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APPLICATION NO:
O/2000/1502

LOCATION:
Land North Of Warren Lodge Warren Lane, Finchampstead Wokingham.

APPLICANT:
G M Baker C/O Gregory Gray Associates

PROPOSAL:
Proposed erection of motel and associated parking

EARLIEST DATE FOR DECISION: **19/06/2000**

APPLICATION EXPIRY DATE: **14/07/2000**

CASE OFFICER: **Angela Odell**

Appeal Decision

Hearing held on 11 October 2000

By A N Pykett BSc(Hons) PhD MRTPI

An Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

The Planning Inspectorate
Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

Date
25 OCT 2000

Appeal Ref: APP/X0360/A/00/1046242
Land north of Warren Lodge, Warren Lane, Finchampstead

- The appeal is made under section 78 of the *Town and Country Planning Act 1990* against a refusal to grant outline planning permission.
- The appeal is made by Mr G M Baker against the decision of Wokingham District Council.
- The application (ref: O/2000/1502), dated 3 May 2000, was refused by notice dated 23 June 2000.
- The development proposed is the erection of a motel and associated parking.

Summary of Decision: The appeal is dismissed.

Procedural Matters

1. The application is made for outline planning permission. Although a drawing submitted with the application shows a possible siting of the proposed motel and a means of access off Warren Lane, this is for illustrative purposes only. Both these matters, together with the design and external appearance of the building and the landscaping of the site, are reserved for subsequent approval.

Main Issues

2. The main issues in this case are:

   (i) the impact of the proposal on the form and setting of Finchampstead North and the surrounding rural area, having regard to policies which aim to protect the countryside; and

   (ii) the impact of the proposal on highway safety and the free flow of traffic.

Planning Policy

3. The development plan includes the *Berkshire Structure Plan 1991-2006* (1995) and the *South East Area Local Plan* (1994). Subject to certain exceptions, Structure Plan **Policy C2** seeks to strictly control development outside built-up areas and settlements. Similarly, Local Plan **Policy STV2** presumes against development on rural land outside identified settlements. With the intention of maintaining the rural character of the countryside adjoining built-up areas, Structure Plan **Policy C5** requires that development should not visually intrude into the adjoining countryside or prejudice its rural character. Local Plan **Policy SC2** also requires that development should not detract from the open and rural appearance of land which is of special significance in maintaining the landscape setting or individual character of settlements.

4. Structure Plan **Policy R7** requires that the provision of tourist accommodation should be

within settlement boundaries and in locations well served by public transport. Local Plan **Policy SR18** is specifically concerned with hotel development. It too seeks to confine entirely new buildings and facilities to locations within settlements.

5. Amongst other matters, Structure Plan **Policy LD5** seeks to prevent development which is likely to give rise to serious problems in terms of access and road safety, while Local Plan **Policy ST3** requires that the road safety implications of all development proposals are examined.

6. The Local Plan is currently being reviewed, and a Local Plan Inquiry into objections to the emerging *Wokingham District Local Plan* has been held. **Policy WCC1** of this plan provides for development outside settlement boundaries only in exceptional circumstances, including under paragraph G, development appropriate to the countryside which cannot be accommodated within a settlement. **Policy WLL6** carries forward the protection of the landscape setting of settlements, but **Policy WR26** makes provision for hotel accommodation in the countryside where this would not detract from the rural character of the area or result in visual intrusion. The Inspector's Report following the Local Plan Inquiry has not yet been received by the Council, and, except in so far as the policies of the emerging plan carry forward existing policy, I am able to allocate it only limited weight in this appeal.

Reasons

Location and setting

7. The appeal site comprises an enclosure to the south of Finchampstead North. At its nearest point the settlement boundary shown on the Local Plan Proposals Map is some 160m to the north-east. The land is surrounded on 3 sides by woodland, but to its south, on the opposite side of Warren Lane, Warren Lodge provides accommodation for an old persons' nursing home. A sign close to the entrance to the lane indicates that it is a road used as a public path, and only its initial length is surfaced.

8. Access to the appeal site is obtained off the metalled part of Warren Lane, and both this land and Warren Lodge are some 40m from the junction of the lane with Finchampstead Road where it forms part of the B3016. Approaching the settlement from the south along the B3016, its countryside setting for the main part comprises an open agricultural landscape. To the north of Warren Lane however this is replaced by an impressive range of individual trees and mature woodlands which contribute much to the character and appearance of the area. The woods virtually screen Finchampstead North from the surrounding countryside, and they make a distinctive boundary to the southern side of the settlement.

9. There is no dispute between the parties that the appeal site lies in an area outside the settlement boundary, and I consider the proposal would therefore conflict with the presumptions implicit in Structure Plan **Policy C2** and Local Plan **Policy STV2.** However, as the appellant observes, paragraph 4 of Annex A of Planning Policy Guidance (PPG) Note 21: *Tourism* refers to the need for flexibility where development plans do not identify specific locations for new hotel development. Paragraph 14 also records that motel development is not ruled out on major traffic routes outside large towns or tourist centres. It goes on to observe that in such circumstances the siting, design and layout of the development may be of great importance in deciding whether it is acceptable in planning

terms. Although in this case these details are reserved for subsequent approval, I have considered the proposal in the light of the appellant's view that the scheme would have little visual impact, and, on the other hand, the specific protection given to rural areas by Structure Plan **Policy C5,** and to the setting of settlements provided by Local Plan **Policy SC2.**

10. I saw on my visit that the appeal site is well screened from Finchampstead Road by existing mature trees. From land further to the south and south-east, including from the public rights of way across nearby fields, the site would have little impact on visual amenity. From this distance the open southern side of the site is completely obscured by Warren Lodge, and conditions could be imposed to ensure that the design of the building would not compromise this aspect of the scheme. However, no such screening exists or would be possible in respect of the impact of the development from Warren Lane itself. The land would inevitably have to remain open along its southern boundary, and from the near distance the proposed building would in my view clearly compromise the rural character of the lane. Though a smaller building could be designed, in my opinion its existence would replicate the impact of Warren Lodge on the other side of the lane. The development would inevitably add to the extent of the built form towards the eastern end of the lane, and so detract from the landscape setting of Finchampstead North as a whole. I consider the proposal would therefore conflict with the contents and purposes of Structure Plan **Policy C5** and Local Plan **Policy SC2.**

11. Paragraph 1.7.57 of the Local Plan identifies a rapidly growing demand for hotel accommodation in the Thames Valley, however, other than for conversions or extensions, Structure Plan **Policy R7** and Local Plan **Policy SR18(A)** confine development to locations within identified settlements. Though **Policy WR26** of the emerging local plan may be considered to be more accommodating, in that it effectively envisages hotel development outside identified settlements, it is subject to criteria the purpose of which is to protect the rural character of the area and prevent visual intrusiveness. In any event, the scheme still falls to be considered against the special significance of land providing the landscape setting of the settlement under the terms of **Policy WLL6.** Notwithstanding the change of emphasis evident in the emerging plan, the proposal therefore raises essentially the same issues as those which apply under the terms of the statutory development plan.

12. I therefore conclude on balance as far as this issue is concerned that the scheme would have a harmful impact on the form and setting of Finchampstead North and the surrounding rural area, and that it would conflict with Structure Plan **Policies C2, C5** and **R7,** and Local Plan **Policies STV2, SC2** and **SR18.**

Highway Safety

13. The Finchampstead Road/Warren Lane junction is located on the outside of a bend in the B3016. The parties agreed that from a point 4.5m back on Warren Lane visibility to the north is some 120m, and to the south about 155m. I noted on my visit that approaching vehicles on the major road are obscured from the minor road by the hedge on the side of the road opposite to the junction, and a reduced minor road distance has no significant effect on visibility. The appellant would be unable to effect improvements in visibility to approach the 215m recommended in *Places, Streets and Movement.* Speed restriction and derestriction signs are located close to the settlement boundary, and even though vehicles leaving Finchampstead North are unlikely to be travelling rapidly, those approaching from the south are restricted only to the national limit. The roadside hedge obstructs drivers'

forward visibility on the B3016, and I consider the visibility of vehicles doing right turning manoeuvres into and out of Warren Lane would therefore be inadequate.

14. The first part of Warren Lane is surfaced, but I saw that it is not in good condition and the carriageway is partially overgrown. Although it would clearly be possible to remove this growth, the lane would still be called upon to provide access to both the nursing home at Warren Lodge and the proposed motel. In my view this could generate a significant volume of traffic, and without improvements to the surface and for pedestrians I consider the scheme would have a harmful impact in respect of road safety. However, Warren Lane itself does not fall within the appeal site and improvements could not be secured by condition.

15. I therefore conclude on this issue also that the proposal would have a harmful impact in terms of highway safety and the free flow of traffic, and that it would conflict with the purpose of Structure Plan **Policy LD5** and Local Plan **Policy ST3**.

Other Matters

16. I have also considered this appeal in relation to the existing demand for and supply of hotel or motel accommodation in the area. I understand from both parties that the locality is one where pressure exists for additional accommodation, but I note from the schedule provided by the appellant that a significant number of permissions were granted between April 1989 and the end of February 1998. Although the motel/hotel site identified in the deposit draft of the *Wokingham District Local Plan* has now been developed for a different purpose, I infer that planning policy neither prevents applications from being made nor permissions from being granted. A number of the permissions have been implemented, and I conclude that development of this type is able to withstand the pressure which may result from other types of acceptable development. In my view the failure of the Council to specifically identify sites for hotel/motel development is not a convincing or sufficient reason to allow the appeal.

17. As far as the possibility of creating a precedent is concerned, I have considered this case on its own merits in relation to the development plan.

Conclusions

18. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Formal Decision

19. In exercise of the powers transferred to me, I dismiss the appeal.

Information

20. Particulars of the right of appeal against this decision to the High Court are enclosed for those concerned.

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Mr S M Leedale BEd MSc DipTP MRTPI Gregory Gray Associates

FOR THE LOCAL PLANNING AUTHORITY:

Mrs A Odell BA MPhil MRTPI Wokingham District Council
Mr S Auton IEng FIHIE Wokingham District Council

INTERESTED PERSONS:

Mr S & Mrs M Marshall Fernfield, Warren Lane, Finchampstead, Wokingham, Berks RG40 4HR

Dr P Wilford Chairman, Wokingham District CPRE, 17 Copse Drive, Wokingham, Berks RG41 1NA

Miss A Billing Robinsmead, The Village, Finchampstead, Wokingham, Berks RG40 4JU

DOCUMENTS

Document 1 List of persons present at the Hearing.
Document 2 Council's notice of hearing and circulation list
Document 3 Letter supporting the Council
Document 4 Appendices to Mr Leedale's statement
Document 5 Appendices to Mrs Odell's statement
Document 6 Appendices to Mt Auton's statement
Document 7 *Wokingham District Draft Local Plan* Representations
Document 8 Letter and enclosures dated 10 October 2000, concerning hotel accommodation
Document 9 Suggested highway conditions

PLANS

Plan A Application plan: Drawing No: WL/157/001 Location plan and illustrative detail

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

G M Baker
C/O Gregory Gray Associates
'Redcliffe'
17 Dinorben Close
Fleet
Hampshire
GU13 9SL

Application Number: O/2000/1502

Parish: **FINCHAMPSTEAD**

Location: **Land North Of Warren Lodge, Warren Lane, Finchampstead, Wokingham.**

Proposal: **Proposed erection of motel and associated parking**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason
1. The proposal would be inappropriate development in the countryside having an unacceptably urbanising effect on the character and appearance of this area in the countryside and on the setting of the settlement. The proposal is therefore contrary to Berkshire Structure Plan Policies C2 and C5 and R7, South East Area Local Plan Policies STV2, SC2 and SC18 to Wokingham District Local Plan (Deposit Draft) Policies WCC1, WLL6 and WR26 and to PPG's 7 and 21.

Reason
2. The first stage archaeological assessment has indicated the site is in an area of high archaeological potential and the applicant has not satisfactorily demonstrated that the proposal will not cause damage to any archaeological remains. The proposal is therefore contrary to Berkshire Structure Plan Policy EN6, South East Area Local Plan Policies SBE21 and SBE22, Wokingham District Local Plan Policies WHE15 and WHE16 B.

Reason

3. From the information provided, the Local Planning Authority is not satisfied that the proposal will not be detrimental to highway safety, convenience and the free flow of traffic. The proposals is therefore potentially contrary to Berkshire Structure Plan Policy LD5, South East Area Local Plan Policy ST3 and Wokingham District Local Plan (Deposit Draft) Policy WT7.

John Mitchell

John Mitchell
Development Control Manager
Date: 23/06/2000

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.

