APPLICATION NO:
F/2000/0469

LOCATION:
Bull Hotel High Street, Sonning Reading.

APPLICANT:
George Gale & Co Ltd C/O Taylor & Co

PROPOSAL:
Proposed enlagement of lower rear terrace.

EARLIEST DATE FOR DECISION: **28/02/2000**

APPLICATION EXPIRY DATE: **21/03/2000**

CASE OFFICER: **Joss Miller**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

George Gale & Co Ltd
C/O Taylor & Co
P.O Box 57
Droitwich
Worcestershire
WR9 0YG

Application Number: F/2000/0469

Parish: **SONNING**

Location: **Bull Hotel, High Street, Sonning, Reading.**

Proposal: **Proposed enlargement of lower rear terrace and extension to bar area.**

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 external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. Before development hereby permitted is commenced, details of two signs directing customers to alternative car parking shall be submitted to and approved by the Local Planning Authority in writing and installed thereafter in accordance with the approved details.

Condition
4. This permission relates to the application as amended by and shall be carried out in accordance with revised plans submitted to the Local Planning Authority on 09/05/00 showing drainage moved from the external wall to inside bedroom 2 and external steps to private garden moved towards rear fence.

Condition
5. No development shall take place until full details including species of plant of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, refuse or other storage units etc); retained historic landscape features and proposals for restoration, where relevant.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. In the interests of reducing traffic congestion.

Reason
4. For the avoidance of doubt.

Reason
5. In the interests of the setting and appearance of the Listed Building and the Conservation Area.

John Mitchell
Development Control Manager
Date: 16/06/2000

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

SCHEDULE

TWENTY NINTH LIST OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST COMPILED UNDER SECTION 54 OF THE TOWN AND COUNTRY PLANNING ACT 1971

SU 7735E — SONNING — BATH ROAD (north side)

5/47

Milestone, On Grass Verge Back Of Pavement 500 Metres East Of Junction With Sonning Lane

-

II

Milestone. C18, stone with incised Roman lettering, reads on east face:- Maidenhead 10, Colnbrook 19. On west face:- Reading 3, Newbury 20, Bath 72. On the base: London 36. Has originally sited on Old Bath Road 70 metres to south.

SU 7575 — SONNING — CHURCH APPROACH (south side)

14/1
26.1.67
GV

The Bull Hotel

II*

Inn. Late C16 with C19-C20 addition projecting in front and at right angles on right hand. 2 storeys, timber framed with painted brick infil, colour washed brick ground floor front, old tile roof, gabled, irregular brick chimneys. West front has 5 irregular bays, in the first, second and fourth bays from left hand is upper projecting bay with gabled head. Second bay has cill supported on central bracket. 3-light early C19 wood casement windows left hand bay is over 3-light wood casement with door adjoining, the second over a similar 4-light window flanked by doors. The right hand half has a chimney with lean-to over lower part, and gabled bay to right hand. Interior has timber frame almost complete with all floor beams and joists chamfered and stopped with exception of service end. First floor casements are positioned in original openings, with original shutter grooves. Original window opening, now blocked but with diamond mullions, remains ground floor left hand rear north end. Queen post roof with clasped purlins, original rafters and large curved windbraces.
B.O.E.Berkshire p.221. V.C.H. Vol 111.p.210.

Tel. 0118 974 6463 (Direct Line)

Date. 5 February 2001

My ref. JM/JM/LB/2000/0454

Your ref.

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

Mr M Taylor
PO BOX 57
Ombersley
Worcestershire
WR9 0YG

Dear Mr Taylor,

RE: CONDITIONS RELATING TO THE BULL INN, HIGH STREET, SONNING (LB/20000454 & F/2000/0469)

Thankyou for your letter which was received on 19 January 2001.

I can inform you that the landscaping details supplied are considered acceptable and, therefore, condition 5 of F/2000/0469 can be discharged.

The drawings relating to the joinery details are considered acceptable and, therefore, condition 4 of LB/2000/0454 can be discharged.

The Moordale Buff Texture paving slabs submitted and the reuse of the existing bricks for the development is also considered acceptable, therefore, condition 3 of LB/2000/0454 can be discharged.

I hope this information is of use to you. If you have any further questions relating to this matter the case officer, Joss Miller, can be contacted on the above telephone number.

Yours sincerely

JOHN MITCHELL

Development Control Manager

BULL HOTEL

ADDRESS HIGH STREET PARISH SONNING

PLOT No.

ORD. SHEET No. SU 7575 (31)

BUILDER Old Property LISTED BUILDING (2/48)

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1448/72	Thomas Wethered & Sons	Sanitary Accommodation	15.12.72	App N/A
44588 } 95/60677/F }				
44589 } 95/60678/LA }	LISTED BUILDING APPLIC			
FP95/3920	GEORGE GALE & CO LTD.	INT. ALTS	10.11.95	Ref
95/63101/A	"	SIGNS / ADVERTS	25.1.96	C/A
97/66786/LA	"	Alts to Kitchen + S. Dormer Louvers on North Cat. Yard Elevation	3.4.98	C/A.
FP97/7156	"	Modifications to Kitchen	22.01.98	App.
LB/2000/0454	"	Enlargement lower rear terrace & internal alterations	16.06.00	APP
F/2000/0469	"	Enlargement lower rear terrace	16.06.00	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

394planning

TAYLOR & CO.

ARCHITECTS • INTERIORS • DESIGN

John Mitchell
Development Control Manager
Wokingham District Council
P O box 155
Shute End
Wokingham
GR40 1WW

Monday 18th December 2000

Dear Mr Mitchell,

Clearance of Conditions on
Approved planning application – F/2000/0469
Bull Inn ,High Street, Sonning, Reading

In pursuit of clearing all conditions on the above I list the details you require below as numbered in your planning approval dated 16 June 2000.

Your item 2
As discussed today with your Mr Saunders the materials will be-
The terrace brick retaining wall will be a Ibstock swanage hand made light red multi brick .
The terrace will be Charcon Moordale buff textured paving slabs 400x 400mm .All samples will delivered to Harold Saunders approval at your offices shortly.

Your item 3
We propose two signs, with black lettering on a white background ,450mm wide x 600 mm deep located on the walls of the pub stating " Additional street Parking available in Sonning Lane" . As this is a condition may we suggest your representative visits site anytime and positions them for our builder to fix.

Your Item 4
The drainage is internal except the vertical Soil & vent Pipe to bedroom 1. I have discussed this today with your Mr Saunders and the reasons why the Vertical cast iron Soil and Vent Pipe cannot go internal because of the large boxing in the Main bar and I understand this is now acceptable.
The external terrace steps have been moved as requested and shown on revised drawing 394/1A.

Your item 5
The landscaping is existing and it is only intended to replant the established bed behind the new terrace/existing boundary fence. I enclose a photo of the existing plants.
A sample of the terrace hard surface will be also delivered to Harold Saunders for material approval.
The levels are quite evident on the plan however I have added levels for your information.

For you information we are beginning slowly the external terrace work from Wednesday 3rd January with Internal works beginning Monday 22nd January and completing Friday 16th February. The Building Contractor is Wood Brothers of Portsmouth, who are very good at listed building work. The contact for the builder is Mr Ian Cameron on tel 023 9267 9865 should you have any queries.

We also enclose our response to the Planning application conditions , which we have copied to your Conservation Officer, Harold Saunders direct as we have worked with him before on the pub so to accelerate the formal approval.

Yours Sincerely,

M.C.Taylor RIBA , FCSD

Copy to Derek Spencer and Ian Cameron –Wood Bros. and Harold Saunders-Conservation.

P.O. BOX 57
OMBERSLEY
WORCESTERSHIRE
WR9 0YG
TEL: 01905 621600
FAX: 01905 621414
E-MAIL: tayco@globalnet.co.uk

394planning

TAYLOR & CO.

ARCHITECTS • INTERIORS • DESIGN

John Mitchell
Development Control Manager
Wokingham District Council
P O box 155
Shute End
Wokingham
GR40 1WW

Monday 18th December 2000

Dear Mr Mitchell,

Clearance of Conditions on
Approved planning application – LBC /2000/0454
Bull Inn ,High Street, Sonning, Reading

In pursuit of clearing all conditions on the above I list the details you require below as numbered in your planning approval dated 16 June 2000.

Your item 2
The drainage is internal except the vertical Soil & vent Pipe to bedroom 1. I have discussed this today with your Mr Saunders and the reasons why the Vertical cast iron Soil and Vent Pipe cannot go internal because of the large boxing in the Main bar and I understand this is now acceptable.
The external terrace steps have been moved as requested and shown on revised drawing 394/1A.

Your item 3
The terrace brick retaining wall will be a Ibstock swanage hand made light red multi brick and the terrace Charcon Moordale buff textured paving slab 400x 400mm .All will delivered to Harold Saunders for approval at your offices shortly.

Your item 4
Detail of the skirting proposed, bathroom door and partitions are enclosed.

For you information we are beginning slowly the external terrace work from Wednesday 3rd January with Internal works beginning Monday 22nd January and completing Friday 16th February. The Building Contractor is Wood Brothers of Portsmouth, who are very good at listed building work. The contact would be Mr Ian Cameron on tel 023 9267 9865 should you have any queries.

We also enclose our response to the Planning application conditions , which we have copied to your Conservation Officer, Harold Saunders direct as we have worked with him before on the pub so to accelerate the formal approval. Also for your information we have site meetings arranged for every Tuesday mornings and your officer is welcome to visit.

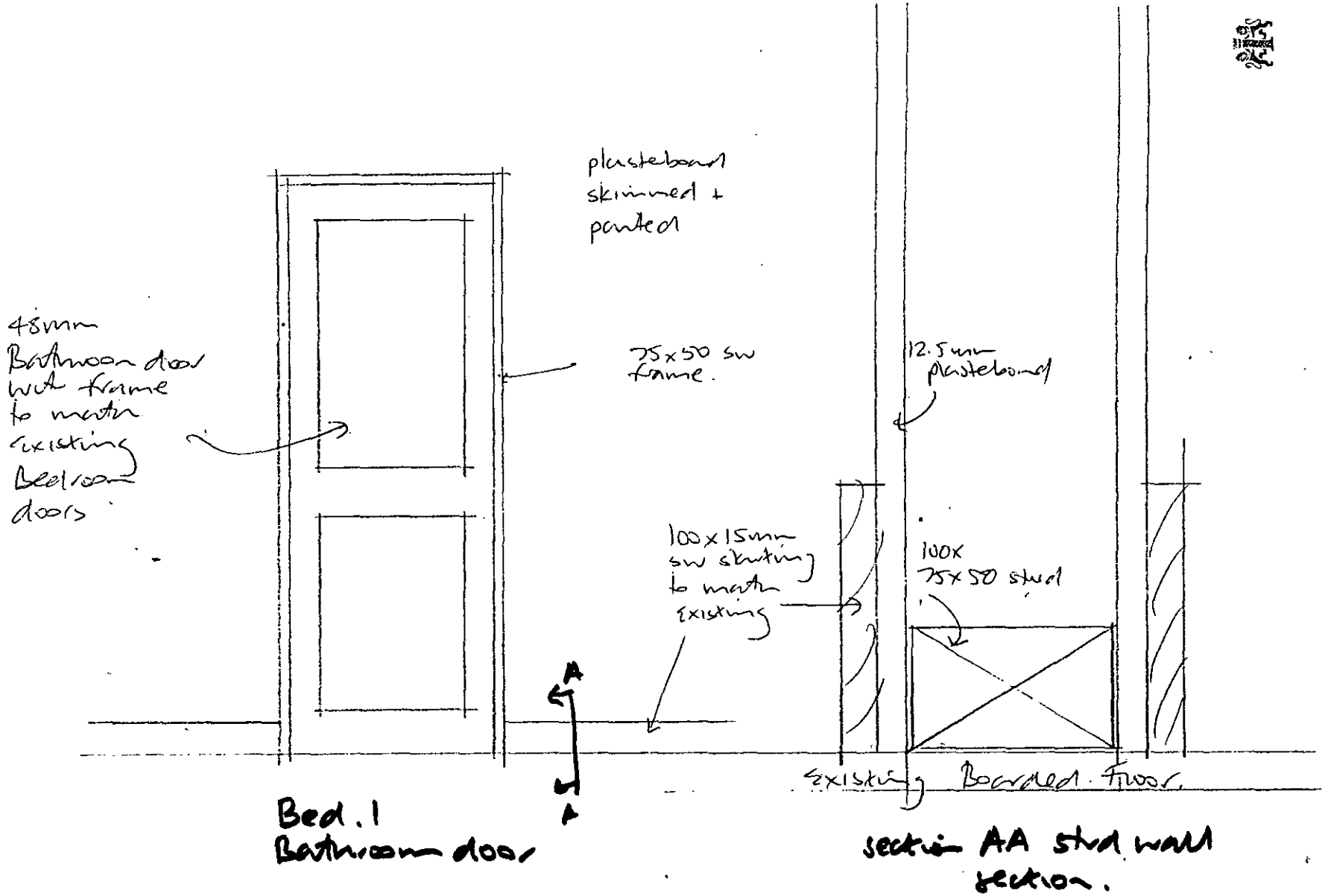
Yours Sincerely,

M.C.Taylor RIBA , FCSD

Copy to Derek Spencer and Ian Cameron –Wood Bros. and Harold Saunders-Conservation.

P.O. BOX 57
OMBERSLEY
WORCESTERSHIRE
WR9 0YG
TEL: 01905 621600
FAX: 01905 621414
E-MAIL: tayco@globalnet.co.uk

TAYLOR & CO.
ARCHITECTS • INTERIORS • DESIGN



BULL INN. SONNING.
Proposed Bathroom to Bed 1 detail.
18/12/00.

(copy to. Ian Cameron - woods.)

