APPLICATION NO:

CON/2002/8099

LOCATION:
Wokefield Park Mortimer, Reading Berks.

APPLICANT:
Initial Style Conferences Ltd C/O Broyn Associates

PROPOSAL:
Consultation from West Berkshire Council on application for new golf club house, replacement greenkeepers compound and new entrance lodge.

EARLIEST DATE FOR DECISION **19/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
25/12/2002

CASE OFFICER: **Natalie Brown**

ESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - ME
GE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAG
D - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD
SSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - ME

To: _____

Mr / Mrs / Miss _____

Of: _____ Tel No: _____

☐ Telephoned ☐ Visited ☐ Wants to see you

☐ Please Phone ☐ Will call again ☐ URGENT

Message:

Natale Brown phoned

West Berks BC 27/2

decision made

:. No comment

27/2/03

Message taken by: Carol H Time: 27/2

Date: _____

THE REPROGRAPHICS UNIT, Unit 13 Weller Drive, Hogwood Lane Ind. Est.
Finchampstead, Berkshire RG40 4QZ Tel: (0118) 9735844 Fax (0118) 9735966
Email: reprographics@wokingham.gov.uk

Application Number : CON/2002/8099	Map No :
Case Officer : NAB	Site Area :
Valid Date :	Received Date: 27/11/2002

Level : Delegated Application

Description : Consultation from West Berkshire Council on application for new golf club house, replacement greenkeepers compound and new entrance lodge.

Location : Wokefield Park, Mortimer, Reading, Berks.

Parish : Ward :

Applicant : Initial Style Conferences Ltd C/O Brown Associates.

Fee Required: £0 Fee Received: £0

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : Shurfield + cllrs.

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

.....

.....

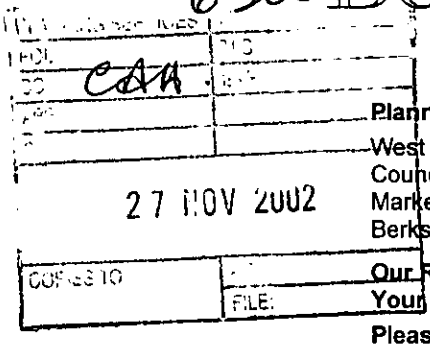
CON/2002/8099

63689

West Berkshire COUNCIL

25 November 2002

Wokingham District Council
Department PL1
C/o Wokingham District Council
P O Box 151
Shute End
Wokingham
RG40 1WH



Planning and Transport Strategy
West Berkshire District Council
Council Offices
Market Street Newbury
Berkshire RG14 5LD

Our Ref: 02/02420/COMIND
Your Ref:
Please ask for: Graham Wyatt
Call Centre: 01635 519111
Fax: 01635 519408

Dear Sir/Madam

Shurfield

PROPOSAL: New Golf Club House, replacement Greenkeepers Compound, new Entrance Lodge

SITE: Wokefield Park Mortimer Reading RG7 3AE

This is to advise you that the attached application has been submitted to this Authority for determination.

If you have any comments to make relating to the proposed development, I would appreciate them as soon as possible, but in any event by 16 December 2002.

Your comments will be available for public inspection and in the event of an Appeal being lodged a copy will be sent to the appellant and the Department of the Environment, Transport and Regions, unless your letter is clearly marked "Confidential".

If you wish to discuss the application, please do not hesitate to contact the above person.

Yours sincerely

Gary Lugg
HEAD OF PLANNING & TRANSPORT STRATEGY

Called them 12.50 27/12
appr CA.

If you need help or advice please telephone - During office hours only 8.30 am - 5 pm Mon-Thurs 8.30 am - 4.30 pm Fri

Planning Application

Part 1

West Berkshire COUNCIL

Council Offices Market Street Newbury RG14 5LD
Switchboard: (01635) 42400 Fax: (01635) 519408
Document Exchange: DX 30825 Newbury

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 send **four** copies of this form and support plans, drawings and photographs to Planning and Transport Strategy at West Berkshire District Council.

