APPLICATION NO:
CON/2000/1792

LOCATION:
Peel Fold Mill Lane, Henley-On-Thames.

APPLICANT:
Peel Fold Holdings Ltd C/O Associated Holdings Ltd

PROPOSAL:
Consultation from S Oxon District Council on application for reconstruction of failed river bank protection works on east side of Marsh Weir Island and infilling of old dock area behind new wall.

EARLIEST DATE FOR DECISION:

APPLICATION WILL HAVE EXPIRED ON:
21/07/2000

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard

EASIFILE EP7

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 31 July 2000
My ref: EXC/CON/2000/1792
Your ref: P00/S0456

Mrs J Dew
Area Assistant (Southern Area)
PO Box 19
Council Offices
Crowmarsh
WALLINGFORD
Oxfordshire

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 Mrs Dew

PROPOSED RECONSTRUCTION OF RAILED RIVER BANK PROTECTION WORKS ON EAST SIDE OF MARSH WEIR ISLAND AND INFILLING OF OLD DOCK AREA BEHIND NEW WALL, PEEL FOLD, MILL LANE, HENLEY-ON-THAMES – P00/S0456

I write in response to your consultation on the above application and apologise for the delay in doing so.

The proposals would not impact directly on residents of Wokingham District and, therefore, the authority does not object to them. However, Remenham Parish Council have commented that, although they accept that the work needs to be done , they are concerned that sheet piling is to be used, rather than traditional methods of riverbank construction, as it is unsightly and not environmentally friendly.

Yours sincerely

John Mitchell,
Development Control Manager

CON/2000/1792 - consultation from South Oxfordshire District Council on an application for reconstruction of failed river bank protection works on east side of Marsh Weir Island and infilling of old dock area behind new wall, Peel Fold, Mill Lane, Henley-on-Thames.

The proposal is for work to the riverbank on Marsh Weir Island – the district boundary runs along the river, to the east of the island. The work would be visible from the opposite riverbank, in Wokingham District and would, therefore, affect the character of the riverside.

Remenham Parish Council *"accept that the work needs to be done but were very concerned at the use of sheet piling in lieu of traditional methods of riverbank construction. Sheet piling is unsightly, is not environmental friendly to the water life in the river nor to controlling 'wash' from passing boats, and should not be used."*

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 23/6/00	
Officer: EXC	Application No. CON/2000/1792

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

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

Description:
(CON) Consultation from S Oxon DC on application for reconstruction of failed river bank protection works on east side of Marsh Weir Island and infilling of old dock area behind New wall.

Location: Marsh Weir Island, Peel Fold, Mill Lane

Parish: Henley Ward: Remenham

Applicant: Peel Fold Holdings Ltd

Mr Browne
Simon Etherdge

Fee Received ✓ Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

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

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A .....
Adjacent Parish Remenham : ✓
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

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NEIGHBOURS:

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APP
CS
11 JUL 2000
COPIES TO: ACK:
FILE:



Remenham Parish Council
Please reply to
Francis Burley,
Parish Clerk
Stablehouse Barn
Remenham Hill
Henley on Thames
Oxon RG9 3HN

01491 578859
07887 687518
01491 578270
FrancisAB@aol.com

Attn Emy Circuit
Development Control Dept
Wokingham District Council
Council Offices
Shute End
Wokingham
RG40 1BN

@ fax no 0118 974 6484

10th July 2000

Dear Ms Circuit.

Application CON/2000/1792 River Works at Marsh Mills
Neighbouring Parish Consultation

The Remenham Parish Council considered this application at their meeting of July 4th, and accept that the work needs to be done but were very concerned at the use of sheet piling in lieu of traditional methods of riverbank construction.

Sheet piling is unslightly, is not environmental friendly to the water life in the river nor to controlling 'wash' from passing boats, and should not be used.

Yours sincerely,

Francis Burley

F Burley
Clerk to Remenham Parish Council

CON | 2000 | 1792

South Oxfordshire District Council

Miss PA Fox B.Sc.(Hons),Dip.UP,MRTPI
Planning Manager (Southern Area)
P.O. Box 19
Council Offices, Crowmarsh,
WALLINGFORD, Oxon.

Telephone (01491) 823740
Fax (01491) 823746
Ask for Mrs J Dew
Direct Line (01491) 823740
Our Ref P00/S0456
Date 22nd June 2000

Wokingham District Council
Planning Officer
Council Offices
Shute End
WOKINGHAM, Berks
RG11 1BN

PLANNING SERVICES | HPT
POL | ELS
DC | ENF
APP |
CS |
23 JUN 2000
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FILE:

Dear Sir/Madam

RECONSTRUCTION OF FAILED RIVER BANK PROTECTION WORKS ON EAST SIDE OF MARSH WEIR ISLAND. INFILLING OF OLD DOCK AREA BEHIND NEW WALL. PROTECTION WORKS TO BE SHEET PILED WITH A TIMBER CAPPING BEAM.

