APPLICATION NO:
F/2000/1929

LOCATION:
Berkshire Watersports Ltd Pingewood Road South, Shinfield .

APPLICANT:
Berkshire Watersports Ltd C/O Peter H Watkins

PROPOSAL:
Proposed erection of jet ski club house

EARLIEST DATE FOR DECISION: **05/08/2000**

APPLICATION WILL HAVE EXPIRED ON: 01/09/2000

CASE OFFICER: **Simon Lewis**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Berkshire Watersports Ltd
C/O Peter H Watkins
48
Broomfield Road
Tilehurst
Berkshire
RG30 6AL

Application Number: F/2000/1929

Parish: **SHINFIELD**

Location: **Berkshire Watersports Ltd, Pingewood Road South, Shinfield, .**

Proposal: **Proposed erection of jet ski club house**

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. Three months fromthe completion of the building hereby approved the temporary clubhouse shall be removed from the site.

Condition
3. Prior to the commencement of building operations, samples of the external materials shall be made available for inspection on site and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
4. There must be no contamination (eg by Silt, Oil, Rubber or any other debris or pollutants) of the adjacent ditch if development proceeds.

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

Reason
2. In the interests of visual amenity.

Reason
3. To ensure that the external appearance of the building is satisfactory.

Reason
4. To protect the water environment.

Informatives
1. Culverting, infilling, damming, diverting or other works affecting the flow of a watercourse requires the prior written approval of the Loal Authority under the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Environment Agency seeks to avoid culverting, and its consent for such works will normally be withheld.
   Contact Mat Hayes on 01491 82 8396 for further details.

   Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage of trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions. Contact Andrea Szabados on 01276 454373 for further details.

   Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse. Contact Nich Weddell on 01276 454405 for further details.

2. 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 CR2 and R3.
   Loddon Area Local Plan PoliciesLTV2, LC15 and LR8.
   Deposit Draft Wokingham District Local Plan Policies WCC4, WR1 and WR13.

John Mitchell
Development Control Manager
Date: 20/09/2000

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.

☎ 0118 974 6379 (Direct Line)
Wednesday, 26 July 2000

Access Officer
Environmental Services Department
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WW
Tel: (0118) 974 6376
Fax: (0118) 974 6385
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Peter H Watkins
48 Broomfield Road
Tilehurst
RG30 6AL

Dear Sir

Planning Application No 1929
Address: Berkshire Watersports, Pinewood Road South

The above Planning Application has been examined for the provision of access and facilities for disabled people.

The following two lists of points should be addressed in order to improve the use of the building by disabled people.

List A. (These are mandatory requirements under the Building Regulations)

1. Level access needs to be provided from the curtilage of the site and from the disabled parking bays to the main entrance and to the deck area. If site constraints necessitate an approach steeper than 1 in 20 a ramped approach should be provided.
2. Please ensure the entrance doors and or the frames need to be clearly identified by tonally contrasting with the wall. Door furniture should be distinguishable from the door, and the door opening pressure should not exceed 25-30 Newton's.
3. The entrance lobby is undersized.
4. Ensure flush thresholds.
5. No WC provision has been made for disabled people in the building and this is unacceptable.
6. There appears to be no accessible WC's/Showers or dressing cubicles in the changing rooms (please see diagrams 14/15 of the Building Regulations Part M).
7. Ensure vision panels fitted to doors in circulation routes
8. Please ensure that access is available to the full range of services offered all bars and self-service counters and at least half the area where seats are provided are accessible to wheelchair users.

List B. (These are not mandatory requirements but are recommended good practice and normally add little or no extra cost to the construction work.)

1. 2 disabled car parking bays.
2. Signage to WC.
3. Alarm cord secured to floor level WC.
4. External lock override.

From 2004 under the Disability Discrimination Act 1995 service providers will have to take reasonable steps to remove, alter, or provide reasonable means of avoiding, physical features that make it impossible or unreasonably difficult for disabled people to use a service.

Whenever a service provider is planning and executing building or refurbishment works, such as extending existing premises or making structural alterations to an existing building. It is sensible to provide for the removal or alteration of physical features, which create a barrier to access for disabled people. Enlightened developers and building managers will want to anticipate this legal requirement well before 2004.

Please telephone me on the above number, if you would like to discuss any of the above.

