APPLICATION NO:
F/2000/1649

LOCATION:
Cantley House Hotel Milton Road, Wokingham.

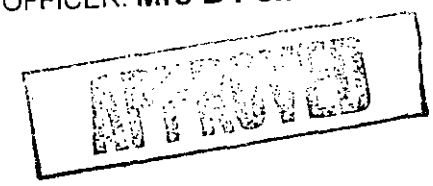
APPLICANT:
Mr M Monk C/O Hen Design

PROPOSAL:
Proposed signle storey extension to hotel (Amendment to consent 98/67428/F)

EARLIEST DATE FOR DECISION: **03/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
26/07/2000

CASE OFFICER: **Mrs B Polnik**



RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr M Monk
C/O Hen Design
101 Nashgrove Lane
Wokingham
Berkshire
RG40 4HG

Application Number: F/2000/1649

Parish: **WOKINGHAM**

Location: **Cantley House Hotel, Milton Road, Wokingham.**

Proposal: **Proposed single storey extension to hotel (Amendment to consent 98/67428/F)**

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. The proposed extension shall remain ancillary to the main hotel and not be used independently.

Condition
3. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

Condition
4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (1 November - 31 March) following the first 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 dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
5. 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
6. The access from Milton Road shall be used by vehicles entering the site only, and shall no longer be used by vehicles leaving the site. Upon the extension hereby approved commencing use, signs shall be displayed to the satisfaction of the Local Planning Authority prohibiting vehicles from leaving the site via the Milton Road access.

Condition
7. Before the development approved commences, a revised layout drawing shall be submitted to and approved in writing by the Local Planning Authority showing the access road widened to 4.8 metres width between the main hotel entrance and the existing public house. The extension hereby approved shall not commence until the access road has been widened in accordance with this drawing.

Condition
8. The extension shall not be occupied until parking space has been provided in accordance with the approved plan. The space shall thereafter be kept available for parking at all times. The car park shall be surfaced in gravel to match the existing adjacent car parking areas.

Condition
9. 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.

Condition
10. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris 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.

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

Reason
2. To safeguard the amenities of neighbouring residents and the locality.

Reason
3. In the interests of the character and amenities of the locality.

Reason
4. In the interests of the character and amenities of the locality.

Reason
5. To ensure a satisfactory external appearance.

Reason
6. To ensure that the development is provideed with adequate parking facilities in order to minimise the incidence of roadside parking which woud be a danger to other road users.

Reason
7. To ensure that the development is provideed with adequate parking facilities in order to minimise the incidence of roadside parking which woud be a danger to other road users.

Reason
8. To ensure that the development is provideed with adequate parking facilities in order to minimise the incidence of roadside parking which woud be a danger to other road users.

Reason
9. In the interests of highway safety.

Reason
10. In the interests of highway safety.

Informatives
1. The applicant is advised that seperate consent is required from the Property Section prior to carrying out of any works.
2. The clearance of hedges etc necessary to access the hotel grounds via the Cantley Park car park must be landscaped on completion of the building works, to the satisfaction of the Authority.
3. Before and after condition surveys of the Cantley Park access road shall be undertaken jointly by Wokingham District Council and the applicant to determine the extent of any damage that may be caused during the term of construction as a result of contractors vehicles including delivery vehicles. Any remedial works identified as a result of the surveys attributable to the construction of the extensions shall be carried out at full cost to the applicant.
4. The car park bays that are intended to be used for access into the hotel grounds shall be kept clear from Friday afternoon 4.00pm until Sunday 8.00pm and made available for use as car parking for sport users of Cantley Park. 24 hour contact telephone numbers will be required in cases of emergency etc.

5. 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
   South East Area Local Plan Policies STV2, SC2, SBE1, SR18
   Deposit Draft Wokingham District Local Plan Policies WCC1, WLL6, WBE1 and WR26.

John Mitchell CH
Development Control Manager
Date: 06/09/2000

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

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 21 November 2000
My ref: BP/F/2000/1649
Your ref:

Mr M Monk
Cantley House Hotel
Milton Road
Wokingham
RG40 5QG

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 Mr Monk

RE: PROPOSED SINGLE STOREY EXTENSIONS TO PROVIDE ADDITIONAL BEDROOMS AT CANTLEY HOUSE HOTEL, MILTON ROAD, WOKINGHAM

I refer to your letter dated 6th November 2000 regarding the submission of details pursuant to condition 3 on planning permission F/2000/1649 in respect of the above-mentioned development.

The landscaping plan for the East Lawn (drawing 2010) is acceptable in principle subject to further details being submitted regarding the number and size of plants proposed and size of trees. Details of landscaping around the additional parking areas will also be required.

I hope this is of assistance and as requested I am returning your original coloured plan.

Yours sincerely

J.MITCHELL
Development Control Manager

TO: **DEVELOPMENT CONTROL**
Mrs B Polnik

FROM: Environmental Design

DATE: 15 November 2000

Location:	Cantley House Hotel, Milton Road, Wokingham
Proposal:	Proposed single storey extension to hotel (Amendment to consent 98/67428/F)
Application Number:	F/2000/1649

In response to your consultation dated 10 November 2000 for the above application, the landscape comments are as follows:

The landscape plan for the East Lawn, drawing no. 2010 is acceptable in principle, however the applicant needs to provide details of the numbers of plants planted and the size of the plants and trees at time of planting.

As there is also an additional parking area proposed, further planting needs to be considered in relation to this, details of which should be submitted by the applicant.

Catherine Brimble

Catherine Brimble
Landscape Architect

(RING ONE)

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

App No. F/2000/1649 (Planaps) / (Ludhouse) Date Rec. 7.11.00

Location: CANTLEY HOUSE HOTEL, MILTON RD

Parish WOKINGHAM

Applicant: MR. M. MONK

Description of attached plans: Landscaping details pursuant to condition 3 on pl. permission F/2000/1649

Drawing No's:

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: _____

Date for Responses 14 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 BP

Consultations Sent by Admin. on

Yellow - Part One Copy

OFFICER'S COPY

(RING ONE)

1970

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

App No. F/2000/1649(Planaps) / (Ludhouse) Date Rec. 7.11.00

Location: CANTLEY HOUSE HOTEL, MILTON RD

Parish WOKINGHAM

Applicant: MR M. HOWE

Description of attached plans Landscaping details pursuant to condition 3 on pl. permission F/2000/1649

Drawing No's:

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____

Drawing No's

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

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

NEIGHBOURS: _____

Date for Responses 14 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 BP

Consultations Sent by Admin. on

Yellow - Part One Copy
Green - Officer's Copy

Date: 10 November 2000

To: Case Officer

We have received Plans to Comply with Conditions for the following planning application:

Application Number: F/2000/1649

Location: Cantley House Hotel, Milton Road, Wokingham.

Proposal: Proposed signle storey extension to hotel (Amendment to consent 98/67428/F)

Applicant: Mr M Monk C/O Hen Design.

Case Officer: Mrs B Polnik

The new plans show the following: Landscaping details pursuant to condition 03 on planning permission F/2000/1649.

Comments are required by 24/11/2000.

Should you have any queries regarding this application please contact the *case officer* Mrs B Polnik *on* 0118 974 6450.

By Hand 6/11.

CANTLEY HOUSE HOTEL

PLANNING SERVICES | NPT 36204
POL BP | TLS
DC | ENF
APP | CS
07 NOV 2000
COPIES TO: | ACK: | FILE:

Mrs B Polnik
Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire

6th November 00

Dear Mrs Polnik

1649 J

Re: Planning application F/2000/1649

Please find attached pretty colour pictures and copy.

My intention is to complement the arches and fountain arrangement that we built several years ago on the other side of our rebuilt sunken garden, in front of the single story extension.

We have retained as many of the screening trees, shrubs (and undergrowth) as we can, hiding the tennis courts from the hotel.

A more precise plan will emerge as soon as the building work is complete and before occupation.

There may be need for further landscaping around the proposed car park but I am in discussion with Tom Callaghan and the property department about this issue.

I would be grateful for the return of the laminated plan - which allows me to keep guests here informed.

Yours sincerely

Maurice Monk
Managing Director

Plans passed to BP.

Cantley House Hotel, Miltons Restaurant
Milton Road, Wokingham, Berkshire RG40 5QG
Telephone: Wokingham 0118 978 9912 Facsimile: 0118 977 4294

INVESTOR IN PEOPLE

Steamship Records Limited Registered Office Directors: Maurice Monk, Martin Jenkins Registered in England No. 1327998

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1649 BP
BUILDING CONTROL NUMBER.	FP 2000/0742 Howard
~~APPLICANT~~/AGENT	Hen Design
ADDRESS OF SITE	Cantley House Hotel. Milton Road WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	S/S building forming bedrooms, increased restaurant + new WC block amendment to 98/67428/F

DRAWING NUMBERS	BC Rev A	DC Rev A
BLOCK PLAN	recd 21/6/00.	recd 31/5/00
ELEVATIONS	N/648/1B	N/648/1A
FLOOR PLANS	M 648B	M648 A

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/9/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	slight	
IF YES, WHAT ARE THE DIFFERENCES ?	BC fire doors in glass corridor	
DATE	12/9/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	



CANTLEY HOUSE HOTEL

BLP

PLANNING & SERVICES | FPT
POL | TLS
DC | ENF
APP |
CS |
25 JUL 2001
COPIES TO: | ACK:
FILE:

Mrs B Polnik
Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire

23rd July 01

Dear Mrs Polnik

Re Planning Consent No F2000/1649 – conditions 6 & 7

I apologise for the delay in writing this letter.

Please find enclosed copies of correspondence between Tom Callaghan and myself, which summarised several discussions, and on site meetings. In conclusion these conditions would take this development in the wrong direction for the hotel in particular regarding safety.

All the promises I made in the letter have been completed and I feel as a consequence traffic departing into Milton road is minimised, which is everybody's intention.

I hope therefore these conditions can be removed; perhaps you could advise me if anything more is needed from me in this issue.

Yours sincerely

Maurice Monk
Managing Director

Cantley House Hotel, Maryline's Bar Bistro & Restaurant
Milton Road, Wokingham, Berkshire RG40 5QG
Telephone: Wokingham 0118 978 9912 Facsimile: 0118 977 4294

INVESTOR IN PEOPLE

Steamship Records Limited Registered Office Directors; Maurice Monk, Martin Jenkins Registered in England No. 1327998

Tom Callaghan
Highways Department
Wokingham District Council
Shute End
Wokingham
Berkshire

11th September 00

Dear Tom

Re: Planning Consent No 98/67428/F - condition 6 & 7

We have just discussed the above planning consent and its effect on our business and you asked me to write. I am concerned about these two conditions.

I understand the intention is to minimise the danger in Milton Road from departing traffic and I have had this discussion before following a previous planning application No 36919. To stop hotel generated traffic leaving via Milton Road is a good idea and one, which we encourage amongst our guests. The problem is with traffic not needing to park at the hotel. Dog walkers, some car boot people and many others would pass the front of the hotel continuously. The most dangerous are people using us as a short cut to the playing fields, invariably in a hurry. On a Sunday afternoon it is very likely that they would meet 80 or so people awaiting entry to the hotel where a wedding is taking place; children do not expect cars to be zooming past and vision is restricted. With your permission we put a gate up to stop this and it has been successful, the hotel car park is safer, and quieter and there are no instances of car theft and vandalism. The moment we make it easier, traffic and danger (and disruption to the hotel image) will and do grow. Little is achieved by widening the road between Miltons and the hotel other than encouraging more speed and more use and we would like neither.

I am hoping that you may reconsider these conditions.

Yours sincerely

Maurice Monk
Director

Tom Callaghan
Highways Department
Wokingham District Council
Shute End
Wokingham
Berks

6th February 01

Dear Tom

Re: Planning Consent No 98/67248F – condition 6 & 7

We have spoken previously about the planning conditions relating to traffic control here and I would like to clarify the position and summarise our discussions so far.

I put my position in a letter to you last year and my argument remains fundamentally the same, which is as follows-

"I understand the intention of these conditions is to minimise the danger in Milton Road from departing traffic and to avoid the inevitable meeting of exiting traffic in our gateway. I have had this discussion before following a previous planning application No 36919. To stop hotel generated traffic leaving via Milton Road is a good idea, and one which we encourage amongst our guests. The problem is with traffic not needing to park at the hotel. Dog walkers, some car boot people and many others would pass the front of the hotel continuously. The most dangerous people are those using us as a short cut to the playing fields, invariably in a hurry. On a Saturday afternoon it is very likely that they would meet 80 or so people awaiting entry to the hotel where a wedding is taking place; children do not expect cars to be zooming past and vision is restricted. During the week children from Holt and Embrook Schools use us as a short cut in quite large numbers at times.
With WDC agreement we put a gate up to stop this and it has been successful, the hotel car park is safer and quieter and there are no instances of car theft and vandalism at the moment. The combination of the banning of egress into Milton Road, and the required widening of the bit we previously narrowed and gated, would increase both the amount of speed of rat running cars, increasing the danger for children and guests and damaging the image we try hard to create"

Since that letter we have spoken further and it has been recognised that the terms of my lease only allow pedestrian traffic through the car park, though this is an issue that neither WDC or I have ever pressed..

I have taken on board the Highway dept's concerns and I feel and I believe you agree, that I could take some actions that would reduce some of the concerns and at the same time allow the hotel to continue operating safely.

We spoke about the following points which, if you approve I will introduce immediately.

1. A sign at the entrance indicating access for lorries and directing deliveries to the next entrance (Cantley Park).

2. Signposts at both ends of our car park showing clearly that "exit" should be via the Cantley Park drive

3. A note in all our rooms and at reception to encourage use of Cantley Park drive for exit.

4, "Miltons" is already signposted via the Cantley Park drive but we can emphasise that and encourage customers parked in our car park not to exit via the hotel drive.

5. We could (and indeed do) speak to your contractors and the groundsmen so that parents are dissuaded from dropping their children in our car park and exiting via our drive as opposed to using the changing room drive.

6. Evening functions here using the Briar will be asked to use the Cantley Park drive

7. All our staff will exit via the Cantley Park drive

In addition I feel it would be in everybody's interest if we all made a more active effort to stop people parking around the "Emergency Access" signs in front of Miltons, which is not only dangerous but dissuades people from turning round and exiting by the "Park" drive.

I would be pleased to work with WDC in any way that might make "Highways" feel the arrangement is safer as long as in the process it does not make my operation less safe.
I hope that in the light of the above you may reconsider this condition of my planning consent.

Thank you for your help with this and do phone me if you need anymore information or further discussion.

Yours sincerely

Maurice Monk



CANTLEY HOUSE HOTEL

BCP

PLANNING SERVICES | HPT 46054
FOL | TLS
DC | ENF
APP |
CS |
25 JUL 2001
COPIES TO: | FILE:
Reply required

Mrs B Polnik
Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire

23rd July 01

Dear Mrs Polnik

Re - planning consent no F200/1649, condition 8 (car parking)

I apologise for the delay in writing this to you.

Please find enclosed a copy of the proposed 5 new car parking spaces.

I have also enclosed some correspondence between Tom Callaghan and myself and a copy of a letter just sent to Beverley all of which I think explains the situation.

In summary I believe these parking spaces will be considered sufficient provision for the 10 (15-5) additional rooms under the arrangements mentioned.

My question is – does this require a revised application and if so could I please have the appropriate forms and I will do it straight away?

Thank you for your help in this and I apologise for any inconvenience caused.

Yours sincerely

Maurice Monk
Managing Director

Cantley House Hotel, Maryline's Bar Bistro & Restaurant
Milton Road, Wokingham, Berkshire RG40 5QG
Telephone: Wokingham 0118 978 9912 Facsimile: 0118 977 4294

INVESTOR IN PEOPLE

Steamship Records Limited Registered Office Director; Maurice Monk Registered in England No. 1327998

Tel. No. 0118 974 6323 (Direct Line) Fax. 0118 974 6313

Date: 7th February 2001.

Your ref.

My ref. TC/P15

Mr M Monk
Cantley House Hotel
Milton Road
Wokingham
Berkshire
RG40 5QG

Environmental Services Department
Engineering Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Main Switchboard (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mr Monk,

CAR PARKING REQUIREMENT – CANTLEY HOUSE HOTEL
PLANNING CONSENT F/2000/1649 - PROPOSED EXTENSIONS TO HOTEL

I refer to our recent meeting and your subsequent letter dated 8th February 2001, and apologise for my delay in replying.

As I explained on site, it is not the intention of the highway authority to insist you provide more car parking than is necessary, but merely to ensure that the peak demand does not result in excessive overspill and indiscriminate car parking. I have noted your comments and can confirm that subject to you obtaining the necessary consent to use the tennis court car parking for overspill, and you provide the five additional spaces referred to in your letter, the Highway Authority would not object to amendments to your original consent. This may require you to submit an amended application, however I would advise you contact the Planning Officer, Basia Polnik for more information.

