Issue 15 :	Loss of open views from their own premises			
Issue 16 :	Dimished light and air onto their own premises			
Issue 17 :	If WBC connected, ability of Waterman's Way sewerage system to accept greatly increased load			
Issue 18 :	Restriction of emergency vehicles into the WBC site itself, especially along such a narrow access			
Issue 19 :	Difficulty of large refuse collections from the WBC site			
Issue 20 :	Increased danger to children running onto Station Road			
Issue 21 :	Increased danger to pedestrians crossing from Mill Green to Roman Way and vica-versa			
Issue 22 :	Additional concern over licenced evening social activities at the WBC			
Issue 23 :	Increased vandalism within the locality			
Issue 24 :	Millennium Commission will pre-condition unrestricted membership to any grant of funds			
Issue 25 :	No adequate parking facilities available exclusively to the WBC site			
Issue 26 :	Future control of the WBC moving into the hands of non-residents of Wargrave			
Issue 27 :	Implications of current liquor licence (and opening hours) already granted to the WBC			

(2)

Environmental Services Department
Planning Services
P.O BOX 157
Shute End
Wokingham
Berkshire
RG40 1WR

Mr J Hansen
17, Watermans Way
Wargrove
Berkshire
RG10 8HR



20th June 2000

Dear Mr Mitchell

Re: Application No F/2000/1599
Boathouse, Station Road, Wargrove.

I understand that the Wargrove Boat Club was formed to encourage the families and the children of the village to learn river skills, and it seems to me that the present structure is adequate in size at least for this purpose. I suspect that the real reason for the present wish to enlarge the premises is so that it can house larger boats (eights) which are used by more professional oarsmen (not necessarily Wargrave inhabitants) and not by youngsters.

Obviously I have no objection to the present premises being repaired and refurbished, although the problem of the drainage does seem insurmountable. To cope with the foul water sewerage from the Boat Club the favourite option would be to join into the drain that runs across the gardens of 17,18 Watermans Way. However we have had continuous troubles with the drains backing up and becoming blocked ever since we have lived here (13 years), due to the high water level and more particularly the inability of the pumping arrangements to clear the system.

In this connection I enclose a copy of a letter written to me on 27th July 1994 in which Thames Water admits the problems and nothing has improved since that time. You will find the complaints/call outs etc were documented at Thames Water. We would certainly not consent therefore for the Boat Club to use our drains.

Continued
Overleaf...

Cont...

Undoubtedly to raise money for an extension of any size would involve a great deal of commercialism . One could imagine the annual Hog Roast becoming a regular fund raising disco, and worse still the premises being hired out for such events. As the considerable noise from such events affect us and those around us horrendously sometimes until 1.00am this would be unacceptable.

Finally the parking arrangements (often Vehicles double banked) in Station Road are chaotic and these will no doubt spread into Watermans Way. Even more cars would make things worse. Added to which, access from Station Road onto the High Street is extremely hazardous and until either a mirror is strategically placed, or "Keep Clear" signs are posted on the surface of the High Street or both, more traffic can only give more cause for concern over the accident potential.

I should be greatful if you will register my wife and my total objections to Planning Application No P2000/1509 and give favourable consideration to our arguments in support of our objection.

Yours faithfully

Mr J Hansen

Thames Water Utilities
SEWERAGE AND SEWAGE TREATMENT OPERATIONS
Blake House Manor Farm Road
Reading Berks RG2 0JN
Telefax 0734 236756

Direct Tel: (0734) 236826

Our Ref. OS/CMNW/S744LV/RRW

Your Ref.

Date 27th July 1994

Mr J Hansen
17 Watermans Way
Wargrave
Berks
RG10 8HR

Dear Sir,

Re: Watermans Way Vacuum Sewerage System

I understand that you recently contacted this Company and spoke to Mr Draper concerning flooding and sewerage problems at the above. Mr Draper has asked that I respond to you, being responsible for the particular system in question.

As you will know, the Wokingham District Council designed, constructed and now maintain the sewerage system on this Company's behalf under Sewerage Management Contract arrangements. There were, unfortunately, some setting up problems with an unfamiliar vacuum system and one of the major problems experienced early on was due to blockages from debris from the boat emptying point at Shiplake Lock. These difficulties have now been overcome.

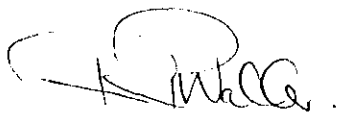
A Problem that is unfortunately beyond Thames Water Utilities Ltd's and Wokingham District Council's control is that the vacuum system cannot work when inundated with water and any flooding of the area as a whole renders the system inoperative as the vacuum effect is broken. Once this situation has been reached, the whole vacuum pipe system has to be emptied by tanker which in itself may be a problem where areas are inaccessible or under water for several days.

In conjunction with the manufacturers, the Wokingham District Council have made several improvements to the system to enable a much quicker start up after suffering the effects of surface inundation and considerable experience has been gained in recognising problems and resolving them quickley. Serious river flooding however, still remains a problem which results in the closing down and isolation of the affected areas in order to maintain a service to the areas not affected.

Thames Water Utilities Limited
Registered in England and Wales No. 2366661
Registered office Nugent House Vastern Road Reading RG1 8DB

I can only apologise if you have suffered from sewage flooding or a loss of sewerage service during these times , but I can assure you that this Company and the Wokingham District Council are aware of the sewage flooding risk during these times and endeavour to keep the risk and inconvenience to the absolute minimum.

Yours faithfully



Mr R R Waller
Assistant Client Manager (North West)

c.c D. Draper - Wycombe STW
c.c. s.Shuter - Wokingham D.C.

(1)

Tel.No. 01189 403070

16 Watermans Way
Wargrave
Reading
Berks RG10 8HR

Your Ref: Heather Morgan–F/2000/1599.

Our Ref: GSA/cc

For the attention of Mr. Mitchell

Development Control Manager
Environmental Services Department
Planning Services
P.O.Box 157
Shute End
WOKINGHAM
Berkshire RG40 1WR

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

20th June 2000

Dear Sirs,

PLANNING APPLICATION NO. F/2000/1599
BOATHOUSE, STATION ROAD, WARGRAVE, READING

As residents at 16 Watermans Way for the past twentyfive years, we are greatly concerned by the prospects arising from the above planning application.

Expansion of the building on the site and subsequent increase in activities and membership of the Wargrave Boating Club will undoubtedly deprive adjacent residents of quiet enjoyment of their properties.

In our own case we are already subjected to the noise and pollution of motor vehicles using the pathway, a purpose for which it was never intended and is supposed to be prohibited, whilst at weekends the vehicle parking in Station Road has reached such proportions that it now represents a major hazard both to pedestrians and other car users passing through

The location of the site is totally unsuitable for expansion and we register our objection to this particular application and any other that enlarges the ground area the existing buildings cover or any increase in their height.

Yours faithfully,

G. S. ANSELL E. D. ANSELL

PLANNING HISTORY

1327

WOKINGHAM DISTRICT COUNCIL

To Heather

Date _____ Time _____

WHILE YOU WERE OUT

Name Robin Bradbeer

Of 0385 355828

Phone No. 01242 577151 Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	✓

MESSAGE Defered / Abandoned Appeal

Ayre Court - letter from Inspector

Signed _____

01276 454352 Geb copies

ADDRESS BOATHOUSE STATION ROAD PARISH WARGRAVE

PLOT No. Situated Rear of 18 Westermans Way (WARGRAVE BOAT CLUB) ORD. SHEET No. SU. 7878 (2

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 4699	Mr J Mac Donald	S/storey extension	14 5 76	App
CH 666	"	EXT. STORAGE FACILITIES	10 6 76	N/A
CH 357	WARGRAVE BOATING CLUB	BOAT SHELTER - RENEWAL PERMISSION		WITHDRAWN

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Y

ADDRESS BOAT BUILDING WORKS. STATION ROAD PARISH WARGRAVE. E

PLOT No. R/303/70 DOCK ORD. SHEET No. SU. 7878 (

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
24/50	Wargrave Boating Club	Erection of boat house	14 3 50	App
820/56	Mr J Bushnell	Installation of Petrol tank	13 11 56	App
R/38/61	" " " Ltd	Boat Shed	18 5 61	App
O/113/68	Wargrave Boating club	Addition 2nd Storey	8 8 68	App
R/223/68	" " "	Temp Wooden Store	8 8 68	App
R/3/69	John Bushell Ltd	Replace Temp store	17 4 69	App
R/113/70	John Bushell Ltd + Assoc Co	Boatshed + workshop	14 5 70	App
84/71	Wargrave Boating Club	Boat Shelter	18 3 71	App
1218/72	John Bushnell Ltd	S/storey Club house	31 8 72	- Ref
1312/72	" " "	Temp timber offices	23 11 72	- T.P. 31 12

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

2.

ADDRESS BOAT BUILDING WORKS. STATION ROAD PARISH WARGRAVE.