If you have any queries with regard to the Building Regulations please contact the Area Building Control Surveyor.

Many thanks in anticipation,
Yours faithfully

D. E. Garrett

Duncan Garrett
Access Officer

TO CASE FILE 2000/1929
(application already determined)

Reading
BOROUGH COUNCIL

Mr Tony Lear
Director of Environment

Civic Centre, Reading, RG1 7TD
☎ 0118 939 0900
DX 40124 Reading (Castle Street)
Fax: 0118 958 9770
Minicom 0118 939 0700

ACK:
FILE:

Our Ref: WOKADJ
Your Ref: Simon Lewis/F/2000/1929

Direct: ☎(0118) 939 0450

Simon Lewis
Wokingham District council
Planning Services
PO Box 157
Shute End
WOKINGHAM
Berkshire
RG40 1WR

28 September 2000

Your contact is: Christopher Bintcliffe

Dear Mr Lewis

BERKSHIRE WATERSPORTS LTD PINGEWOOD ROAD SOUTH SHINFIELD

Thank you for consulting Reading Borough on this application. I apologise for the delay in replying.

This is to confirm that the Council has no comment to make in this case, owing to the minor nature of the development.

Yours sincerely

CRBintcliffe

Christopher Bintcliffe
Planning Technician

WORK SHEET FOR : Simon Lewis

Application Number : F/2000/1929

Applicant : Berkshire Watersports Ltd C/O Peter H Watkins.

Location : Berkshire Watersports Ltd, Pingewood Road South, Shinfield, .

Proposal : Proposed erection of jet ski club house

Site Notice Displayed ? :	YES	NO	DATE
	✓		5.7.00

Date of Neighbour Notifications : .....

Date of Site Visit : 6/9/00

Date Registered : 07/07/2000

Earliest Date for Decision : 05/08/2000

Latest Consultation Date/Site Notice Expiry Date : 05/08/2000

This application will have expired on: 01/09/2000. 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 : Adj Auth. WEST BERKS – NO OBJ.

ENV. AGENCY – NO OBJ SUB. COND.

HIGHWAYS – NO OBJ

SHINFIELD PC – NO OBJ.

Planning Issues : Impact upon countryside.

Application Number: F/2000/1929

Appraisal :

Planning permission is sought for the erection of jet ski clubhouse on land off Pingewood Road adjacent to the Pingewood Lake, just south of the M4 motorway.

Currently the jet ski operation uses a temporary building for a clubhouse, which has been on the site for several years. The business itself has been running for at least 5 years. The proposed building would be sited on the land directly adjacent to this temporary building which is the lowest part of the site. It would offer minimal accommodation including small changing rooms, office, workshop and small reception/sitting area. The building would also be low to a ridge height of 5.5metres. The low ground level of the site means that the building would not be visible from a wide area but where it would be in view there would be detriment to the appearance of the countryside due to its small scale.

The nearest residential property is set well away from the site and as such there would be no additional harm to the amenities of this property by virtue of this proposal.

The erection of a new building in the countryside is acceptable under Policy C2 of the Berkshire Structure Plan where the development for which a rural location is essential. In addition Policy R3 again of the Structure Plan recognises that certain recreational activities (water sports included) can be acceptable in the countryside providing there is no harm to that area.

Consideration has been given to the impact the development would have upon the character of the countryside. The jet ski business is already in operation and has become a popular recreational activity for local people and the need for a proper clubhouse seems justified. The building would be small scale and would not detract from the character and appearance of the surrounding countryside location. As such it is considered to be in compliance with local planning policy.

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

Application Number F/2000/1929
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C001	R001	
2.		R031	Three months from the completion of the building hereby approved the temporary clubhouse shall be removed from the site.
3.	C016	R016	
4.			There must be no contamination (eg by silt, oil, rubble or any other debris or pollutants) of the adjacent ditch if development proceeds.
		Reason	To protect the water environment.
	INFORMATIVE		

Culverting, infilling, damming, diverting or other works affecting the flow of a watercourse requires the prior written approval of the Local Authority under the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/ Water Resources Act 1991. The Environment Agency seeks to avoid culverting, and its consent for such works will normally be withheld.
Contact Mat Hayes on 01491 82 8396 for further details.

