APPLICATION NO:
F/2002/5882

LOCATION:
The Who Da Thot It Nine Mile Ride, Wokingham.

APPLICANT:
Hodson Developments Ltd C/O The Graham Whitehouse Practice

PROPOSAL:
Proposed demolition of public house and erection of 9 apartments with landscaping and parking.

EARLIEST DATE FOR DECISION: **29/03/2002**

APPLICATION WILL HAVE EXPIRED ON: 22/04/2002

CASE OFFICER: **Angela Odell**

APPROVED

970

D10

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Hodson Developments Ltd
C/O The Graham Whitehouse Practice
Faifield House
Fairfield Road
Burgess Hill
West Sussex
RH15 8QB

Application Number: F/2002/5882

Parish: **WOKINGHAM WITHOUT**

Location: **The Who Da Thot It, Nine Mile Ride, Wokingham.**

Proposal: **Proposed demolition of public house and erection of 9 apartments with landscaping and parking, and community parking.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

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

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

Condition
4. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

Condition
5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first or second floor level or above in the side elevations of the building hereby permitted except for any which may be shown on the approved drawing(s).

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

Condition
7. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

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

Condition
9. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition
10. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
11. The apartments shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

Condition
12. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 7 metres measured from the carriageway edge.

Condition
13. No restrictions shall be made at any time on the use of the car parking spaces shown on the approved plan(s) by occupiers of, or visitors to, any of the buildings hereby permitted.

Condition
14. No building shall be occupied until space for parking bicycles has been provided in accordance with details to be submitted to and approved by the Local Planning Authority.

Condition
15. No building shall be occupied until the access has been constructed in accordance with the approved plans.

Condition
16. Any gates provided shall be set back a distance of at least 7 metres from the highway boundary and shall not open towards the highway.

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

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

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

Condition
20. Before development commences, details of coverage of the cycle parking area shall be submitted to and agreed in writing by the Local Planning Authority. The approved coverage shall then be installed before any of the apartments hereby approved are occupied.

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

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

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

Reason
4. In the interests of visual amenity.

Reason
5. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

Reason
7. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

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

Reason
9. To prevent queuing and parking off site, in the interests of highway safety and convenience.

Reason
10. In the interests of highway safety and convenience.

Reason
11. In the interests of highway safety and convenience.

Reason
12. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

Reason
13. To reduce the likelihood of roadside parking, and to maintain the Local Planning Authority's car parking standards in the interests of highway safety and amenity.

Reason
14. In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel.

Reason
15. In the interests of highway safety and convenience.

Reason
16. To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety.

Reason
17. In the interests of visual amenity.

Reason
18. In the interests of visual amenity.

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

Reason
20. To encourage transport by sustainable means.

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

Berkshire Structure Plan Policies C2 and C6.
Loddon Area Local Plan Policies LTV2 and LC1.
Deposit Draft Wokingham District Local Plan Policies WOS2, WCC1, WCC2, WCC5, WBE1 and WIC1.

Informative
2. This permission relates to the application as amended with revised plans, drawing numbers 1787/026, sk 5A, 10B, 11B, 12B, 13B and 14 submitted to the Local Planning Authority on 23 July 2002, showing alterations to proposed development and does not approve the proposals as originally submitted.

Informative
3. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

T. G Watson

Trevor Watson
Development Control Manager
Date: 28/08/2002

Notice checked by: _____

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

a gated, secured site. Details of the cycle parking coverage to be agreed by condition.

Re. mobile home at 8a Grove Close: Should this ever need to be moved, they would need to negotiate to allow access through. From the location plan, it appears that access could be via the playing fields and St. Sebastians Close. This is essentially not a planning matter, and it would not be reasonable to expect the applicants to provide a right of way across their land.

Recommendation: Conditional Approval

proposal could be considered acceptable, subject to further consideration of the design and impact – see below.

4. Size and scale of proposed building.
Existing main building estimated to be 587 sq.m. and has been extended in the past (plus 20 sq.m. garage and 27 sq.m. store 634 sq.m. altogether). Revised plans now show building to be 951 sq.m. (gross external) and lowered height at front. Therefore size increase would be 50% if count all existing buildings. On existing building 2 storey width is 9.3 m. and ground floor width (including set back) is 21.7 m. Proposed 2 storey width is now 19.8 m. Height would be 7.2 m. at the front along the west and central part of the front elevation at the western end with chalet style low eaves. This would rise to 8 m. at the eastern end, and be not higher than the 3 houses adjacent in St. Sebastians Close. Further to the rear the height would rise to 9 m., which is estimated to be broadly similar to that of the 3 houses to the east. There would also be a significant reduction in the amount of hardstanding, and landscaping planted. Therefore, whilst the proposed building would have a greater visual impact than the existing, in the context of the existing development nearby, consider that its effect on the character and appearance of the area would be acceptable, including on the 'gap'. Proposed set-back front boundary delineation (expected to be walls and railings and gates) with planting in front – details to be dealt with by condition.

5. Loss of car park for school parking
There was a reported informal arrangement when the building was a pub that the car park could be used by parents collecting children and for church use etc. and these times were generally different to the main pub use times. The revised plans now show 12 car parking spaces in the north-east corner of the site accessed off St. Sebastians Close which are to be made available for community use (school parents, church etc.). The intention is for the applicants to then transfer the land to St. Sebastians Trust. This would be a considerable community benefit. (confirmed by letter)

5. Effect on neighbouring properties
Second floor windows now removed from east side elevation apart from 2 rooflights above the landing and stairs which would be high enough to avoid overlooking. As rear balcony would be about 30m. from the front of No. 2 St. Sebastians Close, consider effect acceptable. First floor windows would be 2 kitchen and landing windows, from which overlooking could be expected to be limited. On the west side the nearest dwelling would be the side of Grove Cottages about 19.5 m. away. On the second floor there would be 2 dormer windows: a side living and a bedroom dormer and on the first floor there would be side living, kitchen and bedroom windows. However, there are no side windows in this dwelling and there are some trees and bushes next to the rear garden on this side. Therefore consider that the degree of overlooking would be acceptable.

Highway officer raises no objection subject to conditions, except for comments in relation to proposed cycle parking on the revised plans, which he advises needs to be secure and covered. However, it is proposed to have

Appraisal

Principle of proposal
The site is outside a settlement boundary and in a 'gap' between settlements in the WDLP. If the site was undeveloped, an building for 9 apartments would be contrary to countryside protection policies, and unacceptable. However, there is an existing buildings and large areas of hardstanding on the site to be removed. Therefore, the proposal should be assessed against this.

1. Loss of pub as a community facility
The specific policy that applies is WIC1. This explains that permission will not be granted for proposals that involve the loss of community facilities, including public houses, unless the LPA is satisfied that there is no need in the locality for the use or alternative provision is available nearby. Applicants' planning consultant has explained that the area nearby is sparsely populated, most customers came by car, and there is a large car parking area. There is no alternative pub nearby, but there are others in the general area, such as The Crooked Billet at Honey Hill. There have also been no objections to the loss of the pub, and there is the pavilion for St. Sebastians playing fields nearby. Therefore, in the light of these points, and that the pub is unlikely to reopen due to the security problems, consider that the loss of the pub use is not an objection under policy WIC1. Policy WIC1 does not refer to what other uses might be acceptable, if the loss of the community facility itself is acceptable. Although Policy WCC5 prefers reuse of buildings for commercial rather than residential uses, this covers farm buildings rather than the A3 with ancillary residential use of the existing building on the site. Similarly for Policy WRE4, this refers to buildings in employment use rather than 'A' uses. Therefore consider that in this particular and rather unusual case, the main issues are sustainability and effect on the character and appearance of the area, which are addressed below.

2. Sustainability
The site is not in a sustainable location and therefore in principle there is a potential objection to residential development under PPG3. However, this needs to be compared with the previous pub use of the site, where customers mainly arrived by car. Consider it would be difficult to demonstrate that less traffic would be generated by the pub than the proposed residential use, bearing in mind the large area of existing pub car parking, and as the site is next to the community/playing field facilities and close to St. Sebastian's primary school.

3. Countryside/gap location
In principle PPG3 allows re-use of previously developed land for housing, and the definition of previously-developed land includes in rural settings. Footnote 2 of Annex C explains that LPAs should make a judgement of the site layout bearing in the context of the existing footprint etc. The footprint of the proposed building would be smaller and the area of hard standing reduced from 1630 sq.m. to 775 sq.m. Therefore consider that in principle the

F/2002/5882 – REPORT

Planning History

Description of site and surroundings
On this 0.35 ha. site is a vacant p.h., The Who'd a Thot It, together with car parking to front and rear. There is also a single storey garage and a single storey store building. The older part of the main building is 2 storey, and included a manager's flat on the first floor. On the ground floor are single storey additions at the side and rear. The existing main building is estimated to be 587 sq.m. floorspace, which together with the 20 sq.m. garage and 27 sq.m. store would be an estimated 634 sq.m. (external).

On the east side of the site on the far side of 'St. Sebastians Close' are 3 detached houses and garages – two facing Nine Mile Ride and one at the rear facing onto St. Sebastians Close. On the west side is a track and strip of undeveloped land and then a line of older terraced cottages, Grove Cottages. To the rear is St. Sebastians playing fields, with pavilion and car parking area accessed from St. Sebastians' Close. Opposite is undeveloped woodland. The site is therefore in an area of sporadic/ribbon development along the north side of Nine Mile Ride.

Proposal

Is to demolish the existing building, remove much of the hardstanding and erect a single building for 9 residential apartments. 16 car parking spaces are proposed for the apartments and 12 spaces off St. Sebastians Close for community use.

The applicants' consultants have explained that the pub has closed due to decline in business and security problems.

Consultations

- *Wokingham Without Parish Council*
  No objections, but the Parish Council is aware of the loss of short term parking for parents collecting and delivering children to the school. It would be helpful if some way could be found for them to continue the informal arrangement to use the car park at peak time.
- *Letters of comment*
  No 1 St. Sebastians Close – original plans
  Concerned that the 3-storey building would overlook them and be out of keeping
  No. 2 St. Sebastians Close – original plans
  Generally approve but are concerned re. sight lines at junction of Nine Mile Ride and St. Sebastians Close, also that sufficient parking is provided and nuisance from refuse bins or security lights is avoided and hours of construction are controlled.

- *St. Sebastians School*
  Explain the school has major parking problems and would like this to be considered in redevelopment of the site. Currently experiencing vandalism problems which they believe is due to the deterioration of the Who'd a Thot it site.
- *St. Sebastians Church*
  Concerned at loss of area which had been used for community parking, and ask for consideration to be given to a community parking area to be provided.
  Latest revised plans: Concerned that hard surfaced area available for public parking reduced – need for funerals etc.
- *St. Sebastians Playing Field Trust – original plans*
  Considers the proposed building would be out of character and inappropriately sited, with front car parking, and offers no solution to car parking problems. Need to resolve issues with The Trust.
- *Highway Officer*
  No objection subject to conditions.
- *Environmental Health Officer*
  No objection subject to standard hours of work condition.
- *Property Dept.*
  No objections.
- *Tree Officer*
  No objections subject to conditions covering tree protection measures and landscaping.
- *Council's ecologist*
  Is satisfied that the proposed development is unlikely to have an adverse effect on the local bat population.

<u>Revised plans dated 23.7.02</u>

- *Wokingham Without P.C.*
  Note extra car spaces which they hope will be for public use and parents (for school) use. If so ask for signs indicating availability/priority for such use and responsibility for maintenance to be made clear
- *Tree officer*
  No alteration to previous comments
- *Letter form 8A Grove Close*
  Concerned about access for his mobile home. Explains that The Who'd a Thot It gave permission for them to use the p.h. car park to bring it in to their property, and from St. Sebastians across their land. Concerned that if the mobile home ever had to be moved, how this could be undertaken.
- *St. Sebastians Church:* Concerned that hard surfaced area available for public parking reduced – need for funerals etc.

Date: 25 July 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/5882

Location: The Who Da Thot It, Nine Mile Ride, Wokingham.

Proposal: Proposed demolition of public house and erection of 9 apartments with landscaping and parking.

Applicant: Hodson Developments Ltd C/O The Graham Whitehouse Practice.

Case Officer: Angela Odell

The new plans show the following: Resiting & reduction in floor area to no more than 951sq m external gross. Fenestration removed from the NE elevation. Revisions to front boundary treatment - fencing to rear of hedging and entrance gates to proposed access. Hard surface covering on site limited to 775 sq m (from 1630 sq m). Reduction in front elevation (accommodation limited to rear of the site & front roof level lowered). Drawing nos: 1787/02b, 1787/SK5A, /SK10B, /SK11B, /SK12B, /SK13B & /SK14.

Comments are required by 15/08/2002.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

1970

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

App No. f/2002/5882(Planaps) / (Ludhouse) Date Rec. 23 July 2002

Location: Who'd a Tho't It Public House, Nine Mile Ride

Parish WOK. Without.

Applicant:

Description of attached plans
- ~~Footprint amended + resited~~ –
- Resiting +
- Reduction in floor area to no more than 951m² external gross
- fenestration removed from NE elevation
- Revisions to front boundary treatment – fencing to rear of hedging + entrance gates to proposed access
- Hard surfacing coverage on site limited to 775m² (from 1630m²)
- Reduction in front elevation (accomodation ltd to rear of the site + front roof level lowered.

Drawing No's: 1787/02b, 1787/SK5A, /SK10B, /SK11B, /SK12B, /SK13B + /SK14

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: Policy + Plans
Transport Planning

		Drawing No's	
1.	NK (Landscape & Trees)		✓
2.	NK (Env. Design)		
3.	XA (Highways)		✓
4.	NF (Building Control)		
5.	BC/DC Liaison		

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

NEIGHBOURS: As originally consulted & all objectors

Date for Responses 21 DAYS

FURTHER ACTION

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

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER A.O.

Consultations Sent by Admin. on 25.07.05

Yellow - Part One Copy
Green - Officer's Copy

Planning Application

Received by Wokingham District Council

Application No: F/2002/5882

Proposal:
Proposed demolition of public house and erection of 9 apartments with landscaping and parking.

Location:
The Who Da Thot It, Nine Mile Ride, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5882 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/08/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

25 July 2002

Revised Plans

PLANNING
58828
AMO
22 JUL 2002

Robert Shaw
and partners

Robert Shaw House
81 Portsmouth Road
Guildford
Surrey GU2 4BS

DX: 2474 GUILDFORD 1

Tel : 01483 572915
Fax : 01483 302105
e-mail: alastair.grant@robert-shaw.co.uk

Mrs Angela Odell
Environmental Services Department
Wokingham Unitary

DX: 33506 WOKINGHAM

5882

AG/NR G2853
16 July 2002

Dear Mrs Odell

Planning Application F/2002/5882
Proposed Demolition of Public House and Erection of 9 Apartments
With Landscaping and Parking at the Who'd A Tho't It, Nine Mile Ride, Wokingham

Following your letter dated 22 April we have been instructed to prepare the following submissions to address Policy WIC1 regarding the "loss of the public house". The Graham Whitehouse Practice has, under separate cover, submitted amended plans which we believe now meet with your requirements.

It is evident from the Policy and Paragraph 11.13 of the Local Plan that the loss of a public house would be considered acceptable if alternative community facilities are located nearby or there is little need for the public house use. There are a number of points we would wish to make in relation to this issue.

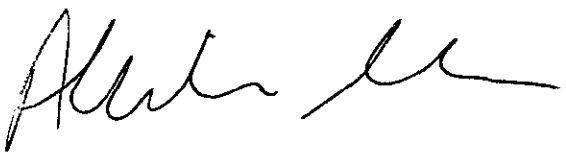
As you are aware, the former "Who'd A Tho't It" public house is located on Nine Mile Ride on the outskirts of Finchampstead, not within the urban area of a town or larger settlement. Indeed there are less than 70 properties within 800m walking distance of the pub and thus only had limited appeal to local people. Conversely, it did attract (almost exclusively) a substantial number of car borne customers from Wokingham and other outlying areas although in later years the public house suffered from a downturn in trade in part, we believe, from the establishment of the travellers site on the opposite side of Nine Mile Ride.

Nevertheless, when the public house was operational it was in effect a "road house". There is a large car park to serve the building that was essential given that the majority of customers travelled to the premises by car. As such, the pub did not form an important role within the local community. This is evident from the absence of local objection to its loss since the application was submitted. Similarly, in sustainability terms its replacement with housing will generate significantly less traffic generation. There are alternative public houses nearby most of which are closer to the urban areas they serve. Accordingly, alternative provision is available elsewhere within the Parish and we have referred to in past discussions the poor trading position of the pub for the three years or so leading to its closure in early 2001. Finally, the policy makes the valid point that if alternative community facilities are located nearby then the policy is satisfied. You will of course be aware of the modern pavilion to the rear of the site which is more than capable of meeting that need.

Accordingly we believe that the proposed development for housing fully accords with Policy WIC1 in that there is no overriding need for a public house to be retained in this location. Indeed, the development of the site for housing is more sustainable since there will be a net reduction in traffic generation compared with its previous use.

I trust the above information is sufficient for you to now favourably recommend the application but should you require any further information please do not hesitate to contact me.

Yours sincerely



ALASTAIR GRANT MRTPI

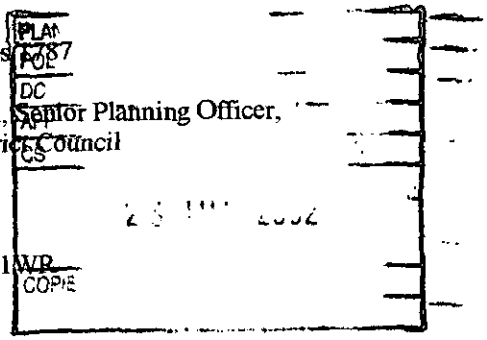
Enc

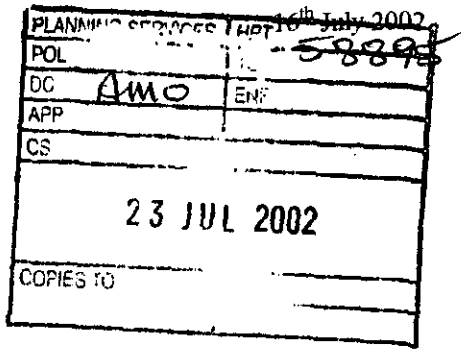
The Graham Whitehouse Practice

Fairfield House / Fairfield Road / Burgess Hill / West Sussex RH15 8QB
Telephone: (01444) 239019 Fax: (01444) 230761
e.mail: mail@gwparchitects.co.uk www.gwparchitects.co.uk

Chartered Architects

our ref: NAM/ps/1787





Mrs. Angela Odell, Senior Planning Officer,
Wokingham District Council
P.O. Box 157,
Shute End
Wokingham
Berkshire RG40 1WR

REVISED PLAN
5882

Dear Mrs. Odell

Re: The Who'd a Tho't it Public House, Nine Mile Ride, Crowthorne, Berkshire.
ref: F/2002/5882

Further to our recent on-going discussions regarding the above application, we have pleasure in enclosing six copies of amended drawings 1787/02b, 1787/SK5A, /SK10B, /SK11B, /SK12B, /SK13B & /SK14

together with a Report from Robert Shaw & Partners covering a response to this development set against your Council's Policy including justification of Re-development for Residential Use of a Commercial Site and further justification for the loss of the Public House which of course has been redundant for a considerable number of months.

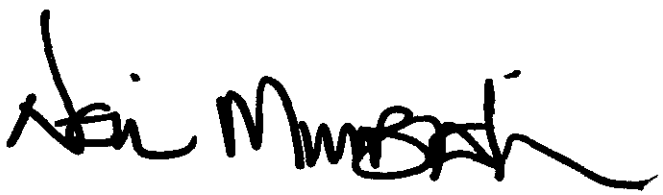
With regard to the attached drawings, we would like to summarise and make the following points of the changes that have taken place against the original application submitted to you on 8th February 2002.

1. Amended drawings issued to you on 6th April 2002 removing fenestration from the north-east elevation overlooking San Sebastian Close, following concerns raised by adjacent dwellings.
2. Further revisions provided in relation to the front boundary treatment providing for additional fencing to rear of existing hedge and retained including for entrance gates to proposed access.
3. Following detailed response from yourselves dated 22nd April 2002 and subsequent discussions with Mr. Alastair Grant of Robert Shaw & Partners, further amended drawings were submitted to you addressing reduction in floor area to no more than 951m^2 external gross. This reduction in footprint size allowed the building to be set back further from the front boundary than that submitted with the original application. Additional planting to enhance the existing hedging to the front boundary were included to screen the proposed wall and fencing. The bin stores as requested were set back from the front boundary to meet your requirements.
4. The extent of accommodation within the roof void of the proposed development was limited to the rear of the site, thus allowing the massing of the front roof to be contained at a lower level thus reducing the effect of the massing on the front elevation.
5. Hard surfacing coverage on the site was limited to 775m^2 reducing from as existing 1630m^2.

6. Amended elevations were submitted to show further reduction on the front elevation massing, however you still raised your concern that the front massing in relation to the existing Public House was not reflected on the further amended plans. We believe the attached plans now fully satisfy this requirement.

We now consider that the amended proposals and supportive Reports covering Policy fully satisfy your requirements for this site. Our Clients have clearly demonstrated that they have resolved all concerns raised by yourself over the last few months and therefore ask that these proposals now go forward with your recommendation for approval at the next available Committee meeting. We would ask for your written confirmation of this point and advice as to when the next available Committee shall take place.

Yours sincerely



N.A.Millbank RIBA
The Graham Whitehouse Practice.

enclosures:

cc: S. Pasco Esq.
A. Grant Esq.

Robert Shaw
and partners

Robert Shaw House
81 Portsmouth Road
Guildford
Surrey GU2 4BS

DX: 2474 GUILDFORD 1

Tel : 01483 572915
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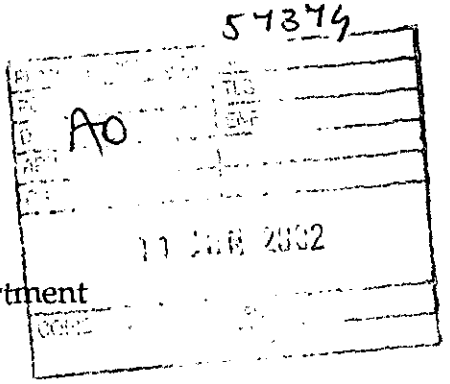
e-mail: alastair.grant@robert-shaw.co.uk



Mrs Angela Odell
Environmental Services Department
Wokingham Unitary

DX: 33506 WOKINGHAM

AG/JAR G2853
6 June 2002

Dear Mrs Odell

Planning Application F/2002/5882
Proposed Demolition of Public House and Erection of 9 Apartments
With Landscaping and Parking at the Who'd A Tho't It, Nine Mile Ride, Wokingham

Thank you for responding so promptly to my letter of the 21 May and I now enclose further drawings illustrating the elevations of the proposed building together with revised floor plans.