Applicationo	Name & Address
O/2000/1502	Warren Lodge Care Home Warren Lane Finchampstead Berks RG40 4HR
O/2000/1502	Dr S Wilford CPRE 17 Copse Drive Wokingham Berks RG41 1NA
O/2000/1502	R J & R H Clack Tregarril Warren Lane Finchampstead Berks RG40 4HR
O/2000/1502	Mr & Mrs Gates Fernwood Warren Lane Finchampstead Berks RG40 4HS
O/2000/1502	Mr & Mrs J F Hall 'Macehall' Warren Lane Finchampstead Wokingham Berks RG40 4HR
O/2000/1502	Mr & Mrs Hodge Ithaca Warren Lane Finchampstead Wokingham RG40 4HS
O/2000/1502	S Marshall Fernfield Warren Lane Finchampstead Wokingham RG40 4HR

O/2000/1502 D A Poskett
DARUMA
Warren Lane
Finchampstead
Berks
RG40 4HR

O/2000/1502 K & D Gillett
Iora
Warren Lane
Finchampstead
Berkshire
RG40 4HS

O/2000/1502 Miss Armarel Billing
Robinsmeade
The Village
Finchampstead
RG40 4JU

App refused,
Letter sent 05/07/00

Mr & Mrs Rowen
Glaslyn
43 Kiln Ride
Wokingham
Berks
RG40 3PJ

HIGHWAYS CONSULTATION SHEET

From: Angela Odell

Date: 26 May 2000

Application Number: O/2000/1502

Proposal: Proposed erection of motel and associated parking

Parish: FINCHAMPSTEAD PARISH

Site Address:
Land North Of Warren Lodge, Warren Lane, Finchampstead, Wokingham.

Applicant:
G M Baker C/O Gregory Gray Associates.

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).

Comments

There is insufficient information to be able to appropriately assess this application. In particular information is required as to the number of bedrooms, likely traffic impact and details of the proposed access. It is likely that improvements to the highway network would be required.

Signed: A. Linnell **Print name:** A. LINNELL

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: O/2000/1502

Proposal:
Proposed erection of motel and associated parking

Location:
Land North Of Warren Lodge Warren Lane Finchampstead Wokingham

This application is being advertised in the Wokingham Times newspaper on the 08/06/2000 for the following reason(s);

PROPOSAL IS CONTRARY TO THE DEVELOPMENT PLAN

The application can be inspected 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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **29/06/2000** from the date of this notice. 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 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.

Date: 08/06/2000

Displayed by A. Odell.
6.6.00

FROM: Angela Odell

DATE: 26 May 2000

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: O/2000/1502

Proposal: Proposed erection of motel and associated parking.

Site Address: Land North Of Warren Lodge, Warren Lane, Finchampstead, Wokingham.

Applicant: G M Baker C/O Gregory Gray Associates.

Your observations are required in respect of this application **by 19/06/2000**.

PLANNING SERVICES	HPT
POL	TLS
APP	ENF
CS	
14 JUN 2000	
COPIES TO:	ACK:
	FILE:

The Parish Council objects to the proposal under this application on the grounds that it is out of keeping with the surrounding countryside and would create an urbanising effect in a rural area. It would also be detrimental to the nearby ancient barrow site which is classified as a site of Special Scientific Interest.

SIGNED: C.S. Clk DATE: 13-6-00

Clerk To Finchampstead Parish/Town Council.

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 22nd June 2000

Location: Land North of Warren Lodge, Warren Lane, Finchampstead.

Proposal: Proposed erection of motel and associated parking.

Application Number: O/2000/1502.

In response to your consultation dated 26th May 2000 for the above application, the landscape comment is as follows:

The application is not acceptable. The site is a grass field set in native woodland and fronting on to the unmade Warren Lane. There is a major block of mature woodland which completely separates the site from existing development to the north along Finchampstead Road.

The development of the field would lead inevitably to the downgrading and break-up of the woodland on the north and east of the site.

There should be no development on the field and ideally it should be managed informally or by grazing as a wildflower meadow within the woods.

A species count of the wildflowers and grasses on the site would no doubt reveal a rich wildlife habitat.

Patricia Green.

Patricia Green
Landscape Consultant

FOUNDATIONS
ARCHAEOLOGY

LAND AT WARREN LANE, FINCHAMPSTEAD, WOKINGHAM

ARCHAEOLOGICAL ASSESSMENT

March 2000

Report 108

19.MAY2000* 1502

LAND AT WARREN LANE, FINCHAMPSTEAD WOKINGHAM

ARCHAEOLOGICAL ASSESSMENT

March 2000

This report has been compiled with all reasonable skill care and attention to detail within the terms of the project as specified by the client and within the general terms and conditions of Archaeological Management Services Ltd trading as Foundations Archaeology. This report is confidential to the client . AMS Ltd accepts no responsibility whatsoever to third parties to whom this report or any part thereof is made known. Any such party relies on this report at their own risk.

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SUMMARY

A planning application has been made for the development of land at Warren Lane, Finchampstead, Wokingham (NGR: SU 794 645). The site is identified as being archaeologically sensitive in the Local Plan and an archaeological condition is likely to be applied to any planning permission. This assessment document constitutes the first stage of archaeological evaluation.

The assessment has revealed the presence of prehistoric, Roman, Anglo-Saxon, medieval and post-medieval features and findspots in the vicinity of the study area, including possible pottery or brick/tile workings. The primary importance of the site lies, however, in its close proximity to a Bronze Age barrow cemetery including a scheduled bell barrow (SAM 12057) and a probable bowl barrow.

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1 ASSESSMENT METHODOLOGY AND INTRODUCTION

1.1 A planning application has been made for the development of land at Warren Lane, Finchampstead, at NGR: SU 794 645 as a new hotel. The site is of known archaeological significance and will, therefore have an archaeological condition applied to any planning application.

1.2 Archaeological assessment involves desk top study of presently available archaeological and other relevant information. Assessment represents the first stage of pre-planning permission archaeological investigations recommended in PPG16. PPG16 refers to the need to identify the likely presence and significance of archaeological deposits at an early stage in the planning process.

1.3 Archaeological assessment therefore forms the basis for any further pre-planning permission archaeological work, such as field evaluation, should this prove to be appropriate.

1.4 The general requirements of a desktop assessment are set out by the Institute of Field Archaeologist's *Standard and Guidance for Archaeological Desk-Based Assessments* (1994) and the Greater London Archaeology Advisory Service Archaeological Guidance Paper 1: Desk-Based Assessments (1998).

2 SOURCES

2.1 The information available in the Berkshire Sites and Monuments Records has been consulted. This information is referenced in Section 4, Figure 3 and summarised in Appendix 1. Twenty-two Sites and Monuments Records and National Monuments Records have been identified from close to the development area. A single Scheduled Monuments lies within 120m of the study area and its setting may be affected by the proposals. The study area is shown as included within an archaeologically significant area in the Local Plan.

2.2 Information in the Berkshire Record Office at Reading was consulted for cartographic and other historic data, although not all records were available due to the imminent relocation of that office. Regional and national journals have also been examined for relevant information. Reading Museum was also consulted for new accessions that might not have yet been reported to the Sites and Monuments Record.

2.3 Vertical and oblique aerial photographs covering the study area, held by the National Monuments Record (Air Photographs) were examined in order to

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identify any archaeological deposits or evidence of earlier structures. The prints examined are detailed in Appendix 2.

2.4 The National Monument Record was also consulted for archaeological information relevant to the study area, although this only duplicated material held by the Berkshire Sites and Monuments Record. The National Buildings record was also consulted.

3 SITE LOCATION

3.1 The site is located in a predominantly rural area between Wokingham and Finchampstead, centred approximately on NGR: SU 794 645 (Figure 1). The study area falls within the modern parish of Finchampstead in Wokingham District. The development site itself consists of a single field to the north of Warren Lane covering an area of approximately 0.48ha (Figure 2).

3.2 The geology of the study area consists predominantly of 571g Fyfield 2 soil association, a fine, seasonally waterlogged soil over sand (SSEW 1983). Sand and gravel quarrying has taken place to the north and west of the development area, and it is possible that unrecorded small-scale workings may have affected the study area itself.

3.3 The study area comprises a rough pasture field on flat ground with woodland to the north and west. The woodland to the west is of comparatively recent origin, although that to the north is well established.

4 PROJECT AND ARCHAEOLOGICAL BACKGROUND

4.1 Although the proposed development involves only a single pasture field, an attempt has been made in this report to provide a broad overview of the area to place the site in its landscape and historical context (Figure 3).

4.2 Prehistoric finds and monuments are known from the immediate vicinity of the study area. A Bronze Age barrow cemetery (SMR 1005) is present 120m to the west of the site. This cemetery includes a large bell barrow which is protected as a Scheduled Ancient Monument (SAM 12057), and an unscheduled probable bowl barrow 150m to the southwest. Although only two barrows are clearly identified, it is rare for such features to occur in isolation. Other barrows may originally have been present and been flattened through ploughing or destroyed through sand and gravel extraction. With the exception of features destroyed by quarrying, any 'flattened' barrows will retain archaeological potential, predominantly within the 'ring ditch'. Flat burials may also be encountered between barrows. A Palaeolithic handaxe has been found as a stray find from Ninemile Ride (SMR 6048) to the northwest. A

Palaeolithic handaxe has been found as a stray find from Ninemile Ride (SMR 6048) to the northwest. A Neolithic stone axe and a prehistoric pottery sherd have also been recovered from the vicinity, although neither of these has an accurate findspot.

4.3 A number of undated cropmarks are visible on aerial photography, including three linear features 100m to the south-east (SMR 770) and a number of additional, probably modern, features 300m to the south.

4.3 No Roman occupation has been identified from within 500m of the study area, although finds have been made to the south and west. The Roman road called 'The Devil's Highway' (SMR 1074) runs east-west from London to Silchester 450m to the south, although its route is not firmly established over its entire length. Pottery and tile have been recorded 650m to the west (SMR 772) which may result from nearby settlement.

4.4 The first documentary evidence for Finchampstead is in the 1086 Domesday Survey when held in demesne by William I; previously the estate had been included amongst the possessions of King Harold. At the time of the Domesday Survey the estate paid no direct taxes but contributed to the revenues of Reading. Finchampstead is a compound name derived from the Old English *finc* and *hamstede* meaning 'homestead frequented by finches' (Gelling 1973).

4.5 The manor of Finchampstead, along with Aldermaston, was subsequently passed from the Crown to Robert Achard. The manor remained vested in the lords of Aldermaston, under whom it was held by sub-tenants. At the end of the 13th century the manor was divided into two moieties, East Court and West Court. Manorial descent is detailed in Victoria County History (1923 Berkshire 3, 241-247).

4.6 The earliest identified cartographic representation was compiled for the 1813 Inclosure of the parish (Figure 4). The study area formed part of a single, larger field from 1817 to the time of the Tithe Map 1846 (Figure 5). By the time of the 1st edition (1871) the field had been divided into two parcels (Figure 6) of which the study area comprises the southern parcel.

4.7 Post-medieval sand and gravel extraction is recorded immediately to the north and west of the site and the possibility remains that unrecorded extraction has taken place within the study area. The study area remained as pasture throughout the aerial photographic record, which hindered identification of archaeologically significant features from this resource,

4.8 Warren Lodge lies immediately across Warren Lane from the study area. There are no buildings on the site on the earliest maps, and the lodge itself is not shown until in 1871. The name, however, is potentially of archaeological

interest. Rabbits were an important source of revenue and food in the medieval period and man-made warrens were constructed in order to facilitate management of this resource. The name may therefore, be indicative of the presence of such an earthwork in the near vicinity, especially considering the sandy nature of the soil. Alternatively, it may be associated with a family name since no 'warren' field names are recorded in the tithe award. Of some interest, however, is the name Kiln ?Pightle? recorded for Field No. 540 to the south of the study area. The name is indicative of pottery or brick/tile working in the vicinity and may be associated with the quarrying. The study area itself is named Pig Field, relating to its usage at the time of the Survey.

4.9 The study area has retained a predominantly rural character, although post-war development has brought an increase in housing to the north of the area. There is little significant change in field boundaries associated with the study area from 1817 through to the present day, although the Second Edition OS map of 1911 detailed a north-south trackway running along the eastern border of the site (Figure 7). The trackway appears to have been of short duration, appearing on neither the First Edition of 1871 nor the Third Edition of 1933 (Figure 8). Some small changes in the surrounding road layout were also apparent; the line of Warren Lane shows some sign of minor realignment along the southern edge of the site, while the line of Finchampstead Road moved eastwards away from the study area at some point between 1947 and 1954.

5 SITE INSPECTION

5.1 The site inspection involved an examination of the study area and the surrounding fields. The field consists of overgrown rough pasture with deep drainage ditches around the perimeter. At the time of the inspection the field was wet and may be waterlogged over most of the winter months. Scrub and woodland was present to the north and west. To the south the site is bounded by Warren Lane and lies immediately opposite Warren Lodge.

5.2 The current land-use and waterlogged nature of the ground precluded the identification of any archaeological deposits and would also hamper other forms of non-intrusive survey.

6 IMPACT OF THE PROPOSALS

6.1 Based on the results of the desk-based assessment the perceived archaeological potential of the site can be summarised as follows:

6.2 Prehistoric finds from the Lower Palaeolithic and Neolithic periods are known from the vicinity and a Bronze Age cemetery is known from immediately to the west. One barrow within this cemetery is very large and sufficiently well-

preserved to have been protected as a Scheduled Ancient Monument. The proposed development does not impinge upon the barrow and, due to the tree cover between the site and the monument, should not have an impact upon its setting. The close proximity of the cemetery, however, indicates a high probability that prehistoric remains could be present within the study area.