P.O. BOX 57
OMBERSLEY
WORCESTERSHIRE
WR9 0YG
TEL: 01905 621600
FAX: 01905 621414
E-MAIL: tayco@globalnet.co.uk

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. Trevor.Watson@wokingham.gov.uk
Date 1 September 2003
My ref. TGW/SB/F/2000/0469
Your ref.

Foundation Archaeology
109 Albion Street
SWINDON
Wiltshire
SN1 5LP

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Sir

THE BULL HOTEL, SONNING
INVOICE REF. NO. 0321

I refer to the above matter and your invoice of 11 August (copy enclosed). I note that in addition to the Desk-Based Assessment and the Archiving that changes have also been levied for the Report and Publication. Having checked the details of the original suggested works proposed by Babtie (our consultants) in their letter of 14 February 2002 (copy enclosed), these items were not agreed to at this time. My letter of 27 March indicated agreement to a number of works but that other matters would be the subject of further discussion. I do not recall, nor can I find, any paperwork to confirm that additional instructions in this regard were issued and therefore I consider that these works are over and above those to which agreement has been given at this stage.

I enclose copies of the relevant background paperwork for your information and have also copied this letter to Kev Beachus at Babtie.

Please accept my apologies for the delay in getting back to you with my queries. I am now on leave until 19 September. Should you wish to discuss this matter in my absence then please contact Harold Sanders on (0118) 974 6465.

Yours faithfully

TGW

TREVOR WATSON
Development Control Manager

Encls

cc: Mr K Beachus, Babtie Environmental, School Green, Shinfield, Reading, RG2 9HL
Harold Sanders
Ian Jordan

FOUNDATIONS
ARCHAEOLOGY

PLANNING SERVICES
POL
DC
APP
CS
12 AUG 2003
CONSULTATIONS

INVOICE

To: **c/o Mr T Watson**
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Date of Invoice: **11/08/03**

Invoice No: **0321**

Your Order No:

VAT No: 663 2280 44

WORK COMMISSIONED	*COST*
Bull Hotel, Sonning	
Desk-based Assessment	£550.00
Archiving (MAP2)	£570.00
Report	£1800.00
Publication	£700.00
Net Total:	**£3620.00**
VAT at 17.5%	**£633.50**
Please pay 'Foundations' the total of	**£4253.50**

Payment by: **10th September 2003**

Terms and conditions: Strictly 30 days from date of invoice unless otherwise arranged. Payment outstanding after 30 days will incur a £50.00 administration charge and interest at 12% monthly above base rate. Any disagreement or query with the invoice or terms must be submitted in writing within 7 days from date of invoice in accordance with Standard Conditions of Contract

Archaeological Management Services Ltd T/A Foundations Archaeology. Registered in England No 3444485
109 Albion Street, Swindon, Wiltshire SN1 5LP Tel/Fax 08700 780 555
Email: Admin@foundations.co.uk Website http://www.foundations.co.uk

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. Trevor.Watson@wokingham.gov.uk
Date ~~August 6, 2002~~ March 27, 2002
My ref. TGW/HS/PP/245
Your ref. Kgb.001

WOKINGHAM UNITARY
Aiming for Excellence

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Mr K Beachus
Babtie
Environmental
School Green
Shinfield
Reading
Berkshire RG2 9HL

Dear Kev

THE BULL HOTEL, SONNING: 'SKELETONS'

Many thanks for your letter dated 20th February providing a breakdown to help prioritise our archaeological resources.

As previously agreed with Harold Sanders, by telephone and fax dated 13 March, I can now confirm that orders should be placed for items 1-6 of your letter (copy enclosed for clarification). The total cost for these works will be £5280.

It would be helpful if an invoice for these works could be forwarded soon to be included in this financial year.

We can discuss at a later date how and when the remaining items (7-10) are implemented.

Yours sincerely

TREVOR WATSON
Development Control Manager

Enclosure: Copy of your letter dated 20th February 2002.

cc: Ian Jordan

Babtie Environmental

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

Babtie

Our ref Kgb001

Your ref CO/HMC

PLANNING
CS 53277
18 FEB 2002
COPIES TO
ACK.
FILE

14th February 02

Mr T Watson
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

A member of Babtie Group

Dear Trevor,

THE BULL HOTEL, SONNING

Thank you for your letter dated 24th January with reference to the Bull Hotel excavation skeletons.

English Heritage has issued a set of standards and guidelines to which the archaeological profession adhere, this was published as Management of Archaeological Projects 2 (MAP2). The Institute of Field Archaeologists (IFA) (of which Babtie Group is a member) a series of policies relating to the processing of archaeological remains. The following items are all within the bounds of the above standards and guidelines.

The Bull Hotel excavations recovered the skeletal remains of some 28 individuals, of these 15 are likely to be of Anglo Saxon origin dating to the mid 10th century. It is essential that these earlier remains are the subject of further research.

The opportunity to investigate early medieval skeletal remains directly related to a hospice is very rare. Whilst the Sonning collection is not a large sample I believe it can give a worthwhile insight into the health and ailments of early medieval hospice patients. The initial impression by the excavators was that some of the individuals were unusual in that several were congenitally deformed. It should be remembered that St Andrews Church was believed to be a miraculous shrine with the ability to cure the seriously disabled both mentally and physically.

The £1000 originally proposed by John Mitchell was for the excavation work by Foundations Archaeology, rather than the post-excavation research work. This second phase of the work could not be quantified until the full nature and quantity of the remains were known. You have requested a detailed breakdown on the proposed work with a description of why further research is necessary. You further requested a minimum research requirement, I would advise as follows:

Storage Costs

The figure of £70.00 per month was agreed at the time of excavation between Foundations Archaeology and WDC, as such, charges will be incurred until the outcome of the question of further archaeological works is agreed.

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

Ankara
Bangkok
Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

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

Recycled Paper

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

C14 Dating

Carbon 14 dating of the remains will enable them to be positively dated; currently we have only associated pottery sherds to date by. Whilst the ideal would be for all the remains to be dated, the minimum would be for the four lowest (i.e. earliest) individuals to be dated. The cost for this would be in the order of £320.00 per sample. £1280

Osteological and Pathological

This type of research will allow for a fully description of sex, height, stature/deformities, diet, ailments, and health of the individuals. The research will also allow for the individuals to aged at time of death and may even give a reason for death. This work should be carried out on all (approximately 15) full skeletons at a cost of £100.00 per individual. £1500.

Desk Based Assessment

A desk-based assessment will gather together all the known historical data available including maps and other graphical information. This will further enhance the historical background of both the Church of St Andrews and the Bull Hotel in particular. It will also focus in on the patch of land known as 'bone orchard' associated with Rev. Pearson, who re-ordered the church and cleared the graveyard in the 19th century. A full Desk Based assessment would cost £550.00. £550

Finds Processing

This work entails the washing, drying, marking and identifying all the finds from the excavation and is essential for the completion of further work. This will cost £1300.00 for the complete collection of artefacts to be prepared. £1300

Pottery

This is to give a complete description of all the pottery recovered from the excavations by a specialist giving dating, type, form, fabric and possible use, cost for a report on the full collection would be £250.00.

£250

Animal Bone

This will identify all animal bone from the collection giving some insight into what meats were being used within the hospice over time; this is not a large collection and as such is reflected in the cost of £150.00. £150

Archiving (MAP2)

The complete archive of notes, reports, photographs etc are to be compiled into a single Archive and lodged with Reading Museum. Cost of preparing archive to English Heritage Management of Archaeological Projects (MAP2) standard (MAP2 is the national standard set by EH for minimum requirements covering the deposition of professional archaeological archives) £570.00. £570.

Publication

To ensure that the discovery and research of the skeletal remains reach as wide an audience as possible publication is necessary at £700.00. £700.

Full Report

The combined reports of the above-mentioned experts is combined in a single report with photographs and diagrams of the archaeological work and is combined with the DBA, this is an essential part of the excavation work. Preparation and publication costs £1800.00

£1800

Questioned by Harold.

(Draft Report then perhaps a second stage to Full Print as appropriate)

The total costs therefore, would be in the region of £8100.00 + VAT. Because of the nature of and quantity the finds I cannot see any way of reducing this figure further without undermining the value of any further archaeological research.

Osteological Assessment
The above notwithstanding English Heritage have today (14/02/02) asked for an assessment by a human osteologist to ascertain the value of the collection of human remains for further research at a cost of £200.00.

I trust that the above answers your questions, if however you require any further information please do not hesitate to telephone me on 0118 988 1611

Yours sincerely,

Kev Beachus
Senior Archaeologist

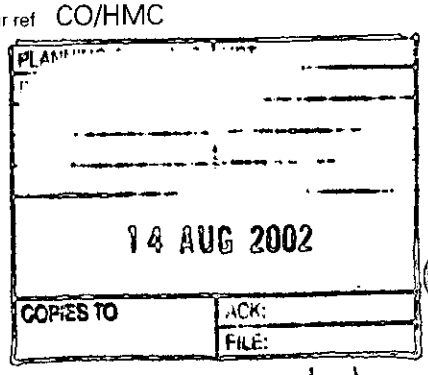
0454

Babtie Environmental

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

Our ref Kgb001

Your ref CO/HMC



LB/2002/0454

13th August 02

Mr H Sanders
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Babtie

A member of Babtie Group

Dear Harold,

THE BULL HOTEL, SONNING
SKELETON UPDATE

Please find enclosed a copy of a fax to me from Foundations Archaeology on the latest news of our skeletal charges.

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

Yours sincerely,

Kev Beachus
Senior Archaeologist

Group Offices:
Aberdeen
Aylesbury
Bedford
Belfast
Birmingham
Brighton
Bristol
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
Bangkok
Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

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

Recycled Paper

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

FOUNDATIONS
ARCHAEOLOGY

FAX

To: Babtie Group

For the attention of: Kevin Beachus

From: Roy King

Date: 30/07/02

No of pages: 1

Dear Kevin,

BULL HOTEL, SONNING

Further to our telephone conversation of yesterday I can confirm that the post-excavation works are well underway. The skeletal material has now been processed and sent to the specialist (Rudyard Consultancy) for osteological analysis. On the basis of these results we will choose the most appropriate samples to send for radiocarbon dating. Due to the nature of the funding for the project we will not be producing any formal document at this stage.

I hope this is sufficient for your needs, but please feel free to contact me if you would like to discuss the project in any greater detail.

With best wishes,

Roy King BA MIFA
Director

Archaeological Management Services Ltd T/A Foundations Archaeology. A Company Registered in England No. 3444485.
Registered Office: 109 Albion Street, Swindon, Wiltshire SN1 5LP Tel/Fax: 08700 780 555
Email: admin@foundations.co.uk Website http://www.foundations.co.uk
A registered organisation of the Institute of Field Archaeologists

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6490
Email. Harold.Sanders@wokingham.gov.uk
Date 15 May 2003
My ref. HS/PP/240

Canon Chris Clark
The Vicarage
Thames Street
Sonning
RG4 6UJ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Canon Clark

THE BULL INN

I have been in contact with Kev Beachus, the Archaeologist at Babtie, and he informs me that the analysis of the human remains has now been completed.

He will be in contact with you soon to agree how and when you would like to arrange the re-burial.

I would like to take this opportunity to thank you for the help to date and manner in which you handled this 'find'.

Your sensitivity was much appreciated and in particular your patience when waiting for the archaeology team to complete its many tasks.

Yours sincerely

HAROLD SANDERS
Conservation Architect

cc: Trevor Watson, Development Control Manager

Trev
Linda in ES Finance asked if there is going to be any more money going out on this this year? Was this ever done?

Sandra

Check?

WOKINGHAM UNITARY
Aiming for Excellence

OFFICIAL ORDER

TO:

Foundations mArchaelogy
109 Albion Street
Swindon
Wiltshire
SN1 5LP

Environmental Services
Finance
P.O Box 153 Shute End
Wokingham
Berkshire
RG40 1BN

Tel: (0118) 974 6000

Order No: 75225

Date: 2/5/02

SUPPLIERS REF:	DESCRIPTION	PRICE
	Archaeological Assessment and report on Human Remains from The Bull public house at Sonning	£15,000.00 J030P4481 PTO

DELIVER TO PO BOX No. 153 **REQUESTED BY** Trevor Watson

DIRECT LINE No. 0118 974 6428

Delivery Instructions and Address:

Terms and Conditions
Payment will normally be made, on provision of an original invoice, direct to your bank account. Please ensure we have your bank account details. A debit or credit note must support any alterations to the amount invoiced. Queries relating to this order must be directed to the invoice address.

PLEASE QUOTE ORDER No. AND PO BOX No. ON ALL CORRESPONDENCE
We aim to pay all invoices within 30 days

AD125

Babtie Group
technical and
management
consultants

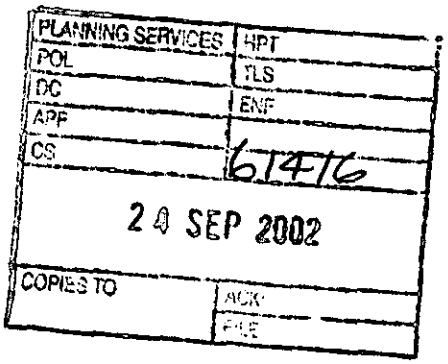
School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666
reading@babtie.com

Babtie

Our ref Kgb001

Your ref As below

23rd September 02



Mr T Watson
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Trevor,

The Bull Hotel, Sonning
Skeleton Research

I write to advise that I have received an e-mail from Berkshire Archaeological Trust in reply to my request for financial assistance for the above research.

I am pleased to say that I have a positive response and that the trust is willing to offer £2500.00 towards publication costs. The offer does come with a few caveats, namely that the entire project funding has to be at least promised and that the source of the funding is noted in the final report.

