APPLICATION NO:
F/2000/2508

LOCATION:
Ye Olde Leathern Bottel 221 Barkham Road, Wokingham.

APPLICANT:
Scottish & Newcastle Retail Ltd C/O Castle Architectural Consultants

PROPOSAL:
Proposed installation of lighting to front of building and rear car park security lighting.

EARLIEST DATE FOR DECISION: **11/11/2000**

APPLICATION WILL HAVE EXPIRED ON:
27/11/2000

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Scottish & Newcastle Retail Ltd
C/O Castle Architectural Consultants
42 Hilltop Way
SALISBURY
Wilts
SP1 3QY

Application Number: F/2000/2508

Parish: **WOKINGHAM**

Location: **Ye Olde Leathern Bottel, 221 Barkham Road, Wokingham**

Proposal: **Proposed installation of lighting to front of building *and rear car park security lighting.***

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse 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.

Reason
1. The proposed lighting by virtue of its siting, height and intensity would have an adverse effect upon the character of the area given its designation as a green gap/wedge.

Reason
2. The proposed lighting by virtue of its siting and intensity would have an adverse effect upon the amenities of the neighbouring properties.

As such the development is considered contrary to the following policies:
South East Area Local Plan : STV2, SC1, SC2
Wokingham District Local Plan (Deposit Draft) : WOS2, WOS3, WOS6, WCC1, WCC2
Berkshire Structure Plan : C2

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 Policy C2
South East Area Local Plan Policies STV2, SC1, SC2
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WOS6, WCC1, WCC2

John Mitchell
Development Control Manager
Date: 02/01/2001

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.

Received by Wokingham District Council

Application No: F/2000/2508

Proposal:
Proposed installation of lighting to front of building and rear car park security lighting.

Location:
Ye Olde Leathern Bottel 221, Barkham Road, , 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/11/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

18 October 2000

Tel: (0118) 974 6492

Date: 11/12/00

My ref: F/2000/2508

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

CONFIDENTIAL

Councillor C Hudson
4 Sapphire Close
Wokingham
RG41 3DU

Dear Councillor

Application Number: F/2000/2508
Ye Olde Leathern Bottel 221, Barkham Road, , Wokingham.
Proposed installation of lighting to front of building and rear car park security lighting.

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

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492.** If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 21/11/00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/2508**
Ye Olde Leathern Bottel 221, Barkham Road, , Wokingham.
Proposed installation of lighting to front of building and rear car park security lighting.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor C Hudson

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

Tel: (0118) 974 6492

Date: 11/12/00

My ref: F/2000/2508

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

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

Dear Councillor

Application Number: F/2000/2508
Ye Olde Leathern Bottel 221, Barkham Road, , Wokingham.
Proposed installation of lighting to front of building and rear car park security lighting.

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

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 21/12/00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/2508**
Ye Olde Leathern Bottel 221, Barkham Road, , Wokingham.
Proposed installation of lighting to front of building and rear car park security lighting.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Marinos

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

Tel: (0118) 974 6492

Date: 11/12/00

My ref: F/2000/2508

CONFIDENTIAL

Councillor D Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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

Dear Councillor

Application Number: F/2000/2508
Ye Olde Leathern Bottel 221, Barkham Road, , Wokingham.
Proposed installation of lighting to front of building and rear car park security lighting.

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

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 21/11/00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/2508**
Ye Olde Leathern Bottel 221, Barkham Road, , Wokingham.
Proposed installation of lighting to front of building and rear car park security lighting.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Morgan

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

Application Number F/2000/2508
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
		①	The proposed lighting by virtue of
			would have
			its siting, height + intensity ~~has~~ an
			adverse effect upon the ~~[illegible]~~ character of
			the area given its designation as a
			greengap/wedge. ~~[illegible]~~
		②	The proposed lighting by virtue of its
			would have
			siting + intensity ~~has~~ an adverse
			effect upon the amenities of the
			neighbouring properties
			As such the development is considered
			contrary to the following policies
			SEALP : STV2, SC1, SC2
			WDLP (DD) : WOS2, WOS3, WOS6, WCC1, WCC2
			BSP : C2

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES:

SOUTH-EAST AREA LOCAL PLAN POLICIES: STV2, SC1, SC2

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WOS6, WCC1, WCC2

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: C2

MINERALS LOCAL PLAN POLICIES:

RECORD OF SITE VISIT

SITE ADDRESS: Ye Olde Leathern Bottel 221 Barkham Road Wokingham.

APPLICATION NUMBER: F/2000/2508

OFFICER: Natalie Brown

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number: F/2000/2508

Appraisal:

Development
RETROSPECTIVE application for security lighting at the rear for the pub carpark. These would be 4.5m high and 150W and 3 decorative floodlights the front of the building at 70W. The site lies within an area designated as countryside and greengap/wedge under the Wokingham District Local Plan, and is within a rural area, setting of and separation of settlement.