6.3 Roman activity is known from the west and south, although no indications of activity dating to this period is known from within 450m of the study area. Medieval occupation in the area is extensive and well-documented but likely to have little direct impact with regard to the proposed development.

6.4 The results of the assessment suggest that the archaeological potential of the study area is high for the presence of prehistoric deposits related to the Bronze Age cemetery. There is little potential for the presence of Roman or Anglo-Saxon deposits, although there is a slight possibility that a medieval warren may have existed in the vicinity. It is unfortunate that the records which might have helped identify the potential and antiquity of the Warren Lane place-name were unavailable. Early post-medieval deposits are unlikely to be present, although there is some scope for features associated with the local quarrying or possible kilns to be present.

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In addition the Berkshire Record Office holds a number of Deeds, Sale Particulars and other documents for the manor of Finchampstead which were not available at the time of the assessment.

8 ACKNOWLEDGEMENTS

Foundations Archaeology would like to thank the following:

The staff of Berkshire Records Office

The staff of the National Monuments Record

Rob Bourn and staff of Babtie Environmental

Mark Leedale of Gregory Gray Associates

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Figure 1 : Site Location



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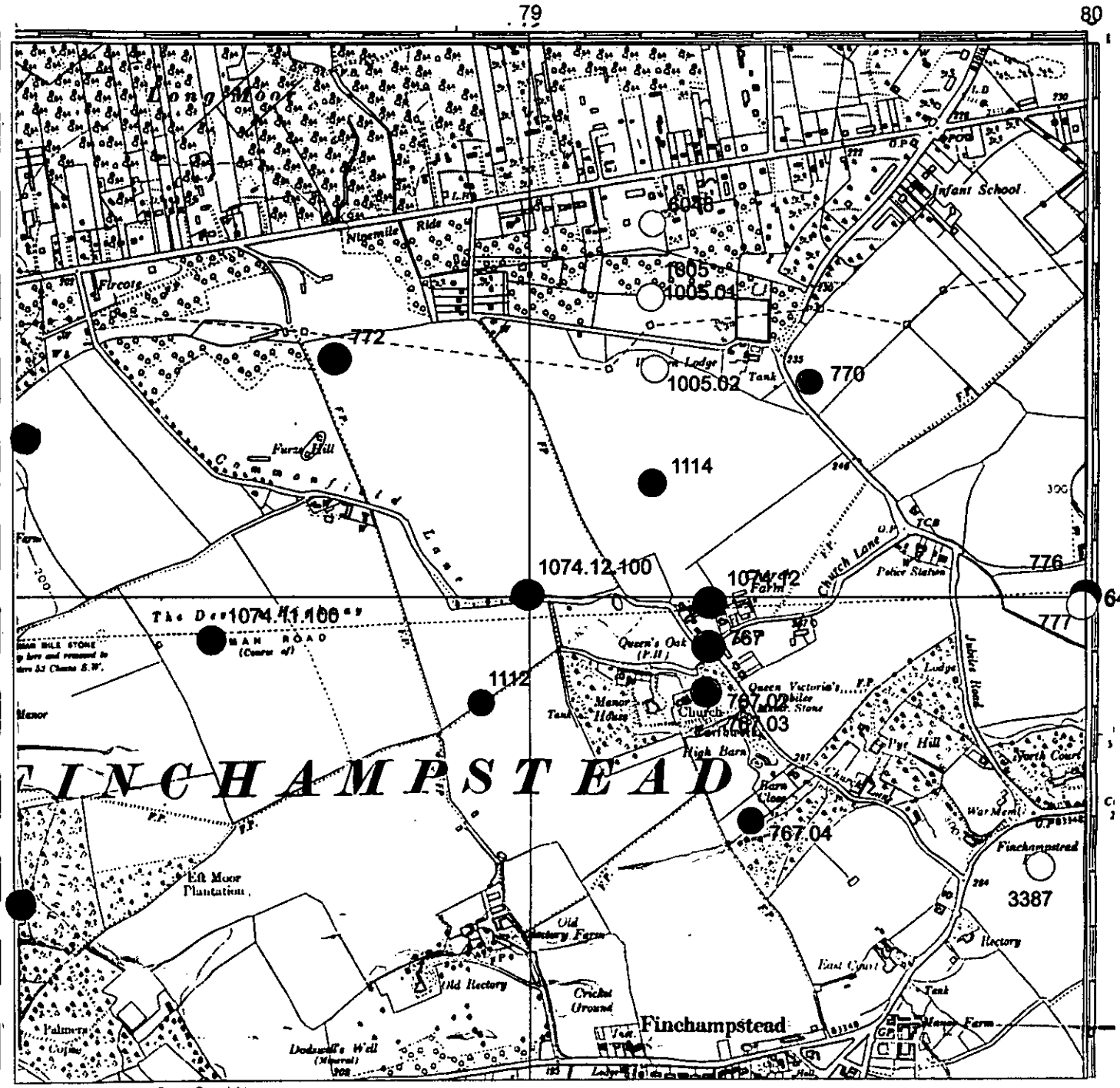
Area of Archaeological Interest as defined in local plan

Study Area

Figure 2 : The study area



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Key

- Neolithic
- Prehistoric
- Bronze Age
- Roman
- Unknown
- Medieval
- Post Medieval
- Modern