For Office Use Only

1.	**Applicant's Name:** **Address:** **Postcode:**	INITIAL STYLE CONFERENCES LTD WOKEFIELD PARK. MORTIMER, NR. READING BERKS RG7 3AE Phone:
2.	If the applicant has an agent, all correspondence will be sent to the agent. **Agent's Name:** **Address:** **Contact Name:**	BROWN ASSOCIATES SUITE 3, CHEQUERS PARADE PRESTWOOD, BUCKS, HP16 OPN DAVID BROWN Phone: 01494 890122
3.	Show the site in **red** on the plans. Other land in the applicant's ownership or control must be shown in **blue**. **Site Location**	WOKEFIELD PARK MORTIMER NR. READING BERKS RG7 3AE
4.	Give the area in hectares or part of a hectare **Area of Site:**	0.59 HA.
5.	**Description of Proposed Development** Give brief details and state for what purpose the site and any buildings will be used.	NEW GOLF CLUB HOUSE REPLACEMENT GREENKEEPERS COMPOUND NEW ENTRANCE LODGE
6.	**Does the application involve any of the following?** Tick the boxes **Change of Use:** ☐ **Demolition:** ☑ **New Building:** ☑ **Redevelopment:** ☑ **Alteration or Extension:** ☑	
7.	**What kind of application is this?** Tick one box only **Outline Permission:** ☐ See question 8 **Full Permission:** ☑ **Approval of details (Reserved Matters):** ☐ **Temporary Permission:** ☐ **Relaxation of Conditions:** ☐ (Please amplify your application in a covering letter) State relevant outline permission no. State period required State relevant applicaiton no.	
8.	**If this is an Outline Application,** which details, if any, do you wish to be considered as part of this application? **External Appearance:** ☐ **Means of Access:** ☐ **Siting:** ☐ **Design:** ☐ **Landscaping:** ☐	

9.	**What is the existing use of the land?** e.g. residential, industrial, etc. If the site is vacant, say so, and also state its previous use.	TRAINING CENTRE AND GOLFCOURSE	
10.	**Is there any public right of way across the site?**	NO	If so, show it clearly on the plans.
11.	**Are there any trees on the site?**	YES	If so, show their positions, spread and species on the plans and which, if any, are to be felled.
12.	(a) **State Material and Colour of Walls** (b) **State Material and Colour of Roofs** If more than one material or colour is used, show their use on the plans.	SEE APPLICATION PLANS	
13.	**How will the site be enclosed?** Say whether walls, fences or hedges, and give height, colour and materials etc. If the site is divided into plots, say how each is to be enclosed.	SEE APPLICATION PLANS	
14.	**How will Surface Water be disposed of?**	SOAKAWAY	
15.	**How will Foul Sewage be disposed of?** If you are unsure of the position of the main sewer check with this Council. If a septic tank or cesspool is proposed, refer to notes to help applicants.	GOLF CLUB HOUSE AND GREENKEEPERS COMPOUND TO EXISTING SYSTEM ENTRANCE LODGE TO SEPTIC TANK	
16.	**Is it proposed to construct a new access or alter an existing access?** Give details of pedestrian and vehicular access. An access could be used for fire fighting purposes and you may need to obtain advice from the local fire station.	NO	
17.	**If this proposal involves residential development, complete the following table:**		

	No. of new dwellings proposed	Existing dwellings to be retained	Dwellings to be lost through demolition or change of use
House			
Bungalow		N/A	
Flat/Maisonette			
Other			

18.	**Does the proposal involve anything other than housing, house extensions or work within the curtilage of a house?**	YES	If YES, complete Part 2 of the form.
19.	**Does the proposal involve the extraction of minerals or disposal of waste materials (Tipping)?**	NO	if YES, complete Part 3 of the form
20.	**State the fee enclosed with this application.** The current scale of fees is enclosed. If you believe a reduced fee is payable say why.	£3520	

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. I certify that, if planning permission is granted, I will ensure that the development is carried out strictly in accordance with the approved plans.

Signed: Brown Associates On behalf of: INITIAL STYLE CONFERENCES Date: 14 NOV 2002

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. **An incorrect application will be returned.** Every application must be accompanied by the appropriate certificate and fee. See **Notes to Help Applicants.**

Part 2 - Planning Application

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.

