APPLICATION NO:
AG/2001/4962

LOCATION:
Remenham Farm Remenham Lane, Remenham Henley-On-Thames.

APPLICANT:
The Copas Partnership C/O Tanya Copas

PROPOSAL:
Proposed formation of roadway for agricultural use. (Retrospective)

EARLIEST DATE FOR DECISION: **24/10/2001**

APPLICATION WILL HAVE EXPIRED ON:
31/10/2001

CASE OFFICER: **Nicola Lake**

DEEMED CONSENT

72

DO

RAILEX
Marbleboard

EASIFILE EP7

Deemed Consent

31/10/2001

Decision Out of Town

TSC/reg/cou/pla

28th September 2001

48835

Mr Mike Evans
Team Leader Enforcement
Environmental Services Department, Planning Services
PO Box 157
Shute End
WOKINGHAM
Berks RG40 1WR

PLANNING SERVICES	HPT
	TPS
DC	ENF ME
APP	

- 3 OCT 2001

COPIES TO:	ACK:
	FILE:

Dear Mr Evans

Further to our telephone conversations, please find enclosed our completed Determination Form and application fee with regard to an agricultural roadway at Remenham Farm.

In addition to the information contained in the form, please include the contents of this letter as an appendix to 4.ii, regarding details of the works.

As you are aware, there is an intention for the area of land immediately behind Remenham Parish Hall to be used for a village green, or other form of public open space. In doing so this area will be fenced off from the agricultural land, and we will lose our access to Remenham Lane, previously gained via the track alongside the Village Hall wall and Old School House fence, which will then become part of 'the green'.

The area immediately behind the Village Hall therefore requires the replacement of an old field boundary track, which has not been used during recent years, due to the access available along the wall/fence described above. Please find enclosed maps dated c 1840 and c 1900 demonstrating this boundary line. You will note that we have altered the original boundary very slightly, in straightening the line.

The other part of the track in question is an established agricultural roadway in regular use, which has been leveled and repaired.

All the works are part of the programme of upgrading the existing network of farm tracks, which we discussed earlier this year, and detailed in my letter to you of 1st August.

It is vital that this track must be of a good standard to cope with the wear and tear of heavy farm machinery. As I also mentioned in my letter, it is very important for us to do this at this time as our future cropping plans for the farm include intensive vegetable production, which will necessitate a greatly increased number of vehicle movements through the farm.

Due to local sensitivity to tractor movements in village lanes risking mud on the road, we need to provide an adequate roadway to provide all-weather tractor access from our fields to the farmyard for transfer of goods to HGV for delivery. This will be required for us to meet the 7-day a week supermarket demand for fresh vegetables.

I apologise for not submitting this application prior to the works being carried out. We were not aware that permission would be required.

Thank you for your assistance in this matter and I look forward to hearing from you.

Yours sincerely

Tanya S Copas

Encs

cc John Andrews, John Andrews Associates

THE COPAS PARTNERSHIP
KINGS COPPICE FARM
GRUBWOOD LANE
COOKHAM
MAIDENHEAD
BERKSHIRE
SL6 9UB
TELEPHONE: 01628 474678
FAX: 01628 474679
E-MAIL: copas@copas.co.uk

PARTNERS
T.A.COPAS FRAgS B.M.COPAS T.S.COPAS
VAT No 697 8690 47

THE TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, SCHEDULE 2, PARTS 6 & 7

Office use only
Ref:
Date rec:
Date ackn:
28 day deadline:

Determination form

Please detach and read the Notes for Guidance before completing this form.

Do not start work until:
- the authority have notified you in writing that prior approval is not required; or
- you have received approval from the authority; or
- at least 28 days have elapsed from the date your form was received by the authority, and they have not notified you that prior approval is or is not required.

1. The site

i. Name and address of person(s) submitting this form.

THE COPAS PARTNERSHIP

Telephone

01628 474678

ii. Name and address of farm and occupier (if different from i. above)

as above Renenham Farm

Telephone

as above

iii. What is the area of the agricultural unit? Agricultural unit means agricultural land which is occupied as a unit for the purposes of agriculture

265 (approx) hectares

iv. What is the area of the parcel of land where the development is to be located? (see note 3)

☐ 1 hectare or more

☐ less than 1 hectare but at least 0.4 hectare

☐ less than 0.4 hectare

v. What is the Ordnance Survey grid reference of the proposed development? ? (as per your site visit)

vi. Does the proposed development affect an ancient monument, archaeological site, listed building; or is it within a site of special scientific interest or a local nature reserve? N Y or N

If Yes, please provide details

—

2. The proposed building (please enclose a site plan and indicate whether a new building, extension or alteration is involved) NA

i. Type of building

ii. Dimensions

length metres

breadth metres

height to eaves metres

height to ridge metres

iii. Walls

materials

external colour

iv. Roof

materials

external colour

v. Has an agricultural building been constructed on this unit within the last two years? Y or N

If Yes, N/A

what is its overall ground area? [ ] square metres

what is its distance from the proposed new building? [ ] metres

3. The proposed road (please enclose a site plan and indicate if a new road or alteration is involved) (as per your visit)

i. Dimensions

length [215] metres approx?

width [5] metres

ii. Surface materials

materials [Stoney soil, as dig from property]

colour [Stoney soil]