A **retrospective** application for lighting (44770) was approved January 1996, for 7 lamposts (at 2.75m and 1.8m high) fitted with 20W low energy bulbs (in carpark and on terrace), 4 (20cm high) bollard lights adjacent to access road, 2 clear perspex on rear elevation and 3 wall mounted copper lanterns, and 1 (120W) wall mounted strip light.

A site visit was undertaken on 24/11/00 in the evening (at about 6pm), to assess the impact of the lights upon the rural area. When the site visit was undertaken, the 4.5m light in the centre of the carpark (shown to emit in two directions) was clearly visible from Limmerhill Road, and lit up the skyline, and was clearly visible through the trees. (Having spoken to the Enforcement Officer (Phil Wratten), I was informed that the applicants were asked to remove the bulb that would throw light across to 227 Barkham Road). In the actual carpark itself, the only light were low intensity old-fashioned style lamps approved under the previous application.

3 letters of representation have been received, Nos. 227 and 229 Barkham Road (none have been received from residents along Limmerhill Road), and from Cllr Tina Marinos, (see letters in file) with regards to being inappropriate to the locality, affecting the amenity of neighbouring properties and the previous application.

It is considered that especially at the 4.5m height and 150W that **the lighting does detract from the rural character of the area** – and when the site visit was undertaken, only one of the lights was working. It is therefore considered that if all the lights were working, the negative effect upon the rural nature of the area would be exacerbated.

It is also considered that the lights would (if working) affect the amenities of the neighbouring properties. A letter was received from 299 Barkham Road who confirmed that the lightly faces directly onto the rear elevation of the property, illuminating two bedrooms and a bathroom. The residents of Nos. 227 were phoned and they confirmed that the lighting affects the bedroom windows in the rear elevation, and the rear garden area.

(The highways department, in their consultation said that the lighting shall be designed to the satisfaction of the DPA so as no glare/dazzle occurs to the drivers of the highway.)

~~**Approval:**~~ **Refusal: ✓**

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/2508

Applicant : Scottish & Newcastle Retail Ltd C/O Castle Architectural Consultants.

Location : Ye Olde Leathern Bottel 221, Barkham Road, , Wokingham.

Proposal : Proposed installation of lighting to front of building and rear car park security lighting.

Site Notice Displayed ? :	YES	NO	DATE
	✓		8/11

Date of Neighbour Notifications : .....

Date of Site Visit : 24/11 (pm)

Date Registered : 02/10/2000

Earliest Date for Decision : 11/11/2000

Latest Consultation Date/Site Notice Expiry Date : 11/11/2000

This application will have expired on: 27/11/2000. 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 :

WOK TC: 14/11 – no objection

EW Health: 25/10 - no comments to make

Highways: 27/10 - approval with conditions

Neighbours: - Nos 227 + 229 Barkham Rd.
Cllr Marinos.

Planning Issues : WDLP : countryside/green gap
SEMP : rural/setting of settlement/separation of settlement

- character of rural area
- neighbours
- highways.

Application Number: F/2000/2508

Appraisal :

See attached sheet

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

Applicationo	Name & Address
F/2000/2508	R G Allan 229 Barkham Road Wokingham RG41 4BY
F/2000/2508	J Marshall 227 Barkham Road Wokingham Berks
F/2000/2508	Ms T Marinos 10 Wildcroft Drive Wokingham RG40 3HY

App. refused
Letter sent 04/01/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	02 OCT 2000
Officer: NAB	Application No. F/2000/2506

Map No. 82 Site ...0.62....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(2) Proposed installation of lighting to front of buildings & rear car park. Security lighting

Location: Ye Olde Leathern Bottle Barkham Road

Parish: Wokingham Ward: Evendons

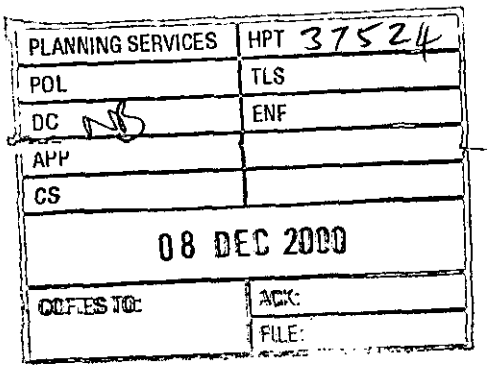
Applicant: Scottish & Newcastle Retail Ltd

Fee Received 95.00 (2) 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	Elevations of lights	19.10.	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			



229 Barkham Road
Wokingham
Berks RG41 4BY

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

7th December 2000

Attention of Miss Natalie Brown

Dear Miss Brown

re: Planning Application F/2000/2508
Site address – The Old Leathern Bottle, 221 Barkham Road, Wokingham
Proposed installation of lighting to front of building and rear security parking lighting

Further to the above application, I am writing to confirm that the rear park security lighting faces directly onto the rear elevation of my property illuminating two bedrooms and a bathroom.