21. **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	
			1 Retained in existing use	2 Lost by change of use or demolition	3 New building	4 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 o Distribution					
C1	Hotels and Hostels					
C2	Residential Institutions					
D1	Non-residential Institutions					
D2	Assembly and Leisure	GOLF CLUBHOUSE			782	
Other	Please specify	GREENKEEPERS COMPOUND		288	322	
Other	Please specify	ENTRANCE LODGE			46	
	Total				1150	
22.	**If a C1 or C2 use is proposed, please state number of bed spaces**					

23.	**What provision is being made for parking?**		Cars	Lorries
		Existing	AS EXISTING	
		Proposed		
	What is the estimated number of vehicles going to the site in a normal working day?	NOT KNOWN		

24.	**Describe the activity or processes to be carried on.** 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.	SEE ATTACHED LETTER.
25.	**Who will occupy the premises?** (a) give the name and current operating address of the proposed occupier (b) Will these premises be vacated?	INITIAL STYLE CONFERENCES LTD. WOKEFIELD PARK. NO

26.	**If known, how many people are likely to be employed on site after completion of the development:**	Existing Staff	Transferred staff	New Staff	Total
			16	2	18

27.	**Does the proposal involve the use or storage of any hazardous substances** If so, state which material, the quantity and method of storage	YES PETROL/DIESEL IN BUNDED TANKS QUANTITY NOT KNOWN

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."

BROWN
ASSOCIATES
PROPERTY AND PLANNING CONSULTANTS
Suite 3, Chequers Parade, Wycombe Road, Prestwood, Great Missenden, Bucks HP16 0PN
Tel: 01494 890122 Fax: 01494 868258
e-mail: brownassoc@compuserve.com

Graham Wyatt Esq
Senior Planning Officer
West Berkshire Council
Council Offices
Market Street
Newbury
Berkshire RG14 4LD

14 November 2002

Dear Graham

Re: **Wokefield Park Regional Training Centre – Planning**
New Golf Club House, Green Keeper's Compound and Entrance Lodge

I refer to our previous discussions regarding these proposals and I enclose a planning application. For reference, I also enclose an aerial photograph of the site and I hope that the following will assist your consideration of the scheme.

Golf Club House

The Wokefield Park Golf Course has proved successful but is increasingly handicapped by the lack of a separate club house. Golfers currently have to share bar and other facilities with users of the Wokefield Executive Centre. This is unsatisfactory to the members and other golfers and there is a clear need for proper facilities.

Despite the high quality and reputation of the golf course itself, the Golf Club has been losing members and "pay and play" to other clubs in an increasingly competitive market

The proposal is to demolish the existing bungalow, South View, and relocate the green keeper's accommodation and compound elsewhere within the site. Both South View and the compound are conspicuous from some distance and unsightly. Further, there was a previous planning permission to extend the South View bungalow to include a first-floor within a raised roof.

The intention is to replace the demolished building with a new club house and to landscape the balance of the land released. We envisage detailed landscaping proposals being submitted pursuant to condition.

The accompanying design statement from The Design Buro, architects, explains the design rationale for the scheme which has been kept low, comparable in height to the existing South View and below the previously approved extension height. The new buildings are compact and kept close to the Executive Centre. This, together with the choice of natural materials and colours, minimises the visibility of the new building and its impact on the landscape.

The club house will make use of the existing kitchen within the Executive Centre for economy and this minimises the size of the building which will be well below that typical for a course of this size and quality.

The new club house will not increase the capacity of the course and is to serve the existing membership and golfers. Accordingly there is no additional car parking required or proposed. The aim of the scheme is to retain and secure the existing golf business in the face of competition by providing facilities up to modern standards.

The new clubhouse will remove the need to use marquee accommodation which has hitherto been necessary on a regular basis under a series of temporary approvals.

The new club house scheme is strongly supported by the golf club membership and I understand that the Club President and Captain intend to write endorsing the proposal.

Green Keeper's Compound

The existing green keeper's facilities are inadequate and badly located in a position which is intrusive both visually and in activity terms.

The facilities are to be relocated to a remote part of the site where they will have no impact on either the parkland or neighbours.

The building will be purpose-built, compact and low profile. It will provide much better facilities for staff. It will be constructed of dark green non-reflective sheet cladding to merge into its background. The compound will be screened by bunding and landscaping in accordance with details to be approved pursuant to a condition.

