APPLICATION NO:
F/2000/2971

LOCATION:
Tally Ho Fleet Hill, Eversley Hook.

APPLICANT:
Bluebeckers Ltd C.O Phoenix Architecture And Interiors Ltd

PROPOSAL:
Proposed single storey extensions to public house with additional car parking facilities.

EARLIEST DATE FOR DECISION: **07/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
29/01/2001

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

(EC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Bluebeckers Ltd
C.O Phoenix Architecture and Interiors Ltd
53 Main Street
PANNAL
Harrogate
HG3 1JZ

Application Number: F/2000/2971

Parish: **FINCHAMPSTEAD**

Location: **Tally Ho, Fleet Hill, Eversley, Hook**

Proposal: **Proposed single storey extensions to public house with additional car parking facilities.**

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. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
4. Full details of both hard and soft landscape works, including a landscape strip along the northern boundary of the site, shall be submitted and approved in writing by the Local Planning Authority within 2 months of the date of this decision and these works shall be carried out as approved before the end of the next planting season (November 2001 - March 2002).

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

Condition
6. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Condition
7. No building or raising of ground levels shall take place on that part of the site lying within the area of land liable to flood.

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

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

Condition
10. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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

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

Reason
3. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Reason
4. In the interests of visual amenity.

Reason
5. In the interests of visual amenity.

Reason
6. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

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

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

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

Reason
10. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Informative
1. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface run-off into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions. Contact Ian Doyle on 01276 45 4365 for further details.

Informative

2. This permission relates to the application as amended with revised drawing no. 200023/4G, 5E, 6G, 7B, 8J, 9B and 14 submitted to the Local Planning Authority and does not approve the proposals as originally submitted.

John Mitchell
Development Control Manager
Date: 17/05/2001

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.

PHOENIX
ARCHITECTURE
& INTERIORS LTD
53 MAIN STREET
PANNAL HARROGATE HG3 1JZ
TELEPHONE: 01423 815002
FACSIMILE: 01423 815003
E-mail: design@phoenix-ai.co.uk
Website: http://www.phoenix-ai.co.uk

Our Reference: DHC/CAC

Environment Agency
Swift House
Frimley Business Park
Camberley
Surrey GU16 7SQ

12 February 2001

For the attention of Ms Amanda Reed, Development Control Engineer

Dear Ms Reed

Re: **THE TALLY HO, EVERSLEY**

Thank you for your acknowledgement of receipt of our survey confirmation sent 8 February 2001.

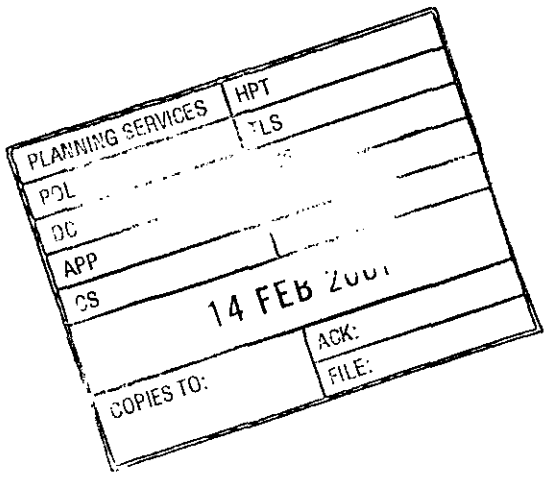
Having looked at the situation and in order to progress matters, we enclose an extract of the overlaid survey drawing upon which we have added further information.

Firstly we need to agree a flood level and, looking at the levels and your approximate line in the immediate vicinity of the affected area, we would suggest a value of 49.1 as a fair assessment of that level and indicate a lightly revised flood line on the drawing. We have hatched NW to SE the area of proposed extension and paved terrace within the revised flood line and calculate its area to be 154 m^2.

The average amount by which the ground in the affected area is below the 49.1 AOD estimated flood level is 0.1 m and we therefore calculate the floodwater displacement to be 15.4 m^3.

If you agree these assessments, it would be our intention to reduce ground levels elsewhere on site to compensate for the 15.4 m^3 infill. Our client has a future duck pond in mind at the front of the site and we would therefore ask if you have any strong preferences whether the compensating excavation is done within the flood plain or on higher ground adjacent to it.

REGISTERED IN ENGLAND No. 3906479



We would welcome your early comments

Yours sincerely

David H Craiggs

Copies to:

Ms Elaine Connor	Planning Services, Wokingham District Council
Mr Philip Skelhorn	Lionheart Inns Ltd
Mr Richard Brown	Blubeckers Ltd

38033
EC
ASP
CS
21
COPIES TO:
ACK
FILE:

PHOENIX
ARCHITECTURE
& INTERIORS LTD
53 MAIN STREET
PANNAL HARROGATE HG3 1JZ
TELEPHONE: 01423 815002
FACSIMILE: 01423 815003
E-mail: design@phoenix-ai.co.uk
Website: http://www.phoenix-ai.co.uk

Our Reference: DHC/CAC

Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire RG40 1BN

18 December 2000

For the attention of Ms Elaine Connor

Dear Ms Connor

Re: **THE TALLY HO, FLEET HILL, EVERSLEY, HOOK RG27 0RR**
Ref: F/2000/2971

Thank you for notification of receipt of application dated 14 December 2000.

With regard to your queries, please find enclosed 5 no. copies each of the amended proposed site layout 200023/8E, showing car park lighting proposals and additional elevations 200023/9.

We confirm that the existing garages near the external play area are to be demolished.

We have passed the orange site notice to Blubeckers Ltd who will make arrangements to have it posted on site and the confirmation card returned to you.

Yours sincerely

David H Craiggs

Copies to:
Mr Richard Brown Blubeckers Ltd

REGISTERED IN ENGLAND No. 3906479

Applicationo	Name & Address
F/2000/2971	R G Haywood Thatched Oak Cottage Fleet Hill Finchampstead RG40 4RJ
F/2000/2971	Mr D Bailey Vann House Fleet Hill Finchampstead RG40 4RL

App approved
Letters sent 18-5-01

HIGHWAY CONSULTATION SHEET

From: Planning Control **Date:** 14 December 2000

Application Number: F/2000/2971

Proposal: Erection of single storey extensions to public house with additional car parking facilities.

Parish: EVERSLEY AND STEAD PARISH

Site Address:
Tally Ho, Fleet Hill, Eversley, Hook.

Applicant:
Bluebeckers Ltd. C.O Phoenix Architecture And Interiors Ltd.

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).

C122, R122.

Signed: _____ **Print name:** Adam Coggins 16/05/01

TALLY HO

-150 COVERS.

- 123
  32.4
  25.61
  19.5

FLOOR AREA AVAIL TO CUSTOMERS : 200 m²

NO. OF COVERS : 150.

Date: 04 April 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/2971

Location: Tally Ho, Fleet Hill, Eversley, Hook.

Proposal: Proposed single storey extensions to public house with additional car parking facilities.

Applicant: Bluebeckers Ltd CO Phoenix Architecture And Interiors Ltd.

Case Officer: Elaine Connor

The new plans show the following: Enlargement of kitchen extension, re-organisation of the adjacent yard to accomodate four freezers. Drawing nos 200023/4G, 5E, 6G, 7B, 8J, 9B & 14.

Comments are required by 14/04/2001.

Should you have any queries regarding this application please contact the case officer Elaine Connor on (0118) 974 6451.

(RING ONE)

REVISED PLANS P/20001 | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. 2971. (Planaps) / (Ludhouse) Date Rec. 12/FEB/01.

Location: THE TALLY HO, FLEET HILL, EVERSLEY, ~~BROOKER~~.

Parish FINCHAMPSTEAD.

Applicant: BLUEBECKERS Ltd.

Description of attached plans enlargement of the kitchen extension, reorganisation of the adjacent yard to accom. 4 freezers.

Drawing No's: 200023/4G; 5E; 6G; 7B; 8J & 9B.

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

_____

_____

_____

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

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

NEIGHBOURS: DAVID BAILEY, VANN HOUSE, FINCHAMPSTEAD, RG40 4RL.

R. G HAYWOOD, THATCHED OAK COTTAGE, FLEET HILL, FINCHAMPSTEAD.

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 EC.

Consultations Sent by Admin. on 04.04.PS

Yellow - Part One Copy
Green - Officer's Copy

finalised.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2971	EC
BUILDING CONTROL NUMBER	FP2001/1614 Brian	
~~APPLICANT~~/AGENT	Phoenix Architecture	
ADDRESS OF SITE	The Tally Ho, Reet Hill FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	alterations + extensions to public house	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	200023/8J	200023/8J.
ELEVATIONS	200023/9 B+6G	200023/6G
FLOOR PLANS	200023/10G 200023/11A	200023/4G. 200023/5E

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	17/5/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	23/5/01	

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	

☎ 0118 974 6379 (Direct Line)
18/12/00

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

Phoenix Architecture
53 Main Street
Pannal Harrogate
HG3 1JZ

RECEIVED 20 DEC 2000

Dear Sir

Planning Application No F/2000/2971
Address: The Tally Ho, Fleet Hill, Eversley.

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

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

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

1. Level access needs to be provided from the curtilage of the site and from the accessible parking bays to the main entrance and from the terrace. If site constraints necessitate an approach steeper than 1 in 20 a ramped approach should be provided.
2. The entrance doors need to be 1.8m (810 clear opening width of each leaf) not 1.4m as shown.
3. Please ensure the entrance doors and or the frames need to be clearly identified by tonally contrasting with the wall. Door furniture should be distinguishable from the door, and the door opening pressure should not exceed 25-30 Newton's.
4. Ensure flush thresholds.
5. Identify any hazardous glazing.
6. Please ensure the servery is accessible to wheelchair users.
7. The door to the accessible WC requires a leading edge of 300mm.
8. Ensure vision panels fitted to doors in circulation routes.
9. Please ensure that access is available to the full range of services offered; all bars and self-service counters and at least half the area where seats are provided are accessible to wheelchair users.

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

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

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

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

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

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

Many thanks in anticipation,
Yours faithfully

D. e. Garrett

Duncan Garrett
Access Officer

PHOENIX
ARCHITECTURE
& INTERIORS LTD
53 MAIN STREET
PANNAL HARROGATE HG3 1JZ
TELEPHONE: 01423 815002
FACSIMILE: 01423 815003
E-mail: design@phoenix-ai.co.uk
Website: http://www.phoenix-ai.co.uk

Our Reference: DHC/CAC

Environmental Services Department
Wokingham District Council
P O Box 155, Shute End
Wokingham
Berkshire RG40 1WW

02 January 2001

For the attention of Mr D Garrett, Access Officer

Dear Mr Garrett

Re: **THE TALLY HO, EVERSLEY**
REF: F/2000/2971

Thank you for your letter of 18 December 2000.

We enclose copies of revised drawings numbers 200023/4E, 6E and 8F and respond to your comments as follows:

LIST A:

1. Level access will be possible from the car parks to the terrace and into the bar / restaurant. We have indicated a short ramp access from car park to terrace (maximum gradient 1:12).
2. We have modified the entrance door to a single leaf door which will have a clear opening width in excess of 900 mm.
3. The doors and frames will be painted a light colour, probably white, which will contrast with the red brickwork. Suitably visible door furniture will be provided and the door closers will be fuly adjustable to give the desired pressure.
4. The thresholds to doors accessible to wheelchairs will be flush but will need an inset waterbar (maximum projection 8 mm) to prevent water ingress.
5. All windows stop at cill height, sidelights to doors have transomes at cill height and are clearly identified, any low level glazing will be toughened glass in accordance with current regulations.

REGISTERED IN ENGLAND No. 3906479

6. A section of the bar servery will be reduced in height from 1100 (normal servery height) to 850 mm.
7. The disabled WC door has been resited 300 mm clear of the return wall.
8. All doors in circulation areas will have vision panels
9. Wheelchair access is possible to the bar servery, as indicated in (6) above. The proposed bar restaurant has total EDA of 178 m^2, of that 87 m^2 is on raised areas while 91 m^2 (51%) is accessible to wheelchairs.

LIST B:

1. The two parking bays nearest the main entrance are for disabled use.
2. The disabled WC will be clearly signed.
3. The disabled WC will have an alarm with a flashing red warning light installed.
4. The disabled WC will also have an external lock override.
5. The public telephone will be accessible to wheelchair users.

If you have any queries, please contact the writer but we trust that the plan modifications and above confirmations are satisfactory and that you are now able to support the application.

Yours sincerely

David H Craiggs

Copies to:

Ms Elaine Connor	Planning Officer, Wokingham District Council*
Mr Philip Skelhorn	Estates Surveyor, Lionheart Inns Ltd
Mr Richard Brown	Blubeckers Ltd

***N.B. ENCLOSED ARE FOUR COPIES OF AMENDED DRAWINGS**

Received by Wokingham District Council

Application No: F/2000/2971

Proposal:
Proposed single storey extensions to public house with additional car parking facilities.

Location:
Tally Ho, Fleet Hill, Eversley, Hook.

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 Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/01/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

14 December 2000

Tel: (0118) 974 6451

Date: 4. 5. 01

My ref: F/2000/2971

CONFIDENTIAL

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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

Dear Councillor

Application Number: F/2000/2971
Tally Ho, Fleet Hill, Eversley, Hook.
Proposed single storey extensions to public house with additional car parking facilities.

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 **Elaine Connor** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 14. 5. 01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Elaine Connor** Application Number: **F/2000/2971**
Tally Ho, Fleet Hill, Eversley, Hook.
Proposed single storey extensions to public house with additional car parking facilities.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Long

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

Tel: (0118) 974 6451

Date: 4.5.01

My ref: F/2000/2971

CONFIDENTIAL

Councillor G Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

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

Dear Councillor

Application Number: F/2000/2971
Tally Ho, Fleet Hill, Eversley, Hook.
Proposed single storey extensions to public house with additional car parking facilities.

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 **Elaine Connor** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 14.5.01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Elaine Connor** Application Number: **F/2000/2971**
Tally Ho, Fleet Hill, Eversley, Hook.
Proposed single storey extensions to public house with additional car parking facilities.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor G Cockroft

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

Tel. (0118) 974 6451

Date: 04 April 2001

Your Ref:

My Ref: Elaine Connor / **F/2000/2971**

Councillor Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Dear Councillor

Application Number: F/2000/2971

Site Address: Tally Ho, Fleet Hill, Eversley, Hook.

Proposal: *Proposed single storey extensions* to public house with additional car parking facilities.

Revised/additional plans show: Enlargement of kitchen extension, re-organisation of the adjacent yard to accomodate four freezers. Drawing nos 200023/4G, 5E, 6G, 7B, 8J, 9B & 14.

We have received the above revised/additional plans and would be grateful to receive your observation no later than **14/04/2001**. Any comments received after this date may not be taken into account in determining the application.

Please quote reference number **F/2000/2971** in all communications and any response should be addressed to **Elaine Connor** the case officer dealing with this application.

If you have any queries regarding this matter please contact the case officer on **(0118) 974 6451.**

I look forward to hearing from you.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

plenty of room for increase what about extra traffic? It is a dangerous corner just there.