I have copied this letter to Basia Polnik and also Beverley Thompson in the Leisure and Cultural Services Dept, for information, and suggest that you liase with them direct in order to progress matters further.

Once again, I apologise for my delay in confirming the Highway Authority's position, however if you require any further assistance please contact me direct on the above telephone number.

If you require any further assistance please contact me on the above telephone number.

Yours sincerely,

T. Callaghan
Team Leader Highways Development Control.

cc: Basia Polnik - Senior Planning Officer
Beverley Thompson - Leisure and Cultural Services

Tom Callagahan
Highways Department
Wokingham District Council
P O Box 150
Shute End
Wokingham
Berkshire

8th February 01

Dear Tom

Re: Car Parking for recent planning consent No 98/67248F

We have discussed the issues relating to the security of the Cantley Park tennis court car park and its relevance to the car parking requirements which are a condition of my recent planning consent. I would like to clarify my understanding of the position and my request to you for reconsideration.

I would like to avoid putting some of the tarmac down on the lawns of the hotel for three reasons; firstly, to avoid the cost, secondly, to avoid the detrimental affect on the gardens and thirdly, I feel the increases we are making in car parking needs are small compared with existing demands and do not justify this significant impact on my gardens.

I hope you may reconsider the level of car parking requirement taking into account the following issues-

1. My planning consent is for 15 rooms but the total number of rooms on the site will only be increasing from 29 to 39 as, in the process we will be losing 5 rooms within the existing hotel.

2. Peak demand - we have private dances following weddings most Saturdays when a maximum of about 130 guests are here; car parking needs for this sort of number is and will remain our peak need. The addition of a further 10 double bedrooms where the guests will almost certainly be attendees anyway, will not significantly increase this peak. Our current parking arrangements customarily cope with this sort of peak and if not the current overflow would be into your car parking along Cantley Park drive, which is not usually under serious demand in the evening. This demand would be increased further if it coincides with a dinner in the Briar but

even then I have never been aware of our guests not being able to park nearby and I feel we would have received complaints if this was the case.

3. Tennis court car park - our new extension goes all the way to the tennis court car park, and is therefore likely to be used by guests in some of our new bedrooms, although the amount of use will be significantly affected by our treatment. I do not wish to discourage this but as you are aware security in this car park is a serious problem for everyone involved including the police.

I have discussed the erection of a barrier between Miltons and the changing rooms. This barrier would be closed late at night and opened early morning usually by the groundsmen. We would have a key and access and could cover it if your staff are not on early or late. I would also install CCTV and some lighting into this car park. Hopefully the combination of these actions would make the car park safe.

In reality I would expect about 5 cars to use this facility, and I believe my use will be when Wokingham District Council or tennis club do not have much demand i.e. overnight midweek.

I would hope therefore that you might reconsider my car parking conditions reducing the need for further car parking to say, 5 cars or less which would allow me to introduce hard standing in an unobtrusive area nearer to my existing arrangement, in land that we have just cleared.

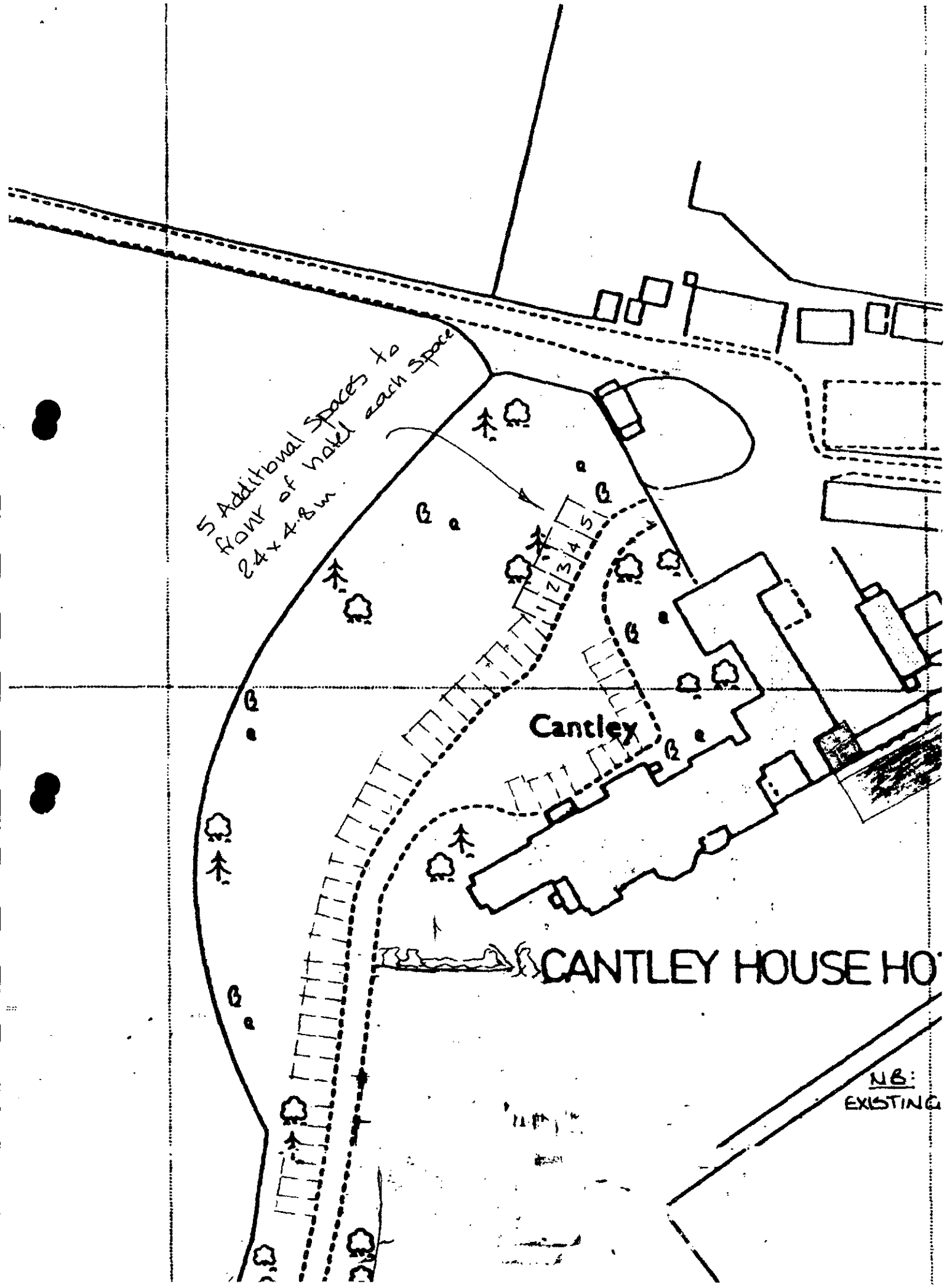
I would like to discuss an arrangement whereby we try out the tennis court car park use as outlined and monitor the affect. I would be pleased to discuss a contribution towards the barrier costs, as I would then be saving on my car park construction costs.

I do understand that such an arrangement could not be long term, would be subject to monitoring and review and that it may be necessary, if it does not work, to reimpose a greater car parking requirement on my site. An awareness of the existing pattern of parking at Cantley would be needed.

Perhaps you could give me your thoughts on this as soon as practical and advise me soon as our extension is moving swiftly (if only it would stop raining).

Many thanks for your assistance so far
Kind Regards

Maurice Monk


5 Additional spaces to
front of hotel each space
2.4 x 4.8m
1
2
3
4
5
Cantley
CANTLEY HOUSE HO
NB:
EXISTING



CANTLEY HOUSE HOTEL

Beverley Thompson
Leisure & Cultural Services
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WL

23rd July 01

Dear Beverley

Re Tennis Court Car Park

We have, I know, spoken several times about the security of the tennis court car park, and had agreed over the suggestion of installing a barrier between Miltons and the changing room. I was ready to contribute towards the cost. I am also ready to install some floodlighting and CCTV to the same car park hopefully to eliminate problems there for good.

The highway authority have in principle agreed to relax my car parking requirements on a trial basis – if it doesn't work I will have to put more down. Tom Callaghan copied you in correspondence and I enclose a copy of our exchange of correspondence.

I have not yet applied for the appropriate change of planning conditions as I started off waiting for a response from your department – then I forgot all about it!

I need to bring things up to date now and would like your advice on the likelihood of any action regarding this barrier.

As it happens the security situation has quietened down there now but this is probably due to our constant building work. Could you let me know the current position please?

Kind regards

Maurice

Maurice Monk

P.S. Sadly some new yobos tried to break in again last night so it hasn't stopped.

cc. Mrs. Penick

Cantley House Hotel, Maryline's Bar Bistro & Restaurant
Milton Road, Wokingham, Berkshire RG40 5QG
Telephone: Wokingham 0118 978 9912 Facsimile: 0118 977 4294

INVESTOR IN PEOPLE

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 6 SEPTEMBER 2000 FROM 7.00 PM TO 10.25PM

Present: Mr K.A Malvern, (Chairman) Mrs J.A Lissaman, (Vice-Chairman), Mrs D.C Beatty, Mr M.J Bryant, Mr T.P Dredge, Mr J.L Earnshaw, Mr R.F.N Eke, Mrs M.A Long, Mrs M Robertson and Fiona Rolls.

Also present under Standing Order 39: Mr G. Cowan, Mrs A.N.M.C Drake, Simon Etheridge, Mrs E.L.M Siggery and Mr A.W Spratling.

91. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

92. MINUTES

The Minutes of the meeting of the Committee held on 19 July 2000 were confirmed as a correct record and signed by the Chairman.

93. APOLOGIES FOR ABSENCE

Apologies for absence were received from Mr S.R Conway and Mr B.J.S Patman.

111. APPLICATION NO: 2000/1649
PROPOSED SINGLE STOREY EXTENSION TO PROVIDE ADDITIONAL BEDROOMS

(AMENDMENT TO 98/67428/F), CANTLEY HOUSE HOTEL MILTON ROAD WOKINGHAM, FOR MR M.MONK

The Committee considered a report on this Application as set out on Agenda pages 903 to 915.

RESOLVED: That Application No. 2000/1649 be approved subject to the conditions set out on Agenda pages 904 to 905.

Application No. F/2000/1649 **Received 31.05.00** **Wokingham**

Applicant: **Mr M Monk**
Location : **Cantley House Hotel, Milton Road, Wokingham**
Proposal : **Proposed single storey extension to provide additional bedrooms (amendment to 98/67428/F)**

1. **Planning History** - Cantley House Hotel comprises of 29 bedrooms with restaurant and public house in converted outbuildings, set in parkland on a 2.25 ha. site leased from the District Council. In 1982, permission was granted for use of the building as a hotel with ancillary facilities. Then in 1986, permission was granted to convert the adjoining stable block into 10 bedrooms. In 1990, permission was granted for a two storey extension to provide an additional 17 bedrooms (14 net).

This permission expired and was superseded by an application (98/67428/F) for a single storey extension, to be built in 2 phases, to provide 12 additional bedrooms which was considered by Sub-Committee on 16th December 1998 and approved. A copy of this report is attached.

2. **Proposal** - Is an amendment to the previously approved scheme (98/67428/F). The previously approved scheme comprised 755m² floorspace and provided 12 one-bedroomed apartments. The current scheme is for 4 one-bedroomed apartments and 11 bedrooms based on a similar footprint (15 units in total). The archway between Bedrooms 5 and 6 has been repositioned further east and a boiler room added. As a result the increase in floorspace is 5m². The height and massing of the building is identical to that previously approved.

3. **Consultations** -
   - ***Conservation Architect :*** Revised scheme appears in scale and design similar to the approved scheme. Details of proposed link to restaurant eg. materials, colour should be provided.
   - ***Landscape Architect :*** No objection.
   - ***Environmental Health :*** No objection.
   - ***Highway Authority :*** No objection subject to conditions as on original consent 98/67428/F and 2 additional conditions regarding construction vehicles and mud on the road and various informatives.
   - ***Property Section:*** Freehold is held by Council and therefore Council's consent would be required prior to any works being carried out.
   - ***Town Council*** : No objection subject to compliance with Building Regulations and Health and Safety Regulations.

4. **Appraisal** - The main issues are:

   A. Impact on the visual amenity and rural character of the area (Policies STV2, SC2, SBE1 and SR18 of the South East Area Local Plan; WCC1, WLL6, WBE1 and WR26 of the Wokingham District Local Plan; and C2 of the Berkshire Structure Plan).

   B. Highway issues.

A. The site is located outside the settlement boundary, in a rural area and in an area important to the setting of settlements. The size and massing of the two single storey buildings, other than a 5m² increase in floorspace, is identical to that approved under the original scheme (98/67428/F), and the proposed revisions would not affect the rural character of the area or visual amenity of the area.

The revisions also indicate a net increase of 3 bedrooms by reducing the number of one-bedroomed apartments. There is no objection to this increase. The applicant also proposes to reorganise the first floor layout of the existing hotel which currently contains 29 units (comprising 28 rooms and 1 suite) to 24 units (20 rooms and 4 suites) resulting in a decrease of 5 units in the existing hotel, although this in itself would not require planning permission.

B. There is no highway objection as 15 additional parking spaces would be provided.

5. **Conclusion** - The current proposal is similar to that previously approved under 98/67428/F. Whilst there would be a net increase of 3 in the number of bedrooms within the 2 single storey buildings themselves overall due to reorganisation of the existing hotel there would in fact be a net decrease of 2 in the number of bedrooms.

6. **Recommendation** - GRANT planning permission subject to the following conditions:

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

   2. The proposed extension shall remain ancillary to the main hotel and not be used independently.

   3. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

   4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (1 November - 31 March) following the first 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 dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

5. 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.

6. The access from Milton Road shall be used by vehicles entering the site only, and shall no longer be used by vehicles leaving the site. Upon the extension hereby approved commencing use, signs shall be displayed to the satisfaction of the Local Planning Authority prohibiting vehicles from leaving the site via the Milton Road access.

7. Before the development hereby approved commences, a revised layout drawing shall be submitted to and approved in writing by the Local Planning Authority showing the access road widened to 4.8 metres width between the main hotel entrance and the existing public house. The extension hereby approved shall not commence use until the access road has been widened in accordance with this drawing.

8. The extension shall not be occupied until parking space has been provided in accordance with the approved plan. The space shall thereafter be kept available for parking at all times. The car park shall be surfaced in gravel to match the existing adjacent car parking areas.

9. 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.

10. Adequate precautions shall be taken during construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development.

REASONS:

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

2. To safeguard the amenities of neighbouring residents and the locality.

3.& 4.In the interests of the character and amenities of the locality.

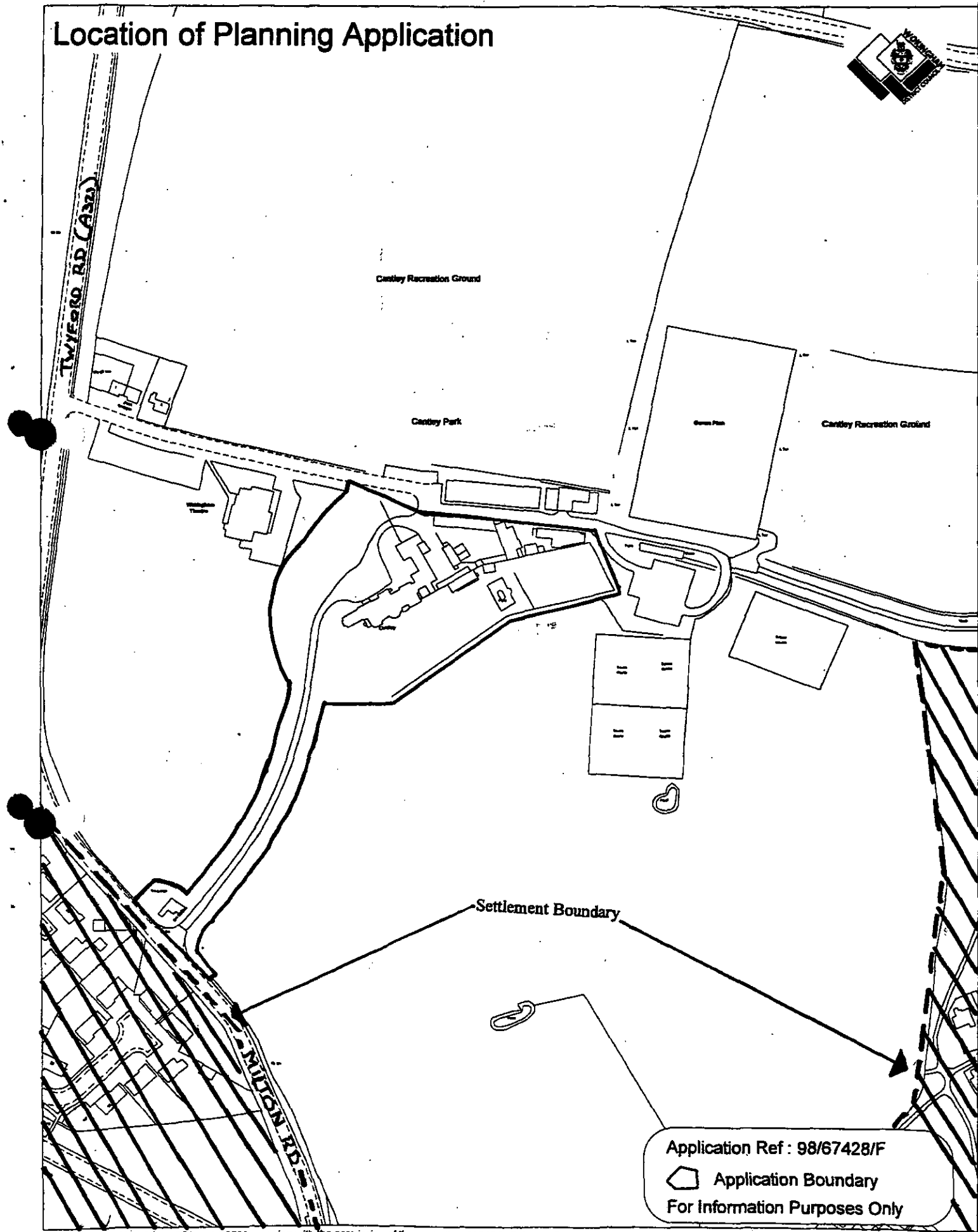
5. To ensure a satisfactory external appearance.