Entrance Lodge

As explained at our meeting, the Wokefield Park site has unfortunately been targeted by car criminals in the area and Initial Style Conferences have been working with police who are also keen to improve security on the site for the benefit of delegates, staff, golfers and the local community.

Manned security is the most effective approach in a remote location and this is to be accommodated in an entrance lodge.

We have minimised the size of this by combining it with a half-way facility for golfers, in a single building. The existing half-way building situated between the Executive Centre and the Mansion will be demolished.

Again, reflecting your advice, the building has been kept low and sited so as to minimise impact within the landscape and has been designed to a traditional pattern with materials also chosen to fit into the surroundings.

Planning Considerations

There is a clear need for all three elements of the proposals to meet the need of existing activities on the site.

The golf club is an important recreational amenity in the locality, available to members, delegates and on a pay-and-play basis. Many of the golfers are local residents. The new club house will enhance this facility thereby meeting the key recreation aims of the Local Plan as set out in paragraph 7.4.1 (i) and (ii).

The new club house will be on previously developed land and the scheme, together with the related additional landscaping, will have less landscape impact than the existing arrangements, thereby achieving benefits in terms of policy ENV18 of the Local Plan.

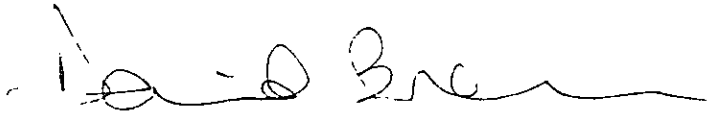
The scheme will have very little effect on the setting of the listed building but there will be some benefit in these terms from the improvement of the parkland surroundings and this is an advantage in terms of Local Plan policy ENV32.

Summary

The proposals are important elements in maintaining the quality of facilities at Wokefield Park and achieve advantages in planning terms also, notably, in visual, landscape and recreation improvements.

I should be pleased to discuss any points arising from this application and to agree appropriate conditions.

Yours sincerely



David J Brown

Enclosure

cc A J Stewart Esq
N Lloyd Esq

INITIAL STYLE CONFERENCES LTD

WOKEFIELD PARK, MORTIMER, READING

PROPOSED GOLF CLUB HOUSE, REPLACEMENT GREENKEEPERS COMPOUND AND ENTRANCE LODGE.

SCHEDULE OF PLANNING APPLICATION CONTENTS

Four copies of:-

- Brown Associates supporting statement dated 14 November 2002
- Design Buro architects design statement
- Planning application forms

- Site location plan 1:5000
- Drawings ref DBL 201/101A
  102
  103A
  104
  106
  107
  401
  402A
  501

- Aerial view
- Existing and proposed views from 18th tee
- Coloured photographs of existing greenkeepers compound

One of:-

- Section 65 Certificate A
- Planning application fee form
- Application fee cheque for £3520

djb/14.11.02

THE DESIGN BURO (LEAMINGTON SPA) LTD

ARCHITECTS DESIGN STATEMENT

WOKEFIELD PARK – PROPOSED GOLF CLUBHOUSE, REPLACEMENT GREENKEEPERS COMPOUND AND ENTRANCE LODGE

The proposed new golf clubhouse is situated in the location of the current green-keepers compound beside the 10th tee. The current compound comprises of a bungalow "South View", a roofed shelter for various maintenance vehicles and containers and walled bays for the storage of sand, chemicals etc. for use on the golf course. The compound is made secure with wire mesh fencing approx. 1.8m in height. The appearance of the fencing and compound adjacent to the 10th tee is unsightly and is also visible from across the golf course. Our proposal is based on relocating the compound to an area of the course where it can be hidden from view and made completely secure.

The position of the proposed clubhouse is between the golf club car park and the current tenth hole. Our proposal is also based upon the renumbering of the holes of the course. The tenth hole will become the first, providing a more rational route from the golf club car park and providing a much better arrangement of facilities. By splitting the clubhouse into two elements, the Pro Shop and the main Clubhouse we have been able to implement various elements to reduce the impact of the proposal. A vista through the clubhouse is formed creating two curved feature walls that draw visitors through to the entrances. Here they will sign in and change before progressing on to the first tee. We have proposed dark oak cladding to these walls, to provide some harmony with the many oak trees that are local to the site. This external space is covered with tensile fabric to provide suitable weather protection for golf equipment left there.