As to the floor plans, I confirm these now show a floorspace of 951 sqm (gross external). As to the elevations, as you can see the principal elevations show a two storey building of similar height and proportions to others in the near vicinity, the three storey element confined to the rear portion of the building.

If these meet with your requirements, I will ask The Graham Whitehouse Practice to press on in firming up the draft proposals so that we can formally amend the application currently in front of you.

I look forward to hearing from you shortly.

Yours sincerely

ALASTAIR GRANT MRTPI

Enc

Date: 16 April 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/5882

Location: The Who Da Thot It, Nine Mile Ride, Wokingham.

Proposal: Proposed demolition of public house and erection of 9 apartments with landscaping and parking.

Applicant: Hodson Developments Ltd C/O The Graham Whitehouse Practice.

Case Officer: Angela Odell

The new plans show the following: Alterations to windows on north/north-east elevation. Drawing no: 1787/01A, /02A & /03B.

Comments are required by 26/04/2002.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

1970

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

App No. (Planaps) /F/2002/5882 (Ludhouse) Date Rec. 8.4.02

Location: The Who'd a Thot It p.h

Parish Wok. Wttonds.

Applicant: Hodson Developments Ltd.

Description of attached plans Alterations to windows on North-east elevation

Drawing No's: 1787/01A/02A & 03B.

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

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

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

NEIGHBOURS: 1 & 2 St. Sebastian's Close, Brambletyne & Nine Mile Ride.

1 Grove Cottages, Nine Mile Ride

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER AO.

Consultations Sent by Admin. on 16.04.PS

Yellow - Part One Copy
Green - Officer's Copy

The Graham Whitehouse Practice

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Chartered Architects

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DC AMO	ENF
APP	
CS	

08 APR 2002

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	FILE:

our ref: GW/ps/1787

6th April 2002

Mrs. Angela Odell, Senior Planning Officer,
Wokingham District Council
P.O. Box 157,
Shute End
Wokingham
Berkshire RG40 1WR

REVISED PLAN
5882

Dear Mrs. Odell

Re: The Who'd a Tho't it Public House, Nine Mile Ride, Crowthorne, Berkshire.
ref: F/2002/5882

With regard to the above application currently being processed by yourself, we would wish to enquire as to the likely Committee date for the application as we note on the initial registration that the 8 week determination date is to expire on the 22nd April 2002.

We would hope that the application will be determined within this period. We understand also that you are in possession of all information requested to date to allow this.

We would take this opportunity of enclosing six copies of amended drawings 1787/01A, /02A & /03B. As you will note these drawings are amended on the basis of removed fenestration from the north-east elevation following discussion directly with the occupants of St. Sebastian Close.

Also enclosed are details of the proposed boundary treatment to the front of the site bounding Nine Mile Ride.

We trust the enclosed is self explanatory and look forward to hearing from you shortly.

Yours sincerely

11/4 - phoned him to say you've been on leave for 4 weeks & due back next week He may call you late on in week (next week) Natalie

N.A.Millbank RIBA
The Graham Whitehouse Practice.

enclosures:

cc: Simon Pasco

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 23 May, 2002
My ref. AO/F/2002/5882
Your ref. AG/AP: G2853

Robert Shaw and partners
Robert Shaw House
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GU2 4BS

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

Dear Mr Grant

PLANNING APPLICATION F/2002/5882
PROPOSED DEMOLITION OF PUBLIC HOUSE AND ERECTION OF 9 APARTMENTS WITH LANDSCAPING AND PARKING AT THE WHO'D A THOT IT, NINE MILE RIDE, WOKINGHAM WITHOUT

Thank you for your letter of 21 May and enclosed plans.

1. Floorspace
Firstly I think there has been some misunderstanding about the term 'floorspace'. I note that you refer to internal floorspace whereas I was referring to floorspace measured externally. Unfortunately this point did not become apparent during our meeting. The reason for this is that the point of the policies is the effect on the character and appearance of the countryside, which is of course perceived externally rather than internally. I think this would account for the differences in our estimates for the plans submitted with the application – yours being around 1300 sq.m. and mine being around 1400 sq.m. I explained that the proposed floorspace should be no greater than 50% more than the existing, and by this I meant as measured externally. If the existing floorspace of the main building is 587 sq.m., then a 50% increase would bring this to 880.5 sq.m. If the garage and store are included this brings the existing to 634 sq.m., so a 50% increase would be 951 sq.m. Normally the outbuildings would not be counted for a replacement dwelling, but if both these outbuildings were in commercial use (ancillary storage to the pub use) then I think we can stretch the point in this case. However, I consider that 951 sq.m. (measured externally) is the maximum we could support. You may also wish to explain the difference in existing and proposed volumes (as measured externally).

2. Elevations
Please submit sketch revised plans showing a front and east side elevation in accordance with the advice I gave on the telephone about no overall increase in massing on the Nine Mile Ride (south) elevation. It would be helpful if you could dot onto this the existing building for comparative purposes.

3. Site plan

I note the points you make regarding footprint and hardstanding, and consider the boundary proposals would now be considered satisfactory in principle.

However, I advise you that the above advice is given without prejudice, and does not commit the authority to approving the application.

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

Yours sincerely

MRS A ODELL
Senior Planner

PLANN | HPT 56632
POL | TLS
DC Amo | ENF
A |
CS |
21 MAY 2002
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FILE.

Robert Shaw
and partners

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e-mail: alastair.grant@robert-shaw.co.uk

Mrs Angela Odell
Planning Department
Wokingham District Council

DX: 33506 WOKINGHAM

AG/AP: G2853
21 May 2002

Dear Mrs Odell

THE "WHO'D A THO'T IT" PUBLIC HOUSE
NINE MILE ROAD CROWTHORNE

Further to our meeting and subsequent telephone conversation, I enclose herewith draft plans incorporating significant reductions in the overall size and bulk of our client's proposals which, hopefully, now accords with your requirements.

In considering these amendments, I would be grateful if you could bear in mind the following points:-

1. The gross internal floor area of the building has been reduced from around 1300 sqm to the agreed figure of 950 sqm.

2. Insofar as the footprint of buildings is concerned, the existing footprint of buildings amounts to 516m^2 whilst the proposal is 440m^2 – a 15% reduction. Moreover, the ratio of proposed buildings to site area amounts to only 12% site coverage. I hope you will agree that the openness of the site is not just being maintained but enhanced bearing in mind that 88% of the site area will be free of buildings.

3. You will be interested also to learn that the area of hard surfacing (mainly car parking) has been significantly reduced from 1630 sqm to 775 sqm – a reduction greater than 50%.

As to reducing the appearance of the proposed building, apart from reducing the amount of floorspace, the building's bulk has also been significantly reduced principally by making the building 2-storeys at the front of the site with the 3rd storey element retained unobtrusively towards the rear. Similarly, the planting area along Nine Mile Ride frontage has been doubled in size with the boundary wall located 3m back from the road frontage (at its closest point) with the bin store located in a discreet position in accordance with your requirements.

As we mentioned at our recent meeting, an important attribute of this project will be substantial new landscaping not only along the Nine Mile Ride frontage but over the large area of unattractive hard surfacing presently used for car parking. This area will largely be replaced by soft landscaping thus enhancing the setting not only of the proposed building but the recreation ground to the rear of the site as well.

I hope that these alterations now meet with your requirements. If you agree, I will ask The Graham Whitehouse Practice to prepare the finalised drawings for formal submission.

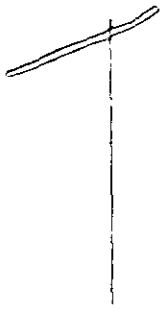
I look forward to hearing from you in the near future.

Yours sincerely

ALASTAIR GRANT

Encls: As above

cc S Pasco Esq
G Whitehouse Esq



020 7439 4075

ST. SEBASTIAN'S PLAYING FIELD TRUST

Registered Charity 294719
Clerk to Trustees:
Anne Wolton
01344 771183

17th April, 2002

Angi
Any
Noughts?
AC

Heathlands Farm,
Direct Telephone 020 7851 2504
Direct Fax 020 7439 4075
e-mail [illegible]
0118 978 2777

Fax

To:	Anna Cronin	**From:**	Trevor Osborne
Fax:	01189 974 6484	**Pages:**	5
Phone:		**Date:**	17.04.02
Re:	The Who'd A Tho't It Public House	**CC:**	Jane Earl Mark Satorio Angela Odell Trevor Watson

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

Please see attached.

Trustees: Mark Hull • Keith Hunt • Colin Macey • Trevor Osborne F.R.I.C.S. • Peter Sturgess C.Eng. M.I.P.E. • Peter Wolton BSc.

ST. SEBASTIAN'S PLAYING FIELD TRUST

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Clerk to Trustees.
Anne Wolton
01344 771183

Heathlands Farm,
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Wokingham,
Berkshire RG40 3BG
0118 978 2777

16 April 2002

Direct Line: 020 7851 2504
Direct Fax: 020 7439 4075
E-mail: ac@topgroup.co.uk

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

By Facsimile to 0118 974 6484

Dear Ms Cronin

THE WHO'D A THO'T IT PUBLIC HOUSE, NINE MILE RIDE, WOKINGHAM

I refer to our correspondence last year and in particular your letter dated 17 February 2001. Since that time a planning application has been made by Hodson Developments Limited for eight flats, presumably following advice given by yourself or your assistants.

This unfortunate proposal has been the subject of some discussion with Hodson Developments who confirm that they would prefer to be working in conjunction with the St Sebastian's Playing Field Trust and Wokingham District Council to achieve mutual objectives. They advise me however that attempts to discuss alternative forms of development have been made but have not been met with any enthusiasm from your Department. I am sure that your own assistants would have a different view of this particular statement!

It is clear, however, from the application submitted that the landowners who acquired this site unconditionally when the pub failed have followed a precipitous route through the UDP policies and in doing so the drawings submitted (and now revised) give rise to a proposal which is unattractive for the following reasons:

1. A single block of eight flats is entirely out of character with the immediate locality.

2. The siting of the proposed building is inappropriate although it slavishly follows the size and general location of the footprint of the public house which is now closed.

3. The car park proposed on the frontage to Nine Mile Ride creates an unwelcome visible intrusion and is inappropriate.

4. Piecemeal development of this site in isolation to the adjoining properties offers no solutions to the car parking problems referred to in my earlier letter to you dated 10 October 2001, a copy of which is attached for ease of reference.

Common sense dictates that the Developer, the Trustees and the Council should be working together combining our interests and seeking to resolve some important community issues at the

Trustees: Mark Hall • Keith Hunt • Colin Macey • Trevor Osborne F.R.I.C.S. • Peter Sturgess C.Eng. M.I.P.E. • Peter Wolton BSc.

same time as achieving the appropriate redevelopment of the Who'd A Tho't It site. To reiterate some of the issues I would mention the following:

1. The Trustees would be agreeable to the use of its access road in order to avoid a further access onto Nine Mile Ride.

2. The Trustees would be willing for its redundant strip of land to the west of the site to be incorporated in the development.

3. The closure of the car park to the Public House has created a difficult and dangerous arrangement in relation to car parking for the Church, the Community Centre, the Pavilion at the playing field and the School. It is important that these issues are considered now before any permission is granted in respect of the Who'd A Tho't It site in the hope that the form of development can be achieved which would resolve the difficulties of car parking, dropping off and collection and vehicle movements on this and adjoining sites.

4. The Council has surplus land after the sale of Council housing which is capable of being included within the combined sites in order to achieve a better development overall and at the same time raising capital for the benefit of rate payers.

I believe that whilst the foregoing list is not exhaustive it does point to some desirable objectives which would certainly be attractive to the Trustees, the Church, the School and to local people. It seems inescapable that the objectives would not be keenly supported by Wokingham Council. In order to make progress however, to achieve a project which responds to these objectives it is essential that the Council in its capacity as property owner plays its proper part in discussions together with the Trustees and the developers. It is only if all parties meet together with the Planning Officer, perhaps with Local Councillors in attendance, that we shall be able to agree a mutually satisfactory approach to these issues. I would ask you to urgently arrange such a meeting and at the same time to seek the agreement of Hodson Developments to a deferral of the planning application in order to provide an opportunity for proper discussions to take place. In view of the time that has elapsed this matter is now urgent and unless the Council takes the initiative with the support of its Property Officer then the community will be losing out on an opportunity to improve the locality.

I would be available for a meeting on Friday 19 April. I realise that this is short notice but I think the matter is of sufficient important for us to make energetic efforts in this respect.

With kind regards.

Yours sincerely

TREVOR OSBORNE

Enc.

cc: Simon Pascoe Esq – Hodson Developments Limited
Peter Walton Esq – Chairman, St Sebastian's Playing Fields Trustees
Reverend Andrew Marsden – St Sebastian's C of E Church
Colin Rouse Esq - Headmaster, St Sebastian's School
Jane Earl – Chief Executive, Wokingham District Council
Mark Sartorio Esq – Chief Property Officer
Mrs Angela Odell – Senior Planner, Wokingham District Council
Trevor Watson Esq – Development Control Manager, Wokingham District Council

ST. SEBASTIAN'S PLAYING FIELD TRUST

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10 October 2001

Ms Anna Cronin
Planning Officer
Wokingham District Council
Civic Offices
Shute End
Wokingham
RG40 1BN

Dear Anna

WHO'D A THO'T IT PUBLIC HOUSE, ST SEBASTIAN'S PLAYING FIELD & WOKINGHAM DISTRICT COUNCIL'S OWNERSHIP AT GROVE COTTAGES

As I think you are aware, I am a Trustee of the St Sebastian's Playing Field Trust and we are concerned to note that the Who'd A Tho't It public house has been sold to Hodson Developments - no doubt for residential development. I enclose a plan upon which the property is shown by blue edging. I have also shown on the plan in yellow the approximate area of land which I believe to be owned by the District Council and which was excluded from the sale of individual Grove Cottages to tenants. In red edging I have shown the land owned by the Playing Field Trust which is surplus to requirements and which constitutes the former access to the Playing Fields prior to the construction of the access road shown in brown. If the Council are minded to include its yellow land in any development of the public house, we would be minded to include our land edged red.

In addition, we would be minded to negotiate with the developer for the use of the access road which currently serves three houses erected to a slightly different layout to that shown on my plan as well as access to the playing field and its car park. This is a private road maintainable by the Trustees with contributions from the three householders who also benefit from access. There is no access from the road onto the public house site.

A further problem has arisen in relation to car parking in relation to the adjoining St Sebastian's C of E Primary School. In the past it was common practice for parents to park in the pub car park and to then take their children across the land of the Playing Field Trust into the school site in the position showing pedestrians or thereabouts on the plan. The closure of the Who'd A Tho't It and the obstruction of the access into its car park has meant that this facility has no longer been available with the result that parents now park in the playing field car park which is a matter of some concern. Limited car parking occurs adjoining the Church Hall and there is a further point of access to the school from Heathlands Road. It does seem to me to be important at this stage to contemplate this inevitable car access problem in any arrangements which are made for the development of the public house site. It further occurs to me that this is an opportunity to close the vehicular entrance into the pub in favour of utilising the single entrance formed by the Trustees' new access road which should be more than adequate to service the development of

Trustees: Mark Hall • Keith Hunt • Colin Macey • Trevor Osborne F.R.I.C.S. • Peter Sturgess C.Eng. M.I.P.E. • Peter Wolton B.Sc.

the blue, red and yellow land. I would imagine that the traffic engineers would be opposed to a further point of access onto Nine Mile Ride for residents on the pub site bearing in mind the heavy traffic that the road now carries and the danger of opening up another access so close to the entrance to the playing fields.

I felt I should make these points to you because it is important in contemplating the development of the pub site to unify the three parts of land and to come to some resolution of the car parking issues. I would be happy to meet with you and Hodson Developments, the owners of the Who'd A Tho't It public house and perhaps Marc Sartorio too in order to discuss these issues.

With best wishes.

Yours sincerely

TREVOR OSBORNE

Enc.

Please reply to 70 Conduit Street, London W1S 2GF

The Graham Whitehouse Practice

Fairfield House / Fairfield Road / Burgess Hill / West Sussex RH15 8QB
Telephone: (01444) 239019 Fax: (01444) 230761
e.mail: mail@gwparchitects.co.uk www.gwparchitects.co.uk

Chartered Architects

PLANNING SERVICES	HP 54754
PKC	TLS
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AP	
CS	
28 MAR 2002	
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our ref: GW/ps/1787

25th March 2002

Mrs. Angela Odell, Senior Planning Officer,
Wokingham District Council
P.O. Box 157,
Shute End
Wokingham
Berkshire RG40 1WR

Dear Mrs. Odell

Re: The Who'd a Tho't it Public House, Nine Mile Ride, Crowthorne, Berkshire.
ref: F/2002/5882

Further to your recent request, please find attached copy of Bat Survey as recently carried out by Aidan Marsh of CPM Environmental Planning & Design.

As you will see, there is no evidence of the presence of bats and I trust that this sufficient information to satisfy your Countryside Officer's query.

Yours sincerely

G. Whitehouse
The Graham Whitehouse Practice.

enclosures:

cc: Simon Pasco

WHO'D A THOT IT PUBLIC HOUSE, NR WOKINGHAM, BERKSHIRE
Bat Survey

1.0 Introduction

1.1 This brief report has been prepared by CPM Environmental Planning and Design Ltd on behalf of Hodson Developments. The report outlines the results of a bat survey of buildings at the former Who'd A Thot It Public House, near Wokingham, Berkshire.

1.2 The building is proposed for demolition, prior to the redevelopment of this site. A bat survey has been requested to ensure that there will be no impact to bats, as all British bat species are legally protected by UK and European legislation.

2.0 Methods

2.1 An experienced bat worker visited the site on 20 March 2002 to conduct the bat survey. The surveyor holds English Nature Bat Licence No. 20010010.

2.2 A visual search was made of the external structure from ground level to assess the potential for bat access to roof spaces, window frame voids and gaps or cracks in other structural features. Binoculars were used for close examination.

2.3 The interior of the building was also carefully examined for signs of bats. This included entering and examining all accessible roof spaces. Within the roof spaces, signs looked for included bat droppings, urine stains, feeding remains and areas swept free of cobwebs. The roof was also checked from inside for the presence of any suitable bat access points.

3.0 Results

3.1 This former Public House has been closed for less than a year and the fabric of the building is still in good condition. The older part of the pub is a two-storey building comprising one small and one larger roof space, accessed by two separate roof hatches. Modern single-storey extensions have been built to the rear and these have a mixture of flat and low-pitched roofs.

3.2 From the outside, the roofs of the various two and single-storey parts of the building appear be in good condition. An occasional roof tile on the modern single storey roof section has been disturbed by recent vandalism, but with this exception the roof tiles are secure and the modern wooden soffit boards well maintained. Most of the windows are of wooden design and in sound condition. Opportunities for bats to roost within the external structure are considered to be very low and no evidence of any bat roost was seen.

3.3 There was no internal access into the single storey roof sections, but external inspection revealed very little opportunity for bats to gain entry. The small spaces created by these low-pitched roof sections would provide sub-optimal conditions for most bat species and the potential for bats to be present in these areas is considered negligible.

3.4 The main roof spaces of the original building were thoroughly checked and no signs of bats, or evidence of the presence of bats, were seen. Cobwebs are present along the main ridge beam and the insulation and tie beams within each of these spaces were relatively free form debris, helping to show that no bat droppings were present.

4.0 Conclusions

4.1 The examination of this building has provided no evidence that bats use or roost within this structure.

4.2 However, the presence of bats can rarely be definitively ruled out, even after a thorough survey by experienced personnel. Should bats be discovered during demolition, work must stop immediately and a licensed bat worker should be brought in to advise on further action.

4.3 Given the apparent absence of bats from this building, there is considered to be no bat related constraint to the redevelopment of this site.

The Graham Whitehouse Practice

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e.mail: mail@gwparchitects.co.uk www.gwparchitects.co.uk

Chartered Architects

our ref: NAM/ps/1787

Mrs. Angela Odell, Senior Planning Officer,
Wokingham District Council
P.O. Box 157,
Shute End
Wokingham
Berkshire RG40 1WR

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REVISED PLAN
5882

Dear Mrs. Odell

Re: The Who'd a Tho't it Public House, Nine Mile Ride, Crowthorne, Berkshire.
ref: F/2002/5882

Further to our recent on-going discussions regarding the above application, we have pleasure in enclosing six copies of amended drawings 1787/02b, 1787/SK5A, /SK10B, /SK11B, /SK12B, /SK13B & /SK14

together with a Report from Robert Shaw & Partners covering a response to this development set against your Council's Policy including justification of Re-development for Residential Use of a Commercial Site and further justification for the loss of the Public House which of course has been redundant for a considerable number of months.

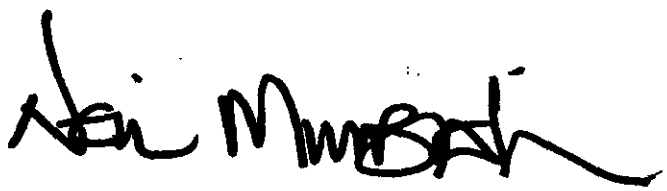
With regard to the attached drawings, we would like to summarise and make the following points of the changes that have taken place against the original application submitted to you on 8th February 2002.

1. Amended drawings issued to you on 6th April 2002 removing fenestration from the north-east elevation overlooking San Sebastian Close, following concerns raised by adjacent dwellings.
2. Further revisions provided in relation to the front boundary treatment providing for additional fencing to rear of existing hedge and retained including for entrance gates to proposed access.
3. Following detailed response from yourselves dated 22nd April 2002 and subsequent discussions with Mr. Alastair Grant of Robert Shaw & Partners, further amended drawings were submitted to you addressing reduction in floor area to no more than 951m^2 external gross. This reduction in footprint size allowed the building to be set back further from the front boundary than that submitted with the original application. Additional planting to enhance the existing hedging to the front boundary were included to screen the proposed wall and fencing. The bin stores as requested were set back from the front boundary to meet your requirements.
4. The extent of accommodation within the roof void of the proposed development was limited to the rear of the site, thus allowing the massing of the front roof to be contained at a lower level thus reducing the effect of the massing on the front elevation.
5. Hard surfacing coverage on the site was limited to 775m^2 reducing from as existing 1630m^2.