Yours sincerely

RICHARD G ALLEN

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

14 NOV 2000

COPIES TO: ACK: FILE:

Case officer: Natalie Brown

Application Number: F/2000/2508

Proposal: Proposed installation of lighting to front of building and rear car park security lighting.

Site Address: Ye Old Leathern Bottel, 221 Barkham Road, Wokingham

Applicant: Scottish & Newcastle Retail Ltd C/O Castle Architectural Consultants

Your observations are required in respect of this application by **11/11/2000**

● **No objection**

●

SIGNED: _____ **DATE:** 08/11/00

CLERK TO Wokingham Town Council

FAO NATALIE BROWN



CASTLE ARCHITECTURAL CONSULTANTS

YE OLDE LEATHERN BOTTEL

42 HILLTOP WAY
SALISBURY
WILTSHIRE SP1 3QY
Tel: (0722) 326380
Fax: (0722) 326380

PLANNING SERVICES UNIT 36512
TSE
DC NB
APP
CS
14 NOV 2000
COPIES TO:
ACK:
FILE:

F/2000/2508

ELEVATIONS OF LIGHTS.

WITH COMPLIMENTS Alan Heaney

227 Barkham Road
Wokingham
Berks
SL4 2JP

7th November 2000

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

Dear Natalie Brown

Application Number F/2000/2508

Site address: Ye Olde Leathern Bottel Barkham Road
Proposal: Proposed installation of lighting to front of building and rear car park security lighting

Regarding the above application I enclose a copy of the letter from the lindy austin partnership to Mr Evans which relates to the original planning application for lighting to the site. As you will see a number of objections were raised, there was a site visit and the matter was resolved. Please refer to the file, if the original letters are missing I can get copies

From what I can see of the present application it appears the same as before, the objections remain the same (please refer to the file). I would appreciate removal of the lights for which planning permission has not been granted, and the re-installation of the ones for which it has.

Yours sincerely

JC Marshall.

June Marshall

PMW

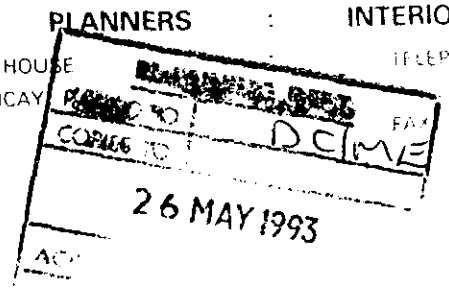
the lindy austin partnership

LAP

ARCHITECTS : PLANNERS : INTERIOR DESIGNERS

GREAT BURSTEAD SCHOOL HOUSE
70 LAINDON ROAD BILLERICAY
ESSEX CM12 9LD

TELEPHONE
FAX



5944/SJV/SMT

25th May 1993

Mr M Evans
Team Leader (Development Control South)
Wokingham District Council
Planning Department
PO Box 157, Shute End
Wokingham, Berks RG11 1WR

Dear Mr Evans

Re: The Olde Leathern Bottel, Barkham Road, Wokingham

Further to our recent meeting on site, I can now confirm that we have been authorised by our client to issue the following instructions to the contractor:-

1) The lamp post to the extreme eastern end of the car park is to be removed completely.

2) The remaining 4 lamp posts are to be fitted with lamps of a significantly lower output to the present 80 watt mercury lamps. (The lamp now being installed has a lighting output of approximately 60% less than existing.)

3) The 2 lamp posts to the front terrace are to be fitted with very low output lamps, which would not contribute to the overall illumination of the terrace.

4) The floodlamps to the front elevation are to be removed.

I have asked the contractor to carry out this work as a matter of urgency and, upon completion, I would suggest that we review the situation again as suggested at our previous meeting, following which we can amend our drawings in connection with our current application in order that this matter can finally be resolved to the mutual satisfaction of your Authority and my client.

Finally whilst writing, I am returning herewith the confirmation that the site notices in respect of our current application for play equipment have been displayed.

Yours sincerely

S J Vanner

c.c. Mr Geoff Cook, The Chef & Brewer Group

PLANNING SERVICES
POL | FLS
DC | ENF
APP
CS OBS | WB
01 NOV 2000
COPIES TO: | ACK: | FILE:

229 Barkham Road
WOKINGHAM
Berkshire RG41 4BY

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

31st October 2000

RGA 5163 PM

For the attention of Miss Natalie Brown

Dear Miss Brown

PLANNING APPLICATION F/2000/2508
SITE ADDRESS : Ye Olde Leathern Bottle, 221 Barkham Road, Wokingham
PROPOSAL : Proposed installation of Lighting to front of building and rear park security lighting.