Figure 3 : SMR Information

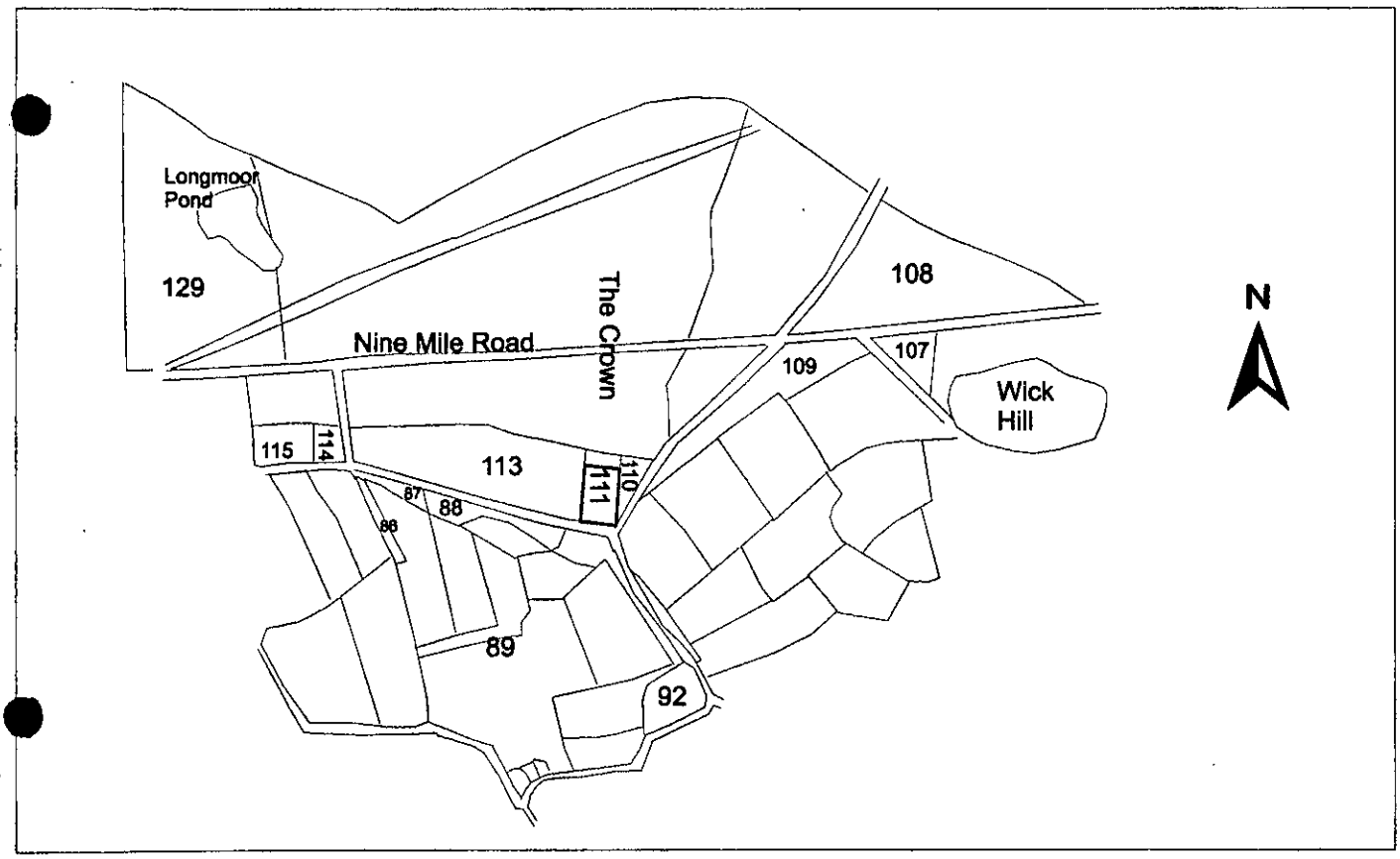

Figure 4 : Tracing from Act of inclosure 1817

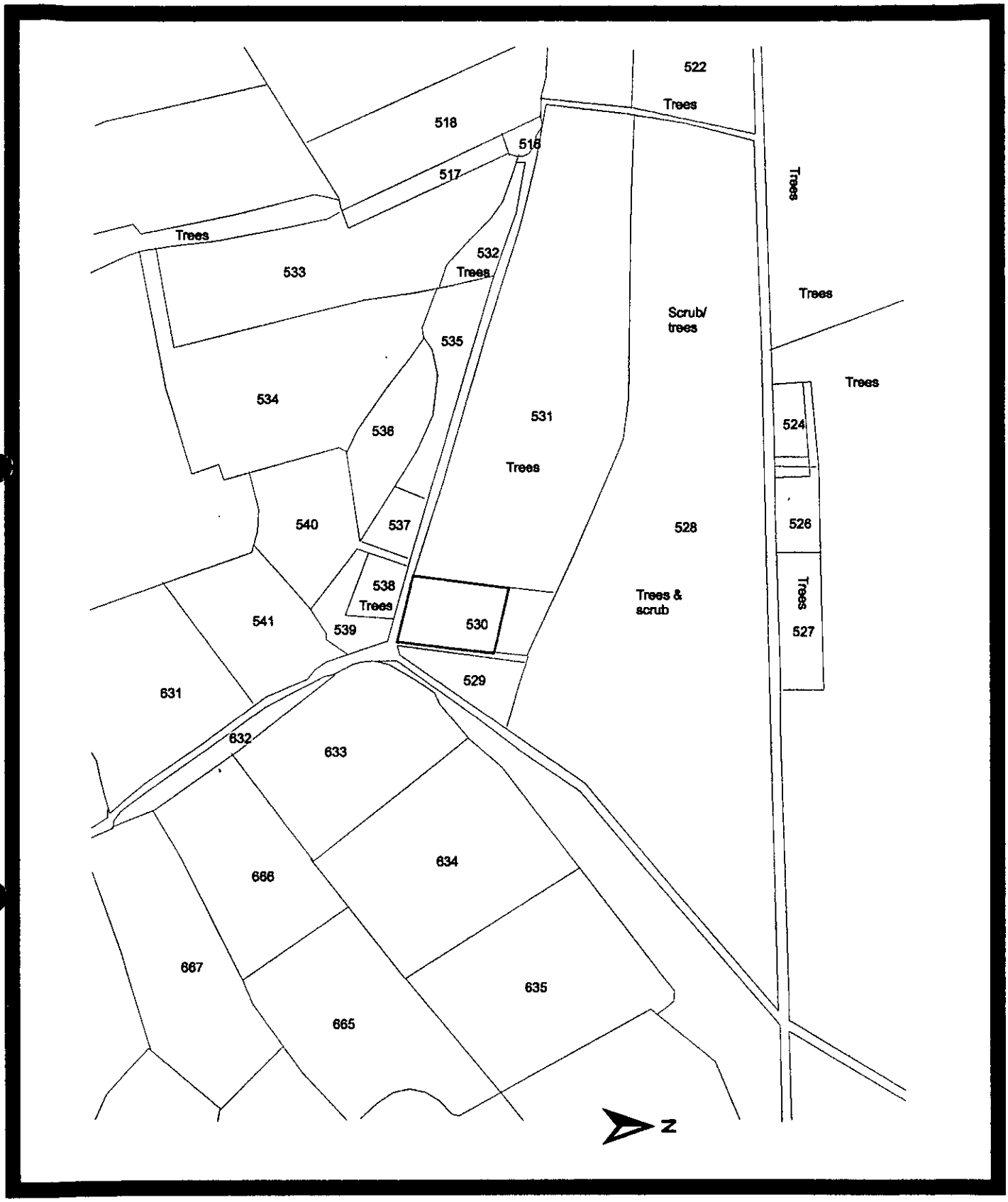

Figure 5 : Tracing from 1846 Tithe Map

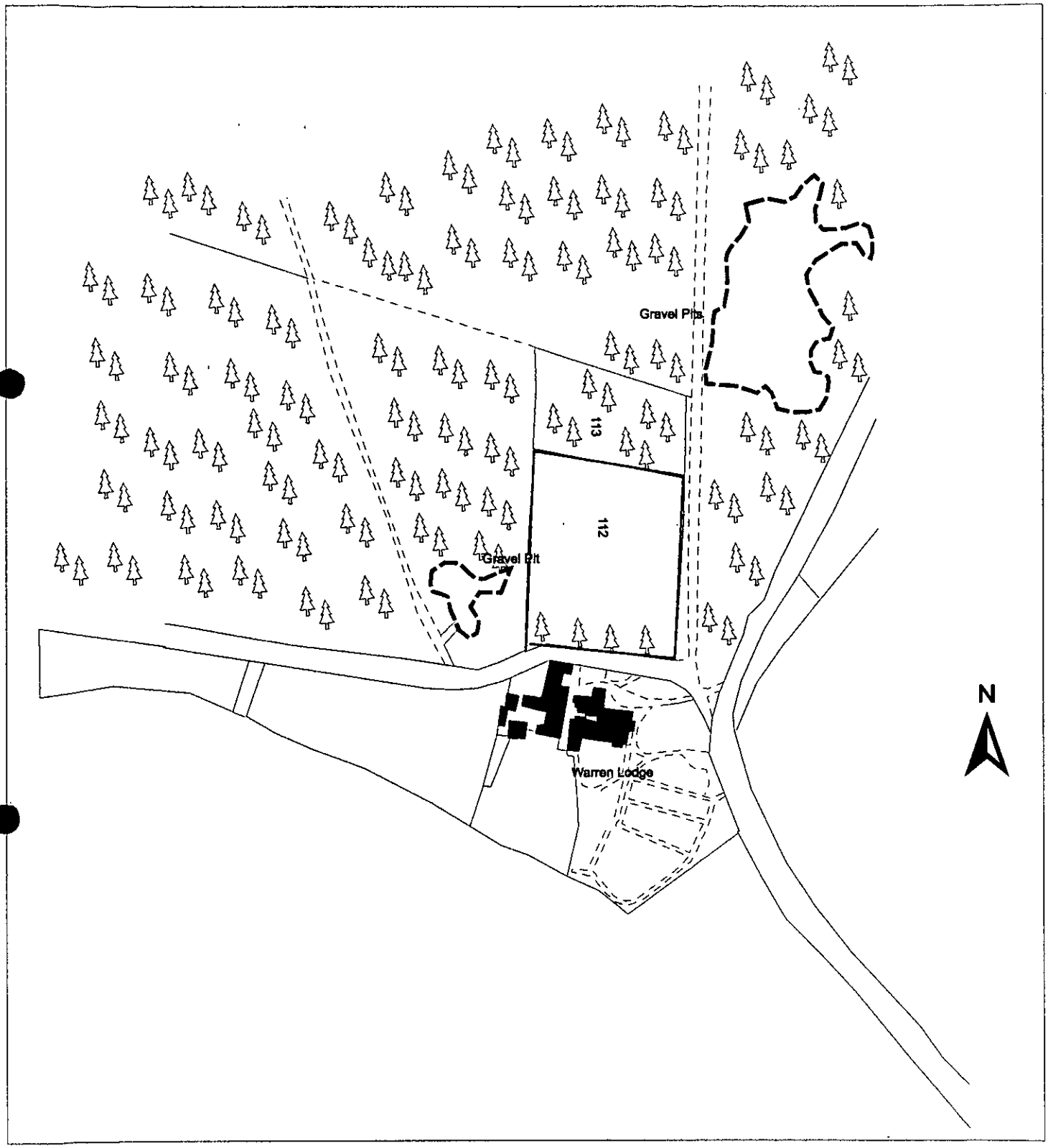

Figure 6 : First Edition OS map 46.6 1871

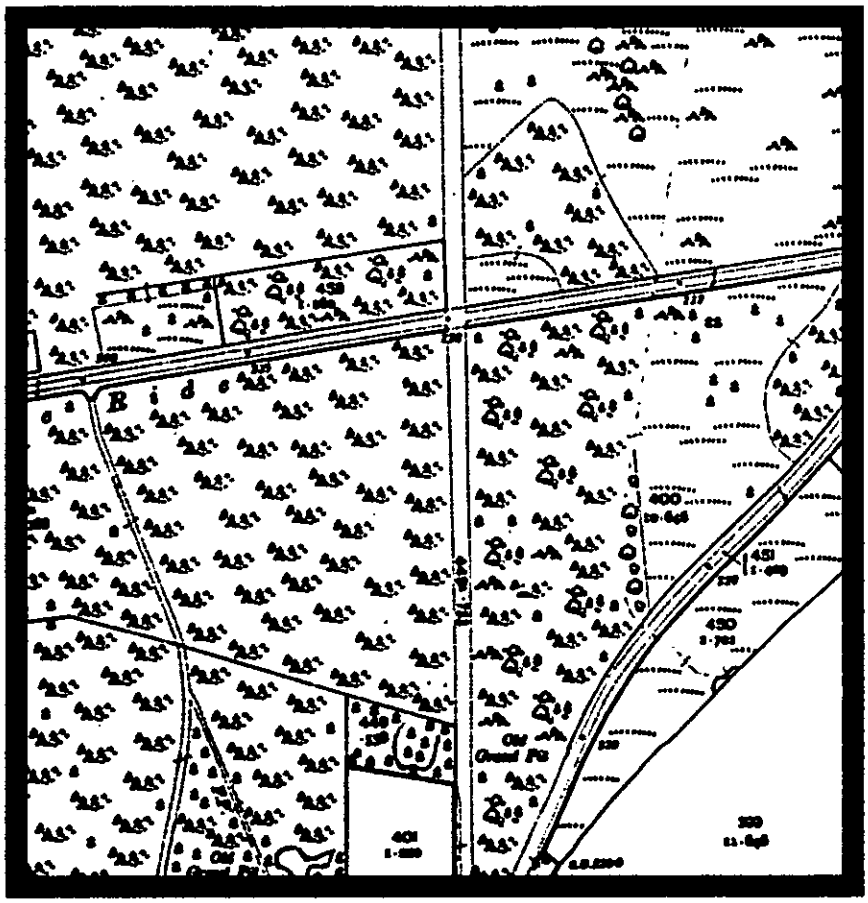

Figure 7 : 1911 Ordnance Survey 25" 2nd edition

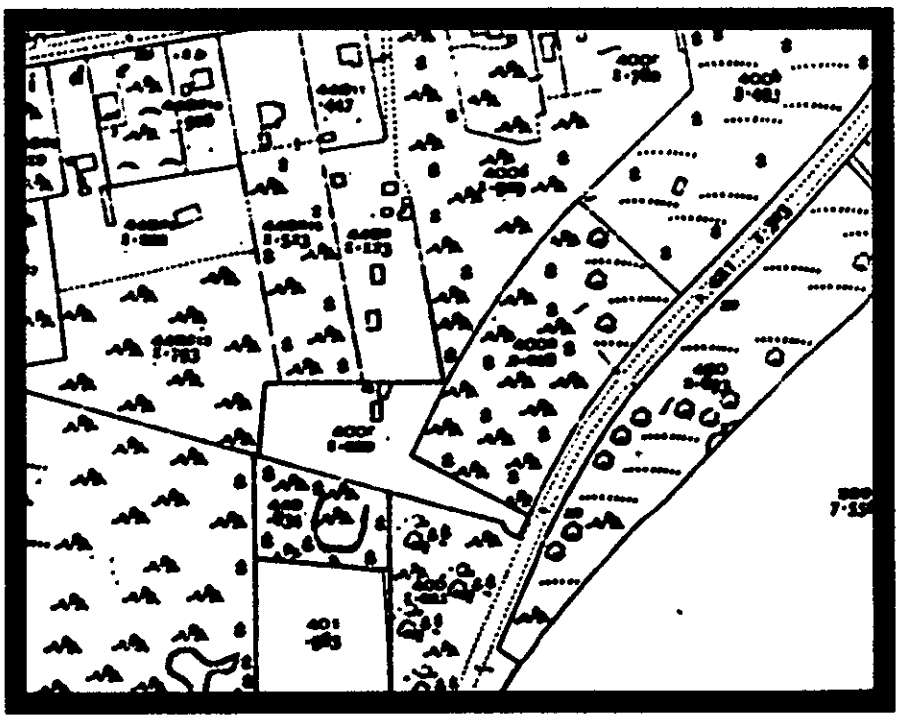

Figure 8 : 1933 Ordnance Survey 25" 3rd ed

APPENDIX 1
SMR & NMR INFORMATION

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SMR No	Date	Site Type/Name	Grid Reference	Notes
767	Med/Post Med	Village of Finchampstead	SU793639	Finchampstead is recorded in Domesday. The CHURCH OF ST JAMES dates back to 12th century There are several 16th century buildings in the village
767.01	Medieval	Village of Finchampstead	SU793639	Finchampstead in Domesday
767.02	Med/Post Med	Church of St James	SU792638	Listed Grade 1. 12th century church with many alterations and extensions from the 14th c onwards. Recent work removing render (1990) was monitored by Wessex Archaeology.
767.03	Medieval	Building Platform	SU792638	A scarped plateau on a natural knoll, suggested as a Roman camp by many antiquarians, but probably a medieval levelling for church and manor house. The scarp is evident on three sides but cut on the north by a road
767.04	Unknown	Pillarbase	SU794636	Shaped sandstone pillarbase found on building site.
770	Unknown	Cropmarks	SU795644	3 Linear cropmark ditches
1005	Bronze Age	Barrow Cemetery	SU792645	Scheduled Bell barrow (SM12057) and probable bowl Barrow (unscheduled)
1005.01	Bronze Age	Bell Barrow	SU792645	Exceptionally large Bell barrow, c 200ft diameter, mound c 8ft high, ditch 3ft deep. Some damage from gravel extraction in SW sector. Entrance to SE probably modern. Excavations produced little evidence for date or function.
1005.02	Bronze Age	Bowl barrow	SU792644	Probable Bowl barrow. Slight mound 0.2m high with faint impression of surrounding ditch.
1074.11.100	Roman	Road (Ponds Field)	SU784639 [c]	Road surface established by excavation (Grid reference may not show where trench crossed road). Surface was stone and flint.
1074.12	Roman	Road	SU793640	Section of Margary 4A Roman road. Cropmark evidence
1074.12.100	Roman	Road	SU790640	Section of Roman road. Possible earthwork following country lane
1112	Unknown	Linears	SU789638	Isolated linears, possible drainage.
1114	Modern	Linears	SU792642	Linears, mostly field boundaries and drains
1114.01	Unknown	Enclosure	SU792642	May be partial enclosure
1114.02	Modern	Linears	SU794642	Regular ditched linear.
1114.03	Modern	Linear	SU789643	Discontinuous linear
772	Roman	Findspot	SU785644	Pottery and tile

776	Neolithic	Findspot	SU800640 [c]	Axe, findspot approx
777	Prehistoric	Findspot	SU800640 [c]	Sherd
3387	Prehistoric	Findspot	SU799635	Flake
6048	Paleolithic	Findspot	SU792647	Handaxe

APPENDIX 2
AERIAL PHOTOGRAPHIC SOURCES

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Sortie No	Frame Nos	Date	Scale
106G/UK/1646	3050-3052	10/07/46	10000
106G/UK/1646	4006-4008	10/07/46	10000
CPE/UK/1827	4221-4223	04/11/46	9800
CPE/UK/1982	1048-1049	11/04/47	9840
82/866	F43 213-216	12/03/54	10900
58/1472	F22 87	24/06/54	10000
58/1434	F22 46-48	12/05/54	10000
540/1392	F22 184-186	27/08/54	5000
540/1392	F22 249-252	27/08/54	5000
540/1497	F21 106-113	05/12/54	5000
540/1497	F22 106-112	05/12/54	5000
543/1426	2F43 310-312	28/08/61	10500
543/1426	2F44 221-223	28/08/61	10500
106G/UK/1233	3085-3087	10/03/46	10000
58/1519	F21 182-183	27/07/54	5000
58/1519	F21 203-204	27/07/54	5000
58/1519	F22 202-204	27/07/54	5000
106G/LA/110	3011-3013	28/01/45	15000
106G/LA/110	3029-3030	28/01/45	15000
106G/LA/110	3052-3053	28/01/45	15000
106G/LA/110	4028-4030	28/01/45	15000
OS/73669	110-112	05/07/73	5150
OS/73669	146-147	05/07/73	5150
OS/72291	305-306	11/08/72	7400
OS/72291	310-313	11/08/72	7400
OS/75367	14-15	27/08/75	12200
OS/86166	49-51	02/07/86	8400
OS/86166	224-227	02/07/86	8400
OS/61035	20-21	30/08/61	7000
OS/61034	19-21	30/08/61	7000
OS/61034	45-46	30/08/61	7000
OS/63195	183-185	30/07/63	7500
OS/82184	6-7	25/08/82	7900

INDEX NO	FRAME	DATE
SU7863/11	65-67	01/07/75
SU7963/1	46	06/07/76
SU7964/2	68-71	01/07/75
SU7964/3	3	17/10/96
SU7964/4	3	17/10/96
SU7964/5	5	17/10/96
SU7964/6	23	17/10/96
SU7964/7	24	17/10/96
SU7964/8	25	17/10/96
SU7964/9	26	17/10/96
SU7964/10	27	17/10/96

APPENDIX 3
TITHE MAP DATA

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Field Number	Owner	Tenant	Field Name	Use
531	Goodchild William	Himself	Fir Plantation	
530	Goodchild William	Millam William	Pig Field	
529				
535	Goodchild William	Millam William		House & Garden
537	Goodchild William	Millam William	The Meadow	
538	Goodchild William	Himself		Fir Plantation
539	Goodchild William	Goddard Mark		House & Garden
536				
540	Goodchild William	Pigg William	Kiln pightle?	
633	Lady Palmer	Kelsey	Corner Field	Arable
634	Lady Palmer	Kelsey	Six Acre Breach	Arable
541	Goodchild William	Pigg William	Gammons (little)	

FOUNDATIONS
ARCHAEOLOGY

WARREN LANE, FINCHAMPSTEAD
BERKSHIRE

ARCHAEOLOGICAL EVALUATION

September 2000
Report 132

WARREN LANE, FINCHAMPSTEAD

ARCHAEOLOGICAL EVALUATION

Foundations report No. 132

September 2000

This report has been compiled with all reasonable skill care and attention to detail within the terms of the project as specified by the client and within the general terms and conditions of Archaeological Management Services Ltd trading as Foundations Archaeology. This report is confidential to the client . AMS Ltd accepts no responsibility whatsoever to third parties to whom this report or any part thereof is made known. Any such party relies on this report at their own risk.