Tel: (0118) 974 6451 (Direct Line)
Fax: (0118) 974 6484
Date: 26 September, 2001
My ref: F/2000/2971
Your ref: DHC/CAC

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

Mr D Craiggs
Phoenix Architecture & Interiors Ltd
53 Main Street
Pannal
Harrogate
HG3 1JZ

Dear Mr Craiggs

RE: THE TALLY HO PUBLIC HOUSE, FLEET HILL, EVERSLEY, FINCHAMPSTEAD PLANNING CONSENT F/2000/2971

I refer to your letter of 6th September 2001 regarding proposed minor amendments to planning consent F/2000/2971 at The Tally Ho, Fleet Hill, Finchampstead.

I write to confirm that the following revisions can be treated as minor amendments to planning approval F/2000/2971:

1. The revised layout to the yard area to comprise projection of the approved wall outwards in line with the side, north east elevation of the existing building, provided the height of the fence does not exceed 2m (as per the approved plan).

2. The screen fence between the two rear extensions, extended outwards by approximately 3.4m, provided it does not exceed a height of 2m (as per the approved plans).

3. The car parking bays constructed in compacted gravel rather than tarmac.

In relation to the changes to the set down terrace at the south west corner of the building in order to keep the terrace level below the 29.00m flood contour, condition 07 of planning approval F/2000/2971 states that, 'no building or raising of ground levels shall take place on that part of the site lying within the area of land liable to flood.' As the area of the site in question lies within the flood zone raising of the terrace as shown on plan, drwg. no.200023/8L, will require a new planning application.

You also mention in your letter and have discussed with Elaine Vashi that certain trees are to be removed as shown on the plan provided (drwg. no. 200023/8L). As none of these trees are the subject of a TPO, permission to remove them is not required.

However, the Council would wish to see the loss of these trees compensated for in the landscaping scheme for the site.

I hope this information of assistance to you. Should you have any further queries regarding these matters please do not hesitate to contact Elaine Vas[illegible] on the above number.

Yours sincerely

M L THORP

Principal Development Control Officer

KC

EC

-7 SEP 2001

PHOENIX
ARCHITECTURE
& INTERIORS LTD
53 MAIN STREET
PANNAL HARROGATE HG3 1JZ
TELEPHONE: 01423 815002
FACSIMILE: 01423 815003
E-mail: design@phoenix-ai.co.uk
Website: http://www.phoenix-ai.co.uk

Our Reference: DHC/CAC

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

06 September 2001

For the attention of Ms Elaine Connor

Dear Ms Connor

Re: **THE TALLY HO, FLEET HILL, EVERSLEY, HOOK RG27 0RR : Ref: F/2000/2971**

We enclose two copies of revised drawing number 200023/8L, showing minor amendments re the above, namely the set down terrace at the south west corner of the building to keep the terrace level below the 29.00 m flood contour,[2] revised layout to the yard area,[3] the screen fence between the two rear extensions extended outwards and the[4] car parking bays constructed in compacted gravel rather than tarmac for drainage and cost reasons. We should be grateful if you would accept these minor amendments.

1. raising terrace level by how much? need a cross section

Also indicated on the drawing are the positions of existing trees which were omitted from our drawings in error due to lack of survey information at the time of our application and which will need to be taken out if the car park is to be constructed in accordance with the approved plans.

The trees are a straggly collection of young self set birches and willows, one fairly unremarkable conifer and one mature oak tree. Apart from the oak, the trees have little significance and the oak is only one of several large trees in the vicinity. As we intend to provide several replacement trees as part of the landscaping proposals which are currently being prepared, we would hope that the gain would more than compensate for the loss of the oak and should be grateful if you would confirm whether you agree.

Perhaps you are already aware of these trees following site inspections as part of your procedures but now the matter has come to light we are anxious to regularise the position and apologise for any inconvenience caused.

For your information the project is due to start on site in mid October and therefore we would be most grateful for your early response.

Yours sincerely

David H Craiggs

REGISTERED IN ENGLAND No. 3906479

N.B. 2. Revised layout to yard - confirmed with Mr. Craiggs on Wed. 26th that this involves pushing the fence line out, not providing a covered area.

Tel: (0118) 974 6451 (Direct Line)
Fax: (0118) 974 6484
Date: 26 September, 2001
My ref: F/2000/2971
Your ref: DHC/CAC

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

Mr D Craiggs
Phoenix Architecture & Interiors Ltd
53 Main Street
Pannal
Harrogate
HG3 1JZ

Dear Mr Craiggs

RE: THE TALLY HO PUBLIC HOUSE, FLEET HILL, EVERSLEY, FINCHAMPSTEAD PLANNING CONSENT F/2000/2971

I refer to your letter of 6th September 2001 regarding proposed minor amendments to planning consent F/2000/2971 at The Tally Ho, Fleet Hill, Finchampstead.

I write to confirm that the following revisions can be treated as minor amendments to planning approval F/2000/2971:

1. The revised layout to the yard area to comprise projection of the approved wall outwards in line with the side, north east elevation of the existing building, provided the height of the fence does not exceed 2m (as per the approved plan).

2. The screen fence between the two rear extensions, extended outwards by approximately 3.4m, provided it does not exceed a height of 2m (as per the approved plans).

3. The car parking bays constructed in compacted gravel rather than tarmac.

In relation to the changes to the set down terrace at the south west corner of the building in order to keep the terrace level below the 29.00m flood contour, condition 07 of planning approval F/2000/2971 states that, 'no building or raising of ground levels shall take place on that part of the site lying within the area of land liable to flood.' As the area of the site in question lies within the flood zone raising of the terrace as shown on plan, drwg. no.200023/8L, will require a new planning application.

You also mention in your letter and have discussed with Elaine Vashi that certain trees are to be removed as shown on the plan provided (drwg. no. 200023/8L). As none of these trees are the subject of a TPO, permission to remove them is not required.

However, the Council would wish to see the loss of these trees compensated for in the landscaping scheme for the site.

I hope this information of assistance to you. Should you have any further queries regarding these matters please do not hesitate to contact Elaine Vashi on the above number.

Yours sincerely

M L THORP

Principal Development Control Officer

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/2971

Applicant : Bluebeckers Ltd C.O Phoenix Architecture And Interiors Ltd.

Location : Tally Ho, Fleet Hill, Eversley, Hook.
Proposal : Proposed single storey extensions to public house with additional car parking facilities.

Site Notice Displayed ? :	YES	NO	DATE
	✓		5.1.01

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 04/12/2000

Earliest Date for Decision : 07/01/2001

Latest Consultation Date/Site Notice Expiry Date : 07/01/2001

This application will have expired on: 29/01/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

HART DISTRICT COUNCIL: NO OBJECTION.
ENV. AGENCY: recommend refusal - see file for comments.
FINCH. P. COUNCIL: No objections
THAMES VALLEY POLICE: see file for comments.
HIGHWAYS: require additional inf
OBS LETTERS: 2 - see file
ACCESS OFFICER: see file for comments.
ENV. HEALTH: No objection
BARTIE: no arch. implications

Planning Issues :

IMPACT UPON CHARACTER OF AREA.

ISSUES: River Valleys Policies Area.
Rural Area.
Area/site of Archaeological Potential
A.S.L.I.

POLICIES: SEALP
NDLP
BSP.

Application no. F/2000/2971

Appraisal:

The application being considered proposes single storey side and rear extensions at the Tally Ho public house, Fleet Hill, Eversley. The proposed extension will create additional kitchen and preparation space as well as customer seating area.

Planning History

Planning permission was given in 1989 for a large single storey side and rear extension to enlarge the public house facilities. This planning approval which would appear to be larger in floor area than that which is currently being considered was never implemented.

A subsequent planning consent was approved in 1994 for a single storey side and rear extension to replace a lean-to structure and outbuilding, which amounted to an increase in floor area of only $12m^2$ (built development) and an additional $16.6m^2$ of enclosed storage space.

The current proposal

The Tally Ho Public House is located on the east side of the Reading Road (accessed from Fleet Hill), close to the district boundary with Hampshire. The site is located in a rural area which is also designated as an area of Special Landscape Importance, directly north of the Blackwater River, and lies just beyond the rivers flood plain.

The site itself is visible from the both the SW and W approaches due to a lack of screening to the front and side boundaries of the site. However, the site is well screened by mature vegetation along its northern boundary with 'Vann House,' a residential dwelling.

Th proposed extension includes a yard and freezer storage area, visible along the north and east elevations, to provide additional storage space, and also an enlarged kitchen. The proposed storage area will be enclosed by 1.8m high close boarded fencing. The proposed kitchen extension will be set back from the side of the building by approx. 6.2m and will project out from the rear of the building by approximately 5.2m, with a pitched roof design, 4.7m high, to match the pitch of the existing building. Also along the rear elevation towards the southern side of the building, is proposed a single storey extension to the existing customer area, to provide additional seating capacity. This extension will project approximately 6.8m out from the rear of the building and will be set in from the side of the building by approximately 3.2m. To the side the proposed extension will project out approximately 4.7m from the side of the existing building and will

project slightly forward at the front to match the projection of the existing bay. This extension will have a hipped roof design to match the hip of the southern gable of the existing building.

Impact Upon the Character of the Area

The proposed extension amounts to an increase of approximately 46% of the original floor area, and is no larger than the unimplemented scheme, which was approved in 1989. Although the proposed extensions do project beyond the existing building line, given that they are single storey, it is not considered that they will appear bulky or obtrusive. It is also considered that as the largest element of the proposed development will be located along the S elevation, away from the road, this will be much less visually intrusive.

It is therefore considered that the proposed extension will be in keeping with the character and design of the existing building, and due to its scale and massing will not have an adverse impact upon the special landscape importance of the area. However, it is considered that landscaping along the northern boundary of the site, which at present appears very exposed, will enhance the whole site and will soften any views through the site of the proposed development.

Impact Upon Neighbouring dwellings

Several local residents have raised concerns about the impact of the proposed development upon their residential amenity, and also the effect upon local drainage, given the proximity of the development to the River Blackwater flood plain.

It is considered however that the proposed extension, although it will increase the potential for customer capacity, given its location (away from a large settlement and on a main distributor road), will generate custom from passers by or from families or individuals travelling to the site by car. It is considered that this type of use along with controls to limit opening hours will not intensify the use of the establishment such as to have an adverse impact upon the living conditions of any nearby residents.

The Environment Agency, although voicing initial concerns about drainage, consider that the proposed development, with the imposition of conditions, will not have an adverse impact upon local drainage.

Application Number:F/2000/2971
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C070	R070	
4.			Full details of both hard & soft landscape works including a landscape strip along the northern boundary of the site shall be submitted & approved in writing by the Local Planning Authority within 2 months of the date of this decision & these works shall be carried out as approved before the end of the next planting season (November (November 2001 – March 2002).
		R.	In the interests of visual amenity
5.			No building or raising of ground levels shall take place on that part of the site lying within the area of land liable to flood.
		R.	To prevent the increased risk of flooding due to impedance of flood flows & reduction of flood storage capacity
6.			No spoil or materials shall be deposited or stored on that part of the site lying within the area liable to flooding
		R.	To prevent the increased risk of flooding due to impedance of flood flows & reduction of flood storage capacity.
7.			Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.
		R.	To prevent obstruction to the flow & storage of flood water, with a consequent increased risk of flooding.

5. C151 R151

6. C153 R153.

10. C122 R122

IN01

Under the terms of the Water Resources Act '91, the prior written consent of the E.A is currently required for any discharge of sewage or trade effluent into or into ground & for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions. Contact Ian Dagle on 01276 45 4365 for further details

~~IN0~~

NOL

INS: drawg no 200023/4G, 5E, 6G, 7B, 8J, 9B & 14.

RECORD OF SITE VISIT

SITE ADDRESS: Tally Ho Fleet Hill Eversley Hook.

APPLICATION NUMBER: F/2000/2971

OFFICER: Elaine Connor

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? yes - on tree @ front

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING
'Tally Ho' sited on corner plot between 'Fleet Hill' & ~~'Finch.b~~ Reading Road/ Eversley St. within close proximity to the BLACKWATER river. car parking to rear - close to bound with 'Vann House' amenity area to front of P.H

4. RELATIONSHIP TO ADJOINING PROPERTIES
set on a lge site with no immediate neighb. dwellings

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

PHOENIX
ARCHITECTURE
& INTERIORS LTD
53 MAIN STREET
PANNAL HARROGATE HG3 1JZ
TELEPHONE: 01423 815002
FACSIMILE: 01423 815003
E-mail: design@phoenix-ai.co.uk
Website: http://www.phoenix-ai.co.uk

Our Reference: DHC/CAC

39778

Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire RG40 1BN

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02 FEB 2001	
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	FILE:

08 February 2001

For the attention of Ms Elaine Connor

Dear Ms Connor

Re: **PROPOSED ALTERATIONS AND EXTENSION TO THE TALLY HO, FLEET HILL, EVERSLEY, HOOK RG27 0RR : Ref: F/2000/2971**

Further to the above application, we enclose 6 no. copies each of revised drawings numbers 200023/4G, 5E, 6G, 7B, 8J and 9B, picking up various amendments which are noted on the drawings and arising from further detailed considerations of the operational requirements by our client. The amendments are generally minor, the most significant being a moderate enlargement of the kitchen extension which adds a further 14.5 m^2 gross area to the ground floor plan, together with a reorganisation of the adjacent yard to accommodate a fourth freezer, both are considered necessary to enable adequate facilities to deliver the desired standard and variety of food.

The site layouts have been adjusted slightly following a full site survey which is the basis of ongoing discussions with the Environment Agency concerning flood matters (correspondence enclosed).

We apologise for any inconvenience but should be grateful if you would accept the revised drawings in substitution for their predecessors and will keep you advised of the outcome of discussions with Amanda Reed as soon as we are able.

Yours sincerely

David H Craiggs

Copies to:
Mr P G Skelhorn — Lionheart Inns Ltd
Mr Richard Brown — Blubeckers Ltd

REGISTERED IN ENGLAND No. 3906479

PHOENIX
ARCHITECTURE
& INTERIORS LTD
53 MAIN STREET
PANNAL HARROGATE HG3 1JZ
TELEPHONE: 01423 815002
FACSIMILE: 01423 815003
E-mail: design@phoenix-ai.co.uk
Website: http://www.phoenix-ai.co.uk

Our Reference: DHC/CAC

Environment Agency
Swift House
Frimley Business Park
Camberley
Surrey GU16 7SQ

08 February 2001

For the attention of Ms Amanda Reed, Development Control Engineer

Dear Ms Reed

Re: **THE TALLY HO, EVERSLEY**

Please find enclosed a site levels survey, together with our drawing number 20023/14, based on the survey but overlaid with the proposed extensions to the Tally Ho, contour lines interpolated from the spot levels and your approximate position of the 1 in 100 year flood line which you faxed through on 23 January 2001.

As you will see from the information, there is very little relationship between the site levels and the approximate flood line which makes it difficult to assess the flood level without which we cannot be sure whether or not the proposed extensions will displace any floodwater.

We await your comments with interest however and would appreciate your early response because the planning application has already passed the decision date of 29 January 2001 and our client is anxious to progress.