6. Amended elevations were submitted to show further reduction on the front elevation massing, however you still raised your concern that the front massing in relation to the existing Public House was not reflected on the further amended plans. We believe the attached plans now fully satisfy this requirement.

We now consider that the amended proposals and supportive Reports covering Policy fully satisfy your requirements for this site. Our Clients have clearly demonstrated that they have resolved all concerns raised by yourself over the last few months and therefore ask that these proposals now go forward with your recommendation for approval at the next available Committee meeting. We would ask for your written confirmation of this point and advice as to when the next available Committee shall take place.

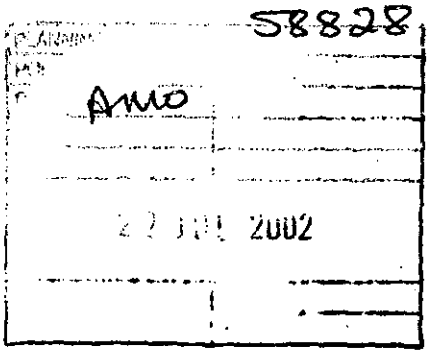
Yours sincerely



N.A.Millbank RIBA
The Graham Whitehouse Practice.

enclosures:

cc: S. Pasco Esq.
A. Grant Esq.



Robert Shaw
and partners

Robert Shaw House
81 Portsmouth Road
Guildford
Surrey GU2 4BS

DX: 2474 GUILDFORD 1

Tel : 01483 572915
Fax : 01483 302105
e-mail: alastair.grant@robert-shaw.co.uk

Mrs Angela Odell
Environmental Services Department
Wokingham Unitary

DX: 33506 WOKINGHAM

5882

AG/NR G2853
16 July 2002

Dear Mrs Odell

Planning Application F/2002/5882
Proposed Demolition of Public House and Erection of 9 Apartments
With Landscaping and Parking at the Who'd A Tho't It, Nine Mile Ride, Wokingham

Following your letter dated 22 April we have been instructed to prepare the following submissions to address Policy WIC1 regarding the "loss of the public house". The Graham Whitehouse Practice has, under separate cover, submitted amended plans which we believe now meet with your requirements.

It is evident from the Policy and Paragraph 11.13 of the Local Plan that the loss of a public house would be considered acceptable if alternative community facilities are located nearby or there is little need for the public house use. There are a number of points we would wish to make in relation to this issue.

As you are aware, the former "Who'd A Tho't It" public house is located on Nine Mile Ride on the outskirts of Finchampstead, not within the urban area of a town or larger settlement. Indeed there are less than 70 properties within 800m walking distance of the pub and thus only had limited appeal to local people. Conversely, it did attract (almost exclusively) a substantial number of car borne customers from Wokingham and other outlying areas although in later years the public house suffered from a downturn in trade in part, we believe, from the establishment of the travellers site on the opposite side of Nine Mile Ride.

Nevertheless, when the public house was operational it was in effect a "road house". There is a large car park to serve the building that was essential given that the majority of customers travelled to the premises by car. As such, the pub did not form an important role within the local community. This is evident from the absence of local objection to its loss since the application was submitted. Similarly, in sustainability terms its replacement with housing will generate significantly less traffic generation. There are alternative public houses nearby most of which are closer to the urban areas they serve. Accordingly, alternative provision is available elsewhere within the Parish and we have referred to in past discussions the poor trading position of the pub for the three years or so leading to its closure in early 2001. Finally, the policy makes the valid point that if alternative community facilities are located nearby then the policy is satisfied. You will of course be aware of the modern pavilion to the rear of the site which is more than capable of meeting that need.

Accordingly we believe that the proposed development for housing fully accords with Policy WIC1 in that there is no overriding need for a public house to be retained in this location. Indeed, the development of the site for housing is more sustainable since there will be a net reduction in traffic generation compared with its previous use.

I trust the above information is sufficient for you to now favourably recommend the application but should you require any further information please do not hesitate to contact me.

Yours sincerely

ALASTAIR GRANT MRTPI

Enc

01444 230761

The Graham Whitehouse Practice

Fairfield House / Fairfield Road / Burgess Hill / West Sussex RH15 8QB
Telephone: (01444) 239019 Fax: (01444) 230761
e.mail: mail@gwparchitects.co.uk www.gwparchitects.co.uk

Chartered Architects

1st August 2002

our ref: NAM/ps/1787

Mrs. Angela Odell, Senior Planning Officer,
Wokingham District Council
P.O. Box 157,
Shute End
Wokingham
Berkshire RG40 1WR

COPY

Dear Mrs. Odell

Re: The Who'd a Tho't it Public House, Nine Mile Ride, Crowthorne, Berkshire.
ref: F/2002/5882

Further to our telephone conversation today, I write to confirm that the 12no car parking spaces shown on the proposed site plan 1787/02B to the north-east corner of the site will be transferred under a separate and private contract between the Applicant and San Sebastian Trust. I would confirm that spaces will be made available for parent s of children attending the nearby school for the purposes of dropping off and collection purposes.

I trust the above meets with your requirements.

Yours sincerely

N.A.Millbank RIBA
The Graham Whitehouse Practice.

cc: S. Pasco Esq.

FAO - ANGELA ODELL
WOKINGHAM DC - PLANNING
AS DISCUSSED.
NM.
28-8-02

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 22 April, 2002
My ref. AO/F/2002/5882
Your ref. GW/km/1787

The Graham Whitehouse Practice
Fairfield House
Fairfield Road
Burgess Hill, West Sussex
RH15 8QB

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

Dear Mr Millbank

PLANNING APPLICATION F/2002/5882
PROPOSED DEMOLITION OF PUBLIC HOUSE AND ERECTION OF 9 APARTMENTS WITH LANDSCAPING AND PARKING AT THE WHO'D A THOT IT, NINE MILE RIDE, WOKINGHAM WITHOUT

I refer to the above application and relevant issues below. As you are aware, the site is outside a settlement boundary and in a 'gap' between settlements in the Wokingham District Local Plan. As the application is for less than 10 dwellings, it is currently to be determined under delegated powers

1. Size of proposed building
From the submitted plans I have calculated that the proposed floorspace would be 1,404 sq.m. (external dimensions), whereas the floorspace of the existing main building to be 587 sq. m. (plus 20 sq.m. garage and 27 sq.m. store). The proposed building therefore would be an increase in floorspace of 139% on the existing main building. I do not have information on the height of the existing building, but the proposed building appears to be about 1 m. higher than the two-storey part of the existing building, but only small proportion of the existing building is two-storey. The proposed footprint appears to be slightly smaller than that of the existing main building. I consider that the proposed building would be an unacceptable increase in floorspace and massing in this countryside and 'gap' location, and the proposal is unacceptable on this ground. I consider that the scale of the proposal should essentially be replacement floorspace only

2. Loss of public house
I refer to Wokingham District Local Plan Policy WIC1, which we have discussed. I note that your letter of 8 February does not address the potential objection to the loss of the public house, and therefore this is an objection to the proposal unless and until you can demonstrate compliance with this policy.

3. Business re-use/redevelopment
I refer to the memo I have received from our policy officer (attached). You would also need to address this the policy preference for business rather than residential re-use/redevelopment.

4. Sustainability
I again refer to the memo from our policy officer. On this issue the proposal would be considered against the car traffic generation of the previous public house use, and also whether the loss of the public house would result in additional/longer trips to alternative public houses. This is linked to issue No. 2 above. The transportation officer has also advised that cycle storage for at least 9 bicycles should be provided in safe, secure, covered and easily accessible spaces.

5. Layout
I am concerned that the proposed 1.8m. fence and gates at the front of the site shown on the revised plans would have an enclosing effect. Whilst this would screen the car parking, it would be preferable if no parking were to be proposed between the proposed building and Nine Mile Ride and this area left open.

6. Parking for parents collecting from the school
I advise you that this issue has been raised by the Parish Council.

Site Notice
The red site notice does not appear to have been displayed. Whilst I was away this was checked on 19 and 23 March and 9 April. I am therefore arranging for another notice to be sent (for the revised plans). Please ensure that this is displayed and telephone when it has been so that I can check.

I therefore consider that the application should be recommended for refusal on the above grounds. However, you may be able to overcome some of the issues raised, but I consider that the change in scale of building required is such that an alternative application would be required. I therefore consider that there are three alternative courses of action from which you may choose:

(a) Move straight to a recommendation for refusal.
(b) Delay while you try to overcome some of the policy reasons for refusal, but the objection to the scale of the building would remain, and therefore still result in a recommendation for refusal.
(c) Withdraw the current application to address all the issues raised above.

As you will see, I am copying this letter to Councillor Ross so that he is kept informed of the situation, and can transfer the application to be determined by the Development Control Committee (if he decides to do so) if and when there is a recommendation for refusal under delegated powers. I look forward to hearing from you when you have had an opportunity for discussion with your clients. Meanwhile, if you wish to discuss the matter further please contact me.

Yours sincerely

MRS A ODELL
Senior Planner

c.c. Councillor Ross

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 26 April, 2002
My ref. AO/F/2002/5885

St. Sebastian's Playing Field Trust
Heathlands Farm
Honey Hill
Wokingham, Berks
RG40 3BG

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

Dear Mr Osborne

PLANNING APPLICATION F/2002/5882
PROPOSED DEMOLITION OF PUBLIC HOUSE AND ERECTION OF 9 APARTMENTS WITH LANDSCAPING AND PARKING AT THE WHO'D A THOT IT, NINE MILE RIDE, WOKINGHAM WITHOUT

Thank you for your letter of 16 April. Anna Cronin has asked me to reply to you. As with all applications, this application is being considered in the light of polices relating to the area as well as site specific matters. We appreciate that there is an issue about parents parking to collect their children form the school, and you may of course discuss any proposal you wish to make with the applicants. However, given the countryside policy constraints applying to this area, we do not consider that it would be appropriate to encourage or support development which would be unacceptable under these polices in order to address the school parking issue. The highway officer has raised no objection to the application as submitted with access onto Nine Mile Ride, subject to conditions. We are therefore not in a position to require access off St. Sebastians Close.

I note your request for a meeting, but under the current circumstances do not consider that such a meeting would be appropriate.

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

Yours sincerely

Ao.

MRS A ODELL
Senior Planner

REPLY REQUIRED 2/5/02

ST. SEBASTIAN'S PLAYING FIELD TRUST

Registered Charity 294719
Clerk to Trustees,
Anne Wolton
01344 771183

PLANNING | PPT | POL | HS | DC | APP | CS | TW | 55674 | 18 APR 2002 | COPIES TO

Heathlands Farm,
Honey Hill,
Wokingham,
Berkshire RG40 3BG
0118 978 2777

16 April 2002

Direct Line: 020 7851 2504
Direct Fax: 020 7439 4075
E-mail: sc@topgroup.co.uk

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

By Facsimile to 0118 974 6484

Dear Ms Cronin

THE WHO'D A THO'T IT PUBLIC HOUSE, NINE MILE RIDE, WOKINGHAM

I refer to our correspondence last year and in particular your letter dated 17 February 2001. Since that time a planning application has been made by Hodson Developments Limited for eight flats, presumably following advice given by yourself or your assistants.

This unfortunate proposal has been the subject of some discussion with Hodson Developments who confirm that they would prefer to be working in conjunction with the St Sebastian's Playing Field Trust and Wokingham District Council to achieve mutual objectives. They advise me however that attempts to discuss alternative forms of development have been made but have not been met with any enthusiasm from your Department. I am sure that your own assistants would have a different view of this particular statement!

It is clear, however, from the application submitted that the landowners who acquired this site unconditionally when the pub failed have followed a precipitous route through the UDP policies and in doing so the drawings submitted (and now revised) give rise to a proposal which is unattractive for the following reasons:

1. A single block of eight flats is entirely out of character with the immediate locality.

2. The siting of the proposed building is inappropriate although it slavishly follows the size and general location of the footprint of the public house which is now closed.

3. The car park proposed on the frontage to Nine Mile Ride creates an unwelcome visible intrusion and is inappropriate.

4. Piecemeal development of this site in isolation to the adjoining properties offers no solutions to the car parking problems referred to in my earlier letter to you dated 10 October 2001, a copy of which is attached for ease of reference.

Common sense dictates that the Developer, the Trustees and the Council should be working together combining our interests and seeking to resolve some important community issues at the

Trustees: Mark Hall • Keith Hunt • Colin Macey • Trevor Osborne F.R.I.C.S. • Peter Sturgess C.Eng. M.I.P.E. • Peter Wolton BSc.

same time as achieving the appropriate redevelopment of the Who'd A Tho't It site. To reiterate some of the issues I would mention the following:

1. The Trustees would be agreeable to the use of its access road in order to avoid a further access onto Nine Mile Ride.

2. The Trustees would be willing for its redundant strip of land to the west of the site to be incorporated in the development.

3. The closure of the car park to the Public House has created a difficult and dangerous arrangement in relation to car parking for the Church, the Community Centre, the Pavilion at the playing field and the School. It is important that these issues are considered now before any permission is granted in respect of the Who'd A Tho't It site in the hope that the form of development can be achieved which would resolve the difficulties of car parking, dropping off and collection and vehicle movements on this and adjoining sites.

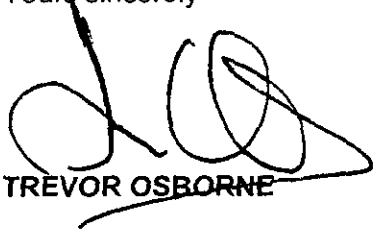
4. The Council has surplus land after the sale of Council housing which is capable of being included within the combined sites in order to achieve a better development overall and at the same time raising capital for the benefit of rate payers.

I believe that whilst the foregoing list is not exhaustive it does point to some desirable objectives which would certainly be attractive to the Trustees, the Church, the School and to local people. It seems inescapable that the objectives would not be keenly supported by Wokingham Council. In order to make progress however, to achieve a project which responds to these objectives it is essential that the Council in its capacity as property owner plays its proper part in discussions together with the Trustees and the developers. It is only if all parties meet together with the Planning Officer, perhaps with Local Councillors in attendance, that we shall be able to agree a mutually satisfactory approach to these issues. I would ask you to urgently arrange such a meeting and at the same time to seek the agreement of Hodson Developments to a deferral of the planning application in order to provide an opportunity for proper discussions to take place. In view of the time that has elapsed this matter is now urgent and unless the Council takes the initiative with the support of its Property Officer then the community will be losing out on an opportunity to improve the locality.

I would be available for a meeting on Friday 19 April. I realise that this is short notice but I think the matter is of sufficient important for us to make energetic efforts in this respect.

With kind regards.

Yours sincerely



TREVOR OSBORNE

Enc.

cc: Simon Pascoe Esq – Hodson Developments Limited
Peter Walton Esq – Chairman, St Sebastian's Playing Fields Trustees
Reverend Andrew Marsden – St Sebastian's C of E Church
Colin Rouse Esq - Headmaster, St Sebastian's School
Jane Earl – Chief Executive, Wokingham District Council
Mark Sartorio Esq – Chief Property Officer
Mrs Angela Odell – Senior Planner, Wokingham District Council
Trevor Watson Esq – Development Control Manager, Wokingham District Council

ST. SEBASTIAN'S PLAYING FIELD TRUST

Registered Charity 294719
Clerk to Trustees,
Anne Wolton
01344 771183

Heathlands Farm,
Honey Hill,
Wokingham,
Berkshire RG40 3BG
0118 978 2777

Direct Line: 020 7851 2504
Direct Fax: 020 7439 4075
E-mail: sc@topgroup.co.uk

10 October 2001

Ms Anna Cronin
Planning Officer
Wokingham District Council
Civic Offices
Shute End
Wokingham
RG40 1BN

Dear Anna

WHO'D A THO'T IT PUBLIC HOUSE, ST SEBASTIAN'S PLAYING FIELD & WOKINGHAM DISTRICT COUNCIL'S OWNERSHIP AT GROVE COTTAGES

As I think you are aware, I am a Trustee of the St Sebastian's Playing Field Trust and we are concerned to note that the Who'd A Tho't It public house has been sold to Hodson Developments - no doubt for residential development. I enclose a plan upon which the property is shown by blue edging. I have also shown on the plan in yellow the approximate area of land which I believe to be owned by the District Council and which was excluded from the sale of individual Grove Cottages to tenants. In red edging I have shown the land owned by the Playing Field Trust which is surplus to requirements and which constitutes the former access to the Playing Fields prior to the construction of the access road shown in brown. If the Council are minded to include its yellow land in any development of the public house, we would be minded to include our land edged red.

In addition, we would be minded to negotiate with the developer for the use of the access road which currently serves three houses erected to a slightly different layout to that shown on my plan as well as access to the playing field and its car park. This is a private road maintainable by the Trustees with contributions from the three householders who also benefit from access. There is no access from the road onto the public house site.

A further problem has arisen in relation to car parking in relation to the adjoining St Sebastian's C of E Primary School. In the past it was common practice for parents to park in the pub car park and to then take their children across the land of the Playing Field Trust into the school site in the position showing pedestrians or thereabouts on the plan. The closure of the Who'd A Tho't It and the obstruction of the access into its car park has meant that this facility has no longer been available with the result that parents now park in the playing field car park which is a matter of some concern. Limited car parking occurs adjoining the Church Hall and there is a further point of access to the school from Heathlands Road. It does seem to me to be important at this stage to contemplate this inevitable car access problem in any arrangements which are made for the development of the public house site. It further occurs to me that this is an opportunity to close the vehicular entrance into the pub in favour of utilising the single entrance formed by the Trustees' new access road which should be more than adequate to service the development of

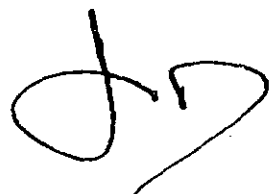
Trustees: Mark Hall • Keith Hunt • Colin Macey • Trevor Osborne F.R.I.C.S. • Peter Sturgess C.Eng. M.I.P.E. • Peter Wolton BSc.

the blue, red and yellow land. I would imagine that the traffic engineers would be opposed to a further point of access onto Nine Mile Ride for residents on the pub site bearing in mind the heavy traffic that the road now carries and the danger of opening up another access so close to the entrance to the playing fields.

I felt I should make these points to you because it is important in contemplating the development of the pub site to unify the three parts of land and to come to some resolution of the car parking issues. I would be happy to meet with you and Hodson Developments, the owners of the Who'd A Tho't It public house and perhaps Marc Sartorio too in order to discuss these issues.

With best wishes.

Yours sincerely



TREVOR OSBORNE

Enc.

Please reply to 70 Conduit Street, London W1S 2GF

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/5882
CASE OFFICER: Angela Odell

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)
St. Sebastian's C of E Aided School	2 weeks.	22/4 PS

Planning Application

Received by Wokingham District Council

Application No: F/2002/5882

Proposal:
Proposed demolition of public house and erection of 9 apartments with landscaping and parking.

Location:
The Who Da Thot It, Nine Mile Ride, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5882 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/05/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

Replaced by A. Odell 22.4.02

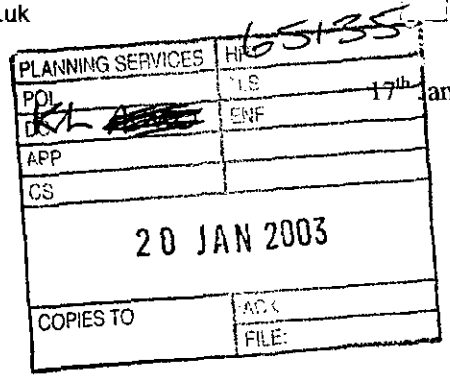
22 April 2002

Revised Plans

The Graham Whitehouse Practice

Fairfield House / Fairfield Road / Burgess Hill / West Sussex RH15 8QB
Telephone: (01444) 239019 Fax: (01444) 230761
e.mail: mail@gwparchitects.co.uk www.gwparchitects.co.uk

Chartered Architects



our ref: NAM/ps/1787/C
Your ref: BC/DC/2002/5882

17th January 2003

Mrs. Angela Odell, Senior Planning Officer,
Wokingham District Council
P.O. Box 157,
Shute End
Wokingham
Berkshire RG40 1WR

Dear Mrs. Odell

Re: The Who'd a Tho't it Public House, Nine Mile Ride, Crowthorne, Berkshire.
ref: Planning Permission 2002/5882

Thank you for your letter of 13th January 2003.

Firstly please note the site was recently sold by Hodson Developments and was purchased by Ashridge Homes Limited.

Secondly, we are not aware that any application for Building Regulations approval has been submitted. You may, or may not be aware that a meeting has been arranged with your Kerrin Lithgow for late February to discuss a comprehensive development of the area incorporating surrounding land.

We have forwarded your letter to Ashridge Homes for their comment. If an application has indeed been submitted by them, we have recommended that they dispense with planning conditions.

Yours sincerely

N.A.Millbank RIBA
The Graham Whitehouse Practice.
neilm@gwparchitects.co.uk

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 13 January, 2003
My ref. BC/DC/2002/5882

Hodson Developments Ltd.
C/O The Graham Whitehouse Practice
Fairfield House
Fairfield Road
Burgess Hill
West Sussex
RH15 8QB

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

Dear Sirs

PLANNING PERMISSION 2002/5882
SITE: THE WHO DA THOT IT, NINE MILE RIDE, WOKINGHAM

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

I would like to take this opportunity to remind you that Planning Permission Number 2002/5882 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

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

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

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

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

Yours faithfully

Angela Odell

ANGELA ODELL
Planning Officer

15 C123/R123

16 C124/R124 delete 'with the approved drawing/details'
insert" in accordance with details to be submitted to and approved by the LPA.

17 C132/R132.

18 C139/R139. 7m.

19 C150/R150.

20 C151/R151.

21 C153/R153

22 The parking spaces Nos. 1-12 shown ~~to be laid~~ with access directly onto St. Sebastian's Close shall be made available for ~~community~~ Public use in connection with the nearby community facilities at all times. ~~R:~~ R126.

23. Before development commences, details of ~~the proposed cycle~~ 'coverage of the cycle parking area shall be submitted to and agreed in writing by the LPA. The ~~cycle shelter~~ approved coverage shall be installed then before any of the apartments hereby approved are occupied.
R: To encourage transport by sustainable means

NO2 23 July 2002 alterations to proposed development

1787/026, SK 5A, 10B, 11B, 12B, 13B & 14.

NO7

Application Description

Application Number F/2002/5882
Conditions/Reasons for Refusal

N.B. Addition to ^ title.