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions. *Contact Andrea Szabados on 01276 454373 for further details.*

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse. *Contact Nick Weddell on 01276 454405 for further details.*

N016 - BSP. C2, R3, WDLP WCC4, WR1, WR13.
LALP LTV2, LC1S, LR8

RECORD OF SITE VISIT

SITE ADDRESS: Berkshire Watersports Ltd Pingewood Road South Shinfield .

APPLICATION NUMBER: F/2000/1929

OFFICER: Simon Lewis

DATE OF SITE VISIT: 6/9.

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS Rural / M4 Motorway.

3. DESCRIPTION OF SITE/BUILDING Existing camp. building

4. RELATIONSHIP TO ADJOINING PROPERTIES Set away.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

LISTING FORM

Case officer: **Simon Lewis** Application Number: **F/2000/1929**

Berkshire Watersports Ltd, Pingewood Road South, Shinfield, .

Proposed erection of jet ski club house

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: _____ Date: 11 Sep 2000

Councillor M Bryant

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

PLANNING SERVICES	HPT
POL	LS
DC	
APP	
CS	
12 SEP 2000	
COPIES TO:	ACK:
	FILE:

EXC

Tel: (0118) 974 6454

Date: 8 September 2000

My ref: F/2000/1929

CONFIDENTIAL

Councillor M Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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

Dear Councillor

Application Number: F/2000/1929
Berkshire Watersports Ltd, Pingewood Road South, Shinfield, .
Proposed erection of jet ski club house

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

If you have any questions please do not hesitate to contact **Simon Lewis** on **(0118) 974 6454**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 18 September 2000

Yours faithfully

John Mitchell
Development Control Manager

EXC

LISTING FORM

Case officer: **Simon Lewis** Application Number: **F/2000/1929**
Berkshire Watersports Ltd, Pingewood Road South, Shinfield, .
Proposed erection of jet ski club house

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Bryant

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

Tel: (0118) 974 6454

Date: 8/9/00

My ref: F/2000/1929

CONFIDENTIAL

Councillor A Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

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

Dear Councillor

Application Number: F/2000/1929
Berkshire Watersports Ltd, Pingewood Road South, Shinfield, .
Proposed erection of jet ski club house

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

If you have any questions please do not hesitate to contact **Simon Lewis** on **(0118) 974 6454**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 18/9/00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM EXC

Case officer: **Simon Lewis** Application Number: **F/2000/1929**
Berkshire Watersports Ltd, Pingewood Road South, Shinfield, .
Proposed erection of jet ski club house

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Pollock

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

Tel: (0118) 974 6454

Date: 8/9/00

My ref: F/2000/1929

CONFIDENTIAL

Councillor B Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

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

Dear Councillor

Application Number: F/2000/1929
Berkshire Watersports Ltd, Pingewood Road South, Shinfield, .
Proposed erection of jet ski club house

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

If you have any questions please do not hesitate to contact **Simon Lewis** on **(0118) 974 6454**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 18/9/00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM EXC

Case officer: **Simon Lewis** Application Number: **F/2000/1929**
Berkshire Watersports Ltd, Pingewood Road South, Shinfield, .
Proposed erection of jet ski club house

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor B Patman

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

Received by Wokingham District Council

Application No: F/2000/1929

Proposal:
Proposed erection of jet ski club house

Location:
Berkshire Watersports Ltd, Pingewood Road South, Shinfield, .

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 Simon Lewis P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/08/2000. 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

12 July 2000

Our ref: SP\2000\002089\001
Your ref: F/2000/1929

Date: 9th August 2000

ENVIRONMENT AGENCY

PLANNING SERVICES	HPT 32991
POL	TLS
DC SC	ENF
APP	
CS	
14 AUG 2000	
COPIES TO:	ACK:
	FILE:

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

Dear Sir/Madam

For the attention of: Simon Lewis

JETSKI CLUB HOUSE - BERKSHIRE WATERSPORTS LTD, PINGEWOOD RD SOUTH, SHINFIELD

Thank you for your letter dated 12 July 2000 which was received on 14 July 2000. You are asked to quote the following reference in any correspondence: SU66NE/25/2. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

CONDITION: There must be no contamination (eg by silt, oil, rubble or any other debris or pollutants) of the adjacent ditch if development proceeds.
REASON: To protect the water environment.