At : MARSH WEIR ISLAND, PEEL FOLD, MILL LANE, HENLEY-ON-THAMES

Application Reference : P00/S0456 Grid Ref : 477334/181680

This application has been submitted to the District Council as Local Planning Authority. I enclose a copy of the application form(s) with appropriate plans.

I am consulting you in accordance with the requirements of Article 10(4) of the Town and Country (General Development Procedure) Order 1995 because the development may be considered to affect land within the administrative area of your Authority.

Any representations on the proposal should be made to the Council, in writing, to the address given above, within 21 days of the date of this letter. These comments will normally be made available to the public.

Should you require any further information or advice please let me know.

Yours faithfully

Mrs J Dew
Area Assistant
for the Planning Manager (Southern Area)

P0015/456

ASSOCIATED HOLDINGS

CON/2000/1792

Planning Manager - South
South Oxfordshire District Council
PO Box 19
Council Offices
Crowmarsh
Wallingford
Oxon OX10 8NJ

Head Office
Highlands Lane
Henley-on Thames
Oxfordshire RG9 4PS
Tel (01491) 575921
Fax (01491) 579713
www.associatedholdings.com

FAO Paula Fox

Our Ref MBH/mw/P001

2 June, 2000

Dear Sirs

Marsh Weir Island Emergency Works

Please find enclosed the planning application for the above project. Marsh Weir Island is situated in the River Thames at Henley on Thames and is part of gardens of the property named Peel Fold, owned by Peel Fold Holdings Limited. A section of the riverbank protection works has failed due to scouring of the riverbed. This has caused the island to become unstable and a considerable amount subsidence has occurred due to material being washed out from behind the failed wall. The owner has attempted to infill the areas where material has been lost but this has not prevented continued subsidence of the ground behind the wall.

The proposed repairs to the failed wall involve driving a new sheet pile wall in front of the existing. A timber capping beam will be fixed to the new wall and the gap between the new and existing walls will be infilled with granular material. The design has been developed in conjunction with the Environment Agency and fits in with its plans for the major works that it is proposing to carry out on Marsh Weir.

The construction work is very sensitive to river levels and flow. The works need to be started in July so that they are complete before the river level starts to rise at the beginning of October. Should the works not be completed this year there is a real risk that if the river floods this winter serious damage will be caused to the island. We acknowledge that this only allows a short period of time in which to consider our application but we should be very grateful if you could give the application your urgent consideration.

Should you require any further information please do not hesitate to contact the undersigned

Yours sincerely



Martin Hunt
Business Development Manager
(Direct telephone number 01491 418227)

MARSH WEIR ISLAND EMERGENCY WORKS

PLANNING APPLICATION

Copy of letter from the Environment Agency

The Environment Agency is planning major works at Marsh Weir and the works covered by this planning application are required to fit in with the Environment Agency's scheme. See the second paragraph of Environment Agency letter reference 2314/NCP/RAD/mh03 overleaf.

CON/2000/1792

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JUN 2000

CON/2000/1792

FOR OFFICE USE
Application Ref. P0015-656
Date of Deposit. 2.6.00

55460

South Oxfordshire District Council

PLANNING APPLICATION - PART 1

Application for permission to carry out development under the Town and Country Planning Acts

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Submit FOUR copies of this form and plans

1. Name and address of applicant	PEEL FOLD HOLDINGS LIMITED PEEL FOLD, MILL LANE, HENLEY ON THAMES OXFORDSHIRE postcode RG9 4HB tel 01491 572042
2. Name and address of agent *(If the applicant has an agent, all correspondence will be sent to the agent)*	ASSOCIATED HOLDINGS LIMITED HIGHLANDS LANE, HENLEY ON THAMES OXFORDSHIRE, RG9 4PS contact name MR. M. HUNT tel 01491 418227
3. Site address	MARSH WEIR ISLAND, PEEL FOLD, MILL LANE, HENLEY ON THAMES grid reference SU 773817
4. Area of application site	m² 300m² hectares
5. Description of proposed development *(Give brief details and state for what purpose the site and any buildings will be used)*	RECONSTRUCTION OF FAILED RIVER BANK PROTECTION WORKS ON EAST SIDE OF MARSH WEIR ISLAND. INFILLING OF OLD DOCK AREA BEHIND NEW WALL PROTECTION WORKS WILL BE SHEET PILE WITH A TIMBER CAPPING BEAM

RECEIVED JUN 2000

6. Plans and drawings accompanying application

Detailed drawings *(Floor Plans, Elevations etc)* ☑

Location plan ☑

Block plan ☐

7. Does the application involve any of the following ?

(Tick box or boxes)

Change of use ☐

Demolition ☐

Engineering or other operation ☑

New building ☐

Alteration or extension ☐

8. What kind of application is this ?

(Tick one box only)

Full permission ☑

Outline permission *(See question 9)* ☐

Approval of details *(Reserved matters)* ☐ State relevant outline permission no.