PLOT No. ORD. SHEET No. SU. 7878

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1231/73	John Bushnell Ltd	Amenity block	30 8 73	App
1632/73	" " "	Extensions + improvements	20 12 73	–
03892	" "	Retention of office + store	22 1 76	N/A
03913	" "	Footbridge to Island	22 1 76	N/A
~~04357~~	~~Wargrave Boating Club~~	~~Boat Shelter Removal Permission~~	~~WITHDRAWN~~	
~~04666~~	~~Mr J Macdonald~~	~~Ext storage facilities~~	10 6 76	N/A
BR 5901	John Bushnell LTD	workshop	20 1 77	APP
BR 17872	"	RAISED STORAGE AREA	9-7-82	APP
35004 APPEAL	"	2 BI BUSINESS UNITS	14 2 90	
36272	"	PORTACABIN AS OFFICE	19.9.90	30
36893	"	DEM./ERECT BI UNIT & NEW FACADE TO BI OFFICES & WORKSHOP	6.2.91	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 36893 – REMOVAL PD RIGHTS

DRAINAGE

41699 PORTACABIN AS OFFICE 12.10.93

1933

(3) BOAT BUILDING WORKS

ADDRESS STATION ROAD PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU. 7878

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Dec
FP96/5308	JOHN BUSHNELL LTD.	NEW CAPITAINERIE	9.5.96	C/APP
97/66366/F	"	EXT TO STORE ROOM OF CAPITAINERIE	28.11.97	
FP97/7087	"	"	2.2.98	APP
99/69488/F	"	2/st/s/extn to wkshop + offices.	27/5/99	

MINISTRY DECISION

SPECIAL ORDERS

NOTICE OF CONSENT

WOKINGHAM DISTRICT COUNCIL

RG/FW

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

Mr. J. MacDonald,
c/o Mr.A.G. Steels,
To: 19, The Mount,
CAVERSHAM
READING. Berks.

WOKINGHAM DISTRICT COUNCIL,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM, BERKS.

Application No. .....04666...

Proposal. Extension to boat storage facilities at Wargrave Boat Club, Station Road, Wargrave. Berks.

The Wokingham District Council under the above Acts hereby PERMIT the above development to be carried out in accordance with the accompanying plans submitted by you and approved by the Council on the 10th day of June 19 76 subject to compliance with the conditions specified hereunder :-

1. The development hereby permitted shall be commenced within five years from the date of this permission.
2. The building hereby permitted shall be rendered and painted to match the existing boat store to the satisfaction of the District Planning Authority.
3. The building hereby permitted shall be used as a boat store only and shall not be used for any other purpose without the prior approval of the District Planning Authority.

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are :-

1. This condition is deemed to be attached by virtue of Section 41 (1) of the Town and Country Planning Act, 1971.
2.) In the interests of amenity.
3.)

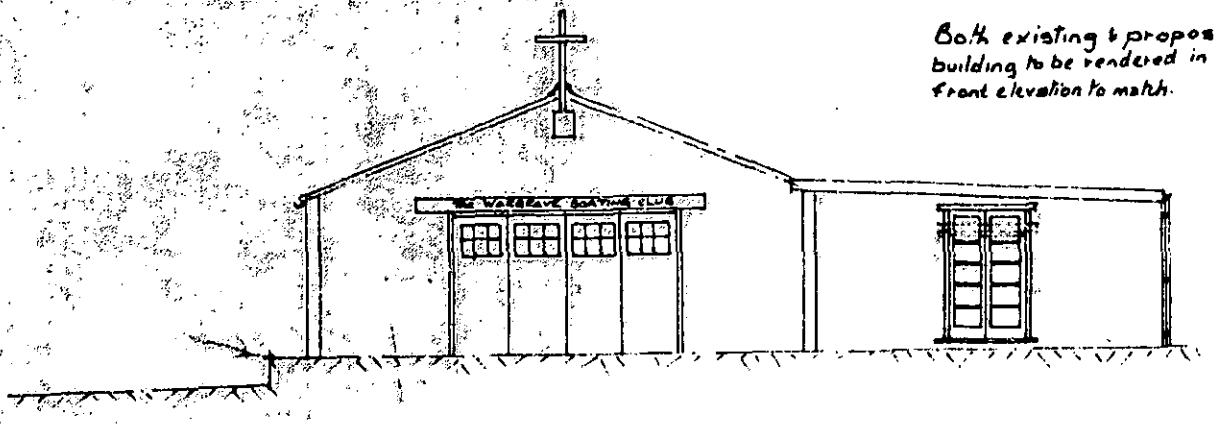
Except as aforesaid any permission granted is subject to due compliance with the byelaws and general statutory provisions in force in the District.

Date 15 JUN 1976

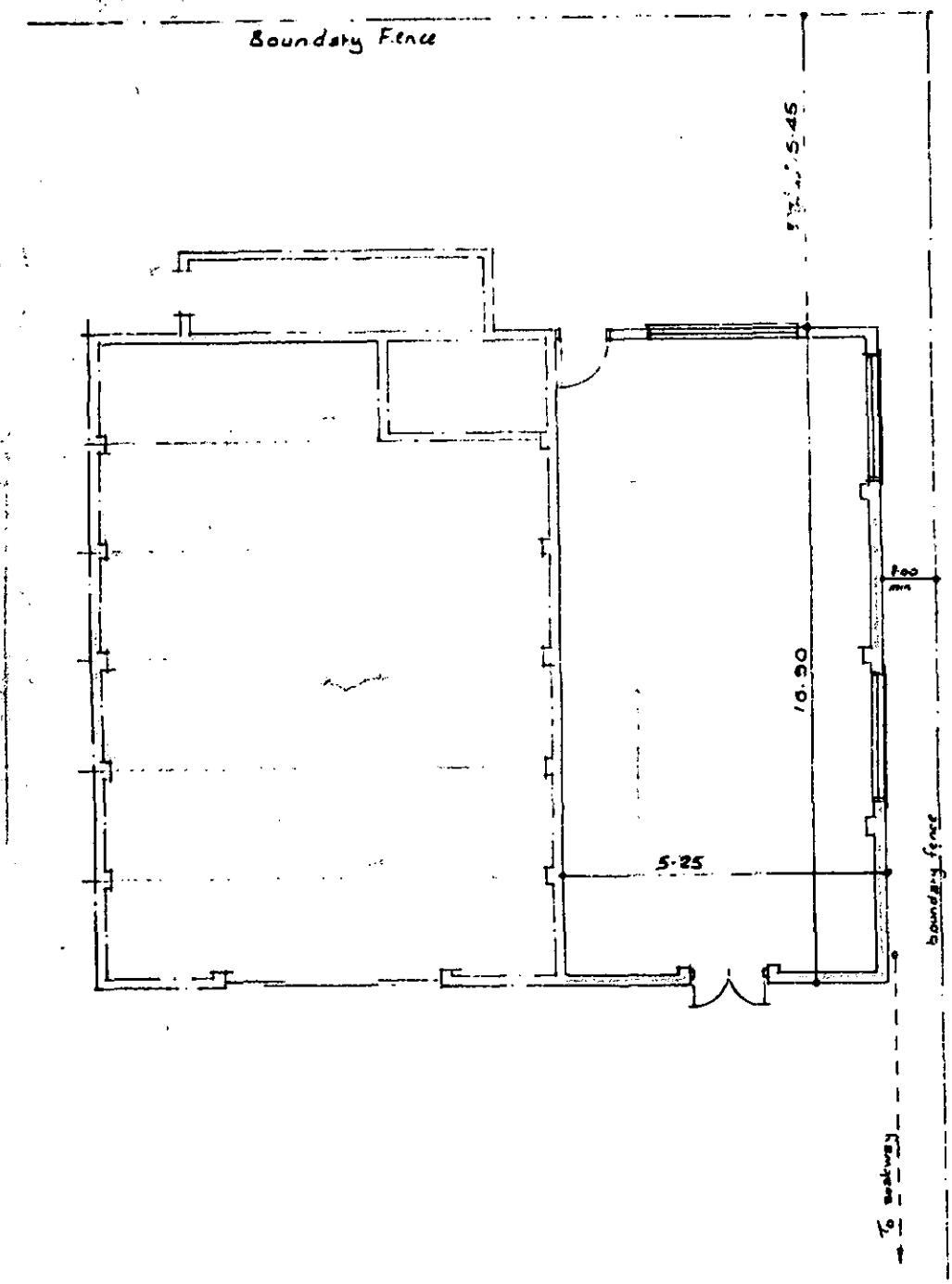
District Secretary

N.B. A statement of the applicant's rights is set out overleaf

Both existing & proposed building to be rendered in front elevation to match.



FRONT ELEVATION



PLAN

NOTICE OF CONSENT

ORIGINAL

BERKSHIRE COUNTY COUNCIL

Town and Country Planning Act, 1947

WOKINGHAM RURAL DISTRICT COUNCIL,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM,
BERKS.