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Glossary

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2 PROJECT BACKGROUND

3 AIMS

4 METHODOLOGY

5 RESULTS

6 NATURE OF THE RECORD

7 CONCLUSIONS

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9 ACKNOWLEDGEMENTS

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Figure 1: Location Map

Figure 2: Trench Location Plan

Figure 3 : Trench Sections

SUMMARY

In August 2000 Foundations Archaeology was commissioned to undertake an archaeological evaluation prior to the construction of a hotel (planning application 0/2000/1502) on land to the north of Warren Lane, Finchampstead (NGR: SU 794645).

The evaluation work did not reveal any archaeological features. All artefacts recovered from the study area were of Post Medieval date.

GLOSSARY OF ARCHAEOLOGICAL TERMS AND ABBREVIATIONS

Archaeology

For the purpose of this project archaeology is taken to mean the study of past human societies through their material remains from prehistoric times to the modern era. No rigid upper date limit has been set, but AD 1900 is used as a general cut-off point.

Medieval

The period between the Norman Conquest (AD 1066) and *c.* AD 1500.

Natural

In archaeological terms this refers to the undisturbed natural geology of a site, in this case the natural is sand and gravel.

NGR

National Grid Reference from the Ordnance Survey Grid.

OD

Ordnance datum; used to express a given height above sea-level.

OS

Ordnance Survey

1 INTRODUCTION

1.1 This document sets out the results of an archaeological evaluation on land to the north of Warren Lane, Finchampstead, West Berkshire (Figure 1). The work was undertaken in line with the Project Design prepared by Foundations Archaeology, in accordance with the brief issued by Babtie on behalf of Wokingham District Council. The evaluation was undertaken in accordance with the *Standard and Guidance for Archaeological Evaluations* issued by the Institute of Field Archaeologists (1994). The code of conduct of the Institute of Field Archaeologists was adhered to throughout.

1.2 The evaluation was directed by Roy King BA MIFA, who has wide experience of performing, monitoring and managing field work projects of different periods throughout Britain.

2 PROJECT BACKGROUND

2.1 The study area lies within a site of archaeological importance as defined in the Local Plan. An archaeological desk-based assessment (Foundations Archaeology 2000) identified prehistoric, Roman, Anglo-Saxon, Medieval and Post Medieval find spots and features in the vicinity, although no features were known from within the study area itself. The primary archaeological importance of the site lies in the presence nearby of a Bronze Age barrow cemetery (SMR 1005) which includes a scheduled bell barrow (SAM 12057) and a probable bowl barrow. Sand and gravel quarrying has taken place to the north and west and it is possible that unrecorded small-scale workings have taken place within the study area.

2.2 The study area therefore contained the potential for the preservation of archaeological features and deposits, predominantly associated with the prehistoric period. In particular the evaluation was to test for the extent of the barrow cemetery in an attempt to locate flat burials, settlement and occupation features that may have been present.

3 AIMS

3.1 The aims of the archaeological evaluation were to gather high quality data from the direct observation of archaeological deposits in order to provide sufficient information to establish the nature, extent, preservation and potential of any surviving archaeological remains; as well as to make recommendations for the management of the resource, including further archaeological works if necessary. In turn this would allow reasonable planning decisions to be taken regarding the archaeological provision for the areas affected by the proposed development.

3.2 These aims were achieved through pursuit of the following specific objectives:

i) to define and identify the nature of archaeological deposits on site and to date these where possible;

ii) to attempt to characterise the nature of the archaeological sequence and recover as much information as possible about the spatial patterning of features present on the site;

iii) to recover a well dated stratigraphic sequence and recover coherent artefact, ecofact and environmental samples.

4 METHODOLOGY

4.1 Four trenches were excavated, with dimensions of 30m x 1.8m, comprising a 4% sample across the development area.

4.2 Deposits of topsoil and non-significant overburden were removed to the top of the archaeological deposits or natural, whichever was encountered first. This was achieved through the use of a JCB mechanical excavator with a toothless grading bucket. Thereafter cleaning and excavation was conducted by hand. Spoil tips were scanned for finds.

4.3 No archaeological features were located during the course of the evaluation.

4.4 All site recording was undertaken in accordance with Technical Manual 3 (Excavation Manual). A written, drawn and photographic record of the evaluation was compiled in accordance with the specification.

5 EVALUATION RESULTS

5.1 All four trenches were excavated down to yellow sands and gravels at an average depth of 0.65m from the modern ground surface. The gravels contained flint nodules, although no evidence of working was identified. Unworked flint was also present within the subsoil as a result of root and animal burrowing disturbance. Subsoil and topsoil was identical in all four trenches and comprised part of the 571g Fyfield 2 soil association (SSEW).

5.2 Trench 1 was orientated approximately North-South and was excavated onto natural sands and gravels at an average depth of 0.39m (71.59m OD) from the modern ground surface. The yellow sand showed evidence of root and mammal disturbance, the latter in the form of rabbit burrows. The natural was sealed beneath a mid grey/grey black sand subsoil (102) 0.20m to 0.35m thick. The subsoil was overlaid by (101); a mid grey/black sandy topsoil 0.10m to 0.18m thick. No archaeological features were identified in this trench. Artefactual evidence was sparse and restricted to two fragments of brick and tile, and one sherd of imported Aachen/Raeren stoneware of 18th-19th century date.

5.3 Trench 2 was orientated approximately East-West and was excavated onto natural sands and gravels at an average depth of 0.48m (71.00m OD) from the modern ground surface. The yellow sand showed evidence of root and mammal disturbance, the latter in the form of rabbit burrows. The natural was sealed by a mid grey/grey black sandy subsoil (202) 0.20m to 0.46m thick. The subsoil was overlaid by (201); a mid grey/black sandy topsoil 0.11m to 0.18m thick. No archaeological features were identified in this trench. Artefactual evidence was restricted to two fragments of modern brick.

5.4 Trench 3 was orientated approximately North-South and was excavated onto natural sands and gravels at an average depth of 0.60m (70.92m OD) from the modern ground surface. The natural showed evidence of root and mammal disturbance, the latter mostly in the form of rabbit burrows. This was sealed by a mid grey/grey black sand subsoil (302) 0.43m to 0.48m thick. The subsoil was in turn overlaid by a mid grey/black sandy topsoil 0.15m to 0.20m thick. No archaeological features or artefactual evidence were identified in this trench.

5.5 Trench 4 was orientated approximately East-West and was excavated onto natural sands and gravels at an average depth of 0.82m (71.12m OD) from the modern ground surface. The natural showed evidence of root and mammal disturbance, the latter in the form of rabbit burrows, and had a higher flint/gravel content compared to the previous trenches. Cutting the natural across the North-South axis were three patches of black compact sand (403). These black sands did not form discrete features, but were interleaved with the natural yellow sands. The features had uneven bases and were probably of either geological origin (pyroxinated) or, less likely, comprised areas of root disturbance, possibly from grubbed out tree boles. Their highly compact nature also argues strongly for a natural origin. The natural and (403)

were sealed by a mid grey/grey black sand (402) 0.46m to 0.58m thick. The subsoil was in turn overlaid by a mid grey/black sandy topsoil (401) 0.15m to 0.22m thick. No archaeological features were identified within this trench. Artefactual evidence was sparse and restricted to three fragments of modern brick.

6 CONCLUSIONS

6.1 No evidence of archaeological deposits or artefacts was revealed during the evaluation process. No evidence for prehistoric activity associated with the barrow cemetery was identified. No Roman activity is known from within 450m of the site and the potential for finds and features of this date was always considered low. The complete absence of artefactual evidence pre-dating the 18th-19th century, combined with the absence of archeological features, suggests that the area is of low archaeological potential.

7 BIBLIOGRAPHY

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Babtie Group 2000 *Land at Warren Lane, Finchampstead: Brief for an Archaeological Evaluation.*

IFA 1994 *Standard and Guidance for Archaeological Evaluations.* Institute of Field Archaeologists.

ACKNOWLEDGEMENTS

Foundations Archaeology would like to thank Mark Leedale of Gregory Gray Associates, Mr G M Baker, and Kevin Beachus of Babtie Environmental.