6.,7.& 8. To ensure that the development is provided with adequate parking facilities in order to minimise the incidence of roadside parking which would be a danger to other road users.

9. & 10. In the interests of highway safety.

BASIA POLNIK

Location of Planning Application



Based upon the 1998 OS 1:1250 and 1:2500 mapping with the permission of the controller of HMSO. © Crown Copyright.
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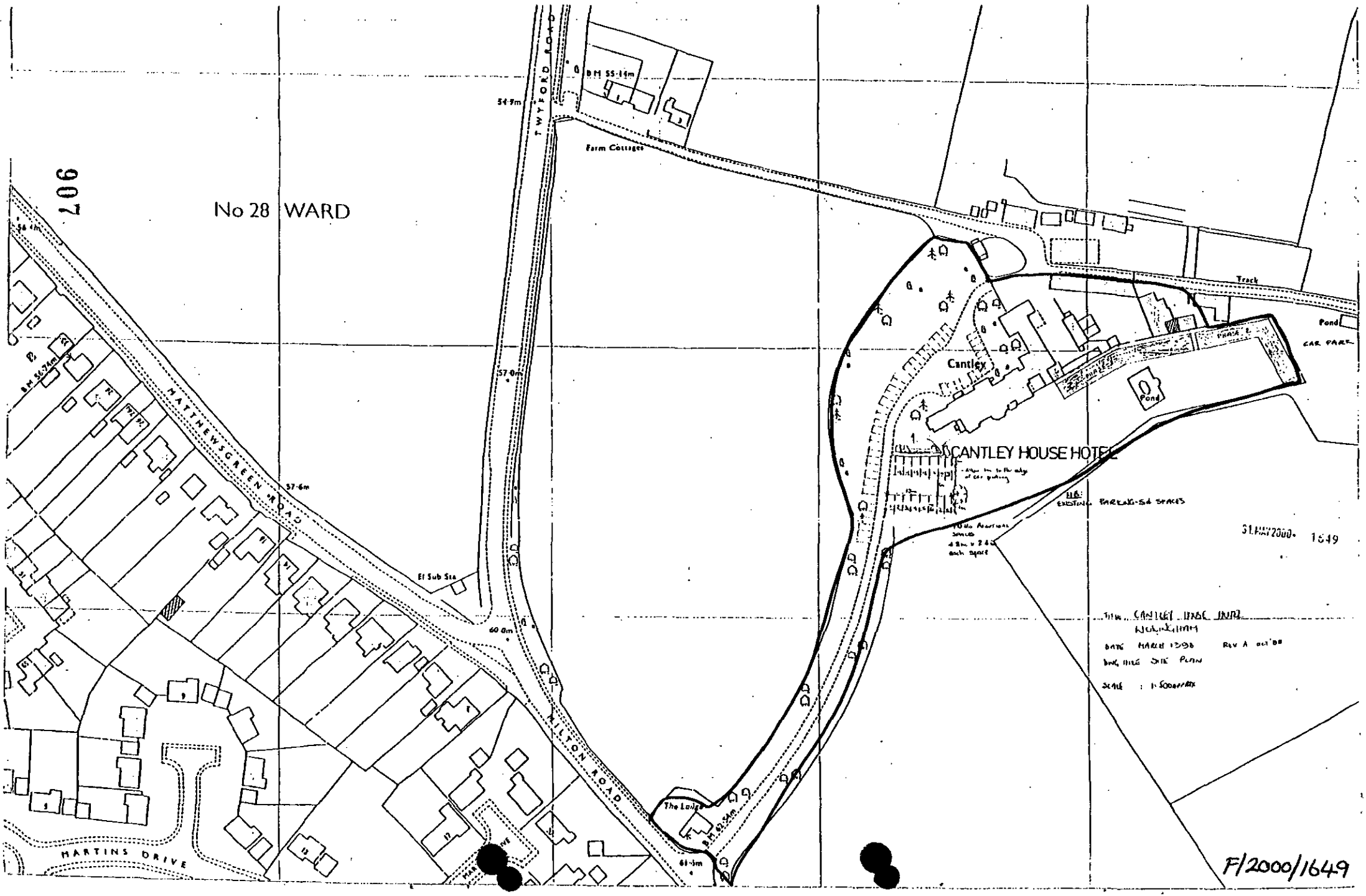
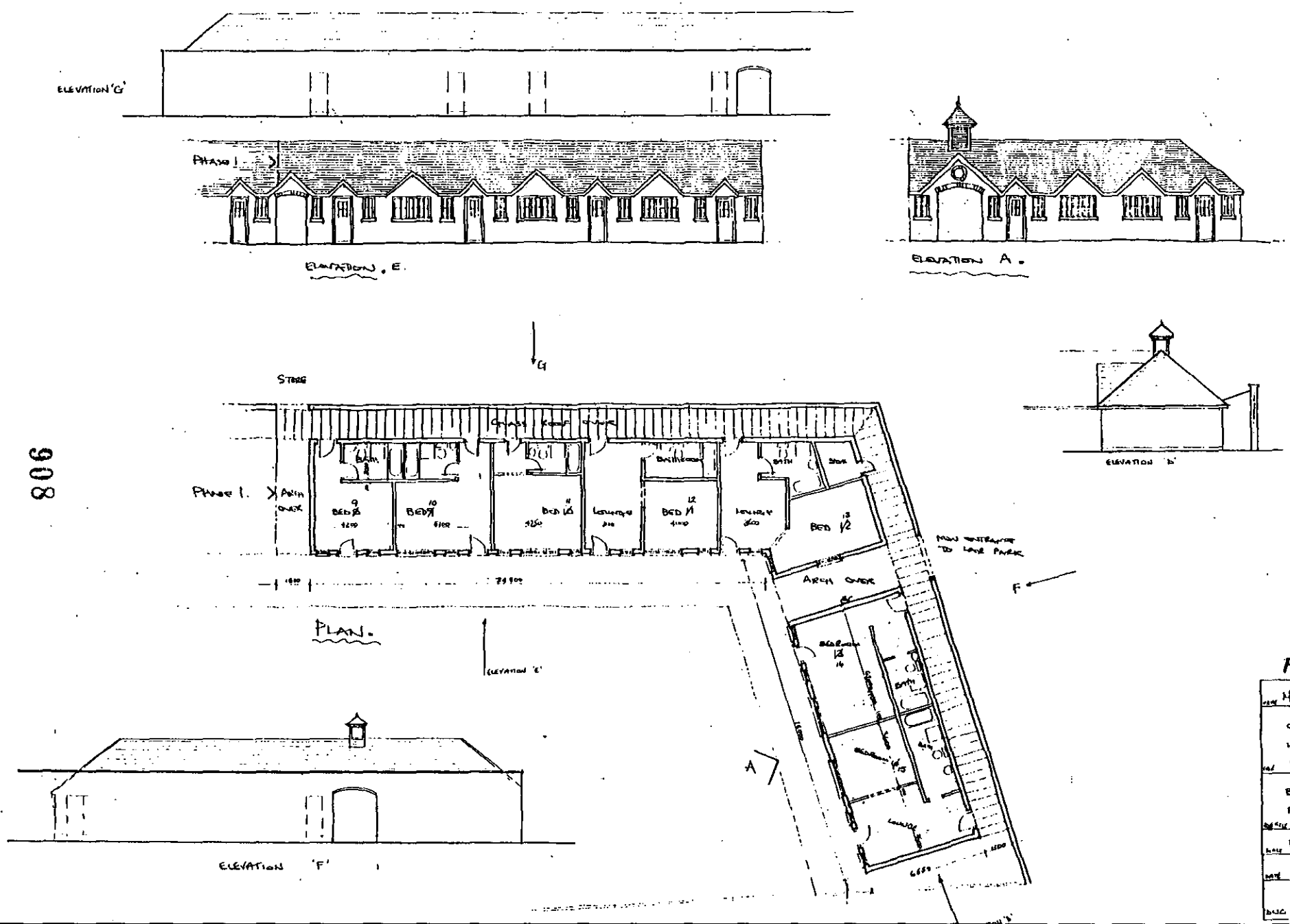
Development Control Section, Environmental Services, Wokingham District Council.

16th December 1998.

90 1273

Scale: 1 : 2500


907
No 28 WARD
TWYFORD ROAD
BM 55·14m
54·9m
Farm Cottages
Track
Pond
CAR PARK
Cantley
Pond
CANTLEY HOUSE HOTEL
NB: EXISTING PARKING-54 SPACES
MATTHEWSGREEN ROAD
57·0m
57·6m
El Sub Sta
60·0m
MILTON ROAD
The Lodge
61·1m
MARTINS DRIVE
31 MAY 2000 1649
F/2000/1649



31 MAY 2000 1649

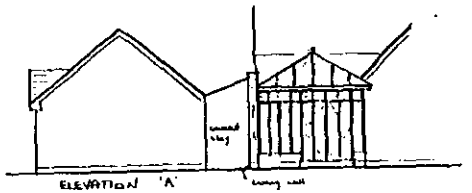
F/2000/1649

MAURICE HONK	
CANTLEY HOUSE HOTEL NOLINGHAM BERKS	
BEDROOM EXTENSIONS PLANS & ELEVATIONS	
1 : 100	
Feb 92	
DWG No N/648/1A	

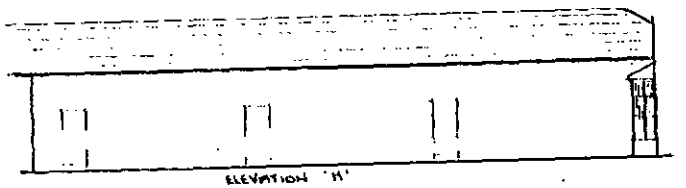
908



FRONT ELEVATION.



ELEVATION 'A'



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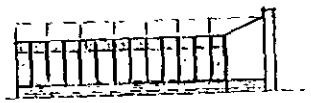
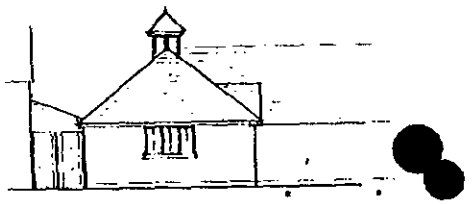


ELEVATION 'C'

PLAN.



ELEVATION 'B'

31 MAY 2000 1649

F/2000/1649

MAURICE MONK ESQ

CANTLET HOUSE HOTEL

WOKINGHAM

BERKS

BEDROOM EXTENSIONS PLANS & ELEVATIONS

Application No. 98/67428/F | **Received** 06.04.98 | **Wokingham**

Applicant : MR M MONK
Location : CANTLEY HOUSE HOTEL, MILTON ROAD, WOKINGHAM
Proposal : SINGLE STOREY EXTENSION TO PROVIDE 12 EXTRA ROOMS AND ADDITIONAL CAR PARKING.

1. Planning History - Cantley House Hotel comprises of 31 bedrooms with restaurant and public house in converted outbuildings, set in parkland on a 2.25ha site leased from the District Council. In 1982, permission was granted for use of the building as a Hotel with ancillary facilities. Then in 1986, permission was granted to convert the adjoining stable block into 10 bedrooms. In 1990, permission was granted for a two storey to extension to provide an additional 17 bedrooms (14 net). This permission has now expired and therefore the current application was submitted.

2. Proposal - is to construct a single storey extension along the wall which separates the bar/restaurant from the Hotel. The proposal comprises .755m^2 floorspace and will provide 12 one-bedroom apartments, overlooking the hotel gardens.

3. Consultations -
   - ***Town Council :*** No comments.
   - ***Property Services :*** No objection.
   - ***Conservation Architect :*** No objection subject to landscaping plan.
   - ***Highways :*** No objection subject to conditions.

4. Appraisal - The main issues are:

   A. Impact upon the Area (Policies SC2, SBE1 and SR18 of the South East Area Local Plan and Policies WLL6, WBE1 and WR26 of the Wokingham District Local Plan (Deposit Draft))
   B. Highways

   A. Impact upon the area
   The site lies outside the built-up settlement boundary and in an area of setting of settlements where development that would detract from the open or countryside appearance of the area is not permitted. Policy SR18 and WR26 supports the provision of hotel facilities provided that any extension should not detract from the scale or character of the original building and its setting or cause visual intrusion into the countryside. The proposed extension is within the confines of the existing hotel complex and views are obscured by the original hotel and mature landscaping around the site. The proposal also

differs, in terms of its number of rooms and single storey design, from the previously approved scheme which was for a two storey 17 room extension. The proposal reflects the feel of Victorian Almhouses with its simple design and therefore, does not have an overbearing impact upon the 17th Century hotel and courtyard. As such, the proposal is acceptable and is not considered contrary to the development plan policies.

B. Highway Issues
The site lies outside the recognised settlement boundary and it is accepted that many of the visitors to the hotel will travel by car. Through negotiation, parking provision for 15 vehicles has been proposed adjacent to the existing car parking area to the satisfaction of the Highway Authority.

5. **Conclusion** - The proposal is within the existing hotel complex and is not visible from the highway. Though, it is outside the settlment boundary the proposal complies with policy for hotel development.

6. **Recommendation** - GRANT Planning Permission subject to the following conditions:

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

2. The proposed extension shall remain ancillary to the main hotel and not be used independently.

3. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (1 November - 31 March) following the first 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 dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

5. 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.

6. This approval relates to the application as amended by and shall be carried out in accordance with revised plans submitted to the Local Planning Authority on 18.08.98 and 30.11.98 showing revised elevations and parking layout.

7. The access from Milton Road shall be used by vehicles entering the site only, and shall no longer be used by vehicles leaving the site. Upon the extension hereby approved commencing use, signs shall be displayed to the satisfaction of the Planning Authority prohibiting vehicles from leaving the site via the Milton Road access.

8. Before the development hereby approved commences, a revised layout drawing shall be submitted to and approved in writing by the Planning Authority showing the access road widened to 4.8 metres width between the main hotel entrance and the existing public house. The extension hereby approved shall not commence use until the access road has been widened in accordance with this drawing.

9. The extension shall not be occupied until vehicle parking space has been provided in accordance with the approved plan. The space shall thereafter be kept available for parking at all times. The car park shall be surfaced in gravel to match the existing adjacent car parking areas.

REASONS:

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

2. To safeguard the amenities of neighbouring residents and the locality.

3 & 4 In the interests of the character and amenities of the locality.

5 . To ensure a satisfactory external appearance.

6. For the avoidance of doubt.

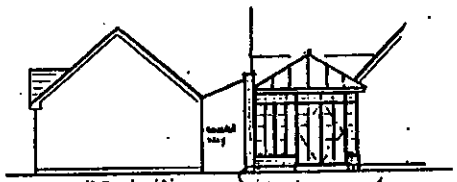
7,8 & 9. To ensure that the development is provided with adequate parking facilities in order to minimise the incidence of roadside parking which would be a danger to other road users.

Bhavash Vashi

30.11.98



FRONT ELEVATION.