4. The proposed excavation/deposit of waste material from the farm (please enclose a site plan)

i. What is the area of the proposed works? [N/A] hectares

ii. Please provide details of the works

[See attached letter of 28-9-01]

iii. Have previous excavations or waste deposits been carried out? (see note 7) [N] Y or N

If Yes, please give the area of the previous works [N/A] hectares

5. THE PROPOSED FISH TANK (CAGE) (PLEASE ENCLOSE A SITE PLAN)

i) PLEASE PROVIDE DETAILS, INCLUDING DIMENSIONS, MATERIALS AND APPEARANCE. N/A

6. **FEE**

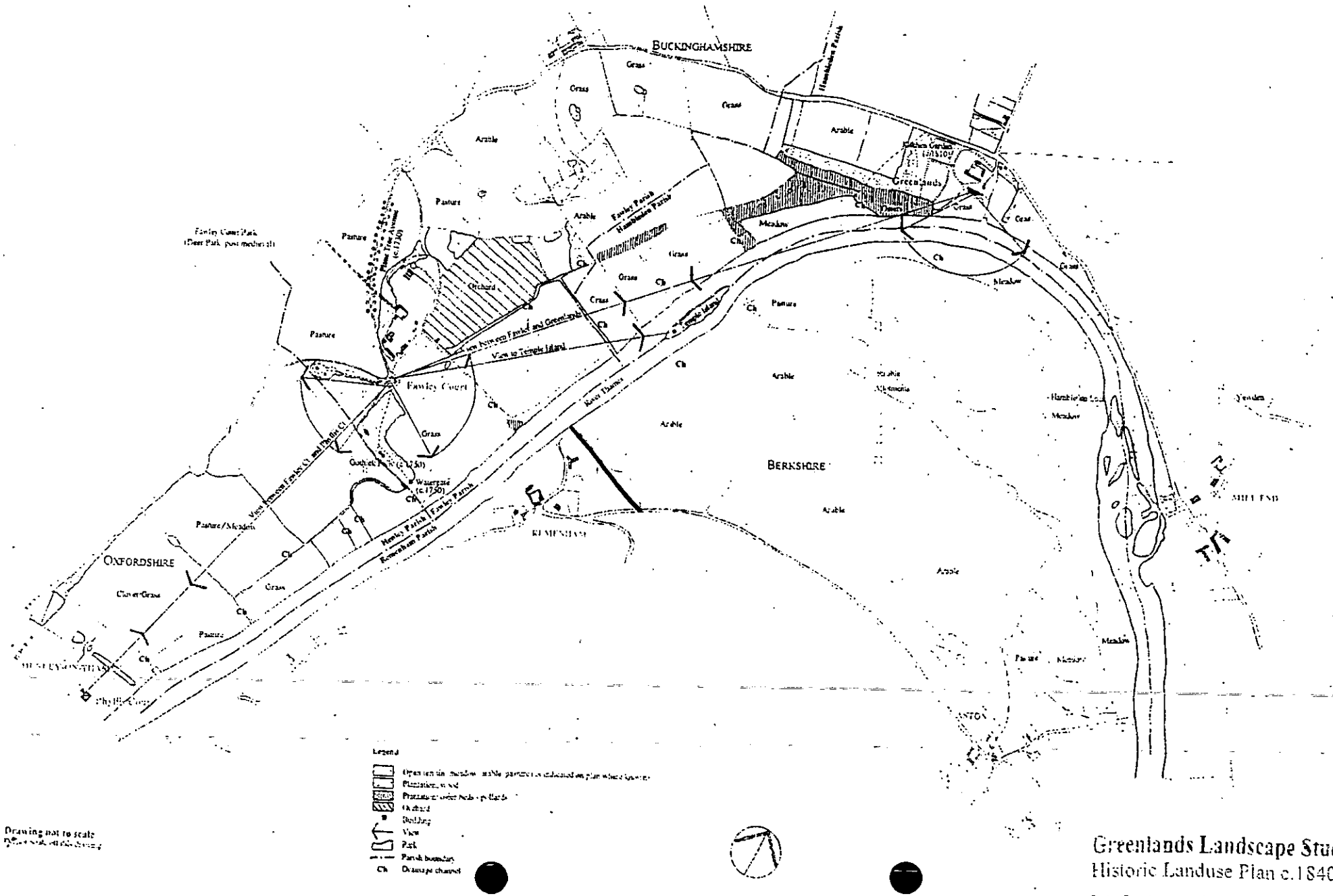
PLEASE ENSURE THAT YOU HAVE INCLUDED YOUR FEE OF £~~35~~.00 IF DEVELOPMENT FALLS WITHIN SECTIONS 2 OR 3 OF THIS FORM.