Temporary permission or renewal of previous temporary permission ☐ State period required or previous application no.

Relaxation of conditions *(Please amplify your application in a covering letter)* ☐ State relevant application no.

9. Outline applications.

Which of the following do you wish to be considered as part of the application ?

External appearance ☐

Means of access ☐

Siting ☐

Design ☐

Landscaping ☐

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 on the Council computer (such as SOLAPS applications processing systems) and may be used by the Council only for the purposes registered under the terms of the Data Protection Act'

10. What is the existing use of the land ? e.g. residential. If the site is vacant, say so and also state its previous use.	RESIDENTIAL. FORMS PART OF THE GARDEN OF "PEEL FOLD"
11. Is there any public right of way across or bordering the site ? *(If so, show it clearly on the plans)*	RIVER THAMES — YES ☑ NO ☐
12. Where new building is proposed. **(a) State material and colour of walls** **(b) State material and type of roof covering**	N/A
13. How will surface water be disposed of ?	N/A
14. How will foul sewage be disposed of ?	N/A
15. Is it proposed to construct a new access or alter an existing access ? If so please give details	NO

16. If the proposal involves residential development, please give the information requested.

	No. of new dwellings proposed	No. of existing dwellings to be retained
House	N/A	
Bungalow	N/A	
Flat/Maisonette	N/A	
Other	N/A	

17. Does the proposal involve any non-residential building or use ?	*(If YES complete part 2 of form)*	YES ☐ NO ☑
18. Does the proposal involve the extraction of minerals or disposal of waste materials (Tipping)		YES ☐ NO ☑

I herby apply for planning permission for the proposal described above and in the attached plans and drawings.

Please tick all boxes

I attach 4 copies of the completed Application Form Part 1, AND	☑
I attach 4 copies of the completed Application Form Part 2 (where relevant), AND	☐
I attach 4 copies of each of the plans specified at item 6 overleaf, AND	☑
I attach a completed Ownership Certificate, AND	☑
I enclose a completed fee form and a fee of £ 95	☑

Signed [signature] on behalf of PEEL FOLD HOLDINGS LTD date 1/6/00

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary is clearly edged RED on the plans. Any adjoining land owned or controlled by the applicant should be edged BLUE. AN INCORRECT APPLICATION WILL BE RETURNED. SEE GUIDE TO HELP APPLICANTS.

CERTIFICATE B

I certify that :

1. I have given the required notice to everyone else who, on the day 21 days before the date of the accompanying application, was the owner * of any part of the land to which the application relates, as listed below.

Owner's name _____

Address at which notice served _____

Date notice served _____

Please delete EITHER 2(i) OR 2(ii) whichever is not appropriate

2. (i) None of the land to which the application relates is, or is part of, an agricultural holding **.

(ii) I have given the required notice to every person other than myself who, on the day 21 days before 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 served _____

Date notice served _____

Signed _____

On behalf of _____

Date _____

Notes

* *'Owner' means a person having a freehold interest or a lease hold interest in the unexpired term of which is not less than 7 years.*

** *If the applicant is the sole agricultural tenant delete the first alternative (2)(i) and insert 'not applicable' in the space provided for tenant details*

NOTICE

Town and Country Planning General Development Procedure Order 1995

Notice under Article 6 of Application for Planning Permission

Proposed development at (a) _____

I give notice that (b) _____

is applying to South Oxfordshire District Council

for planning permission (c) _____

Any owner of the land who wishes to make representations about this application should write to the

Council Offices, P O Box 19, Crowmarsh, Wallingford, Oxon, OX10 8NJ

by (d) _____

Signed _____

On behalf of _____

Date _____

Notes

(a) Address or location of the proposed development
(b) Applicant's name
(c) Description of proposed development
(d) Date giving a period of 21 days beginning from the date notice is served

Town and Country Planning Act 1990 - General Development Procedure Order 1995

Certificate under Article 7 CERTIFICATE OF OWNERSHIP

CON/2000/1792

CERTIFICATE A

should be used where the applicant owns all the land to which the application relates

CERTIFICATE B

should be used where the applicant does not own all the land to which the application relates but knows the name and address where the appropriate notice can be served.