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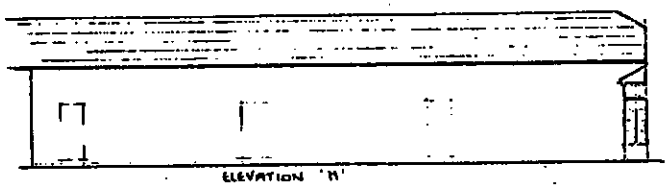
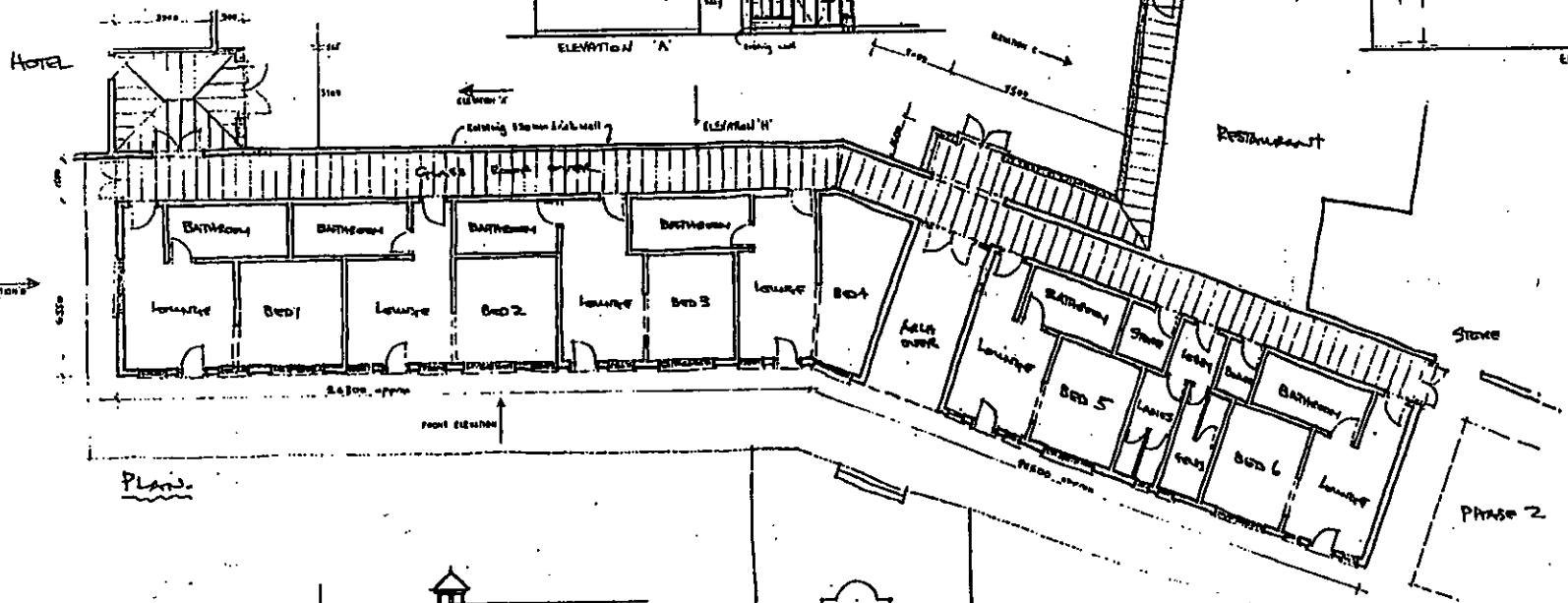


ELEVATION 'H'

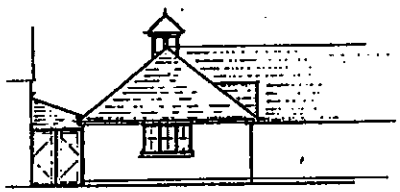


ELEVATION 'C'

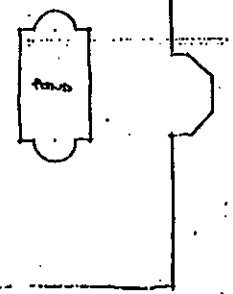


PLANS.

REVISED PLAN

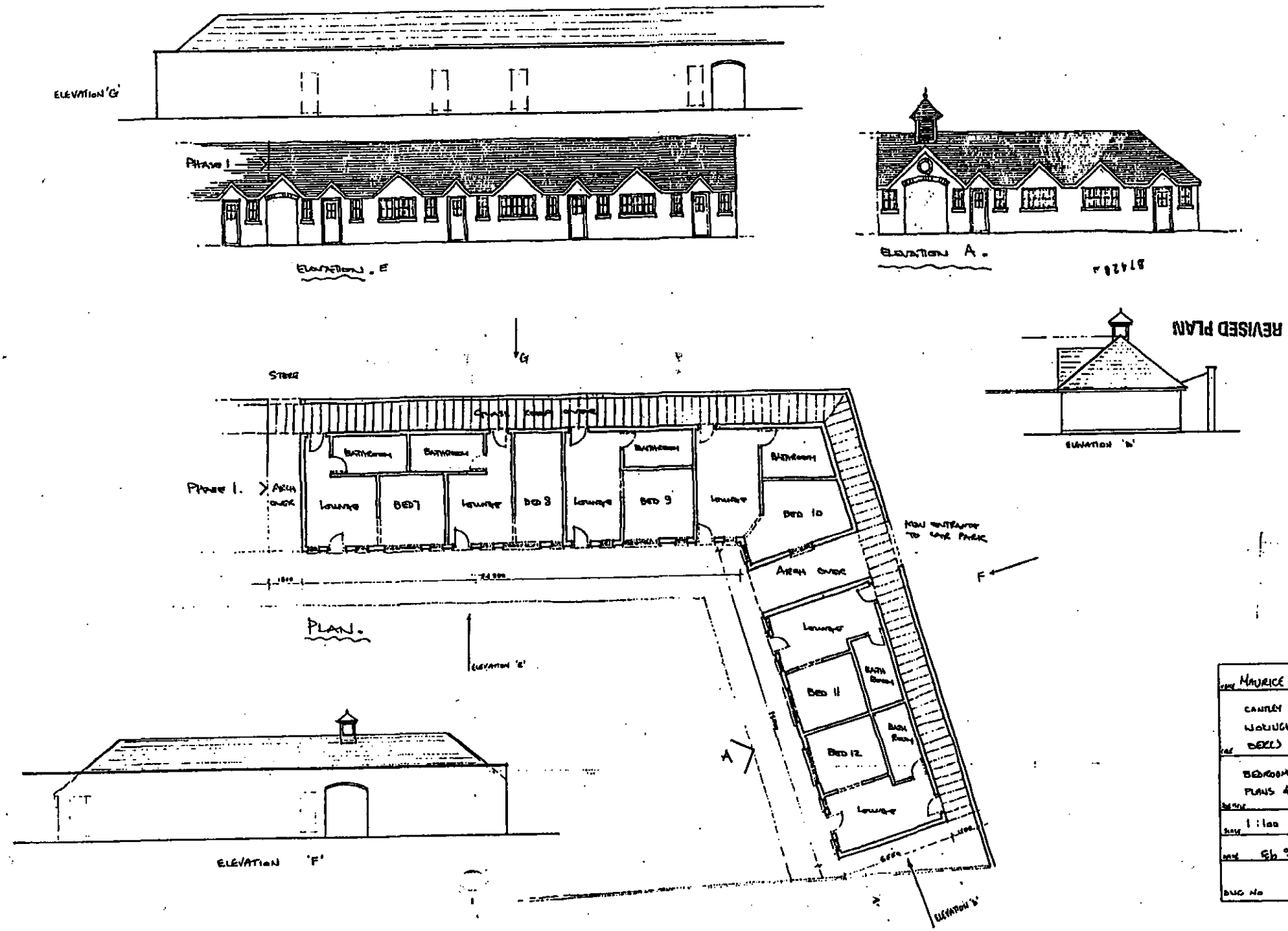


ELEVATION 'B'

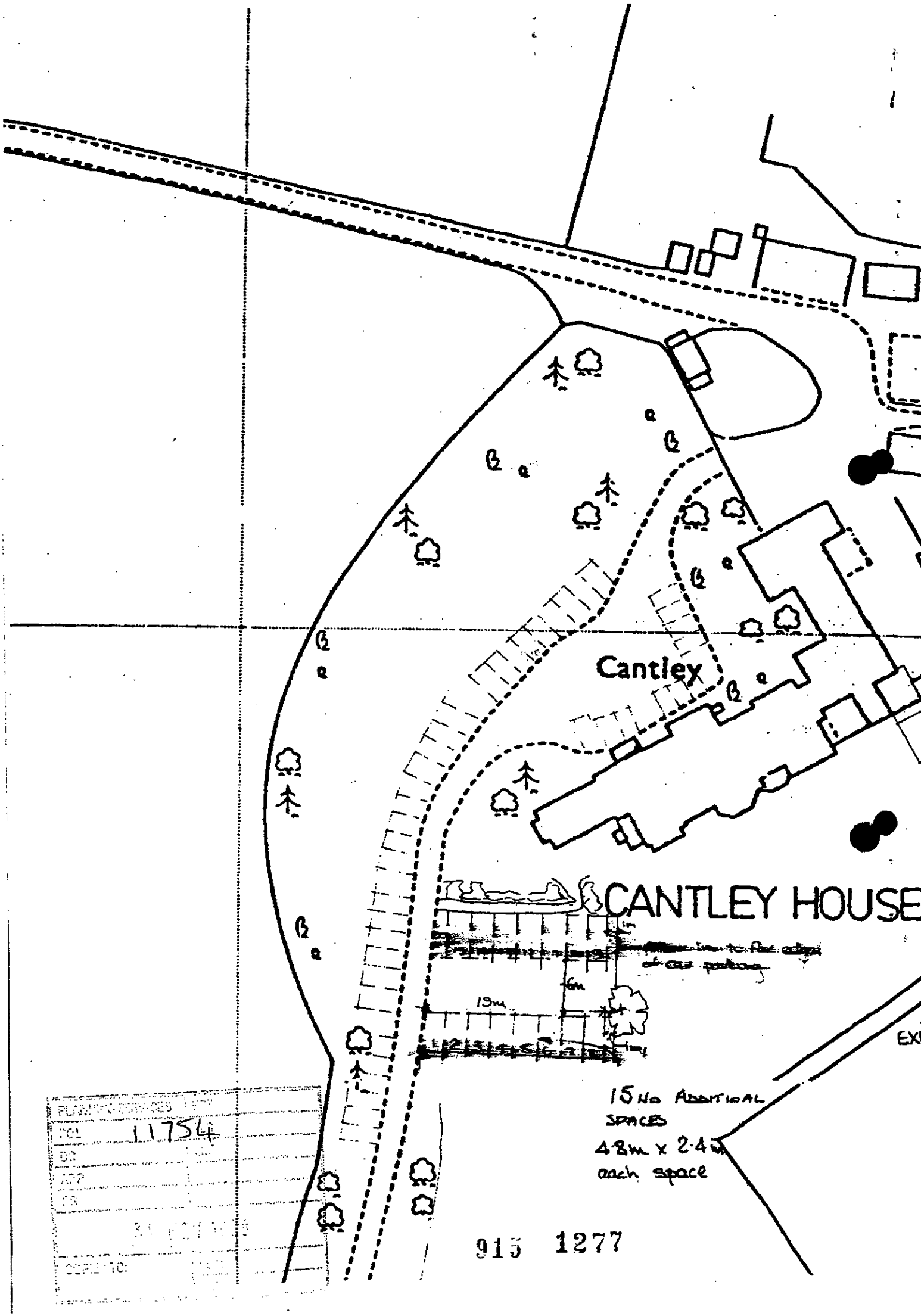


Client	MAURICE MONK ESQ
	CANTLEY HOUSE HOTEL
	WOKINGHAM
	BERKS
Subject	BEDROOM EXTENSIONS PLANS & ELEVATIONS
Drawing no.	
Scale	1:100

913 1273


ELEVATION 'G'
PHASE 1
ELEVATION E
ELEVATION A.
REVISED PLAN
ELEVATION 'D'
STORE
G
PHASE 1.
ARCH OVER
BATHROOM
LOUNGE
BED 7
BED 8
BED 9
BED 10
BED 11
BED 12
MAIN ENTRANCE TO CAR PARK
F
A
PLAN.
ELEVATION 'E'
ELEVATION 'F'
ELEVATION 'D'
MAURICE MONK
CANTLEY HOUSE HOTEL
WOKINGHAM
BERKS
BEDROOM EXTENSIONS
PLANS & ELEVATIONS
1:100
Feb 92
DWG NO

914 1276


Cantley
CANTLEY HOUSE
13m
6m
15 No ADDITIONAL SPACES
4·8m x 2·4m
each space
PLANNING SERVICES
REC 11754
915 1277

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2000/1649

Applicant : Mr M Monk C/O Hen Design.

Location : Cantley House Hotel, Milton Road, , Wokingham.

Proposal : Proposed signle storey extension to hotel (Amendment to consent 98/67428/F)

Site Notice Displayed ? :	YES	NO	DATE
	✓		10.7.2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 31/05/2000

Earliest Date for Decision : 03/07/2000

Latest Consultation Date/Site Notice Expiry Date : 03/07/2000

This application will have expired on: 26/07/2000. 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 :

refer to attached report ~~9.8.2000~~ 6.9.00

Planning Issues :

Application Number: F/2000/1649

Appraisal :

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

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

2. The proposed extension shall remain ancillary to the main hotel and not be used independently.

3. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (1 November - 31 March) following the first 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 dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

match the existing adjacent car parking areas.

9. 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.

10. Adequate precautions shall be taken during construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development.

REASONS:

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

2. To safeguard the amenities of neighbouring residents and the locality.

3.& 4.In the interests of the character and amenities of the locality.

5. To ensure a satisfactory external appearance.

6.,7.& 8. To ensure that the development is provided with adequate parking facilities in order to minimise the incidence of roadside parking which would be a danger to other road users.

9. & 10. In the interests of highway safety.

BASIA POLNIK

PTO. for informatives

Application Number F/2000/1649
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
			INFORMATIVES:

2. The clearance of hedges etc necessary to access the hotel grounds via the Cantley Park car park must be landscaped on completion of the building works, to the satisfaction of the Authority.

3. Before and after condition surveys of the Cantley Park access road shall be undertaken jointly by WDC and the applicant to determine the extent of any damage that may be caused during the term of construction as a result of contractors vehicles including delivery vehicles. Any remedial works identified as a result of the surveys attributable to the construction of the extensions shall be carried out at full cost to the applicant.

4. The car park bays that are intended to be used for access into the hotel grounds shall be kept clear from Friday afternoon 4.00pm until Sunday 8.00pm and made available for use as car parking for sport users of Cantley Park. 24 hour contact telephone numbers will be required in cases of emergency etc.

INFORMATIVE: 1. The applicant is advised that separate consent is required from the Property Section prior to carrying out of any works.

5. N16 STV2, SC2, SBE1, SR18 of SEALP WCC1, WLL6, WBE1 and WR26 of WNLP; C2 of BSP

RECORD OF SITE VISIT

SITE ADDRESS: Cantley House Hotel
Milton Road Wokingham.

APPLICATION NUMBER: F/2000/1649

OFFICER: Mrs B Polnik

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 No. F/2000/1649 **Received 31.05.00** **Wokingham**

Applicant: **Mr M Monk**
Location : **Cantley House Hotel, Milton Road, Wokingham**
Proposal : **Proposed single storey extension to provide additional bedrooms (amendment to 98/67428/F)**

1. **Planning History** - Cantley House Hotel comprises of 29 bedrooms with restaurant and public house in converted outbuildings, set in parkland on a 2.25 ha. site leased from the District Council. In 1982, permission was granted for use of the building as a hotel with ancillary facilities. Then in 1986, permission was granted to convert the adjoining stable block into 10 bedrooms. In 1990, permission was granted for a two storey extension to provide an additional 17 bedrooms (14 net).

   This permission expired and was superseded by an application (98/67428/F) for a single storey extension, to be built in 2 phases, to provide 12 additional bedrooms which was considered by Sub-Committee on 16th December 1998 and approved. A copy of this report is attached.

2. **Proposal** - Is an amendment to the previously approved scheme (98/67428/F). The previously approved scheme comprised 755m² floorspace and provided 12 one-bedroomed apartments. The current scheme is for 4 one-bedroomed apartments and 11 bedrooms based on a similar footprint (15 units in total). The archway between Bedrooms 5 and 6 has been repositioned further east and a boiler room added. As a result the increase in floorspace is 5m². The height and massing of the building is identical to that previously approved.

3. **Consultations** -
   - ***Conservation Architect :*** Revised scheme appears in scale and design similar to the approved scheme. Details of proposed link to restaurant eg. materials, colour should be provided.
   - ***Landscape Architect :*** No objection.
   - ***Environmental Health :*** No objection.
   - ***Highway Authority :*** No objection subject to conditions as on original consent 98/67428/F and 2 additional conditions regarding construction vehicles and mud on the road and various informatives.
   - ***Property Section:*** Freehold is held by Council and therefore Council's consent would be required prior to any works being carried out.
   - ***Town Council*** : No objection subject to compliance with Building Regulations and Health and Safety Regulations.

4. **Appraisal** - The main issues are:

   A. Impact on the visual amenity and rural character of the area (Policies STV2, SC2, SBE1 and SR18 of the South East Area Local Plan; WCC1, WLL6, WBE1 and WR26 of the Wokingham District Local Plan; and C2 of the Berkshire Structure Plan).