7. **SIGNATURE**

SIGNED _____

NAME (block capitals) TANYA S COPAS

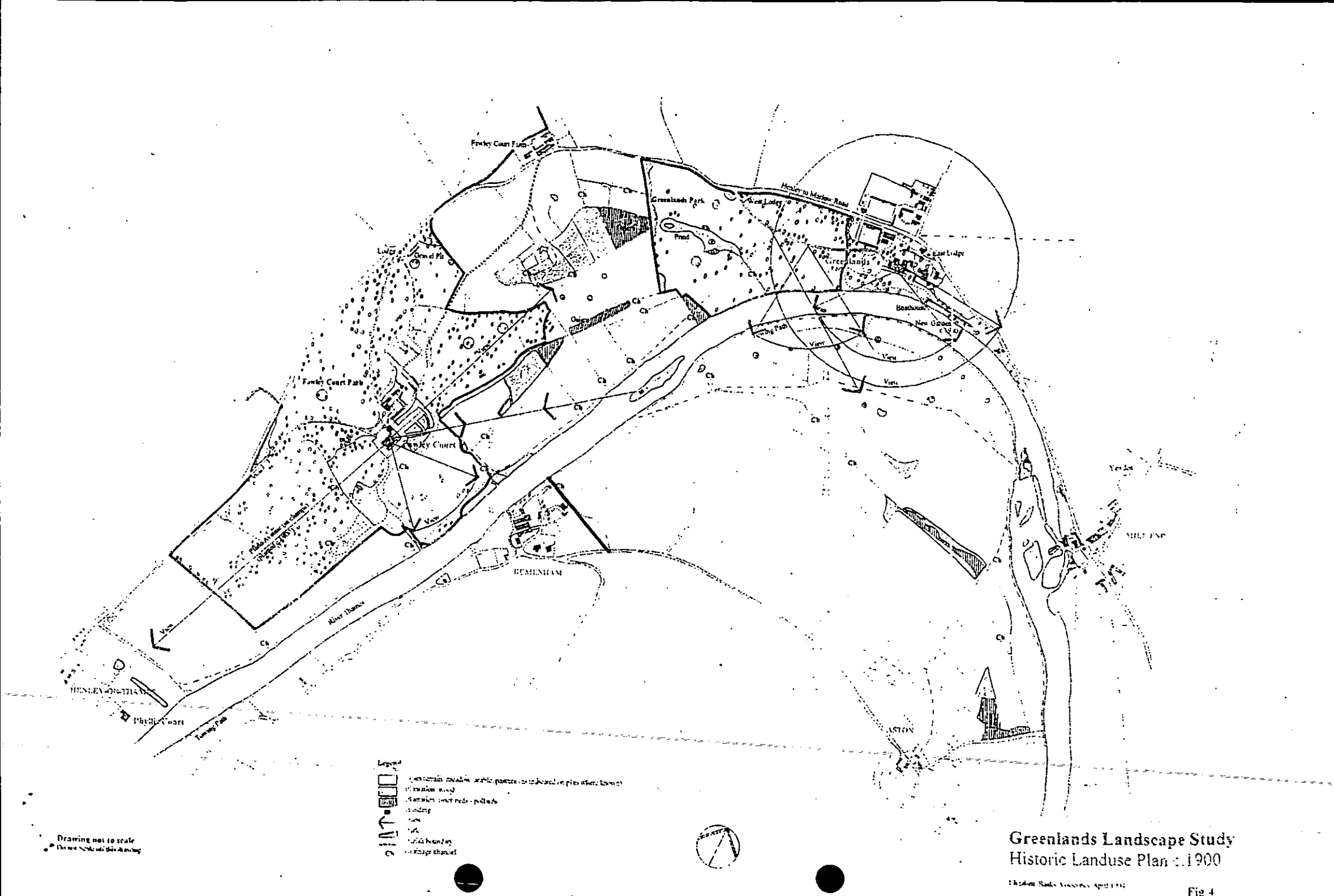
DATE 28-9-01



Drawing not to scale

Greenlands Landscape Study
Historic Landuse Plan c.1840

Fig 2



Greenlands Landscape Study
Historic Landuse Plan c.1900

Fig 4

WORK SHEET FOR : Nicola Lake

Application Number : AG/2001/4962

Applicant : The Copas Partnership C/O Tanya Copas.

Location : Remenham Farm, Remenham Lane, Remenham, Henley-On-Thames.

Proposal : Proposed formation of roadway for agricultural use. (Retrospective)

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 03/10/2001

Earliest Date for Decision : 24/10/2001

Latest Consultation Date/Site Notice Expiry Date : 24/10/2001

This application will have expired on: 31/10/2001. 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 :

Planning Issues :

Application Number: AG/2001/4962

Appraisal :

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

Application Number AG/2001/4962
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: Remenham Farm Remenham Lane Remenham Henley-On-Thames.

APPLICATION NUMBER: AG/2001/4962

OFFICER: Nicola Lake

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: AG/2001/4962
CASE OFFICER: Nicola Lake

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **AG/2001/4962**
CASE OFFICER: **Nicola Lake**
SECTION 106 AGREEMENT Yes ☐ No ☐

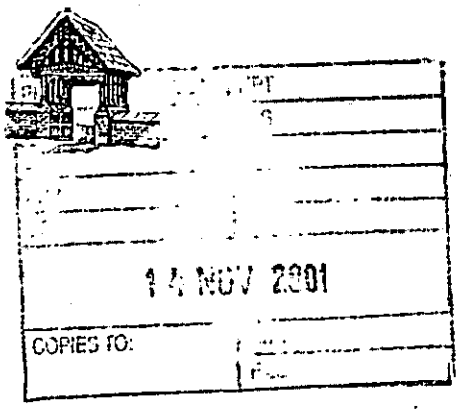
STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

Remenham Parish Council

Please reply to:

Francis Burley
Parish Clerk
Stablehouse Barn
Remenham Hill
Henley on Thames
OXON RG9 3HN

☎ *01491 578859*
01491 578270
FrancisAB@aol.com



Ms N Lake
Development Control Dept
Wokingham District Council
Council Offices
Shute End
Wokingham
RG40 1BN

07 November 2001

Dear Nicola

Application AG/2001/4962

Thank you for holding this application to allow the Parish Council time to send their comments. The Council considered this application at their meeting last night and are not convinced by the reason put forward in the applicant's supporting statement. Two reasons were given for the track; loss of access due to the future sale of one part of the field, and the need for agricultural access for intensive vegetable cultivation.