To The Hargrave Boating Club
c/o The Secretary, Mr. M. Symms,
Green Pastures, Willow Lane,
Hargrave, Berks.

Application No. 24/50

Proposal Erection of Boathouse at Station Road,
Hargrave.

Acting as Agent on behalf of the Berkshire County Council in pursuance of their powers under the above Act, the Wokingham Rural District Council hereby PERMIT the above development to be carried out in accordance with the application and accompanying plans submitted by you and approved by the Council on the 14th day of March 1950

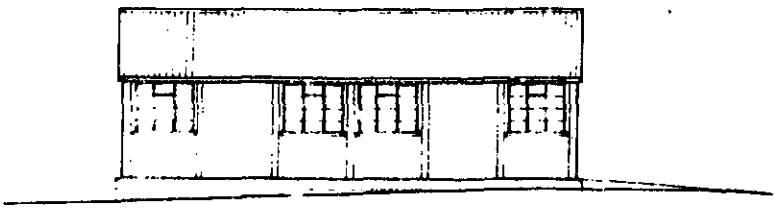
The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:—

Except as aforesaid any permission granted is subject to due compliance with the byelaws and general statutory provisions in force in the District.

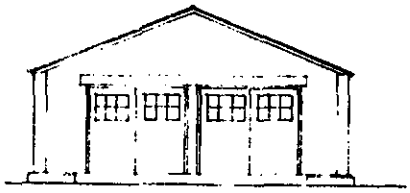
Dated 21st day of March 1950 Geoffry Shutte

Clerk to the Council.

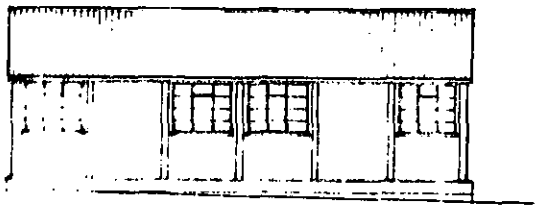
N.B.—A statement of the applicant's rights is set out overleaf.



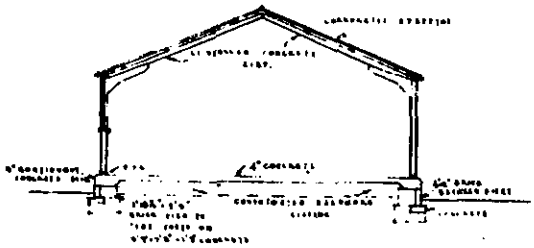
EAST ELEVATION



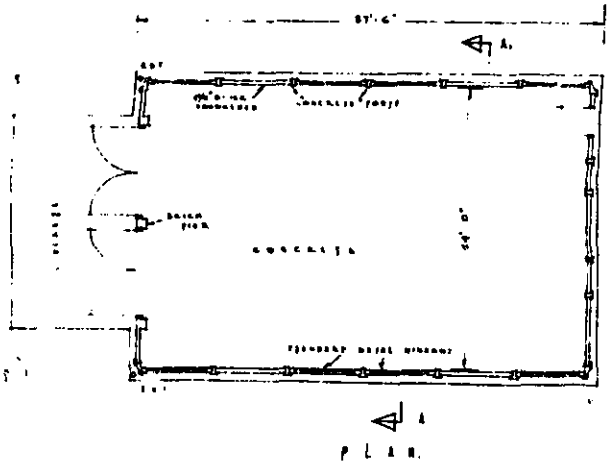
NORTH ELEVATION.



WEST ELEVATION



SECTION A-A



PLAN.

Just implies boat storage.

SCALE 1"-8'-0"

24

Should used as such

WARGRAVE BOATING CLUB.

PROPOSED BOATHOUSE.

OUTLINE APPLICATION

NOTICE OF CONSENT.

BERKSHIRE COUNTY COUNCIL

Town and Country Planning Act, 1962

NOT implemented

THE RURAL DISTRICT COUNCIL OF WOKINGHAM,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM, BERKS.

To Wargrave Boating Club,
c/o Mr. A.R.J. Marryat,
The Thatched House,
Wargrave, Berks.

Application No. 0/113/68

Proposal Addition of further storey to existing Club House to provide showers, changing rooms, toilets and lounge off Station Road, Wargrave.

The Rural District Council of Wokingham, acting as Agents for the Berkshire County Council under the above Act, hereby PERMIT the above development to be carried out in accordance with the accompanying plans submitted by you and approved by the Council on the 8th day of August 1968, subject to compliance with the conditions specified hereunder:—

1. Detailed particulars of the siting, design and external appearance of the buildings and the means of access thereto shall be submitted to and approved by the local Planning Authority before building operations commence.

2. This permission will cease to have effect at the expiration of three years from the date hereof and such time thereafter as is necessary for the Minister of Housing and Local Government to determine any appeal unless within that period detailed plans relating to the matters referred to in condition No. 1 above have been submitted to and approved by the local Planning Authority.

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:—

1. The application is in outline only and not accompanied by detailed plans.

2. To prevent the accumulation of outline permissions in respect of which no plans have been submitted for approval.

Except as aforesaid any permission granted is subject to due compliance with the byelaws and general statutory provisions in force in the District.

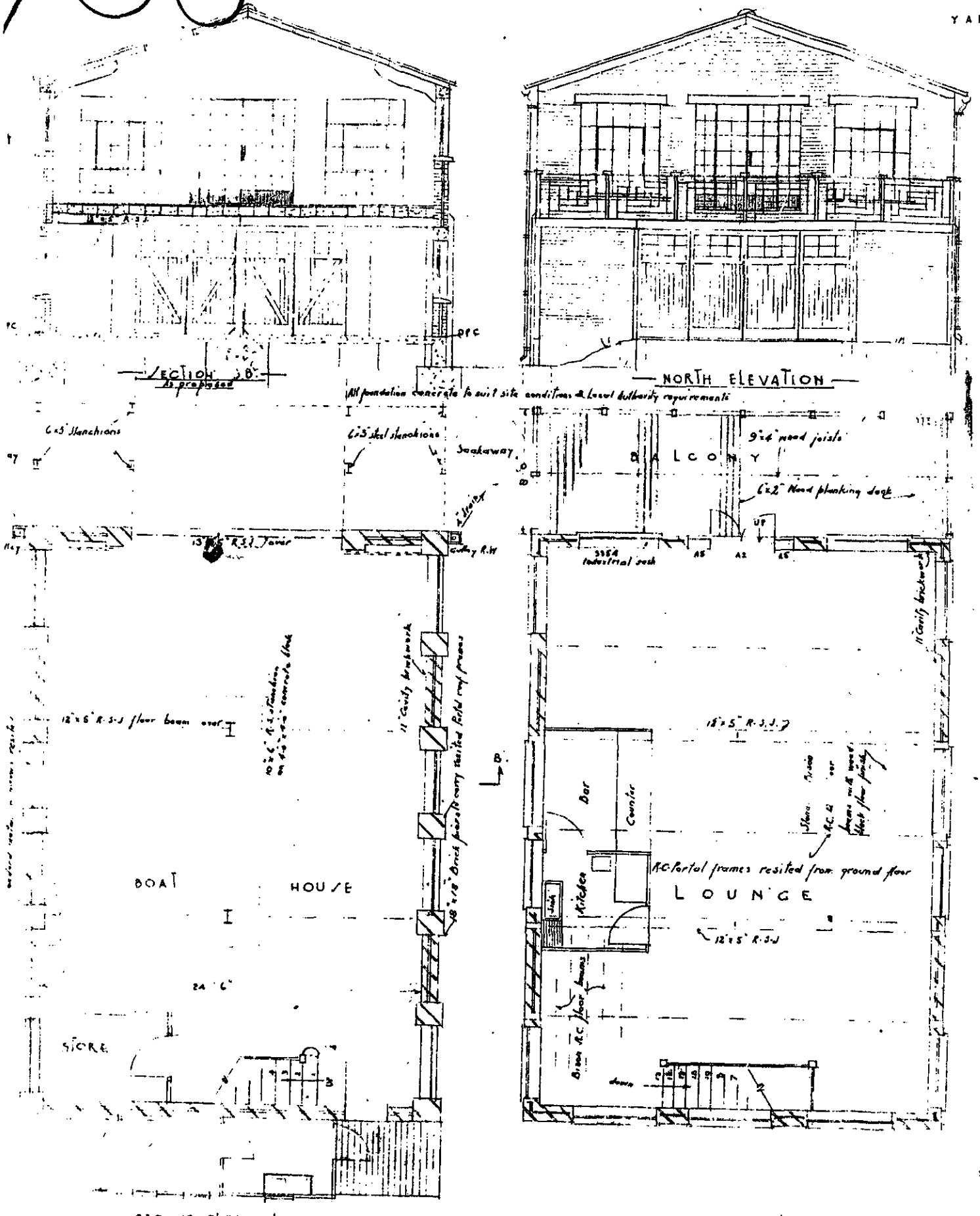
Date 16 AUG 1968

C.W.H. Garrett
Clerk to the Council.