PLANNING INFORMATIVES

The following planning informative should be attached to any planning permission granted:

Culverting, infilling, damming, diverting or other works affecting the flow of a watercourse requires the prior written approval of the Local Authority under the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/ Water Resources Act 1991. The Environment Agency seeks to avoid culverting, and its consent for such works will normally be withheld.
Contact Mat Hayes on 01491 82 8396 for further details.

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

is permitted under the present conditions. *Contact Andrea Szabados on 01276 454373 for further details.*

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse. *Contact Nick Weddell on 01276 454405 for further details.*

ADVICE TO PLANNING AUTHORITY

Development Control: Contact Mat Hayes on 01491 82 8396

The above site is within an area which is recorded on early maps provided by the Ministry of Agriculture Fisheries and Food, as being liable to flood. Recent flood modelling confirms that this site is within the 1 in 100 year floodplain of the River Kennet. The Environment Agency has been in discussion with the applicant, and the details of the proposals meet the requirements of the Environment Agency in respect of land drainage and floodplain matters.

ADVICE TO APPLICANT

Environment Protection: Contact Dave Bond on 01276 45 4396

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Any above ground oil storage tank(s) should be sited on an impervious base and surrounded by a suitable liquid tight bunded compound. No drainage outlet should be provided. The bunded area should be capable of containing 110% of the volume of the largest tank and all fill pipes, draw pipes and sight gauges should be enclosed within its curtilage. The vent pipe should be directed downwards into the bund. Guidelines are available from the Environment Agency.

Any open chemical or refuse storage areas should be surrounded by suitable liquid tight bunded compounds to prevent drainage from these areas discharging into the surface water system. Such areas should be connected to the foul sewer subject to the approval of Thames Water Utilities or its sewerage agent.

The applicant should ensure that any increase in the volume of sewage effluent discharge is within the conditions of an existing discharge consent.

No sewage or trade effluent, including cooling water containing chemical additives, vehicle wash waters, steam cleaning effluent, or pressure wash effluent, should be discharged to the surface water system.

Cont/d..

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Peter A Watkins, 48 Broomfield Rd, Tilehurst RG30 6AL

111 Littleheath Rd
Tilehurst
Reading
RG31 5TQ

25/7

Dear Mr Mitchell,

Re: Application: F/2000/1929

Please find attached a cheque for the additional fees, as requested.

Please note that we are not known as Berkshire Watersports Ltd.

Name should be —
"Leisure Time Jet Ski Ltd"

Regards

SL for file.
cheque removed

Tel. **(0118) 974 6454**

Date: 12 July 2000

Your Ref:

My Ref: **Simon Lewis - F/2000/1929**

Berkshire Watersports Ltd
C/O Peter H Watkins
48
Broomfield Road
Tilehurst
Berkshire
RG30 6AL

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 Sir/Madam

Application Number: F/2000/1929

Site Address: Berkshire Watersports Ltd, Pingewood Road South, Shinfield, .

Proposal: Proposed erection of jet ski club house.

Thank you for the above application, which has now been accepted along with the sum of £570 in fees.

We aim to determine applications within 8 weeks, however it is not always possible to do so, particularly in the case of complex schemes, and those that require modification. If you have not received notification of the outcome of your application by **01/09/2000** you have the right to appeal to the Secretary of State for the Environment, Transport and the Regions. Appeals must be made within 6 months of this date, on a form, which is available from the Department of the Environment, Transport and the Regions.

If you have any queries concerning your application contact your case officer, **Simon Lewis,** on **(0118) 974 6454** quoting reference number **F/2000/1929.**

Please note that approval under Building Regulations may be required for the proposed development, for which a separate application must be made. To obtain advice on this matter, you may contact the Building Control Section of the District Council on 0118 974 6375.

Yours faithfully,

John Mitchell

Development Control Manager

0118. 9423696

48 Bloomfield Road
Tilehurst
Reading, RG30 6AL

Dear Mr. Sir

Please find enclosed a note from Mrs. C. Hurst, Wokingham Planning Dept. requesting additional fees.

The application is proceeding but a decision notice can not be issued until the correct fees are paid.

Yours sincerely

P. W. Hall

Berkshire Watersports Ltd.