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Figure 1 : Site Location

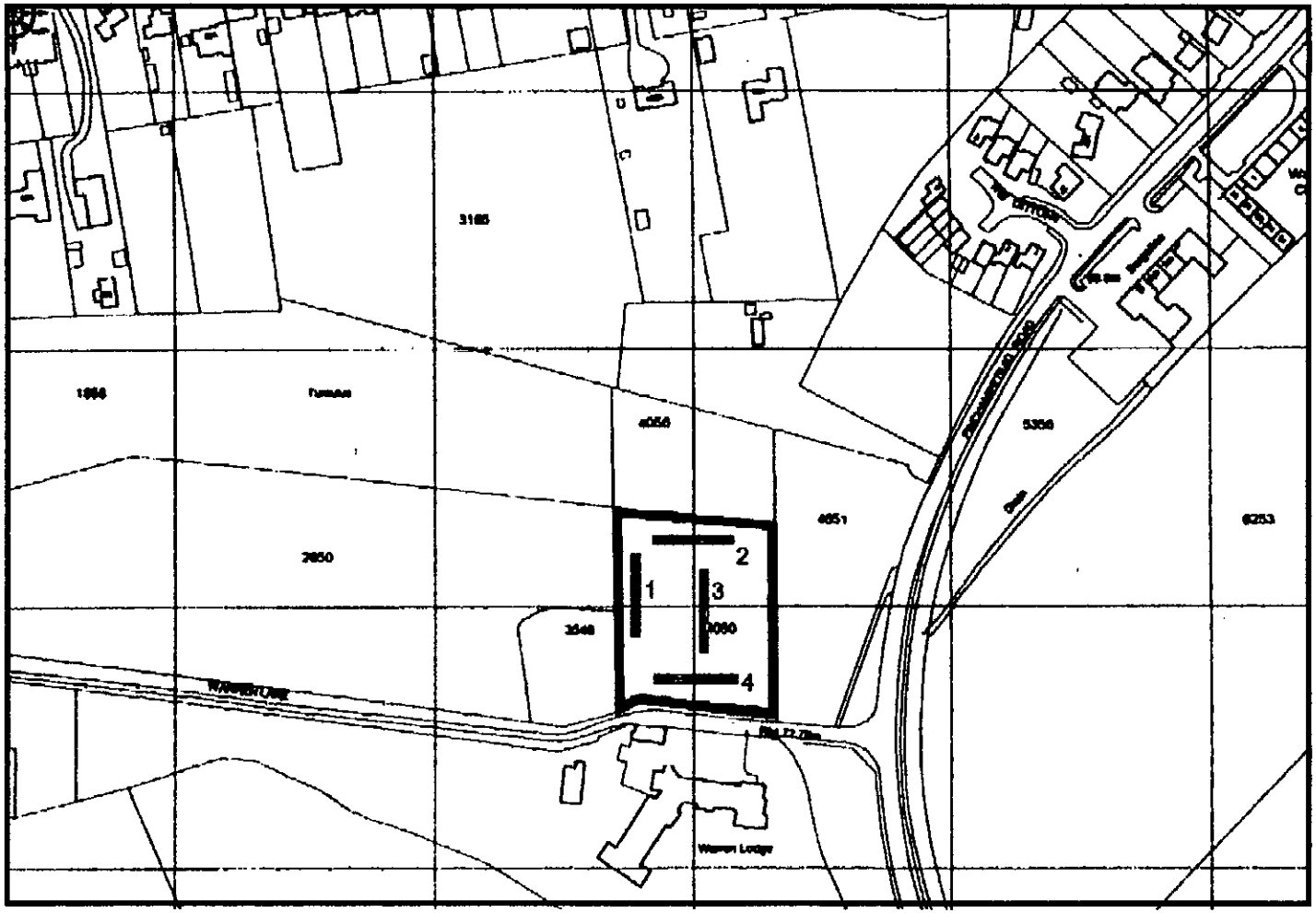

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Figure 2

Location of Trenches

Study area

Land off Warren Lane, Finchampstead

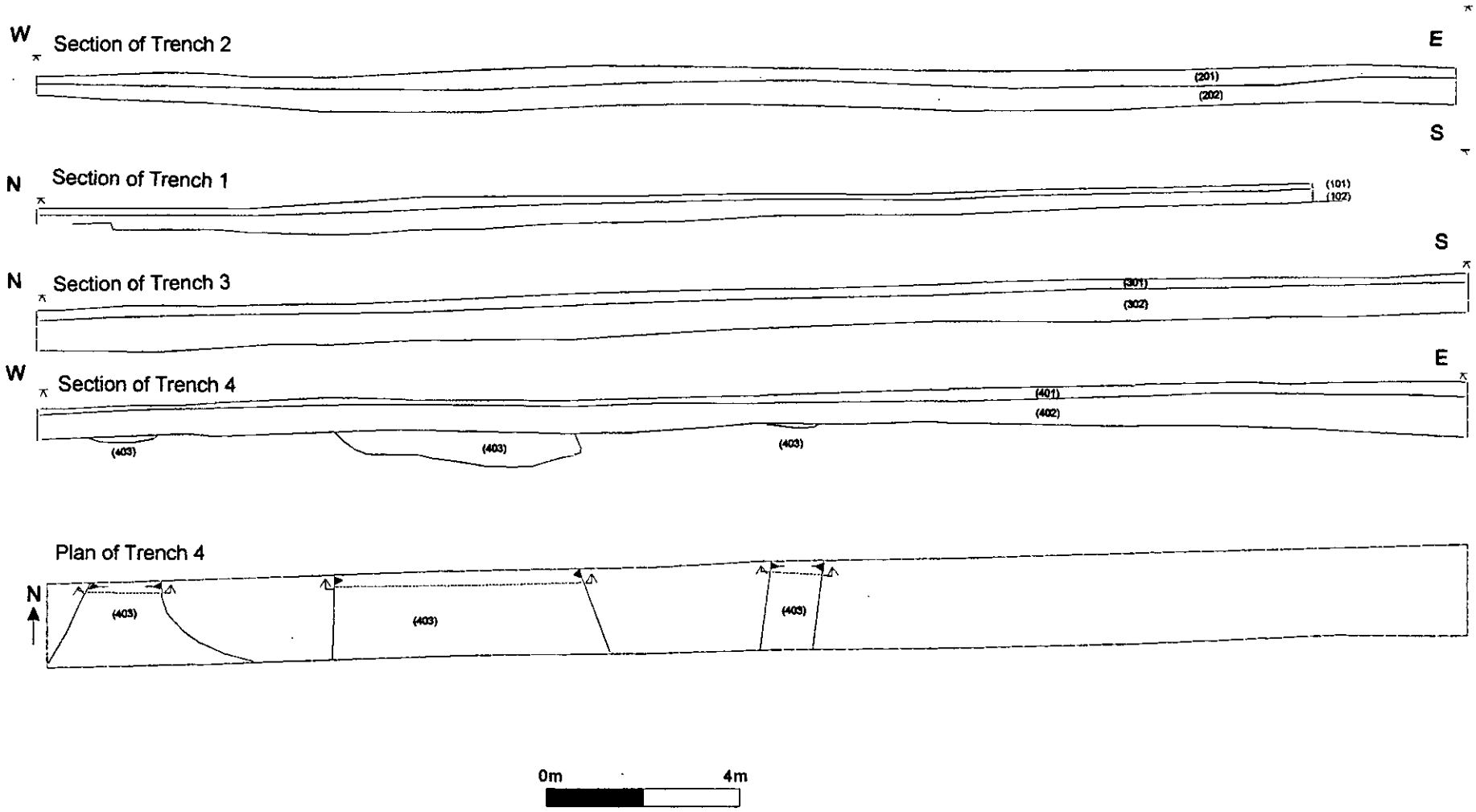

Figure 3: Trench Plan and Sections

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 21 July, 2000
My ref. AO/O/2000/1502

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Berkshire RG40 1WR
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Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Peter

PLANNING APPLICATIONS O/2000/1502
LAND AT WARREN LANE, FINCHAMPSTEAD

Thank you for your letter of 18 July. I confirm that we appoint you to advise the Council on the archaeological assessment as detailed in your letter to be undertaken by the applicants' consultants for the above proposal, on a time charge basis.

Meanwhile, if you wish to discuss the matter further please contact me.

Yours sincerely

John Mitchell
Development Control Manager

PLANNING SERVICES | HPT 32030
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APP
CS Your ref
20 JUL 2000
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Babtie Environmental

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Our ref PF

18 July 2000

Angela Odell
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Babtie

A member of Babtie Group

Dear Angela

APPLICATION 0/2000/1502
LAND AT WARREN LANE< FINCHAMPSTEAD

I am advised that Foundations Archaeology have prepared an archaeological assessment of the above scheme and I understand that there are significant archaeological implications which, in line with PPG16 and Wokingham Local Plan policies, will require further information about the archaeological content of the site to be provided by the applicant prior to determining the application.

The following actions are required relating to this application:

- To review the desk-based assesment;
- To advise on the scope of any further evaluation, such as trenching;
- To prepare a brief for any necessary further evaluation;
- To confirm the acceptability of any proposals based on the brief;
- To monitor the evaluation;
- To review the report on the evaluation and
- To advise on and monitor any mitigation work.

Babtie currently do not have a contract with Wokingham District Council to provide archaeological planning services and therefore I cannot act for you regarding this application. If you wish us to act for you on this matter, could I suggest that you consider appointing us either on a time charge or a lump sum basis? If you wish to discuss this please contact me on 0118 988 1612.

Yours sincerely

P FASHAM
Principal Archaeologist

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Aylesbury
Bedford
Belfast
Birmingham
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Cardiff
Chelmsford
Coventry
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Wokingham, BERKS
RG40 3PJ

1/7/00.

Planning application 0/2000/1502.

Warren Lodge, Land North of Warren Lane.

Proposed erection of motel & associated parking. This development is totally out of keeping & alien to this rural farming area & must not be allowed.

We object most strongly as once a development of this nature is allowed the green area between California & Finchampstead village will be just disappear under tarmac & concrete. This area is beautiful with productive farmland still

supporting traditional farming methods - dairy/beef cattle - which has all but disappeared locally.

Please listen to & act upon the objections & reasons from the local residents who value & help maintain this lovely area.

Yours sincerely

Richard & Sarah Owen

Warren Lodge Care Home

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Berkshire RG40 4HR
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Fax. 0118 973 0496
Email:angela@gracelim.freeserve.co.uk

Ms Angela Odell
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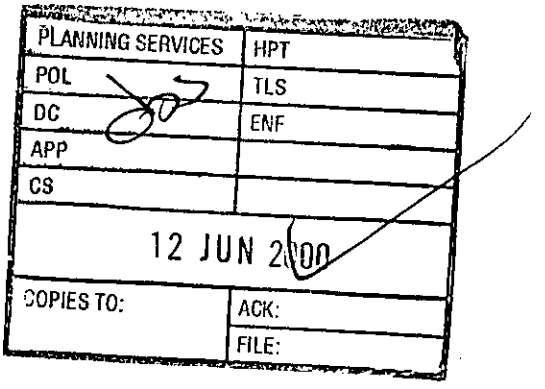

7 June 2000

Dear Ms Odell

Application Number: 0/2000/1502
Site Address: Land North of Warren Lodge, Warren Lane, Finchampstead
Proposal: Erection of a motel

I refer to your letter dated 26 May 2000 informing me of the proposed development of a motel on the above land. I am absolutely opposed to this idea. Firstly and most importantly, next to this piece of land is a rare archaeological site; an ancient burial ground. Secondly, the erection of such a building would look out of character and frankly, ruin the surrounding woodland area. It would look like an ugly pile thrust into the centre of natural beauty. Thirdly, the comings and goings of guests that a motel would inevitably introduce would have a negative effective on the peaceful area and on my residents, who at present are able to enjoy the harmonious sounds and sights of nature during their last years on this earth.

Warren Lodge Care Home

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Fax. 0118 973 0496
Email:angela@gracelim.freeserve.co.uk

Furthermore, one must also consider the safety aspect of building a motel that would encourage much traffic: our residents sometimes wander and this would create a terrible hazard for us.

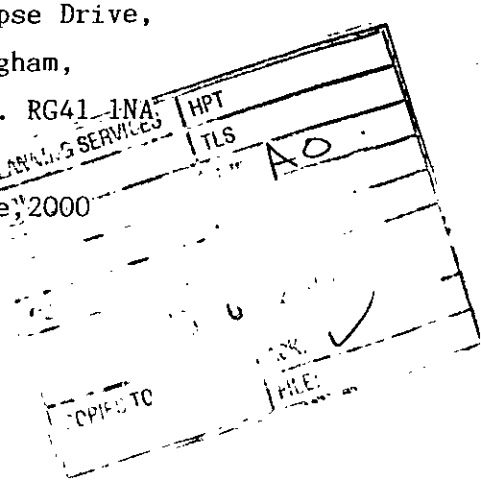
Please consider the above very carefully before allowing this ugly mark to leave yet another scar on our green and pleasant land.

Yours sincerely

Angela Lim

Proprietor

17,Copse Drive,
Wokingham,
Berks. RG41 1NA.



6 June,2000

The Chief Planning Officer,
Environmental Services Dept.,
Wokingham District Council,
Council Offices,
Shute End,
Wokingham.

Dear Sir,

APPLICATION NO.O/2000/1502 - PROPOSED ERECTION OF MOTEL ON LAND NORTH OF WARREN LODGE,FINCHAMPSTEAD,WOKINGHAM.

The land involved in this application is classified as Setting of Settlements in the draft Wokingham District Plan(1997) and as Setting of Settlements in the South East Area Local Plan : the proposed development is inappropriate to the area and would be contrary to Policy WLL6 of the draft Wokingham District Plan(1997) and to Policy SC2 of the SEALP.

Wokingham District CPRE therefore ask the District Council to reject this application.

Yours faithfully,

Dr.S.P.Wilford(Chairman,Wokingham District CPRE)

PLANNING SERVICES	HPT
POL	TLS
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	FILE

P. J. & R. H. Clack
Tregarril
Warren Lane
Finchampstead
WOKINGHAM, Berks RG40 4HR
Tel: 01189 733471

June 12th

Dear Angela Odell.

Ref: Planning Proposal 0/2000/1502
Proposed erection of Motel and associated parking.

Please accept this letter as our objection to the above proposal.

The land proposed for development is classified as Setting of Settlements as outlined in the Draft Wokingham District Plan (1997) and in the South East Area local Plan. (SEALP) and that the proposed development is inappropriate to the area and would be contrary to Policy W.H.6 of the Draft W.D.P 1997 and to Policy SC2 of the SEALP.

The area concerned backs onto the Woodlands of Warren Wood which is a recreation area with lots of Wildlife.

Entrance to the Motel would be in Warren Lane which has just been reclassified as Bridleway 35 Do we need cars tied up with horses? Also once permission be granted what is to stop the developers from continuing down the rest of the Lane?

In 1997 the plans of development of two dwellings was refused. Ref 97/65814/0.

Thanking you for the time given to reading this letter

Yours sincerely

P/p R H Clack

DDS

PLANNING SERVICES	HPT
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16 JUN 2000	
COPIES TO:	ACK:
	FILE:

Fernwood
Warren Lane
Finchampstead
Berks RG40 4HS

Box 157, Council Offices
Wokingham

14 June 2000

Dear Angela Odell:

PLANNING PROPOSAL O/2000/1502

With regard to the above I object to this proposal on the following grounds:

The land for development (shaded grey on the area map) is classified as Setting of Settlements. This is quite clearly outlined in the Wokingham District Plan (1997) and in the South East Area Local Plan (SEALP). This development is not in keeping with the area and would be totally against Policy WLL6 of the draft WDP (1997) and to policy SC2 of the SEALP.

WLL6 quite clearly states that Development will not be permitted that would detract from the open or countryside appearance of the areas of land identified on the proposals map etc.

Planning for 2 dwellings and a bridle path next to the house adjoining Warren Lodge was rejected in 1997. Your Ref 97/65814/0.

Exit from the proposed motel into Finchampstead Road would be hazardous. Looking to the left and right of the Warren Lane entrance there are close proximity bends in the road, a recipe for accidents.

This motel would be opposite Warren Lodge. The last thing you need opposite a care home is a motel with all the comings and goings, and noise pre and post construction.

Warren Lane is sub-standard, and inevitably you would get increased vehicular traffic entering from Nine Mile Ride to exit into Finchampstead Road and vice-versa. The Lane gets churned up enough as it is.

Warren Lane itself is classified as a bridleway under the WildLife & Countryside Act 1981. Refer to the WDC Definitive Map (Reclassification) Order 1999. This is in constant use by horseriders and walkers alike.