   B. Highway issues.

   A. The site is located outside the settlement boundary, in a rural area and in an area important to the setting of settlements. The size and massing of the two single storey buildings, other than a 5m² increase in floorspace, is identical to that approved under the original scheme (98/67428/F), and the proposed revisions would not affect the rural character of the area or visual amenity of the area.

   The revisions also indicate a net increase of 3 bedrooms by reducing the number of one-bedroomed apartments. There is no objection to this increase. The applicant also proposes to reorganise the first floor layout of the existing hotel which currently contains 29 units (comprising 28 rooms and 1 suite) to 24 units (20 rooms and 4 suites) resulting in a decrease of 5 units in the existing hotel, although this in itself would not require planning permission.

   B. There is no highway objection as 15 additional parking spaces would be provided.

5. **Conclusion** - The current proposal is similar to that previously approved under 98/67428/F. Whilst there would be a net increase of 3 in the number of bedrooms within the 2 single storey buildings themselves overall due to reorganisation of the existing hotel there would in fact be a net decrease of 2 in the number of bedrooms.

6. **Recommendation** - GRANT planning permission subject to the following conditions:

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

   2. The proposed extension shall remain ancillary to the main hotel and not be used independently.

   3. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

   4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (1 November - 31 March) following the first 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 dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

5. 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.

6. The access from Milton Road shall be used by vehicles entering the site only, and shall no longer be used by vehicles leaving the site. Upon the extension hereby approved commencing use, signs shall be displayed to the satisfaction of the Local Planning Authority prohibiting vehicles from leaving the site via the Milton Road access.

7. Before the development hereby approved commences, a revised layout drawing shall be submitted to and approved in writing by the Local Planning Authority showing the access road widened to 4.8 metres width between the main hotel entrance and the existing public house. The extension hereby approved shall not commence use until the access road has been widened in accordance with this drawing.

8. The extension shall not be occupied until parking space has been provided in accordance with the approved plan. The space shall thereafter be kept available for parking at all times. The car park shall be surfaced in gravel to match the existing adjacent car parking areas.

9. 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.

10. Adequate precautions shall be taken during construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development.

REASONS:

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

2. To safeguard the amenities of neighbouring residents and the locality.

3.& 4.In the interests of the character and amenities of the locality.

5. To ensure a satisfactory external appearance.

6.,7.& 8. To ensure that the development is provided with adequate parking facilities in order to minimise the incidence of roadside parking which would be a danger to other road users.

9. & 10. In the interests of highway safety.

BASIA POLNIK

Application No. 98/67428/F | **Received** 06.04.98 | **Wokingham**

Applicant : MR M MONK
Location : CANTLEY HOUSE HOTEL, MILTON ROAD, WOKINGHAM
Proposal : SINGLE STOREY EXTENSION TO PROVIDE 12 EXTRA ROOMS AND ADDITIONAL CAR PARKING.

1. **Planning History** - Cantley House Hotel comprises of 31 bedrooms with restaurant and public house in converted outbuildings, set in parkland on a 2.25ha site leased from the District Council. In 1982, permission was granted for use of the building as a Hotel with ancillary facilities. Then in 1986, permission was granted to convert the adjoining stable block into 10 bedrooms. In 1990, permission was granted for a two storey to extension to provide an additional 17 bedrooms (14 net). This permission has now expired and therefore the current application was submitted.

2. **Proposal** - is to construct a single storey extension along the wall which separates the bar/restaurant from the Hotel. The proposal comprises .755m^2 floorspace and will provide 12 one-bedroom apartments, overlooking the hotel gardens.

3. **Consultations** -
   - ***Town Council :*** No comments.
   - ***Property Services :*** No objection.
   - ***Conservation Architect :*** No objection subject to landscaping plan.
   - ***Highways :*** No objection subject to conditions.

4. **Appraisal** - The main issues are:

   A. Impact upon the Area (Policies SC2, SBE1 and SR18 of the South East Area Local Plan and Policies WLL6, WBE1 and WR26 of the Wokingham District Local Plan (Deposit Draft))
   B. Highways

   A. Impact upon the area
   The site lies outside the built-up settlement boundary and in an area of setting of settlements where development that would detract from the open or countryside appearance of the area is not permitted. Policy SR18 and WR26 supports the provision of hotel facilities provided that any extension should not detract from the scale or character of the original building and its setting or cause visual intrusion into the countryside. The proposed extension is within the confines of the existing hotel complex and views are obscured by the original hotel and mature landscaping around the site. The proposal also

differs, in terms of its number of rooms and single storey design, from the previously approved scheme which was for a two storey 17 room extension. The proposal reflects the feel of Victorian Almhouses with its simple design and therefore, does not have an overbearing impact upon the 17th Century hotel and courtyard. As such, the proposal is acceptable and is not considered contrary to the development plan policies.

B. Highway Issues
The site lies outside the recognised settlement boundary and it is accepted that many of the visitors to the hotel will travel by car. Through negotiation, parking provision for 15 vehicles has been proposed adjacent to the existing car parking area to the satisfaction of the Highway Authority.

5. **Conclusion** - The proposal is within the existing hotel complex and is not visible from the highway. Though, it is outside the settlment boundary the proposal complies with policy for hotel development.

6. **Recommendation** - GRANT Planning Permission subject to the following conditions:

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

2. The proposed extension shall remain ancillary to the main hotel and not be used independently.

3. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (1 November - 31 March) following the first 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 dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

5. 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.

6. This approval relates to the application as amended by and shall be carried out in accordance with revised plans submitted to the Local Planning Authority on 18.08.98 and 30.11.98 showing revised elevations and parking layout.

7. The access from Milton Road shall be used by vehicles entering the site only, and shall no longer be used by vehicles leaving the site. Upon the extension hereby approved commencing use, signs shall be displayed to the satisfaction of the Planning Authority prohibiting vehicles from leaving the site via the Milton Road access.

8. Before the development hereby approved commences, a revised layout drawing shall be submitted to and approved in writing by the Planning Authority showing the access road widened to 4.8 metres width between the main hotel entrance and the existing public house. The extension hereby approved shall not commence use until the access road has been widened in accordance with this drawing.

9. The extension shall not be occupied until vehicle parking space has been provided in accordance with the approved plan. The space shall thereafter be kept available for parking at all times. The car park shall be surfaced in gravel to match the existing adjacent car parking areas.

REASONS:

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

2. To safeguard the amenities of neighbouring residents and the locality.

3 & 4 In the interests of the character and amenities of the locality.

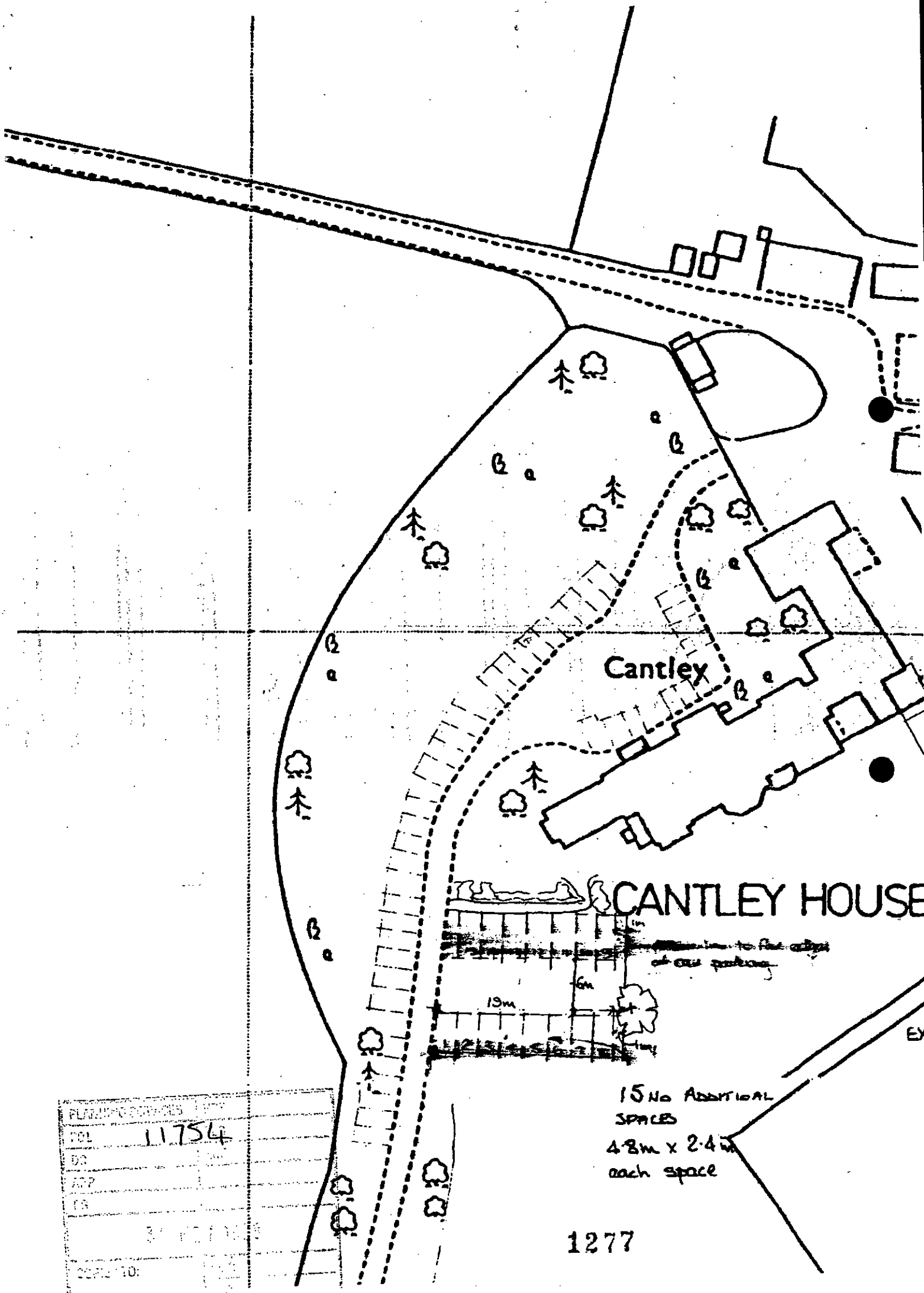
5 . To ensure a satisfactory external appearance.

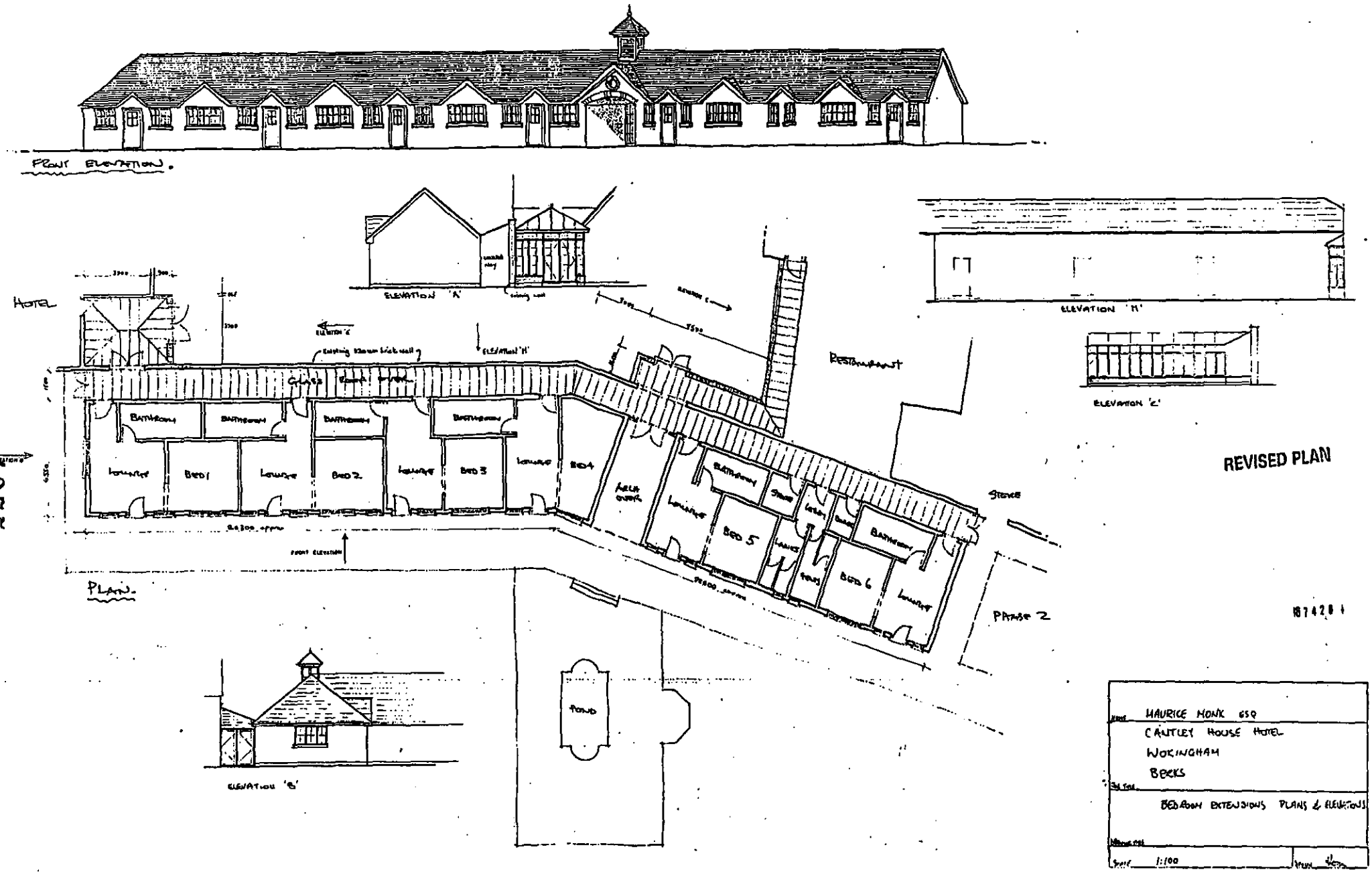
6. For the avoidance of doubt.

7,8 & 9. To ensure that the development is provided with adequate parking facilities in order to minimise the incidence of roadside parking which would be a danger to other road users.