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

Yours sincerely

David H Craiggs

Copies to:
Ms Elaine Connor — Planning Services, Wokingham District Council
Mr Philip Skelhorn — Lionheart Inns Ltd
Mr Richard Brown — Blubeckers Ltd

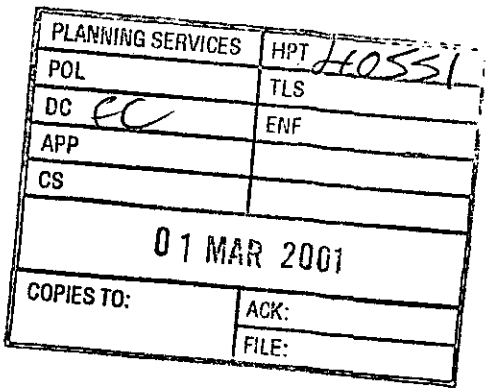
REGISTERED IN ENGLAND No. 3906479

Our ref: SP/2902B
Your ref: F/2000/2971

Date: 27 February 2001

ENVIRONMENT AGENCY

Elaine Connor
Wokingham District Council
Council Offices
Shute End
PO Box 157
Wokingham
Berkshire
RG11 1BN



Dear Ms Connor

SINGLE STOREY EXTENSIONS TO PUBLIC HOUSE & ADDITIONAL CAR PARKING - TALLY HO, FLEET HILL, HOOK

I write further to our letter of the 2nd January 2001 regarding the submitted planning application for the above site. Please quote the following reference no. in any correspondence: SU76SE/13/14.

Further correspondence from Mr David Craiggs of Phoenix Architecture included a ground level survey (as shown by two plans: the site survey and drawing number 200023/14). From this survey information provided and a comparison with known floodwater levels at locations up and downstream I estimate the floodwater level at this location to be 49.0m AOD (N). This means that the proposed extension is not within the area of land liable to flood, and as such I have **no objection** to the above planning application, provided the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

CONDITION: No building or raising of ground levels shall take place 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: 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.

Cont/d..

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

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

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions. *Contact Ian Doyle on 01276 45 4365 for further details.*

ADVICE TO APPLICANT

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.

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 Phillip Skelhorn - Lion Heart Inns Ltd
David Craiggs – Phoenix Architecture

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PHOENIX
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53 MAIN STREET
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TELEPHONE: 01423 815002
FACSIMILE: 01423 815003
E-mail: design@phoenix-ai.co.uk
Website: http://www.phoenix-ai.co.uk

Our Reference: DHC/CAC

Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire RG40 1BN

17 January 2001

For the attention of Ms Elaine Connor

Dear Ms Connor

Re: **THE TALLY HO, FLEET HILL, EVERSLEY, HOOK RG27 0RR**
Ref: F/2000/2971

We understand from your conversation with Philip Skelhorn re the above that you are seeking confirmation of gross floor areas and can advise as follows:

	Existing		**Proposed**
First Floor	127.36		127.36
Ground Floor	202.01		*331.27
Garages	34.00		0
Total	363.37		458.63
Increase		95.26	
% increase		26%	

* includes external freezers

We are not sure of the planning history of the property, it is possible for example that the two flat rooved areas at the rear are earlier additions which in turn may have required demolition of other original built areas, perhaps you planning files can throw some light on it. The areas in question, part of the kitchen and the cellar have a total gross area of 37.23 m².

We are in touch with Amanda Reed at the Environment Agency and are pursuing the flood plain issue but understand you may be prepared to allow this to be treated as a condition as far as the planning application is concerned.

REGISTERED IN ENGLAND No. 3906479

We trust that the above information is helpful, if you have any queries, please get in touch.

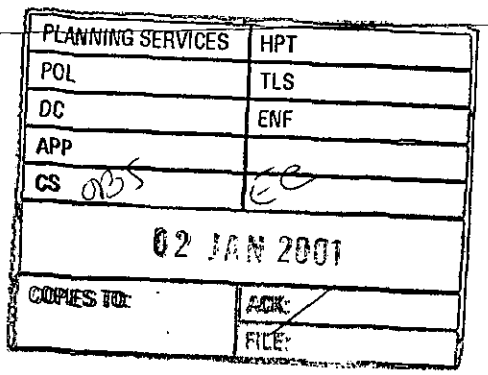
Yours sincerely

David H Craiggs

Copies to:

Mr Philip Skelhorn	Estates Surveyor, Lionheart Inns Ltd
Mr Richard Brown	Blubeckers Ltd

Ian Jordan



From: WebComments@wokingham.gov.uk
Sent: 02 January 2001 11:07
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Comment
ApplicationNumber: F/2000/2971
Correspondent_FullName: R. G. Haywood BSc(Hons) CEng FICE
Correspondent_StreetAddress: Thatched Oak Cottage, Fleet Hill,
Correspondent_Address2: Finchampstead,
Correspondent_Town: Wokingham,
Correspondent_County: Berkshire.
Correspondent_PostCode: RG40 4RJ
Correspondent_Telephone: 0118 973 7071
Correspondent_Email: rghaywood@wsatkins.co.uk

Comments:

Whilst I have no objection in principle to the application, I would like to request that the applicant is entrusted with the installation of adequate filtration and ventilation plant in the kitchen as constructed in order to obviate unpleasant odours permeating the environs, as is the case at present. This has been reported to your department in the past and appears to have been caused by the protracted use of the same cooking fat for the preparation of meals; when the wind is from the south east, the odour at times is so strong as to prevent our sitting in our own garden at Thatched Oak Cottage on Fleet Hill.

Telephone: +44 (0)118 973 3200
Facsimile: +44 (0)118 932 8972
E-Mail: bailey@vannhouse.demon.co.uk

Vann House
Fleet Hill
Finchampstead
Berkshire RG40 4RL
UK

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Ms E Connor
Planning Officer
Environmental Services Department
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

4 January 2001

Dear Ms Connor

Application Number F/2000/2971 (Tally Ho, Eversley)

I am writing in response to the above application, awareness of which we received from your office just before Christmas. You will be aware that our property is immediately next to the Tally Ho site.

My wife and I visited Shute End yesterday to see the plans, following which we spoke with your colleague, Farah Humayun, regarding a number of items which were not shown on the plans and which concern us. Farah advised us to put these concerns in writing to you since they are of a nature which will affect the decisions that you will be taking.

In general, the concept behind the plan would seem to enhance the use of what is, at present, a little used local public house. In the detail, however, our issues are as follows:

1. Although there is a fence along most of our boundary with the pub car park, there have been numerous occasions when people have jumped over the fence into our property and both broken into a garage and smashed windows in our Victorian conservatory – there will be police reports regarding many of these events. The proposed extension to the car parking facilities will greatly increase the length of the boundary open to the public which could well make our security problem worse. Further, there is no mention in the plans regarding any boundary wall or fencing – the new boundary which will be exposed is currently single strand barbed wire which is at low level and presents little of an obstruction to intruders

2. The text associated with the plans states that mains drainage will be used to drain surface water away. Often, when it rains, the bottom of Fleet Hill becomes covered with water coming up from the drains. In the Autumn and Winter, the water table is very high in this area – the bottom of our garden is often waterlogged, we have

water seepage into our cellar and flooding in the pub car park and garden is evident. Whilst exceptional, the recent heavy flooding led to part of the pub garden being roped off as it was under water. We are concerned that the proposed drainage approach may not only fail for the pub but also cause issues for neighbouring properties such as ours – these issues could include problems with mains drainage from our properties, garden flooding and further issues with flooding at the bottom of the road of Fleet Hill

3. There is no information contained in the plans regarding landscaping or use of the field behind the pub but we note that rear external doors from the new restaurant will open to this area. Further, it is not clear whether the new car park will be contained by a fence or open to the rear field. This gives us further security concerns along the whole of our boundary with the Tally Ho site. We are also concerned about invasions on our privacy caused by people looking into our garden from the field in the event that open access will be available to them. (Notes: 1. one of our reasons for purchasing the property some years ago was the fact that there were no concerns regarding being overlooked. 2. we moved the entrance to our driveway when passers by were looking into [and entering!!!] our garden through a gate on Fleet Lane)

4. We are worried that the increased patronage, which is understandably intended, will cause significant increase to noise levels from the pub from, for instance, car traffic, car alarms and adults and children in the garden and field. Whilst not only annoying to us personally, we take great pleasure from various wildlife in the garden (birds, ducks, rabbits, squirrels, deer etc.) and we are concerned about the overall effect that the proposal may have in this regard. If there is to be no use of the garden and field area behind the pub and this area were fenced off from the public, this would clearly help but we are also keen to understand what sound deadening (e.g. from large shrubs) could be put in place along the boundary by the car park to minimise disruption to us.

It may well be that the issues above have been thought through, in which case we should be grateful to hear how they will be covered. In particular, we would expect to be involved in any decisions regarding the boundary between our property and the Tally Ho site. It may be, however, that some of these issues have not yet been addressed, in which case we would be happy to meet with the applicant to discuss potential solutions which may be acceptable to both parties.

Yours sincerely

D. Bailey

David Bailey

FACSIMILE COVERSHEET

Telephone: +44 (0)118 973 3200
Facsimile: +44 (0)118 932 8972
E-Mail: bailey@vannhouse.demon.co.uk

Vann House
Fleet Hill
Finchampstead
Berkshire RG40 4RL
UK

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05 JAN 2001
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To: Elaine Connor
Fax: 0118 974 6484
From: David Bailey
No. of pages (incl. this one) = 3

4 January 2001

Application Number F/2000/2971 (Tally Ho, Eversley)

Please see the following letter regarding this application. I will forward the original letter by post.

FACSIMILE COVERSHEET

Telephone: +44 (0)118 973 3200
Facsimile: +44 (0)118 932 8972
E-Mail: bailey@vannhouse.demon.co.uk

Vann House
Fleet Hill
Finchampstead
Berkshire RG40 4RL
UK

To: Elaine Connor
Fax: 0118 974 6484
From: David Bailey
No. of pages (incl. this one) = 3

4 January 2001

Application Number F/2000/2971 (Tally Ho, Eversley)

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Telephone: +44 (0)118 973 3200
Facsimile: +44 (0)118 932 8972
E-Mail: bailey@vannhouse.demon.co.uk

Vann House
Fleet Hill
Finchampstead
Berkshire RG40 4RL
UK

Ms E Connor
Planning Officer
Environmental Services Department
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

4 January 2001

Dear Ms Connor

Application Number F/2000/2971 (Tally Ho, Eversley)

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1. Although there is a fence along most of our boundary with the pub car park, there have been numerous occasions when people have jumped over the fence into our property and both broken into a garage and smashed windows in our Victorian conservatory – there will be police reports regarding many of these events. The proposed extension to the car parking facilities will greatly increase the length of the boundary open to the public which could well make our security problem worse. Further, there is no mention in the plans regarding any boundary wall or fencing – the new boundary which will be exposed is currently single strand barbed wire which is at low level and presents little of an obstruction to intruders

2. The text associated with the plans states that mains drainage will be used to drain surface water away. Often, when it rains, the bottom of Fleet Hill becomes covered with water coming up from the drains. In the Autumn and Winter, the water table is very high in this area – the bottom of our garden is often waterlogged, we have

water seepage into our cellar and flooding in the pub car park and garden is evident. Whilst exceptional, the recent heavy flooding led to part of the pub garden being roped off as it was under water. We are concerned that the proposed drainage approach may not only fail for the pub but also cause issues for neighbouring properties such as ours – these issues could include problems with mains drainage from our properties, garden flooding and further issues with flooding at the bottom of the road of Fleet Hill

3. There is no information contained in the plans regarding landscaping or use of the field behind the pub but we note that rear external doors from the new restaurant will open to this area. Further, it is not clear whether the new car park will be contained by a fence or open to the rear field. This gives us further security concerns along the whole of our boundary with the Tally Ho site. We are also concerned about invasions on our privacy caused by people looking into our garden from the field in the event that open access will be available to them (Notes: 1. one of our reasons for purchasing the property some years ago was the fact that there were no concerns regarding being overlooked. 2. we moved the entrance to our driveway when passers by were looking into [and entering!!!] our garden through a gate on Fleet Lane)

4. We are worried that the increased patronage, which is understandably intended, will cause significant increase to noise levels from the pub from, for instance, car traffic, car alarms and adults and children in the garden and field. Whilst not only annoying to us personally, we take great pleasure from various wildlife in the garden (birds, ducks, rabbits, squirrels, deer etc.) and we are concerned about the overall effect that the proposal may have in this regard. If there is to be no use of the garden and field area behind the pub and this area were fenced off from the public, this would clearly help but we are also keen to understand what sound deadening (e.g. from large shrubs) could be put in place along the boundary by the car park to minimise disruption to us.

It may well be that the issues above have been thought through, in which case we should be grateful to hear how they will be covered. In particular, we would expect to be involved in any decisions regarding the boundary between our property and the Tally Ho site. It may be, however, that some of these issues have not yet been addressed, in which case we would be happy to meet with the applicant to discuss potential solutions which may be acceptable to both parties.

Yours sincerely

D. Bailey

David Bailey

PLANNING SERVICES	HPT
POL	TLS
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APP	
CS	
05 JAN 2001	
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	FILE:

OBJ 2000/2971

EC

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 04 January 2001 10:57
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Comment
ApplicationNumber: F/2000/2971
Correspondent_FullName: R. G. Haywood BSc(Hons) CEng FICE
Correspondent_StreetAddress: Thatched Oak Cottage, Fleet Hill,
Correspondent_Address2: Finchampstead,
Correspondent_Town: Wokingham,
Correspondent_County: Berkshire.
Correspondent_PostCode: RG40 4RJ
Correspondent_Telephone: 0118 973 7071
Correspondent_Email: rghaywood@wsatkins.co.uk

Comments:

The application talks of drainage being effected through the existing mains system. With regard to foul drainage, I believe that it will be most important that the capacity of the system is not overloaded with increased patronage. This must be thoroughly checked during the design stage.
As far as the surface water runoff is concerned, the whole area is low lying and prone to flooding at times of high precipitation. With a larger paved area proposed, the total runoff will be increased, potentially leading to local flooding, particularly the road between the Tally Ho and my property, Thatched Oak Cottage. It is conceivable that access to Thatched Oak Cottage may be impossible if the development causes severe flooding and I would wish to be assured that appropriate mitigating measures will be adopted. As a chartered engineer, I would wish to be given the opportunity to review the proposed measures.
Finally, I would enquire as to what measures will be adopted to prevent potentially oil contaminated surface water runoff reaching the adjacent river.

! See part 1 plans.

To:
Access Officer - Building Control
F.A.O. Duncan Garrett

TO

From: Elaine Connor

Date: 14 December 2000

Application Number: F/2000/2971

Proposal: Proposed single storey extensions to public house with additional car parking facilities..

Site Address:
Tally Ho, Fleet Hill, Eversley, Hook.

Applicant:
Bluebeckers Ltd C.O Phoenix Architecture And Interiors Ltd.

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

See letter attached

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Elaine Connor DATE: 11th January 2001

Location:	Tally Ho, Fleet Hill, Eversley, Hook, Finchampstead
Proposal:	Proposed single storey extension to public house with additional car parking facilities
Application Number:	F/2000/2971

In response to your consultation dated 14th December 2000 for the above application, the tree and landscape comments are as follows:

The application proposes an increase in car parking spaces within an existing garden area and which will affect a number of existing trees which are not accurately shown on the proposals drawing. Before I can comment further the applicant should be required to accurately show all existing landscape feature and provide a Tree Survey in accordance with BS 5837 which includes an assessment of the impact of the proposals upon the existing trees, show any trees to be removed and protective measures for those to be retained.

The applicant should also be required to produce for approval a detailed hard and soft landscaping scheme. This should be contained on a separate sheet and include all proposed hard material details as well as a planting plan which should specify full species name, size at time of planting, plant densities and a schedule of plant number for each bed and in total.