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C012	R012.	
3	C017	R017.	
4	C030	R030	
5	C044	R044.	~~first~~ second floor level or above of the side elevations of the building
6	C070	R070	
~~7~~	~~C099~~	~~R099~~	
~~8~~	C100	R100.	
9.	C122	R122	
10	C129	R129.	
10	C130	R130	
11	C137	R137.	☒ apartments
12	C140	R140	☒ 7m.
Informative for approvals			
N16			
LODDON AREA LOCAL PLAN POLICIES: LTV2, LC1			
SOUTH-EAST AREA LOCAL PLAN POLICIES:			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WCC1, WCC2, WCC5, WBE1, WIC1.			
GREEN BELT LOCAL PLAN POLICIES:			
BERKSHIRE STRUCTURE PLAN POLICIES: C2, E6.			
MINERALS LOCAL PLAN POLICIES:			

PTa

RECOMMENDATION AND CONDITIONS/REASONS AGREED: P G Watson
(Development Control Manager)

Date: 28/8/02

WORK SHEET FOR : Angela Odell

Application Number : F/2002/5882

Applicant : Hodson Developments Ltd C/O The Graham Whitehouse Practice.

Location : The Who Da Thot It, Nine Mile Ride, , Wokingham.

Proposal : Proposed demolition of public house and erection of 9 apartments with landscaping and parking, and community parking.
Rev. plans IN displayed 29.7.02

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 11.3.02

Date Registered : 25/02/2002

Earliest Date for Decision : 29/03/2002

Latest Consultation Date/Site Notice Expiry Date : 29/03/2002

This application will have expired on: 22/04/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

See attached report

Planning Issues :

Application Number: F/2002/5882

Appraisal :

see attached report.

Recomendation : Approval: ☑ **Refusal:** ☐
(tick appropriate box)

RECORD OF SITE VISIT

SITE ADDRESS: The Who Da Thot It
Nine Mile Ride Wokingham.

APPLICATION NUMBER: F/2002/5882

OFFICER: Angela Odell

DATE OF SITE VISIT: 11.3.02

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Ribbon of development in predominantly rural area.

3. DESCRIPTION OF SITE/BUILDING Existing buildings - vacant p.h. central section 2 storey with single storey wrap arounds. Hardstanding in front, down east side & towards rear for car parking.

4. RELATIONSHIP TO ADJOINING PROPERTIES On W-side is end of Grove Cottages - no side windows. On E. side have St. Sebastian's close faces site. Other 2 sides face onto NMR. Playing fields at rear with Pavilion to NE.

5. SITE CONSTRAINTS

TREES Some [redacted] bushes down east side. tree in rear corner of garden/hardstanding

ACCESS/PARKING

LEVELS Flat.

BOUNDARY TREATMENT wire fencing with bushes in places

OTHERS

Re F/2002/5882 (OBS) 6 Tangley Dr
"Whoid a thought it" Wokingham
pub

PLANNING SERVICES	
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	FILE:

Berks.
RG41 2NY
21-11-02

Dear Madam / Sir,

I object to the demolition of the "Whoid a Thought It" pub, Wokingham Without, Nine Mile Ride. It is an old historic landmark + there are already many houses for sale in the area. More houses/flats would add to the traffic on 9 Mile Ride which already has a huge traffic problem. Many accidents have happened at that spot as there is a slight rise which

makes it difficult to see people
+ cars coming + every one goes
much too fast 40 mph limit
needed + speed traps.

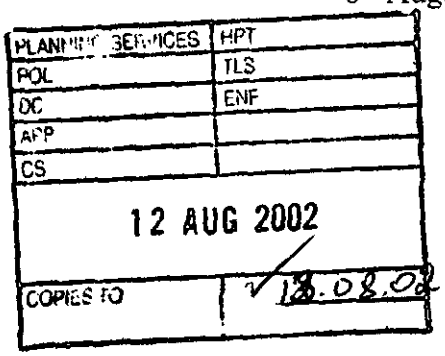
1 object - keep the
building + convert it to 1
dwelling house.
1/0 cars

Mrs Sarah Birch

Parish of St Sebastian
Wokingham Without

'Not without Jesus'

6th August 2002



Ms Angela Odell,
Wokingham Unitary,
Environmental Services Dept.,
Planning Services,
PO Box 157,
Shute End,
Wokingham,
Berkshire, RG40 1WR.

Dear Ms Odell,

Planning Application No. F/2002/5882 Revised plans

Thank you for your letter notifying me of the revised plans with regard to the development of the site of the 'Who Da Thot It' Public House on Nine Mile Ride.

It would appear that no thought has been given in this revision to the needs of the local community. As I indicated in my previous letter, the loss of the public house also represents a loss of parking space for people using the church, school, Pre-School, and other groups that meet on the church and school site. The pub was always very accommodating in allowing use of their car park, and we now experience very great pressure with regard to parking. When there are large funerals in the church, for example, people are forced to park along Nine Mile Ride itself, which is extremely dangerous.

Far from making some parking available to the local community, the current proposals reduce the hard surface covering, and mean that what was once a community facility is now being turned over entirely to private, residential use. I would encourage Wokingham Unitary to give some further thought to the effect on the local community before it allows the current plans to proceed.

Yours sincerely,

Andrew Marsden

Revd Andrew Marsden

The Vicarage, Nine Mile Ride, Wokingham, Berkshire, RG40 3AT
Tel. 01344 761050. Email amarsden@stsebastians.org.uk
Vicar: Revd Andrew Marsden

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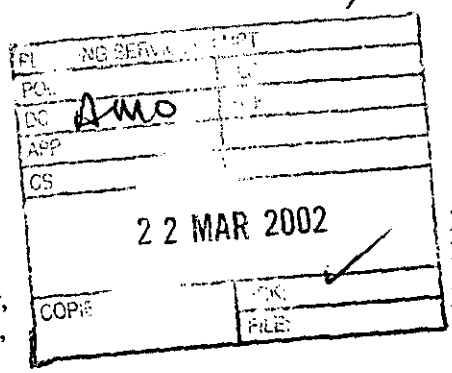

John & Jean Gard
2 St. Sebastian's Close
Wokingham,
Berks RG40 1WR

Ms. Odell
Development Control Officer,
Wokingham District Council,
Wokingham,
Berks RG40 1WR

Dear Ms. Odell,

Ref: **Planning Application F/2002/5882, Flats on the site of the Pub- The Who'd A Tho't It.**

I and my wife live at No. 2 St. Sebastian's Close, Wokingham, Berks, RG40 3XA, which is adjacent to, and overlooks, the site that is the subject of Planning Application F/2002/5882.

St. Sebastian's Close is the access road to The St. Sebastian's pavilion and playing fields. The traffic to the playing fields is sporadic, but times (once or twice a month) the traffic is heavy and parking is at a premium.

In general, we approve of the proposed development that is outlined in F/2002/5882.

I have viewed the Planning application at the Planning offices and we have some immediate concerns. It is possible that we may have other concerns when some of the details of the planning application are explained to us. For example, the title 'amenities' doesn't tell us much.

1. ROAD SAFETY – Nine Mile Ride.

We are concerned that sight lines for traffic entering Nine Mile Ride, from St. Sebastian's Close are maintained. The main users of this junction are parents and children. In the past, vehicles exiting St. Sebastian's Close have been put at risk because the sight lines along Nine Mile Ride have been blocked by signs, rubbish, hedges and parked vehicles on the immediate road verges. The effect of blocking the site lines is that vehicles have to protrude into Nine Mile Ride to see if traffic is approaching. The dangers associated with this action are often to be seen at the Heathlands Rd. / Nine Mile Ride junction a few hundred yards away.

Any construction on the SE corner of the site should not obscure the sight line, conversely the corner cannot be left without some form of obstruction to discourage vehicles parking on the pavement and road verge.

We are concerned that tradesmen's vehicles, materials etc will cause such a traffic hazard, during the construction phase, by parking being allowed on the road verges.

A low wall would discourage tradesmen's (Electricity, BT etc) from parking on the verge once the Apartments have been occupied. Hedges would not be suitable because they could grow and block the sight line. Bin storage at the corner of the site is likely to be of a height to cause a hazard.

2. PARKING – residents and visitors.

The concern that we have is that St. Sebastian's Close would be used as overflow parking for the tenants of the Apartments and their visitors, if insufficient parking was provided.

It is suggested that the parking needs of 7x 2 bed apartments and 2x 3 bed apartments will be satisfied by only 16 parking spaces. I understand that the apartments are intended to be 'quality' apartments, I would be surprised if the car ownership at the site would be less than the number of bedrooms it is proposed would be built. In this area 2 & 3 car families are far from being unusual.

Parking on the access road to the playing fields (St Sebastian's Close) by apartment residents and their visitors, would pose a road safety hazard to the users of the playing fields, especially at weekends and evenings. Many of the people making use of the playing field access road are parents and young children.

We are not averse to some of the existing car parking spaces to the north of the existing building, and opposite our house, being retained as parking for the tenants.

3. REFUSE.

The plans show facilities for the storage and collection of household refuse being situated at the front of the site, adjacent to Nine Mile Ride; I have already mentioned this in section 2. with regard to traffic hazards.

Based upon our own experience, we have calculated that the 9 households would, typically, produce between 20 and 30 bags of rubbish a week, including tins and waste paper. If it were to be stored at the proposed location, especially in plastic bags, it could attract for vermin, vagrants and vandals.

Possibly a health hazard because, at that position, there would be no facilities for hosing down the area.

The proposed location could also provide a focus point for 'fly tippers' and other casual, passing, rubbish dumpers, who would need to pause only for a moment to dump and then be off. There are existing water and drainage facilities farther in to the site, in and next to the recently refurbished storage hut.

4. SECURITY LIGHTING.

In the past we have suffered from badly sited and adjusted security lights throwing light into our bedrooms, we would like to be consulted and the effects on us be considered if street / security lighting is planned.

5. SITE NOISE AND DISTURBANCE FROM ACTIVITIES.

It is our experience of living building sites that unnecessary noise is produced, often at unseemly hours. A major source of disturbance is the noise of radios, and the like, being played. We are know that a building site produces noise, but we would like it to be during mutually agreed, reasonable, working hours.

The foregoing is presented in a spirit of mutual cooperation, and our comments are intended to be constructive, not destructive.

Yours Sincerely,

John Gard Jean Gard

John and Jean Gard

OBS

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13 MAR 2002	
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Mr.&Mrs.L.Ramsay
Penn Cottage
1 St.Sebastians Close
Wokingham
Berkshire
RG40 3XA

Tel. 01344 771391

Angela Odell
Development Control Officer
Wokingham Unitary
Environment Services Dept.
Planning Services
PO Box 157
Shute End
Wokingham
Berks.
RG40 1WR

12th March 2002

Application no. **F/2002/5882**
Site Address: **The Who'd a Thot It, Nine Mile Ride, Wokingham**

Dear Ms.Odell

Please find attached a copy of the email sent to you today with the comments that we wish to make concerning the proposed development at the above site.

We look forward to hearing from you.

Yours sincerely

Louis & Stephanie Ramsay

Stephanie Ramsay

From: Stephanie Ramsay
Sent: 12 March 2002 11:11
To: 'angela.odell@wokingham.gov.uk'
Cc: Louis Ramsay; 'John Gard'; 'angus@soldiers75.freeserve.co.uk'
Subject: Re. F/2002/5882

Dear Ms.Odell

I am emailing you with regard to the above planning application for the site of the 'Who'd a thot It' on Nine Mile Ride. My husband & I live next door at 1, St.Sebastians Close, and are therefore directly affected by whatever proposal is made for that site. I have been into the planning department to view the plans and wish to register our comments concerning the plans as follows:

1) Our primary concern is that this proposal is for a three story building which would impact severely upon the privacy that we currently enjoy in our garden.The plan shows there would be three windows on the third floor that would look directly over our garden and which I doubt any amount of screening from trees or fencing would be able to prevent. We very much enjoy relaxing in our garden but, judging from the height of the proposed building, there would be nowhere in our garden that we could sit without being overlooked.

2) There are currently no other three story buildings within the immediate area and therefore there is no precedence for this.

3) We are concerned as to the proposed siting of the refuse bins as, although I am sure the developer would ensure they are screened, the plans shows them to be right at the entrance to the site abutting St.Sebastians Close and therefore in close proximity to our house. Our bedroom is at the front of the house which would mean that in the summer, with our windows open, there would be the odour from at least six, if not more, waste bins.

4) We would like to know exactly what is planned for the rear of the building as, currently, the plan only describes the area as 'amenities'. This is a very nebulous term which could mean anything. We would therefore request that the developer defines his plans for this area.

5) We would also like to know what potential value the developer is anticipating for each of these apartments as, obviously, the value of ones own property is affected by the value of those around it.

Apart from the above, the overall look of the building seems fairly sympathetic to the area and it would be nice to have landscaped gardens next door rather than the current heap of rubble!

I shall print off a copy of this email to send to you by post, as I am not sure whether you consider emails as a suitable method of making comments on a planning application. We look forward to hearing from you.

Stephanie & Louis Ramsay

Stephanie Ramsay
Targetfour Ltd - ***more than just software solutions***.
Tel: (+0044) 0118 936 4300
Fax: (+0044) 0118 936 4329
email: stephanie.ramsay@targetfour.com

Wokingham Without Parish Council Consultation Sheet

Officer Angela Odell

No F 2002 5882

Proposal demolition of public house and erection of 9 apartments with landscaping and parking. New plans amending windows on N/NE elevation

Site The Who'd a Tho't It, Nine Mile Ride, Wokingham.

PLANNING SERVICES	RPT
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Committee's Comments

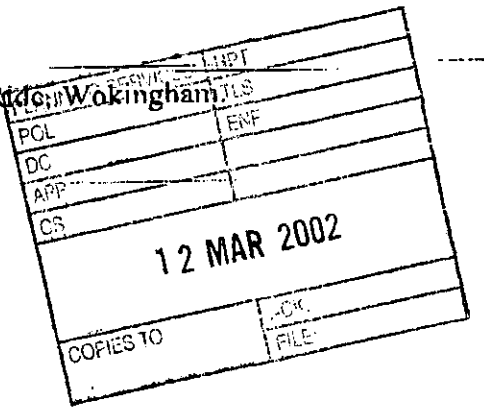
No comments on the amendments, but Council iterate their comments on original application. i.e. it would be helpful if some way could found for St.Sebastian's parents to continue the informal arrangement to use the car park at school open/close time.

Signed :
Clerk to Wokingham Without Parish Council

23 April 2002

Wokingham Without Parish Council Consultation Sheet

Officer	Angela Odell
No	F 2002 5882
Proposal	demolition of public house and erection of 9 apartments with landscaping and parking.
Site	The Who'd a Tho't It, Nine Mile Ride, Wokingham



Committee's Comments

No objections, but Council is aware of the loss of short term parking for parents delivering/collecting children to/from school. It would be helpful if some way could found for them to continue the informal arrangement to use the car park at peak time.

Signed : _____
Clerk to Wokingham Without Parish Council

12 March 2002

Angela Odell

From: Andy Glencross
Sent: 08 March 2002 16:07
To: Angela Odell
Subject: Planning Application F/2002/5882 The Who Da Thot It Pub Nine Mile Ride Wokingham

Hi Angela

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition.**

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

Wokingham Without Parish Council Consultation Sheet

Officer	Angela Odell
No	F 2002 5882
Proposal	demolition of public house and erection of 9 apartments with landscaping and parking. Resited, reduced floor area, NE elevation windows removed, etc.
Site	The Who'd a Tho't It, Nine Mile Ride, Wokingham. FURTHER REVISED PLANS

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Committee's Comments

The extra car places noted, which committee hope will be for public use, or more particularly parents collecting/dropping off to school. If so can there be signs indicating availability/priorityfor such use, and responsibility for maintainenance clear?

Signed : _____
Clerk to Wokingham Without Parish Council

06 August 2002

29 JUL 2002

R 12/8

Date: 25 July 2002

To: Landscape & Trees

We have received Revised Plans for the following planning application:

Application Number: F/2002/5882

Location: The Who Da Thot It, Nine Mile Ride, Wokingham.

Proposal: Proposed demolition of public house and erection of 9 apartments with landscaping and parking.

Applicant: Hodson Developments Ltd C/O The Graham Whitehouse Practice.

Case Officer: Angela Odell

The new plans show the following: Resiting & reduction in floor area to no more than 951sq m external gross. Fenestration removed from the NE elevation. Revisions to front boundary treatment - fencing to rear of hedging and entrance gates to proposed access. Hard surface covering on site limited to 775 sq m (from 1630 sq m). Reduction in front elevation (accommodation limited to rear of the site & front roof level lowered). Drawing nos: 1787/02b, 1787/SK5A, /SK10B, /SK11B, /SK12B, /SK13B & /SK14.

Comments are required by 15/08/2002.

NO CA
TPO 1028 | 2001

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

NE previously commented.

The proposed revisions have no arboricultural implications.
Please see previous comments concerning conditions etc.

Neil Ethersgton
6/8/02

Date: 25 July 2002

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2002/5882

Location: The Who Da Thot It, Nine Mile Ride, Wokingham.

Proposal: Proposed demolition of public house and erection of 9 apartments with landscaping and parking.

Applicant: Hodson Developments Ltd C/O The Graham Whitehouse Practice.

Case Officer: Angela Odell

The new plans show the following: Resiting & reduction in floor area to no more than 951sq m external gross. Fenestration removed from the NE elevation. Revisions to front boundary treatment - fencing to rear of hedging and entrance gates to proposed access. Hard surface covering on site limited to 775 sq m (from 1630 sq m). Reduction in front elevation (accommodation limited to rear of the site & front roof level lowered). Drawing nos: 1787/02b, 1787/SK5A, /SK10B, /SK11B, /SK12B, /SK13B & /SK14.

Comments are required by 15/08/2002.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

Additional condition – C139 (INSERT: 7 metres), R139.

Comment.

Cycle parking as proposed is not acceptable - it is to be secure and covered. It may be possible to relocate it adjacent to the building in a position that is well over-looked.

Angela Odell

From: Andy Glencross
Sent: 18 April 2002 16:51
To: Angela Odell
Subject: PA F/2002/5882 The Who'd a Thot it Public House Nine Mile Ride Crowthorne

Hi Angela

I am satisfied that this development is unlikely to have an adverse affect on the local bat population.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

St Sebastian's Church

The Parish Centre, Nine Mile Ride,
Wokingham Without , Berks, RG40 3AT
01344 761050
Vicar Revd Andrew Marsden

5882

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23 MAR 2002

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Wokingham Unitary
Environmental Services Dept
Planning Services
PO Box 157
Shute End
WOKINGHAM
RG40 1WR

21st March 2002

Dear Sir

Application Number: F/2002/5882
Site Address: Tha Who Da Thot It, Nine Mile Ride, Wokingham.

Whilst I have no objection to the planning application for the building of nine apartment on the above site, I would point out that we shall be loosing an area which had been used for community parking, with the kind permission of the Manager of Tha Who Da Thot It.
Whilst the Pavilion has its own private car park, the School, Church & Pre-School have very little parking space.
In the circumstances could you please give consideration to an area set aside for community parking, for those who use, St Sebastian's School, St Sebastian's Church & the Pre-School.

Yours faithfully

Revd Andrew Marsden

'Not without Jesus'

MEMORANDUM

To: Angela Odell – Development Control **Date:** 19th April 2002

Application F/2002/5882

Site: The Who Da Thot It, Nine Mile Ride, Crowthorne.

Proposal: Proposed demolition of public house and erection of 9 apartments with landscaping and parking.

Does this development constitute a loss of a local facility that will encourage nearby residents to travel by car to a similar facility if lost? If so then it should be resisted.

The proposal makes no provision for cycle storage which to comply with the Council's Cycling strategy would require the minimum provision of 9 safe, secure, covered easily accessible spaces.

The proposal may present an opportunity to improve upon the pedestrian severance along the pavement of Nine Mile Ride. Investigations with the Highway Section should be made to ascertain whether the vehicular access to the site could be via St.Sebastian Close and if so there would this benefit pedestrians on Nine Mile Ride.

A contribution should be sought to improve bus waiting facilities close to the site.

These comments are made pursuant to Objectives 1, 2, 3, 5 and 9 of the Wokingham Local Transport Plan, the cycle parking requirements for new developments and Policy WCS8 of the Cycling Strategy for Wokingham and Local Plan Policies WT3 :Modal Split, and WT11: Public Transport Provision and Improvement .

Stephen Kempka
Senior Transport Planner
Ext. 6488

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 26th May 2002

Location: The Who Da Thot it, Nine Mile Ride, Wokingham Without.

Proposal: Proposed demolition of public house and erection of 9 apartments with landscaping and parking.

Application Number: F/2002/5882

In response to your consultation dated 5th March 2002 for the above application, the arboricultural comments are as follows:

I have no objection to planning permission being granted.

Last year I included the best trees on this site in Tree preservation order Number 1028/2001. The relationship between proposed development and these trees is good. Adequate space has also been left for new planting.

If planning permission is granted please attach conditions requiring that details of tree protection measures and a landscape scheme are submitted and approved prior to development commencing.

Neil Etherington
Senior Arboriculturist

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Angela Odell Development Control	Your Ref:	F/2002/5882
From:	John Mullaney Environmental Heath	My Ref:	425
		Date.	13/03/02

PROPOSED DEMOLITION OF PUBLIC HOUSE AND ERECTION OF 9 APARTMENTS

The Who Da Tho It, Nine Mile Ride

These proposals have been evaluated and I have no environmental health objections to the application but would recommend that standard planning condition C070 regarding hours of work is attached should planning consent be granted.

John Mullaney

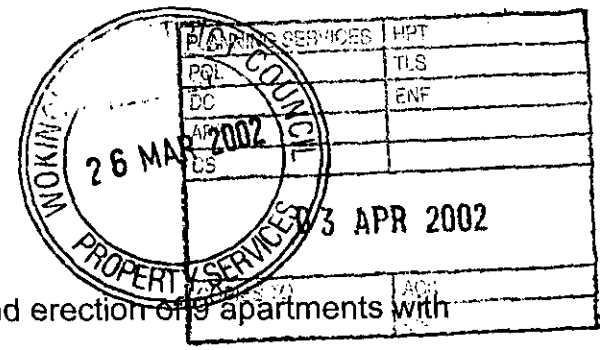
J R MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

Please see Part I for plans.

To:
Property Dept
Peter Anderson

From: Angela Odell

Date: 25 March 2002



Application Number: F/2002/5882

Proposal: Proposed demolition of public house and erection of 9 apartments with landscaping and parking..

Site Address:
The Who Da Thot It, Nine Mile Ride, , Wokingham.