N.B.—A statement of the applicant's rights is set out overleaf.

168

BUSHNELL'S BOAT YARD



WATERMANS WAY

Not on site
Temporary

NOTICE OF CONSENT.

BERKSHIRE COUNTY COUNCIL

Town and Country Planning Act, 1962

THE RURAL DISTRICT COUNCIL OF WOKINGHAM,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM, BERKS.

To Wargrave Boating Club,
c/o Mr. A.R.J. Marryatt,
The Thatched House,
WARGRAVE,
READING, Berks.

Application No. R/223/68

Proposal Temporary timber building (45' x 18') for boat storage off Station Road, Wargrave, Berks.

The Rural District Council of Wokingham, acting as Agents for the Berkshire County Council under the above Act, hereby PERMIT the above development to be carried out in accordance with the accompanying plans submitted by you and approved by the Council on the 3rd day of August, 1968, subject to compliance with the conditions specified hereunder:—

The temporary building hereby permitted shall be removed at the expiry of the period ending 30th September, 1970, and all works necessary for the reinstatement of the land to its former state and condition shall then be carried out to the satisfaction of the Local Planning Authority.

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:—

The building by reason of its design and siting is not considered suitable for permanent retention.

Except as aforesaid any permission granted is subject to due compliance with the byelaws and general statutory provisions in force in the District.

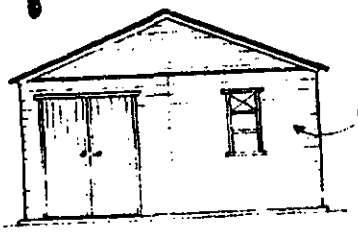
C.W.H. Garrett
Clerk to the Council.

Date 6 AUG 1968

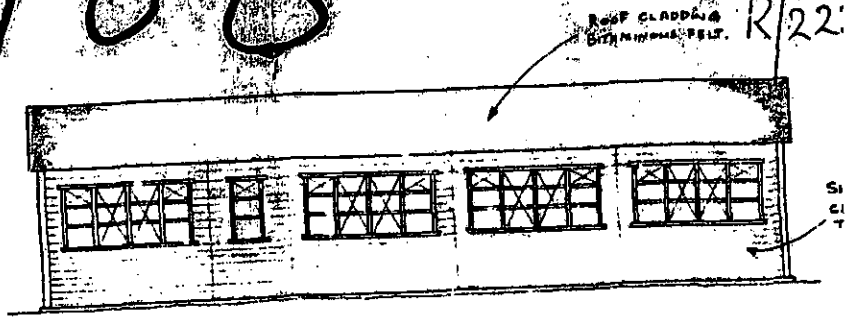
N.B.—A statement of the applicant's rights is set out overleaf.

R/2231/68

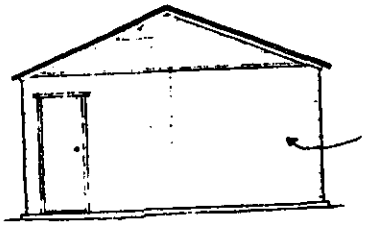
FUNDAMEN



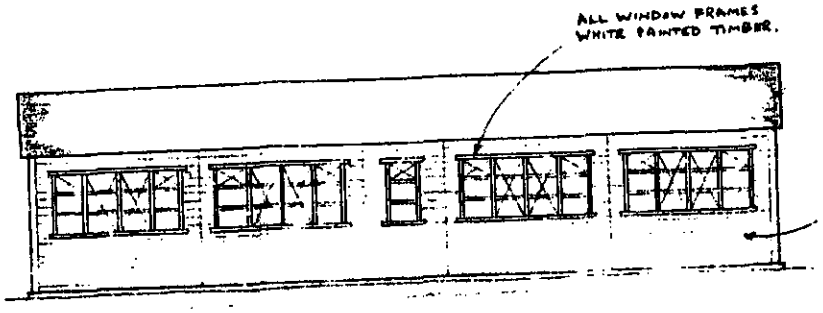
ELEVATION A



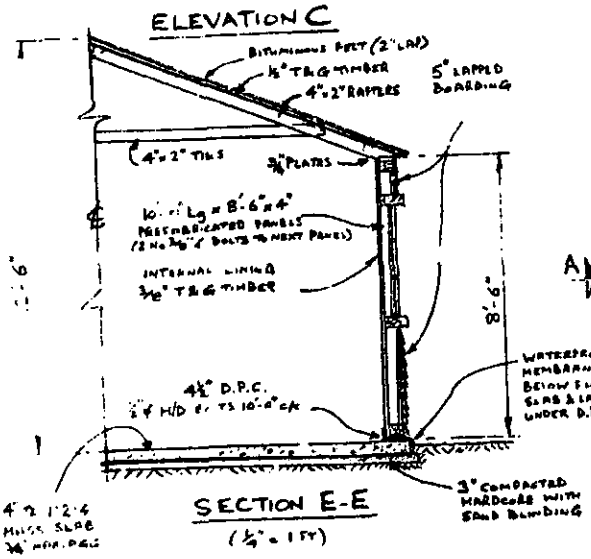
ELEVATION B



ELEVATION C

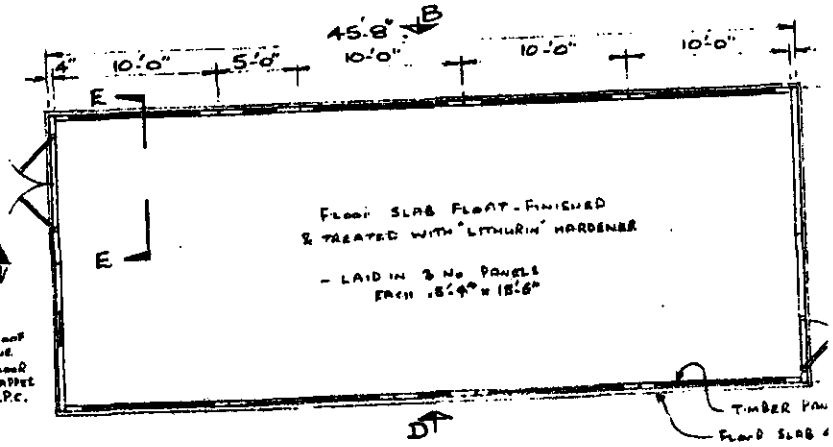


ELEVATION D



SECTION E-E

(½" = 1 FT)



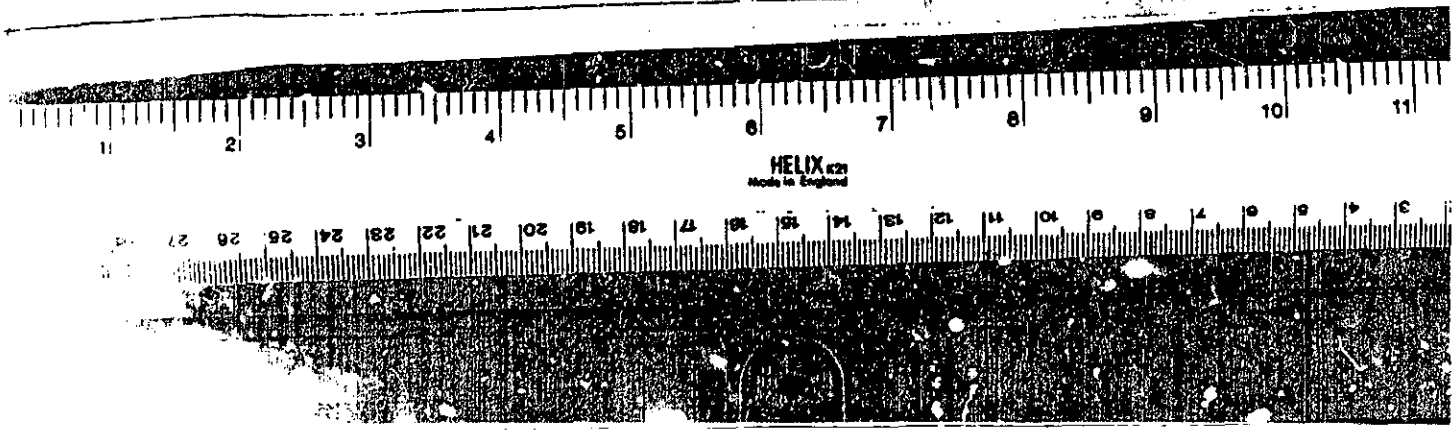
PLAN AT WINDOW LEVEL.