The position and size of the Pro Shop is very important. For control of hire equipment and course access, good visibility over the first tee and eighteenth green is essential. With the removal of the green-keepers compound, landscaping works will be required to create a visually pleasing area. The Pro Shop is in the most prominent position of the proposed works. By creating a grass bund to the rear and side walls of the Pro Shop we can disguise the view of the development from across the course. A green roof system will further enhance the natural aesthetic. A small band of sloping glazing provides natural daylight to the various rooms. With these windows facing south, aluminium solar shading fixed back to the glazing system has been introduced. The shop-front glazed entrance to the shop faces directly into the walkway, further reducing any visual impact the building may have to views across the site, without reducing the functionality of the two buildings. Separating the Pro Shop from the main Clubhouse also allows it to be locked up and secured with the bar and changing facilities remaining open to late finishers and diners. A rendered parapet wall, with high level horizontal slit windows faces the car park, an element that is followed through on the main Clubhouse building to form a clear architectural link between the two. The render finish also continues the link with many of the existing buildings on the site. On the clubhouse, this wall is aligned to the existing Stable block building to the rear.

The oak feature curved wall that slices through the Clubhouse tapers down to form a balustrade to the bar terrace. This sits below two large oak trees that will partly mask the clubhouse from views. The south facing terrace will be created from timber decking, allowing rainwater to drain through to the soil below and maintain the life of the oak trees. Some raising of the crown may be required however. The elevation facing the terrace is of brick with large arched windows and doors onto the terrace. The darker brick together with the natural dark oak cladding will help to blend the building into the tree line. The roof to the clubhouse is of curved aluminium standing seam construction on feature steel or timber trusses. The bar and dining area in the main clubhouse building will be open to the underside

of the roof deck providing a light and airy space. A section of the curved roof is removed over the centre of the building, with a much lower flat roof. This provides a large area for the installation of mechanical air handling equipment to service the building, and allows high level obscure glazed windows to be introduced to the bar and dining area. The height of the roof is comparable to the ridgeline of the existing bungalow. The curved oak walls extend above this, but still remain far below the height of the previously approved bungalow extension (Plans to add a first floor to the bungalow were approved but never carried out).

The extension to the existing kitchen will provide a facility large enough to serve the existing buildings and the new clubhouse. By extending the kitchen and introducing a new central bar store, also serving both new and existing buildings, we can simplify the building and reduce the new build floor area to a minimum. This also reduces the apparent scale of the new clubhouse. The brick and rendered walls and the metal clad roof will all correspond to the existing. It is planned to reuse the existing louvres in the end wall in the new extension. The service link corridor to the clubhouse dining area slopes around the central bar store to achieve the required floor levels.

To the rear of the proposed clubhouse is the existing Stable block building. Currently this is used as overflow changing for golf clubs/societies who visit Wokefield Park. This will be turned into staff rest room accommodation for the site with minimal internal alterations required. A link is required to the Stable block is order to provide staff meals to the rest room. We propose to provide a totally glazed link on a low brick plinth with structural glass fins and a glazed roof to form a completely transparent walkway. This will preserve the visual integrity of the Stable block. The link will use an existing doorway into the Stable block. A cavity brickwork wall between the kitchen and the Stable block will provide visual separation between the two rendered buildings, mask the service yard and generator behind and provide structural support to the roof glazing system.

The overall arrangement of the buildings creates an enclosed area where the existing unsightly and noisy air conditioning units, a generator, and storage buildings are sited. The storage buildings will be removed, and a single line of fencing with a gate will be erected to hide and secure all of the equipment and provide a service yard for deliveries to the bar store and kitchens.

With the breaking up and removal of the concrete green-keepers compound and structures, some remedial landscaping works will be required to restore the area to its natural state. A grassed bund will be created to the rear of the Pro-Shop and mounding will be created in the location of the existing gravel track, to hide the bore hole and water tank installation that will remain. These works together with the design of the new buildings will improve the appearance of this part of the site from the views across the course.

Nick Lloyd – Director

14 November 2002