I trust this Outline Planning Proposal will be rejected.

Yours sincerely,

B. & D. Gates

Brian & Doreen Gates

tel 973 5787

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16 JUN 2000	
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Case Officer,
Angela Odell,
Box 157,
Council Offices,
Wokingham.

Mr & Mrs.J.F.Hall.
"Macehall".
Warren Lane.
Finchampstead.
Wokingham.
Berkshire.
RG40 4HR.

16th June 2000

Dear Madam

We object to the planning proposal 0/2000/1502 as this land is classified as (Setting of Settlements) as outlined in the draft Wokingham District Plan (1997) and in the South East Area Local Plan

This development would detract from the open or countryside appearance of the area and would be contrary to policy WLL6.

We can see no reason to grant this application when application ref-97/65814/0 was rejected for 2 houses.

We say no to development between **"The Dittons"** and **"Church Lane"**.

Yours Faithfully

I Hall

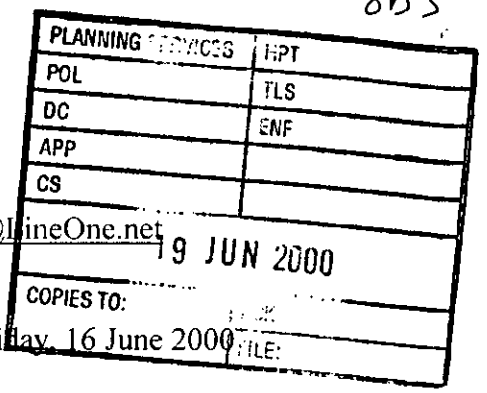
Mrs I Hall.

J F Hall

Mr J F Hall.

805

Ithaca
Warren Lane
Finchampstead, Wokingham
Berkshire, RG40 4HS
Tel & Fax: 0118 973 0966. Email: george-hodge@lineOne.net



Friday, 16 June 2000

Angela Odell
Box 157, Council Offices
Wokingham

Dear Ms Odell,

PLANNING PROPOSAL 0/2000/1502

My wife and I object to the proposal that a Short Stay Motel project for Warren Lane be given planning permission.

Our reasons are that this lane and the woodland alongside it is a rural amenity to be enjoyed by all people in the area. To construct any dwellings would detract from the open, countryside appearance of the area, let alone a motel with its large car parking area and the associated increase of traffic.

We have lived here since 1982 and there is a constant pressure to change this little microcosm of peaceful countryside. Fortunately, over the years, the local authority has been on our side in trying to preserve this vanishing lifestyle – potholes and all. However, it is wearing for the residents in the lane to have to constantly voice objections to protect our environment when we just want to be left alone to enjoy our lives in peace.

George and Jan Hodge

8n 5

PLANNING SERVICES	HPT
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19 JUN 2000	
COPIES TO:	FILE:

Fernfield
Warren Lane
Finchampstead
Wokingham
Berks. RG40 4HR

12th June 2000

The Case Officer
Box 157
Council Offices
Shute End Wokingham.

Dear Mrs Odell

Application No. 0/2000/1502 - Short Stay Motel

I wish to object to the above proposal on the following grounds.

a. The proposal which is in an area classified Setting of Settlements is in breach of the draft Wokingham District Plan 1997 and the South East Area Local Plan.

b. Warren Wood which is a site of archaelogical interest and a popular quiet recreational area for the residents of Finchampstead lies alongside the proposed site, and I believe its attraction would be diminished if this development is allowed to go ahead.

c. It would be inappropriate in this predominately rural area and could lead to other applications on similar sites.

Yours sincerely

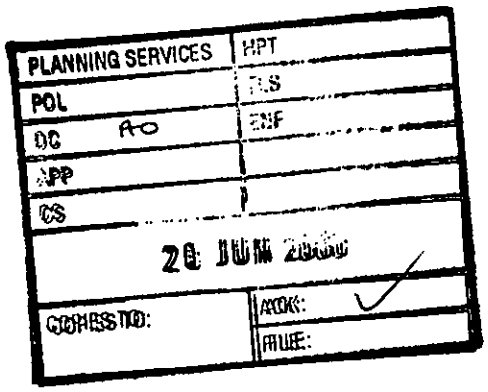
Sandy Marshall

Sandy Marshall

Attention:—

Case Officer
Angela Abell
Box 157
Council Offices
Wokingham
Berks

Obs



D.A. Postlett
DARUMA
Warren Lane
Finchampstead
Berks
RG40 4HR
tel 0468 466766

Date 18th June 2000

Reference: Planning Proposal 0/2000/1502

Dear Sir/Madam, I wish to formally lodge my objection to the above planning proposal for the following reasons:—

(1) The land proposed for development is actually classified as SETTING OF SETTLEMENTS, as outlined in the Wokingham District Plan (1991) and in the SEALP. The development is clearly inappropriate to the area and would be contrary to Policy WLL6 of the draft WDP (1997) and to policy SE2 of the SEALP

(2) It would clearly detract from the open countryside appearance and seems to make no commercial sense. Please note that planning for 2 dwellings and a bridle path — ref 97/65814/0 next to the house adjoining Warren Lodge was rejected in 1997

I do not actually believe that there is any real need for a Hotel in this area. It is not in keeping with the rural community & would detract from the appearance of the countryside

Please formally reply to these objections

Yours sincerely

Dave Postlett

'Iora',
Warren Lane,
Finchampstead,
Berkshire.
RG40 4HS

16 June, 2000. 605

Case Officer,
Angela Odell,
Box 157,
Council Offices,
Wokingham,
Berkshire.

PLANNING SERVICES	HPT
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20 JUN 2000	
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	FILE:

Dear Ms Odell,

RE: Planning Proposal 0/2000/1502

I wish to object in the strongest terms about the above-mentioned Planning Proposal submitted by G.M.Baker for a short stay motel accommodation and associated parking.

Objection:

The land proposed for development is classified as Setting of Settlements as outlined in the draft Wokingham District plan (1997) and in the South East Area Local Plan (SEALP). The proposed development is inappropriate to the area and would be contrary to policy WLL6 of the draft WDP (1997) and to policy SC2 of the SEALP.

Additionally, we understand that the planning of two dwellings and a bridle path Ref. 97/65814/0 next to the house adjoining Warren Lodge was rejected in 1997.

Other Considerations:

The recent developments in the lane have already impacted on the overall character and appearance of the lane and any further developments will further damage the whole essence of the lane which is enjoyed not only by its residents but also the large numbers of local people who use the lane as a place to enjoy walking and riding in a countryside environment.

We sincerely hope you take these issues into consideration when deciding on this Proposal, and refuse permission to develop this piece of countryside.

Yours sincerely,

Keith and Diane Gillett

MISS ARMOREL BILLING
ROBINSMEAD, THE VILLAGE
FINCHAMPSTEAD
WOKINGHAM, BERKS.
RG40 4JU
TEL. 0118 9733736

PLANNING SERVICES	HPT
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03 JUL 2000	
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	FILE:

For the attention of Mrs Odell
Environmental Services Department
Planning Services
P.O. Box 157
Wokingham District Council
Shute End
Wokingham. Berks. RG40 1WR

30 June 2000

Dear Mrs Odell,

Outline planning application 0/2000/1502
Short stay motel - land north of Warren Lodge

Having looked at the plan and the application, I consider the proposal as being most unsuitable.

- Warren Lodge is a residential home immediately across the lane, and a few of the bedrooms are on the front of the building facing the site.
- cars would be arriving mostly in the evening, possibly leaving for for the owner to go for a meal and returning at some late hour.
- in the morning several cars would be likely to be joining the already over loaded stretch of road (in term time) around the California Cross roads.
- no mention is made of the proposed size of the motel and whether it it would have a resident manager.

If there is land for residential accommodation, then a house is recommended. Stable residents would be more suitable to relieve the housing shortage in Berkshire; they might contribute to the local community; and they would probably generate fewer cars.

Yours faithfully,

Armorel Billing.

Armorel Billing.

Angela Odell

From: Andy Glencross
Sent: 22 June 2000 14:32
To: Angela Odell
Cc: Chris Buggy
Subject: Planning Appllication O/2000/1502 - Land North of Warren Lodge

Hi Angela

This application adjoins one of our sites (i.e. Warren Wood). There pedestrian access is shown passing through our land !! Although I have no information to indicate that the site is ecologically valuable, we feel that the following should be taken into account.

* Pedestrian acces through a nature reserve is not acceptable.

* There are only a few properties (all at the other end) on this side of Warren lane.

* The siting of a car park and Motel on the boundary of our site would have a detrimental affect on the visual amenity of the site for local people.

I am sorry to stray away from my usual ecological remit but as the Countryside Service manages the adjacent site I took the liberty of consulting other members staff for their views. The above represents the views of the Countryside Service at this time.

Thanks for consulting us on this matter.

Cheers

Andy

WORK SHEET FOR : Angela Odell

Application Number : O/2000/1502

Applicant : G M Baker C/O Gregory Gray Associates.

Location : Land North Of Warren Lodge, Warren Lane, Finchampstead, Wokingham.

Proposal : Proposed erection of motel and associated parking

Site Notice Displayed ? :	YES	NO	DATE
	✓		6+12.6.00.

Date of Neighbour Notifications : .....

Date of Site Visit : 12.6.00.

Date Registered : 19/05/2000

Earliest Date for Decision : 19/06/2000

Latest Consultation Date/Site Notice Expiry Date : 19/06/2000

Application Expiry Date: 14/07/2000

Consultation Responses : Parish Council: Object – out of character + would have urbanizing effect, + detrimental to nearby ancient barrow site (SSSI), contrary to policies, &

& letters of obj. – as above + traffic hazard, no need for motel in this area.

CPRE: object. contrary to policies – as above

Countryside/ecology officer: should be no ped. access, would have detrimental effect for countryside users of nature site/woodland site adjacent.

Landscape officer: Unacceptable, would inevitably lead to the deterioration and break-up of the woodland adjacent. Site should not be developed.

Planning Issues : 1. Principle of Proposal.
2 Hotel policies.
3 Archaeology.
4 HWS.

Application Number: O/2000/1502

Appraisal :

1/ Principle of Proposal: Site is outside a settlement boundary and in an area important to the setting of the settlement of The Riders in the SEALP & WDLP(D). Proposal therefore contrary to BSP C2 & C5, STV2 & SC2, WCC1 & WLL6. Proposal would be visually intrusive and have an urbanising effect on the character & appearance of this predominantly rural area. (NB site not in SSSI)

2/ Hotel policies BSP R7 states that provision of tourist accommodation should be within settlement boundaries & proposal does not come within one of the listed exceptions, therefore contrary to R7. SEALP SC18 is similar, WPLP WR26 refers back to WR1 & WCC1 & is contrary to WCC1 proposal not acceptable under WR26. PPG21 refers to tourism & health acc. & para 5.26 deals with the countryside, but essentially refers back to PPG7. Whilst there is high demand generally for hotel acc. in the area, particularly for business, the site is not in a suitable location for this type of hotel acc. as not close to/on main road &/or employment area. Therefore consider the above does not overcome/outweigh the fundamental countryside policy objections to the proposal.

3. Archaeology. Site in area identified as of potential importance in local plans. Report submitted: undertook first stage & identified presence of finds in the vicinity of site. Discussions at early stage. Wrote to agent who has agreed to a 'holding objection' at this stage, with further work to be undertaken in the event of an appeal.

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

Application Number O/2000/1502
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			The proposal would be inappropriate development in the countryside having an unacceptably urbanising effect on the character and appearance of this area in the countryside and on the setting of the settlement. The proposal is therefore contrary to BSP Policies C2 & C5, R7 SEALP Policies STV2, SC2 and SC28, to WDLP(D) Policies SWCC1, WLL6, WR26 and to PPGs 7 & 21.
2			The archaeological assessment has indicated that the site is in an area of high archaeological potential and the applicant has not satisfactorily demonstrated that the proposal will not cause damage to any archaeological remains. The proposal is therefore contrary to BSP Policy EN6, SEALP Policies SBE21 & SBE22, WDLP Policies WHE15 & WHE16B
3			From the information provided, the LPA is not satisfied that the proposal will not be detrimental to highway safety, convenience and the free flow of traffic. The proposal is therefore potentially contrary to BSP Policy LD5, SEALP Policy ST3 & WDLP(D) Policy WT7.

J Thurlow
23/6/00

RECORD OF SITE VISIT

SITE ADDRESS: Land North Of Warren Lodge Warren Lane Finchampstead Wokingham.

APPLICATION NUMBER: O/2000/1502

OFFICER: Angela Odell

DATE OF SITE VISIT: 12.6.00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on gate on site. 6+12/6/00.

2. DESCRIPTION OF SURROUNDINGS Rural area.

3. DESCRIPTION OF SITE/BUILDING Vacant site - mainly grass, few shrubs

4. RELATIONSHIP TO ADJOINING PROPERTIES Opposite to Abbey Nursing/ Care Home.

5. SITE CONSTRAINTS

TREES around N, W + E sides of site.

ACCESS/PARKING gate.

LEVELS Flat.