Lack of Access. The sale of one part of the field is indeed being discussed with representatives of the village, but the last statement from the landowner was that the sale was on hold and he 'was putting it on the back burner'. He has not sent the representatives any details of the sale despite two written requests stating that the village trustees have all been appointed and the funds are available. The council feels that this track therefore will not be needed until the sale is at least being discussed. It will then take some months to proceed to sale during which time the track could be considered again as this reason will then have become partially valid.

Agricultural need. This field is regularly flooded and there has never been any vegetables growing on it. While the Council cannot in theory doubt the sincerity of the applicant when he claims that it his intention to grow vegetables, it seems to them more likely that the track is to facilitate his access to the riverside for commercial purposes during regatta. This is evidenced by the fact that he has explained to the Mike Evans the Enforcement Officer that he intends to apply for a Change of Use application to allow the field to be used for commercial not agricultural purposes. The Council feel therefore that the agricultural reason stated by the applicant is invalid.

As both reasons given for this track are unsound, if not to say clearly invalid, it would seem to make it more of a case for a full planning application, than a permitted development for agricultural use. The Parish Council feel that the District Council should at the least investigate the reasons given very carefully to ensure that they are sound.

Should the District Council nonetheless accept the applicants reasons at face value and choose not to investigate further, the Parish Council feel very strongly that the conditions for use of this track should be **strictly limited to the agricultural use claimed**. The village do not want to see a track formed for one purpose, then blatantly used for another, particularly when the second use is so disruptive and causes a nuisance to local residents.. This would seem to make a nonsense of the planning process.

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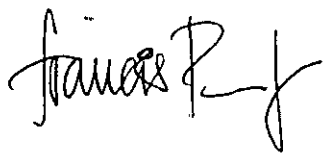
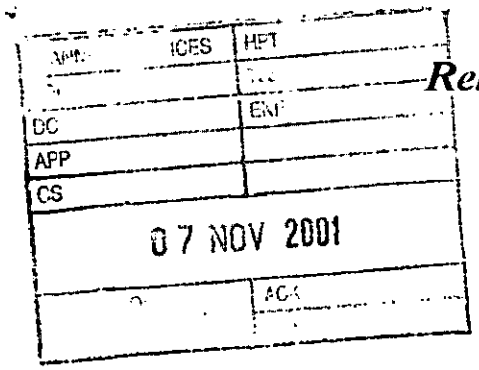


Francis Burley
Parish Clerk
[Sent as a fax and E mail - hard copy in the post]

+44 [0] 1491 57 82 7



Remenham Parish Council



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☎ *01491 578859*
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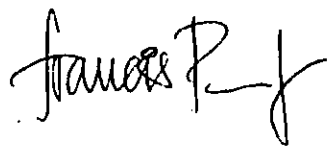

Francis Burley
Parish Clerk
[Sent as a fax and E mail - hard copy in the post]

Nicola Lake

From: Mike Evans
Sent: 07 November 2001 11:39
To: 'Remenham@aol.com'
Cc: Nicola Lake; Anna Cronin; Jane Earl
Subject: RE: Remenham Meadow

AG/2001/4962

Francis the position is as follows:

1) The CLUE in relation to associated regatta uses has been requested. I have spoken to Copas Partnership who assure me it will be submitted. I intend to speak to their agent shortly - he is out of the office at the moment. Obviously it does take time to gather the necessary evidence relating to the length of use. I will let you know when an application is received.

2) The application for an agricultural track is being dealt with by Nicola Lake and you should speak to her about this matter.

Hope this helps but please let me know if you need further information.

Mike

-----Original Message-----
From: Remenham@aol.com [SMTP:Remenham@aol.com]
Sent: 07 November 2001 10:51
To: mike.evans@wokingham.gov.uk
Subject: Re: Remenham Meadow

Mike

I have been asked to ask you if there is any time limit on notice of submitting applications. Copas has said that he would submit an application for a CLU on the Temple Island meadow for non agricultural use. Yet nothing is forthcoming. How long can enforcement action be kept at bay by claiming to submit a future application?

Meanwhile he has put in a permitted development agricultural application for a track on the grounds it is required for agricultural purposes. It seems more likely to the Council that this track is for commercial purposes and the reasons he gives are unsound.

Advice please.

Francis Burley
Remenham Parish Clerk
reply e mails to: Remenham@AOL.com

Nicola Lake

From: Remenham@aol.com
Sent: 07 November 2001 10:51
To: nicola.lake@wokingham.gov.uk
Cc: JAHWEST@aol.com
Subject: Application AG/2001/4962 comments from RPC

Ms N Lake
Development Control Dept
Wokingham District Council
Council Offices
Shute End
Wokingham
RG40 1BN

07 November 2001

Dear Nicola

Application AG/2001/4962

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Yours sincerely.