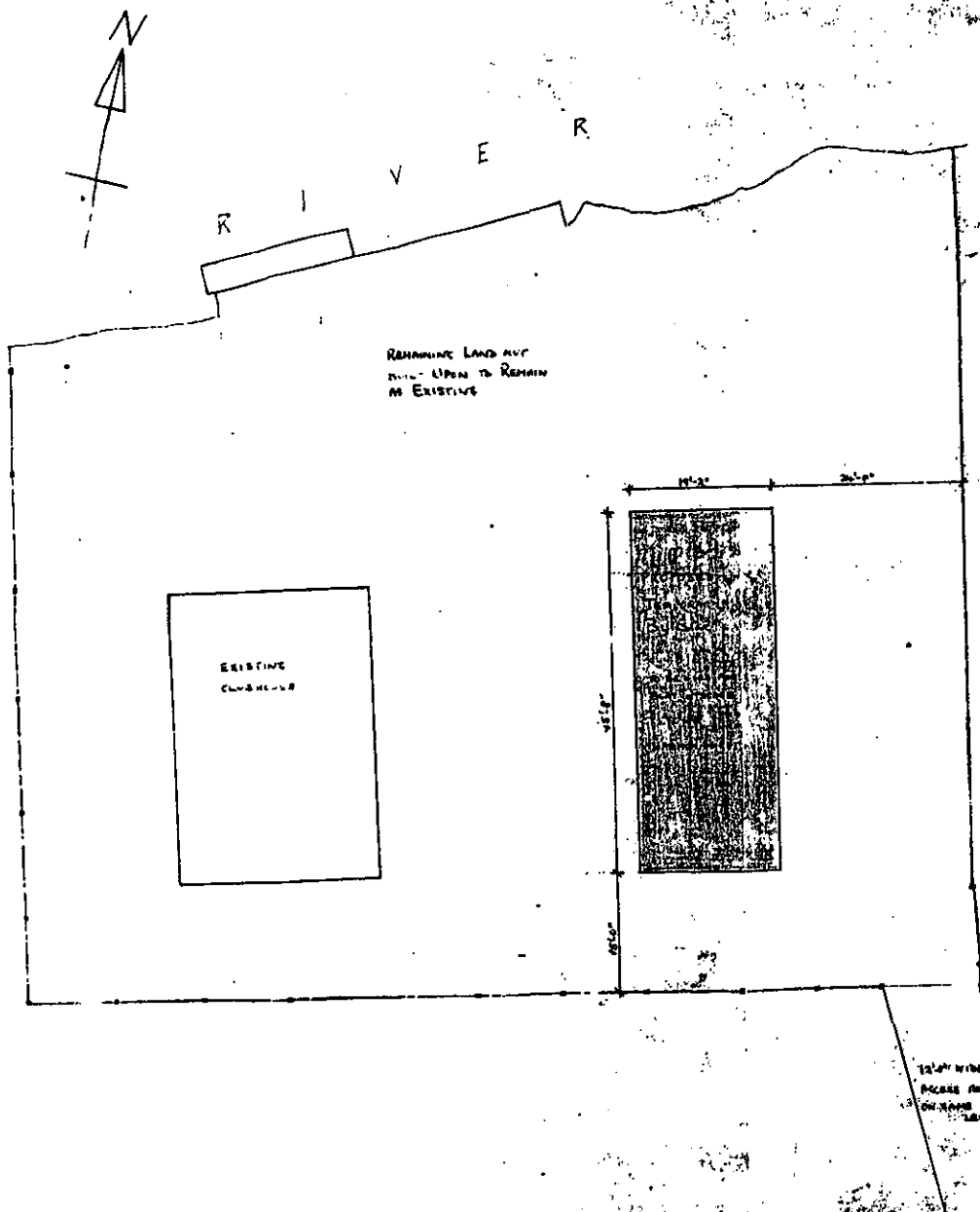
NOTES: SECTIONAL TIMBER BUILDING, PRESENTLY DISMANTLED INTO 10'0" & 5'0" PANELS (ex: TEMPORARY SCHOOL CLASSROOM). ALL WINDOW FRAMES WHITE PAINTED TIMBER. OPENING LIGHTS SHOWN THUS ☒.

WARGRAVE BOATI

PROPOSED BOAT-BUILDING.

SCALE: ⅛", ¼" = 1 Foot





WARGRAVE BOATING CLUB. Scale 1/8" to 1'-0"

NOTICE OF CONSENT

BERKSHIRE COUNTY COUNCIL.

Town and Country Planning Act, 1962-68

WOKINGHAM RURAL DISTRICT COUNCIL,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM, BERKS.

NOT bit in accordance with design Boat Shelter. NOT used as such now

To The Wargrave Boating Club,
c/o Mr. D.B. Hopkins,
"Spring Hill",
25, Braybrooke Road,
WARGRAVE,
READING, Berkshire.

Application No. 84/71

Proposal Boat shelter at Wargrave Boating Club,
Station Road, Wargrave, Reading, Berkshire.

The Rural District Council of Wokingham, acting as Agents for the Berkshire County Council under the above Act, hereby PERMIT the above development to be carried out in accordance with the accompanying plans submitted by you and approved by the Council on the 18th day of March, 1971, subject to compliance with the conditions specified hereunder:—

1. The development hereby permitted shall be commenced within five years from the date of this permission.

2. The building hereby approved shall be painted and properly maintained in colours to match the adjoining boathouse.

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:—

1. This condition is deemed to be attached by virtue of Section 65 (2) of the Town and Country Planning Act, 1968.

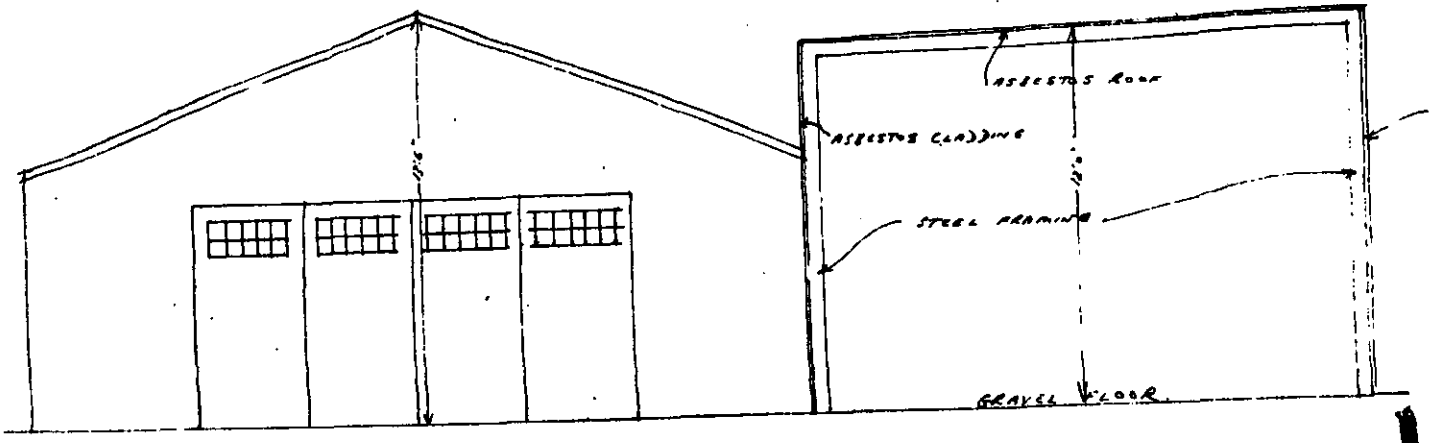
2. In the interests of amenity.

Except as aforesaid any permission granted is subject to due compliance with the byelaws and general statutory provisions in force in the District.

Date 1 APR 1971

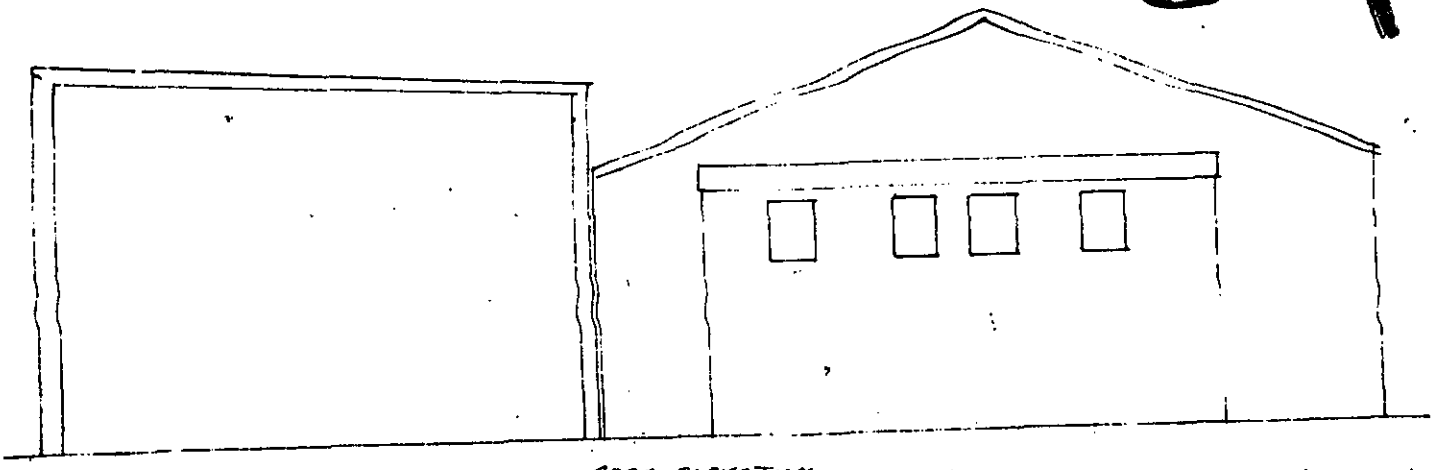
Clerk to the Council.