I thank you for your letter dated 18th October informing me of the proposed application.

I understand you may be new to this case it may, therefore, be helpful for me to outline recent history to you. The application you currently have before you is virtually a re-run of the lighting installation that was arbitrarily installed in the middle of 1993 and, after much to-ing and fro-ing was subsequently removed and planning permission was then granted, I believe in 1996, for Victorian style 2.5 metre – 80watt lamps, sited very much as the current application.

I have lived next door to the Leathern Bottle now since 1985 and the hallmark of their occupation has been to arbitrarily flout most of the planning laws in relation to lighting, play-areas, landscaping – you name it – they seem to have done it. What history does tell us is, that if they are allowed to provide extensive lighting to the grounds, as we had all those years ago, I believe the brewery will use the opportunity to extensively utilise the grounds for drinking purposes, etc. resulting in environmental issues that will have to be addressed, as happened previously.

The previous planning application that was agreed, as mentioned above, was agreed after extensive meetings with the brewery and their advisors, together with the then leader of the Council, Colin King and I enclose, for your information, one letter dated 20th May 1993 from your own Authority and one dated 25th May from the Lindey Austin Partnership which may be helpful.

cont'd...

Miss Natalie Brown **31/10/2000**
Wokingham District Council **2/....**
Wokingham, Berkshire

These letters show that even when the last planning permission in 1996 was implemented, changes had to be made and, in simple terms, this comprised of downgrading of the lamp wattage, the removal of the floodlights at the front of the building, the painting of the fitted brass lamp-heads black and the blanking out of some of the glass lamps which were allowing light to shine, particularly over Mrs Marshall's garden immediately adjoining my property.

So, to deal with the current application before you. As mentioned above, it is simply a re-run of the previous application which, at the time, was held to be inappropriate to the locality and, frankly, nothing has changed. I, therefore, object most strongly to the proposal before you and feel you should insist on the re-instatement of the previous scheme incorporating the Victorian style 2.5 metre lights with low-wattage bulbs and the removal of all lighting from the front of the building, certainly, the existing garden style lights on the front wall at present I believe in addition to being inappropriate, raise safety issues in relation to road users.

I am sure your own internal files will give you more information than above, I don't believe it is in anyone's interest to return to the situation of the early '90's where myself, local neighbours, local Councillors and Leader of the Council not to mention numerous environmental officers were all tied up over a considerable length of time resolving matters. Should you wish to speak to me on this matter I am contactable during the day on 01344 892608 or my domestic number is 01189 792118.

Yours sincerely

RICHARD G ALLEN FRICS IRRV ACI Arb

cc: Councillor Mrs Tina Marinos
10 Wildcroft Drive
Wokingham
RG40 BHY

Mrs J Marshall
Barkam Road,
Wokingham
Berkshire

(0734) 778771 (Direct Line)

20 May 1993

Your ref.

My ref. ME/SB/40828

Mr & Mrs Allen
229 Barkham Road
WOKINGHAM
Berkshire
RG11 4BY

Planning Department
P.O. Box 157
Shute End, Wokingham
Berkshire RG11 1WR
Tel: (0734) 786833
Fax: (0734) 789078

Dear Sir and Madam

UNAUTHORISED LIGHTING AND CURRENT PLANNING APPLICATIONS
THE OLDE LEATHERN BOTTEL, BARKHAM ROAD, WOKINGHAM

I am writing to you following an evening meeting with the agents for the above site after which myself and Mrs Webb also discussed the matter with you on site.

The purpose of our site visit was primarily to assess the impact of the lighting. Having seen the site in the dark I take the view that the current level of lighting detracts from the rural character of the locality. I have strongly expressed this view to the agent.

I expect a response from the agent in the near future and I am requesting the removal of some of the existing lights and the downgrading of others so that lower intensity bulbs are used.

I am encouraged that some progress has already been made and that some lights have already been removed. I am hopeful that further progress can be made. I would also like to assure you that we would like to discuss any revised lighting and landscaping proposals with you prior to making any decision.

If there are any other matters, you wish to discuss please contact either myself or Mrs Webb.

Yours faithfully

M Evans

M EVANS
Team Leader (Development Control South)

cc: Councillor Mrs L E Griffith

Printed on
Recycled Paper

PMW

the lindy austin partnership

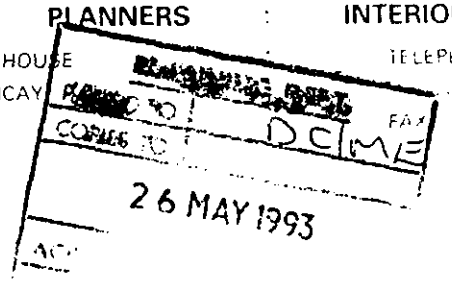
LAP

ARCHITECTS : PLANNERS : INTERIOR DESIGNERS

GREAT BURSTEAD SCHOOL HOUSE
70 LAINDON ROAD BILLERICAY
ESSEX CM12 9LD

TELEPHONE 0277 632 [illegible]

FAX 0277 632307



5944/SJV/SMT

25th May 1993

Mr M Evans
Team Leader (Development Control South)
Wokingham District Council
Planning Department
PO Box 157, Shute End
Wokingham, Berks RG11 1WR

Dear Mr Evans

Re: The Olde Leathern Bottel, Barkham Road, Wokingham

Further to our recent meeting on site, I can now confirm that we have been authorised by our client to issue the following instructions to the contractor:-

1) The lamp post to the extreme eastern end of the car park is to be removed completely.