If you wish to discuss this further, please do not hesitate in contacting me on 0118 988 1611.

Yours sincerely,

Kev Beachus
Senior Archaeologist
Enc. Email/Tony Higgott

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

Ahmedabad
Dublin
Hong Kong
Hyderabad
Kuala Lumpur
Prague
Singapore

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

Recycled Paper

Berkshire Archaeological Trust

Research and Publications Sub-committee

From: Tony Higgott
Hope Cottage
Stoney Lane
Ashmore Green
Thatcham
Berkshire RG18 9HD
01635 861010
tonyhiggott@hotmail.com

6th July 2002

Dear Kev,

Bull Hotel, Sonning

At recent meetings of the Council of Management and of the Research and Publications sub-committee of Berkshire Archaeological Trust we have discussed again your application for a grant.

Although your project is a costly one and does not fit exactly the circumstances under which we have previously made grants, we feel that in this instance we should offer you assistance. We also understand that this may act as 'pump-priming' to help raise other grant aid.

We are minded to offer you £2,500, but I would stress that this will only be confirmed and made available once the total sum required has been raised - or firmly promised. As I believe has been previously mentioned to you, we only aid projects where it is clear that they can be completed. We would also need to see a final breakdown of the research stages and costs, together with the sources of funds to meet these.

Additionally, we would require that our grant is identified as contributing to specific aspects of the project. We would wish this to fall within the educational and public access parts of the project. This could include archiving, storage, writing up or publishing.

Whilst it has taken us some time to advise you of this decision, we would like to confirm that we applaud your effort and initiative to get this research done.

Yours sincerely,

Tony Higgott

Chairman,

Mr Kev Beachus

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. Trevor.Watson@wokingham.gov.uk
Date August 7, 2002
My ref. TGW/F/2000/0469

Mr T Ottlewski
Uani
Hollybush Ride
Finchampstead
Wokingham
Berkshire RG40 3QR

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Sir

BULL HOTEL, HIGH STREET, SONNING AND EYRE COURT, FINCHAMPSTEAD ROAD, WOKINGHAM

I refer to the above and your letter of 5th March 2001 addressed to Mr Beachus at Babtie. It appears from our files that whilst you received a holding reply from Harold Sanders dated April 19, 2001 you did not receive a follow-up response from my predecessor John Mitchell.

John Mitchell left the Authority in July last year and I commenced my appointment in December 2001. I was unaware until very recently that there was still an outstanding response awaited and please accept my apologies on behalf of the section for a lack of response to date.

Having now reviewed your letter and various background papers I can now answer your questions having regard to the advice of our consultants. Firstly dealing with your questions as they relate to the Bull in Sonning:

a) All planning applications are checked by Babtie for any archaeological implications. This was the case in respect of the application at the Bull.

b) The response in relation to application F/2000/0469 for extensions at the site did suggest that the development proposals had potential archaeological implications, and an appropriate condition to be attached to any subsequent permission was suggested accordingly. It does not however appear from the file that this condition was imposed on the subsequent approval.

c & d) As I understand it, remains were found once construction works started and further recommendations were then received from our consultants as to the most appropriate method of dealing with this issue. The costs of this work are now being borne by the Council due to the circumstances that prevailed in this particular case. Works to the cost of £5280 have been agreed. Whilst further recommendations have been made by Babtie it will be for the Council to decide as to whether any further expenditure is incurred in relation to this matter in future.

Mr T Ottlewski

August 7, 2002

Turning now to the second element of your letter, reference Eyre Court, Finchampstead Road:

a) The site is not recorded on the SMR.

b) Yes, Babtie were consulted regarding the potential for archaeological research on this site.

c) Babtie have advised that they were not aware that the site had been documented as a Tanyard.

d) The advice given was that no damage would be done to any known archaeology.

e) I am advised that the planning application was not dealt with by Mr Beachus but by another archaeologist. Mr Beachus advises that he may have dealt with the matter differently had he known the site's history.

I trust that this response now answers your questions. May I again in closing take this opportunity to apologise for the lack of a response to your letter at the time and any inconvenience that this lengthy delay may have caused.

Yours faithfully

TEW

TREVOR WATSON
Development Control Manager

cc: Councillor Tim Charlesworth
Harold Sanders

Harold Sanders

From: Tim.Charlesworth@Thameswater.CO.UK
Sent: 18 July 2002 09:33
To: Harold Sanders
Cc: jane.earl@wokingham.gov.uk; trevor.watson@wokingham.gov.uk
Subject: RE: Complaint

Harold

I am told that you replied to Trevor to say that you had passed on his enquiries to John Mitchell

This does not constitute a proper reply to Trevor's enquiry (please do not bother copying the letter to me).

In so doing you became the second person to pass on Trevor's query to someone else - this is the sort of thing that brings local government into disrepute

If you are not the appropriate person to answer his enquiry that it is fine - but it does not absolve you from the responsibility of ensuring that he gets a reply!

I find it completely unnacceptable that it is necessary for me to chase simple questions like this

Please take personal responsibility for ensuring that Trevor receives a proper response (whoever it comes from)

I will be very upset if I get another complaint relating to this issue

best regards

Tim.

Jane - another example for you!

Harold Sanders <Harold.Sanders@wokingham.gov.uk>
18/07/2002 09:06

To: "'Tim.Charlesworth@Thameswater.CO.UK'" <Tim.Charlesworth@Thameswater.CO.UK>
cc:
Subject: RE: Complaint

Dear Councillor
I have checked the archaelogy file for 2001 and note that I replied to Mr Ottlewski on 19 April 2001.A copy of my reply will be in your 'pigeon hole' to-night.Having checked the files I could not find any follow-up reply from John Mitchell. As John is no longer in post Trevor Watson,the present Development Control Manager, has agreed to respond to Mr Ottlewski's letter of 5 May 2001

Regards
HAROLD SANDERS

-----Original Message-----
From: Tim.Charlesworth@Thameswater.CO.UK

Trevor please tell me if I can help with your reply.

Harold. 17-07-02.

[mailto:Tim.Charlesworth@Thameswater.CO.UK]
Sent: 11 July 2002 17:52
To: harold.sanders@wokingham.gov.uk
Subject: Complaint

Dear Harold

Have you yet replied to Trevor Ottlewski regarding the archeological questions he raised. Whether you have or not, please call me as soon as possible on 07710 130 882 to discuss the matter with me.

best regards

Cllr Tim Charlesworth

Thames Water Plc., Registered Office 14 Cavendish Place, London W1G 9NU.
Registered No. 2366623
This e-mail is confidential and intended solely for the use of the individual to whom it is
addressed. Any views or opinions presented are solely those of the author and do not
necessarily represent those of Thames Water or its subsidiaries.
If you have received this e-mail message in error, please phone our Computer Service Desk
on +44 (0)118 959 3587. Please also destroy and delete the message from your computer.

For more information on Thames Water visit our web site at www.thames-water.com

Opinions expressed in this e-mail are those of the sender and do not necessarily represent those of Wokingham District Council.

The contents of this email are confidential to the intended recipient at the
email address to which it has been addressed. It may not be disclosed to or
used by anyone other than this addressee, nor may it be copied in any way.
If received in error, please contact Head of Corporate ISIT, Wokingham District Council (http://www.wokingham.gov.uk) on +44 (0) 118 974 6677
quoting the name of the sender and the addressee and then delete it from your system.

This email and attachments (if any) has been scanned for viruses using Network Associates Group Shield before dispatch. However, please note that neither Wokingham District Council nor the sender accepts any responsibility
for viruses and it is your responsibility to scan the email and attachments (if any).

No contracts may be concluded on behalf of Wokingham District Council by means of email communications.

Thames Water Plc., Registered Office 14 Cavendish Place, London W1G 9NU.
Registered No. 2366623
This e-mail is confidential and intended solely for the use of the individual to whom it is

Babtie Environmental

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

Babtie

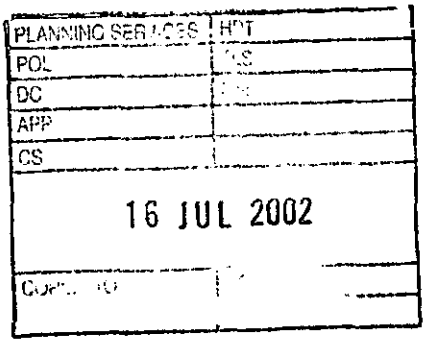
A member of Babtie Group

Our ref Kgb001

Your ref The Bull

15th July 02

Mr H Sanders
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR



Dear Harold,

Ottlewski & The Bull etc.

Further to our telephone conversation of this afternoon I enclose copies of the information requested..

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

Yours sincerely,

Kev Beachus
Senior Archaeologist
Enc.

Group Offices:
Aberdeen
Aylesbury
Bedford
Belfast
Birmingham
Brighton
Bristol
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
Bangkok
Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

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

Recycled Paper

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6484
Email. Harold.Sanders@wokingham.gov.uk
Date April 19, 2001
My ref. HS/PP/245

Mr T Ottlewski
VANI
Hollybush Ride
Finchampstead
Wokingham
Berks. RG40 3QR

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

Dear Mr Ottlewski

LOCAL HISTORY AND ARCHAEOLOGICAL MATTERS

Thank you for your telephone call yesterday concerning your letter to Babtie about archaeology on development sites.

I am sorry that you had not received a reply; I had scanned the Babtie letter and thought this was a copy of their response to you. It was their intention that we replied.

It would appear that your queries were not of general interest but ones specific to the Bull Inn at Sonning and Eyre Court, Wokingham.

You are seeking detailed information on the Development Control process in relation to the approach to the archaeological content of these two sites.

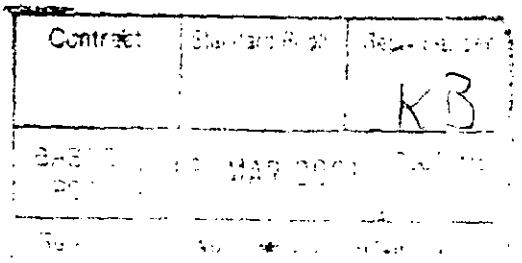
I have passed your letter on to John Mitchell, the Development Control Manager, with a note explaining the delay in our response and urgency in the matter.

Unfortunately he is on holiday until 2 May, but would hope he can reply soon after he returns.

Yours sincerely

HAROLD SANDERS
Conservation Architect

cc: John Mitchell.



Trevor Ottlewski,
Uani, Hollybush Ride,
Finchampstead,
Wokingham,
Berkshire,
RG40 3QR.

5/3/01

Dear Mr Beachuf .

I have an interest in local history and archaeological matters, and would appreciate it,if you could supply the following information, re archaeology on development sites.

1/ Concerning the recent find of human remains, at the rear of The Bull public house, in Sonning.

a) Did Wokingham District Council notify Baptie of the proposed development, prior to the work taking place ?

b) Were WDC, made aware of the potential for archaeology on the site ?

c) Who is responsible for payment of the dig, recording, research etc?

d) What is the cost likely to be of the above works ?

2/ Concerning a site known as Eyre Court, Finchampstead Road, Wokingham. Approx grid reference, 809 679.

A) Is this site recorded on the SMR?

B) Were Baptie consulted regarding the potential for archaeological research on the site ?

C) Were Baptie aware the site had been documented as a Tanyard in the mid 19th c & the buildings may have originated in the late 18th c?

D) What archaeological advice did Baptie give in relation to this site ?

E) As an archaeologist, would you consider a former tannery site, worthy of archaeological monitoring etc?

I look forward to your reply. It would be of assistance if your answers could correspond numerically with those above, as this would assist in their clarity.

Thank you for your interest in the above.

Yours sincerely,

Babtie
Environmental

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

Our ref Kgb001 Your ref CO/HMC

2nd April 2001

Mr H Saunders
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Babtie

A member of Babtie Gro

Dear Harold,

Mr Ottlewski

Please find enclosed a copy of a letter received a few weeks ago. Due to the nature of the questions I feel that a reply would be better coming direct from the council rather than myself.

The answers he requires are as follows:

1 a	Yes as a matter of course, all planning applications are seen by Babtie.
1b	Yes Babtie give archaeological advice to WDC
1c	Ill leave that one to you!
1d	likewise!
2a	No
2b	yes
2c	N
2d	That no damage would be done to any known archaeology
2e	Had I dealt with this Planning Application (it was Rob Bourne) I may have dealt with it differently had I known of the sites history.

I hope this all makes sense, if you need any more information please do not hesitate to telephone me.

Yours sincerely,

Kev Beachus
Archaeologist

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

Ankara
Bangkok
Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

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

Recycled Paper

INSTITUTE OF ENVIRONMENTAL ASSESSMENT

Babtie
Environmental

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

Our ref Kgb001 Your ref CO/HMC

2nd April 2001

Mr T Ottlewski
Uani
Hollybush ride
Finchampstead
Wokingham
Berkshire
RG40 3QR

Babtie

A member of Babtie Gro

Dear Mr Ottlewski,

Your letter 05/03/01

I thank you for your letter of the above date and would advise that due to the nature of your questions I have forwarded it Mr H Saunders of Wokingham District Council for a reply.

I am sure he will reply to your letter in the near future, but if you require any further information please do not hesitate to telephone me on 0118 988 1611.

Yours sincerely,

Kev Beachus
Archaeologist

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

Ankara
Bangkok
Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

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

Recycled Paper

INSTITUTE OF ENVIRONMENTAL ASSESSMENT

registered Environmental

Babtie
Environmental

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

Our ref BPW 014601/0469/RB Your ref

21 February 2000

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

Babtie

A member of Babtie Gro

Dear Joss

APPLICATION F/2000/0469
BULL HOTEL, HIGH STREET, SONNING

Having considered your consultation regarding the above application, I can confirm that the development proposals have potential archaeological implications. The Bull lies at the centre of the historic core of Sonning. Sonning is a curious but poorly understood village. It lies next to the Palace of the Bishops of Salisbury and the layout of the village and church are thought to reflect the medieval ecclesiastical holdings. The Bull and its immediately adjacent buildings are all 16th or 17th century and may well occupy sites that had earlier secular or religious buildings. As a consequence, the application site has the potential to contain medieval archaeological remains.