CERTIFICATES C & D

should be used where the applicant does not know the names or contact addresses of all or any of the owners of any part of the application site. Provisions must be made to advertise the proposal in a newspaper circulating in the area where the land is situated.

CERTIFICATES C & D

are rarely required. They are not included in this application form package. The Council will supply these forms on request.

PLEASE COMPLETE THE APPROPRIATE CERTIFICATE

CERTIFICATE A

I certify that :

1. On the day 21 days before the date of the accompanying application nobody except the applicant was the owner * of any part of the land to which the application relates.

   Please delete EITHER 2(i) OR 2(ii) whichever is not appropriate

2. (i) None of the land to which the application relates is, or is part of, an agricultural holding **.

   ~~(ii) I have given the required notice to every person other than myself who, on the day 21 days before 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 served _____

   Date notice served _____

RECEIVED 2 - JUN 2000

Signed _____

On behalf of PEEL FOLD HOLDINGS LIMITED

Date 1/6/00

Note

* *'Owner' means a person having a freehold interest or a lease-hold interest in the unexpired term of which is not less than 7 years.*

** *If the applicant is the sole agricultural tenant delete the first alternative (2)(i) and insert 'not applicable' in the space provided for tenant details*

ENVIRONMENT AGENCY

Our ref: 2314/NCP/RAD/mh03
Your ref:

Date: 26 May 2000

RECEIVED
30 MAY 2000

Martin Hunt Esq
Associated Holdings
Highlands Lane
Henley-on-Thames
Oxon RG9 4PS

CON/2000/1792

Dear Mr Hunt

MARSH WEIR ADVANCE WORKS - REF 2314

I understand that John Bloomfield has made contact with you and that you are in discussion with him regarding the Agency's contribution. John Newton has contacted me to see if we have any survey drawings of the Weir Island. I have provided him with what we have but the information relates mainly to the weir channel and may not be totally helpful.

You will recall that when we first spoke I indicated that whilst steel sheet piling bank protection would appear to be the only viable solution to the erosion on the island taking into account our proposals to reconstruct Marsh Weir, the top of piling should be set as low as possible in order to minimise the visual impact. I suggested setting the top level just above tail water level and battering down the adjacent grassed area to it. The soil should be suitably reinforced to resist erosion due to seasonal high water levels. Our Conservation Officer may well call for additional mitigation measures and I am hoping to receive suggestions from her shortly.

In the meantime, it is important that John Newton discusses the latest proposals with Halcrow and that revised drawings are submitted as part of the Land Drainage Consent Application. As far as I am aware the only drawing that has been seen is the original sketch showing piling to top of bank. I am anticipating that you will issue an accurate plan showing the exact line and extent of piling and other features, elevations and cross sectional details.

Yours sincerely

RECEIVED
2 JUN 2000

ROGER DAVIS
Principal Project Manager
Thames Project Management
Direct dial 01276 454703

Environment Agency
Frimley Office, Swift House, Frimley Business Park, Camberley, Surrey, GU16 5SQ
Tel: 01276 454300 Fax: 01276 454301

P0017656

MARSH WEIR ISLAND EMERGENCY WORKS

PLANNING APPLICATION

TABLE OF CONTENTS

CON/2000/1792

1. Application form
2. Site location plan
3. Photographs of site
4. John Newton and Partners Drawing Number S7316-1656-110 revision A
5. Perspective drawing of proposed works
6. Letter from Environment Agency