The fee for this application is £570-00. £190 has been paid therefore another £380 is required. Please see attached fee sheet for explanation - fee worked out on new floorspace i.e. 200 Sq m.
Please send addition fee to me at WDC planning dept as soon as possible

With Compliments pers c church. Planning Admin 7/7/00

WOKINGHAM DISTRICT COUNCIL
Shute End, Wokingham
Berkshire RG40 1BN
Tel: (0118) 974 6000

2 August 2000

32714

SL

COPIES TO: | ACK: | FILE:

Mr S Lewis
Wokingham District Council
Planning Services
P.O. Box 157
Shute End
WOKINGHAM
Berkshire RG40 1WR

West Berkshire COUNCIL

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

Our Ref: LH/RR
Your Ref: Simon Lewis/F/2000/1929
Please ask for: Andrea Swain
Direct Line: 2523
Fax: (01635) 519408

Dear Mr Lewis

RE: APPLICATION NO. F/2000/1929 – SHINFIELD
SITE ADDRESS: BERKSHIRE WATERSPORTS LTD, PINGEWOOD ROAD SOUTH, SHINFIELD
PROPOSAL: PROPOSED ERECTION OF JET SKI CLUB HOUSE

In reply to your letter dated 12 July 2000 I wish you inform you that West Berkshire District Council have no objections to the above application.

Yours sincerely

Swain.

Andrea Swain
PLANNING OFFICER

FROM: Simon Lewis

DATE: 12 July 2000

RECEIVED
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COPIES TO:
FILE:

SHINFIELD PARISH CONSULTATION SHEET

Application Number: F/2000/1929

Proposal: Proposed erection of jet ski club house.

Site Address: Berkshire Watersports Ltd, Pingewood Road South, Shinfield, .

Applicant: Berkshire Watersports Ltd C/O Peter H Watkins.

Your observations are required in respect of this application **by 05/08/2000** .

NO COMMENT

SIGNED: JBaine DATE: 3 Aug 2000

Clerk To Shinfield Parish/Town Council.

RECEIVED PARISH COUNCIL

HIGHWAYS CONSULTATION SHEET

From: Simon Lewis **Date:** 12 July 2000

Application Number: F/2000/1929

Proposal: Proposed erection of jet ski club house

Parish: SHINFIELD PARISH

Site Address:
Berkshire Watersports Ltd, Pingewood Road South, Shinfield, .

Applicant:
Berkshire Watersports Ltd C/O Peter H Watkins.

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).

HIGHWAYS HAS NO COMMENTS.

Signed: _____ **Print name:** ADAM COSSINS.

28/07/00.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~30 JUN~~ 7/7/00	Map No. 63. Site 2.94
Officer: SL — Application No. F/2000/1929	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF JET SKI CLUB HOUSE

Location: BERKSHIRE WATERSPORTS LTD PINGEWOOD RD

Parish: SHINFIELD Ward: Shinfield ✓ 12/7

Applicant: BERKSHIRE WATERSPORTS LTD

Fee Received 190-00 (7) Required 570-00 Additional 380-00 Refund .....
requested by post 7/7

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	red line around whole site (ie joined up)	✓	phoned 6/7
2	1:500 block plan showing existing & proposed dev. + adj. Properties	amended		
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 : 12.7.2000 ✓12/7 Parish Council Informed - YES / NO ✓12/7

INTERNAL CONSULTATIONS

Building Control .....
Landscape PREVIOUSLY CONSULTED ✓12/7
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
Archaeological Site (BABTIE) .....
Education .....
Social Services .....
Highways ✓ ..... ✓12/7

EXTERNAL CONSULTATIONS

✓
Adjacent D P A READING NEWBURY ✓ .....
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:

✓12/7 S/N Sufficient.....

1789/a

SECTION 66 CERTIFICATE

Application No.

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

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(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).

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.

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

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

- 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) . . . . . .

  . . . . . .

- Notice of the application as attached to this Certificate, has been published in

  the (c) . . . . . .

  on (d) . . . . . .

1789/b

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) . . . . . .

. . . . . .

(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 the application).

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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.

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 . . . . I.M.W. . . . . .

On behalf of . BERKSHIRE WATERSPORTS LTD . . . . . .