On this basis I would recommend that the applicant be required to make provision for the recording of any archaeological remains encountered during excavation (i.e. an archaeological watching brief). This requirement is in line with advice contained in PPG16, Policy WHE 17 of the Wokingham District Local Plan deposit draft, policy LBE 23 of the Loddon Area Local Plan and policy EN6 of the Berkshire Structure Plan.

The following condition should be used to secure this requirement:

No development shall take place within the application area until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation submitted to and approved by the local planning authority.

Should the applicant be refused permission these archaeological requirements should be taken into account when hearing a subsequent appeal.

I have enclosed a brief for the watching brief, which should be forwarded to the applicant.

Yours sincerely

ROB BOURN
Senior Archaeologist

Group Offices:
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
London
Maidstone
Newcastle upon Tyne
Oxford
Preston
Reading
Shrewsbury
Wakefield
Wallingford
Westminster

Ankara
Bangkok
Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

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

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

S7940

Recycled Paper



THE BULL HOTEL, HIGH STREET, SONNING

BRIEF FOR AN ARCHAEOLOGICAL WATCHING BRIEF

Prepared For
Wokingham District Council
By
Babtie

THE BULL HOTEL, HIGH STREET, SONNING
BRIEF FOR AN ARCHAEOLOGICAL WATCHING BRIEF

1 INTRODUCTION

1:1 This brief sets out the background and general conditions to enable a detailed specification for an archaeological scheme to be prepared and submitted for approval to Wokingham District Council. The brief is valid for six months only, after which time the Council should be contacted. Specifications produced in accordance with this brief will be considered valid for the same period of time.

2 SITE LOCATION AND DESCRIPTION

2.1 The site is located to the rear of The Bull Hotel, Sonning, at grid reference SU756755. The site is currently part of the grounds of the pub. The underlying geology is river terrace gravel/chalk.

3 PLANNING BACKGROUND

3.1 Planning application F/2000/0469, submitted to Wokingham District Council, proposes the enlargement of the lower rear terrace.

4 ARCHAEOLOGICAL BACKGROUND

4.1 The bull lies at the centre of the historic core of Sonning which is a curious but poorly understood village. It lies on a crossing of the River Thames and is immediately adjacent to the palace of the Bishops of Salisbury. The layout of the village is thought to reflect the eclesiatical holdings of the palace. The Bull and it's immediately adjacent buildings are all of 16th or 17th century date and are likely to occupy sites containing earlier secular of religious buildings. As a consequence, the site is considered to have the potential to contain remains associated with the origins and development of village.

5 STAGES OF WORK AND TECHNIQUES

5.1 The aims of the project will be to record the presence/absence, extent, condition, character, quality and date of any archaeological deposits within the whole of the area affected by development.

5.2 The archaeological watching brief will be carried out on all areas of ground disturbance, including test-pitting, topsoil stripping, ground reduction, and the cutting of foundation or other trenches.

5.3 The project will be fully recorded by descriptive context records giving details of locations, composition, depth, relationships etc, plans, sections and elevation drawings at scales of 1:10, 1:20 and 1:50 where appropriate, and photographs. Sections, plans and elevations are to include spot-heights related to Ordnance Datum in metres OD. All finds will be recorded by context as a minimum, significant finds being recorded three-dimensionally. Provision should be made for sampling appropriate material for dating and environmental assessment.

5.4 The project will be carried out on a daily basis by a competent archaeologist and managed on a regular, agreed basis by a Member of the Institute of Field Archaeologists registered with an appropriate area of competence.

5.5 The archaeological contractor will liase with the site agent, foreman or other representative as appropriate, with regard to access, the timing of visits, and the health and safety requirements in force on the site.

5.6 All health and safety requirements in force on the site will be adhered to by the archaeological contractor's staff.

6 METHODS

6.1 The project specification will include a method statement detailing the methods and standards to be applied in the programme of work, both field and post-field.

7 TIMETABLE AND MONITORING ARRANGEMENTS

7.1 Details of timing should be the subject of discussion between the developer's representative, Babtie Group (archaeological consultant for Wokingham District Council) and the archaeological contractor. A programme of works, monitoring, recording and access will be agreed in writing before the project commences.

7.2 A period of notice required to start site works following the award of the contract should be stated.

7.3 Babtie Group will monitor the progress and quality of the work at intervals to be agreed. A representative of the archaeological contractor should be present at all monitoring inspections.

7 4 The archaeological contractor will provide a projected timetable of activity on site.

8 REPORTING REQUIREMENTS

8.1 A report should be produced no later than 2 weeks after the completion of the fieldwork.

8.2 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

8.3 Details of style and format to be determined by the archaeological contractor. In any event it should include:-

(a) a plan(s) at an appropriate scale showing the survey area, layout of trenches (as dug) and features located;

(b) a summary table and descriptive text showing the features, classes and numbers of artefacts located, with interpretation;

(c) an evaluation of the methodology employed and the results obtained (i.e. a confidence rating);

(d) a plan at an appropriate scale showing both actual and, where possible, predicted archaeological deposits;

(e) a consideration of evidence within the wider landscape setting;

(f) any recommendations for further investigation if necessary.

9 STANDARDS

The project should be carried out to the highest professional standards and conform to the IFA Code of Conduct and Code of Practice. The IFA's Code of approved Practice for the Regulation of Contractual Arrangements in Field Archaeology will be applied throughout the selection procedure and contract period.

10 ARCHIVE DEPOSITION

10.1 All finds (other than those of gold or silver) are the property of the landowner. The agreement of the landowner for the ownership of any finds to be transferred to an appropriate museum will be sought.

10.2 Provision should be made for the deposition of archive and artefacts in Reading Museum. The museum should be advised of the proposed investigation before excavation starts and the specification should include any reasonable requirements they may have regarding conservation and storage of excavated material and archive. The archive should be prepared in accordance with the guidelines published in *Guidelines for the preparation of Excavation Archives for long-term storage* (United Kingdom Institute for Conservation, 1990) and *Standards in the Museum care of archaeological collections* (Museums and Galleries Commission, 1994)

11 PUBLICATION & DISSEMINATION

11.1 A copy of the results will be supplied to the Wokingham SMR on the understanding that this will become a public document after an appropriate period of time (usually not exceeding six months).

11.2 The archaeological contractor will supply the SMR with a full set of catalogued slides taken during the projects, together with selected negatives, for future use in lectures, publications, or other publicity material.

12 OTHER FACTORS

12.1 The specification may be varied, subject to agreement between the contractor, the landowner/developer and the Principal Archaeologist, in response to significant discoveries.

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. Trevor.Watson@wokingham.gov.uk
Date January 24, 2002
My ref. TGW/SB/ArchBull
Your ref.

Mr Kev Beachus
Archaeologist
Babtie Environmental
School Green
Shinfield
Reading
Berkshire
RG2 9HL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Beachus

THE BULL HOTEL SONNING

I refer to the above matter. I have recently joined the authority, as John Mitchell's replacement, and have been reviewing correspondence relating to the above matter with Harold Sanders. In particular I refer to your letter of 26th January of last year.

As I understand the situation there were skeletal remains discovered at the construction stage of this project. These were removed from the site and are currently in storage, and a regular payment is being made by the Council for the continued storage of these remains. I am assuming that John was not able to get back to you following on from your letter and that the situation remains the same.

My own view is that this situation needs to be resolved and if I understand it correctly this is what you were proposing in your letter. I am happy to consider further your suggested approach but before doing so would appreciate some clarification on a few points.

Firstly you state in your letter that the Bull Hotel collection will give a unique insight into the health of hospice patients of the period and that it is essential therefore that a full analysis programme is initiated. Before committing the Council to a quite sizeable amount of additional expenditure it would be of assistance if you could explain why you consider these remains to be so important.

Secondly with respect to the costing's that you table you suggest that this would be in the order of £10,000. I note that John previously expressed the view that the most the Council could consider would be £1000. Whilst there may be an opportunity of increasing this sum, I am not in a position to sanction the spending of £10,000. Before proceeding further I would be grateful if you could provide me with a more detailed breakdown on the work proposed under each section of the list with a description of why this is necessary.

Whilst not wishing to sound unhelpful it would also be of assistance if you could outline what the minimum amount of work necessary would be to remove these remains from there current place of storage and have them reburied and what the effects of this would be reference the loss of historic records.

Having made all of the above comments, I am keen to resolve this matter as soon as possible as I do not consider that the continued / long term storage of these remains is an option for the Council.

I look forward to hearing from you.

Yours sincerely

TREVOR WATSON
Development Control Manager

cc: Harold Sanders & Ian Jordan

245

Babtie Environmental

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

Babtie

A member of Babtie Gro

Our ref

Your ref

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	39237
29 JAN 2001	
COPIES TO:	ACK:
	FILE:

26 January 2001

Mr John Mitchell
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Write to Babtie meeting with Harold & Ian 18/1/02

File

F2000/0469

Dear John

- Need to write to Babtie once Harold has confirmed that we have paid this year's money

THE BULL HOTEL, SONNING

High Street

Further to your letter of 11 January, now that the excavation work is completed I would like to draw your attention to the importance of the recent discoveries at The Bull Hotel.

The discovery of skeletal remains at The Bull Hotel are presumed to have been of two distinct dates. The charnel Remains (dis-articulated and redeposited) appear to date to the early Victorian period. The articulated ones, however, have been tentatively dated to the early medieval period. In both cases fragments of pottery have been found with or near the skeletal remains and used as preliminary dating evidence.

The History of the Bull Hotel

As you may be aware, The Bull Hotel is owned by the Church of St. Andrews, Sonning. It is claimed that the pub dates back to the medieval period when it served as a pilgrims hospice serving the shrine at St. Andrews. The shrine was noted for its 'healing powers' especially for the mentally ill. As the shrine and pilgrims decreased in importance so the nature of the hospice changed eventually to become The Bull Hotel.

In the 1880's The Reverend Pearson remodelled the church and the churchyard, removing some 2-3 feet from the top of the burial ground. The soils and charnel were deposited in land known as Bone Orchard which may have received the name at the time of the Rev. Pearson's clearance, but may have been known by this name much earlier.

It is believed that the scattered charnel and skeletons first discovered by the builders at The Bull may belong to this phase.

The articulated burials, however, belong to a much earlier phase of land use. All the burials are aligned in an east west direction with heads at the western end. They are all in individually cut graves, even though many of the upper burials disturb some of those lower (therefore earlier) remains. These earlier burials may be the deceased of the hospice and buried in a private graveyard to the rear of the building. An alternative to this theory is that they form part of the original Saxon churchyard dating to 990 AD when the church is first mentioned and can be seen of major importance for the understanding of early history of Sonning.

The origin of small towns and settlements, which in the medieval period supported village markets, is obscure. Most first appear as towns or markets in the historical period during the 12th and 13th Century.

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

Ankara
Bangkok
Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

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

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

S8678

Recycled Paper

Late Saxon origins have been demonstrated for many medieval towns and villages in southern England, but the nature of urban form is still poorly understood. Likewise, the changes that followed the Norman conquest, and the way settlement patterns and economic structures developed, are still poorly represented in archaeological research: work on aspects of daily life are needed to compliment current historical research.

These issues are further developed in the English Heritage "Exploring our Past 1991" and the "Archaeology Division Research Agenda 1997".

The Bull Hotel collection will give a unique insight into the health of hospice patients of the period and the early history of both St. Andrews Church and Sonning village.

It is essential therefore that a full analysis programme is initiated on these important finds and it is recommended that the following be carried out:-

- deepest burials be C14 dated
- all fully articulated burials be subjected to an Ostiological and Pathological analysis
- that the pottery is examined by a specialist
- all animal bones are analysed by a specialist.

It is further recommended that a mini desk based assessment of the site be carried out together with a full map regression and submitted as part of the final report that should be fully disseminated.

The total estimated costs for the above work is £9580 made up as follows:-

	£
C14 6 @ £320	1920.00
Osteologics & pathological analysis @ £100	2000.00
Processing of finds (cleansing and drying)	1300.00
Pottery specialist	240.00
Animal bone specialist	120.00
Storage of finds	380.00
Archiving (MAP 2)	570.00
Map regression and Desk Based Assessment	550.00
Full Report	1800.00
Publication and dissemination	700.00
	9580.00

Question Costs and importance

Final re-internment in St. Andrews churchyard is likely to cost £200 - £300.

If you would like to discuss this further, please do not hesitate in contacting me on 0118 988 1611.

Yours sincerely

£70 a month storage costs. at present

£3000 initial costs

KEV BEACHUS
Archaeologist

S8678

Babtie Environmental

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

Babti

A member of Babtie Gr

Our ref Kgb001 Your ref CO/HMC

Tuesday 9th January 2001

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	38491
10 JAN 2001	
COPIES TO:	ACK:
	FILE:

Mr J Mitchell
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear John,

THE BULL INN, SONNING
ARCHAEOLOGICAL WATCHING BRIEF

On behalf of Wokingham District Council I have retained the services of Foundations Archaeology to oversee the excavations at the above premises, as per telephone instructions from Harold Saunders.

Estimated costs are very approximate at £250.00 per day over the course of seven or eight days. A further charge for the required report will also be made, but this is dependent on the results of the watching brief.

The Vicar of St Andrews Church, Sonning has kindly offered to rebury any human remains found at the Bull Inn in the Churchyard for little or no cost to yourselves, (fees to be arranged).