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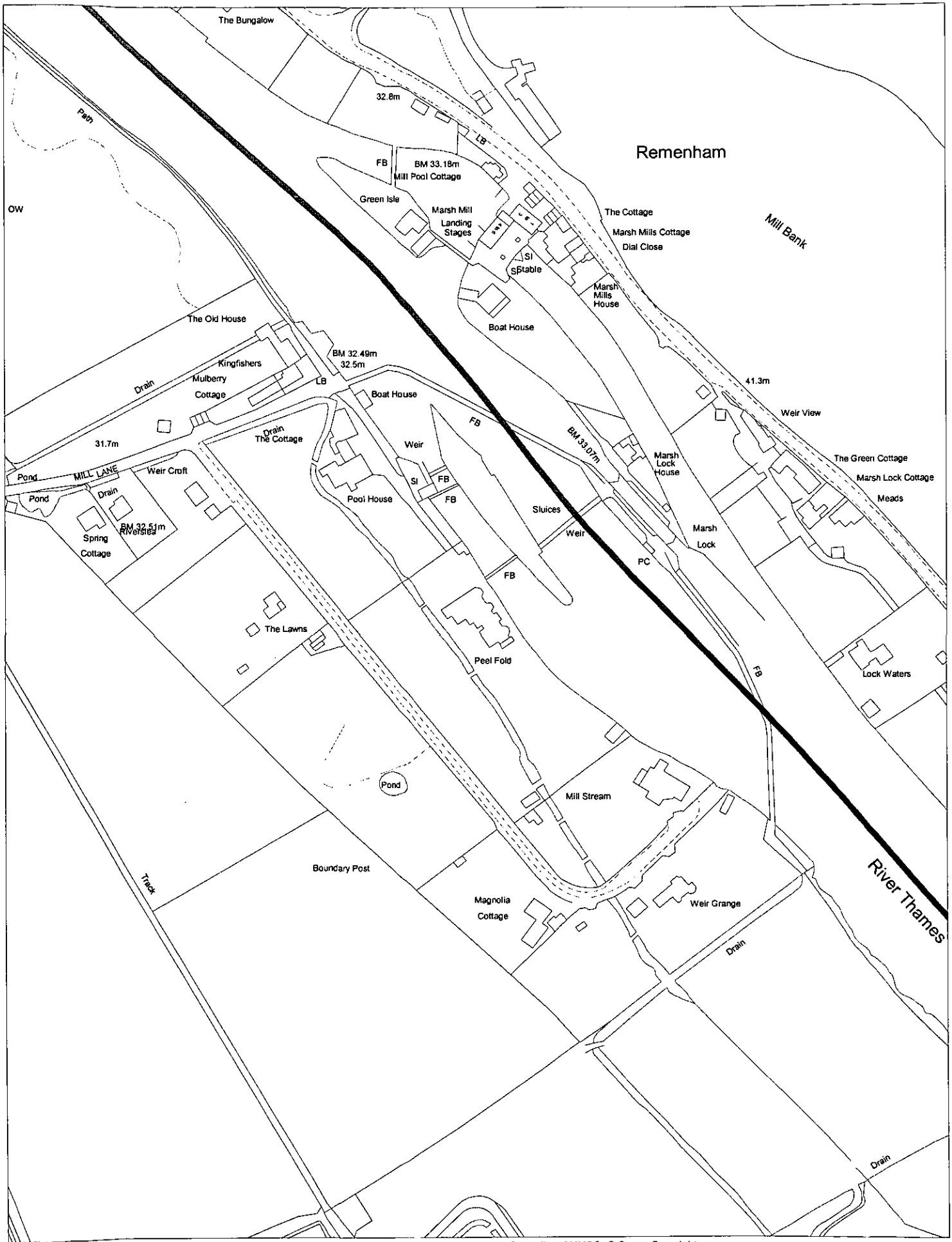
2- JUN 2000



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Development Control Section, Environmental Services, Wokingham District Council.

3 July 2000

Scale: 1 : 2500

N W E S



Photo 3 – East Bank of Island showing extent of where repair works are required.