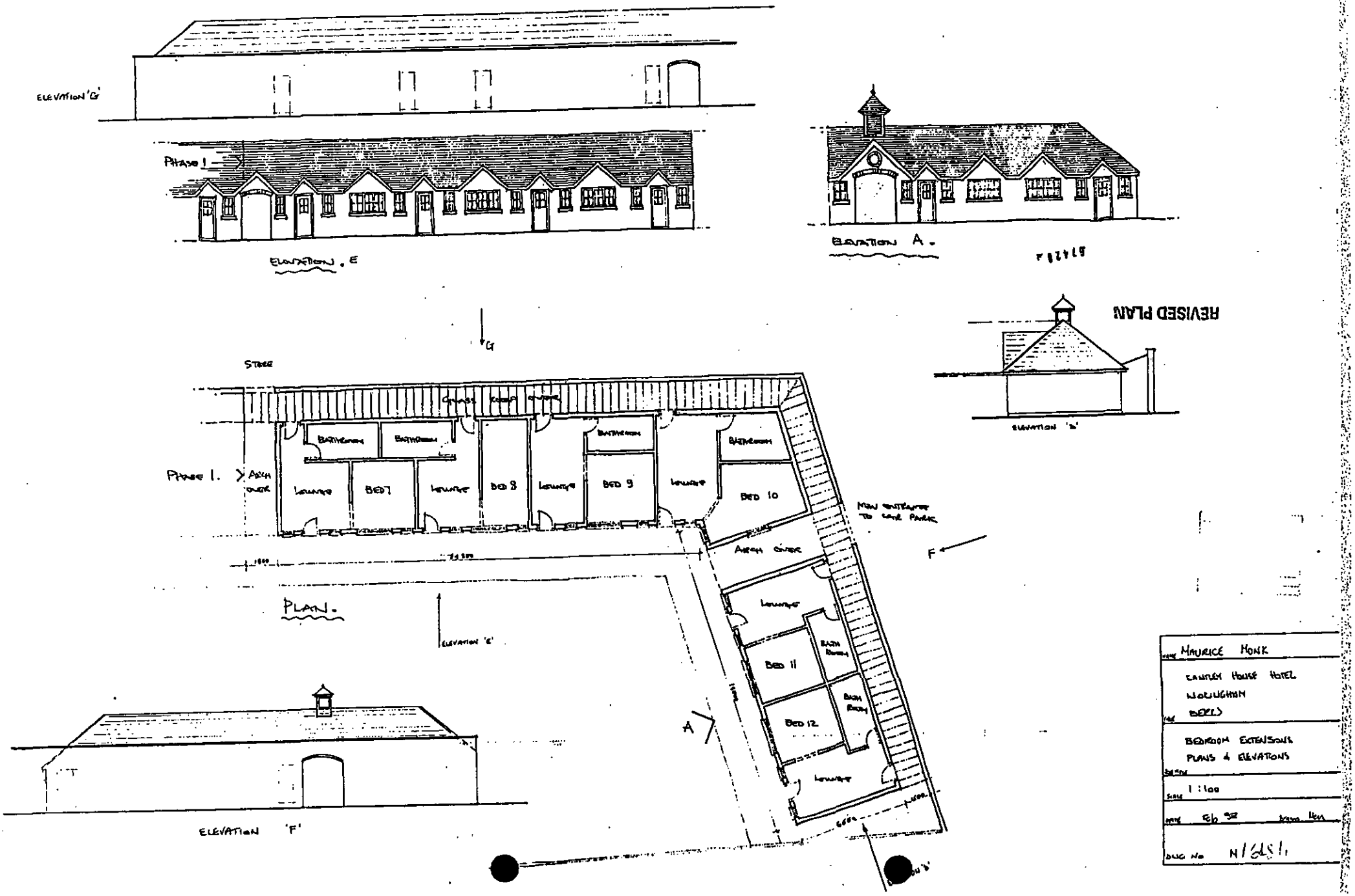
Bhavash Vashi

30.11.98


Cantley
CANTLEY HOUSE
19m
6m
15 No ADDITIONAL SPACES
4.8m x 2.4m
each space
1277

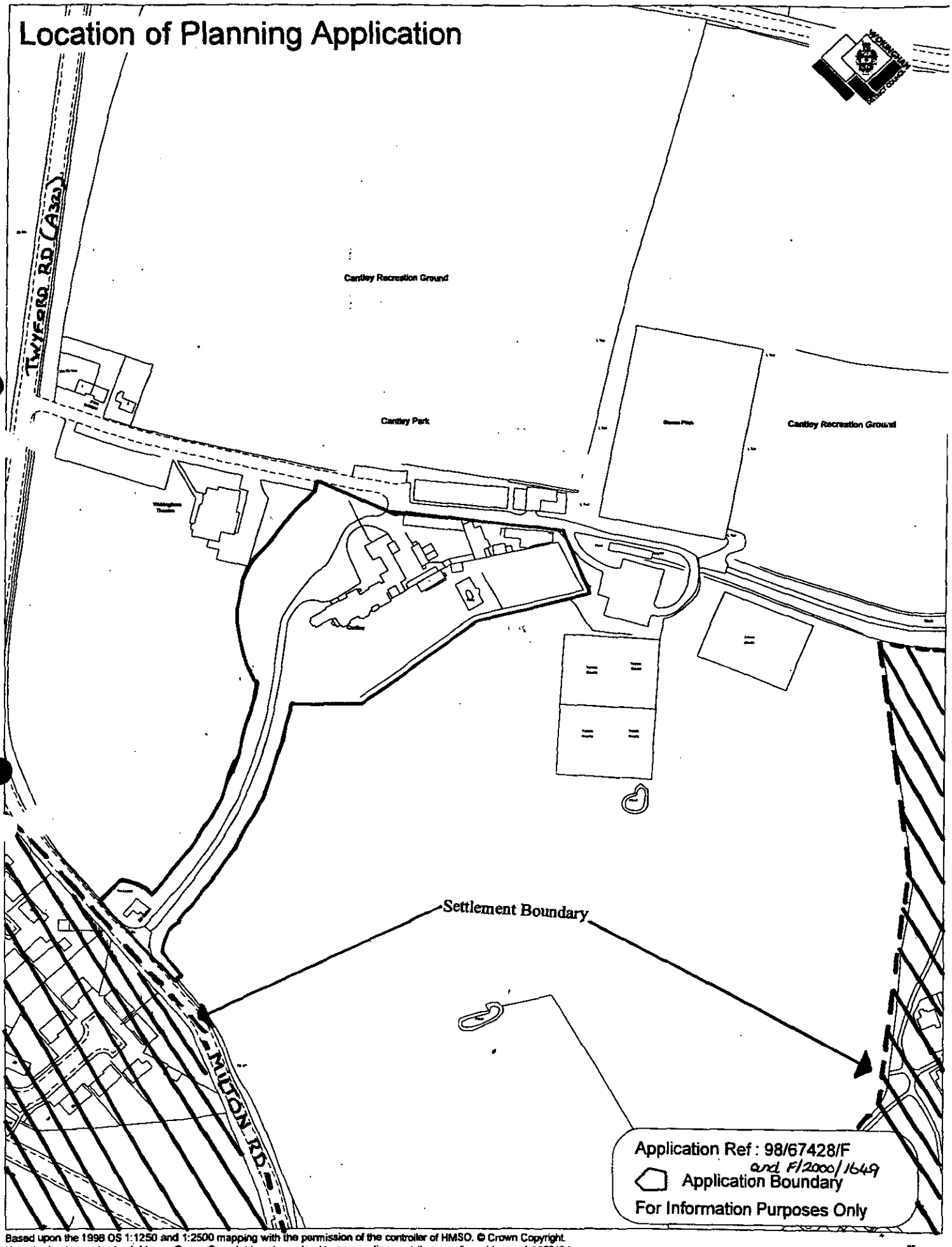

FRONT ELEVATION.
ELEVATION 'A'
ELEVATION 'H'
ELEVATION 'C'
HOTEL
GLASS ROOF OVER
BATHROOM
LOUNGE
BED 1
BED 2
BED 3
BED 4
BED 5
BED 6
ARCH OVER
RESTAURANT
STORE
PHASE 2
POND
PLAN.
ELEVATION 'B'
REVISED PLAN
MAURICE MONK ESQ
CANTLEY HOUSE HOTEL
WOKINGHAM
BERKS
BEDROOM EXTENSIONS PLANS & ELEVATIONS
1:100

1275


ELEVATION 'G'
PHASE 1
ELEVATION E
ELEVATION A
REVISED PLAN
ELEVATION 'D'
STORE
G
PHASE 1.
ARCH OVER
BATHROOM
LOUNGE
BED 7
BED 8
BED 9
BED 10
BED 11
BED 12
MAIN ENTRANCE TO CAR PARK
F
A
PLAN.
ELEVATION 'E'
ELEVATION 'F'
MAURICE HONK
CANTLEY HOUSE HOTEL
WOLVINGHAM
BERKS
BEDROOM EXTENSIONS
PLANS & ELEVATIONS
1:100
Feb 92
DWG No

1276

Location of Planning Application



Application Ref : 98/67428/F
and F/2000/1649
Application Boundary
For Information Purposes Only

Based upon the 1998 OS 1:1250 and 1:2500 mapping with the permission of the controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence LA086134

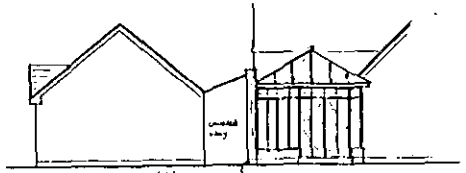
Development Control Section, Environmental Services, Wokingham District Council.
16th December 1998.

Scale: 1 : 2500

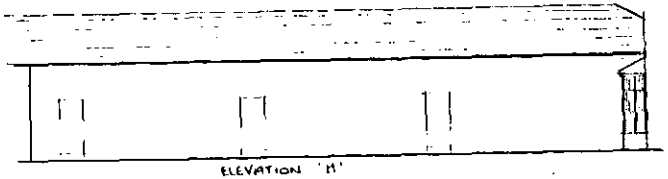
N W E S



FRONT ELEVATION.



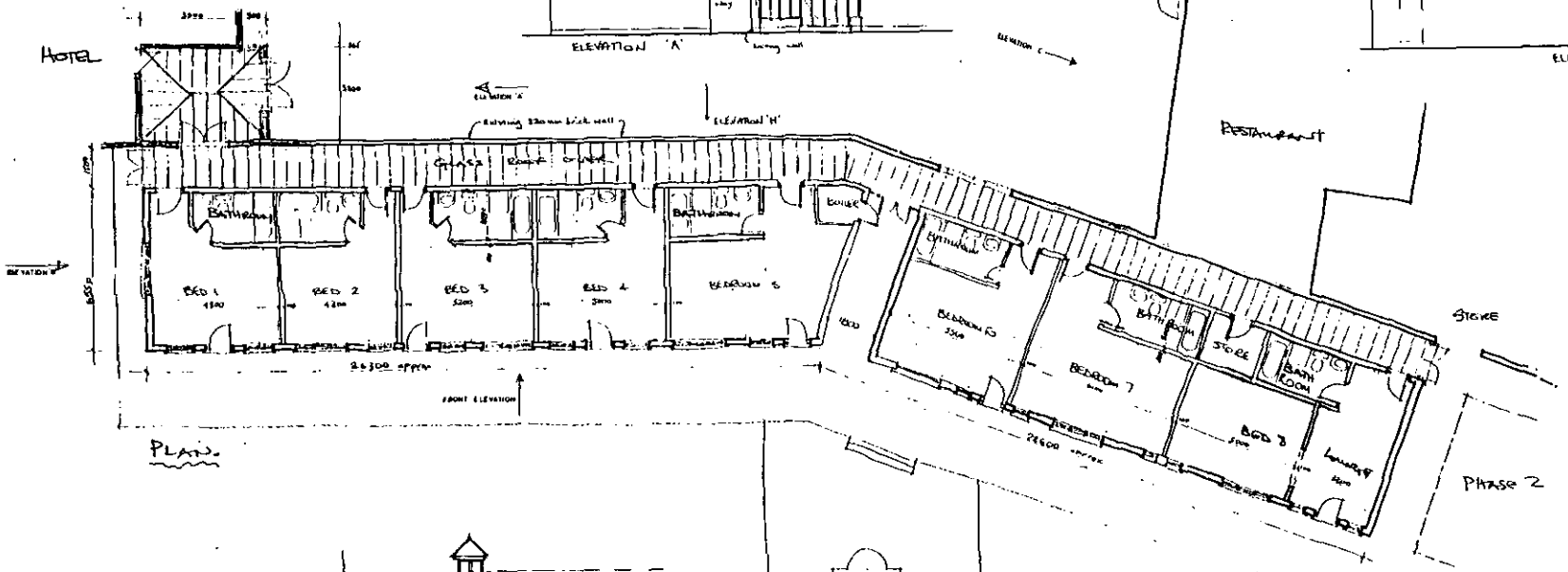
ELEVATION 'A'



ELEVATION 'H'



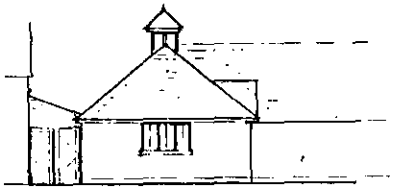
ELEVATION 'C'



Phase 2

31 MAY 2000 1649

F/2000/1649



ELEVATION 'B'

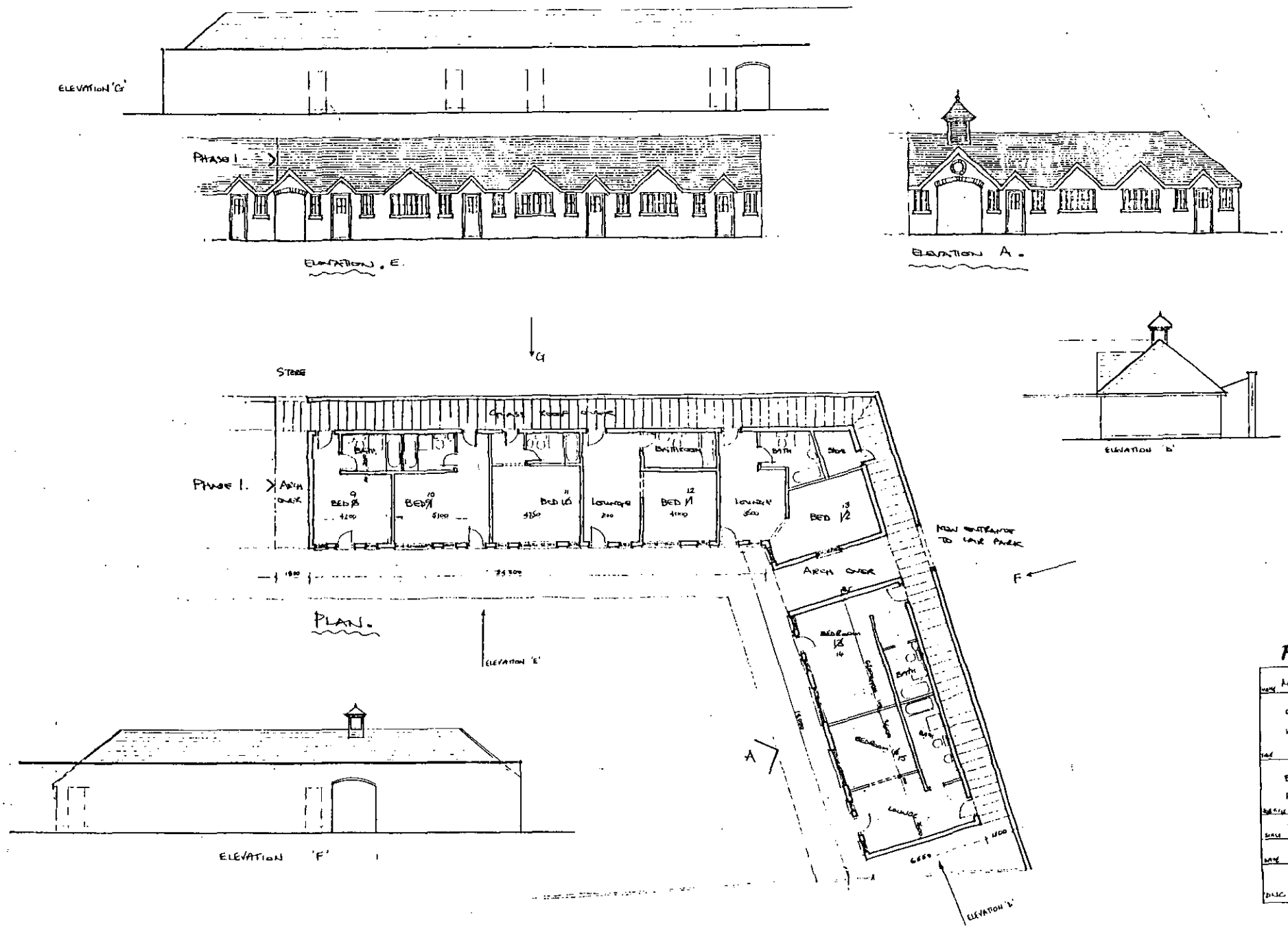
MAURICE MONK ESQ

CANTLET HOUSE HOTEL

WOKINGHAM

BERKS

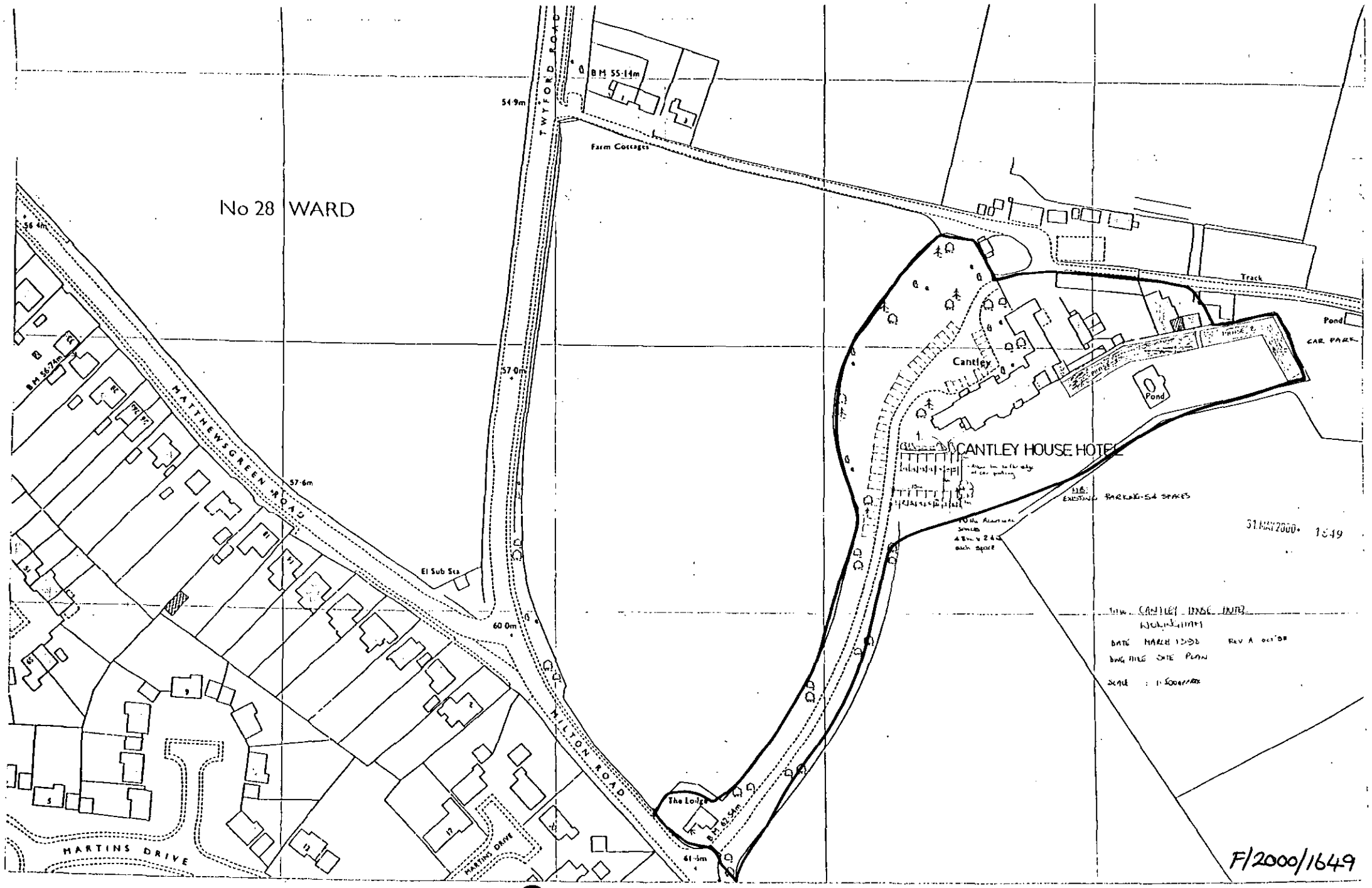
BEDROOM EXTENSIONS PLANS & ELEVATIONS



31.MAY2000 1649

F/2000/1649

NAME	MAURICE MONK
SITE	CANTLEY HOUSE HOTEL WOKINGHAM BERKS
DESCRIPTION	BEDROOM EXTENSIONS PLANS & ELEVATIONS
SCALE	1:100
DATE	Feb 92 Drawn Hen
DWG No	N/648/1A