Francis Burley
Parish Clerk
[Sent as a fax and E mail - hard copy in the post]

Francis Burley
Remenham Parish Clerk
reply e mails to: Remenham@AOL.com

CC A West Chairman RPC

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake **Date:** 04 October 2001

Application Number: AG/2001/4962

Proposal: Proposed formation of roadway for agricultural use. (Retrospective)

Parish: REMENHAM PARISH

Site Address:
Remenham Farm, Remenham Lane, Remenham, Henley-On-Thames.

Applicant:
The Copas Partnership C/O Tanya Copas.

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

✓ below as applicable;

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

INFORMATIVE

NO7

Signed: _____ **Print name:** N ANTON

9.10.01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	03/10/01
Officer: ~~PEC~~ NL	Application No. AG/2001/4962

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

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

Description:
(AG) PROPOSED FORMATION OF ROADWAY FOR AGRICULTURAL USE (RETROSPECTIVE)

Location: REMENHAM FARM, REMENHAM LANE

Parish: REMENHAM Ward: Cllr Browne
Cllr Etheridge.

Applicant: THE COPAS P/SHIP

Fee (9) Received 35-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☑ tick if required ME notified.

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

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

INTERNAL CONSULTATIONS

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

.....
.....
.....

NEIGHBOURS:

.....
.....
.....
.....
.....
.....
.....
.....
.....

TSC/reg/cou/pla

28th September 2001

48335

Mr Mike Evans
Team Leader Enforcement
Environmental Services Department, Planning Services
PO Box 157
Shute End
WOKINGHAM
Berks RG40 1WR

PLANNING SERVICES	HPT
	TSC
DC	ENF ME
APP	

- 3 OCT 2001

COPIES TO:	ACK:
	FILE:

Dear Mr Evans

Further to our telephone conversations, please find enclosed our completed Determination Form and application fee with regard to an agricultural roadway at Remenham Farm.

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Due to local sensitivity to tractor movements in village lanes risking mud on the road, we need to provide an adequate roadway to provide all-weather tractor access from our fields to the farmyard for transfer of goods to HGV for delivery. This will be required for us to meet the 7-day a week supermarket demand for fresh vegetables.

I apologise for not submitting this application prior to the works being carried out. We were not aware that permission would be required.

Thank you for your assistance in this matter and I look forward to hearing from you.

Yours sincerely

Tanya S.Copas

Encs

cc John Andrews, John Andrews Associates

THE COPAS PARTNERSHIP
KINGS COPPICE FARM
GRUBWOOD LANE
COOKHAM
MAIDENHEAD
BERKSHIRE
SL6 9UB
TELEPHONE: 01628 474678
FAX: 01628 474679
E-MAIL: copas@copas.co.uk

PARTNERS
T.A.COPAS FRAgS B.M.COPAS T.S.COPAS
VAT No 697 8690 47

THE TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, SCHEDULE 2, PARTS 6 & 7

Office use only
Ref:
Date rec:
Date ackn:
28 day deadline:

Determination form

Please detach and read the Notes for Guidance before completing this form.

Do not start work until:
- the authority have notified you in writing that prior approval is not required; or
- you have received approval from the authority; or
- at least 28 days have elapsed from the date your form was received by the authority, and they have not notified you that prior approval is or is not required.

1. The site

i. Name and address of person(s) submitting this form.

THE COPAS PARTNERSHIP

Telephone

01629 774678

ii. Name and address of farm and occupier (if different from i. above)

as above Renenham Farm

Telephone

as above

iii. What is the area of the agricultural unit? Agricultural unit means agricultural land which is occupied as a unit for the purposes of agriculture

265 (approx) hectares

iv. What is the area of the parcel of land where the development is to be located? (see note 3)

☐ 1 hectare or more

☐ less than 1 hectare but at least 0.4 hectare

☐ less than 0.4 hectare

see over

v. What is the Ordnance Survey grid reference of the proposed development? ? (as per your site visit)

vi. Does the proposed development affect an ancient monument, archaeological site, listed building; or is it within a site of special scientific interest or a local nature reserve? N Y or N

If Yes, please provide details

—

2. The proposed building (please enclose a site plan and indicate whether a new building, extension or alteration is involved) NA

i. Type of building

ii. Dimensions

length metres

breadth metres

height to eaves metres

height to ridge metres

iii. Walls

materials

external colour

iv. Roof

materials

external colour

v. Has an agricultural building been constructed on this unit within the last two years? Y or N

If Yes, N/A

what is its overall ground area? [ ] square metres

what is its distance from the proposed new building? [ ] metres

3. The proposed road (please enclose a site plan and indicate if a new road or alteration is involved) (as per your visit)

i. Dimensions

length [215] metres approx?

width [5] metres

ii. Surface materials

materials [Stoney soil, as dug from property]

colour [Stoney soil]

4. The proposed excavation/deposit of waste material from the farm (please enclose a site plan)

i. What is the area of the proposed works? [N/A] hectares

ii. Please provide details of the works

[See attached letter of 28-9-01]

iii. Have previous excavations or waste deposits been carried out? (see note 7) [N] Y or N

If Yes, please give the area of the previous works [N/A] hectares

5. THE PROPOSED FISH TANK (CAGE) (PLEASE ENCLOSE A SITE PLAN)

i) PLEASE PROVIDE DETAILS, INCLUDING DIMENSIONS, MATERIALS AND APPEARANCE. N/A

6. **FEE**

PLEASE ENSURE THAT YOU HAVE INCLUDED YOUR FEE OF £35.00
IF DEVELOPMENT FALLS WITHIN SECTIONS 2 OR 3 OF THIS FORM.