Date . . . . 30-6-2000 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

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

07. JUL. 2000 1929

1. APPLICANT'S NAME: BERKSHIRE WATERSPORTS LTD.
ADDRESS: PINGEWOOD LAKE
PINGEWOOD ROAD SOUTH
POST CODE: PHONE:

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME: PETER H. WATKINS
ADDRESS: 48 BLOOMFIELD ROAD
TILEHURST
POST CODE: RG30 6AL PHONE: 9423698

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: PINGEWOOD LAKE

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
JET SKI CLUB HOUSE

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: P.W. 20078
SITE & LOCATION PLANS

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

CHANGE OF USE	[ ]	REDEVELOPMENT	[ ]
ERECTION OF NEW BUILDING	[x]	ALTERATION or EXTENSION	[ ]

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

OUTLINE PERMISSION	[ ]	See question 10
FULL PERMISSION	[x]	
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.

JET SKI CENTRE

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

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.

TIMBER CLAD WALLS
CLAY TILE ROOF

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.

EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

EXISTING

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

EXISTING

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

YES

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	/	*	/	*	/	*

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO

* STATE No. OF HABITABLE ROOMS

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.

£190-00

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 BEERS WATERSPORTS DATE 30-6-2000

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				
(c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE		100 m²	200 m²	
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL		100 m²	200 m²	

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	8	
Proposed		

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.

JET SKI CENTRE

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

BERKS WATERSPORTS
EXISTING
NO

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
3	—	—	3

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.

NO

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.

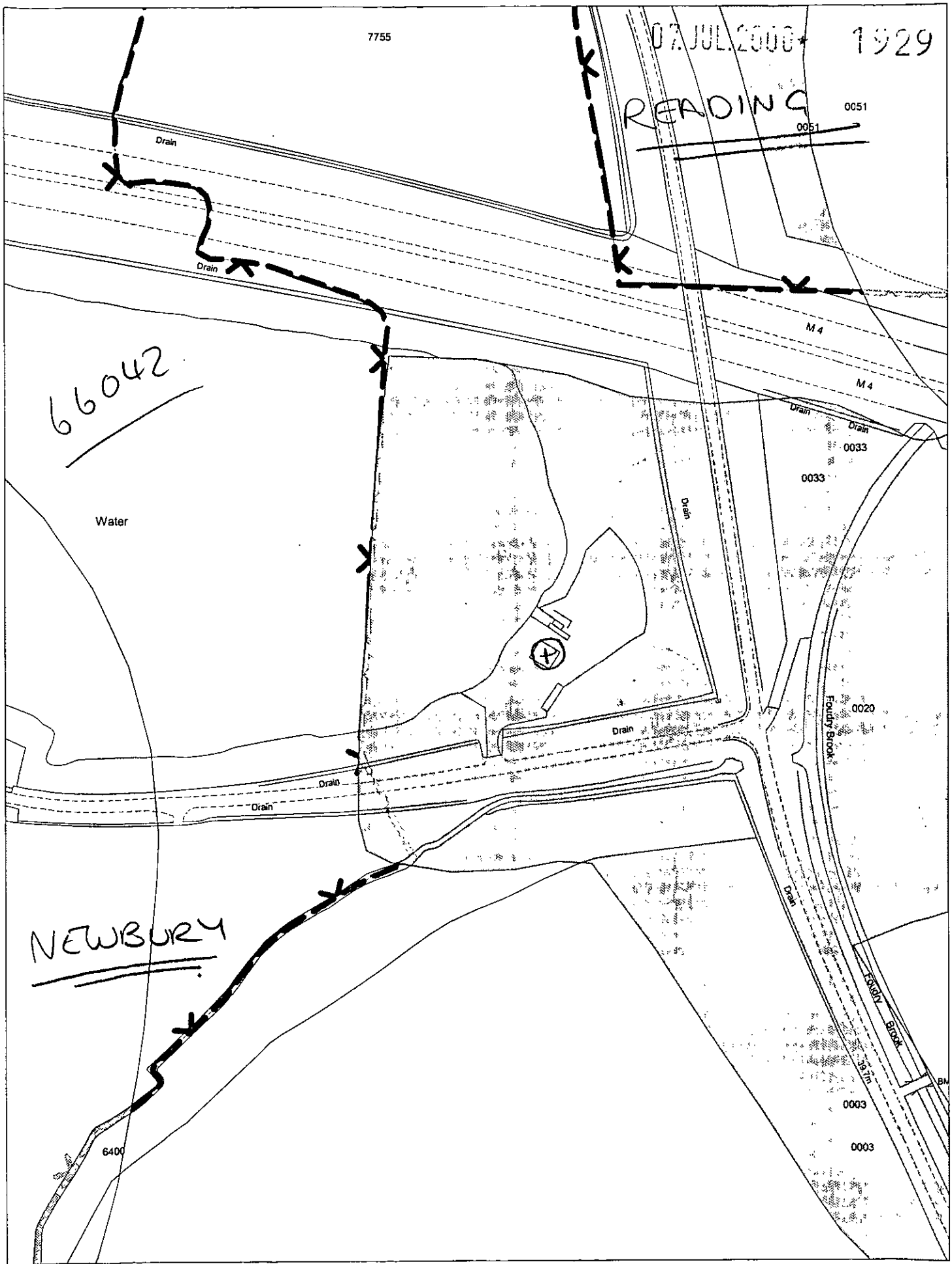
Your application may be refused. The reason will be listed on the Decision Notice.