N.B.—A statement of the applicant's rights is set out overleaf



FRONT ELEVATION

841



REAR ELEVATION

OUTLINE PLAN AND ELEVA

CLUB STATION

08 JUN 2000

To:
Harold Sanders
Urban Design And Conservation Officer

From: Heather Morgan

Date: 07 June 2000

Application Number: F/2000/1599

Proposal: Proposed single storey extension to existing boathouse..

Site Address:
Boathouse, Station Road, Wargrave, Reading.

Applicant:
Wargrave Boating Club .

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

ANY CLUB WITH 'PARK YOUR BIKE HERE' SIGNS IN THE CARPARK MUST BE LOW-KEY !

THIS APPEARS TO BE AN IMPROVEMENT IN THE FACILITIES PROVIDED AND ENHANCEMENT OF THE BUILDING.

I SUPPORT THE PROPOSALS AS SUBMITTED BUT SUGGEST THE NEW DOORS TO THE FRONT SHOULD BE THREE TO RETAIN SIMILAR PROPORTIONS TO THE EXISTING.

Harold Sanders.

15 JUNE 00.

Wokingham District Council
Planning Application

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

AND/OR

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

Application No: F/2000/1599

Proposal:
Proposed single storey extension to existing boathouse.

Location:
Boathouse Station Road Wargrave Reading

This application is being advertised in the Henley Standard newspaper on the 16/06/2000 for the following reason(s);

SITE IS ADJACENT TO A CONSERVATION AREA

The application can be inspected at Wokingham District Council's offices during the following times:

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heather Morgan P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **07/07/2000** from the date of this notice. Written comments submitted will become available for public inspection.

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

Date: 16/06/2000

15/6/00
4.00
lamppost
adjacent to
access onto
Station Road

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~10 MAY 2000~~ Valid	Map No. 21 Site 0-08
Officer: H.M	Application No. 26 MAY 2000 F/2000/1599

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED SINGLE STOREY EXTENSION TO EXISTING BOATHOUSE

Location: Boathouse. STATION ROAD

Parish: WARGRAVE Ward: .....

Applicant: WARGRAVE BOATING CLUB

Fee (14) Received 190-00 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	Show a road & extend red line to include access.	23/5	✓ 26/5
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required Abuts A Conservation Area

Date Site Notice Sent : 7.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A South Oxfordshire	: ..... ✓
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency Flood zone	BP: ..... ✓
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

NO PC. apps

NEIGHBOURS:

SIN + 17 + 18 Watermans way ✓

John Bushnell Ltd, Thaeside

WARGRAVE BOATING CLUB

STATION ROAD, WARGRAVE.

26 MAY 2000 1599

Please Reply to:
104 High Street
Wargrave
5th May 2000

The District Planning Officer
Wokingham District Council
Shute End
Wokingham

Dear Sir

Wargrave Boating Club – Proposed improvements

I am pleased to attach hereto plans and application forms in respect of some proposed improvements to the club premises.

Wargrave boating club is currently celebrating its half centenary and is a club dedicated to non-motorized water borne activities on the Thames, principally Skiffing, Rowing and Punting, all of which are traditional Thames disciplines, together with Canoeing.

The club enjoys broad support throughout the community of Wargrave and is considered by many to be a valuable asset to the village, particularly with respect to the facility that it offers to the youth of the community in teaching children to respect the River, and to be responsible in it's use.

It is not clear from the drawings, but as part of the scheme we will be requiring the removal of all of the private motorized craft on the site. The parking of private motorized craft has evolved over the years when the club was less intensively used, but we are taking this opportunity to have them removed permanently.

The proposed extension will be used to house the club fleet, rather than using the lawn area for summer boat parking. The scheme will allow us to tidy the site significantly. I should add that the "Fine boats" (i.e. the racing fours and eight) could not be accommodated in the proposed extension due to their length. We are taking the opportunity to improve the aesthetic appearance of the buildings and improve the general amenity to the River environment.

I would also like to specifically mention the proposal to remove and excavate the patio area and replace it with a Timber deck. This will have the effect of increasing the floodwater storage area and I believe this will be of specific concern to the Environment Agency. In addition, the extension has been carefully designed to minimize the effect on floodwater storage by creating a floor slab at ground level, rather than raising the floor. The only flood storage lost will be the volume taken up by the thickness of the walls and this will be more than compensated by the removal of the patio area. I am attaching a copy of this letter and would be grateful if you would forward it on to the Environment agency since I understand that they will be consulted in this application.

Yours Faithfully

C N Lewington

WARGRAVE BOATING CLUB

STATION ROAD, WARGRAVE.

Please Reply to:
104 High Street
Wargrave

The District Planning Officer
Wokingham District Council
Shute End
Wokingham

26 MAY 2000 *

5th May 2000

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Yours Faithfully

C N Lewington

1789/a

SECTION 66 CERTIFICATE

Application No.

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

26.MAY2000* 1509

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.

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

OR

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
WARGRAVE RIVERSIDE LTD	- 8 EAST VIEW RD WARGRAVE.	5TH MAY 2000
JOHN BUSHNELL LTD	- BUSHNELLS BOATYARD WATERMANS WAY, WARGRAVE	5TH MAY 2000

+ See Note (a) to Certificate A

OR

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

(b) Insert description of steps taken.

- 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) .....

.....

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

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

(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).

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . C.N.LEWINGTON .

On behalf of . . . . . WARGRAVE BOATING CLUB . . . . . .

Date . . . . . 5TH MAY 2000 . . . . . .

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

2.

ADDRESS BOAT BUILDING WORKS. STATION ROAD PARISH WARGRAVE. E

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1231/73	John Bushnell Ltd	Amenity block	30 8 73	App C/A
1632/73	" " "	Extensions & improvements	20 12 73	– C/A
03892	" "	Retention of office & store	22 1 76	N/A TD 31 12
03913	" "	Footbridge to Island	22 1 76	N/A C/A
~~04357~~	~~Wargrave Boating Club~~	~~Boat Shelter - Renewal Permission~~	~~WITHDRAWN~~	
~~04666~~	~~Mr J Macdonald~~	~~Ext storage facilities~~	10 6 76	N/A C/A
BR 5901	John Bushnell LTD	workshop	20 1 77	APP N/A
BR 17872	"	RAISED STORAGE AREA	9-7-82	APP. N/A
35004 APPEAL	"	2 BI BUSINESS UNITS	14 2 90	Ref
36272	"	PORTACABIN AS OFFICE	19.9.90	30 9
36893	"	DEM./ERECT BI UNIT & NEW LACADE TO H. OFFICES & WORKSHOP	6.2.91	C/A

~~DATE OF~~ COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 36893 – REMOVAL TD RIGHTS

DRAINAGE

41699		PORTACABIN AS OFFICE	12.10.93	C/A

1933

(3) BOAT BUILDING WORKS

ADDRESS STATION ROAD PARISH WARGRAVE

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
FP96/5308	JOHN BUSHNELL LTD.	NEW CAPITAINERIE	9.5.96	C/APP
97/66366/F	"	EXT TO STORE ROOM OF CAPITAINERIE	28.11.97	C
FP97/7087	"	"	2.2.98	APP
99/69488/F	"	2/st/s/extn to wkshop + offices.	27/5/99	

MINISTRY DECISION

SPECIAL ORDERS

ADDRESS Boathouse. Station Road PARISH Wargrave

PLOT No. Situated Rear of 18 Waterman's Way (Wargrave Boat Club) ORD. SHEET No. SU. 7878 (21)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR. 4698	Mr J. Mac Donald	S/storey extension	14 5 76	App
CH 666	"	Ext. Storage facilities	16 6 76	N/A
CH557	Wargrave Boating Club	Boat shelter - Renewal Permission		Withdrawn