ROBERT PETROW
Consultant Landscape Architect

Our ref: SP\2000\002902\001
Your ref: F/2000/2971

Date: 2nd January 2001

ENVIRONMENT AGENCY

PLANNING SERVICES	HPT 38351
POL	TLS
DC	ENF
APP	
CS	EC
05 JAN 2001	
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	FILE:

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

Dear Sir/Madam

SINGLE STOREY EXTENSIONS TO PUBLIC HOUSE & ADDITIONAL CAR PARKING - TALLY HO, FLEET HILL, HOOK

Thank you for your letter dated 14 December 2000 which was received on 18 December 2000. You are asked to quote the following reference in any correspondence: SU76SE/13/14. 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 partially within the 1 in 100 year floodplain of the Blackwater River. The site is, therefore, within an area where new development is to be strictly controlled.

The proposed extension to the southern end of the existing building appears to encroach into the 1 in 100 year floodplain of the Blackwater River. However, given that the site is on the edge of the floodplain, it may be that the submission of a ground level survey (showing representative levels over the site above Ordnance Datum (Newlyn)), will illustrate that the site is above the 1 in 100 year flood level. Therefore, in order that I can perhaps remove the above objection, a suitable ground level survey will need to be submitted.

If you are minded to grant permission for the proposals despite the above, it is essential that you contact me before a determination is made.

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 applicant. If you have any further queries please do

Cont/d..

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

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: Phoenix Architecture & Interiors Ltd, 53 Main Street, Pannal, Harrogate HG3 1JZ

* Ground Level Survey before.

See part 1 plans.

To:
Minerals Consultation

From: Elaine Connor

Date: 14 December 2000

Application Number: F/2000/2971

Proposal: Proposed single storey extensions to public house with additional car parking facilities..

Site Address:
Tally Ho, Fleet Hill, Eversley, Hook.

Applicant:
Bluebeckers Ltd C.O Phoenix Architecture And Interiors Ltd.

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

---

no comments to make, thanks.

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor **Date:** 14 December 2000

Application Number: F/2000/2971

Proposal: Proposed single storey extensions to public house with additional car parking facilities.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Tally Ho, Fleet Hill, Eversley, Hook.

Applicant:
Bluebeckers Ltd C.O Phoenix Architecture And Interiors Ltd.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Comment

Please could highways have additional information on the exact amount of floor area that will be available to the public.

* 0467 673404 Mob Skelhorn – Lion Heart Holidays

01626 882000

*

Signed: _____ **Print name:** Adam Coggins. 2/1/01

FROM: Elaine Connor

DATE: 14 December 2000

FINCHAMPSTEAD PARISH CONSULTATION SHEET

PLANNING SERVICES | HPT
POLL | TLS
DC
APP
CS
03 JAN 2001
COPIES TO: | ACK:
FILE:

Application Number: F/2000/2971

Proposal: Proposed single storey extensions to public house with additional car parking facilities..

Site Address: Tally Ho, Fleet Hill, Eversley, Hook.

Applicant: Bluebeckers Ltd C.O Phoenix Architecture And Interiors Ltd.

Your observations are required in respect of this application **by 07/01/2001**

The Parish Council has no objections to this application.

SIGNED: C S Cl DATE: 4 - 1 - 01

Clerk To Finchampstead Parish/Town Council.

THAMES VALLEY
POLICE

P.C. Dave STUBBS
Crime Prevention Design Adviser
(Berks)

Thatcham Police Station
20, Chapel Street
Thatcham, BERKS.
RG18 4QL
Tel. 01635 295156
Fax. 01635 295126

Ms. E. Connor
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKS.
RG40 1WR

Date 20th December 2000

CS EE 38163
27 DEC 2000
COPIES TO: ACK:
FILE:

For 'Secured by Design' standards and application forms
Visit the 'SBD' website at :-
www.securedbydesign.com

Your Ref. 2971

Dear Ms. Connor

The Tally Ho Public House, Eversley.

Thank you for the details of this application.

Externally, the extreme length of the car park and the fact that it has relatively poor natural surveillance from the building mean it will need good lighting, (for customer health & safety as well as security) and coverage from CCTV, terminating in a monitor and video recorder inside the building. Car crime is prevalent at such locations at lunch times as well as during the hours of darkness.

rural area

Internally, although not directly a security issue, I am concerned that the toilet facilities are very remote from the new extension and the restaurant area, *and* on a different floor. Whilst this is not the sort of licensed premises where the toilet area is going to be highly prone to misuse, it is nevertheless vital that it is capable of being well supervised by management, apart from the sheer distance for customers to travel through the premises to get to it.

Particularly in respect of the car park, I would ask that adequate lighting and surveillance is conditional on permission being granted, and would oppose this application if this important aspect is not addressed.

In the light of the duty on local authorities to do all that they reasonably can to prevent crime & disorder under Section 17 of the Crime & Disorder Act 1998, public house and country restaurant car parks in rural areas face a significant risk of car crime.

The council can help to discharge its duty in respect of its planning function under Sec. 17 by taking the above comments into account when arriving at its decision.

I trust this will be of assistance.

Yours sincerely.

Dave Stubbs

P.C. Dave STUBBS
Thames Valley Police
CPDA. (Berks.)

Babtie Group

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

Our ref Kgb001

Your ref CO/HMC

38036
EC
21 DEC 2000
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ACK:
FILE:

20th December 2000

Ms E Connor
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Elaine,

PLANNING REFERENCE F/2000/2971
TALLY HO, FLEET HILL, EVERSLEY, HOOK

After careful consideration I would advise that the above application has no archaeological implications.

If you require any more information please do not hesitate to telephone me on 0118 988 1611

Yours sincerely,

Kev Beachus
Archaeologist

Group Offices:
Aberdeen
Aylesbury
Bedford
Belfast
Birmingham
Brighton
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
Lincoln
London
Maidstone
Manchester
Newcastle upon Tyne
Nottingham
Oxford
Preston
Reading
Telford
Wakefield
Wallingford
Westminster

Ankara
Hong Kong
India
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

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WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

COPIES TO: ACK: FILE:

To: Elaine Connor
Planning

Your Ref: F/2000/2971

Date. December 20, 2000

PROPOSED: SINGLE STOREY EXTENSION TO PUBLIC HOUSE

LOCATION: TALLY-HO FLEET HILL, FINCHAMPSTEAD

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

JOHN MULLANEY
ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

Tel. (0118) 974 6451

Date: 14 December 2000

Your Ref:

My Ref: Elaine Connor / F/2000/2971

BABTIE - Archaeological
FAO. Archaeological Officer
School Green
Shinfield
Berks
RG2 9HL

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

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Dear Sir/Madam

Application Number: F/2000/2971

Site Address: Tally Ho, Fleet Hill, Eversley, Hook.

Proposal: Proposed single storey extensions to public house with additional car parking facilities..

I enclose details of the above application and would be grateful to receive your observation within **21 days** of the date of this letter. I cannot guarantee that comments received after this date will be taken into account in determining the application.

Please quote reference number **F/2000/2971** in all communications and any response should be addressed to **Elaine Connor** the case officer dealing with this application at the above address.

I look forward to hearing from you.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

Contract	Standard Reply	Reply Handler
BABTIE PSD	18 DEC 2000	CUSTOMER 1st
Reference	Reply Due Date	Actual Reply Date

HART DISTRICT COUNCIL

HART DISTRICT COUNCIL
CIVIC OFFICES, HARLINGTON WAY
FLEET, HAMPSHIRE GU13 8AE
DX 32632 FLEET Tel 01252 622122 Fax 01252 626886

ENF 38519

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

P/2000/2971

Our Ref: 01/00007/ADJ
Your Ref:

Enquiries to: M.Beauchamp
Ext.: 4511
3rd January 2001

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1995 (AS AMENDED)

Reference: 01/00007/ADJ

Proposed single storey extensions to Tally Ho Public House, Fleet Hill, Eversley with additional car parking facilities.

at

Wokingham District Council (CONSULTATION) Miscellaneous Street .

Your consultation, was received on 2nd January 2001 and has been allocated the above reference.

I will endeavour to let you have this Council's response within the allocated time period but should, however, further information be required regarding this matter please contact M.Beauchamp on 4511.

Yours faithfully

R G Percival
Head of Environmental Services

Beacon Council
Sustainable Development Dealing with Waste

INVESTOR IN PEOPLE

POSITIVE ABOUT DISABLED PEOPLE

uf00210

HART DISTRICT COUNCIL

HART DISTRICT COUNCIL
CIVIC OFFICES, HARLINGTON WAY
FLEET, HAMPSHIRE GU13 8AE
DX 32632 FLEET Tel 01252 622122 Fax 01252 626886

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

2000/2971

Our Ref: 01/00007/ADJ
Your Ref:

Enquiries to: M.Beauchamp
Ext: 4511
4th January 2001

Dear Sir/Madam

Proposed single storey extensions to Tally Ho Public House, Fleet Hill, Eversley with additional car parking facilities.

at

Wokingham District Council (CONSULTATION) Miscellaneous Street .

I refer to your consultation letter received on 2nd January 2001.

I confirm that Hart District Council raise **NO OBJECTIONS** subject to the following conditions:-

Yours faithfully

R. G Percival

R G Percival
Head of Environmental Services

Beacon Council
Sustainable Development Dealing with Waste

INVESTOR IN PEOPLE

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ufm2

HART DISTRICT COUNCIL

HART DISTRICT COUNCIL
CIVIC OFFICES, HARLINGTON WAY
FLEET, HAMPSHIRE GU13 8AE
DX 32632 FLEET Tel 01252 622122 Fax 01252 626886

Our Ref: MMB/01/00007/ADJ Enquiries to: Mrs Beauchamp Ext 4511

E Mail margaret.beauchamp@hart.gov.uk

Your Ref

Date: 3 January, 2001

Dear Sir

Planning application 01/00007/ADJ
Extensions to public house and car park
Tally Ho Public House Fleet Hill Eversley

I refer to your consultation dated 14th December 2000.

Under powers delegated to me by members of the Development Control Committee I raise no objections provided that there are no objections from the Environment Agency.

Yours sincerely

R. Harwood

Head of Environmental Services

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

Beacon Council
Sustainable Development
Dealing with Waste

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With Compliments

PHOENIX
ARCHITECTURE
& INTERIORS LTD

53 MAIN STREET
PANNAL HARROGATE HG3 1JZ

TELEPHONE: 01423 815002
FACSIMILE: *01423 815003*
E-mail: design@phoenix-ai.co.uk
Website: http://www.phoenix-ai.co.uk

PHOENIX
ARCHITECTURE
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53 MAIN STREET
PANNAL HARROGATE HG3 1JZ
TELEPHONE: 01423 815002
FACSIMILE: 01423 815003
E-mail: design@phoenix-ai.co.uk
Website: http://www.phoenix-ai.co.uk

Our Reference: DHC/CAC

Ms Amanda Reed, Land Drainage Engineer
Environment Agency
Frimley Business Park
Frimley
Camberley
Surrey GU16 7SQ

08 January 2001

Dear Ms Reed

Re: **PROPOSED EXTENSIONS TO THE TALLY HO, FLEET HILL, HOOK RG27 0RR**
YOUR REF: SP/2000/002902/001
PLANNING REF: F/2000/2971

Thank you for the copy of your letter of objection to the above application.

Further to our conversation, we enclose for your information a copy of the Ordnance Survey site plan which gives a benchmark level at the corner of the existing building of 49.87 m A.O.D and a further level at the site entrance of 49.1 m.

We believe that the ground levels around the existing building and where the proposed extensions are sited are similar to the benchmark level and we can verify this quite easily by taking levels as you suggest. However. to survey the whole site is a more time consuming and expensive exercise.

It would be of great assistance therefore if you could let us know the 1 in 100 year flood water level so that we can then assess whether there is need to survey only part or the whole of the site.

We cannot see any reason why the information cannot be revealed, it is surely a matter of public record.

We would appreciate your early response.

Yours sincerely

David H Craiggs

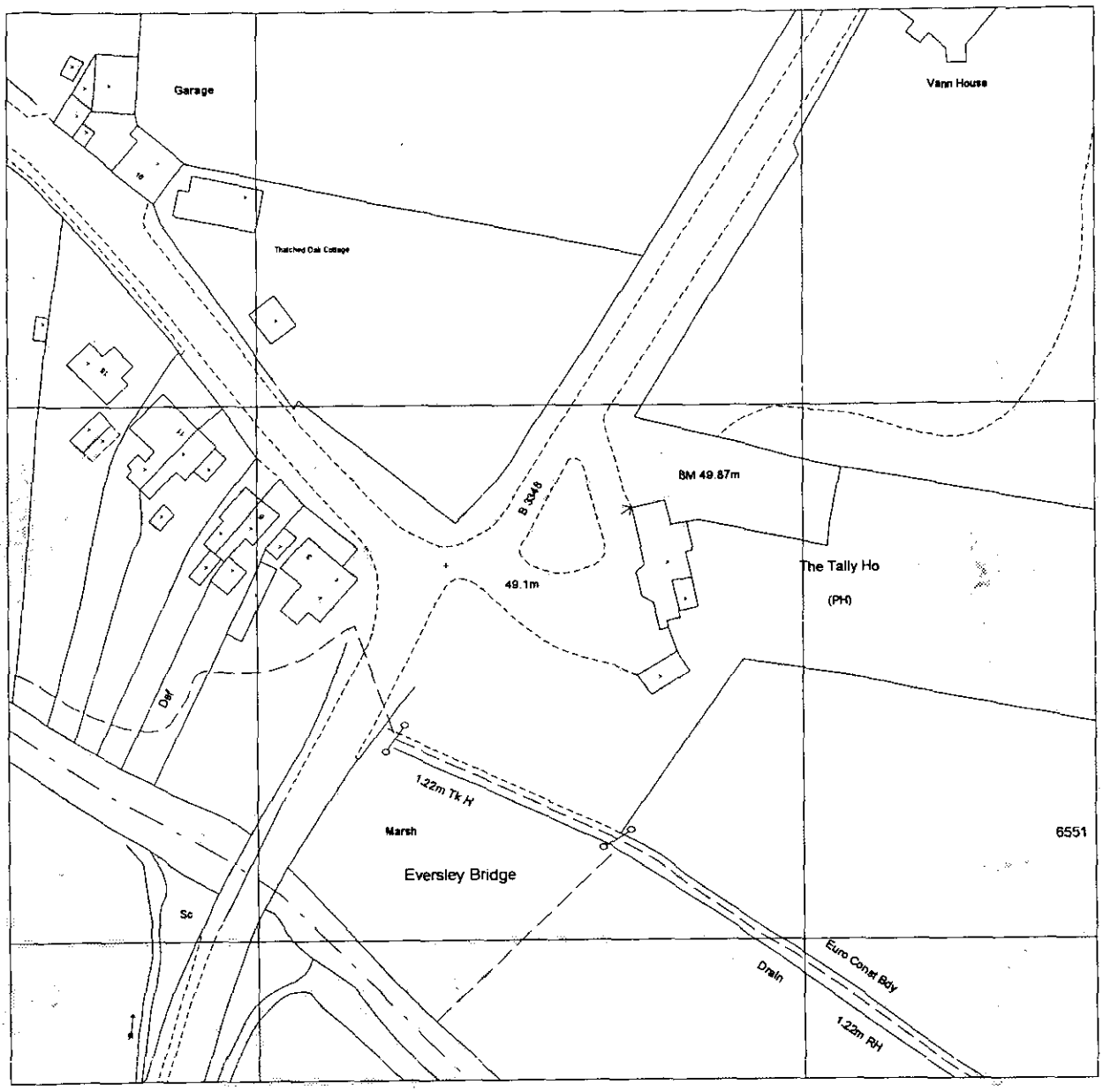
Copies to:
Ms Elaine Connor — Planning Department
Mr Philip Skelhorn — Lionheart Inns Ltd
Mr Richard Brown — Blubeckers Ltd

REGISTERED IN ENGLAND No. 3906479

Ordnance Survey®

Siteplan™

1:1250 Scale



20 0 20 40 60 80

Metres

TALLY HO,
FLEET HILL,
EVERSLEY, HOOK
RG27 0RR

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Part or all of this Siteplan is enlarged from mapping produced at one or more of the following scales 1:1250, 1:2500, 1:10000.