2) The remaining 4 lamp posts are to be fitted with lamps of a significantly lower output to the present 80 watt mercury lamps. (The lamp now being installed has a lighting output of approximately 60% less than existing.)

3) The 2 lamp posts to the front terrace are to be fitted with very low output lamps, which would not contribute to the overall illumination of the terrace.

4) The floodlamps to the front elevation are to be removed.

I have asked the contractor to carry out this work as a matter of urgency and, upon completion, I would suggest that we review the situation again as suggested at our previous meeting, following which we can amend our drawings in connection with our current application in order that this matter can finally be resolved to the mutual satisfaction of your Authority and my client.

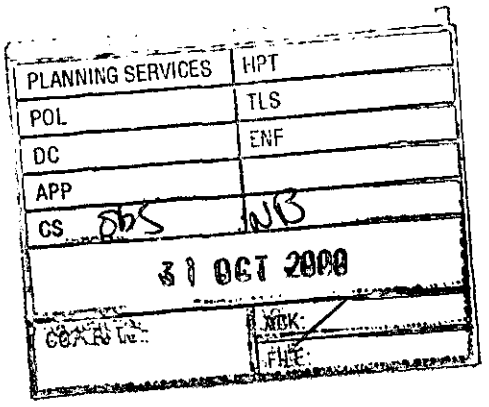
Finally whilst writing, I am returning herewith the confirmation that the site notices in respect of our current application for play equipment have been displayed.

Yours sincerely

S J Vanner

c.c. Mr Geoff Cook, The Chef & Brewer Group

10 Wildcroft Drive
Wokingham
Berkshire
RG40 3HY



31st October 2000

To Natalie Brown
re Planning application 2000/2508

221 Barkham Rd.

Dear Natalie

I am writing to object to the above proposal.

Looking at the plans the "Victorian" lamps proposed are higher than the existing ones and a higher wattage of light is proposed. Although the plan refers to "minimal upward and sideways pollution' I feel that looking at the history of light pollution which this public house has caused and the trouble our enforcement officers have had there are grounds to be sceptical about this applications claims.

I have spoken to neighbours of this public house who are not content with floodlighting at the front or any taller lights at the back. One of the lamps is positioned at the fence of number 227 Barkham Road.

I have a folder on the previous history of planning applications and enforcement attempts which I am very happy to discuss with you if you feel that would be of help.

Regards

Tina Marinos.

ccMr and Mrs Allen, 229 Barkham Rd
Mrs Marshall 227 Barkham Rd

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 18 October 2000

Application Number: F/2000/2508

Proposal: Proposed installation of lighting to front of building and rear car park security lighting.

Parish: WOKINGHAM TOWN

Site Address:
Ye Olde Leathern Bottel 221, Barkham Road, , Wokingham.

Applicant:
Scottish & Newcastle Retail Ltd C/O Castle Architectural Consultants.

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) The lighting columns shall be designed to the satisfaction of the District Planning Authority, so that no glare or dazzle occurs to drivers of vehicles using the highway.

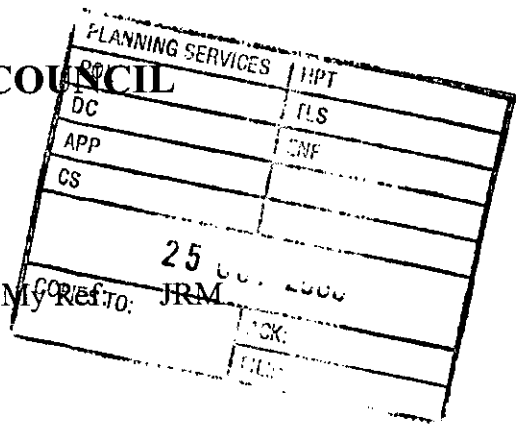
Reason: In the interest of highway safety.

Signed: _____ **Print name:** Adam Coggins.

27/10/00.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM



From: John Mullaney
Environmental Health

My Ref:

To: Natalie Brown
Planning Department

Date: 24/10/00

YE OLDE LEATHERN BOTTLE 221 BARKHAM ROAD, WOKINGHAM, RG11. F/2000/2508- INSTALLATION OF LIGHTING.