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Y

ADDRESS Boat Building Works. Station Road PARISH Wargrave. E

PLOT No. R/303/70 Dock ORD. SHEET No. SU. 7878 (21)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
24/50	Wargrave Boating Club	Erection of boat house	14 3 50	App
820/56	Mr J. Bushell	Installation of Petrol tank	13 11 56	App
R/38/61	" " " Ltd	Boat Shed	13 5 61	App
O/113/68	Wargrave Boating club	Addition 2nd Storey	8 8 68	App
R/223/68	" " "	Temp Wooden Store	8 8 68	App
R/3/69	John Bushell Ltd	Replace Temp store	17 4 69	App
R/113/70	John Bushell Ltd + Assoc Co	Boatshed + workshop	14 5 70	App
84/71	Wargrave Boating Club	Boat Shelter	18 3 71	App
1218/72	John Bushell Ltd	S/storey Club house	31 8 72	- Refu
1312/72	" "	Temp timber offices	23 11 72	- 31 12 T.P.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

KINGFISHERS

ADDRESS STATION ROAD PARISH WARGRAVE

PLOT No. (OFF THE GREEN) ORD. SHEET No. SU. 7878 (2

BUILDER 1029/54 O/L. RES. DEV CI

Plan No.	Applicant	Description of Development	Date of Decision	Decision
158/73	M.R. AIRD WILL TRUST	O/L. HOUSE & GARAGE	10.5.73	N/A CIA
03644	JAMES BUTCHER HOUSING ASS.	" 4 BLOCKS OF S/K FLATS	18.12.75	N/A REF
03813	MR. R. BROWN	RENEWAL 158/73	22.1.76	N/A CIA
07561	MR. O. HOUGHTON	" 03813	16.2.78	N/A CI
08214	MR. A. GAME	" 07561	6.7.78	N/A CIA
BR 8322	"	DET. HOUSE & GARAGE	25.5.78	REF N/A
BR 9529	"	"	31.10.78	APP N/
13602	"	"	31.7.80	N/A CIA
25452	MR. M. DUDLEY	S/ST. EXTENSION	19.5.86	CIA
BRA 917	"	"	11.6.86	APP
26490	"	"	3.11.86	CIA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 153

DRAINAGE

091074

ADDRESS STATION HOUSE. STATION ROAD PARISH WARGRAVE.

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
11286.	Collins Dryland. & Thorow good	Change of use from residential to office	2. 8. 79	— Ref.
BR 13468 (SEC. 66)	M J Clancy & Son Ltd.	Alter & extension	8.3.80	APP N/A
19589	MR & MRS A. BROWN	2/ST. EXTENSION	30.6.83	N/A CIA
BR 21757	"	"	14.11.83	APP N/A
BR 22725	"	LIVING/BED/BATHROOMS	8.5.84	APP N/A
BRA 7421	"	PORCH/KITCHEN EXT.	20.6.89	APP
BRA 8821	"	1ST FLOOR EXT.	18.4.90	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

26 MAY 2000 * 1599

1. APPLICANT'S NAME WARGRAVE BOATING CLUB

ADDRESS TUDOR COTTAGE
104 HIGH STREET, BERKS

POST CODE RG10 8DE **PHONE** 0118 9401950

2. If the applicant has an agent, all correspondence will be sent to the agent

AGENT'S NAME

ADDRESS

POST CODE **PHONE**

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 STATION ROAD, WARGRAVE

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.

SINGLE STOREY EXTENSION
EXISTING BOATHOUSE

5. Give the area in hectares or part of a hectare

AREA OF SITE 0.1 HECTARE

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee

OWNERSHIP LESSEE

7. List all the plans and drawings submitted with the application

PLANS/DRAWINGS 001 002 003 004 005

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

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

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

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

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

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

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

LEISURE

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/~~NO~~ 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.

CEMENT RENDER TO EXTENSION
NEW SOFTWOOD CLADDING TO EXTG BOATHOUSE
PROFILED TILE ROOFING

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

EXISTING FENCING
FRONTAGE ONTO RIVER THAMES

16. HOW WILL SURFACE WATER BE DISPOSED OF?

FREE RUNNING INTO RIVER

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

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

PEDESTRIAN ACCESS ALONG TRACK
OCCASIONAL VEHICULAR ACCESS ALONG TRACK
(AVERAGE VEHICLE MOVEMENTS
APPROX 3 PER WEEK)

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

YES

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 (N/A)	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

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

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

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

£190.00

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

SIGNED [signature] ON BEHALF OF WARGRAVE BOATING CLUB DATE 5th May 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	162m²		62m²	
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	162m²	—	62m²	—

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	NIL	NIL
Proposed	NIL	NIL

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.

RECREATIONAL BOATING CLUB (ROWING, SKIFFING, PUNTING ETC)

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

a) WARGRAVE BOATING CLUB
C/O 104 HIGH STREET, WARGRAVE
b) NO

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
			0

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

NO

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or bythe Chief Officerresponsible 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.'

KINGFISHERS

ADDRESS STATION ROAD PARISH WARGRAVE

PLOT No. (OFF THE GREEN) ORD. SHEET No. SU. 7878 (2

BUILDER 1029/54 O/L. RES. DEV CI

Plan No.	Applicant	Description of Development	Date of Decision	Decision
158/73	M.R. AIRD WILL TRUST	O/L. HOUSE & GARAGE	10.5.73	N/A CIA
03644	JAMES BUTCHER HOUSING ASS	" 4 BLOCKS OF S/K FLATS	18.12.75	N/A REF
03813	MR. R. BROWN	RENEWAL 158/73	22.1.76	N/A CIA
07561	MR. O. HOUGHTON	" 03813	16.2.78	N/A CI
08214	MR. A. GAME	" 07561	6.7.78	N/A CIA
BR 8322	"	DET. HOUSE & GARAGE	25.5.78	REF N/A
BR 9529	"	"	31.10.78	APP N/
13602	"	"	31.7.80	N/A CI
25452	MR. M. DUDLEY	S/ST. EXTENSION	19.5.86	CIA
BRA 917	"	"	11.6.86	APP
26490	"	"	3.11.86	CIA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 153

DRAINAGE

091074

ADDRESS STATION HOUSE. STATION ROAD PARISH WARGRAVE.

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
11286.	Collins Dryland. + Thorow good	Change of use from residential to office	2. 8. 79	— Ref.
BR13468 (SEC. 66)	M J Clancy & Son Ltd.	Alter & extension	8. 5. 80	App N/A
19589	MR & MRS A. BROWN	2/ST. EXTENSION	30.6.83	N/A CIA
BR21757	"	"	14.11.83	APP N/A
BR22725	"	LIVING/BED/BATHROOMS	8.5.84	APP N/
BRA 7421	"	PORCH/KITCHEN EXT.	20.6.89	APP
BRA 8821	"	1ST FLOOR EXT.	18.4.90	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

01276 454352

ADDRESS Boathouse. Station Road PARISH Wargrave

PLOT No. Situated East of 18 Workmans Way. (Wargrave Boat Club) ORD. SHEET No. SU. 7878 (21)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 4688.	Mr J. Mac Donald	S/storey extension	14 5 76	App N/A
CH 666	"	EXT. SERVICE FACILITIES	16 6 76	N/A C/A
CH557	WARGRAVE ROWING CLUB	BOAT SHELTER - RENEWAL PERMISSION		WITHDRAWN

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Y

ADDRESS Boat Building Works. Station Road PARISH Wargrave. E

PLOT No. R/303/70 Dock ORD. SHEET No. SU. 7878 (21)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
24/50.	Wargrave Boating Club	Erection of boat house	14 3 50	App App
820/56	Mr J. Bushell	Installation of Petrol tank	13 11 56	App App
R/38/61	" " Ltd	Boat Shed	18 5 61	App C/A
O/113/68	Wargrave Boating club	Addition 2nd Storey	8 8 68	App C/A
R/223/68	" "	Temp Wooden Store	8 8 68	App C/A
R/3/69	John Bushell Ltd	Replace Temp store	17 4 69	App C/A
R/113/70	John Bushell Ltd & Asex Co	Boatshed & workshop	14 5 70.	App C/A
84/71	Wargrave Boating Club	Boat Shelter	18 3 71	App C/A
1218/72	John Bushell Ltd	S/storey Club house	31 8 72	- Refu
1312/72	" "	Temp timber offices	23 11 72	TP 31 12

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

2.