Before Foundations Archaeology can start the above works they require an official order from Wokingham District Council, could you please arrange this as a matter of some urgency.

Please address communications to:

Mr Roy King
Foundations Archaeology
109 Albion Street
Swindon
Wilts SN1 5LP

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
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
London
Maidstone
Newcastle upon Tyne
Oxford
Preston
Reading
Shrewsbury
Telford
Wakefield
Wallingford
Westminster

Ankara
Bangkok
Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

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

Recycled Paper

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 10 January 2001
My ref. JRM/SB/245
Your ref. Kgb001

3 & 4 91

Mr K Beachus
Archaeologist
Babtie Environmental
School Green
Shinfield
READING
Berkshire RG2 9HL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

BY FAX AND HARD COPY

Dear Kev

THE BULL INN, SONNING

Thank you for your letter of 9 January.

The Council would not normally be financially involved in any archaeological survey. Because of the particular circumstances applying in this case I am able to authorise the expenditure of up to £1,000 on this matter but I am afraid I do not have any further resources.

I shall be happy to discuss the matter with the developer if you feel it helpful.

Yours sincerely

JOHN MITCHELL
Development Control Manager

cc: Mr Roy King
Foundations Archaeology
109 Albion Street
Swindon
Wilts SN1 5LP

Application Number F/2000/0469
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC53	SR12	
3.			Before development hereby permitted is commenced, details of two ~~[illegible]~~ signs directing customers to ~~[illegible]~~ alternative car parking shall be submitted to and approved by the Local Planning Authority in writing. and installed thereafter in accordance with the approved details
4	SC04	SR04	'Permission' 'Plans' 9/5/00 'drainage moved from the external wall to inside bedroom 1 & external steps to private garden moved towards rear fence.

Reason
In the interest of reducing traffic congestion.

5

SC40 **Landscape Design Proposals** SR25 ... and the conservation area.

No development shall take place until full details including species of plant of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include [proposed finished levels or contours; means of enclosure; ~~car parking layouts, other vehicle and~~ pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, ~~play equipment~~, refuse or other storage units, ~~signs, lighting~~ etc); ~~proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc)~~; retained historic landscape features and proposals for restoration, where relevant].

RECORD OF SITE VISIT

SITE ADDRESS: Bull Hotel High Street Sonning Reading.

APPLICATION NUMBER: F/2000/0469

OFFICER: Joss Miller

DATE OF SITE VISIT: 14/2/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes in window of bar. and outside church entrance and at top of the lane at the junction of High St.

2. DESCRIPTION OF SURROUNDINGS
Conservation area with residences.

3. DESCRIPTION OF SITE/BUILDING
Listed building of brick & tile with terrace to rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Garden to neighbouring property - disused.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING badly in need of space.

LEVELS garden approx. 2m higher than level of pub.

BOUNDARY TREATMENT 1.8m fence to rear.

OTHERS

WORK SHEET FOR : Joss Miller

Application Number : F/2000/0469

Applicant : George Gale & Co Ltd C/O Taylor & Co.

Location : Bull Hotel , High Street, Sonning, Reading.
Proposal : Proposed enlagement of lower rear terrace.

Site Notice Displayed ? :	YES	NO	DATE
	✓		14/2/00

Date of Neighbour Notifications : .....

Date of Site Visit : 14/2/00

Date Registered : 25/01/2000

Earliest Date for Decision : 28/02/2000

Latest Consultation Date/Site Notice Expiry Date : 28/02/2000

Application Expiry Date: 21/03/2000

Consultation Responses :
Conservation - No objection
Babtie - Condition
Sonning PC - Object due to additional noise and intrusion of privacy. Also no addition parking
5 neighbours object
Landscape - No objections
Urban design - No objection
Highways - No objection

Planning Issues :
Effect on street scene and neighbouring properties. DR&I.
Identified settlement.

Application Number F/2000/0469

Appraisal:

This application is for the proposed enlargement of the lower rear terrace.

Neighbours & street scene.

There is a @1.8m fence on the boundary to the neighbouring property. The existing pub garden is situated to the rear of the neighbours garden with the churchyard on the other side. The neighbours house is approx. 24m away from the beer garden which is already in use by the public. The new terrace will be 1.2m lower than the ground level of the neighbouring property which will reduce the risk of loss of privacy and noise. Although it is conceded that there is currently a parking problem at the pub, the proposals are not considered to exacerbate the ~~problem~~ situation sufficiently to warrant a refusal. A condition will be added, however, to erect a sign directing the customers to the pub, to try to avoid excess parking in the surrounding area.

Street scene & Conservation Area.

The proposals are unlikely to be viewed from the street scene and the development is not considered large enough to have an adverse impact on either the street scene or the conservation area.

Recommendation: Approval ✓ Refusal: _

Applicationo	Name & Address
F/2000/0469	Mr John Kennedy Country Cottage High street Sonning RG4 6UP
F/2000/0469	M J Dorward Cleaver Cottage High Street Sonning Berks
F/2000/0469	C Turner Network associates Int. Ltd 227 Bath Road Slough SL1 5PP
F/2000/0469	Mrs P Glasspool 17 Wyndham Cres Woodley Reading Berks

APP APPROVED
LETTER 22/6/00

Tel: (0118) 974 6463

Date: 1/6/00

My ref: F/2000/0469

Joss Miller

CONFIDENTIAL

PLANNING SERVICES | HPT
POL

Councillor Rose
Spinney Side
Holme Park Farm Lane
Sonning
Berks
RG4 6SX

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/2000/0469
Bull Hotel , High Street, Sonning, Reading.
Proposed enlargement of lower rear terrace and extension to bar area.

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

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 12/6/00

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM
Case officer: **Joss Miller** Application Number: **F/2000/0469**
Bull Hotel , High Street, Sonning, Reading.
Proposed enlargement of lower rear terrace and extension to bar area.

Transfer: Yes ☐ No ☑
Reason for Transfer: provided that changes are made to the condition re Signing directing customers to Sonning Lane from all directions including from bridge.

Signed: Date: 9/6/00

Councillor Rose

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

If changes are made, please go to Committee.

Tel: (0118) 974 6463

Date: 1/6/00

My ref: F/2000/0469

CONFIDENTIAL

Councillor Rose
Spinney Side
Holme Park Farm Lane
Sonning
Berks
RG4 6SX

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/2000/0469
Bull Hotel , High Street, Sonning, Reading.
Proposed enlargement of lower rear terrace and extension to bar area.

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

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 12/6/00

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM
Case officer: **Joss Miller** Application Number: **F/2000/0469**
Bull Hotel , High Street, Sonning, Reading.
Proposed enlargement of lower rear terrace and extension to bar area.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Rose

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

TO: DEVELOPMENT CONTROL FROM: Environmental Design
Joss Miller

DATE: 1st March 2000

Location:	Bull Hotel, High Street, Sonning, Reading
Proposal:	PROPOSED ENLARGMENT OF LOWER REAR TERRACE
Application Number:	F/2000/0469

In response to your consultation dated 8 February 2000 for the above application, the tree and landscape comments are as follows:

I have no objections to the proposal in principle.

The proposals will be visually contained within the existing site by the boundary fencing and will be at a lower level than the abutting properties.

The sketch plans do not accurately indicate the proposals and a detailed landscape scheme will need to be submitted by the applicant indicating existing planting to be retained and removed. Any new planting giving details of species, location, plant sizes at time of planting and planting densities.

Details should also be submitted indicating the retention and or replacement of boundary fencing and proposed paving materials to be used.

ROBERT PETROW
Consultant Landscape Architect

See part 1 for plans

To:
Conservation Officer

- 9 FEB 2000

From: Joss Miller

Date: 08 February 2000

Application Number: F/2000/0469

Proposal: Proposed enlagement of lower rear terrace..

Site Address:
Bull Hotel , High Street, Sonning, Reading.

Applicant:
George Gale & Co Ltd C/O Taylor & Co.

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

---

1. THE EXISTING RELATIONSHIP OF THE LISTED BUILDING TO THE SPACE IMMEDIATELY ADJOINING AT THE REAR IS NOT OF ANY MERIT.

2. THE PROPOSED TERRACE COULD ENHANCE THE SETTING OF THE LISTED BUILDING, PARTICULARLY THE EARLY C20. EXTENSION.

3. SEE DETAILED COMMENTS ON LISTED BUILDING APPLICATION. THE STEPS FROM THE PROPOSED TERRACE COULD BE SIMPLIFIED BUT WITH A BOLD LANDSCAPE SCHEME THIS AREA COULD ENHANCE THE REAR GARDEN SPACE, WHICH ALREADY HAS A OUTSIDE SITTING AREA.

Harold Sanders.
CONSERVATION ARCHITECT
22. 02. 00.

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

25 JAN 1999 0469

1. APPLICANT'S NAME George Gale + Co Ltd
ADDRESS Horndean
Hants
POST CODE PO8 0DA **PHONE**

TAYLOR & CO.
ARCHITECTS • INTERIORS • DESIGN
P.O. BOX 57, DROITWICH
WORCESTERSHIRE
WR9 • 0YG
TEL: 01905 621600
FAX: 01905 621414

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME
ADDRESS
POST CODE **PHONE**

3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE. **SITE LOCATION** Bull Inn, Sonning
RG3 0UP

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

5. Give the area in hectares or part of a hectare **AREA OF SITE** 0.12

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee **OWNERSHIP** Lessee (over 7 years)

7. List all the plans and drawings submitted with the application **PLANS/DRAWINGS** 394. 1, 2, 3 + 4

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

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

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

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

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

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

1769b

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

pub + letting Rooms

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

Brick to match exstg.

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

exstg fence

16. HOW WILL SURFACE WATER BE DISPOSED OF?

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

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

Road to High st.

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

no internal changes.

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

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

* STATE No. OF HABITABLE ROOMS

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

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

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

£95

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

SIGNED [signature] ON BEHALF OF George Bale + Co DATE 31/1/2000

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

1769cf

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION		not applicable		
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

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

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

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

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

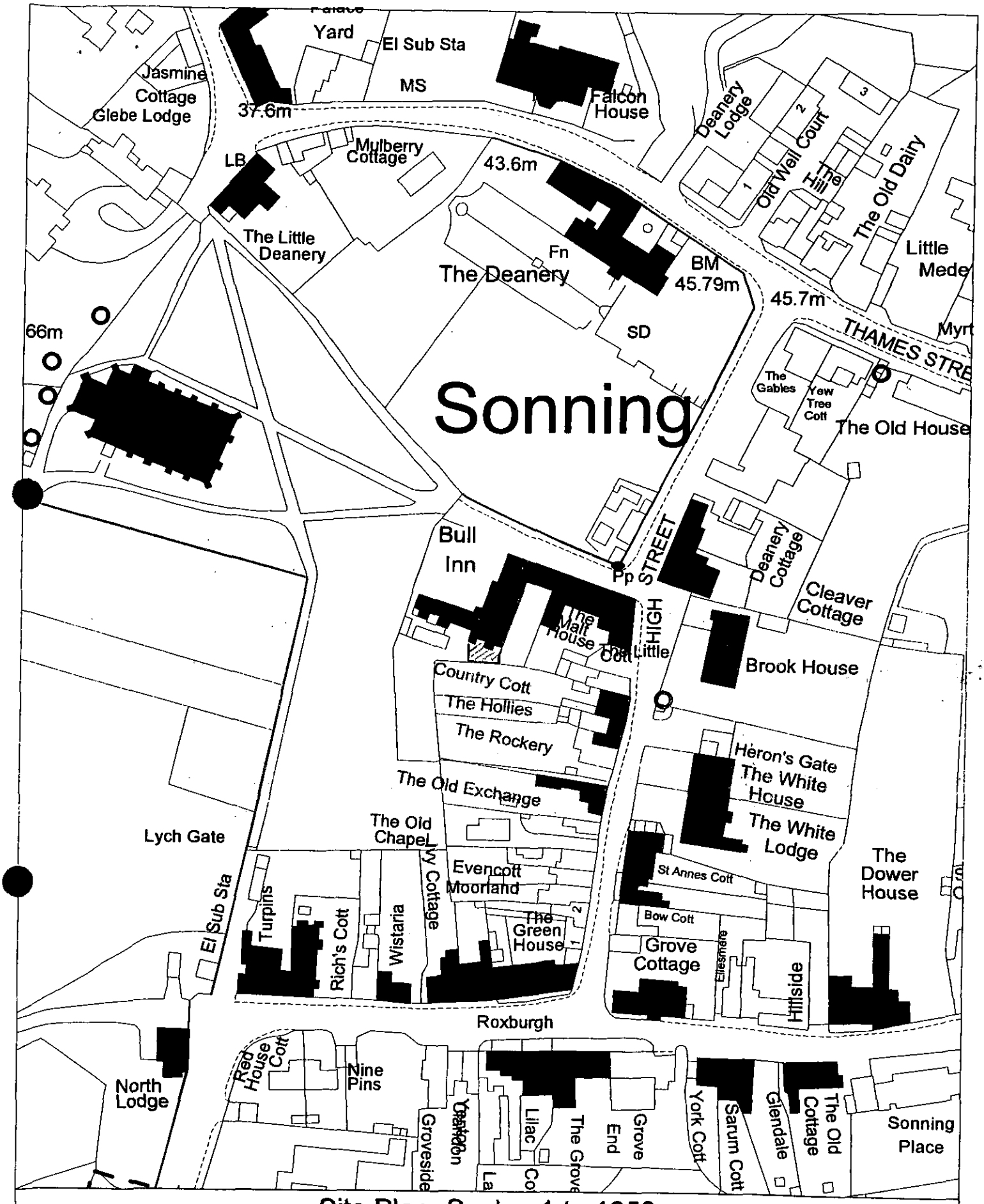
Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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



Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134
Date: 31 January 2000

Babtie Environmental

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

PLANNING SERVICES | HPT 26250
PGL | TLS
DC | ENF
APP |
CS |
23 FEB 2000
COPIES TO: | ACK:
FILE

Babtie

Our ref BPW 014601/0469/RB Your ref

21 February 2000

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

A member of Babtie Group

Dear Joss

APPLICATION F/2000/0469
BULL HOTEL, HIGH STREET, SONNING

Having considered your consultation regarding the above application, I can confirm that the development proposals have potential archaeological implications. The Bull lies at the centre of the historic core of Sonning. Sonning is a curious but poorly understood village. It lies next to the Palace of the Bishops of Salisbury and the layout of the village and church are thought to reflect the medieval ecclesiastical holdings. The Bull and its immediately adjacent buildings are all 16th or 17th century and may well occupy sites that had earlier secular or religious buildings. As a consequence, the application site has the potential to contain medieval archaeological remains.