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National Grid sheet reference at centre of this Siteplan: SU7762NE.

Supplied by : Blackwell's, Leeds
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Ordnance Survey

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WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 04 DEC 2000	
Officer: EC	Application No. F/2000/2971

Map No. 12S. Site O.T.H.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED SINGLE STOREY EXTENSIONS TO PUBLIC HOUSE WITH ADDITIONAL CAR PARKING FACILITIES

Location: THE TALLY HO PH FLEET HILL

Parish: FINCHAMPSTEAD Ward: Finch South 1
14.12.2000 - D.

Applicant: BLUEBECKERS LTD

Fee Received 380-00 Required ..... Additional ..... Refund .....

(3)
Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	– Doors to freezers obscured by fencing (see E. elevation)	14-12.	
6	Floor plans	– Other side elevations of restaurant & kitchen		
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	– Are existing garages (shown on existing site plan) to be demolished? 14-12. – Car park lighting?		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 14.12.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....

Landscape Area of Special Landscape Importance

Trees .....

Conservation Officer .....

Environmental Health ✓.....

Housing .....

Leisure & Cultural services .....

Public Rights of Way .....

Property .....

District Secretary (only if called in by SOS) .....

Policy & Plans .....

Strategic Planning (JSPU) .....

Minerals (INTERNAL) ✓.....

Archaeological Site (BABTIE) : ✓.....

Education .....

Social Services .....

Highways ✓.....

EXTERNAL CONSULTATIONS

Adjacent D P A ✓ Hart

Adjacent Parish : .....

Southern Electricity Board .....

British Gas .....

PSA Oil Pipeline .....

Transco : .....

Environment Agency re car park extension.... + partly in Flood Zone ✓

Rail Track .....

Police Arch. Liaison Officer ✓.....

HERITAGE BODIES

The Georgian Group .....

Ancient Monuments Society .....

Council for British Arch. .....

RCHME .....

Telecommunications (NRPB) : .....

Sport England : .....

OTHERS: (Rural Area)

- C.P.R.E. ✓
- Disabled access officer ✓
- No pre-apps

NEIGHBOURS:

S/N + See map

+ The Tally Ho, Fleet Hill, Elvetham ✓

TALLY-HO P.H.

ADDRESS FLEET HILL / READING ROAD PARISH LINCH

PLOT No. ~~A/47/63 05952~~ ORD. SHEET No.

BUILDER A/20/67 ILL-SIGN CL

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 17117	COURAGE LTD.	CAR PARK & INT. ALTS	3.7.81	APP. N/A
14179	"	FLOODLIGHTING	28.9.80	N/A CL
15966	"	Internal alts. New car park	28.5.81	NA CL
32695			13.4.89	CL
BRA 7002	"	LT. / INT. ALTS / ADDS	14.4.89	APP
42263	GRAND METROPOLITAN EST. LTD.	DEM. LT. CORRIDOR & CELLAR / NEW CELLAR FREEZER AREA & LT. STORAGE AREA	17.3.94	CL
FP94/2445	"	"	18.5.94	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Town and Country Planning General Development Order 1988 04.DEC.2000* 2971

NOTICE UNDER ARTICLE 12 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper or to be served on an owner or a tenant)

Proposed development at
(insert address or location) The Tally Ho

Fleet Hill, Eversley, Hook RG27 0RR

I give notice that
(insert applicant's name) Blubeckers Ltd (Lionheart Inns)

is applying to the
(insert name of Council) Wokingham District Council

for planning permission to
(insert description of the proposed development) Alter and extend to provide additional kitchen

and dining facilities and car park extension

Any owner of the land or tenant who wishes to make representations about this application should write to the Council **at**
(insert address of the Council) Shute End, Wokingham, Berkshire RG40 1BN

by 22 December 2000
(insert date giving a period of 21 days beginning with the date of service of the notice, or 14 days beginning with the date of publication of the notice, as the case may be.)

Note: "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years, or in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

"tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signature: . . . . . .

On behalf of: . . . Blubeckers Ltd . . . . . .
(if completed by Agent)

Date: . . . . 1 December 2000 . . . . . .

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No.

04.DEC.2000* 271

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
Eldridge Pope & Co. plc	Weymouth Avenue Dorchester Dorset DT1 1QT	1 December 2000

CERTIFICATE C

I certify that

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

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

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

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

(b) .....

.....

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

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

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 . . . . . .

On behalf of . . . Blubeckers Ltd . . . . . .

Date . . . 1 December 2000 . . . . . .

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

04. DEC. 2000 2571

PHOENIX
ARCHITECTURE
& INTERIORS LTD
53 MAIN STREET
PANNAL HARROGATE HG3 1JZ
TELEPHONE: 01423 815002
FACSIMILE: 01423 815003
E-mail: design@phoenix-ai.co.uk
Website: http://www.phoenix-ai.co.uk

Our Reference: DHC/CAC

Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire RG40 1BN

01 December 2000

Dear Sirs

Re: **PROPOSED ALTERATIONS AND EXTENSIONS TO THE TALLY HO, FLEET HILL, EVERSLEY, HOOK RG27 0RR**

Please find enclosed our planning application in respect of the above.

Enclosed are:

- 6 no. copies of the application forms
- 1 no. copy each of Certificate B, the Agricultural Holdings Certificate and Notice under Article 12
- 6 no. copies each of drawings numbers 200023/1, 2, 3, 4D, 5D, 6D, 7 and 8D

together with our cheque to the value of £380.00 to cover the cost of same (building extension area 125 m^2).

If you have any queries please contact the writer.

Yours faithfully

David H Craiggs

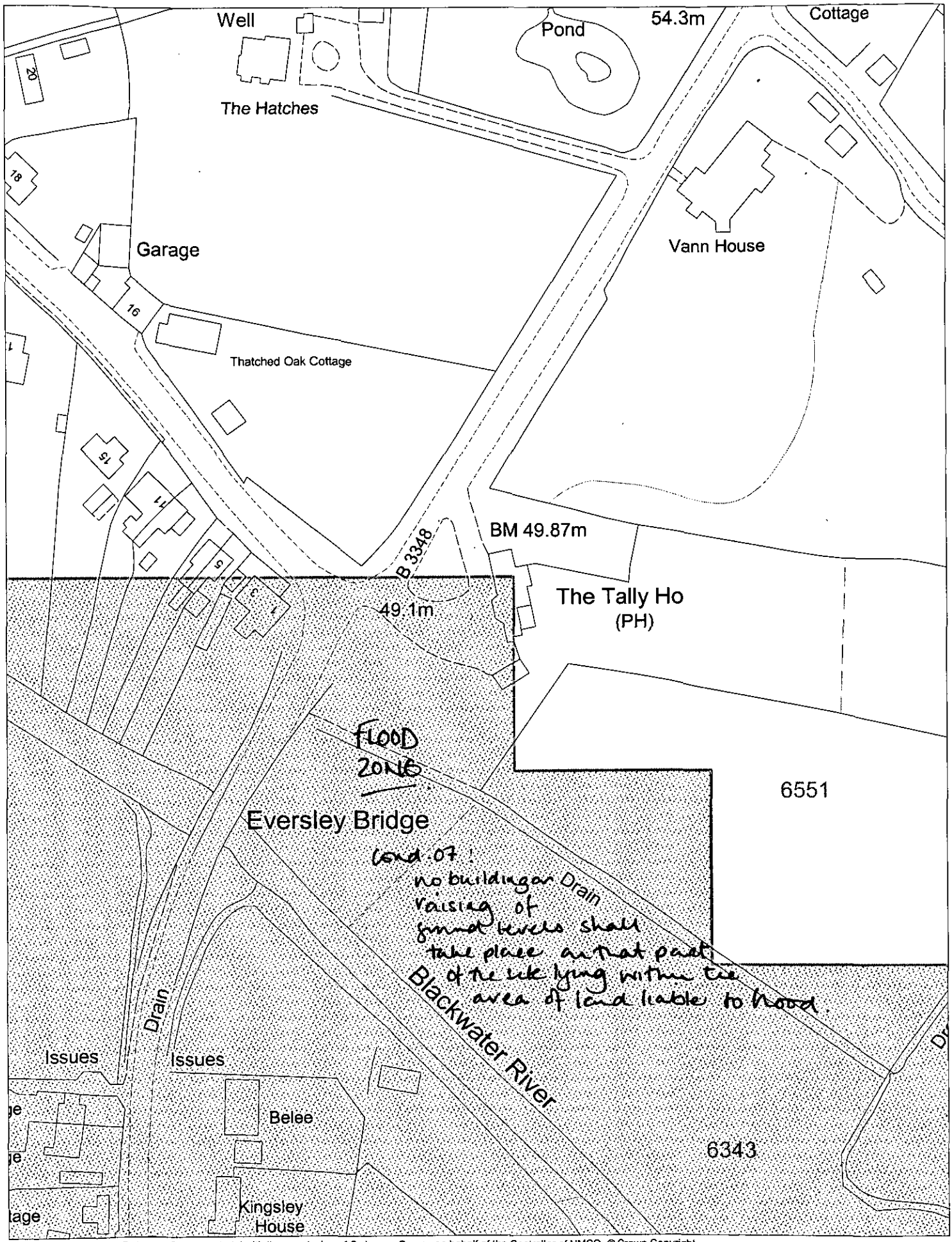
Copies to:
Mr Philip Skelhorn — Estates Surveyor, Lionheart Inns Ltd
Mr Anthony Hancock — Blubeckers Ltd
Mr Richard Brown — Blubeckers Ltd

REGISTERED IN ENGLAND No. 3906479

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/2971**
CASE OFFICER: **Elaine Connor**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				



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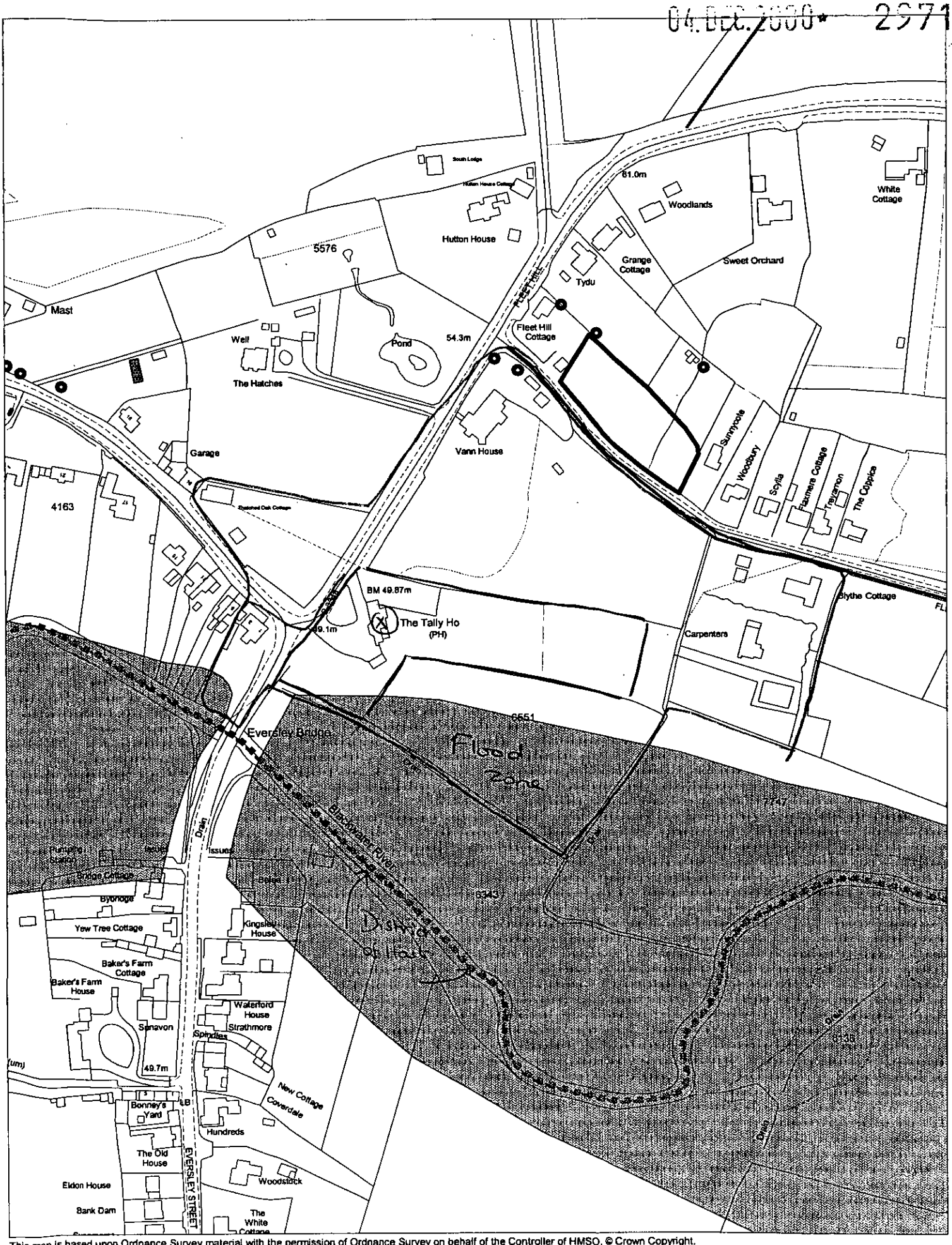
Development Control Section, Environmental Services, Wokingham District Council.
26 September 2001

Scale: 1 : 1250

04.DEC.2000* 2971



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Development Control Section, Environmental Services, Wokingham District Council.
12 December 2000

Scale: 1 : 2500

N
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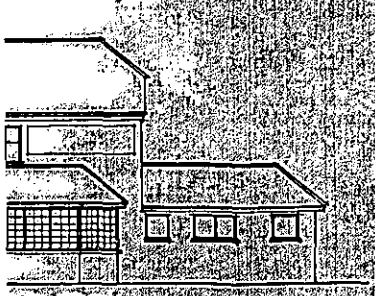
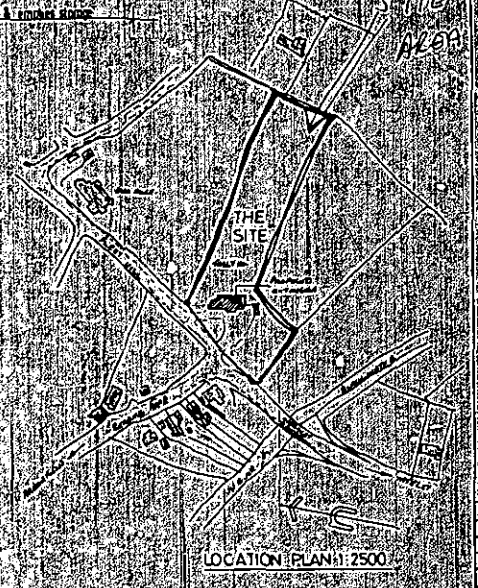
42263