ADDRESS BOAT BUILDING WORKS. STATION ROAD PARISH WARGRAVE. E

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1231/73	John Bushnell Ltd	Amenity block	30 8 73	App C/A
1632/73	" " "	Extensions + improvements	20 12 73	– C/A
03892	" "	Retention of office + store	22 1 76	N/A 3; 12 TP
03913	" "	Footbridge to Island	22 1 76	N/A C/A
~~04357~~	~~Wargrave Boating Club~~	~~Boat Shelter Renewal Permission~~	~~WITHDRAWN~~	
~~04666~~	~~Mr J Macdonald~~	~~Ext storage facilities~~	10 6 76	N/A C/A
BR 5901	John Bushnell LTD	workshop	20 1 77	APP N/A
BR17872	"	RAISED STORAGE AREA	9-7-82	APP. N/A
35004 APPEAL	"	2 BI BUSINESS UNITS	14 2 90	Ref
36272	"	PORTACABIN AS OFFICE	19.9.90	30.9.
36893	"	DEM./ERECT BI UNIT & NEW FACADE TO H. OFFICES & WORKSHOP	6.2.91	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 36893 – REMOVAL PD RIGHTS

DRAINAGE

41699		PORTACABIN AS OFFICE	12.10.93	C/A

1933

(3) BOAT BUILDING WORKS

ADDRESS STATION ROAD PARISH WARGRAVE

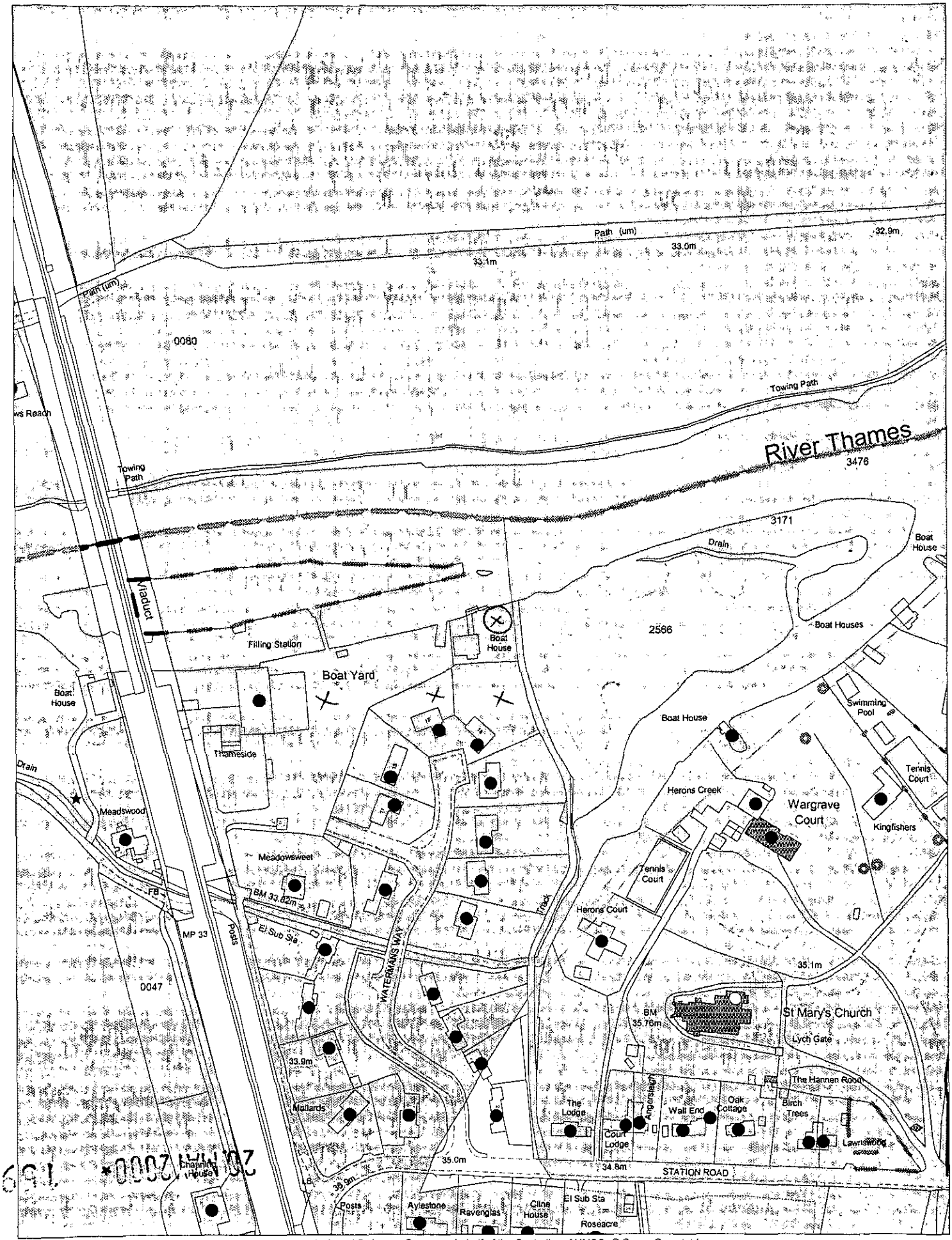
PLOT No. ORD. SHEET No. SU. 7878 (2

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
FP96/5308	JOHN BUSHNELL LTD.	NEW CAPITAINERIE	9.5.96	C/APP
97/66366/F	"	EXT TO STORE ROOM OF CAPITAINERIE	28.11.97	C
FP97/7087	"	"	2.2.98	APP
99/69488/F	"	2/st/s/extn to wkshop + offices.	27/5/99	

MINISTRY DECISION

SPECIAL ORDERS



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Development Control Section, Environmental Services, Wokingham District Council.

19 May 2000 Scale: 1 : 2500

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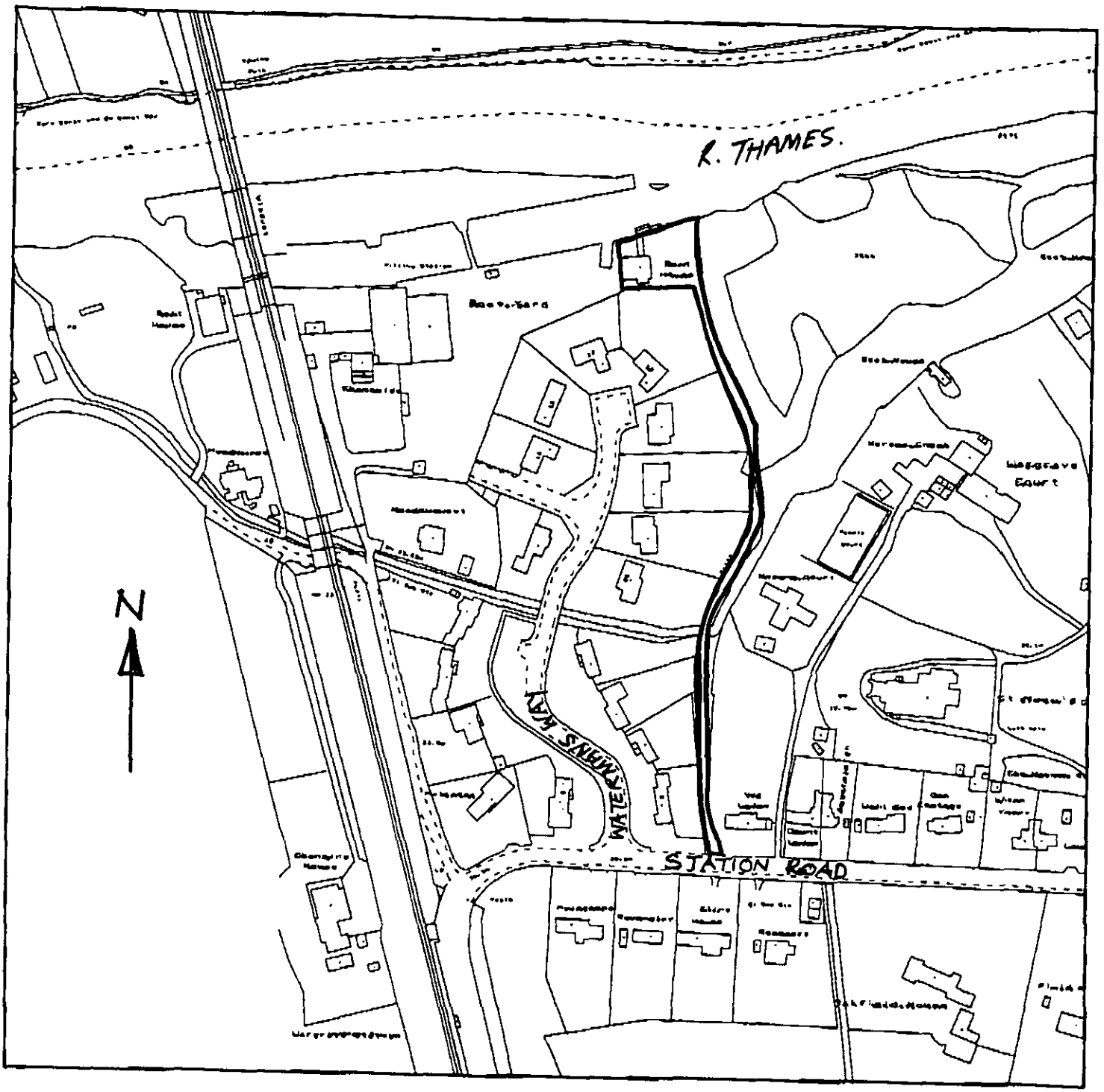

100 m intervals

WARGRAVE BOATING CLUB SITE

Quick Geographic Hardcopy Facility.

Plot centred on (478117,178534), which is in SU7878NW.

Requested by UDEE, on Thu May 25 12:11:02 2000