7. **SIGNATURE**

SIGNED _____

NAME (block capitals) TANYA S COPAS

DATE 28-9-01

J:AGRIG.DOC

ADDRESS REMENHAM FARM REMENHAM LANE PARISH REMENHAM

(1)

PLOT No. LISTED BUILDING ORD. SHEET No. SU.7864 7864

BUILDER BARN = THE RISES? NOT LISTED

Plan No.	Applicant	Description of Development	Date of Decision	Decision
15514	MESSRS. COPAS BROS	AGR. ALLOT. (FOR CHURCH LAND) FOR CATTLE + STORAGE	30.9.81	NA C/A
25156	" 1/2	2 S/ALT. AGR COTTAGES	2.4.86	C/A
25664	"	"	11.6.86	C/A (LA)
30620	MRS. S. CRIDLAN	BARN TO RES	8.6.88	C/A
33631	COPAS BROS.	2 S/ALT. COTTS.	27.9.89	C/A
35923			29.5.90	NP
35922	MRS M.J. DAVIS	BARN TO RES.	27.6.90	C/A
BRA 11283	COPAS BROS.	2 x S/ALT. BUNGALOWS	21.2.92	APP
99/70610/LA	Mr. N. GRAY	Int & Ext Alts	10.1.00	C/A
C/2000/1098	Mr N Gray	D to C 02, 03, 04, 05, 06, 07, 08 09 & 11 of 70610 of internal alt.	02.06.00	APP

F/2000/2670 T.A. COPAS TRUST

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1933

(2)

ADDRESS Remenham Farm, Remenham Lane PARISH Remenham.

PLOT No. ORD.SHEET No.

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Planning
F/2000/2859	Mr. P. Grey →		Rebuild. garden wall to front	15.01.01		APP

MINISTRY DECISION:

SPECIAL ORDERS:

ADDRESS REMENHAM FARM REMENHAM LANE PARISH REMENHAM

(1)

PLOT No. Listed Building ORD. SHEET No. SU.7864 7884

BUILDER Barn = The Reeds? not listed

Plan No.	Applicant	Description of Development	Date of Decision	Decision
15514	Messrs. Copas Bros	Agr. Bldg. for Cattle + Storage (Fr. Church Lane)	30.7.81	NA C/A
25156	"	O/L 2 s/det. Agr. Cottages	2.4.86	~~[illegible]~~
25664 *	"	"	11.6.86	C/A (LA)
30620 -	Mrs S. Cridlan	Barn to Res	8.6.88	Rex
35631 *	Copas Bros.	2 s/det. Cotts.	27.9.89	C/A
35923			29.5.90	NP
35922 -	Mr & Mrs J. Davis	Barn to Res.	27.6.90	C/A
BRA 11283	Copas Bros	2 x s/det. Dwellings	21.2.92	APP
99/70610/LA	Mr. N. Gray	Int & Ext Alts	10.1.00	C/A
C/2000/1098	Mr N Gray	D to C 02, 03, 04, 05, 06, 07, 08 09 & 11 of 70610 of internal alt.	02.06.00	APP

F/2000/2670 T.A. Copas Trust

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1933

(2)