Having considered the above application I have no comments to make.

John Mullaney

John Mullaney
Environmental Health Officer

CASTLE ARCHITECTURAL CONSULTANTS

42 HILLTOP WAY
SALISBURY
WILTSHIRE
SP1 3QY
Tel: (0722) 326380
Fax: (0722) 326380
(01722)

02.OCT.2000* 2508

Wokingham District Council
Planning Department
PO Box 157
Shute End
Wokingham
Royal County of Berkshire RG40 1WR

20 September 2000

Dear Sirs

Proposed Lighting at Ye Olde Leathern Bottel, Barkham Road, Wokingham.

Reference your communication to my client, my subsequent letter and my telephone conversation regarding the above project.

I have now completed the details regarding the lighting and am enclosing a full application as discussed and would be pleased if you could register this for Full Planning Permission. The problem of intrusive light to the rear has been addressed and it is recommended that the 6 metre high post with the two halogen floods be removed and replaced with dark sky sensitive lighting installed at a lower height and in different positions. These new luminaires will direct the light down and away from Bottel Farm. It is hoped that this will have the desired effect in providing, not only general circulation lighting but also a reasonable level of security and at the same time not be a problem to the neighbour.

The three flood lights at the front of the property to illuminate the front elevation are positioned between 600mm and 750mm high and are each 70 watt output. It is hoped that these are acceptable to you.

I do apologise for any delay in submitting this application but the problems of light pollution and security are both so important that a carefully considered scheme was necessary to address the problem satisfactorily. Unfortunately this contributed to the lapse in time.

Please contact me if you require further information.

Yours faithfully

Alan Wherry
BA MCIOB
PGDipBuildingConservation

1789/a

SECTION 66 CERTIFICATE

Application No.

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

02.OCT.2000* 2508

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.

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

(b) .....

.....

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

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

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

on (d) .....

02 OCT 2000* 2508

YE OLDE LEATHERN BOTTLE P.H.

ADDRESS 221 BARKHAM ROAD PARISH WOKINGHAM E

PLOT No. ORD. SHEET No. SU. 796782

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1024	MESSRS. SAKE & SONS			REF.
O/65/63	MESSRS. COURAGE (CENTRAL) LTD	O/APP RES. DEV. BAND ADS	30.1.64	REF.
A/L/65	COURAGE (CENTRAL) LTD	SIGN	27.5.65	C/APP.
A/30/69	" "	TRANSFER SIGN		REF.
A/11/70	" "	ILLUMINATED SIGN	12.8.70	REF.
O/34/70	" "	O/APP RESIDENTIAL DEV ADS.	22.10.70	REF.
09949	"	SIGNS	15.3.79	N/A REF.
BR11715	"	REMODEL EX. P.H.	14.9.79	APP. N/A
11561	"	ALTS & ADDS. & NEW CAR PARK & ACCESS	13.12.79	N/A C/A
12790	" "	access from car park	13.3.80	NA C/A
[illegible]049	"	15 signs etc. ext lighting	25.9.80	N/A Ref.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

YE OLDE LEATHERN BOTTEL

ADDRESS 221 BARKHAM ROAD PARISH WOKINGHAM E

PLOT No. ORD. SHEET No. SU 7907

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
14440	COURAGE	13 ADVERT. SIGNS	20.11.80	N/A C/A
16416	"	Land for temp car park	22.10.81	NA TP 31.10.82
16646	"	SOFT DRINK KIOSK & PLAY AREA	17.12.81	N/A C/A
B(2A)R81/11B	"	"		
18737	"	EXTENSION TO CAR-PARK	13.1.83	N/A C/A
BR22694	G. COOK - IMP. INNS & TAVERNS	GARDEN BAR	21.6.84	APP N/A
21377	" "	"	28.6.84	N/A C/A
40367	GRAND METROPOLITAN	S/S. EXTS. / REROUTE ACCESS	11.2.93	C/A
40752				
FP/92/1130	"	EXT / INT. ALTS.	24.2.93	C/APP
40828				
41076	OMEF & BREWER GROUP LTD.	RETRO. REPOS. CHILDRENS' PLAY AREA	5.7.93	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

02.OCT.2000* 2508

1933
(3) YE OLDE KATHERN BOTTLE P.H.