Applicant:
Hodson Developments Ltd C/O The Graham Whitehouse Practice.

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

Angela,

We have examined these plans and have no objections to them

Peter J Anderson

Peter J. Anderson
Technical Assistant Estates Unit.

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 05 March 2002

Application Number: F/2002/5882

Proposal: Proposed demolition of public house and erection of 9 apartments with landscaping and parking.

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
The Who'D a Thot It, Nine Mile Ride, , Wokingham.

Applicant:
Hodson Developments Ltd C/O The Graham Whitehouse Practice.

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).

1/ C122, R122

2/ C129, R129

3/ C130, R130

4/ C137 (INSERT: apartments), R137.

5/ C140 (INSERT: 7 metres), R140.

6/ C123, R123.

7/ C124, R124

8/ C132, R132

NOT.

Signed: _____ **Print name:** Adam 13/03/02.

NB. It would be acceptable to provide cycle parking in place of 1/2 parking spaces.

AO

SRS

PLANNING SERVICES	HPT	MR R. SMITH
POL	TLS	
DC	ETF	8A GROVE CLOSE
APP		
CS		WOKINGHAM
	01 AUG 2002	PARKS. RG403NA
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	FILE:	

TEL. 01344 762646

JULY 30TH 2002.

REF. F/2002/5882.
THE WHO'DA THOT IT PUBLIC HOUSE.

Dear MISS ODELL,

With reference to the above redevelopment I have the following query(s) regarding probable access changes to my above home.

I live in a PARKHOME sited in the rear garden of No 8 GROVE CLOSE my daughter's home. I have a site licence for life as both my wife and myself are both disabled.

When we moved in here, we had to have permission from owners of the Who'da thot it pub, to use their entrance and car park to bring in the transporters carrying the mobile home, and also permission from St. Sebastians to cross their playing fields to my site.

My concern is, should I ever have to move my home, will there be enough width of roadway to accommodate transporters, and would permission be granted. It's just a thought as I don't expect to move, but who knows what may happen in the future? I would appreciate your comments.

Thankyou.

Yours sincerely

[signature]

ST. SEBASTIAN'S PLAYING FIELD TRUST

Registered Charity 294719
Clerk to Trustees,
Anne Wolton
01344 771183

Heathlands Farm,
Honey Hill,
Wokingham,
Berkshire RG40 3BG
0118 978 2777

16 April 2002

Direct Line: 020 7851 2504
Direct Fax: 020 7439 4075
E-mail: sc@topgroup.co.uk

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

By Facsimile to 0118 974 6484

Dear Ms Cronin

THE WHO'D A THO'T IT PUBLIC HOUSE, NINE MILE RIDE, WOKINGHAM

I refer to our correspondence last year and in particular your letter dated 17 February 2001. Since that time a planning application has been made by Hodson Developments Limited for eight flats, presumably following advice given by yourself or your assistants.

This unfortunate proposal has been the subject of some discussion with Hodson Developments who confirm that they would prefer to be working in conjunction with the St Sebastian's Playing Field Trust and Wokingham District Council to achieve mutual objectives. They advise me however that attempts to discuss alternative forms of development have been made but have not been met with any enthusiasm from your Department. I am sure that your own assistants would have a different view of this particular statement!

It is clear, however, from the application submitted that the landowners who acquired this site unconditionally when the pub failed have followed a precipitous route through the UDP policies and in doing so the drawings submitted (and now revised) give rise to a proposal which is unattractive for the following reasons:

1. A single block of eight flats is entirely out of character with the immediate locality.

2. The siting of the proposed building is inappropriate although it slavishly follows the size and general location of the footprint of the public house which is now closed.

3. The car park proposed on the frontage to Nine Mile Ride creates an unwelcome visible intrusion and is inappropriate.

4. Piecemeal development of this site in isolation to the adjoining properties offers no solutions to the car parking problems referred to in my earlier letter to you dated 10 October 2001, a copy of which is attached for ease of reference.

Common sense dictates that the Developer, the Trustees and the Council should be working together combining our interests and seeking to resolve some important community issues at the

Trustees: Mark Hall • Keith Hunt • Colin Macey • Trevor Osborne F.R.I.C.S. • Peter Sturgess C.Eng. M.I.P.E. • Peter Wolton BSc.

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Amo
18 APR 2002
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same time as achieving the appropriate redevelopment of the Who'd A Tho't It site. To reiterate some of the issues I would mention the following:

1. The Trustees would be agreeable to the use of its access road in order to avoid a further access onto Nine Mile Ride.

2. The Trustees would be willing for its redundant strip of land to the west of the site to be incorporated in the development.

3. The closure of the car park to the Public House has created a difficult and dangerous arrangement in relation to car parking for the Church, the Community Centre, the Pavilion at the playing field and the School. It is important that these issues are considered now before any permission is granted in respect of the Who'd A Tho't It site in the hope that the form of development can be achieved which would resolve the difficulties of car parking, dropping off and collection and vehicle movements on this and adjoining sites.

4. The Council has surplus land after the sale of Council housing which is capable of being included within the combined sites in order to achieve a better development overall and at the same time raising capital for the benefit of rate payers.

I believe that whilst the foregoing list is not exhaustive it does point to some desirable objectives which would certainly be attractive to the Trustees, the Church, the School and to local people. It seems inescapable that the objectives would not be keenly supported by Wokingham Council. In order to make progress however, to achieve a project which responds to these objectives it is essential that the Council in its capacity as property owner plays its proper part in discussions together with the Trustees and the developers. It is only if all parties meet together with the Planning Officer, perhaps with Local Councillors in attendance, that we shall be able to agree a mutually satisfactory approach to these issues. I would ask you to urgently arrange such a meeting and at the same time to seek the agreement of Hodson Developments to a deferral of the planning application in order to provide an opportunity for proper discussions to take place. In view of the time that has elapsed this matter is now urgent and unless the Council takes the initiative with the support of its Property Officer then the community will be losing out on an opportunity to improve the locality.

I would be available for a meeting on Friday 19 April. I realise that this is short notice but I think the matter is of sufficient important for us to make energetic efforts in this respect.

With kind regards,

Yours sincerely

TREVOR OSBORNE

Enc.

cc: Simon Pascoe Esq – Hodson Developments Limited
Peter Walton Esq – Chairman, St Sebastian's Playing Fields Trustees
Reverend Andrew Marsden – St Sebastian's C of E Church
Colin Rouse Esq - Headmaster, St Sebastian's School
Jane Earl – Chief Executive, Wokingham District Council
Mark Sartorio Esq – Chief Property Officer
Mrs Angela Odell – Senior Planner, Wokingham District Council
Trevor Watson Esq – Development Control Manager, Wokingham District Council

ST. SEBASTIAN'S PLAYING FIELD TRUST

Registered Charity 294719
Clerk to Trustees,
Anne Wolton
01344 771183

Heathlands Farm,
Honey Hill,
Wokingham,
Berkshire RG40 3BG
0118 978 2777

Direct Line: 020 7851 2504
Direct Fax: 020 7439 4075
E-mail: sc@topgroup.co.uk

10 October 2001

Ms Anna Cronin
Planning Officer
Wokingham District Council
Civic Offices
Shute End
Wokingham
RG40 1BN

Dear Anna

WHO'D A THO'T IT PUBLIC HOUSE, ST SEBASTIAN'S PLAYING FIELD & WOKINGHAM DISTRICT COUNCIL'S OWNERSHIP AT GROVE COTTAGES

As I think you are aware, I am a Trustee of the St Sebastian's Playing Field Trust and we are concerned to note that the Who'd A Tho't It public house has been sold to Hodson Developments - no doubt for residential development. I enclose a plan upon which the property is shown by blue edging. I have also shown on the plan in yellow the approximate area of land which I believe to be owned by the District Council and which was excluded from the sale of individual Grove Cottages to tenants. In red edging I have shown the land owned by the Playing Field Trust which is surplus to requirements and which constitutes the former access to the Playing Fields prior to the construction of the access road shown in brown. If the Council are minded to include its yellow land in any development of the public house, we would be minded to include our land edged red.

In addition, we would be minded to negotiate with the developer for the use of the access road which currently serves three houses erected to a slightly different layout to that shown on my plan as well as access to the playing field and its car park. This is a private road maintainable by the Trustees with contributions from the three householders who also benefit from access. There is no access from the road onto the public house site.

A further problem has arisen in relation to car parking in relation to the adjoining St Sebastian's C of E Primary School. In the past it was common practice for parents to park in the pub car park and to then take their children across the land of the Playing Field Trust into the school site in the position showing pedestrians or thereabouts on the plan. The closure of the Who'd A Tho't It and the obstruction of the access into its car park has meant that this facility has no longer been available with the result that parents now park in the playing field car park which is a matter of some concern. Limited car parking occurs adjoining the Church Hall and there is a further point of access to the school from Heathlands Road. It does seem to me to be important at this stage to contemplate this inevitable car access problem in any arrangements which are made for the development of the public house site. It further occurs to me that this is an opportunity to close the vehicular entrance into the pub in favour of utilising the single entrance formed by the Trustees' new access road which should be more than adequate to service the development of

Trustees: Mark Hall • Keith Hunt • Colin Macey • Trevor Osborne F.R.I.C.S. • Peter Sturgess C.Eng. M.I.P.E. • Peter Wolton B.Sc.

the blue, red and yellow land. I would imagine that the traffic engineers would be opposed to a further point of access onto Nine Mile Ride for residents on the pub site bearing in mind the heavy traffic that the road now carries and the danger of opening up another access so close to the entrance to the playing fields.

I felt I should make these points to you because it is important in contemplating the development of the pub site to unify the three parts of land and to come to some resolution of the car parking issues. I would be happy to meet with you and Hodson Developments, the owners of the Who'd A Tho't It public house and perhaps Marc Sartorio too in order to discuss these issues.

With best wishes.

Yours sincerely



TREVOR OSBORNE

Enc.

Please reply to 70 Conduit Street, London W1S 2GF

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15 APR 2002	
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Ms. Odell
Development Control Officer,
Wokingham District Council,
Wokingham,
Berks RG40 1WR

John & Jean Gard
2 St. Sebastian's Close
Wokingham,
Berks RG40 1WR

Dear Ms. Odell,

Ref: **Planning Application F/2002/588, Flats on the site of the Pub- The Who'd A Tho't It**.

I and my wife live at No. 2 St. Sebastian's Close, Wokingham, Berks, RG40 3XA, which is adjacent to, and overlooks, the site that is the subject of Planning Application F/2002/588.

St. Sebastian's Close is the access road to The St. Sebastian's pavilion and playing fields. The traffic to the playing fields is sporadic, but times (once or twice a month) the traffic is heavy and parking is at a premium.

In general, we approve of the proposed development that is outlined in F/2002/588.

I have viewed the Planning application at the Planning offices and we have some immediate concerns. It is possible that we may have other concerns when some of the details of the planning application are explained to us. For example, the title 'amenities' doesn't tell us much.

1. ROAD SAFETY – Nine Mile Ride.

We are concerned that sight lines for traffic entering Nine Mile Ride, from St. Sebastian's Close are maintained. The main users of this junction are parents and children. In the past, vehicles exiting St. Sebastian's Close have been put at risk because the sight lines along Nine Mile Ride have been blocked by signs, rubbish, hedges and parked vehicles on the immediate road verges. The effect of blocking the site lines is that vehicles have to protrude into Nine Mile Ride to see if traffic is approaching. The dangers associated with this action are often to be seen at the Heathlands Rd. / Nine Mile Ride junction a few hundred yards away.

Any construction on the SE corner of the site should not obscure the sight line, conversely the corner cannot be left without some form of obstruction to discourage vehicles parking on the pavement and road verge.

We are concerned that tradesmen's vehicles, materials etc will cause such a traffic hazard, during the construction phase, by parking being allowed on the road verges.

A low wall would discourage tradesmen's (Electricity, BT etc) from parking on the verge once the Apartments have been occupied. Hedges would not be suitable because they could grow and block the sight line. Bin storage at the corner of the site is likely to be of a height to cause a hazard.

2. PARKING – residents and visitors.

The concern that we have is that St. Sebastian's Close would be used as overflow parking for the tenants of the Apartments and their visitors, if insufficient parking was provided.

It is suggested that the parking needs of 7x 2 bed apartments and 2x 3 bed apartments will be satisfied by only 16 parking spaces. I understand that the apartments are intended to be 'quality' apartments, I would be surprised if the car ownership at the site would be less than the number of bedrooms it is proposed would be built. In this area 2 & 3 car families are far from being unusual.

Parking on the access road to the playing fields (St Sebastian's Close) by apartment residents and their visitors, would pose a road safety hazard to the users of the playing fields, especially at weekends and evenings. Many of the people making use of the playing field access road are parents and young children.

We are not averse to some of the existing car parking spaces to the north of the existing building, and opposite our house, being retained as parking for the tenants.

3. REFUSE.

The plans show facilities for the storage and collection of household refuse being situated at the front of the site, adjacent to Nine Mile Ride; I have already mentioned this in section 2. with regard to traffic hazards.

Based upon our own experience, we have calculated that the 9 households would, typically, produce between 20 and 30 bags of rubbish a week, including tins and waste paper. If it were to be stored at the proposed location, especially in plastic bags, it could attract for vermin, vagrants and vandals.

Possibly a health hazard because, at that position, there would be no facilities for hosing down the area.

The proposed location could also provide a focus point for 'fly tippers' and other casual, passing, rubbish dumpers, who would need to pause only for a moment to dump and then be off. There are existing water and drainage facilities farther in to the site, in and next to the recently refurbished storage hut.

4. SECURITY LIGHTING.

In the past we have suffered from badly sited and adjusted security lights throwing light into our bedrooms, we would like to be consulted and the effects on us be considered if street / security lighting is planned.

5. SITE NOISE AND DISTURBANCE FROM ACTIVITIES.

It is our experience of living building sites that unnecessary noise is produced, often at unseemly hours. A major source of disturbance is the noise of radios, and the like, being played. We are know that a building site produces noise, but we would like it to be during mutually agreed, reasonable, working hours.

The foregoing is presented in a spirit of mutual cooperation, and our comments are intended to be constructive, not destructive.

Yours Sincerely,

John and Jean Gard

Environmental Services Department
P O Box 157
Shute End
Wokingham
Berks., RG40 1WR

1955

Dear Sir/Madam,

Thank you for your interest in Planning Application No. F/2002/5882

You can contact the Central Support Team on Tel. No. (0118) 974 6428 or 974 6429 if you require further information, but only written comments can be taken into consideration when determining the application. Due to the level of correspondence received on planning applications, we are unable to respond to letters on an individual basis.

We will, however, let you know the outcome as soon as a decision is made.

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12 MAR 2002

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	FILE:

Angela Odell

From: Stephanie Ramsay [Stephanie.Ramsay@targetfour.com]
Sent: 12 March 2002 11:11
To: 'angela.odell@wokingham.gov.uk'
Cc: Louis Ramsay; 'John Gard'; 'angus@soldiers75.freeserve.co.uk'
Subject: Re. F/2002/5882

No postal address

Dear Ms.Odell

I am emailing you with regard to the above planning application for the site of the 'Who'd a thot It' on Nine Mile Ride.
My husband & I live next door at 1, St.Sebastians Close, and are therefore directly affected by whatever proposal is made for that site. I have been into the planning department to view the plans and wish to register our comments concerning the plans as follows:

1) Our primary concern is that this proposal is for a three story building which would impact severely upon the privacy that we currently enjoy in our garden.The plan shows there would be three windows on the third floor that would look directly over our garden and which I doubt any amount of screening from trees or fencing would be able to prevent. We very much enjoy relaxing in our garden but, judging from the height of the proposed building, there would be nowhere in our garden that we could sit without being overlooked.

2) There are currently no other three story buildings within the immediate area and therefore there is no precedence for this.

3) We are concerned as to the proposed siting of the refuse bins as, although I am sure the developer would ensure they are screened, the plans shows them to be right at the entrance to the site abutting St.Sebastians Close and therefore in close proximity to our house. Our bedroom is at the front of the house which would mean that in the summer, with our windows open, there would be the odour from at least six, if not more, waste bins.

4) We would like to know exactly what is planned for the rear of the building as, currently, the plan only describes the area as 'amenities'. This is a very nebulous term which could mean anything. We would therefore request that the developer defines his plans for this area.

5) We would also like to know what potential value the developer is anticipating for each of these apartments as, obviously, the value of ones own property is affected by the value of those around it.

Apart from the above, the overall look of the building seems fairly sympathetic to the area and it would be nice to have landscaped gardens next door rather than the current heap of rubble!

I shall print off a copy of this email to send to you by post, as I am not sure whether you consider emails as a suitable method of making comments on a planning application. We look forward to hearing from you.

Stephanie & Louis Ramsay

Stephanie Ramsay
Targetfour Ltd - more than just software solutions
Tel: (+0044) 0118 936 4300
Fax: (+0044) 0118 936 4329
email: stephanie.ramsay@targetfour.com

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****

Saint Sebastian's Church of England (aided) Primary School

Nine Mile Ride, Wokingham, Berkshire. RG40 3AT

Tel and fax: 01344 772427
Email: admin.stsebastians@wokingham.gov.uk
Web: www.st-sebastians.wokingham.sch.uk

Headteacher: Colin G. Rouse

REPLY BY
6 AUG 2002

PLANNING SERVICES | HPT
TW
58898
23 JUL 2002

12th July 2002

Ms. A Cronin,
Planning & Transportation Dept.,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire
RG40 1WN

Dear Ms. Cronin,

With regard to Planning Application F/2002/588[2] - Who'D A Tho't It development.

I understand that the above planning application is being applied for. As a school we have a major problem with car parking facilities and we would like you to reconsider this in the event of any future developments on this site. Maybe the road could be adopted by the Council for instance.

Due to the increased level of vandalism we are experiencing here on the school site, which we believe is due to the deterioration of the Who'D A Tho't site, we would like to enquire whenan agreement for development on this site is likely to happen.

Yours sincerely

Jean Ashford
Acting Headteacher

school achievement award
Department for Education and Employment

WOKINGHAM UNITARY
Aiming for Excellence

Sandra Bayden

From: Sandra Bayden
Sent: 23 July 2002 11:29
To: Admin.StSebastians
Subject: Planning Application F/2002/5882 - Who'd A Thot It

FAO Jean Ashfield, Acting Headteacher

Thank you for your letter dated 12 July, addressed to Anna Cronin, regarding the above planning application.

Your letter has been passed to Trevor Watson, Development Control Manager for reply in the absence of the case officer, Angela Odell.

Regards,

Sandra Bayden
Management Support Assistant (Planning Services)
Environmental Services Department
Wokingham District Council
Direct Line: (0118) 974 6426
Fax: (0118) 974 6484
Email: Sandra.Bayden@wokingham.gov.uk
www.wokingham.gov.uk

Memo

To: Angela Odell

From: Conrad Moore

Date: 09/08/02

Re: **Policy Comments upon F/2002/5882**

Proposed demolition of public house and erection of 9 apartments with landscaping and parking at The Who Da Thought It, Nine Mile Ride, Wokingham.

These comments are made in relation to revised details submitted to policy on 26/07/02.

Overall Strategy Policies

The Part Two Local Plan Inspector has stated that outside identified settlements it is intended to limit development to that which is appropriate to the countryside or for which a rural location is essential. This site should be regarded as not suitable for additional dwellings in that it is too far from a reasonable level of facilities to enable sustainable development to be obtained. Another housing site to look at for relevant comments is at Ravenswood, Wokingham Without on pages 5-163 to 5.166 that faces this proposed site, across Nine Mile Ride. Ravenswood offered brownfield development like this site, but the Inspector saw significant disadvantages such as its poor relationship to Pinewood and that it would be heavily reliant on car borne travel (contrary to national planning policy).

Policy WOS2 is re-worded to take account of PPG3 requirements of a sequential approach to housing. PPG 3 – *Housing* states in Paragraph 65 in respect of developing outside urban areas that:

"Where development has to take place outside urban areas, the Government is looking to local planning authorities to utilize the most sustainable option."

This site is clearly located away from Settlement boundaries in the wider area. It is not a sustainable location. This site is outside the Pinewood Settlement boundary – although a category A settlement. The recommended wording does not allow building on land clearly outside the settlement and beyond its edge.

This must be weighed with the fact that this site has an established commercial use and the site can be considered brownfield.

The application may be subject to potential planning obligations contained in Policy WOS4. (Please note that there is a report to full cabinet on 7th January 02 regarding the adoption of new supplementary planning guidance on planning obligations). Appropriate contributions will be negotiated with all developers of sites of 10 or more dwellings, or the residential development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development comprises 10 or more dwellings. Clearly this site falls outside this threshold. However, it is important to note that where a development of less than 10 dwellings takes place in close proximity to or as an extension to another development then the Council will consider whether any contribution is justified by the cumulative impact of the developments. This may be such a place as I note that there appears to be relatively new development in this vicinity, and the need is compounded by its isolated location. For example the use of travel plans to minimise the use of the private car could be explored, if appropriate.

Countryside Policies

PPG 7 makes clear that the Government policy is that the countryside should be safeguarded for its own sake and non-renewable and natural resources should be afforded protection. The site is on a Green Route and subject to Policy WBE12. The Local Plan Inspector has supported this policy. Detailed comments from both Catherine Brimble and the Tree Section should be sought, as I note that trees exist on the site. They may be physically damaged by construction and potentially impeded from future growth. Ground compaction and proximity to the building and road could affect both roots and crown of adjacent trees. These factors could threaten their longevity. These are factors to consider under Policy WBE11. The Inspector has recommended re-formatting the Policy, but the factors to take into account remain the same. Landscape enhancement will need to be considered as the site is on a Green Route (WBE12) and within the Gap (WCC2) and as part of Policy WRE4 also.

PPG 7 was amended in March 2001 to "encourage rural enterprise". The commercial site is within the countryside. Paragraphs 3.8 to 3.11 deal with rural business. PPG 7 encourages business re-use of buildings rather than redevelopment in paragraphs 3.14 to 3.17. The Part Two Local Plan Inspector has commented on this in paragraphs 2.55 and 2.57 on page 2-12 of the Local Plan Report. Similarly on this issue the Local Plan Inspector has not amended Policy WCC5. This policy encourages re-use of buildings, not redevelopment and accords with PPG 7. It should be regarded as further evidence of why business re-use should be encouraged over residential. It should not be used to circumvent normal planning policies on new building in the countryside. Residential re-use should be considered as a final option. There is still no evidence accompanying this application of the efforts to secure other commercial uses in this location and the retention of the existing building. *Adopted Berkshire Structure Plan (incorporating 1997 modifications)* reflects this in Policies C1 and H5 approach. Structure Plan policy C2 is similarly reflected in the *Wokingham District Local Plan (Deposit Draft, As Amended)* Policy WCC1.