No 28 WARD
TWYFORD ROAD
BM 55.14m
54.9m
Farm Cottages
Track
Pond
CAR PARK
Cantley
Pond
CANTLEY HOUSE HOTEL
56.4m
BM 56.74m
MATTHEWSGREEN ROAD
57.6m
57.0m
El Sub Sta
60.0m
HILTON ROAD
The Lodge
BM 60.54m
61.4m
MARTINS DRIVE
MARTINS DRIVE
31 MAY 2000
1649
F/2000/1649

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Tom Callaghan, Highways

My Ref: F/2000/1649

To: Basia Polnik, Senior Planning Officer

Your Ref: F/2000/1649

Date: 31st July 2000

PLANNING APPLICATION F/2000/1649
PROPOSED SINGLE STOREY EXTENSION TO PROVIDE ADDITIONAL BEDROOMS (AMENDMENT TO 98/67428/F).
CANTLEY HOUSE HOTEL, MILTON ROAD, WOKINGHAM

There is no objection to this application subject to the conditions set out on previous planning application 98/67428 (copy attached) plus 2 further conditions **SC33** (Construction vehicles) and **SC34** (Mud on Road). However there are a number of informatives that I would like to add relating to the Cantley access road which is owned by WDC:-

The clearance of hedges etc necessary to access the hotel grounds via the Cantley Park car park must be landscaped on completion of the building works, to the satisfaction of the Authority.

Before and after condition surveys of the Cantley Park access road shall be undertaken jointly by WDC and the applicant to determine the extent of any damage that may be caused during the term of construction as a result of contractors vehicles including delivery vehicles. Any remedial works identified as a result of the surveys attributable to the construction of the extensions shall be carried out at full cost to the applicant.

The car park bays that are intended to be used for access into the hotel grounds shall be kept clear from Friday afternoon 4.00pm until Sunday 8.00pm and made available for use as car parking for sport users of Cantley Park. 24 hour contact telephone numbers will be required in cases of emergency etc.

Many thanks

Tom Callaghan

BADIA

ADDITIONAL CONSIDERATIONS / CONDITIONS / RE: EXTENSIONS TO CANTLEY HOUSE Properties.

R 24/7/02

CANTLEY HOUSE HOTEL – WOKINGHAM

Proposed Extension

The following constraints will need to be catered for during the planning, programming and execution of the proposed extension.

The following comments have been brought forward by the grounds maintenance team:-

* The clearance of hedges etc that will be necessary to access the hotel grounds from our car park must be re-landscaped on completion of the building works, to our - WDC's satisfaction.

* All detritus from contractors vehicles e.g. mud etc must be cleared daily by the hotels contractor. Access roads to be maintained passable during each day, with regular cleaning as necessary.

* Speed limits along the drive must be adhered to.

* No parking is to be allowed along access routes through Cantley, and any construction vehicles wishing to wait must do so in the hotel car-park area so as to keep the Cantley car park operational.

* Any damage caused by the hotels contractor to the main drive or any part of the access route through Cantley to the hotel, including street furniture and fences must be repaired to WDC's satisfaction and at no cost to WDC. **Record Photographs required.**

* The car park bays that are intended to be used for access into the hotel grounds **MUST** be cleared each Friday afternoon so as to free up the full car park for sports users at weekends. - There is insufficient parking space at the best of times.

* Should problems arise from contractors using Cantley Park drive for access, we reserve the right to change the agreement and ask the hotel to seek alternative routes in. e.g. their own drive.

Ground Maintenance will need to know the time scale of these works so they can advise their ground's maintenance contractors.

Works boundaries are to be adhered to, as set out by WDC. Storage and access areas used by the contractors are to be well kept with safe site standards adhered to, such as Safe Secure hoarding, and lockable and tidy boundaries.

Contact numbers are to be placed on site boundaries for all parties involved, and WDC. Must have a list of contact numbers, such as for the daily checking of site clearances.

Leisure and Cultural Services - brought forward concerns regarding the times of site clearance on Fridays.

They wish for the deliveries to have stopped and the car park area, except that which is hoarded by boarding for storage use to be cleared by 15:00 on Friday. And for the Cantley Park drive and car park to have been cleared from construction detritus before 17:00, in order to free the car park for safe public use early Friday evening for the duration of the weekend.

It is requested that construction starts toward the end of August.

There will be a busy football season progressing until the end of April.

Other requirements.....

Construction times.....Access times.....

Delivery times...

Site Safety.....

All responsibility for Liability lies with the Hotel....

ADDITIONAL INFO.

PLANNING SERVICES	HPT 31898
POL	TLS
DC	ENF
APP	
CS	
18 JUL 2000	
COPIES TO:	ACK:
	FILE:



CANTLEY HOUSE HOTEL

Mrs B Polnik
Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

17th July 00

Dear Mrs Polnik

Ref. F/2000/1649 (+F/2000/1657)

Please find attached a copy of the letter originally submitted with the above-amended planning application. It is an important part of the application since it explains that the increased number of rooms in the extension will be accompanied by a decrease in the number of rooms in the existing hotel, resulting in the same number of rooms once the job is completed. In order to achieve this and for the other reasons mentioned we have decided to rebuild a shed into a toilet block and storage area and I have also given the related reasons for this on the attached. I also mentioned the need for more space in the kitchen, which will almost certainly involve a degree of rebuilding. This has not as yet been finalised or applied for, and will form the closing stages of this whole development.

I feel this clarifies the background to the need for the amendment and is an important part of the application.

With many thanks

Maurice Monk
Managing Director

cc. Highways

Cantley House Hotel, Maryline's Bar Bistro & Restaurant
Milton Road, Wokingham, Berkshire RG40 5QG
Telephone: Wokingham 0118 978 9912 Facsimile: 0118 977 4294

INVESTOR IN PEOPLE

Steamship Records Limited Registered Office Directors; Maurice Monk, Martin Jenkins Registered in England No. 1327998

Ref. App no F/2000/1649
(+ F 2000/1657 for info)

Proposed changes to Bedroom Extension March/April 2000

The original consent was for 12 suites and toilets. Having started more detailed planning and projecting we have made several significant changes that we feel both improve the business commercially and make practical sense regarding the constructions. The changes we have made and the reason for doing so are as follows.

1) We have revised the extension to produce 12 large double bedrooms and 3 suites instead of 1 suites

Argument: We had already decided to combine 3 pairs of adjacent small single rooms in the existing hotel to make 3 large well appointed rooms. On further consideration we feel there are two other weak areas in the existing rooms set up which could be restructured to produce better rooms using the original Victorian room layouts in one case. Rooms 1,2 and 3 will be reorganised to produce a suite and a double bedroom , Rooms 16 and 17 will be combined to produce a suite .(Revised internal layout is attached)

The resulting changes will be as follows

Existing Hotel	**28 rooms**	**1 suite**
Revision of existing building	18 rooms	4 suites
New extension	12 rooms	3 suites
Total	**31 rooms**	**7 suites**

2) We will build toilets into the existing tractor shed and extend the Briar to join it. The kitchen will be enlarged.

Argument: a) Miltons, our new restaurant is succeeding and is already busier than our restaurant has ever been. Consequently we have no space to move wedding guests into, for coffee for instance, in order to relay the Briar – previously we could use the end of what is now Miltons.
b) Wedding and function guests would have had to come out into the bedroom corridors to use the loos and this inevitably cause problems of noise.
c) There was no room for disabled toilets
d) It creates more room for the revamped and increase number of bedrooms.

3) We need a bigger kitchen

Argument: Miltons is now far busier and we are already becoming unable to cope with a regular Miltons evening and anything significant in the Briar, because of the kitchen arrangement. It is becoming inefficient and dangerous and difficult to work in

TO: DEVELOPMENT CONTROL
Basia Polnik

FROM: Environmental Design

DATE: 11th July 2000

Location: Cantley House Hotel, Milton Road, Wokingham.

Proposal: Proposed single storey extension to hotel (Amendment to consent 98/67428/F).

Application Number: F/2000/1649

In response to your consultation dated 9th June 2000 for the above application, the landscape comment is as follows:

If the amendment is for the additional 15 car parking spaces detailed on the drawing titled 'Site Plan', then the application is acceptable.

No objection to the proposals

C. Brimble

Patricia Green

Patricia Green
Landscape Consultant

Basia Polnik

To: Marian Griffiths
Subject: RE: planning applications numbered:- F/2000/1657 & F/2000/1649

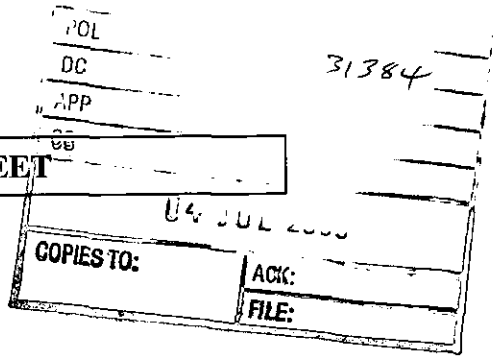
Marian
I haven't got any spare plans (F/2000/1649) to give you although you welcome to look at the file copy or the plans held at reception.

Basia Polnik
Development Control

-----Original Message-----
From: Marian Griffiths
Sent: 05 July 2000 13:43
To: Natalie Brown; Basia Polnik
Subject: planning applications numbered:- F/2000/1657 & F/2000/1649

Mr Monk is the leaseholder of Cantley House Hotel, the freehold of the premises is owned by the Council. Under the terms of the lease Mr Monk has to obtain the Council's prior consent to carry out any works to the premises, to date I have received nothing from him. I cannot see any problems with the proposals for the conversion of the store. Unfortunately there were no plans attached to application 1649 so am unable to comment on this. Please could you send plans asap.

Marian
Property Services



WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Mrs B Polnik

Application Number: F/2000/1649

Proposal: Proposed single storey extension to hotel (Amendment to consent 98/67428/F)

Site Address: Cantley House Hotel, Milton Road, Wokingham.

Applicant: *Mr M Monk C/O/Hen Design*

Your observations are required in respect of this application by **03/07/2000**

Comment: The addition of the extra 4 bedrooms appears overcrowding

No objection - subject to compliance with Building Regs and Health and Safety regulations

SIGNED: _____ **DATE:** 04//07/00

CLERK TO Wokingham Town Council

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Mrs B Polnik
Planning Department

Date: 21/06/00

F/2000/1649 CANTLEY HOUSE HOTEL, MILTON ROAD, WOKINGHAM

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

30888

PLANNING	
PCL	
DC	
CS	
22 JUN 2000	
COPIES TO:	ACK:
	FILE:

John Mullaney
Environmental Health Officer

13 JUN 2000 See part 1 plans.

To:
Harold Sanders
Urban Design And Conservation Officer

From: Mrs B Polnik

Date: 09 June 2000

Application Number: F/2000/1649

Proposal: Proposed signle storey extension to hotel (Amendment to consent 98/67428/F).

Site Address:
Cantley House Hotel, Milton Road, , Wokingham.

Applicant:
Mr M Monk C/O Hen Design.

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

THE REVISED SCHEME APPEARS IN SCALE AND DESIGN TO BE SIMILAR TO THE APPROVED SCHEME

DETAILS OF THE PROPOSED NEW LINK TO RESTAURANT SHOULD BE PROVIDED. EG. MATERALS, COLOUR

Harold Sanders

CONSERVATION DESIGN.

27.06.00.

Received by Wokingham District Council

Application No: F/2000/1649

Proposal:
Proposed signle storey extension to hotel (Amendment to consent 98/67428/F)

Location:
Cantley House Hotel, Milton 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 Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/07/2000. 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

09 June 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 31 MAY 2000	Map No. ~~58~~ 68A Site 1:40
Officer: BP / Application No. F/2000/1649	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☑ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED SINGLE STOREY EXTENSION TO HOTEL (AMENDMENT TO CONSENT 98/67428/F)

Location: CANTLEY HOUSE HOTEL MILTON ROAD

Parish: WOKINGHAM Ward: 9.6.2000.

Applicant: MR M MONIC

Fee Received 190-00 Required ..... Additional ..... Refund .....

(2)

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	~~AGENTS~~		
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 : 9.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....

Landscape consulted on previous ✓ .....

Trees .....

Conservation Officer consulted on previous app. ✓ .....

Environmental Health .....

Housing .....

Leisure & Cultural services consulted on previous ✓ .....

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 : .....

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:

NO pre-apps.

* RURAL AREA

NEIGHBOURS:

S/N + WOKINGHAM HOCKEY CLUB, CANTLEY ✓

WOKINGHAM THEATRE, TWYFORD ROAD

1, 2 + 3 CANTLEY FARM COTTAGES, CANTLEY

20, 21, 28, 29 + 30 MARTINS DRIVE.

Byrand 30/5/00

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 22 May 2000
My ref: BP/98/67428/F

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

Ms H Nightingale
Midway
101 Nashgrove Lane
Finchampstead
Wokingham
RG40 4HG

31.MAY2000* 1649

Dear Ms Nightingale

RE: PROPOSED ALTERATIONS AND EXTENSIONS AT CANTLEY HOUSE HOTEL, MILTON RD, WOKINGHAM

I refer to your letter received 4th May 2000 regarding the above.

I confirm that the internal alterations to the first floor layout of existing hotel would not require planning permission.

However as the proposed amendments to Phase 1 include the repositioning of the archway and a reduction in its size, resulting in an increase in floorspace of the proposed extension, this cannot be dealt with as a minor amendment and a further planning application would be required.

I hope this is of assistance.

New Application Enclosed.