ADDRESS 221 BARKHAM ROAD PARISH WOKINGHAM

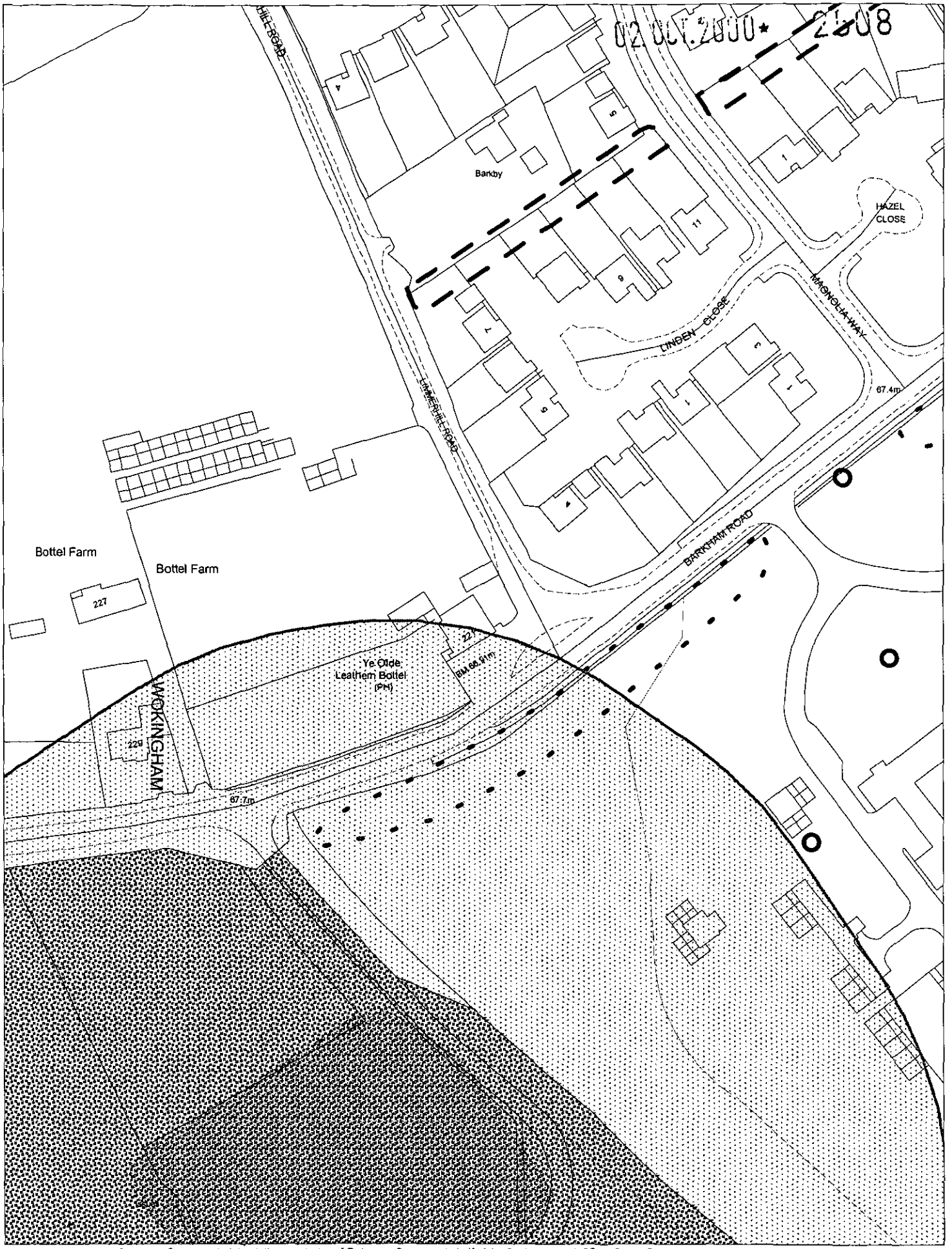
PLOT No. ORD. SHEET No. SU 7967 SE

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
42716	SCOTTISH & NEWCASTLE	S/S. ILL. CHILDRENS ROOM & CONSERVATORY	5.9.94	Ref
42782	SCOTTISH & NEWCASTLE RETAIL	VAR. ILL. FASCIA & POST MOUNTED SIGNS	14.7.94	Ref.
FP 94/2711	"	S/S. ILL.	26.7.94	APP
43377	N/I			
43584	N/P			
44770	"	ILLUMINATED POSTS, BOLLARDS, LANTERNS	13.1.96	CIA
95/60861/A				
96/63534/A	W/DR.			