JUN 2000

95-11-456

pool=456

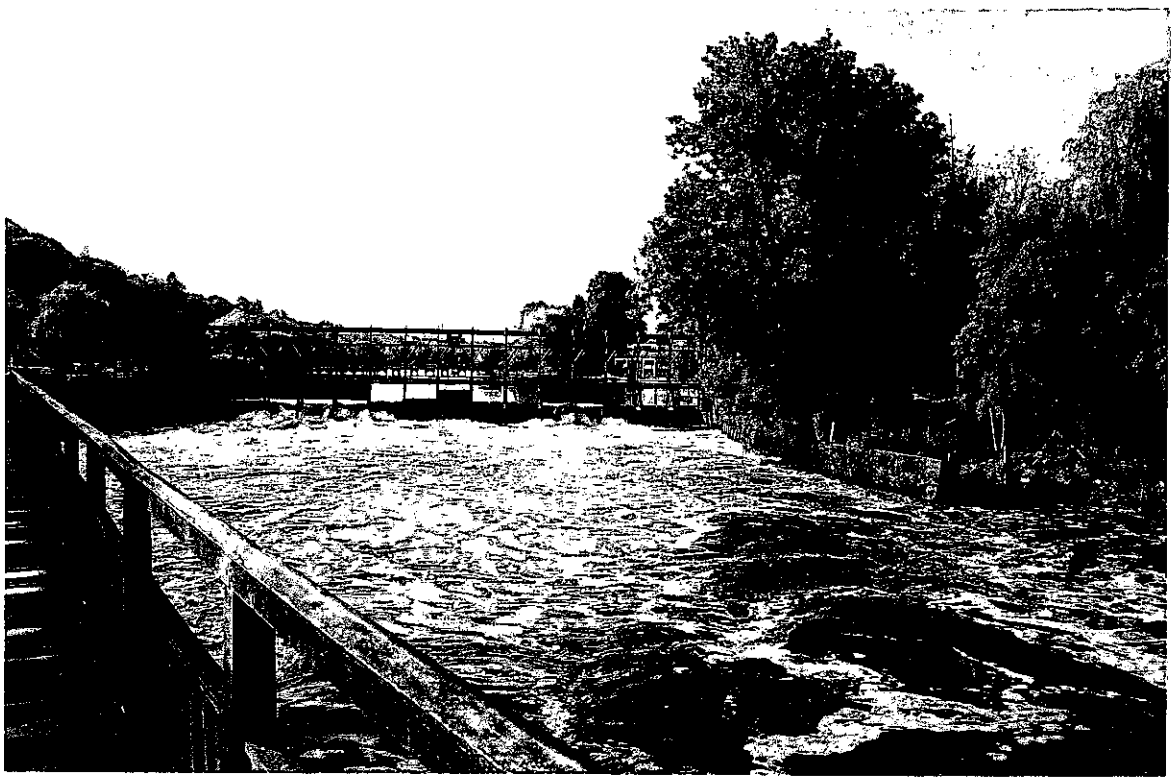

Photo 1 – General view of weir pool and marsh island looking south-east.



Photo 2 – Marsh Weir and fish pass.

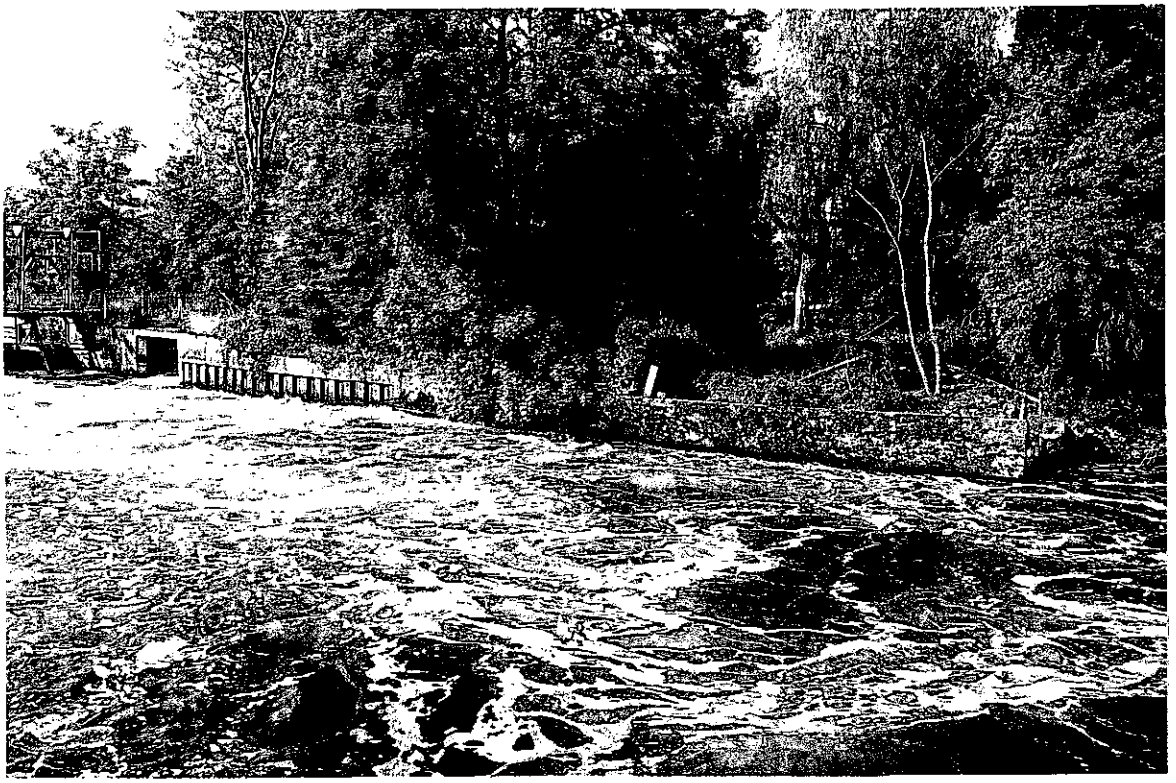

Photo 4 – View of failed bank protection looking south-west.