The site is within the countryside and the *Adopted Berkshire Structure Plan (incorporating 1997modifications)* C2 applies. The proposal does meet criterion (ii) of the three permitted criteria. However in the last paragraph the proposal has to be appropriate in scale, form, impact, and is acceptable in terms of other policies. Structure Plan policy C2 is similarly reflected in the *Wokingham District Local Plan (Deposit Draft, As Amended)* Policy WCC1. Policy WCC1 applies and the broad principle may have been considered acceptable under Category F - however the Local Plan Inspector has deleted this category. The Inspectors comments were:

There may be existing sites in rural areas that offer the opportunity for redevelopment without compromising countryside objectives. These could include contaminated or derelict sites and may offer the opportunity for environmental improvement. On the other hand, such sites are likely to be in locations away from existing services and facilities and poorly served by transport options other than the private car. Each case would need to be judged on its merits as an exception to the Plan. In the circumstances, category F) should be deleted and no provision added to refer to the redevelopment of brownfield sites.

The concerns regarding the location of a housing site in the countryside remain. The building appears to be unacceptably larger than that which exists on site also.

Policy WRE4 will also apply. The supporting text in paragraph 7.64 is important in that it must assist the rural economy and enhance the rural environment. Residential re-use will have minimal effect on the rural economy as stated in PPG 7. The Local Plan Inspector has altered the wording in Paragraph 7.184 of the Local Plan Report. The Inspector cross-links the policy with policies WBE1 and WBE2. Residential re-use can be considered but I would suggest that in accordance with PPG 7 that states it is preferable for re-use as opposed to redevelopment and business re-use should be sought. It should not be used to circumvent normal planning policies on new house building in the countryside. This is also reflected in supporting text the rural economy in paragraphs 7.52 to 7.56 and to Policy WRE2 in paragraph 7.60. Residential re-use should be considered as a final option, not redevelopment. There is still no evidence accompanying this application of the efforts to secure other types of business and commercial enterprises.

Gap and Green Wedge Policy
The site is within a strategic gap identified in the Structure Plan, permitted by Paragraph 5.31 of the *Adopted Berkshire Structure Plan (incorporating 1997 modifications)* between Wokingham and Crowthorne. The Local Plan Inspector has not removed the gap designation in this location, in paragraph 2.134 of the Local Plan report. As such the *Adopted Berkshire Structure Plan (incorporating 1997modifications)* Policy C6 applies. The increase of the number of dwellings and the creation of garden curtilage may adversely affect the countryside character and lose the functions of settlement separation set out in Paragraph 5.28. The building appears to be unacceptably larger than that which exists on site also. The policy wording identifies coalescence and increased urbanised character as potential threats to be avoided. These concerns are similarly reflected in the *Wokingham District Local Plan (Deposit Draft, As Amended)* Policy WCC2.

Discuss the landscape issues and implications with Catherine Brimble. As well as impacts from potential permitted development new building, the urbanising effects from domestic use, and lighting should also be taken into account.

Housing Policies
This site is unidentified in the *Wokingham District Local Plan (Deposit Draft, As Amended).* Therefore Policy WH1 applies. The version in the Local Plan has been recommended by the Local Plan Inspector for deletion and replaced by a version recommended in Paragraph 5.165 of the Report. This demands that development should be within settlements and use sustainable development criteria. This site fails on a number of the suggested criteria. *Adopted Berkshire Structure Plan (incorporating 1997 modifications)* Policy H4 also reflects this approach and this proposal can be considered contrary to this.

The site does offer smaller dwelling types sought in the District, in accordance with Policy WH6. The Local Plan Inspector particularly on smaller house types supported this Policy in paragraph 5.1006 of the Report, but in such a location it is unlikely to help those in need, and will not accord with other provisions of the Plan.

Highways
You will need to consider this against the Local Transport Plan. Consideration will also need to take account of the latest PPG13. The Highways Team will comment on these aspects, including Highway Safety (Policy WT7) and Parking Provision (Policy WT6). These issues are also reflected in the Berkshire Structure Plan policies T1, T4, T7 and LD5.

Conclusion
Arguments in favour would appear to be that the site is brownfield. The site offers the smaller house types needed in the District. However I advise that clear policy objections would still outweigh these on the basis of:

- Business re-uses have not been sought and/or evidenced – PPG 7 & Policies WCC5 and WRE4 supporting text;
- The site is not in a sustainable location for a housing site – PPG 3, Policies WCC1 & WOS2;
- Increase in development on site within the countryside – PPG 7 & Policies WCC1 & WCC2;

There may be concerns regarding:

- Trees and impact on the Green Route – Policies WBE 11 & WBE 12;
- Highway aspects in that will not minimise use of private car and highway safety – PPG 13;
- Coalescence and urbanisation effects on the Gap and Green Wedge – Policy WCC2;

Conrad Moore
Policy and Plans Team.

Seen

Memo

To: Angela Odell

From: Conrad Moore

Date: 19/03/02

Re: **Policy Comments upon F/2002/5882**

Proposed demolition of public house and erection of 9 apartments with landscaping and parking at The Who Da Thought It, Nine Mile Ride, Wokingham.

Overall Strategy Policies

The Part Two Local Plan Inspector has stated that outside identified settlements it is intended to limit development to that which is appropriate to the countryside or for which a rural location is essential. This site should be regarded as not suitable for additional dwellings in that it is too far from a reasonable level of facilities to enable sustainable development to be obtained. Another housing site to look at for relevant comments is at Ravenswood, Wokingham Without on pages 5-163 to 5.166 that faces this proposed site, across Nine Mile Ride. Ravenswood offered brownfield development like this site, but the Inspector saw significant disadvantages such as its poor relationship to Pinewood and that it would be heavily reliant on car borne travel (contrary to national planning policy).

Policy WOS2 is re-worded to take account of PPG3 requirements of a sequential approach to housing. PPG 3 – *Housing* states in Paragraph 65 in respect of developing outside urban areas that:
"*Where development has to take place outside urban areas, the Government is looking to local planning authorities to utilize the most sustainable option.*"
This site is clearly located away from Settlement boundaries in the wider area. It is not a sustainable location. This site is outside the Pinewood Settlement boundary – although a category A settlement. The recommended wording does not allow building on land clearly outside the settlement and beyond its edge. This must be weighed with the fact that this site has an established commercial use and the site can be considered brownfield.

The application may be subject to potential planning obligations contained in Policy WOS4. (Please note that there is a report to full cabinet on 7th January 02 regarding the adoption of new supplementary planning guidance on planning obligations). Appropriate contributions will be negotiated with all developers of sites of 10 or more dwellings, or the residential development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development comprises 10 or more dwellings. Clearly this site falls outside this threshold. However, it is important to note that where a development of less than 10 dwellings takes place in close proximity to or as an extension to another development then the Council will consider whether any contribution is justified by the cumulative impact of the developments. This may be such a place as I note that there appears to be relatively new development in this vicinity, and the need is compounded by its isolated location. For example the use of travel plans to minimise the use of the private car could be explored, if appropriate.

Countryside Policies

PPG 7 makes clear that the Government policy is that the countryside should be safeguarded for its own sake and non-renewable and natural resources should be afforded protection. The site is on a Green Route and subject to Policy WBE12. The Local Plan Inspector has supported this policy. Detailed comments from both Catherine Brimble and the Tree Section should be sought, as I note that trees exist on the site. They may be physically damaged by construction and potentially impeded from future growth. Ground compaction and proximity to the building and road could affect both roots and crown of adjacent trees. These factors could threaten their longevity. These are factors to consider under Policy WBE11. The Inspector has recommended re-formatting the Policy, but the factors to take into account remain the same. Landscape enhancement will need to be considered as the site is on a Green Route (WBE12) and within the Gap (WCC2) and as part of Policy WRE4 also.

PPG 7 was amended in March 2001 to "encourage rural enterprise". The commercial site is within the countryside. Paragraphs 3.8 to 3.11 deal with rural business. PPG 7 encourages business re-use of buildings rather than redevelopment in paragraphs 3.14 to 3.17. The Part Two Local Plan Inspector has commented on this in paragraphs 2.55 and 2.57 on page 2-12 of the Local Plan Report. Similarly on this issue the Local Plan Inspector has not amended Policy WCC5. This policy encourages re-use of buildings, not redevelopment and accords with PPG 7. It should be regarded as further evidence of why business re-use should be encouraged over residential. It should not be used to circumvent normal planning policies on new building in the countryside. Residential re-use should be considered as a final option. There is no evidence accompanying this application of the efforts to secure other commercial uses in this location and the retention of the existing building. *Adopted Berkshire Structure Plan (incorporating 1997 modifications)* reflects this in Policies C1 and H5 approach. Structure Plan policy C2 is similarly reflected in the *Wokingham District Local Plan (Deposit Draft, As Amended)* Policy WCC1. Policy WCC1 applies and the broad principle may be considered acceptable under Category F. However the Inspector has recommended changes to the categories, including the deletion of F. Considerations in the final paragraphs after the criteria are important and the concerns regarding the location of a housing site in the countryside remain. The building appears to be unacceptably larger than that which exists on site also.

This scheme cannot be considered against Policy WCC6 as no dwellings associated with countryside land uses has been established or put forward.

Policy WRE4 will also apply. The supporting text in paragraph 7.64 is important in that it must assist the rural economy and enhance the rural environment. Residential re-use will have minimal effect on the rural economy as stated in PPG 7. The Local Plan Inspector has altered the wording in Paragraph 7.184 of the Local Plan Report. The Inspector cross-links the policy with policies WBE1 and WBE2. Residential re-use can be considered but I would suggest that in accordance with PPG 7 that states it is preferable for re-use as opposed to redevelopment and business re-use should be sought. It should not be used to circumvent normal planning policies on new house building in the countryside. This is also reflected in supporting text the rural economy in paragraphs 7.52 to 7.56 and to Policy WRE2 in paragraph 7.60. Residential re-use should be considered as a final option, not redevelopment. There is no evidence accompanying this application of the efforts to secure other business enterprises.

Gap and Green Wedge Policy

The site is within a strategic gap identified in the Structure Plan, permitted by Paragraph 5.31 of the *Adopted Berkshire Structure Plan (incorporating 1997 modifications)* between Wokingham and Crowthorne. The Local Plan Inspector has not removed the gap designation in this location, in paragraph 2.134 of the Local Plan report. As such the *Adopted Berkshire Structure Plan (incorporating 1997modifications)* Policy C6 applies. The increase of the number of dwellings and the creation of garden curtilage may adversely affect the countryside character and lose the functions of settlement separation set out in Paragraph 5.28. The building appears to be unacceptably larger than that which exists on site also. The policy wording identifies coalescence and increased urbanised character as potential threats to be avoided. These concerns are similarly reflected in the *Wokingham District Local Plan (Deposit Draft, As Amended)* Policy WCC2.

Discuss the landscape issues and implications with Catherine Brimble. As well as impacts from potential permitted development new building, the urbanising effects from domestic use, and lighting should also be taken into account.

Housing Policies

This site is unidentified in the *Wokingham District Local Plan (Deposit Draft, As Amended)*. Therefore Policy WH1 applies. The version in the Local Plan has been recommended by the Local Plan Inspector for deletion and replaced by a version recommended in Paragraph 5.165 of the Report. This demands that development should be within settlements and use sustainable development criteria. This site fails on a number of the suggested criteria. *Adopted Berkshire Structure Plan (incorporating 1997 modifications)* Policy H4 also reflects this approach and this proposal can be considered contrary to this.

The site does offer smaller dwelling types sought in the District, in accordance with Policy WH6. The Local Plan Inspector particularly on smaller house types supported this Policy in paragraph 5.1006 of the Report, but in such a location it is unlikely to help those in need, and will not accord with other provisions of the Plan.

Highways

You will need to consider this against the Local Transport Plan. Consideration will also need to take account of the latest PPG13. The Highways Team will comment on these aspects, including Highway Safety (Policy WT7) and Parking Provision (Policy WT6). These issues are also reflected in the Berkshire Structure Plan policies T1, T4, T7 and LD5.

Conclusion

Arguments in favour would appear to be that the site is brownfield. The site offers the smaller house types needed in the District. However I advise that clear policy objections would still outweigh these on the basis of:

- Business re-uses have not been sought and/or evidenced – PPG 7 & Policies WCC5 and WRE4 supporting text;
- The site is not in a sustainable location for a housing site – PPG 3, Policies WCC1 & WOS2;
- Increase in development on site within the countryside – PPG 7 & Policies WCC1 & WCC2;

There may be additional concerns regarding:

- Trees and impact on the Green Route – Policies WBE 11 & WBE 12;
- Highway aspects in that will not minimise use of private car and highway safety – PPG 13;
- Coalescence and urbanisation effects on the Gap and Green Wedge – Policy WCC2;
- Planning Obligation requirements may need to be taken into account prior to any decision. This may prejudice economic viability of the scheme to the landowner – Policy WOS4 to overcome isolated location aspects.

Conrad Moore

Policy and Plans Team.

Tel. (0118) 974 64 01799 513717

Date: 06 March 2002

Your Ref:

My Ref: Angela Odell / F/2002/5882

PLANNING SER
FOL
DC AMO
AC
CS
08 MAR 2002
COPIES TO ACK: FILE:

WOKINGHAM UNITARY

Aiming for Excellence

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

Serco Gulf Engineering Ltd
Saffron Walden P S D
Third Party Works
Ashdon Road
Safron Walden
Essex
CB10 2NF

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Dear Sir/Madam

Application Number: F/2002/5882

Site Address: The Who Da Thot It, Nine Mile Ride, , Wokingham.

Proposal: Proposed demolition of public house and erection of 9 apartments with landscaping and parking..

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

Please quote reference number **F/2002/5882** in all communications and any response should be addressed to **Angela Odell** the case officer dealing with this application at the above address.

I look forward to hearing from you.

Yours faithfully,

Angela Odell

Development Control Officer

SGE

Serco Gulf Engineering Ltd,
Ashdon Road, Saffron Walden,
Essex, CB10 2NF
Tel: 01799 564101
Fax: 01799 513717

THE GOVERNMENT OIL PIPELINE FOR WHICH WE ARE THE RESPONSIBLE OPERATOR IS NOT AFFECTED BY THIS PROJECT.

Signed: A Swallow A Swallow

Date: 7 MAR 2002

(*) PRE-APPS ATTACHED (*)

Application Number : F/2002/5882	**Map No :** 100
Case Officer : AO	**Site Area :** 0·35
Valid Date : 25 FEB 2002	**Received Date: 11/02/2002**

Level : Delegated Application

Description : Proposed demolition of public house and erection of 9 apartments with landscaping and parking.

Location : The Who Da Thot It, Nine Mile Ride, , Wokingham.

Parish : WT **Ward : WOK**

Applicant : Hodson Developments Ltd C/O The Graham Whitehouse Practice.

Fee Required: £1710 **Fee Received: £1710** (8)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED	Complete Part 2? Floorspace lost by demolition of PH.		
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Rear elevation:- of LHS there should be about 0·5m showing protruding part of Flats 1, 5 & 9 Side (~~NE elevation~~):- as above, LHS should show protruding section of flats 2, 6 & 9.	21/2	25/02
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 5.3.02 B.

Building Control

Heritage (Harold Sanders)

Landscape ✓

Trees TPOs on site

Environmental Health ✓

● Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans c/u A3 → residential

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

● CPRE ✓

Dinton Pastures — demolition of P.H.

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas ✓

Oil pipeline site adj. to oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

Thames Water ✓

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

NEIGHBOURS

2x S/N – St Sebastian Close
Nine Mile Ride
+ see map

OTHERS

Green Gap & Wedges
Rural Area
Countryside

3x pre-apps attached

letter dated 13/12/01, referred to by applicant, is not in pre-app files.

Received by Wokingham District Council

Application No: F/2002/5882

Proposal:
Proposed demolition of public house and erection of 9 apartments with landscaping and parking.

Location:
The Who Da Thot It, Nine Mile Ride, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5882 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/03/2002. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

05 March 2002

**********FILE COPY**********

Tel: (0118) 974 6445

Date: 05 March 2002

My ref: F/2002/5882

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

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/2002/5882
The Who Da Thot It, Nine Mile Ride, , Wokingham.
Proposed demolition of public house and erection of 9 apartments with landscaping and parking.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Angela Odell** on **(0118) 974 6445** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: ***Angela Odell*** *Application Number:* **F/2002/5882**
The Who Da Thot It, Nine Mile Ride, , Wokingham.
Proposed demolition of public house and erection of 9 apartments with landscaping and parking.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor A Ross

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6445

Date: 05 March 2002

My ref: F/2002/5882

WOKINGHAM UNITARY
Aiming for Excellence

Councillor P Lewis
4 St Andrews Close
Heathlake Park
Crowthorne
RG45 6UP

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/2002/5882**
The Who Da Thot It, Nine Mile Ride, , Wokingham.
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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2002/5882**
The Who Da Thot It, Nine Mile Ride, , Wokingham.
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_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor P Lewis

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6445

Date: 05 March 2002

My ref: F/2002/5882

WOKINGHAM UNITARY
Aiming for Excellence

Councillor P Helliar-Symons
17 Eagle Close
Heathlake Park
Crowthorne
RG45 6TP

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/2002/5882
The Who Da Thot It, Nine Mile Ride, , Wokingham.
Proposed demolition of public house and erection of 9 apartments with landscaping and parking.

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At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2002/5882**
The Who Da Thot It, Nine Mile Ride, , Wokingham.
Proposed demolition of public house and erection of 9 apartments with landscaping and parking.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor P Helliar-Symons

**********FILE COPY**********

25 FEB 2002 5582

Cont.

Tick relevant box

8) The information contained on the application form is inaccurate/missing as follows: ☑
Please indicate the amount of floor space lost from demolished building

9) The Section 66 Certificate is missing/unsigned/not deleted. ☐

10) No fee has been submitted OR the fee submitted is incorrect and should be £. ☐

11) The following floor plans are required: ☐

12) The following elevational plans are required: ☑
Rear elevation should show protruding part of flats on left hand side - Side (N E elevation) should show protruding part of flats.

13) An Environmental Impact Assessment is required. ☐

14) The plans submitted contain Imperial measurements or Imperial scales. (Only Metric measurement or scales are acceptable). ☐

15) An outline application proposing the change of use of land is not acceptable, the application can only be made as a full application. ☐

16) The plan submitted with this outline application must be marked "for illustrative purposes only", alternatively Question 10 must be completed by indicating which matters are not reserved. ☐

Please resubmit your application with the above-mentioned information.

Yours sincerely

C Hurst.

Mrs C Hurst
Senior Technical Assistant
Development Control Admin

* I have not returned all your papers.
Please send corrected plans as soon as possible & I will replace the amended plans for the original elevations

The Graham Whitehouse Practice

Fairfield House / Fairfield Road / Burgess Hill / West Sussex RH15 8QB
Telephone: (01444) 239019 Fax: (01444) 230761
e.mail: mail@gwparchitects.co.uk www.gwparchitects.co.uk

25.FEB.2002 | 5882

Chartered Architects

our ref: GW/ps/1787

22nd February 2002

Mrs. C. Hurst, Senior Technical Assistant
Development Control Administration,
Wokingham District Council
P.O. Box 157,
Shute End
Wokingham
Berkshire RG40 1WR

25 FEB 2002

Dear Mrs. Hurst

Re: APP. NO. F/2002/5882 - THE WHO'D A THO'T IT PUBLIC HOUSE, NINE MILE RIDE, CROWTHORNE, BERKSHIRE.

Thank you for your letter dated 21st February 2002 requesting additional information following admission of our application for Full Planning Permission.

Please find attached amended copies (6no.) of our drawing 1787/03A where you will note the projecting bays on the front (south-east) elevation and side (north-east) elevation is now included.

With regard to the floor area lost from the Public House by nature of it's demolition, we would confirm this as approximately 635m^2 gross.

We trust the enclosed and information above meets with your requirements. Should you require any additional information, please do not hesitate to come back to us.

Yours sincerely

N.A.Millbank RIBA
The Graham Whitehouse Practice.

enclosures:

5882

The Graham Whitehouse Practice

Fairfield House / Fairfield Road / Burgess Hill / West Sussex RH15 8QB
Telephone: (01444) 239019 Fax: (01444) 230761
e.mail: mail@gwparchitects.co.uk www.gwparchitects.co.uk

Chartered Architects

our ref: GW/km/1787

8th February 2002

Mrs. Angela Odell, Senior Planning Officer,
Wokingham District Council
P.O. Box 157,
Shute End
Wokingham
Berkshire RG40 1WR

25.FEB.2002 5882

Dear Mrs. Odell

Re: Proposed Demolition of existing public house and erection of 7, two bedroomed apartment and two no. 2/3 bed, maisonette apartments, including new associated car park and landscaping, including re-utilisation of existing public house site access, The Who'd a Tho't it Public House, Nine Mile Ride, Crowthorne, Berkshire.

On behalf of our Client we have pleasure in enclosing an application for full Planning Permission for the above residential development under The Town & Country Planning Act 1990. In support of this application we enclose six copies of the following documentation:

- Drawing 1787/01, /02, /03, /SK5. and 569/1 site survey.
- 6 copies of your completed Part 1 application forms for residential development.
- A signed Certificate A confirming ownership of the land.
- A cheque in the sum of £1,710 being the requisite fee required to process this application (calculated on a basis of £190. per new dwelling created).

We would refer to various meetings, discussions and correspondence regarding the above site and in particular would refer to your letter to us dated 13th December 2001. Referring to the specific points raised by you, we would wish to make the following comment:

1. *Siting* - You sighted as an example for the siting of the building to be located halfway between №1 Grove Cottage and № 1 St. Sebastian Close. We have located the front elevation exactly halfway between № 1 Grove Cottage and the furthermost building line of № 1 St. Sebastian Close, being the double detached garage. From the enclosed application site plan, we consider that the proposed block sits very comfortably in relation to it's immediate surroundings. The building is located some 1½ metres (partial minimum) away from the southwest boundary, in line with the existing public house when viewed from Nine Mile Ride. You will also note from the site survey, that the existing pub (also shown dotted on the proposed site plan) is comparable to that of the proposed block.

2. *Site Survey* - You requested as part of any submission, that a site survey be submitted with this application and we would draw your attention to that enclosed, which annotates that which is either two storey, or single storey, together with designated use of various areas. We trust this meets with your immediate requirements.