17.3.94

NOTES
All dimensions must be checked
scaled from this drawing





Rev	Date	Rev

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L J OSMOND & A
102 HARVARD R
CLAREMONT WO
OWLSMOOR
CAMBERLEY
SURREY
GU15 4UR
Tel 0276 31184

Client
GRAND METROPO

Job Title
THE TALLY HO
FLEET HILL
EVERSLEY
HANTS

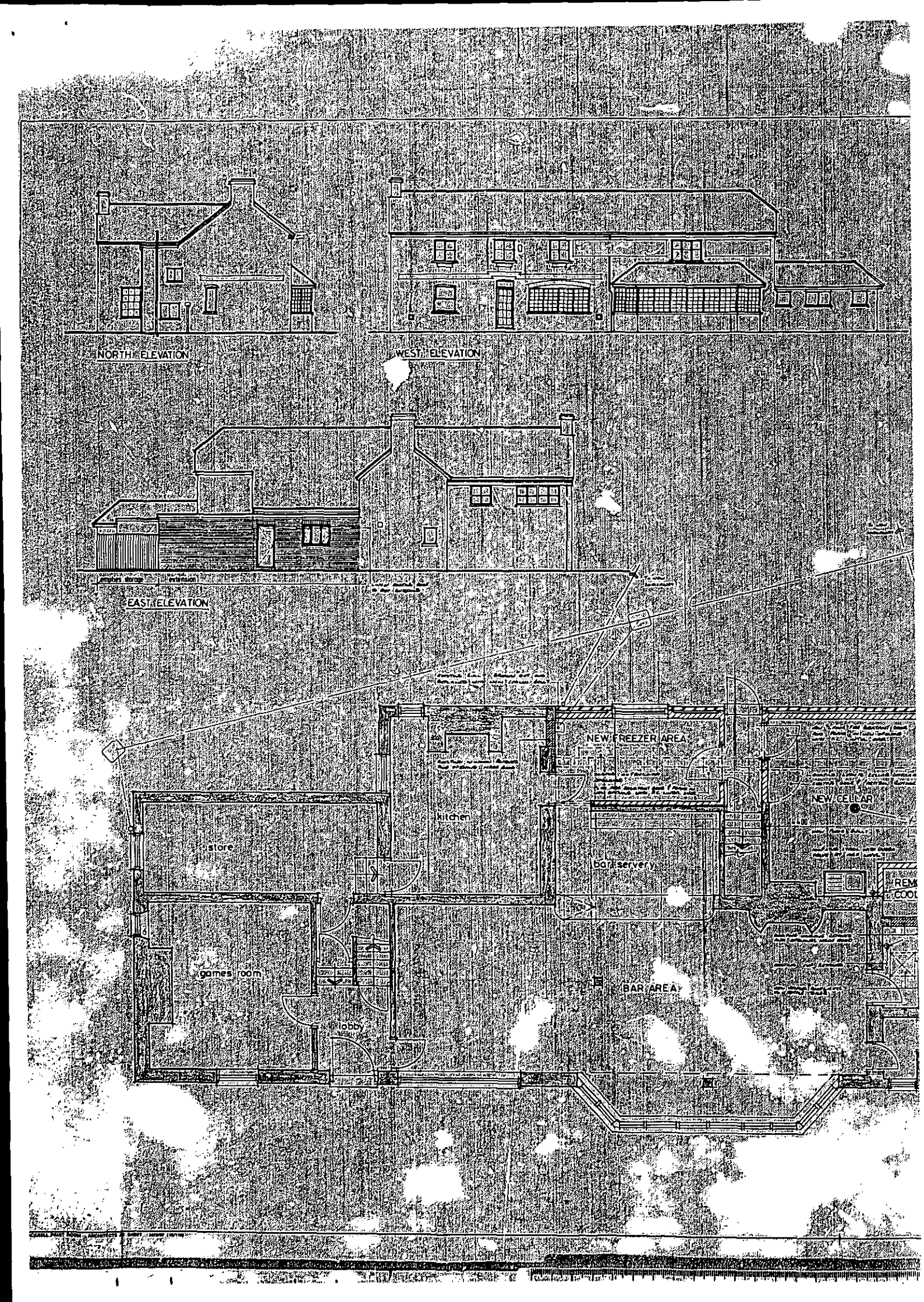
Drawing Title
PROPOSED NEW C
FREEZER AREA &
STORAGE AREA
PLANS & ELEVA

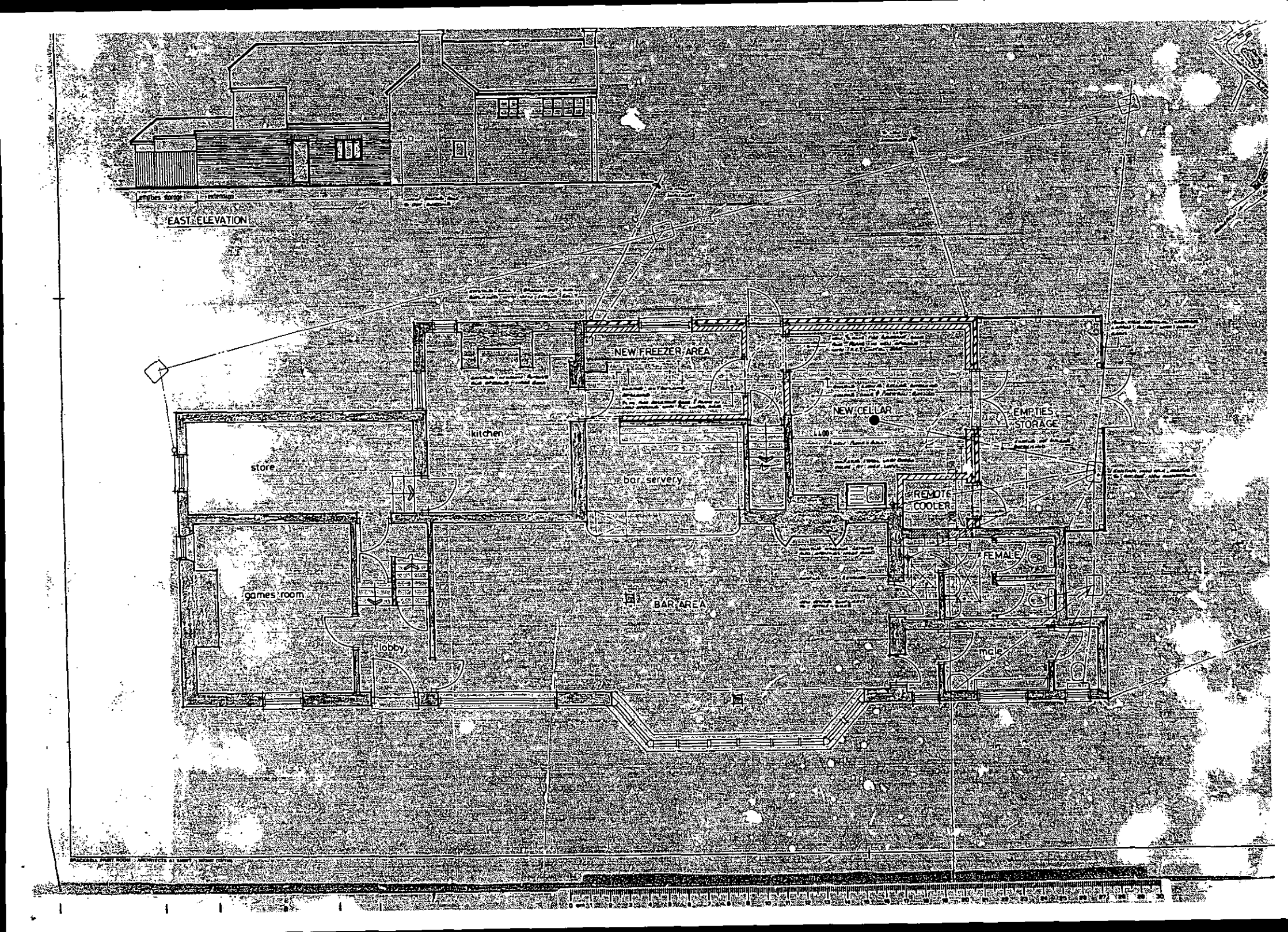
Scale

Date
January 1994

Drawn

Drg No.
9330/1


NORTH ELEVATION
WEST ELEVATION
EAST ELEVATION
NEW FREEZER AREA
NEW CELLAR
kitchen
store
bar/servery
games room
BAR AREA
lobby


EAST ELEVATION
empties storage
extension
NEW FREEZER AREA
NEW CELLAR
EMPTIES STORAGE
kitchen
store
bar servery
REMOTE COOLER
FEMALE
games room
BAR AREA
lobby
male

42263

Applicant Grand Metropolitan Estates Ltd

Location The Tally Ho Public House, Fleet Hill, Reading Rd, Finchampstead

Proposal Single storey side and rear extension

EARLIEST DATE FOR DECISION 10/2/94 COMMITTEE DATE ..... N/A

SITE VISIT DATE ..... 7/2/94 RECOMMENDATION AGREED C/A

DELEGATED

SN Up 7/2/94

INTRO/PLANNING HISTORY:

The application site lies on the east side of Reading Road close to the Districts boundary with Hampshire. The site is within a rural area and an area of special landscape importance. Open fields lie to the north east and south of the site. Planning permission for a single storey rear extension was granted in 1959 this has not been implemented (32696)

POLICY ISSUES: RSPB - EN1 & EN9 - SEALP - STVD SC3 & SC4

PROPOSAL: Single storey side and rear extension to provide a new freezer area, new cellar and an enclosure for empties storage

CONSULTATIONS:

Finchampstead Parish Council - have no objections

Highway Authority - no objections

No letters of representation received

Environmental Health - No environmental impact

APPRAISAL - Main issue - impact of the proposal on the open rural character of the area

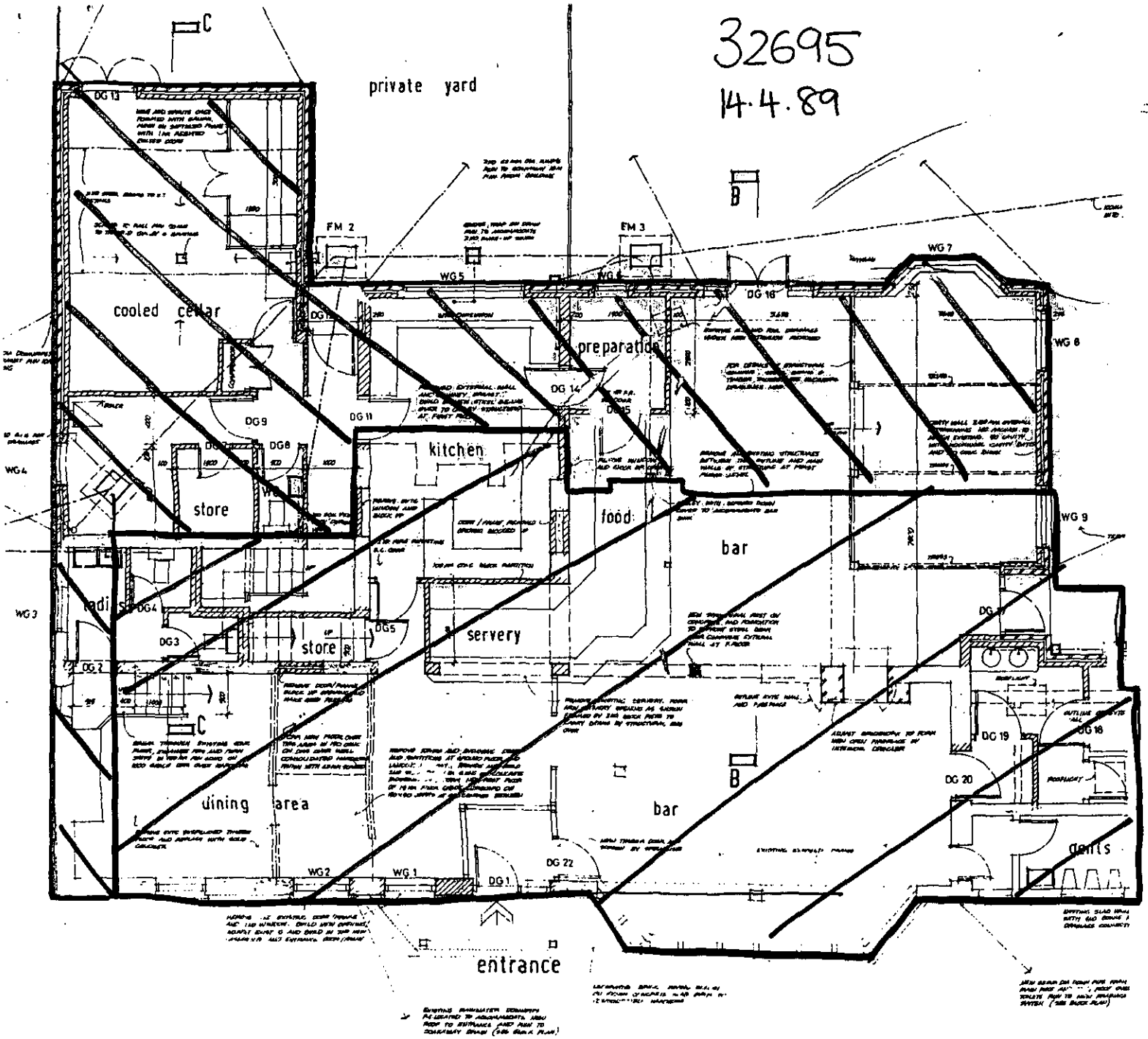
The area is characterised by open fields. The site itself is open along the frontage, but there is mature tree screening along the north-east boundary and shrub screening along the south-east boundary. The rear area where the extension is proposed will not be clearly visible from the surrounding area. The proposal envisages the demolition of an unsightly lean-to and outbuilding to be replaced by a single storey flat roof extension - amounting to an increase of only 12m² in floorspace (actual built

RECOMMENDATION: C/A

(Conditions overleaf)