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.'



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Development Control Section, Environmental Services, Wokingham District Council.

4 July 2000

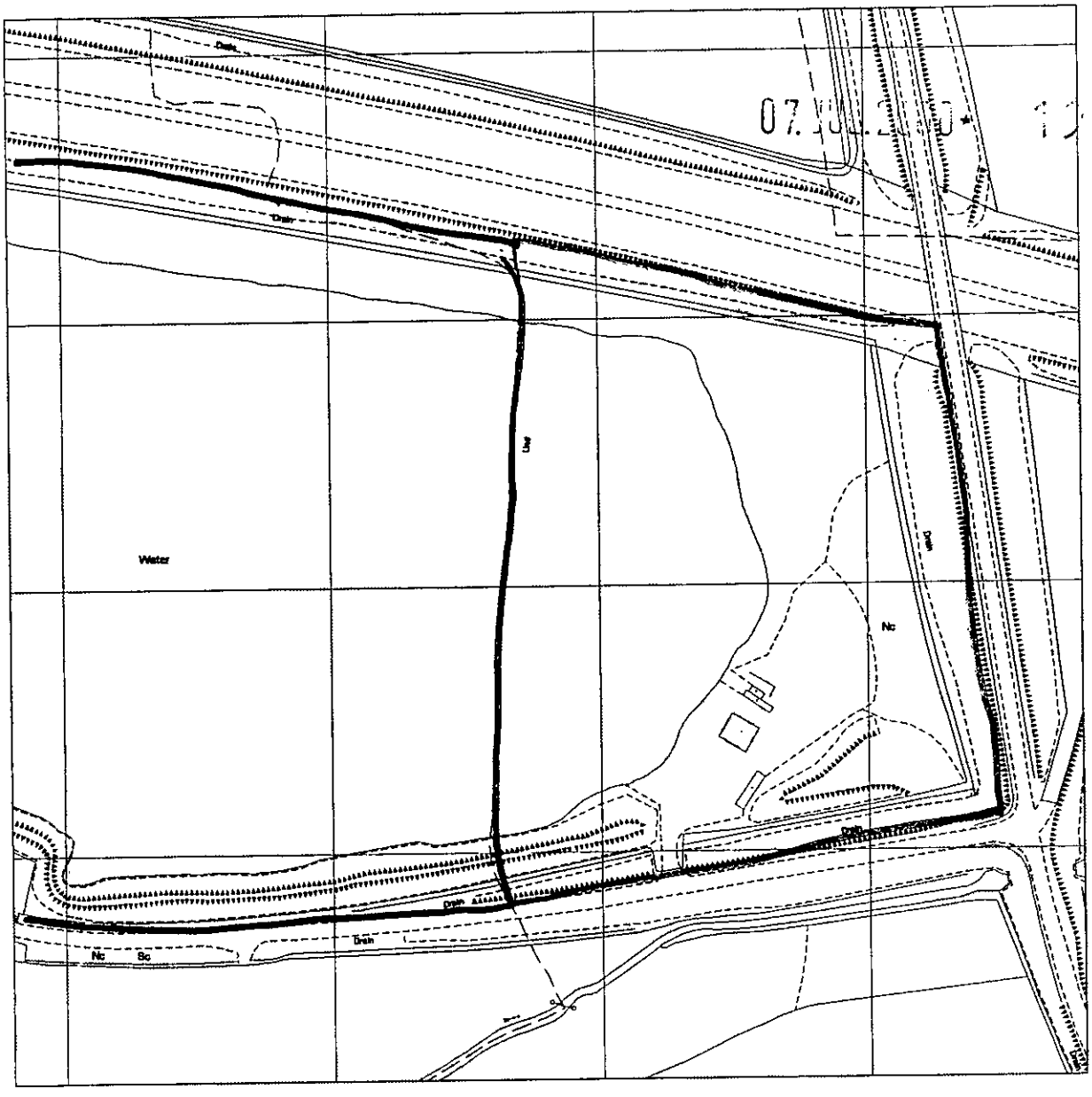
Scale: 1 : 2500

N
W E
S

Ordnance Survey

Siteplan

1:2500 Scale



07.12.2000 1129

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30 0 30 60 90 120 150 180

Metres

APPROVED

Centre coordinates : 469780mE 169315mN

National Grid sheet reference at centre of this Siteplan: SU6969SE.

Supplied by : Blackwell's Reading
Serial Number : 903

Ordnance Survey

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KALAMAZOO 10378923 v

Ordnance Survey

Siteplan

Symbols and depiction

Boundary Information

County/Region Island Boundary	
District/London Borough Boundary	
Parish/Community Boundary	
Electoral Division/Ward Boundary	
Parliamentary Constituency or Euro Const Boundary	
Boundary Mereing Change Symbol	
Boundary Post, Boundary Stone (BP, BS)	

Vegetation

Non-Coniferous Trees	Nc
Non-Coniferous Trees (Scattered)	Nc (scat)
Non-Coniferous Trees (Positioned)	
Coniferous Trees	C
Coniferous Trees (Scattered)	C (scat)
Coniferous Trees (Positioned)	
Orchard	Orch
Coppice/Osiers	Cop
Rough Grass	RG
Heath	Heath
Scrub	Sc
Saltings/Marsh/ Reeds	Marsh
Vegetation Limits	

Areas (Rural survey mapping only)

Areas Parcel No (published)	4228

Buildings

Roofed Structure/ Glasshouse	
Upper Level of Communication	UL

Others

Spot Height	
Bench Mark	
Triangulation Station	
Pylon/Flare Stack/ Lighting Tower	