3. *Means of Access* - In your letter you expressed a preference for a new access off St. Sebastian Close as a means to serve any proposal. You will be aware that this is in fact a private, road and therefore would not be appropriate as a means to serve the development. You will be aware there is an existing access into the present public house serving a 47 number car park.

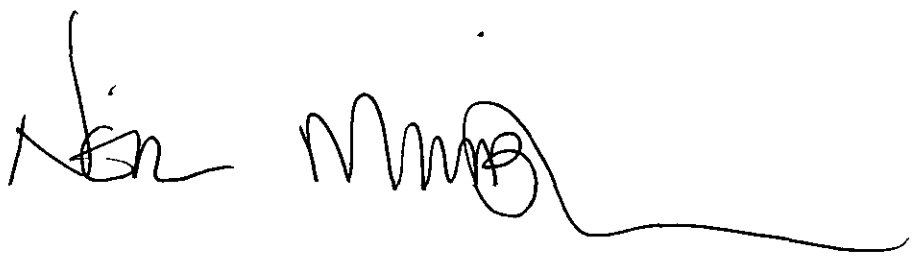
This development as proposed is shown with 16 no. car parking spaces which calculates at 1.77 cars per residential unit. We consider in line with PPG3 that this is more than adequate for the proposals in this location.

4. *Massing* - As highlighted above, the building is located in the position presently occupied by the public house. The design is based on a 2½ storey approach (i.e. second floor accommodation contained within roof space). The appearance therefore is very much at a domestic scale with the massing broken up by a series of feature gables.

We trust upon inspection that you find this application to be in order and would welcome your comments at an early stage, prior to determination of the application.

Should you find you require any additional information in support of this application, then please do not hesitate to contact us at the above.

Yours sincerely



N.A.Millbank RIBA
The Graham Whitehouse Practice.

enclosures:

cc: A. Hodson Esq.
S. Pasco Esq.

1789/a

SECTION 66 CERTIFICATE

Application No. [illegible] 25 Feb 2002 5882

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

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

+ 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.

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

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

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

(b) .....

.....

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

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

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

on (d) . . . . . .

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

● 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 . HODSON DEVELOPMENTS LTD

Date . . 8 . . FEBRUARY . . 2002 . . . . .

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

25.Feb.2002 5882 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

1.	APPLICANT'S NAME	HODSON DEVELOPMENTS LTD
	ADDRESS	FORGE LANE · HALLOWELL ROAD, NORTHWOOD · MIDDLESEX.
	POST CODE	HA6 1DP PHONE —
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	THE GRAHAM WHITEHOUSE PRACTICE
	ADDRESS	FAIRFIELD HOUSE · FAIRFIELD ROAD · BURGESS HILL · WEST SUSSEX.
	POST CODE	RH15 8QB PHONE 01444 239019
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	THE "WHO'D A THO'T IT" PUBLIC HOUSE NINE MILE RIDE, CROWTHORNE, BERKS
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		PROPOSED DEMOLITION OF EXISTING PUBLIC HOUSE & ERECTION OF 7Nº 2-BED & 2Nº 2-3 BED APARTMENTS INCLUDING ASSOCIATE LANDSCAPING & PARKING.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0·35 HECTARES
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1787/01, 02, 03, SK5 & 569/1

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ? Tick the boxes(x)	CHANGE OF USE	X	REDEVELOPMENT	X
	ERECTION OF NEW BUILDING	X	ALTERATION or EXTENSION	

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

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

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

N/A.

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

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.

PUBLIC HOUSE

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.

AS DETAILED ON DRAWING 1787/03

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.

COMBINATION OF HEDGES & 1.8m CLOSE BOARDED FENCE - AS SHOWN ON 1787/01

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

VIA EXISTING ACCESS SERVING PRESENT PUBLIC HOUSE CAR PARK.

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

COMPLIANCE WITH 'DOC. M.' BUILDING REGS.

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	9 / 40 *	\ / \ *	0 / 0
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.

£1710-00
(AT £190 PER RESIDENTIAL UNIT CREATED)

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 HODSON DEVELOPMENTS DATE 8 FEBRUARY 2002

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				
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.'

(1)

THE WHO'D-A-THOT IT. P.H.

ADDRESS NINE MILE RIDE PARISH WOK/WITHOUT

PLOT No. Old Property ORD. SHEET No. SU.8265 (100)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/262/60	Messrs. Morland & Co Ltd	Bathroom	14.7.60	App N/A
03628	" "	ALTERATIONS & ADDITIONS	27.11.75	N/A C/A
BR 4188	" "	" "	12.2.76	APP N/A
04038	" "	Extension on 1st Floor	20.2.76	N/A C/A
18813	"	" TO CAR PARK	10.2.83	N/A C/A
BR24173	"	DINER & KITCHEN EXT.	21.2.85	APP N/A
23095	"	"	24.4.85	N/A C/A
36359	"	REFURB & EXTEND	26.9.90	Rec.
BRA9455	"	"	4.10.90	Rec.
36858	"	1ST FLOOR RES./REAR RESTAURANT/BAR/PORCH FRONT	12.12.90	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

38654	"	ILL. SIGNBOARD	16.12.91	Rec.

1933

(2)

THE WHO'D-A-THOT IT P.H.

ADDRESS Nine Mile Ride PARISH Wok/Without

PLOT No. ORD. SHEET No. SU 8265 (100)

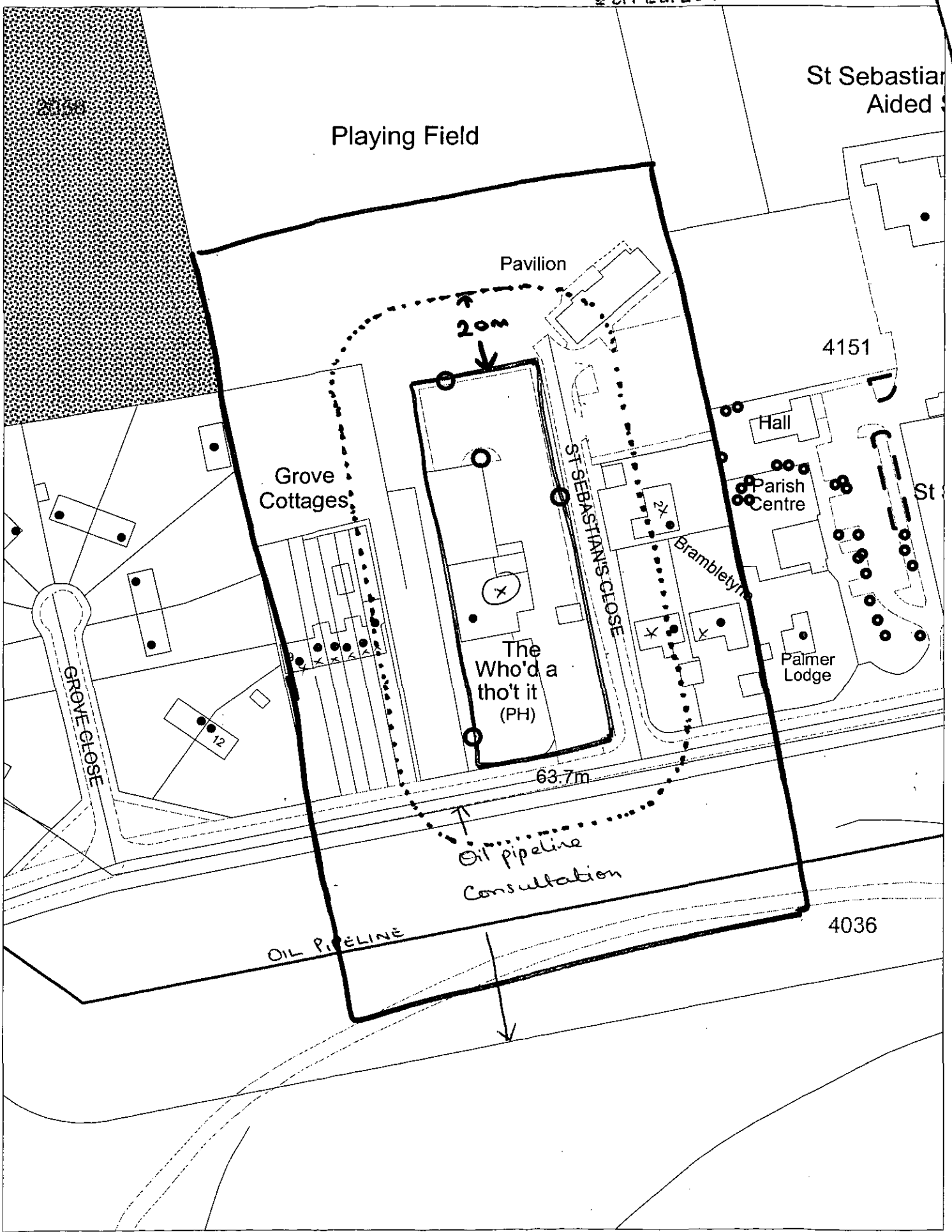
BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
40142	MORLAND & CO	1ST FLOOR EXT. TO FLAT	30.11.92	C/A
		S/St. EXT. TO P. HOUSE		
44192				
95/60281/A				
LP95/3259	"	1ST FLOOR + S/St. EXTS.	17.3.95	APP
FP98/8222	"	Int. Alts.	16.12.98	APP

MINISTRY DECISION

SPECIAL ORDERS T.P.O. 1028/2001

25 FEB 2002 5882



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Development Control Section, Environmental Services, Wokingham District Council.
14 February 2002 Scale: 1 : 1250

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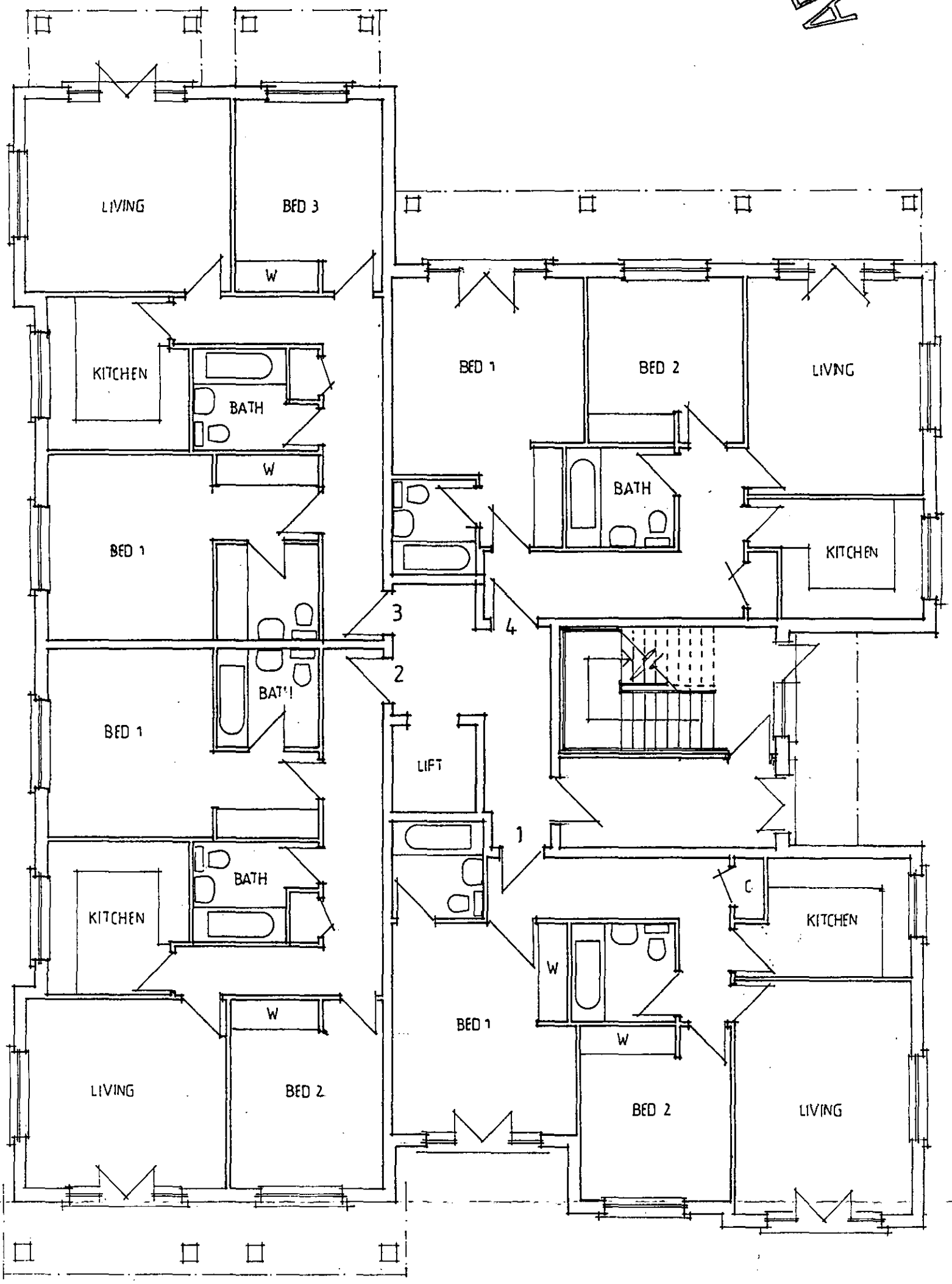
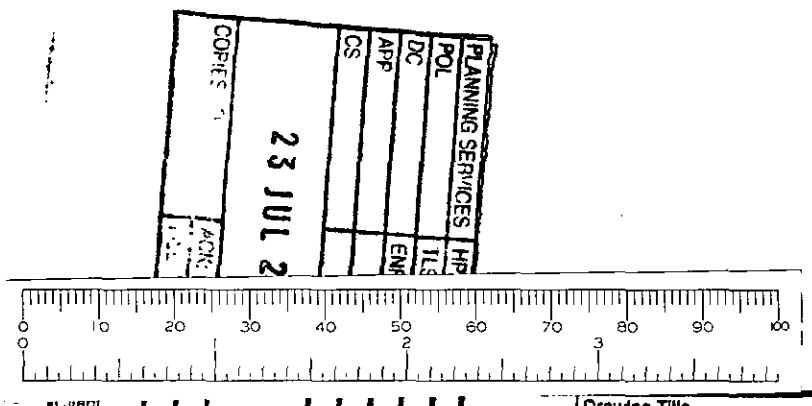
APPROVED



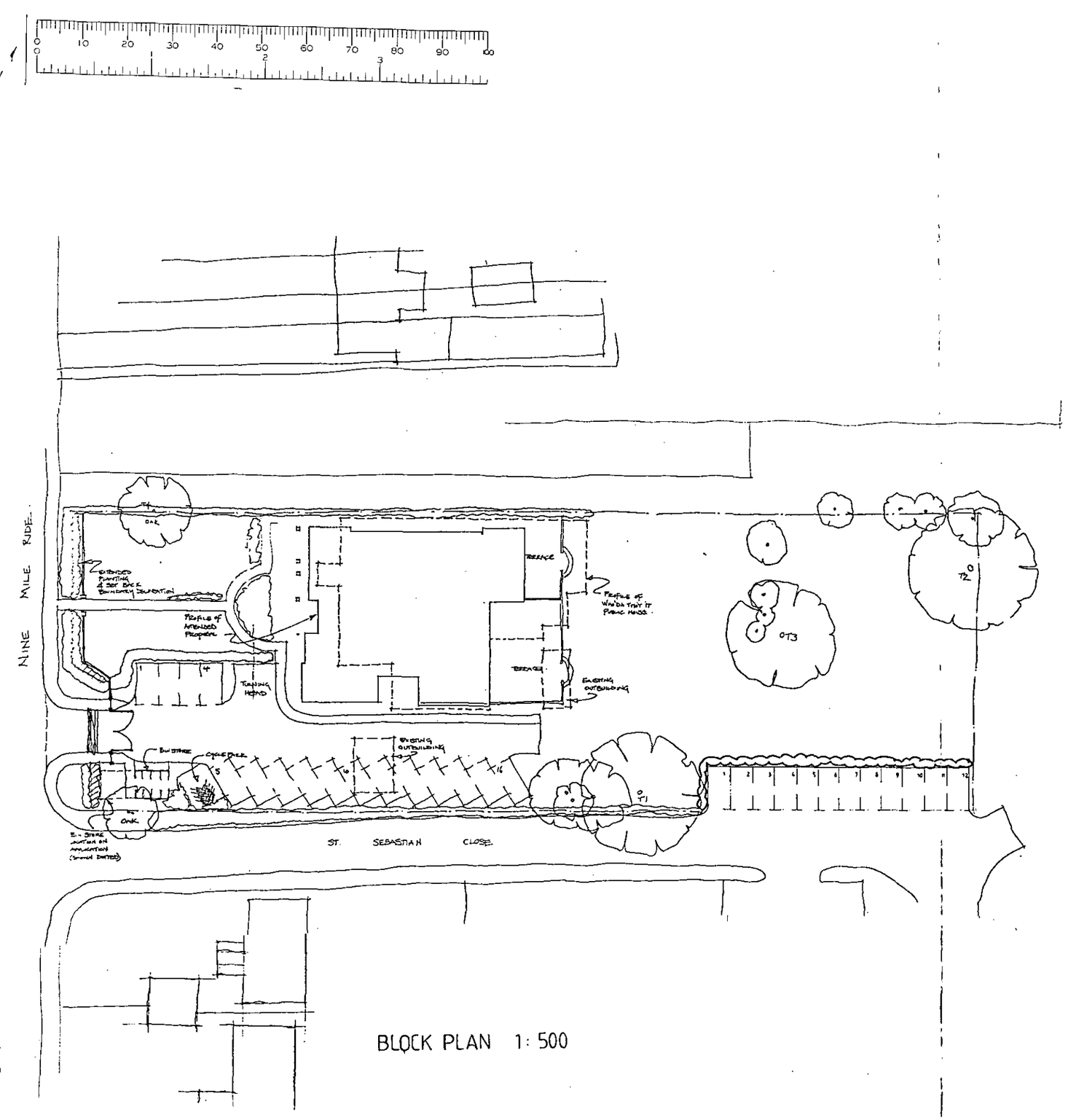


REVISED PLAN

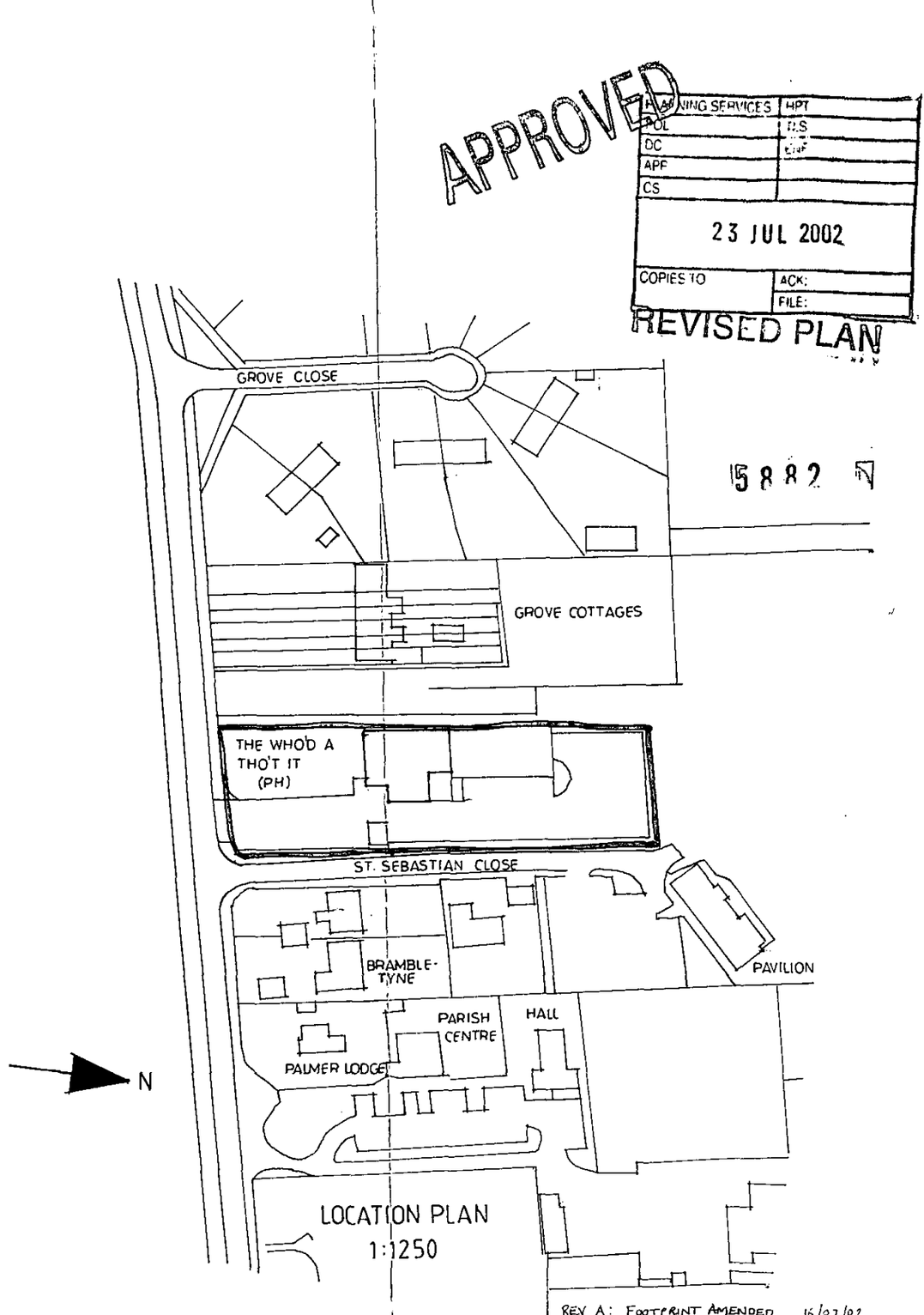
5882

REVB: REDRAW 07/02

Client	Drawing Title	The Graham Whitehouse Practice	Scale 1:100	Drawing Number
Project The Who'd a Tho't it NINE MILE RIDE	GROUND FLOOR	CHARTERED ARCHITECTS Fairfield House, Fairfield Road Burgess Hill, West Sussex, RH15 8QB Telephone: (01444) 239019 Fax: (01444) 230761 Email: mail@gwparchitects.co.uk	Date 07/02	1787/sk10B
			Drawn	



BLOCK PLAN 1: 500



LOCATION PLAN 1:1250

REV A: FOOTPRINT AMENDED 16/07/02.