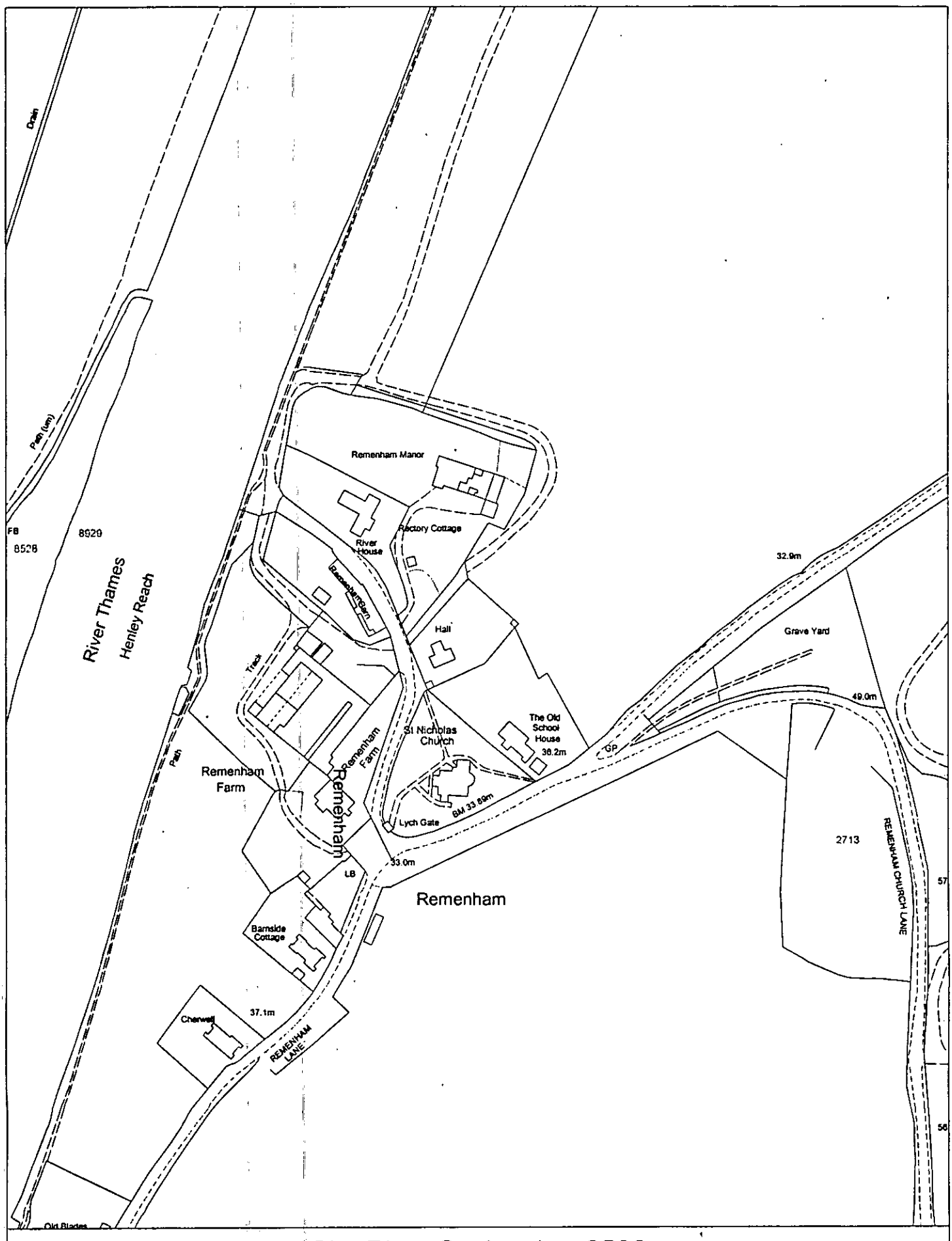
ADDRESS Remenham Farm, Remenham Lane PARISH Remenham.

PLOT No. ORD.SHEET No.

Planning No.	Building No.	Applicant	Description of Development	Date	Decision Building	Decision Planning
F/2000/2859.	Mr. P. Gray →		Rebuild. garden wall to ground	15.01.01		APP

MINISTRY DECISION:

SPECIAL ORDERS:



Site Plan, Scale: 1 to 2500

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Date: 4 October 2001

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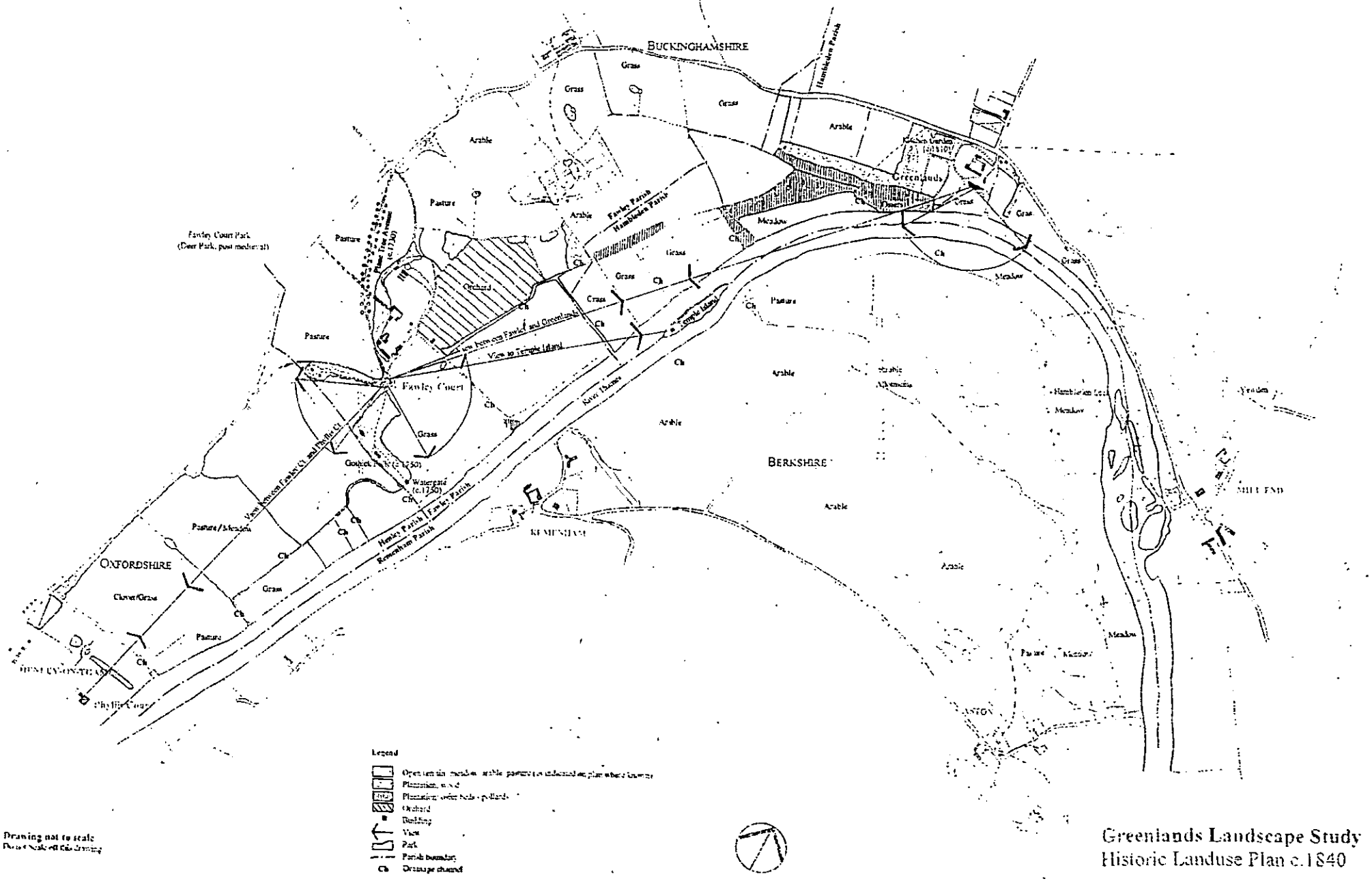
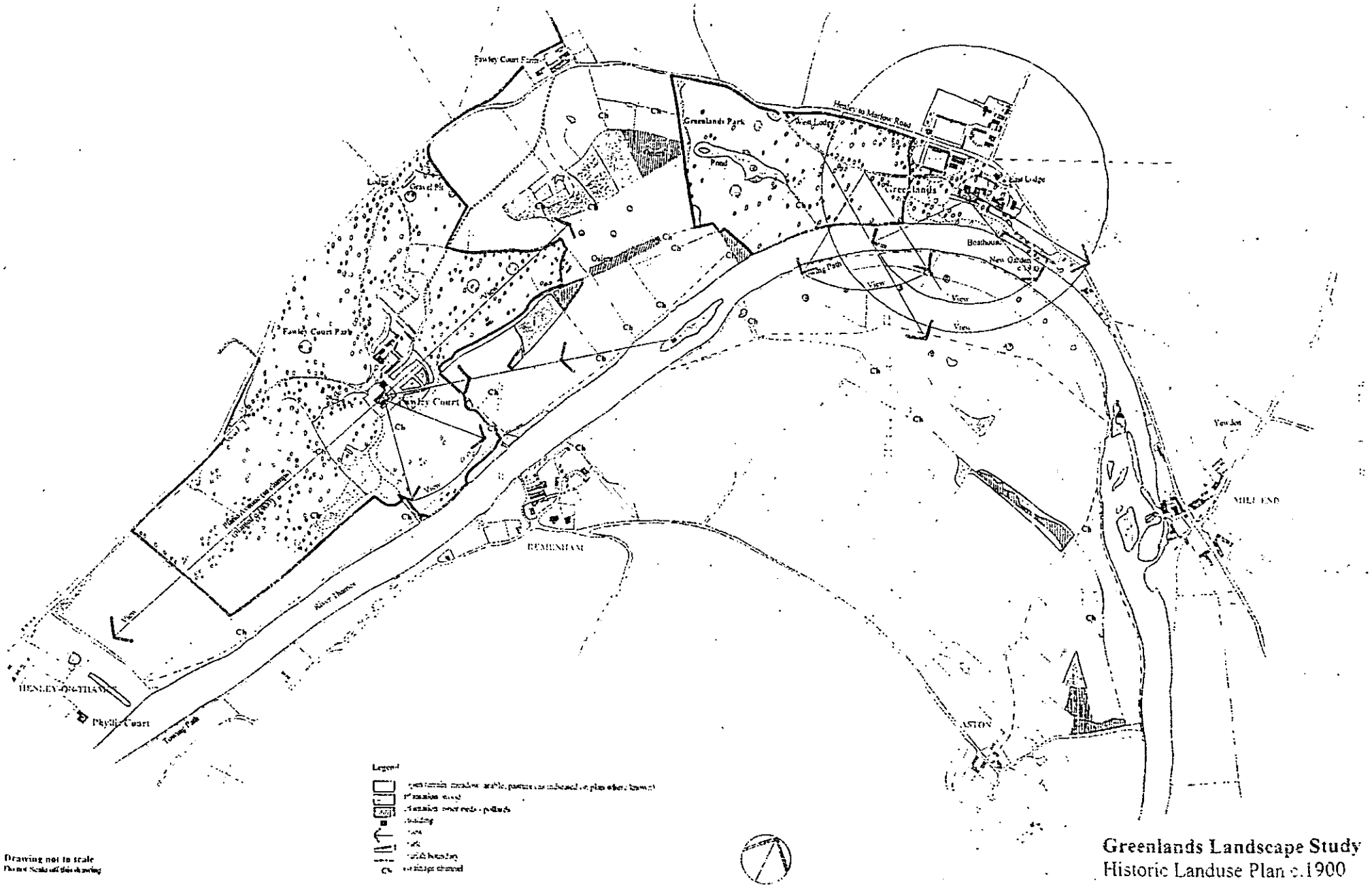


Greenlands Landscape Study
Historic Landuse Plan c.1840

Fig 2





Greenlands Landscape Study
Historic Landuse Plan c.1900

Fig 4