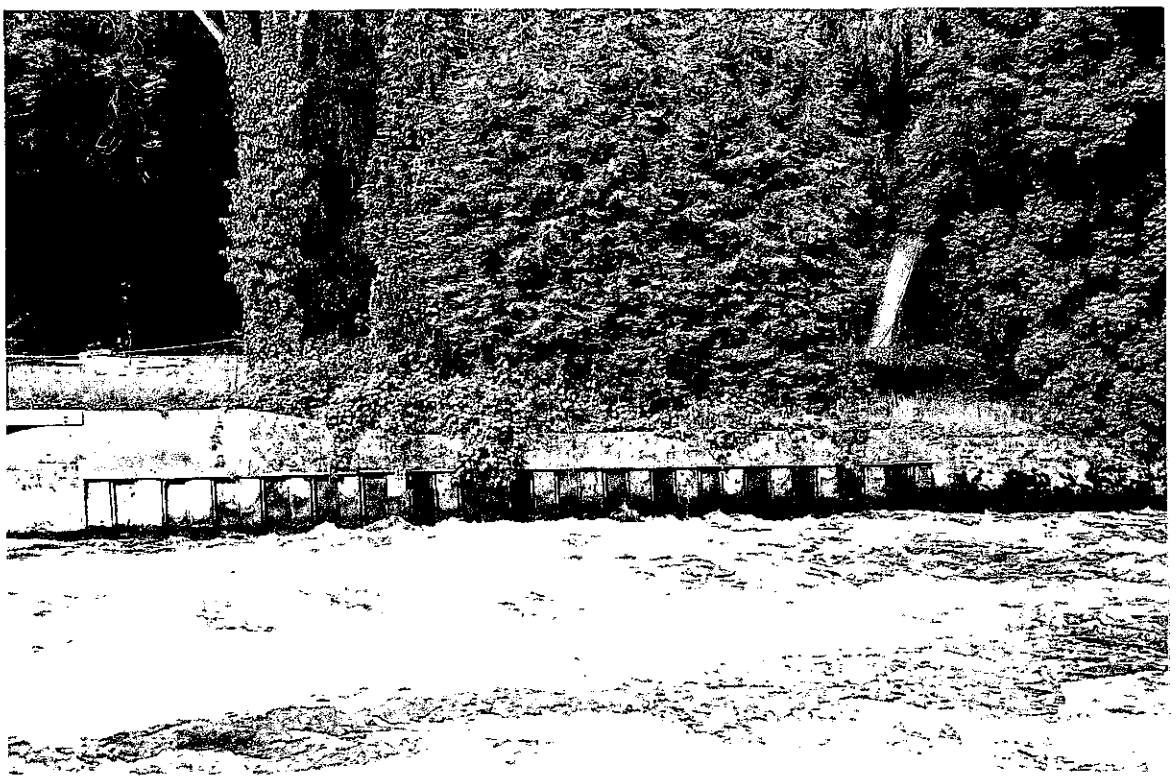

Photo 5 – Junction of fish pass works and existing bank protection belonging to A. H. Pontin.

P0017456



Photo 6 – Old dock area looking south shows complete failure of old walls.