Flow Arrow	
Mean High Water	
Mean Low Water	
General Detail	
Underground Detail	
Overhead Detail	
Tramway/ Narrow Gauge Railway	
Standard Gauge Railway	
Point Fixture (e.g. Letterbox)	
Water Feature	Pond
Water	Water
Archway	
Non-Roman Antiquity	

Ornament

Rock	Rock
Inland Rock (Scattered)	Rock (scat)
Shingle	Shingle
Mud	Mud
Inland Boulders	Bo
Inland Boulders (Scattered)	Bo(scat)
Coastal Boulders	Boulders
Sand	Sand
Slope	Slope
Coastal Slope	Coastal Slope
Cliff	Cliff
Scree	Scree

Common Abbreviations

Boundaries Information

ED Boundary ..... Electoral Division
Ward Boundary ..... Ward
Boro Const Bdy ..... Constituency
Euro Const Bdy ..... (County Borough or European)
Und ..... Undefined
CB ..... Centre of Bank
CD ..... Centre of Ditch
CR ..... Centre of Road
CS ..... Centre of Stream
Def ..... Defaced
FF ..... Face of Fence
FW ..... Face of Wall
SR ..... Side of River
TB ..... Top of Bank
TkH ..... Track of Hedge
RH ..... Root of Hedge

Other Information

Chy ..... Chimney
El P ..... Electricity Pillar or Pole
ETL ..... Electricity Transmission Line
FB ..... Foot bridge
FS ..... Flagstaff
GP ..... Guide Post
GVC ..... Gas Valve Compound
LB ..... Letter Box
Meml ..... Memorial
MHW ..... Mean High Water
MLW ..... Mean Low Water
NTL ..... Normal Tidal Limit
P ..... Post or Pole
PC ..... Public Convenience
PH ..... Public House
PO ..... Post Office
PW ..... Place of Worship
TCB ..... Telephone Call Box
Tk ..... Tank or Track
(um) ..... Unmade
W ..... Well

CHARTER MARK

World Wide Web http://www.ordsvy.gov.uk/