25x10

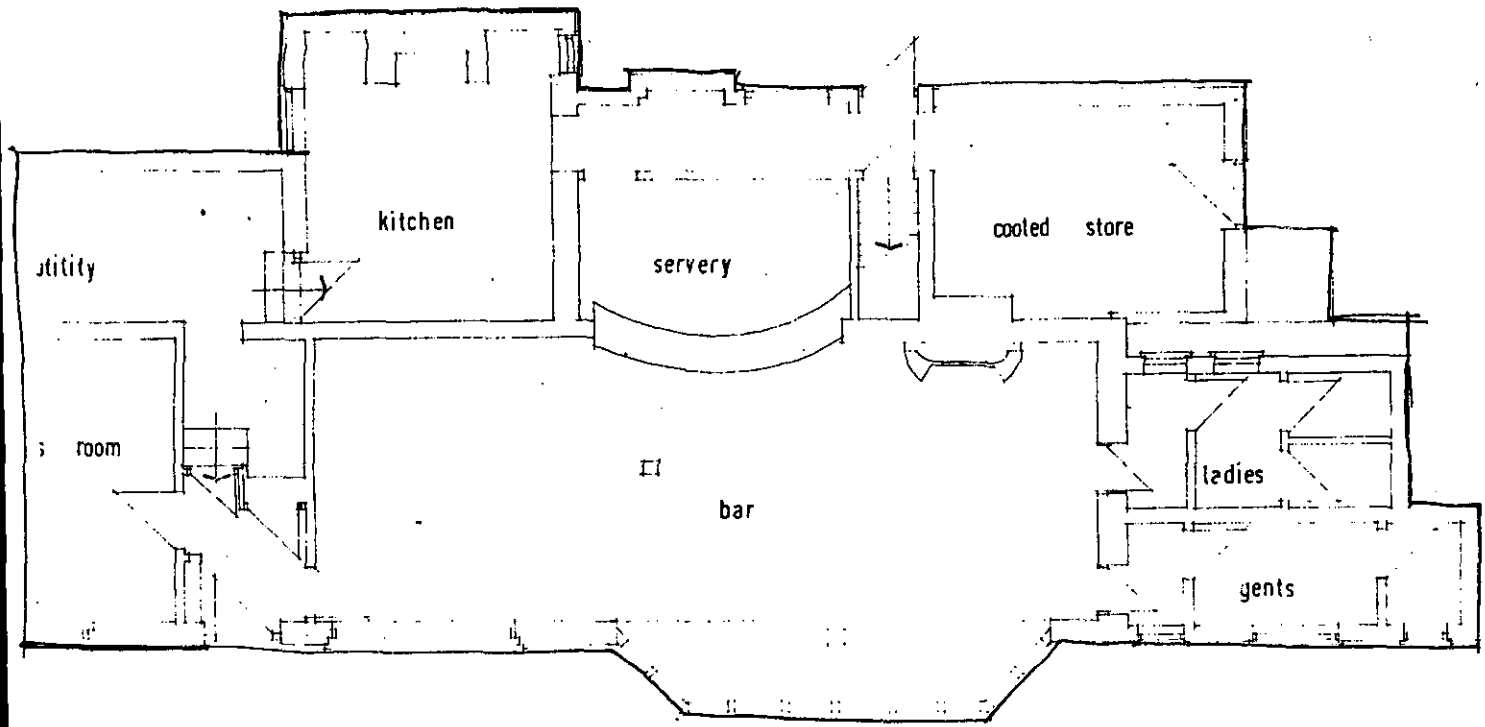
32695
14.4.89



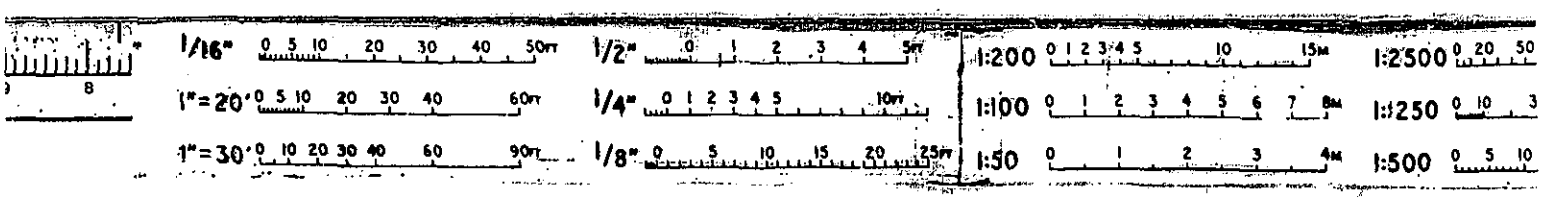
GROUND FLOOR PLAN proposed

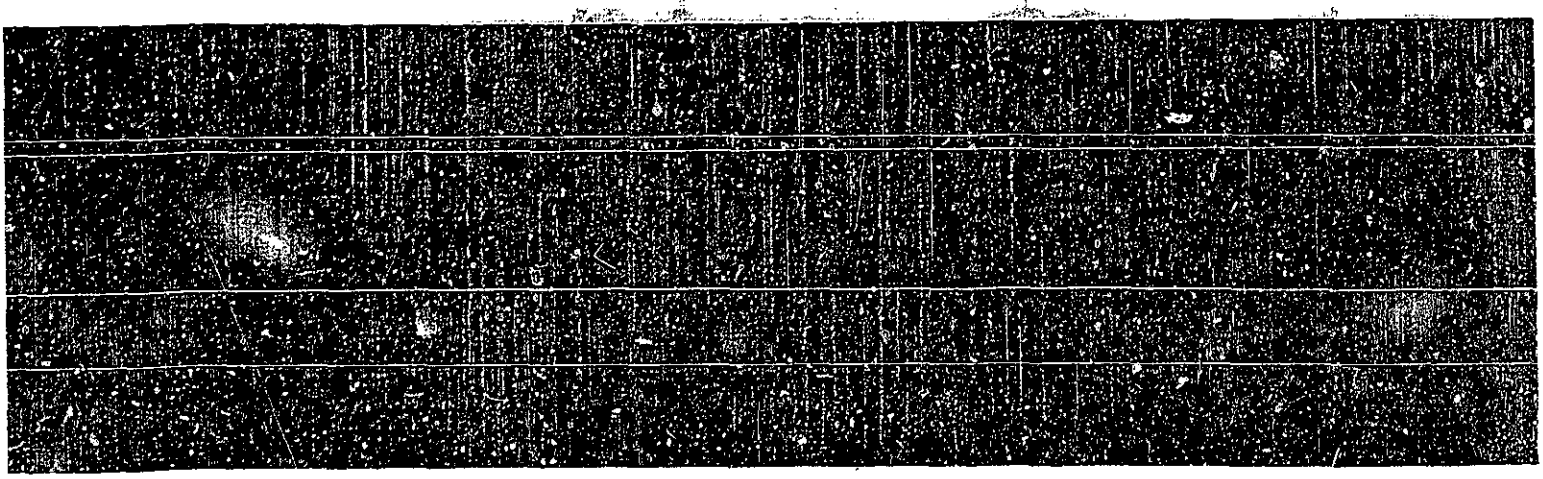
A2

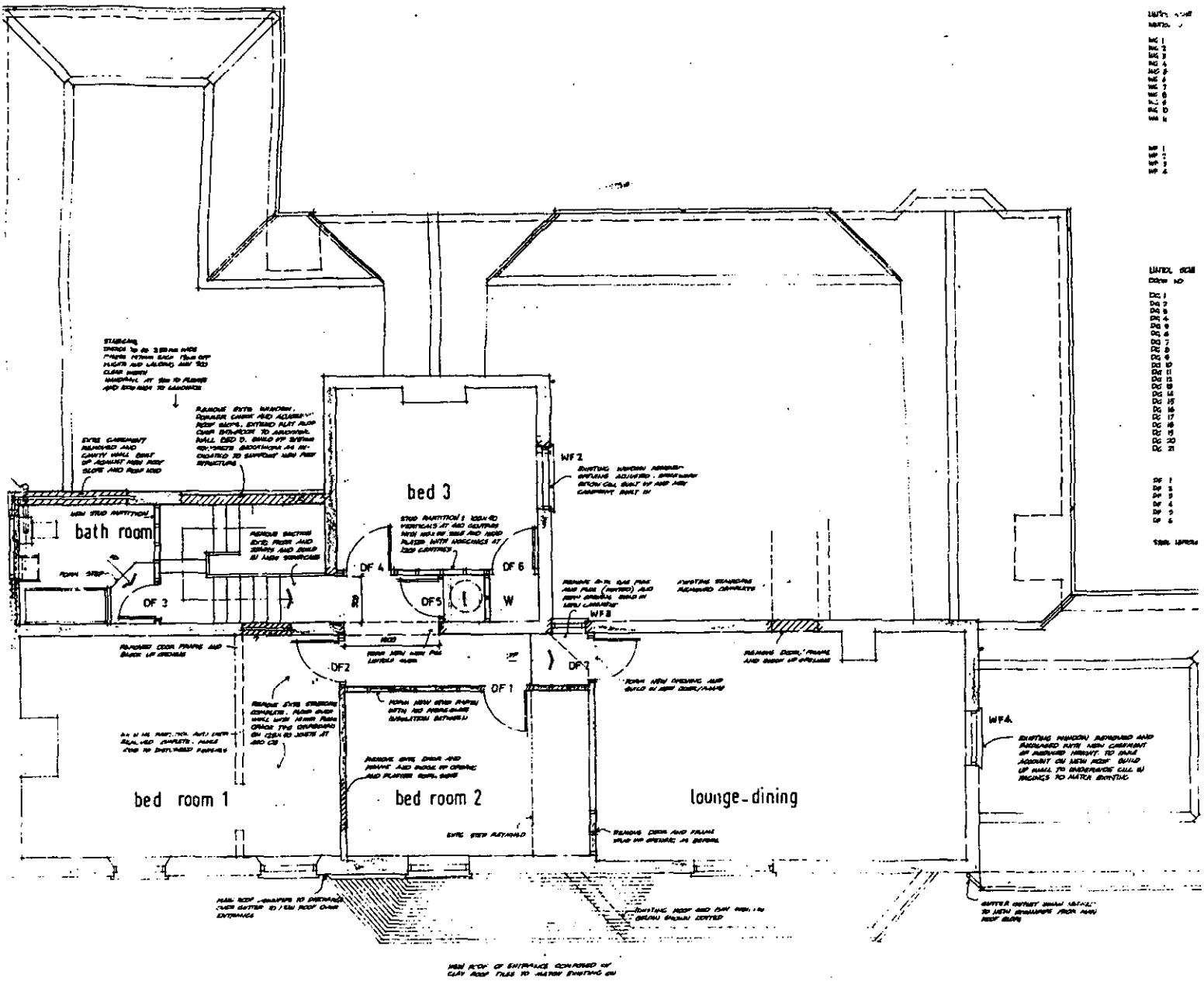
1/16" 0 5 10 20 30 40 50FT
1"=20' 0 5 10 20 30 40 60FT
1"=30' 0 10 20 30 40 60 90FT
1/2" 0 1 2 3 4 5FT
1/4" 0 1 2 3 4 5 10FT
1/8" 0 5 10 15 20 25FT
1:200 0 1 2 3 4 5 10 15
1:100 0 1 2 3 4 5 6 7
1:50 0 1 2 3



FLOOR PLAN existing



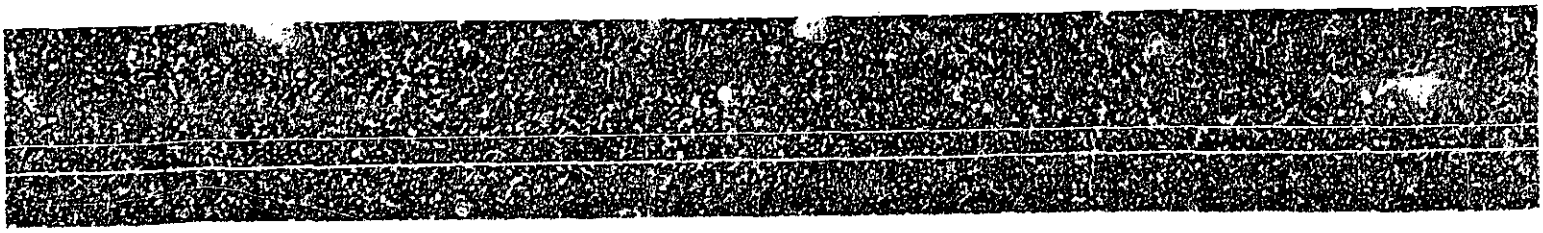


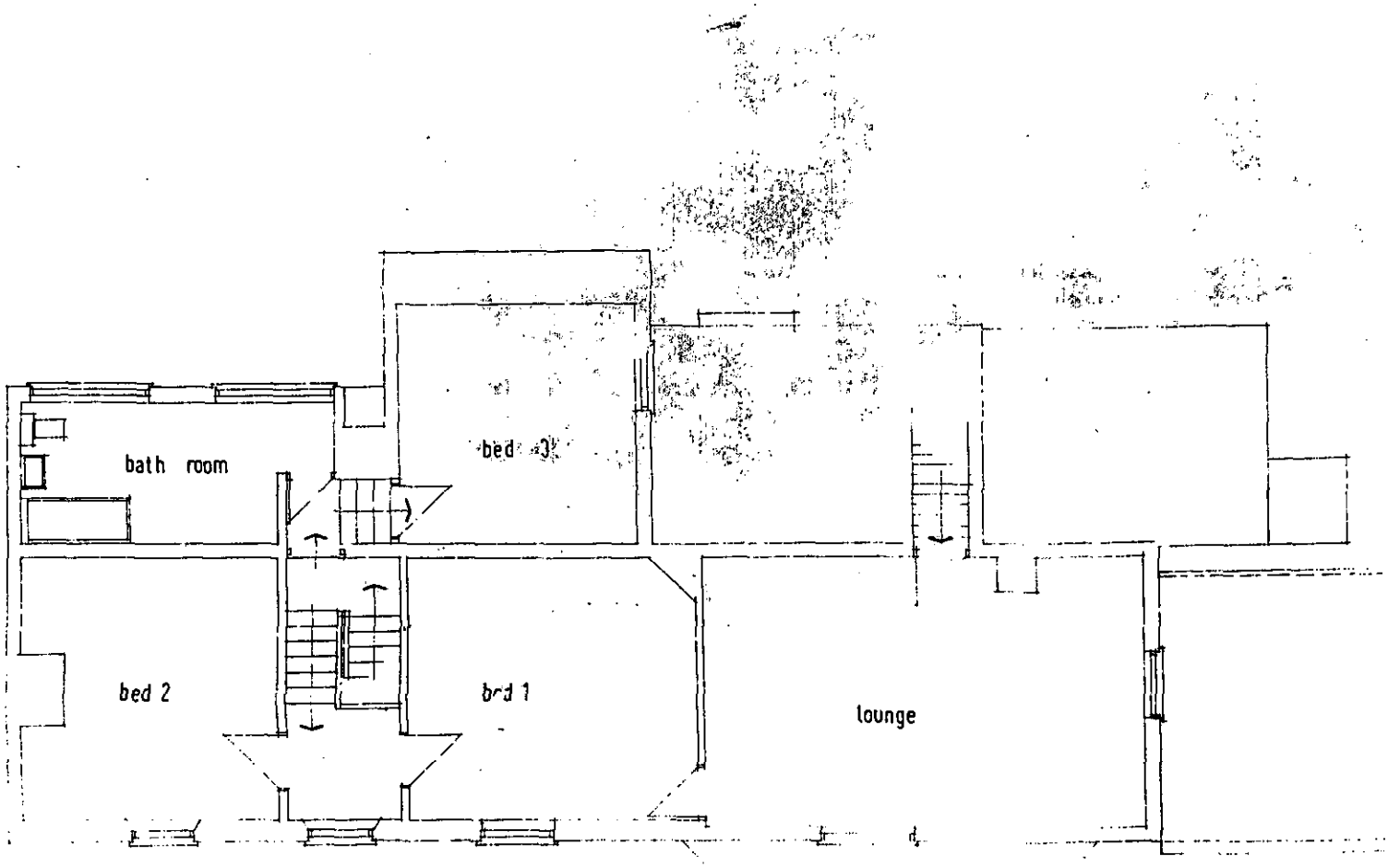


FIRST FLOOR PLAN proposed

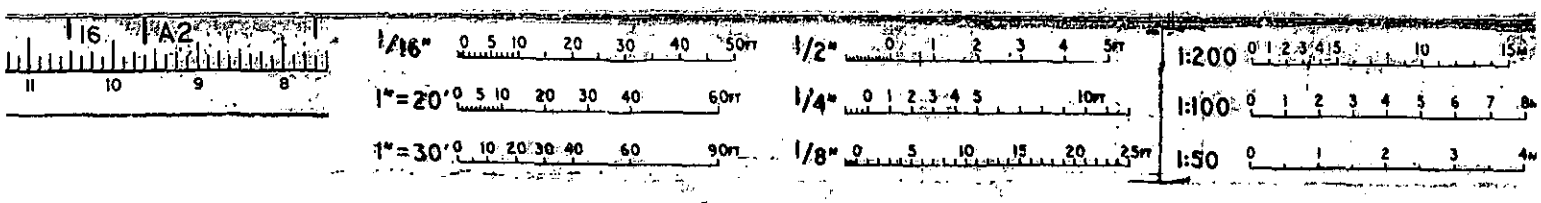
1/16 | A2

1/16" 0 5 10 30 40 50FT
1"=20' 0 5 10 20 30 40 60FT
1"=30' 0 10 60 90FT
1/2" 0 1 3 4 5M
1/4" 0 1 2 3 4 5 10FT
1/8" 0 5 10 15 20 25FT
1:200 0 1 2 3 4 5 10 15M
1:100 0 1 2 3 4 5 6 7 8M
1:50 0 1 2 3 4M