On this basis I would recommend that the applicant be required to make provision for the recording of any archaeological remains encountered during excavation (i.e. an archaeological watching brief). This requirement is in line with advice contained in PPG16, Policy WHE 17 of the Wokingham District Local Plan deposit draft, policy LBE 23 of the Loddon Area Local Plan and policy EN6 of the Berkshire Structure Plan.

The following condition should be used to secure this requirement:

No development shall take place within the application area until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation submitted to and approved by the local planning authority.

Should the applicant be refused permission these archaeological requirements should be taken into account when hearing a subsequent appeal.

I have enclosed a brief for the watching brief, which should be forwarded to the applicant.

Yours sincerely

ROB BOURN
Senior Archaeologist

Group Offices:
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
London
Maidstone
Newcastle upon Tyne
Oxford
Preston
Reading
Shrewsbury
Wakefield
Wallingford
Westminster

Ankara
Bangkok
Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

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

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

Recycled Paper



THE BULL HOTEL, HIGH STREET, SONNING

BRIEF FOR AN ARCHAEOLOGICAL WATCHING BRIEF

Prepared For
Wokingham District Council
By
Babtie

THE BULL HOTEL, HIGH STREET, SONNING
BRIEF FOR AN ARCHAEOLOGICAL WATCHING BRIEF

1 INTRODUCTION

1.1 This brief sets out the background and general conditions to enable a detailed specification for an archaeological scheme to be prepared and submitted for approval to Wokingham District Council. The brief is valid for six months only, after which time the Council should be contacted. Specifications produced in accordance with this brief will be considered valid for the same period of time.

2 SITE LOCATION AND DESCRIPTION

2.1 The site is located to the rear of The Bull Hotel, Sonning, at grid reference SU756755. The site is currently part of the grounds of the pub. The underlying geology is river terrace gravel/chalk.

3 PLANNING BACKGROUND

3.1 Planning application F/2000/0469, submitted to Wokingham District Council, proposes the enlargement of the lower rear terrace.

4 ARCHAEOLOGICAL BACKGROUND

4.1 The bull lies at the centre of the historic core of Sonning which is a curious but poorly understood village. It lies on a crossing of the River Thames and is immediately adjacent to the palace of the Bishops of Salisbury. The layout of the village is thought to reflect the eclesiatical holdings of the palace. The Bull and it's immediately adjacent buildings are all of 16th or 17th century date and are likely to occupy sites containing earlier secular of religious buildings. As a consequence, the site is considered to have the potential to contain remains associated with the origins and development of village.

5 STAGES OF WORK AND TECHNIQUES

5.1 The aims of the project will be to record the presence/absence, extent, condition, character, quality and date of any archaeological deposits within the whole of the area affected by development.

5.2 The archaeological watching brief will be carried out on all areas of ground disturbance, including test-pitting, topsoil stripping, ground reduction, and the cutting of foundation or other trenches.

5.3 The project will be fully recorded by descriptive context records giving details of locations, composition, depth, relationships etc, plans, sections and elevation drawings at scales of 1:10, 1:20 and 1:50 where appropriate, and photographs. Sections, plans and elevations are to include spot-heights related to Ordnance Datum in metres OD. All finds will be recorded by context as a minimum, significant finds being recorded three-dimensionally. Provision should be made for sampling appropriate material for dating and environmental assessment.

5.4 The project will be carried out on a daily basis by a competent archaeologist and managed on a regular, agreed basis by a Member of the Institute of Field Archaeologists registered with an appropriate area of competence.

5.5 The archaeological contractor will liase with the site agent, foreman or other representative as appropriate, with regard to access, the timing of visits, and the health and safety requirements in force on the site.

5.6 All health and safety requirements in force on the site will be adhered to by the archaeological contractor's staff.

6 METHODS

6.1 The project specification will include a method statement detailing the methods and standards to be applied in the programme of work, both field and post-field.

7 TIMETABLE AND MONITORING ARRANGEMENTS

7.1 Details of timing should be the subject of discussion between the developer's representative, Babtie Group (archaeological consultant for Wokingham District Council) and the archaeological contractor. A programme of works, monitoring, recording and access will be agreed in writing before the project commences.

7.2 A period of notice required to start site works following the award of the contract should be stated.

7.3 Babtie Group will monitor the progress and quality of the work at intervals to be agreed. A representative of the archaeological contractor should be present at all monitoring inspections.

7.4 The archaeological contractor will provide a projected timetable of activity on site.

8 REPORTING REQUIREMENTS

8.1 A report should be produced no later than 2 weeks after the completion of the fieldwork.

8.2 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

8.3 Details of style and format to be determined by the archaeological contractor. In any event it should include:-

(a) a plan(s) at an appropriate scale showing the survey area, layout of trenches (as dug) and features located;

(b) a summary table and descriptive text showing the features, classes and numbers of artefacts located, with interpretation;

(c) an evaluation of the methodology employed and the results obtained (i.e. a confidence rating);

(d) a plan at an appropriate scale showing both actual and, where possible, predicted archaeological deposits;

(e) a consideration of evidence within the wider landscape setting;

(f) any recommendations for further investigation if necessary.

9 STANDARDS

The project should be carried out to the highest professional standards and conform to the IFA Code of Conduct and Code of Practice. The IFA's Code of approved Practice for the Regulation of Contractual Arrangements in Field Archaeology will be applied throughout the selection procedure and contract period.

10 ARCHIVE DEPOSITION

10.1 All finds (other than those of gold or silver) are the property of the landowner. The agreement of the landowner for the ownership of any finds to be transferred to an appropriate museum will be sought.

10.2 Provision should be made for the deposition of archive and artefacts in Reading Museum. The museum should be advised of the proposed investigation before excavation starts and the specification should include any reasonable requirements they may have regarding conservation and storage of excavated material and archive. The archive should be prepared in accordance with the guidelines published in *Guidelines for the preparation of Excavation Archives for long-term storage* (United Kingdom Institute for Conservation, 1990) and *Standards in the Museum care of archaeological collections* (Museums and Galleries Commission, 1994)

11 PUBLICATION & DISSEMINATION

11.1 A copy of the results will be supplied to the Wokingham SMR on the understanding that this will become a public document after an appropriate period of time (usually not exceeding six months).

11.2 The archaeological contractor will supply the SMR with a full set of catalogued slides taken during the projects, together with selected negatives, for future use in lectures, publications, or other publicity material.

12 OTHER FACTORS

12.1 The specification may be varied, subject to agreement between the contractor, the landowner/developer and the Principal Archaeologist, in response to significant discoveries.

Wokingham District Council
Planning Application

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

AND/OR

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

Application No: LB/2000/0454 & F/2000/0469

Proposal:
Proposed enlargement of lower rear terrace and alterations to listed building (LB/2000/0454) and proposed enlargement of lower terrace and extension to bar area (F/2000/0469).

Location:
Bull Hotel, High Street, Sonning, Reading

This application is being advertised in the READING CHRONICLE newspaper on the 25/02/2000 for the following reason(s);

SITE IS A LISTED BUILDING AND IS IN A CONSERVATION AREA

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **17/03/2000** from the date of this notice. Written comments submitted will become available for public inspection.

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

Date: 25/02/2000

POL
DC JM
APP
CS
FILE 26398
ENF
28 FEB 2000
COPIES TO:
ACK:
FILE:

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION.

APPLICATION No. F/2000/0493
And LB/2000/0454

Officer MISS J MILLER

Parish SONNING.

Proposal ENLARGEMENT OF LOWER REAR TERRACE & EXTENSION TO BAR AREA. INTERNAL ALTERATIONS TO LISTED BUILDING.

Address BULL HOTEL HIGH STREET SONNING.

Applicant GEORGE GALE & CO Ltd

The Parish Council has the following comments on this application:

1. It is pleased to see that, belatedly; the description of this application has been amended. However it is understood that it has already been advertised in the local press under the unamended description.

2. Further there is no indication on the drawings, as submitted, that there is an intention to enlarge/extend the existing building, this would only be clear to somebody with a personal knowledge of the existing building. The drawings are confusing and muddled making it difficult to see what is existing and what it proposed. There is no drawing to show the existing and proposed elevations. This is a listed building and any extension should be considered very carefully.

3. The Council therefore asks that this application should be returned to the Architect's to be re-submitted with clear drawings showing the exact intentions so that there is no confusion.

4. The Council is against this proposal and any similar application. The intention to use a part of the garden, which brings a business use closer to residential properties, should be resisted on the grounds of additional noise and intrusion of privacy.

5. There is no provision within the proposal for the additional car parking required to facilitate the additional business this proposal will generate. Parking in the surrounding area is very limited at the best of times. At peak times the High Street, Pearson Road and Sonning Lane are congested with too many vehicle owners competing for too few parking spaces. This proposal will only exacerbate

an already difficult and unsatisfactory situation to the detriment of the residents and all those who use this part of the Conservation Area.

6. For the above reasons the Parish Council urge Wokingham District Council to refuse this application.

L. A. Bates (Clerk to the Council) 26 February 2000

TLS
585 JKM
04 APR 2000
COPIES TO:
ACK:
FILE:

Mr M.J.R.Dorward Cleaver Cottage High St Sonning Berks.

Ref : Planning application No LB/2000/0454 & F/2000/0469 Conservatory to the Bull in Sonning

I would like to object to this planning application on the following grounds

The reason for extending the present building is an attempt to increase trade at the Bull .The provision for parking in the village is already insufficient and any increase in trade will exacerbate an already serious problem. There is already a planning application to build six more houses on the garage site in the High St which will compound the problem further as very few of the residents in the High St have off the road parking.

Yours Sincerely

M.J.Dorward

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS OBS	JKM
10 APR 2000	
COPIES TO:	ACK:
	FILE:

The Malthouse High St. Sonny. RG4 6UP

Re: Application for Extension of Terrace at The Bull Pub.

LB 2000/0454 F/2000/0469

Dear Sirs,

I want to complain regarding the Plan's to extend The Bull Pub terrace.

I am very concerned that this will greatly affect the noise of the Pub and therefore impact the quality of life in the Village. This will have a direct impact on my property which backs onto the Pub premises and garden.

As it is the additional parking allocated in the Pub Square has had an impact on the traffic and noise on the Village. I am concerned that this will continue to increase with the proposed plan for extension. Please record my complaint.

Yours sincerely

C Turner

P.S. It is worth mentioning that I was confused by the original plan and this is why my response is late.

01189-272296

network ASSOCIATES

Network Associates International Ltd, 227 Bath Road, Slough, Berkshire SL1 5PP, United Kingdom
Tel: +44 (0)1753 217500 Fax: +44 (0)1753 217520
www.nai.com

Very urgent
Next door garden.

COUNTRY COTTAGE
HIGH STREET
SONNING
BERKS RG4 0AH

PLANNING SERVICES	HPT
PDL	TLS
DC	ENF
APP	
CS SBS	JKM
07 APR 2000	
COPIES TO:	ACK:
	FILE:

Wokingham DC
Environmental Services Dept.
Planning Services

Ref: Jos Miller LB/2000/0454
0469

OBJECT STRONGLY

Dear Sirs:
(I have problem with my hand-writing etc)

I object to the proposed terrace to the north of my boundary fence or any public use & tables to on the side of my rear garden (noise & nuisance etc) gates (Two Bulls) drawing is wrong their proposal is to the South

This is a much loved cottage garden though slightly neglected recently because of my arm injury.

I get on well with the manager & like the Bull But.....

Yours John Kennedy

John

Tel. (0118) 974 6463

Date: 22 February 2000

Your Ref:

My Ref: Joss Miller / LB/2000/0454

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

The Owner/Occupier
The Little Cottage
High Street
Sonning
Berks

Dear Sir/Madam

Application Number: LB/2000/0454 0469?

Site Address: Bull Hotel , High Street, Sonning Reading.

Proposal: Proposed enlargement of lower rear terrace and alterations to listed building..

I have received an application to carry out the above development. If you have any comments you would like to make before the application is determined, please reply in writing within 21 days from the date of this letter quoting Application Number **LB/2000/0454** . You will be notified of the decision if you submit comments.

Please note that all comments made will be open to public inspection.

The application can be viewed at this office from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday or at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays and 9.30am to 1.00pm Saturdays. The library is closed all day on Wednesdays.

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

Yours faithfully

Chris Wood
Head of Planning and Transportation

John,

I wonder if you could compose a letter of objection for me to copy and sign as I just cannot get my head round this at the moment.

Dianne.