Yours sincerely

B. Polnik

B. POLNIK (Mrs)
Senior Planning Officer

cc. Mrs C Dodsworth (BC/DC Liaison Officer)

File:
MinorAmendAccept.
doc

1764

(1) CANTLEY HOUSE HOTEL

ADDRESS MILTON ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
TP 324	P.O. WATSON	LAUNDRY TO RES.	13.12.51	A
TP 908	MARBULL OF ORMONDE	1 HOUSE	14.4.55	A
BR 6493	NOC.	DRAINAGE	19.5.77	A
06746	MR. A. BULL	COUNTRY CLUB	29.9.77	WDR
06911	"	HOTEL + RES RESTAURANT	29.9.77	CIA
07612	QUINWOOD MANOR GOLF CLUB LTD	SPORTS & COUNTRY CLUB	16.2.78	CIA
09789	C.H. SPORTS & COUNTRY CLUB	BEER STORE ETC.	14.12.78	CIA
BR 11850	"	RENOVATIONS	6.9.79	A
BR 11952	"	BEER STORE ETC.	20.9.79	DP
BR 12278	"	ALTS + ETC.	5.12.79	A
12190	"	O/BLDGS TO SKITTLE BAR + TOILETS.	13.12.79	CIA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1704

(2) CANTLEY HOUSE HOTEL

ADDRESS MILTON ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
13479	SEB	POLE MOUNTED TRANSFORMER		
18015	C.H. HOTEL & COUNTRY CLUB	HOTEL & COUNTRY CLUB	22.1.82	REF
17103	STEAMSHIP RECORDS LTD.	" "	8.6.82	CIA
		20 ACCOMODATION, RESTAURANT, CONFERENCE, BAR, PARKING. SKITTLE BAR TO LIVE MUSIC		
BR 20410	"	ALTS + ETC.	27.6.83	APP
19269	"	"	6.5.83	CIA
19409	"	ENTRANCE SIGN	2.6.83	CIA
25712	"	O/BLDGS. TO RES.	10.7.86	CIA
BRA 1069	CANTLEY HOUSE HOTEL	REFURB. BARN	27.6.86	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(3) CANTLEY HOUSE HOTEL

ADDRESS MILTON ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
SRA 1157	STEAMSHIP RECORDS	STABLE BLOCK - ALTS. & RETAINS.	4.8.86	APP
28194	P&V	3 ILL. SIGNS	11/OR.	
28575	"	ILL. SIGN	5.11.87	C/A
30078	MR M. MONK	ENTRANCE PORCH (HOTEL)	10.6.88	C/A
35991 W/DR.				
36919	STEAMSHIP RECORDS	2/St. Ext.	12.12.90	C/A
39367			26.5.92	C/A
P/92/0398	M.S. MONK	CONN. BETWEEN HOTEL & RESTAURANT/SCREENWALL TO CONSERVATORY & AK ALCOVE TO BAR/CLOAKROOM	3.6.92	APP
P/93/1232	"		8.4.93	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

.933

(4) CANTLEY HOUSE HOTEL

ADDRESS MILTON ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
CP/94/2621	M. MONK	2 WINDOWS - DOOR TO Ext. EXTENSION	27.5.94	APP
43409	"	2/St. Ext (RENEWAL 36919)	28.10.94	C/A
96/63621/F	"	(RETRO) CLADDING FOR WALK IN REFRIGERATOR	17.5.96	C/A
98/67428/F	"	12 EXTRA ROOMS & APP. CAR PARKING	21/12/98	C/A

MINISTRY DECISION

SPECIAL ORDERS

1789/a

0734328525

SECTION 66 CERTIFICATE

Application No.

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

31.MAY2000 1649

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 issue 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.

(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).

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

on (d) .....

1788/6

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 this 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 Mr Mark

Date 7/6/00

TOWN AND COUNTRY PLANNING ACT 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988

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

31 MAY 2000 * 1649

1.	APPLICANT'S NAME	Maurice Monk
	ADDRESS	Cantley Hotel Milton Road Wokingham
	POST CODE	PHONE 9789912
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Hen Design
	ADDRESS	101 Nashgrove Lane Wokingham
	POST CODE	RG40 4HG PHONE 9328498
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	CANTLEY HOTEL MILTON RD WOKINGHAM
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Alterations to approved plan no 98/67428/F
5. Give the area in hectares or part of a hectare	AREA OF SITE	
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	m/648 A m/648/1 A

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

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

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

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

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

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

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

HOTEL

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.

All to match existing

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.

as existing

16. HOW WILL SURFACE WATER BE DISPOSED OF?

S/A

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

as existing

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

Yes — suigle storey

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

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

*STATE No. OF HABITABLE ROOMS

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

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

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

£190

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 Mr Mowt DATE 27/5/00

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	2050	—	7605q m	
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	2050			

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	54	
Proposed	25 Additional	

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?

Current Owner

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
45		4	49

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.'

1649

PLANNING SERVICES	HPT
POL	TTS
DC	FILE
APP	
CS	

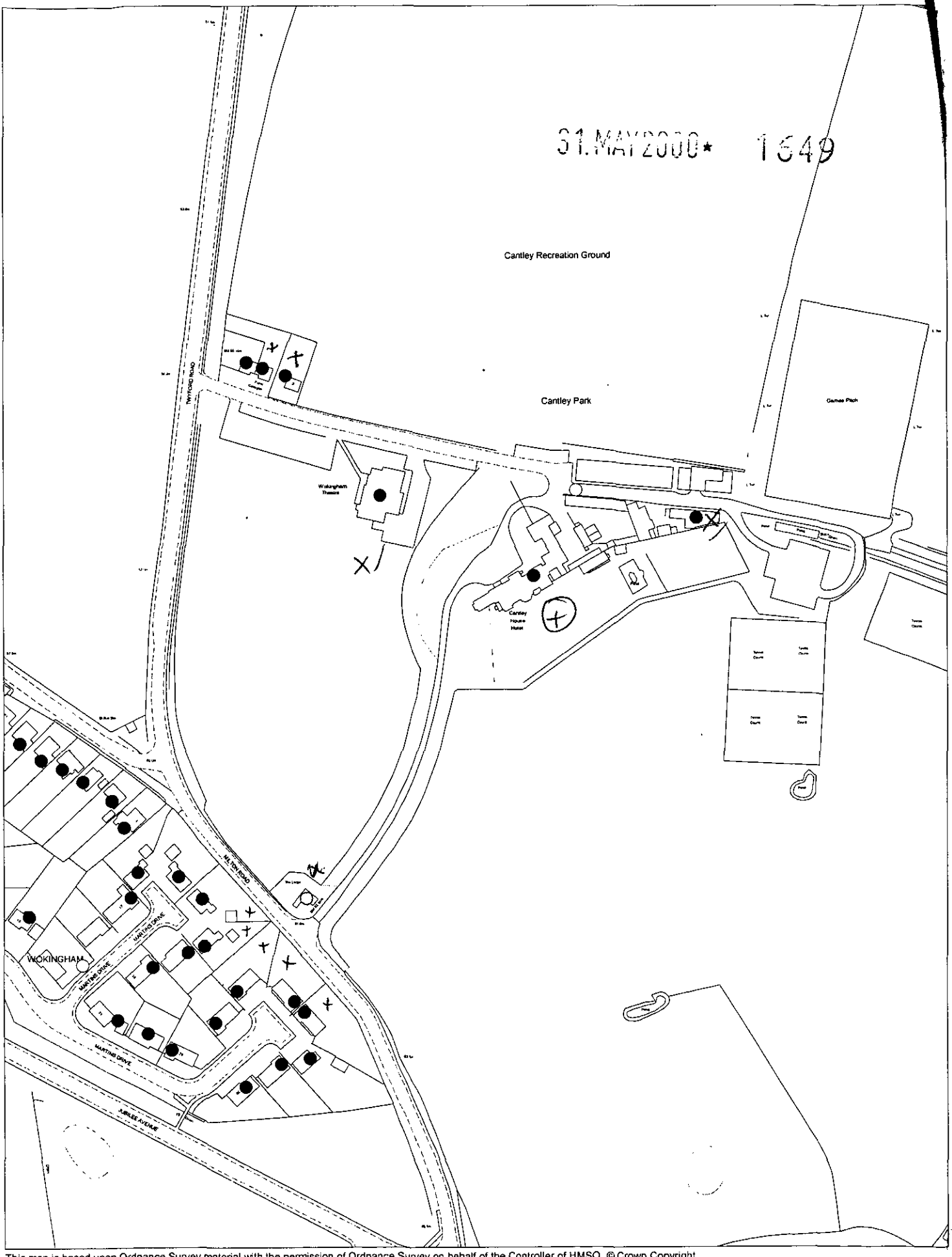
07 FEB 2003

COPIES TO: | ACK: | FILE:



Cantley House Hotel

Proposed Bedroom Extension



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Development Control Section, Environmental Services, Wokingham District Council.

7 June 2000

Scale: 1 : 2500

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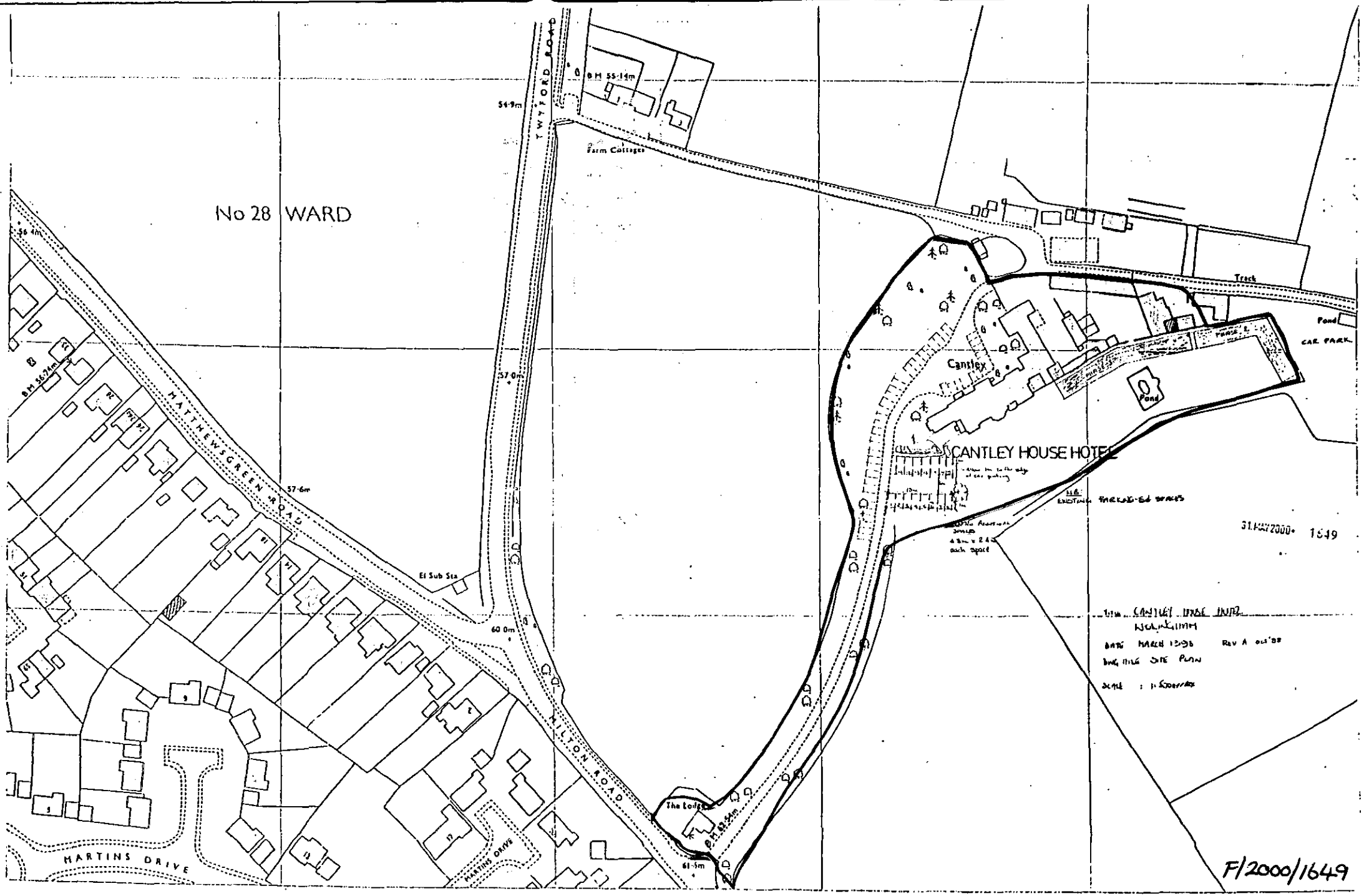
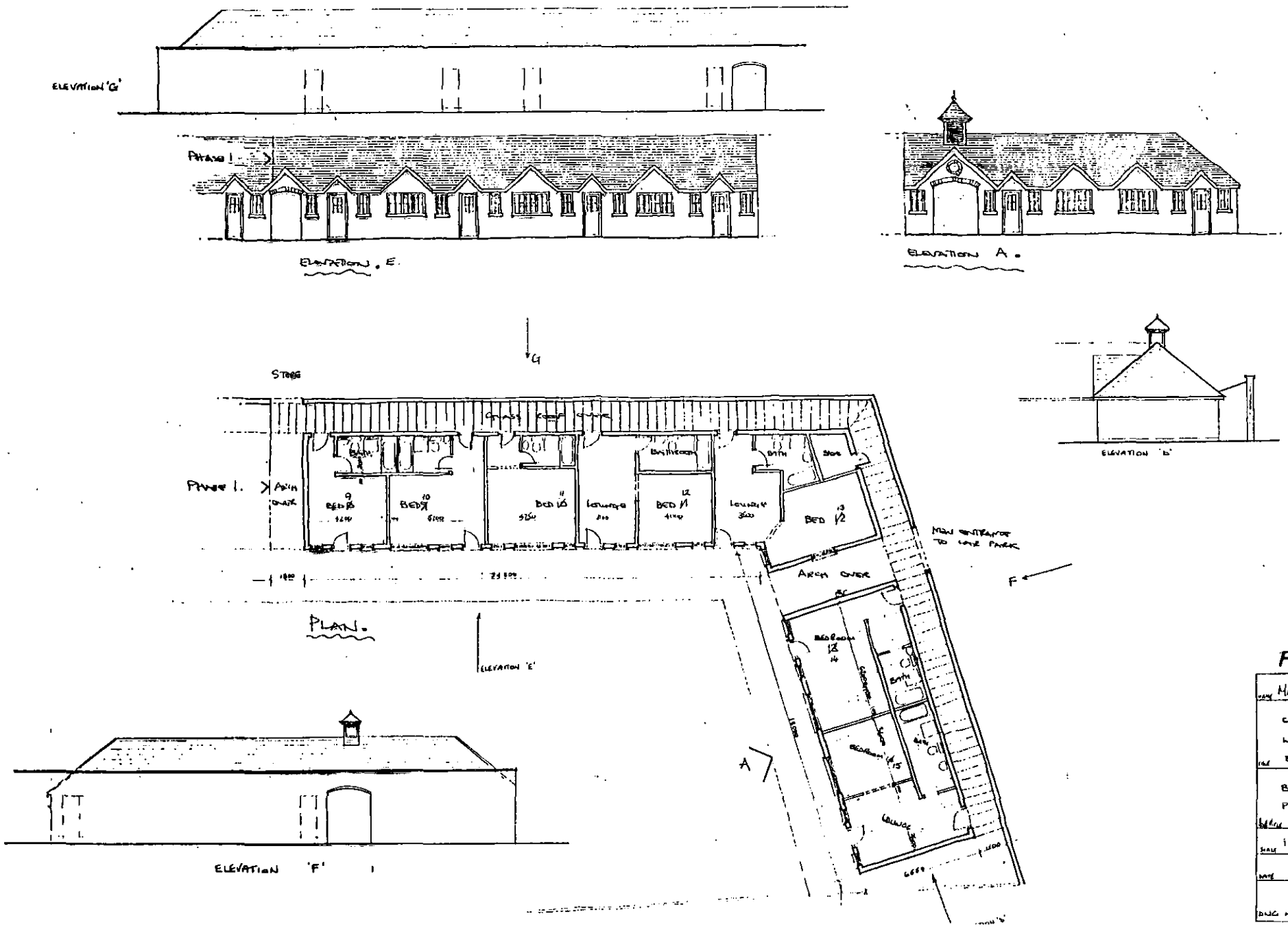

No 28 WARD
TWYFORD ROAD
B M 55·14m
54·9m
Farm Cottages
Track
Pond
CAR PARK
Cantley
Pond
CANTLEY HOUSE HOTEL
57·0m
57·6m
MATTHEWSGREEN ROAD
El Sub Sta
60·0m
MILTON ROAD
The Lodge
61·5m
MARTINS DRIVE
MARTINS DRIVE
31 MAY 2000 1649
F/2000/1649



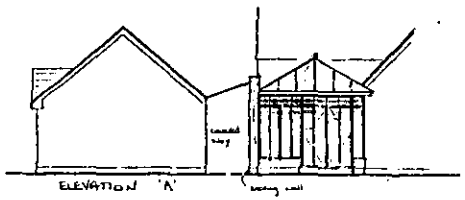
31MAY2000 1649

F/2000/1649

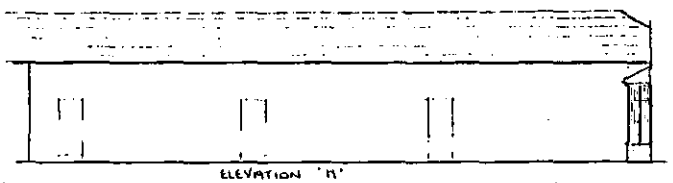
NAME	MAURICE MONK
SITE	CANTLEY HOUSE HOTEL WOKINGHAM BERKS
DRAWING	BEDROOM EXTENSIONS PLANS & ELEVATIONS
SCALE	1 : 100
DATE	Feb 92
DWG NO	N/648/1A



FRONT ELEVATION.



ELEVATION 'A'

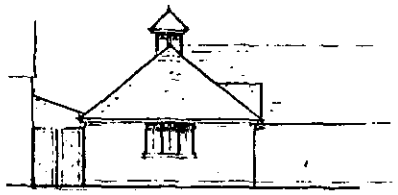


ELEVATION 'A'



ELEVATION 'C'

PLAN.



ELEVATION 'B'



31.MAY2000 1649

F/2000/1649

MAURICE HONK ESQ
CANTLET HOUSE HOTEL
WOKINGHAM
BERKS

BEDROOM EXTENSIONS PLANS & ELEVATIONS