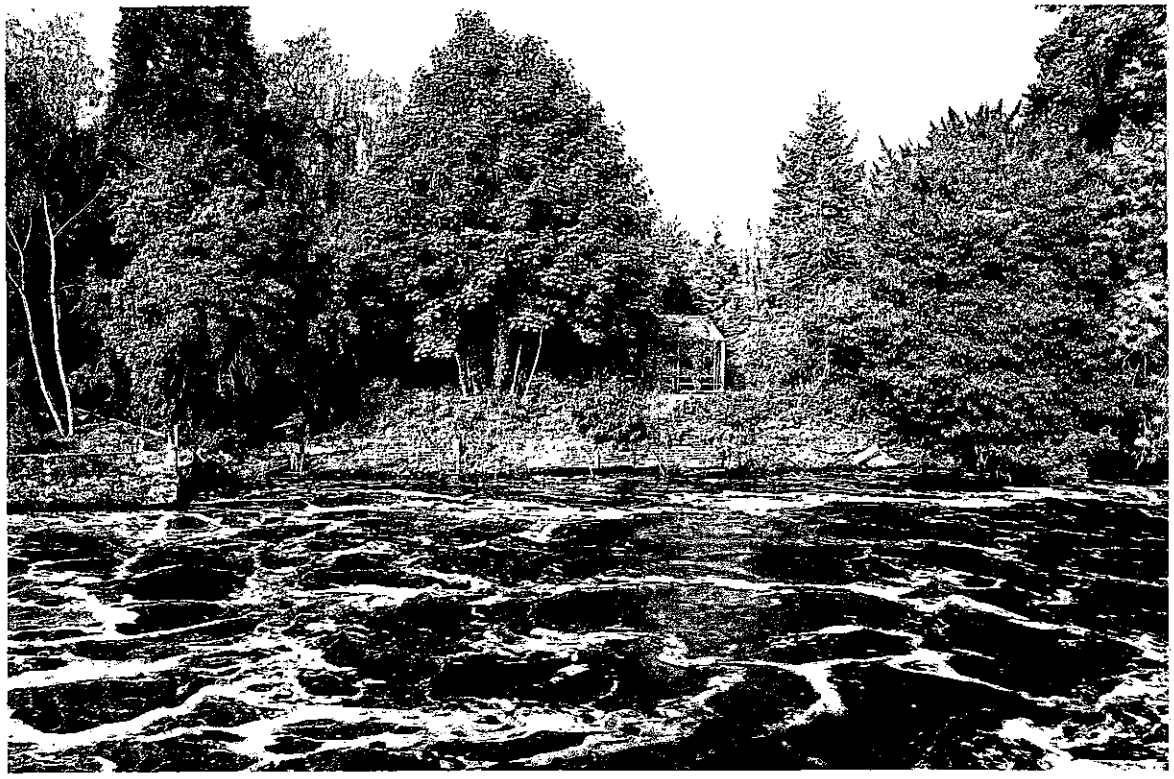

Photo 7 – Old dock area looking west.

JUN 2000

P00178450



Photo 8 – Old dock area looking west.

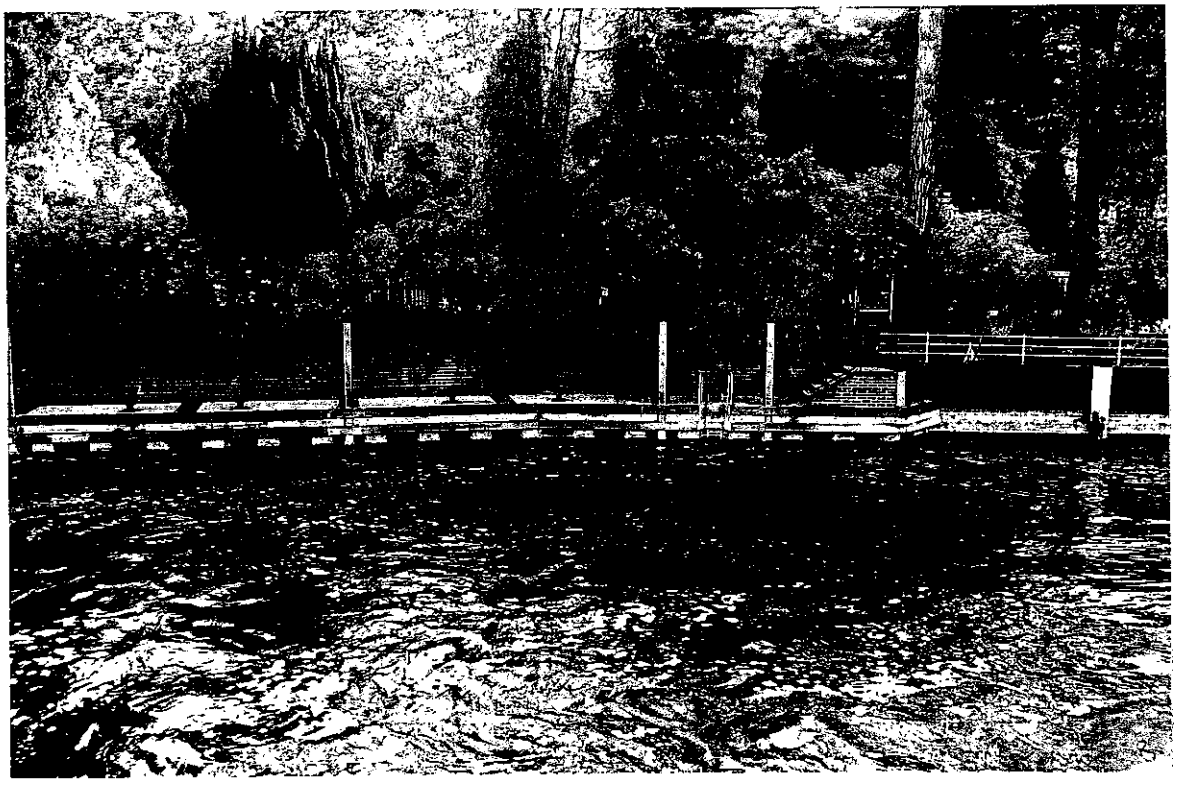

Photo 9 – Sheet piling and timber capping beam/fender installed by EA at northern end of marsh lock.



Photo 10 – Sheet piling and timber capping beam-property adjacent to "Peel Fold". Appearance is similar to that of proposed works on Marsh Weir Island.