MINISTRY DECISION

SPECIAL ORDERS



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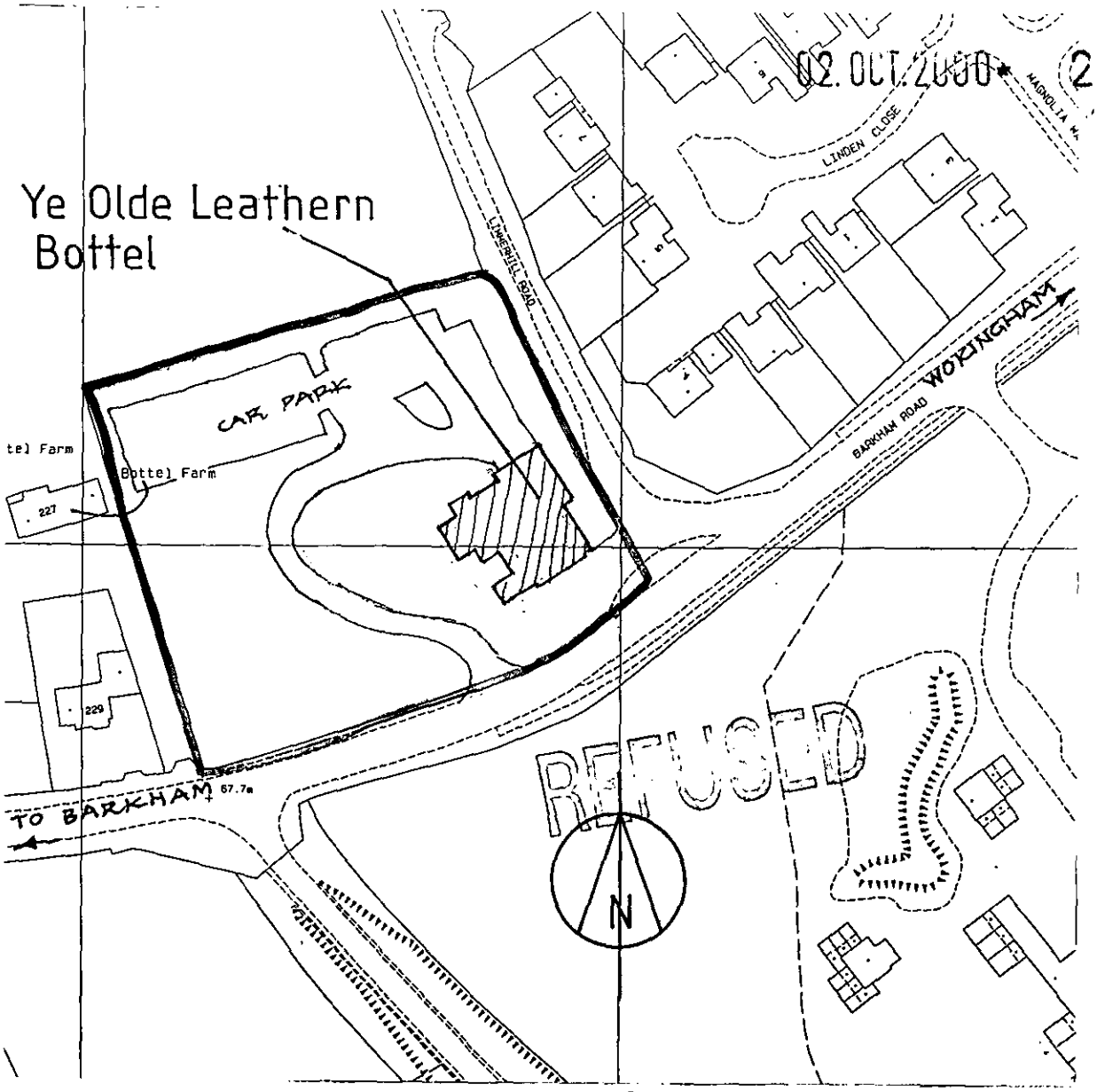
Development Control Section, Environmental Services, Wokingham District Council.

5 October 2000 Scale: 1 : 1250

N W E S

02. OCT. 2000 2508



Location plan 1/1250

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LICENCE NO. AR 189944

Proposed installation of frontage lighting and rear car park security lighting at Ye Olde Leathern Bottel, 221 Barkham Rd., Barkham, Wokingham. RG41 4BY. for Scottish & Newcastle Ltd.

Drg.No. SN/LB/107/2

Scale

Date 9/2000

Castle Architectural Consultants
42 Hilltop Way, Salisbury,
Wiltshire. SP1 3QY
Tel. (01722) 326380

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.'

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-
THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY
02.OCT.2000* 2508

1.	APPLICANT'S NAME	SCOTTISH + NEWCASTLE RETAIL LTD
	ADDRESS	RIVERSIDE HOUSE, RIVERSIDE, WAY, BEDFORD ROAD, NORTHAMPTON
	POST CODE	NN1 5NU PHONE (01604) 612020
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	CASTLE ARCHITECTURAL CONSULTANTS
	ADDRESS	42 HILLTOP WAY, SALISBURY.
	POST CODE	SP1 3QY PHONE (01722) 326380
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	YE OLDE LEATHERN BOTTEL 221 BARKHAM RD, BARKHAM, WOKINGHAM RG41 4BY
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		INSTALLATION OF FRONTAGE LIGHTING AND REAR CAR PARK SECURITY LIGHTING
5. Give the area in hectares or part of a hectare	AREA OF SITE	.63 HECTARE
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	SN/LB/107/1 SN/LB/107/2

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

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

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

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

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

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