APPROVED

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

23 JUL 2002

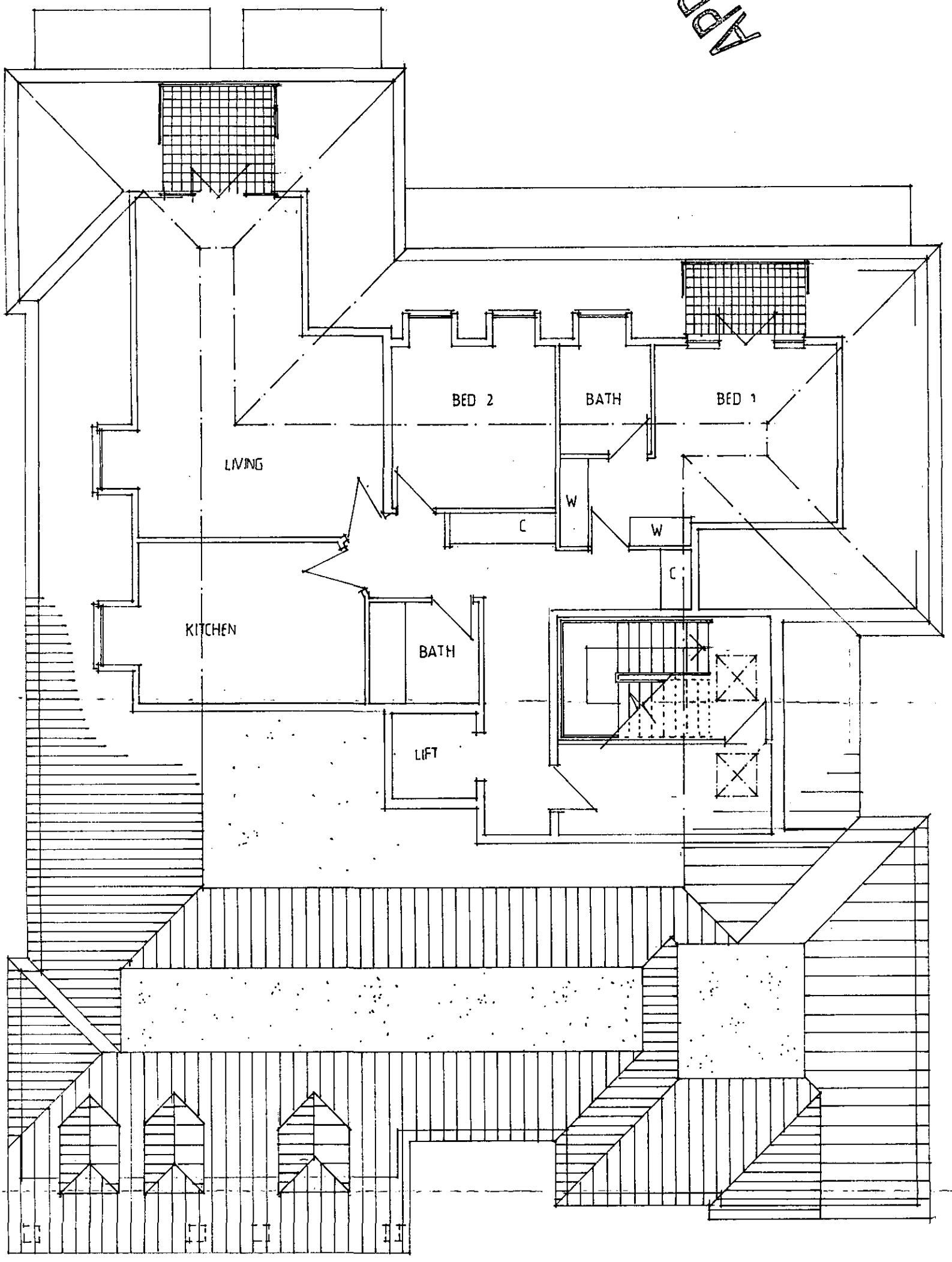
COPIES TO	ACK:
	FILE:

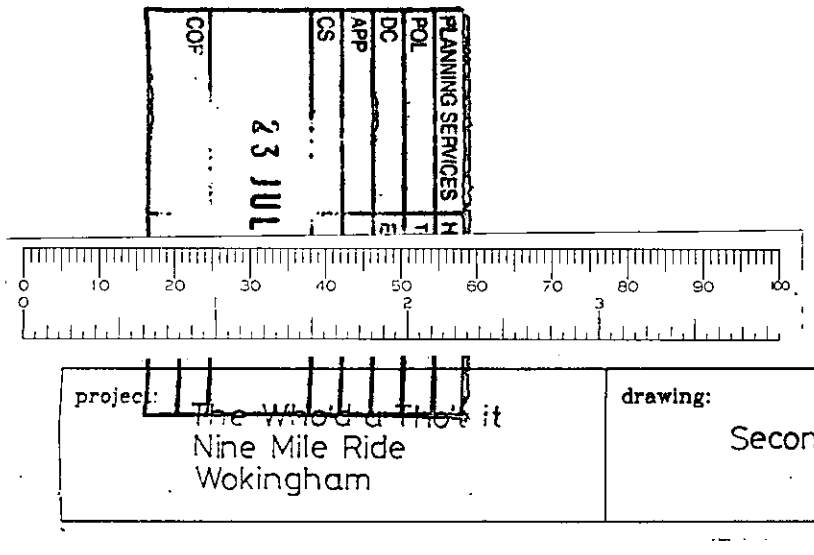
REVISED PLAN

5882

project:	drawing:	The Graham Whitehouse Practice	SCALE: 1:500/1250	
THE WHO'D A THO'T IT PUBLIC HOUSE NINE MILE RIDE CROWTHORNE	BLOCK PLAN 1:500 LOCATION PLAN 1:1250	CHARTERED ARCHITECTS Fairfield House, Fairfield Road, Burgess Hill, West Sussex, RH15 8QB Telephone: 01444 239019 Fax: 01444 230761	DATE: 31/01/02 DRAWN: ID	1787/sk 5A

APPROVED





REVISED PLAN

5882 A1

REV B: ROOF LINE AMENDED. REDRAW
REV A: REDRAW - FOOTPRINT REDUCED

project:
~~The Whole & The~~ it
Nine Mile Ride
Wokingham

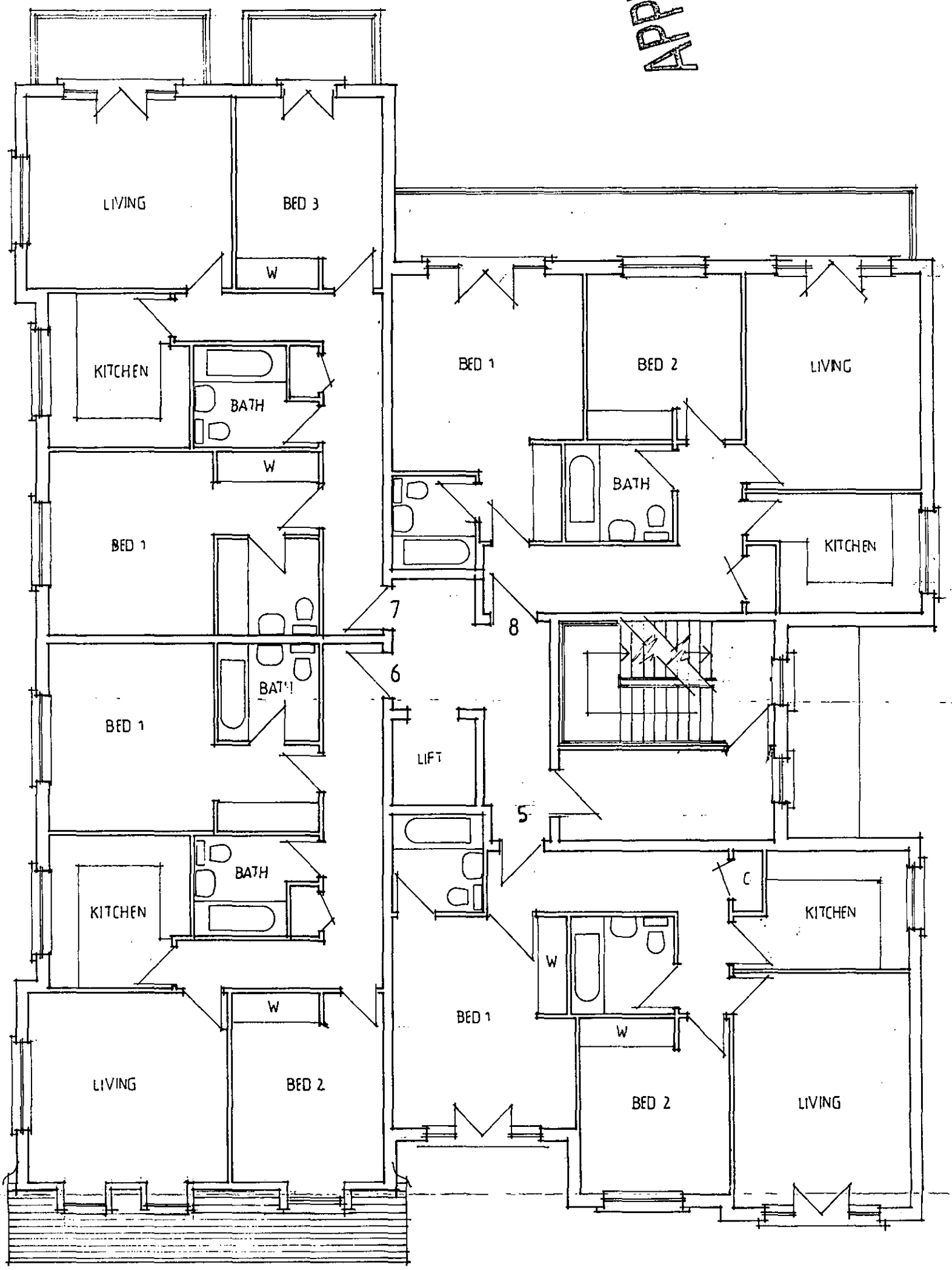
drawing:
Second Floor Plan

The Graham Whitehouse Practice
CHARTERED ARCHITECTS
Fairfield House, Fairfield Road, Burgess Hill,
West Sussex, RH15 8QB
Telephone: 01444 239019 Fax: 01444 230781

SCALE: 1:100
DATE: May 02
DRAWN: id

1787/sk12 B

APPROVED



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23 JUL 2002
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POL
PLANNING SERVICES
FILE:
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ENF
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HPT

REVISED PLAN

5882

REVB: REDRAW 07/02

Project: The Who'd a Tho't it NINE MILE RIDE	Drawing Title: FIRST FLOOR	The Graham Whitehouse Practice CHARTERED ARCHITECTS Fairfield House, Fairfield Road Burgess Hill, West Sussex, RH15 8QB Telephone: (01444) 239019 Fax: (01444) 230761 Email: mail@gwparchitects.co.uk	Scale 1:100 Date 07/02 Drawn	Drawing Number 1787/sk11B



REAR ELEVATION

APPROVED

REVISED PLAN

5882 "A"

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
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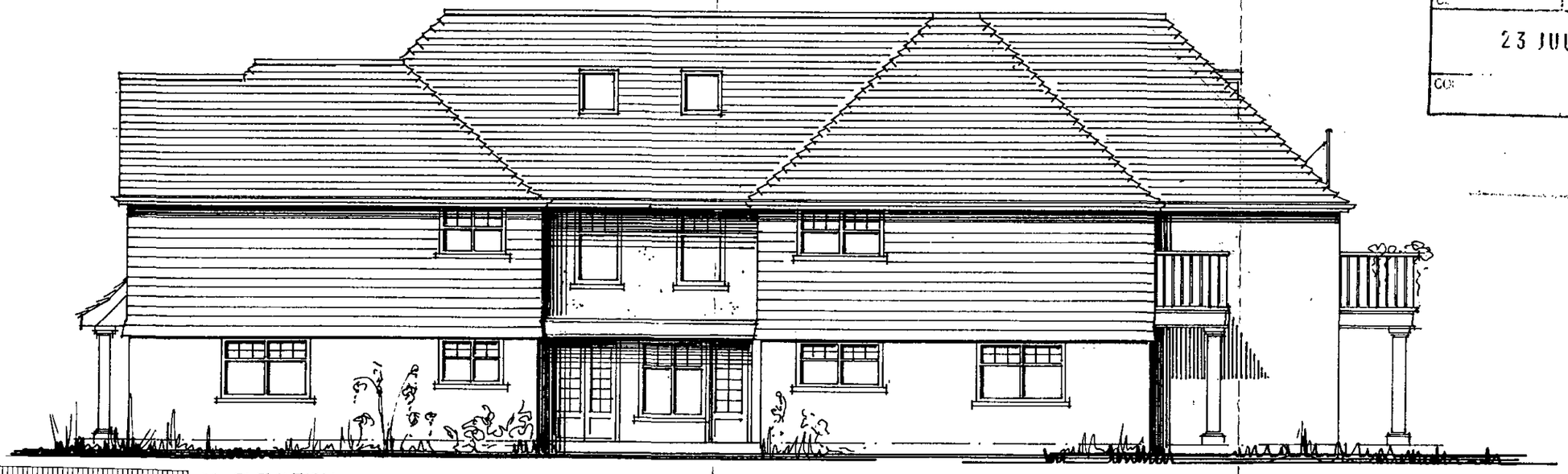
23 JUL 2002

CO



IK ELEVATION

REV B: REDRAW

Client

Project
The Who'd a Tho't it
Nine Mile Ride
Wokingham

Drawing Title
ELEVATIONS (rear and flank)

The Graham Whitehouse Practice
CHARTERED ARCHITECTS
Fairfield House, Fairfield Road
Burgess Hill, West Sussex, RH15 8QB
Telephone: (01444) 239019 Fax: (01444) 230761
Email: mail@gwparchitects.co.uk

Scale 1:100

Date May 2002

Drawn ID

Drawing Number
1787/sk13B



FLANK ELEVATION



FRONT ELEVATION

APPROVED

REVISED PLAN

5882

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
23 JUL 2002	
COPIED	ACK:
	FILE:

0 10 20 30 40 50 60 70 80 90 100

Drawing Title: ELEVATIONS (front and flank)

Project: The Who'd a Tho't it
Nine Mile Ride
Wokingham

The Graham Whitehouse Practice
CHARTERED ARCHITECTS
Fairfield House, Fairfield Road
Burgess Hill, West Sussex, RH15 8QB
Telephone: (01444) 239019 Fax: (01444) 230761
Email: mail@gwparchitects.co.uk

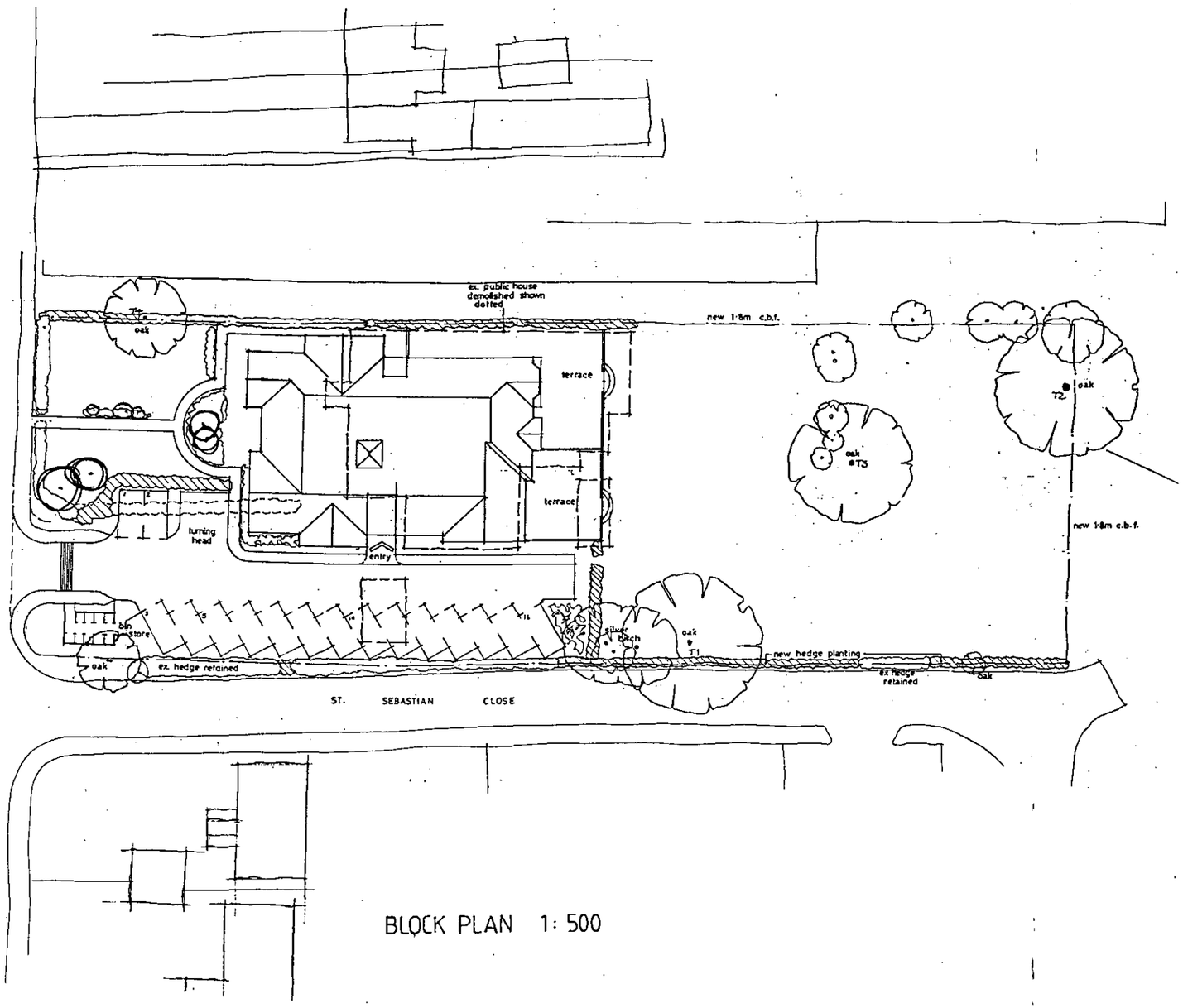
Scale 1:100

Date May 2002

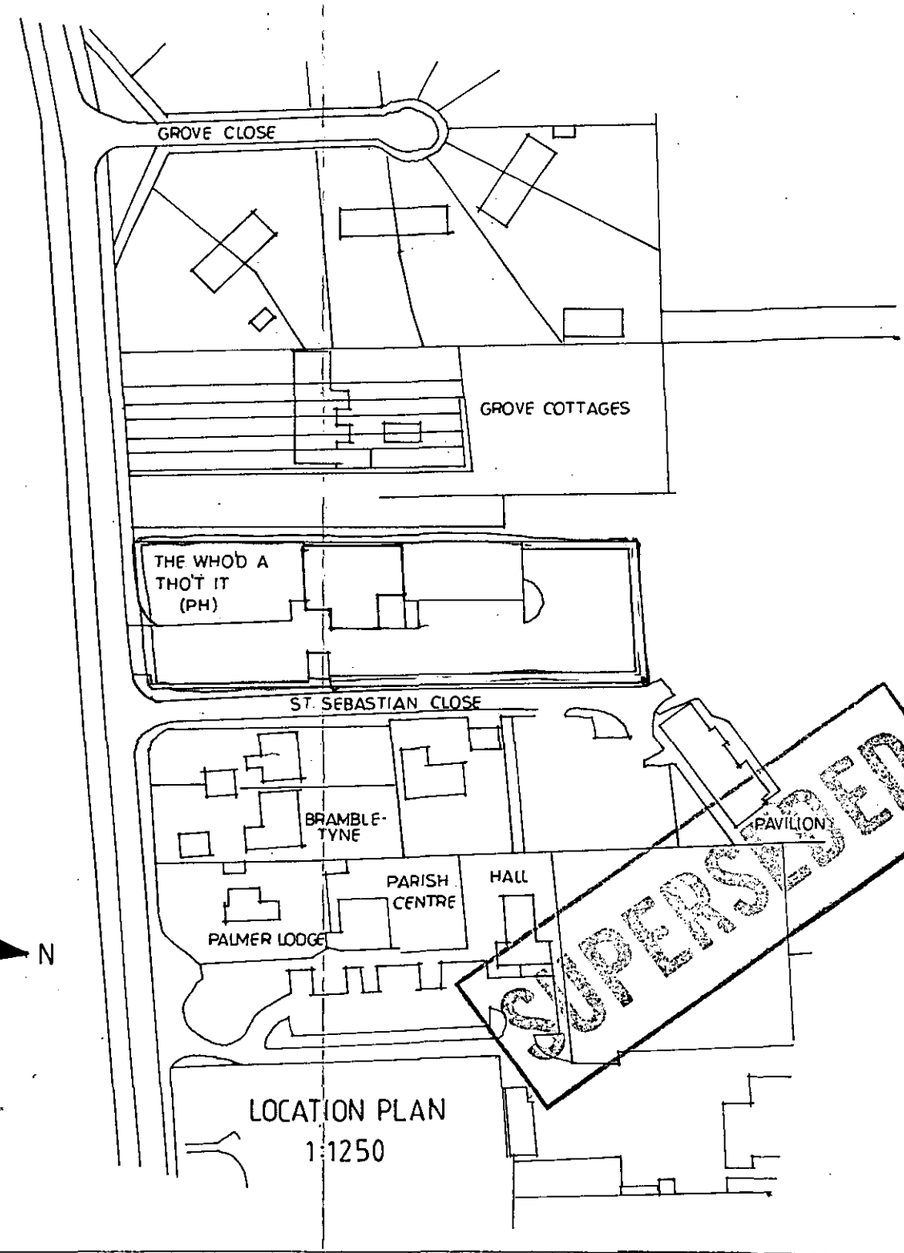
Drawn ID

Drawing Number: 1787/sk14

25.FEB.2002 5062



BLOCK PLAN 1: 500



LOCATION PLAN 1:1250

project:
THE WHO'D A THO'T IT PUBLIC HOUSE
NINE MILE RIDE
CROWTHORNE

drawing:
BLOCK PLAN 1:500
LOCATION PLAN 1:1250

The Graham Whitehouse Practice
CHARTERED ARCHITECTS
Fairfield House, Fairfield Road, Burgess Hill,
West Sussex, RH15 8QB
Telephone: 01444 239019 Fax: 01444 230761

SCALE: 1:500/1250
DATE: 31/01/02
DRAWN: IO

1787/sk 5