VERY URGENT
FAXED MESSAGE

Attention: JOSS MILLER

Mrs P. Glasspool
17 Wyndham Crescent
Woodley
Reading
RG5 3AY

Wokingham District council
Planning Dept
P.O.Box 157
Shute End
WOKINGHAM
RG40 1WR

17/4/00

Tel 0118 969 7774 (Work)
969 2800 (evening)

17 APR 2000
COPIES TO:
ACK:
FILE:

PROPOSED CHANGE OF USE
THE BULL HOTEL PRIVATE REAR GARDEN

Dear Sir/Madam

I am writing to place on record my very strong objection to the proposed extension to the Bull 'beer' garden. If this objection is late in arriving it is because nothing has appeared in the local newspapers and no official 'red' notice was placed anywhere near what, to me, is the most affected area. It was merely by a chance conversation I found out.

My mothers grave runs alongside the back boundary brick wall. My aunt, grandparents and uncle are close by. Many other old mill worker and village families are also in this area and many have immediate living relations. This is a part of our working history.

For the past fifty years this has been my quiet corner to be with the mother I lost as a small child. The robin nests in the ivied wall, the song thrush cracks her dinner open on the stone, squirrels play and a small brown bird (possibly a nightingale) sings melodiously. We are all at peace with the world and environment around us.

The Bull back garden has always been for the private use only of its residents. If permission were granted for its change then , even if a fence was erected the peace and wildlife will disappear. With insufficient parking more customers would park in Sonning Lane and before long the fence would be broken down and short cut rat-run paths across the graves would appear, together with the accompanying beer cans, crisp packets etc.

The Bull have in recent times started to use the garden as a huge rubbish tip which they periodically set light to causing accrid black smoke, aerosol 'rockets' and appalling damage to trees, flowers and brickwork. I guess now this was to 'encourage' locals into thinking a beer garden was a better alternative.

NEITHER ARE AT ALL ACCEPTABLE

If the Bull tenants no longer wish to use this private garden for its correct purpose - a quiet private area- then I strongly recommend theChurch be asked to take it back for future use as part of the Church yard thus ensuring the continued peace and safety of this corner of our environment which is 'Forever in my thoughts'.

Thank you for your support

Yours sincerely

Pam Glasspool

Mrs Pam Glasspool (nee.Salvage, nee Edwards)

cc. Sonning Parish Council. Sonning Parochial Church Council.

TO: DEVELOPMENT CONTROL
Joss Miller

FROM: Environmental Design

DATE: 1st March 2000

Location:	Bull Hotel, High Street, Sonning, Reading
Proposal:	PROPOSED ENLARGMENT OF LOWER REAR TERRACE
Application Number:	F/2000/0469

In response to your consultation dated 8 February 2000 for the above application, the tree and landscape comments are as follows:

I have no objections to the proposal in principle.

The proposals will have a limited impact within the conservation area since they will be visually contained within the existing site by boundary fencing and will be at a lower level than abutting properties.

The sketch plans do not accurately indicate the proposals and a detailed landscape scheme will need to be submitted by the applicant indicating existing and proposed levels and should contain a number of cross sections.. The proposals should also indicate existing planting to be retained and removed.

A detailed planting plan will need to be submitted by the applicant showing additional planting to replace vegetation to be removed and restrict views into the site. All new planting should be identified separately on the plan giving details of full species name, location of each species, size of plant at time of planting and planting densities..

Details should also be submitted indicating the retention and or replacement of boundary fencing and a schedule of hard landscape materials to be used.

CB

ROBERT PETROW
Consultant Landscape Architect

18 FEB 2000

To:
Harold Sanders
Urban Design And Conservation Officer

From: Joss Miller

Date: 17 February 2000

Application Number: LB/2000/0454

Proposal: Proposed enlargement of lower rear terrace and internal alterations to listed building..

Site Address:
Bull Hotel , High Street, Sonning, Reading.

Applicant:
George Gale And Co Ltd C/O Taylor And Co.

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

NB: amendment to description

NEW PROPOSALS AW

COMMENTS ALREADY CONFIRMED

VISIT TO INSPECT INTERNAL ALTERATION.

TO BE ARRANGED

Harold Sanders

02.03.00

(0118) 974 6463

08 February 2000

Ref

Ref Joss Miller - F/2000/0469

PLANNING SERVICES	27350
POL	TLS
DC	EHF
APP	
CS	
20 MAR 2000	
COPIES TO:	ACK:
	FILE:

WOKINGHAM DISTRICT COUNCIL

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

orge Gale & Co Ltd
Taylor & Co
Box 57
itwich
cestershire
9 0YG

r Sir/Madam

Application Number: F/2000/0469

Site Address: Bull Hotel , High Street, Sonning, Reading.

Proposal: Proposed enlagement of lower rear terrace..

nk you for the above application, which has now been accepted along with the sum of **£95** ees

Council will try to deal with your application within 8 weeks. However, it is not always able to do so, particularly in the case of complex schemes, and those that require dification. If you have not received notification of the outcome of your application by 3/2000 you have the right to appeal to the Secretary of State for the Environment, nsport and the Regions. Appeals must be made within 6 months of this date, on a form, h is available from the Department of the Environment, Transport and the Regions.

u have any queries concerning your application please contact your case officer, **Joss** Miller, on **(0118) 974 6463** quoting reference number **F/2000/0469.**

ase note that approval under Building Regulations may be required for the proposed elopment, for which a separate application must be made. To obtain advice on this ater, you may contact the Building Control Section of the District Council on 0118 974 5

s faithfully,

s Wood
d of Planning and Transportation

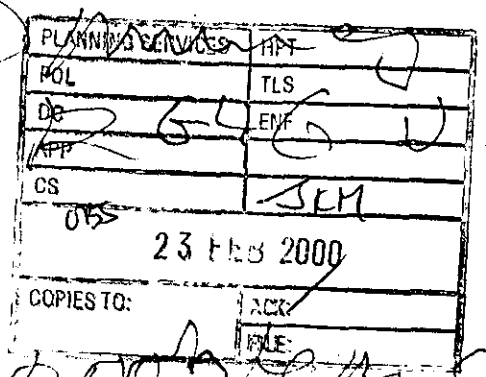
Dear Joss
Can we ask how this is going?
Mike Taylor
17/3/00

Rec'd 4.00pm 22.2.00

Woking Lane
Planning

Country Cottage
High Street
Sa[illegible]

Ref: ~~04~~
F/2000/0469



PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	JKM
OBS 23 FEB 2000	
COPIES TO:	ACK:
	FILE:

Dear Sirs

I have problems
writing with my land (being
treated by Royal Berkshire Hospital)

I am the freeholder of the land
behind the Bull Inn Sonning
(to the South) / object to their
proposals (Gales Brewery
are a lease from the Eckseal
church council)
also have they ever
had planning permission for
their change of use to

(2)

~~as~~ keep garden & the
rear of the premises

I think they
are already in breach
of planning law.

My phone number
is 01189442202

They have never
approached me about
this matter and know
that I am unwell.
But we are not fighting
but I think they are being
more than cheeky.

P.S. over John Kennedy

JOHN KENNEDY

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 08 February 2000

Application Number: F/2000/0469

Proposal: Proposed enlagement of lower rear terrace..

Site Address:
Bull Hotel , High Street, Sonning, Reading.

Applicant:
George Gale & Co Ltd C/O Taylor & Co.

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

✓ below as applicable;

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

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

21-2-00

Received by Wokingham District Council

Application No: F/2000/0469

Proposal:
Proposed enlargement of lower rear terrace and extension to bar area.

Location:
Bull Hotel , High Street, Sonning, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/03/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 25 JAN 2000	
Officer: JM	Application No. F/2000/0469

Map No. ..... Site ...0.11....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ENLAGEMENT OF LOWER REAR TERRACE

Location: BULL INN HIGH STREET

Parish: SONNING Ward: Sonning

Applicant: GEORGE GALE & CO LTD

Fee Received 95-00 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	Agric holdings cert. ✓		
5	Elevation plans	elevations of wall & steps? ✓	phoned 3/2	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area ..Sonning.....

Listed Building 1 2 (2*)

Advertisement Required ..listed Building in Cons. Area...

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

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS: (English Heritage)

.....

.....

.....N.O. pre-apps.....

NEIGHBOURS:

.....S/N+ Country Cottage, High Street, Sonning.....

.....

.....

.....

.....

.....

.....

.....

.....

1789/a

SECTION 66 CERTIFICATE

Application No.

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

25 JAN 1990 C469

CERTIFICATE A

I certify that:

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

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

OR

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
Sonning church		11/11/89

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) . . . . . .

. . . . . .

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

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

the (c) . . . . . .

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

on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

X ● 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 . . . . George Gale & Co

Date 31/1/200

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

BULL HOTEL
ADDRESS HIGH STREET PARISH SONNING

PLOT No. ORD. SHEET No. SU 7575 (3

BUILDER Old Property LISTED BUILDING (2/48)

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1448/72	Thomas Wethered & Sons	Sanitary Accommodation	15.12.72	App N/A
44588 } 95/60677/F }				
44589 } 95/60678/LA }	LISTED BUILDING APPLIC			
FP95/3920	GEORGE GALE & CO LTD.	INT. ALTS	10.11.95	Ref
95/63101/A	"	SIGNS / ADVERTS	25.1.96	C/A
97/66786/LA	"	Alts to Kitchen + S. Dorm Louvers on North Cat. Yard Elevation	3.4.98	C/A
FP97/7156	"	Modifications to Kitchen	22.01.98	App.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

25 JAN 1990 0469

1. APPLICANT'S NAME: George Gale + Co Ltd
ADDRESS: Horndean Hants
POST CODE: PO8 0DA PHONE:

TAYLOR & CO.
ARCHITECTS • INTERIORS • DESIGN
P.O. BOX 57, DROITWICH
WORCESTERSHIRE
WR9 • 0YG
TEL: 01905 621600
FAX: 01905 621414

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME:
ADDRESS:
POST CODE: PHONE:

3. On the plans show the SITE outlined in RED. Show also OTHER land in the applicant's ownership or control in BLUE.
SITE LOCATION: Bull Inn Sonning ~~Red~~ RG3 0UP

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

5. Give the area in hectares or part of a hectare
AREA OF SITE: 0.12

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee
OWNERSHIP: lessee (over 7 years)

7. List all the plans and drawings submitted with the application
PLANS/DRAWINGS: 394 , 1,2,3+4

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

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

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

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

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

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

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

P&B + Letting Rooms

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? ~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? ~~YES~~/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

Brick to match exstg.

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

Exstg. fence

16. HOW WILL SURFACE WATER BE DISPOSED OF?

to new soakaway.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

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

Road from High st.

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

no internal changes.

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

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

* STATE No. OF HABITABLE ROOMS

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

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

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

£95

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

SIGNED [signature] ON BEHALF OF George Gale + Co DATE 3/1/2000

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

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS		Not applicable		
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

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

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

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

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

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

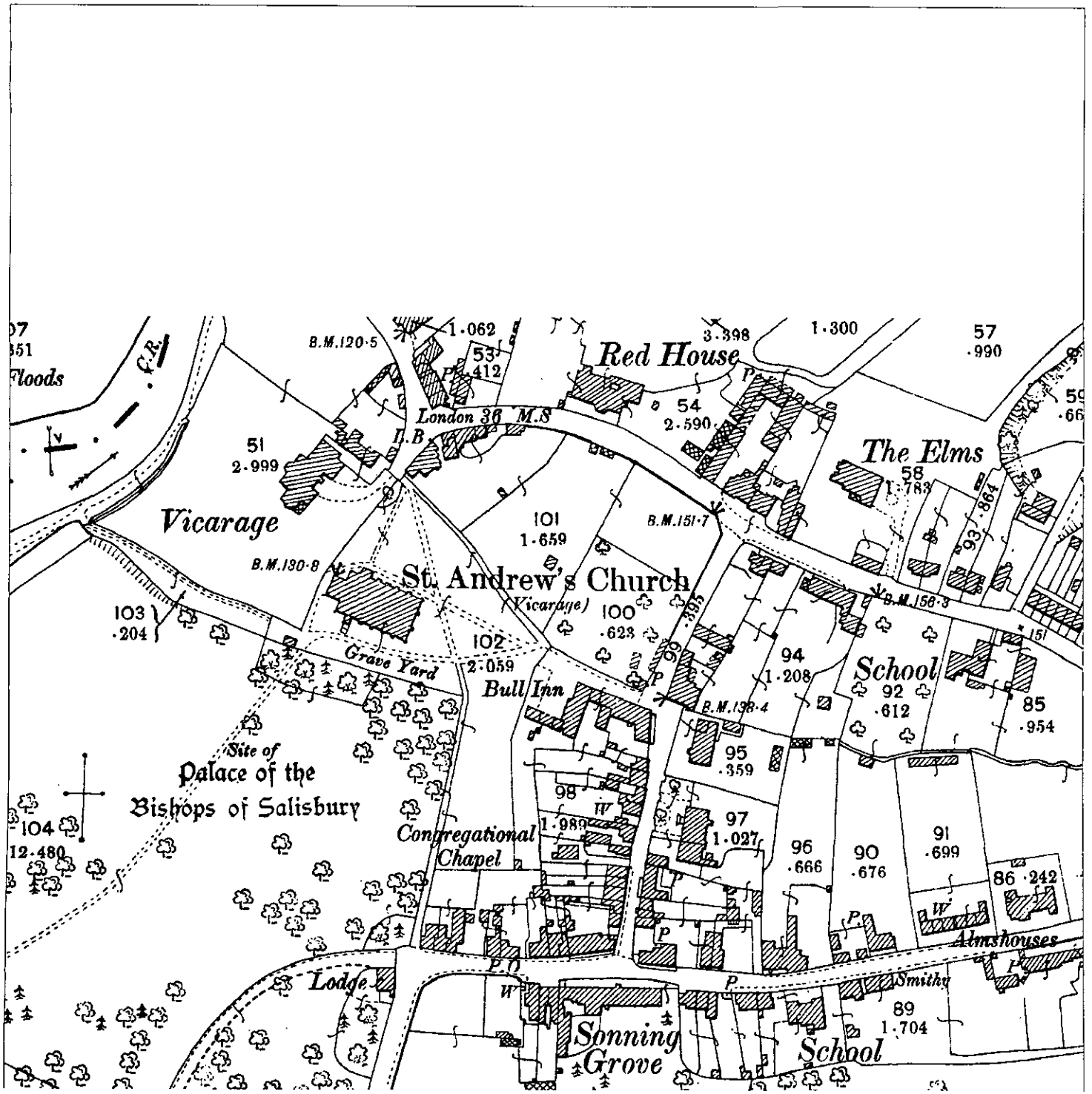
Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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