FIRST FLOOR PLAN existing

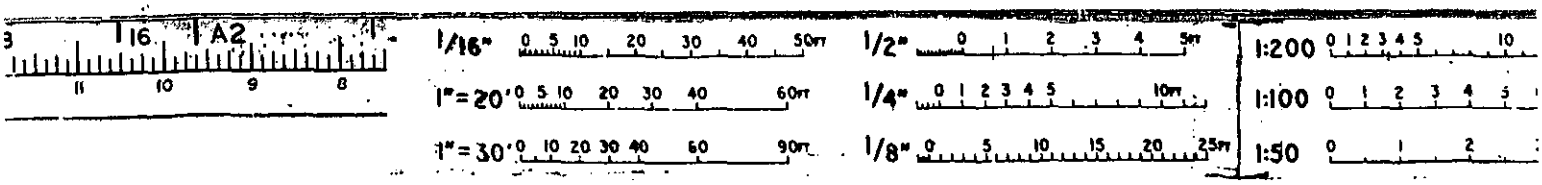


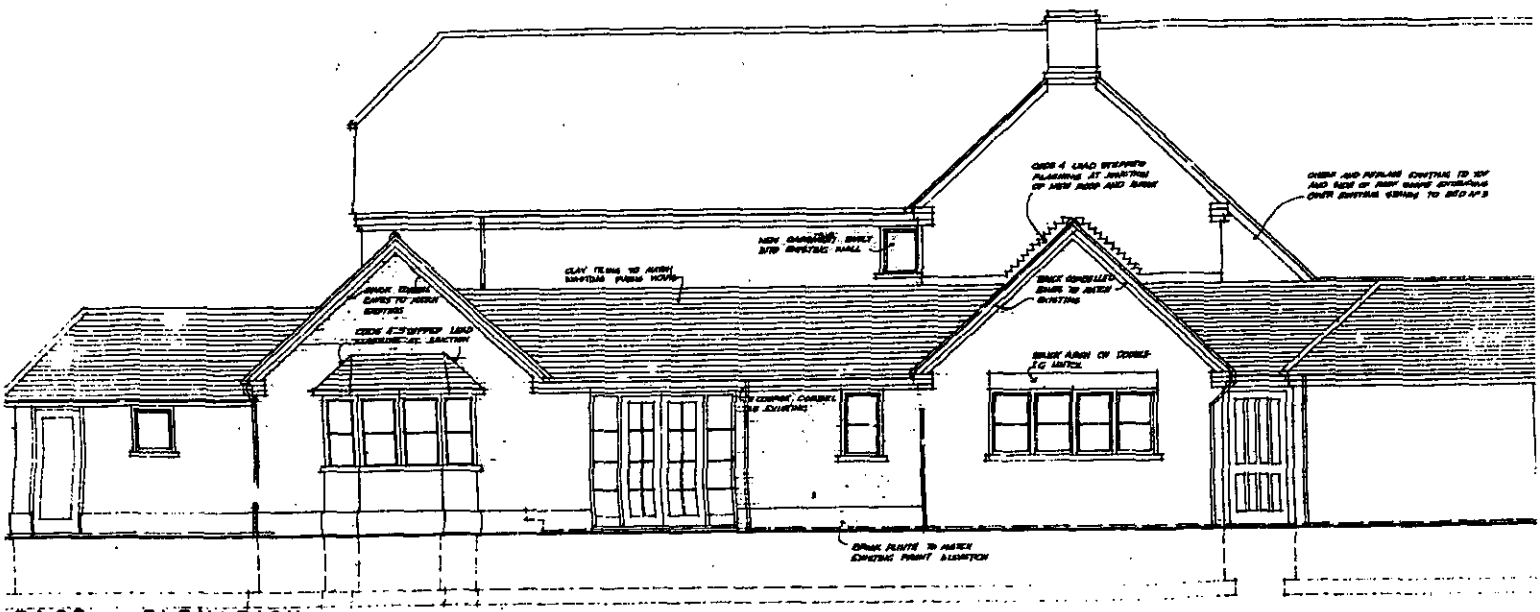


WEST ELEVATION

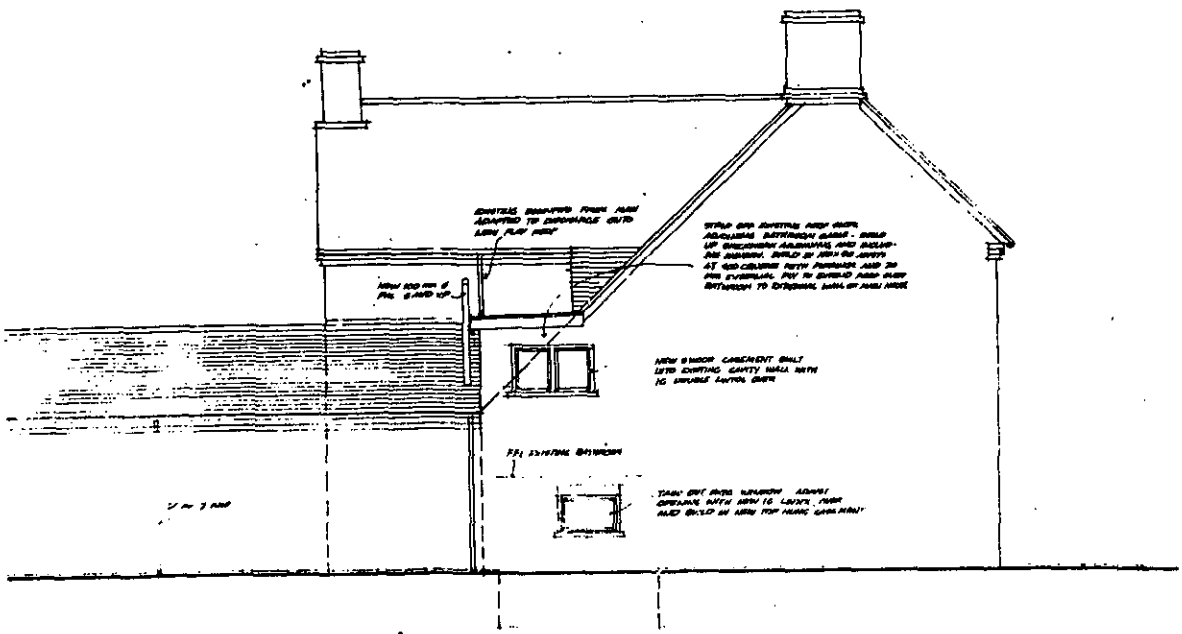


SOUTH ELEVATION



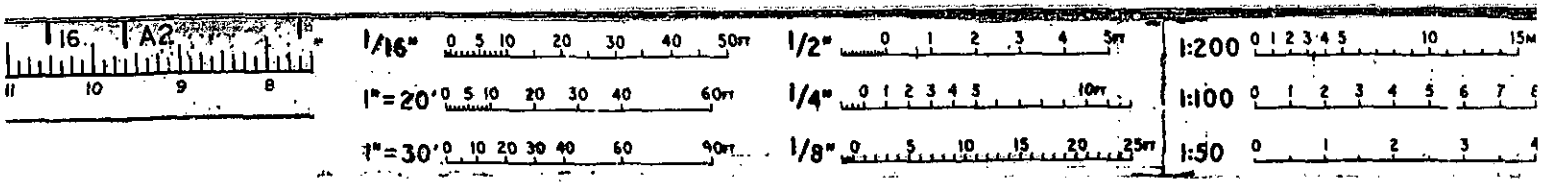


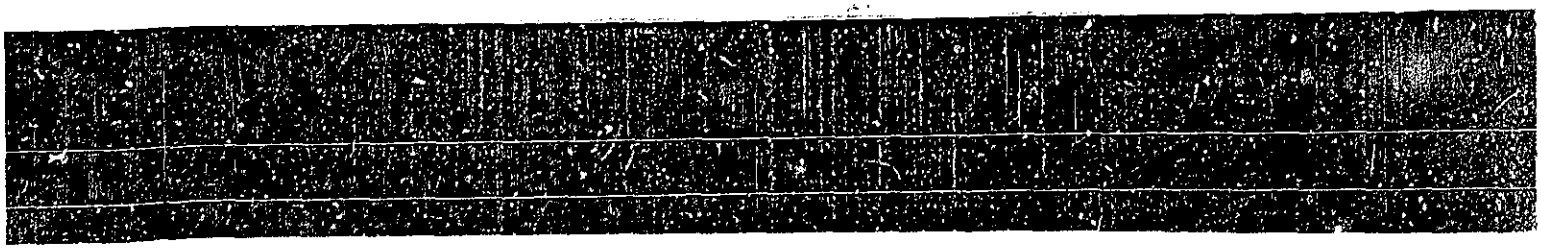
EAST ELEVATION

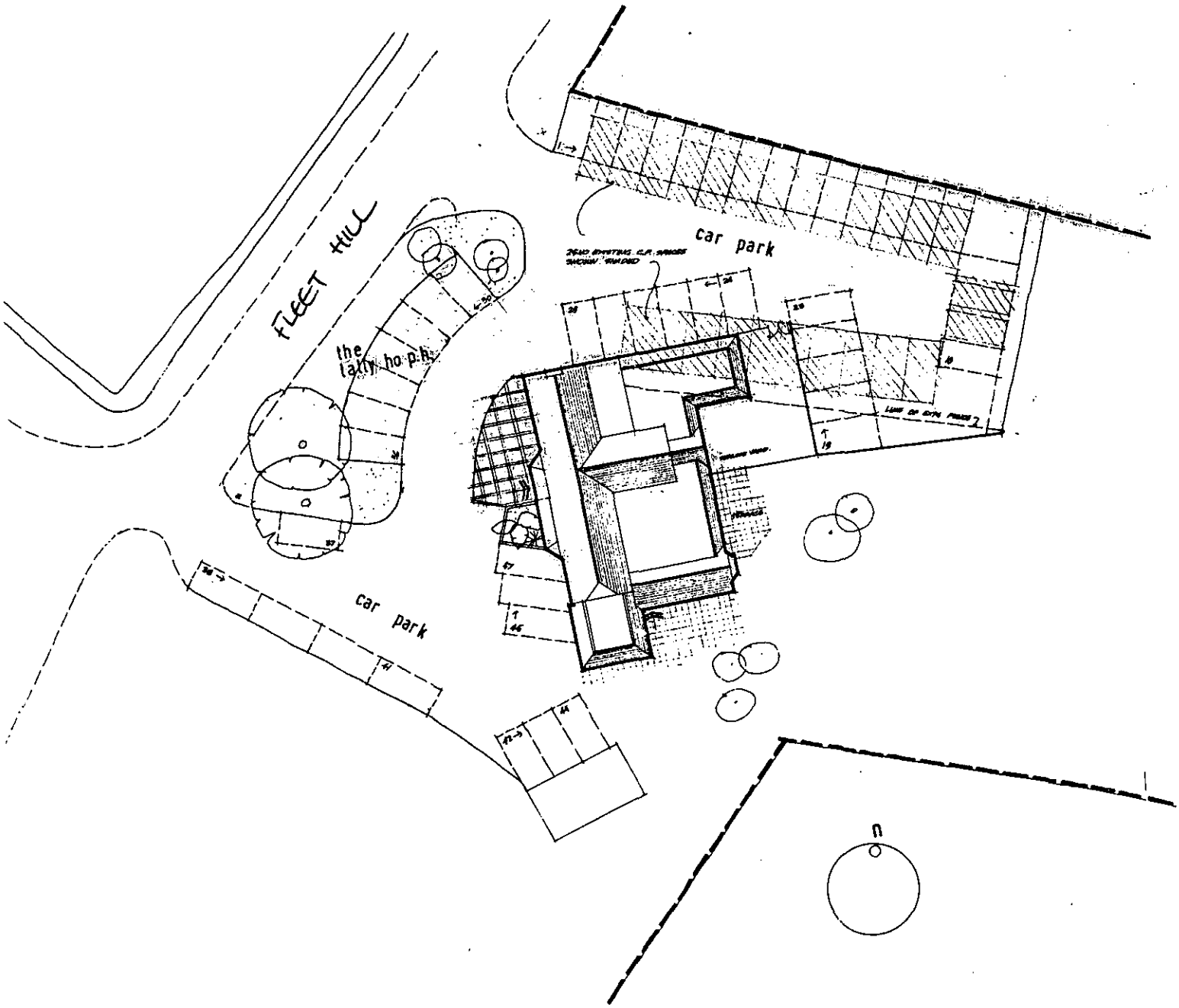


NORTH ELEVATION

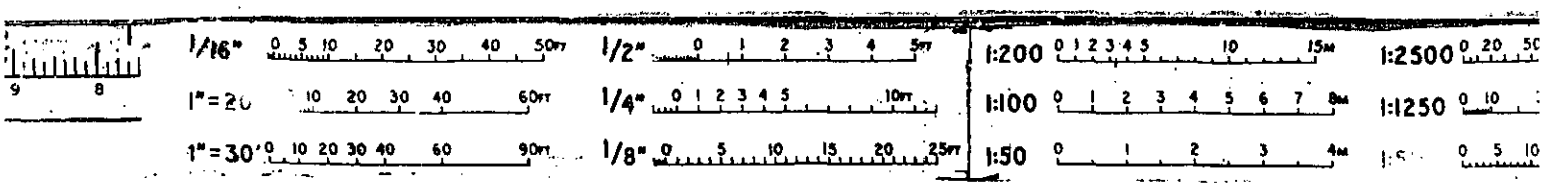
FLEET HILL.






FLEET HILL
the lady ho p.h.
Car park
Car park

BLOCK PLAN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1"=20' 10 20 30 40 60FT
1"=30' 0 10 20 30 40 60 90FT
1/2" 0 1 2 3 4 5FT
1/4" 0 1 2 3 4 5 10FT
1/8" 0 5 10 15 20 25FT
1:200 0 1 2 3 4 5 10 15M
1:100 0 1 2 3 4 5 6 7 8M
1:50 0 1 2 3 4M
1:2500 0 20 50
1:1250 0 10
0 5 10