Floods
G.R.
B.M.120·5
1·062
53
·412
Red House
3·398
1·300
57
·990
London 36 M.S
54
2·590
The Elms
58
1·783
51
2·999
Vicarage
B.M.130·8
101
1·659
B.M.151·7
St. Andrew's Church
(Vicarage)
100
·623
B.M.156·3
103
·204
Grave Yard
102
2·059
Bull Inn
94
1·208
School
92
·612
85
·954
B.M.138·4
95
·359
Site of
Palace of the
Bishops of Salisbury
98
1·989
97
1·027
Congregational
Chapel
96
·666
90
·676
91
·699
86 ·242
104
12·480
Almshouses
P.O.
Lodge
Smithy
89
1·704
Sonning
Grove
School

25.JAN.2000* C469

TAYLOR & CO

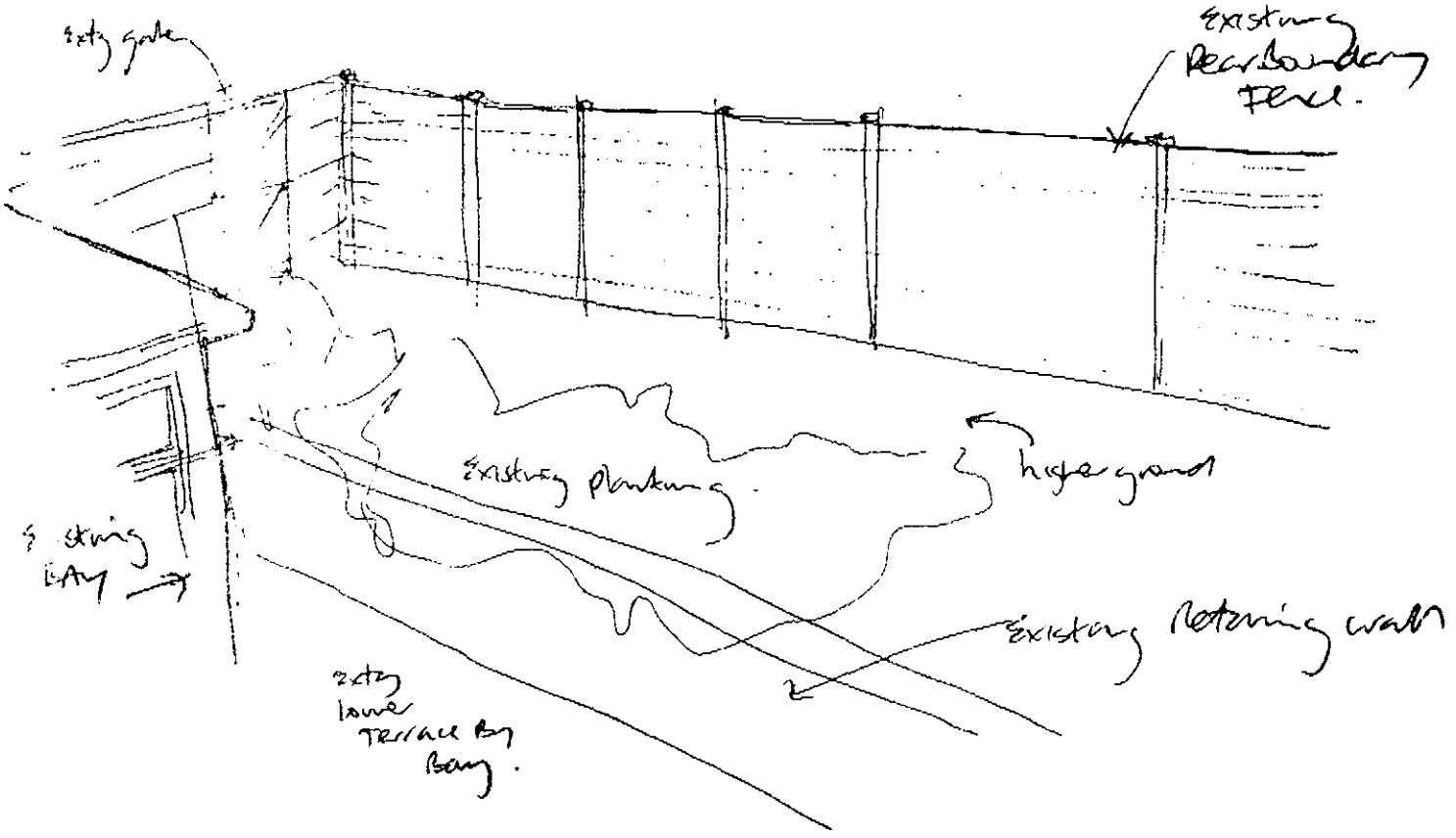
ARCHITECTS • INTERIORS • DESIGN

Sheet 1 of 2

To Mrs Hurst 3/2/00

Re Bull Inn, Sonning - Planning Application sketch.

fax 0118 9746484



Sketch of existing Retaining wall & Planting view from North side of Bay looking backwards to Rear Boundary Fence.

BOX 57
MBERSLEY
ORCESTERSHIRE
P9 0YG
EL: 01905 621600
X 01905 621414
MAIL: tayco@global

TAYLOR & CO.
ARCHITECTS • INTERIORS • DESIGN

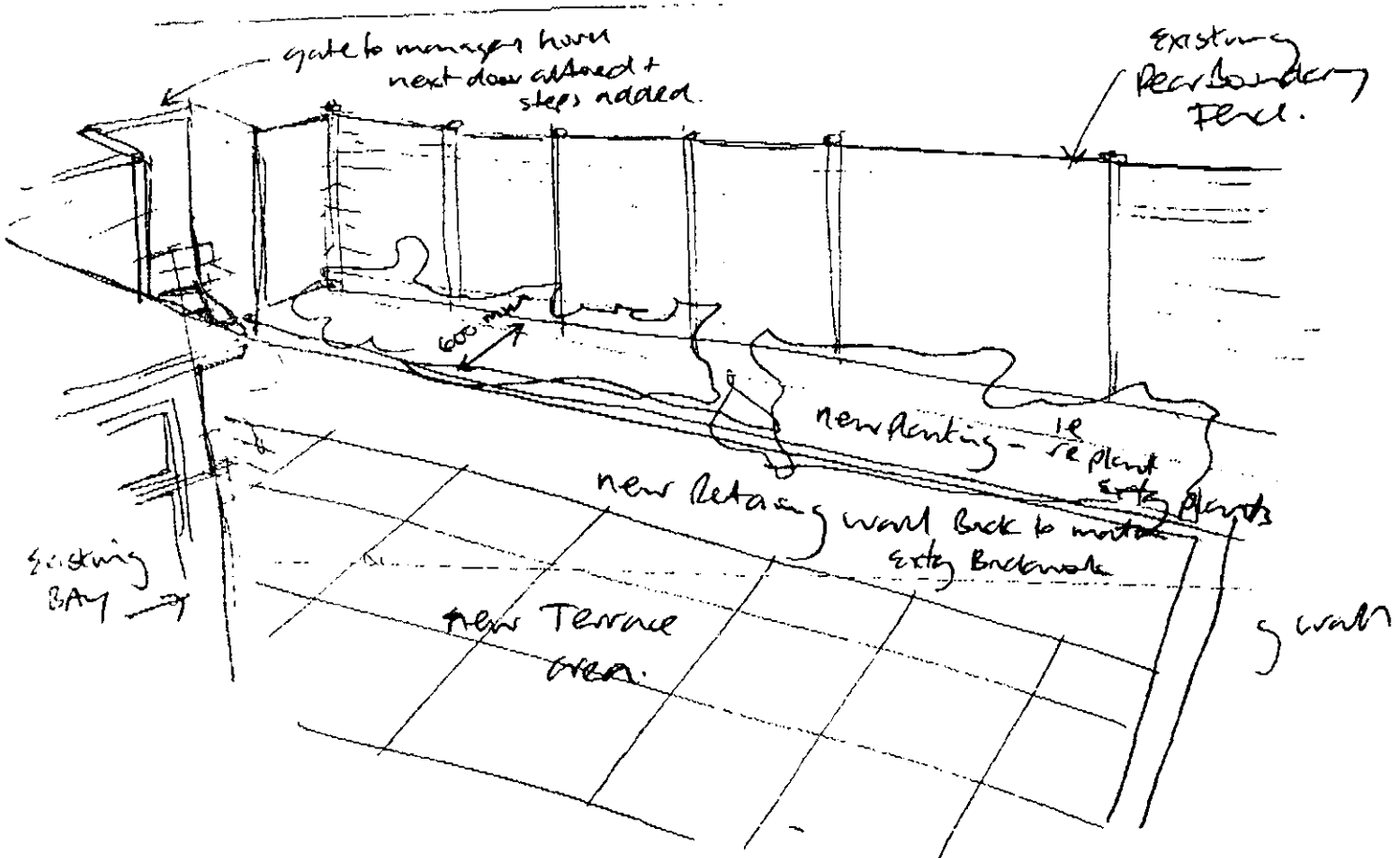
Sheet 2 of 2

3/2/00

To Mrs. Hurst

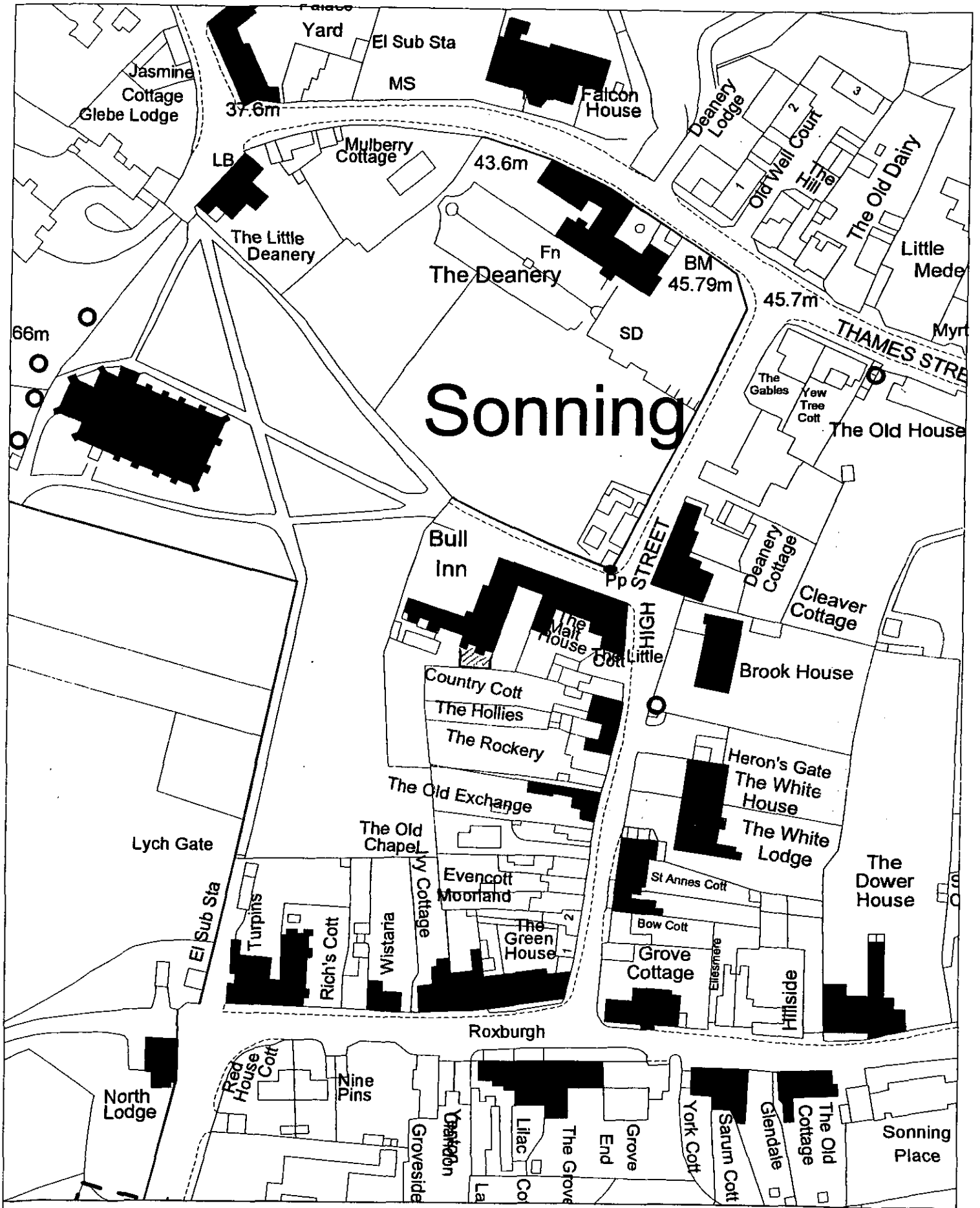
Re - Bull Inn, Sonning - Planning Application sketch

fax 0118 9746484



Sketch of Retaining wall & Planting view from North side of Bay looking backwards to Rear Boundary Fence.

PO BOX 57
WORCESTER
WR9 0YG
TEL: 01905 621600
FAX 01905 621414
MAIL



Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134
Date: 31 January 2000

N
W E
S