BOUNDARY TREATMENT

OTHERS

TO: DEVELOPMENT CONTROL
Angela Odell

FROM: Environmental Design

DATE: 22nd June 2000

Location: Land North of Warren Lodge, Warren Lane, Finchampstead.

Proposal: Proposed erection of motel and associated parking.

Application Number: O/2000/1502.

In response to your consultation dated 26th May 2000 for the above application, the landscape comment is as follows:

The application is not acceptable. The site is a grass field set in native woodland and fronting on to the unmade Warren Lane. There is a major block of mature woodland which completely separates the site from existing development to the north along Finchampstead Road.

The development of the field would lead inevitably to the downgrading and break-up of the woodland on the north and east of the site.

There should be no development on the field and ideally it should be managed informally or by grazing as a wildflower meadow within the woods.

A species count of the wildflowers and grasses on the site would no doubt reveal a rich wildlife habitat.

Patricia Green.

Patricia Green
Landscape Consultant

Angela Odell

From: Andy Glencross
Sent: 22 June 2000 14:32
To: Angela Odell
Cc: Chris Buggy
Subject: Planning Appllication O/2000/1502 - Land North of Warren Lodge

Hi Angela

This application adjoins one of our sites (i.e. Warren Wood). There pedestrian access is shown passing through our land !! Although I have no information to indicate that the site is ecologically valuable, we feel that the following should be taken into account.

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* The siting of a car park and Motel on the boundary of our site would have a detrimental affect on the visual amenity of the site for local people.

I am sorry to stray away from my usual ecological remit but as the Countryside Service manages the adjacent site I took the liberty of consulting other members staff for their views. The above represents the views of the Countryside Service at this time.

Thanks for consulting us on this matter.

Cheers

Andy

Tel: (0118) 974 6445

Date: 23.6.00

My ref: O/2000/1502

CONFIDENTIAL

Councillor G Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

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: O/2000/1502
Land North Of Warren Lodge, Warren Lane, Finchampstead, Wokingham.
Proposed erection of motel and associated parking

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 **Angela Odell** on **(0118) 974 6445**. 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 3.7.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **O/2000/1502**
Land North Of Warren Lodge, Warren Lane, Finchampstead, Wokingham.
Proposed erection of motel and associated parking

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor G Cockroft

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 6445

Date: 23.6.00

My ref: O/2000/1502

CONFIDENTIAL

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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

Dear Councillor

Application Number: O/2000/1502
Land North Of Warren Lodge, Warren Lane, Finchampstead, Wokingham.
Proposed erection of motel and associated parking

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 **Angela Odell** on **(0118) 974 6445**. 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 3.7.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **O/2000/1502**
Land North Of Warren Lodge, Warren Lane, Finchampstead, Wokingham.
Proposed erection of motel and associated parking

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor M Long

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

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS
'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU13 9SL.
Telephone: 01252 624004 Fax: 01252 684160
E-Mail: info@ggassoociates.co.uk

Mrs. A. Odell,
Wokingham District Council,
Shute End,
Wokingham,
Berks, RG40 1WR.

PLANNING SERVICES	HPT
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APP	
CS	30518
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12th June 2000

Our Ref: WL/00/157

Dear Mrs. Odell,

LAND NORTH OF WARREN LODGE, WARREN LANE, FINCHAMPSTEAD. 0/2000/1502

Thank you for your letter of 5th June.

I would be grateful if you could proceed with the determination as submitted. We will address the matter of an archaeological investigation prior to any appeal proceedings.

Yours sincerely,

Mark Leedale

Received by Wokingham District Council

Application No: O/2000/1502

Proposal:
Proposed erection of motel and associated parking

Location:
Land North Of Warren Lodge, Warren Lane, Finchampstead, Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/06/2000. 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

26 May 2000

19 MAY 2000* 1502

Form 2

Town and Country Planning (General Developent Procedure) Order

CERTIFICATE UNDER ARTICLE 7

This Certificate relates to proposed development at (a) Warren Lane, Finchampstead.

* COMPLETE BOTH SECTIONS 1 and 2 - delete as applicable.

I certify that:

SECTION 1

Certificate A

*1. On the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner (b) of any part of the land to which the application relates.

OR

Certificate B

1. I have/The applicant has given the requisite notice to everyone else who, on the ~~day 21~~ days before the date of the accompanying application*, was an owner (b) of any part of the land to which the ~~application~~* relates, as listed below.

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

AND

SECTION 2

Agricultural Holdings Certificate

*2. None of the land to which the application relates is, or is part of, an agricultural holding.

OR

2. I have/The applicant has given the requisite notice to every person other than my/him/her* ~~self who, on the~~ day 21 days before 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:

Agricultural tenant's name (c)	Address at which ~~notice~~ was served	Date on which notice was served

Signed ..... Gregory Gray Associates

*On behalf of ..... G.M. Baker Esq.,

Date ..... 3rd May 2000

(a) please give the application site address.

(b) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years. Unless you are the **sole freehold owner** of all the land included in the application, you should complete Certificate B and serve notice on all other owners.

If you do not know the name and address of the owners of the land, please consult the local Planning Office for further advice.

(c) If you are the sole agricultural tenant enter "not applicable".

It is an offence to knowingly or recklessly complete a false or misleading Article 7 Certificate.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 14 June, 2000
My ref. AO/O/2000/1502

Mr D W Bounds
70 Broad Hinton
Twyford
Berks
RG10 0LP

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) 977 8909
DX: 33506 – Wokingham

Dear Mr Bounds

PLANNING APPLIATION O/2000/1502
PROPOSED ERECTION OF MOTEL ON LAND NORTH OF WARREN LODGE, FINCHAMPSTEAD

Thank you for your letter of 11 June. I have passed it to Graham Barnwell and asked him to reply directly to you.

Yours sincerely

Ao

MRS A ODELL
Senior Planner

cc: Graham Barnwell

The Ramblers' Association
Working for walkers



Berkshire Area
Groups: East Berks
Great Park • Loddon Valley
Mid-Berks • Pang Valley
South East Berks • West Berks

70 Broad Hinton
TWYFORD
Berks RG10 OLP

Tel/Fax: 0118 9320285

11 June 2000

Reply Rec

PLANNING SERVICES	HPT
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14 JUN 2000	
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Development Control
WOKINGHAM DISTRICT COUNCIL

YOUR REF: ANGELA ODELL 2000/1502

Dear Sirs

Land north of Warren Lodge, Warren Lane, Finchampstead

Thank you for sending us details of this application.

Have you drawn the applicants attention to the fact that question 12 has been answered incorrectly as Warren Lane is a public right of way?

We assume that vehicular access to the proposed motel will be via Warren Lane. As RUPP 35 Finchampstead this was the subject recently of a Modification Order reducing it to Bridleway status.

Can you please tell me:

1. Has the Order dated 13.12.99 been confirmed by the District Council?

2. Does the applicant have a legal right to use vehicles along Warren Lane?

Yours sincerely

D W BOUNDS
Footpath Secretary
Loddon Valley RA Group

Registered charity number 306069

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 5 June, 2000
My ref. AO/O/2000/1502
Your ref. WL/00/157

Gregory Grey Associates
Redcliffe
17 Dinorben Close
Fleet
Hants
GU13 9SL

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) 977 8909
DX: 33506 – Wokingham

Dear Mr Leedale

PLANNING APPLICATION 0/2000/1502
LAND NORTH OF WARREN LODGE, WARREN LANE, FINCHAMPSTEAD

I refer to the above application. As you are no doubt aware, the site is in an area of potential archaeological importance, and an archaeological survey would be required. However, you will be aware of my pre-application advice that the proposal is unlikely to be considered acceptable. Bearing this in mind, and assuming that the application is recommended for refusal, please advise me whether you intend to undertake an archaeological survey now, or whether you would prefer a 'holding' reason for refusal on this issue, with a view to providing a survey at a later date in connection with any appeal.

Meanwhile, if you wish to discuss the matter further please contact me.

Yours sincerely

AO.

MRS A ODELL
Senior Planner

1792

AO

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number 0|2000|1502 relates.

Address of site LAND N WARREN LODGE, WARREN LANE, FINCHINGFIELD

Signed

Date 2 JUNE 2000

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

AC

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

18

WOKINGHAM D.C. DEVELOPMENT CONTROL

VALID

Start date: 19 MAY 2000 ~~04 MAY 2000~~

Officer: AO | Application No. O/2000/1502

Map No. 106 Site 043

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ ~~Invalid~~ ☐ PD

Description:

(O) Proposed erection of motel and associated parking

Location: Land north of Warren Lodge, Warren Lane

Parish: Finchampstead Ward: Finchampstead South

26.5.2000

Applicant:

A.M. Baker Esq.

Fee Received 950.00 (10) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			19 MAY 2000
3	Forms unsigned	Total floorspace, number of bedrooms and other facilities (e.g. restaurant) etc. required. + how many storeys high.	phoned 17/5	
4	Correct S 66 certificate		to follow	
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 ... Cautionary to Doub. Plans ...

Date Site Notice Sent ∈ to be displayed on j^nc of Warren Lane/Ford Rd. : 26.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: ✓ .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: ✓ .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	∈ send copy of assessment
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

..... Ramblers Assoc.

.....

.....

NEIGHBOURS:

..... Warren Lodge, + Orchard House both Warren Lane .....

.....

.....

.....

.....

.....

.....

.....

.....

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS
'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU13 9SL.
Telephone: 01252 624004 Fax: 01252 684160
E-Mail: info@ggassociates.co.uk

19.MAY2000* 1502

FAX

To: Mrs. A. Odell **Fax No:** 0118 974 6484	**From:** Gregory Gray
Date: 10th May 2000	**Re:** Warren Lane, Finchampstead.
No. of Pages (inc. This): 1	

Message:

Dear Mrs. Odell,

Re: PROPOSED MOTEL
WARREN LODGE, WARREN LANE, FINCHAMPSTEAD.

Further to our telephone conversation I confirm that the motel building, although in illustrative form, would not exceed 500 square metres gross floor area.

Mark Leedale

Whether committee to be determined after fs known + poss. advert for major dev't. See letter.

agreed with Mark L <500m² ∴ delegated

By hand 18/5/00

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS
'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU13 9SL.
Telephone: 01252 624004 Fax: 01252 684160
E-Mail: info@ggassoociates.co.uk

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
19 MAY 2000	
COPIES TO:	ACK:
	FILE:

Mrs. C. Hurst,
Planning Administration,
Wokingham District Council,
Shute End,
Wokingham,
Berks, RG40 1WR.

18th May 2000

Our Ref: WL/00/157

Dear Mrs. Hurst,

PROPOSED MOTEL
LAND NORTH OF WARREN LODGE, WARREN LANE, FINCHAMPSTEAD.

I write further to our telephone conversation on Wednesday last.

Although the application is in outline with all matters reserved for future consideration, I have agreed to assist your colleague on a without prejudice basis in order that it may be determined whether this is a delegated item or one which needs to be referred to the planning committee. I therefore suggest the following by way of guidance:

- My Client envisaged a development of about 20 bedrooms
- Having regard to the massing of Warren Lodge it may be possible, with sensitive design, to produce a building of two storey height. However, I am mindful if the setting of settlements notation, and therefore suggest at this stage single storey development.
- As for floor space, I suggest as a ball park figure something in the order of 400sq.m. gross.
- It is not intended to have any restaurant facility for this use bearing in mind that it is intended for short stay purposes and is within easy walking distance of several restaurants to the north east along Finchampstead road.

Please do come back to me if I can be of further assistance.

Yours sincerely,

19.MAY2000* 1502

Mark Leedale

Enc.

ADDRESS WARREN LODGE ESTATE
WARREN LANE

PARISH FINCHAMPSTEAD

PLOT No.

ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 2076	OXFORD DIOCESAN BOARD OF FINANCE	GARAGE	6.2.75	APP. N/A
02140 -	OPP. WARREN COTTS.	GARAGE AT COTTAGE	20.3.75	N/A C/
02279	MRS. L. VALENTINE MORGAN	RES. TO OFFICE AT WARREN LODGE	26.11.77	N/A RE
07758	H.R.G. BAKER	RESIDENTIAL TO REST HOME	16.3.78	N/A CA
N 794	H.R.G. Baker	Ext lounge and 10 ? add bedroom	28.10.79	N/A CA
BR2-3867		FIRST FLOOR - EXT. ALTERATIONS	12.12.84	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 434/68

DRAINAGE

19 MAY 2009 * 1502

091074

ADDRESS WARREN LODGE REST HOME WARREN LANE PARISH LINCHMERE

PLOT No. ORD. SHEET No.

BUILDER * 11794 BAKER CH LOUNGE + 10 BEDROOMS 25·10·79 N/A CH

Plan No.	Applicant	Description of Development	Date of Decision	Decision
07788	MRS. G. BAKER	RESIDENTIAL TO REST HOME	16·3·78	N/A C
BR 8211	"	"	11·5·78	REF
BR 8785	"	CONVERSION "	16·6·78 15·6·78	REF
10912 *	ORCHARD COTT. "	SINGLE D GARAGE TO DWELLING	3. 7. 79	N/A C/A
BR 12499	Mr Mrs Baker.	Conv Rebld. of Stable.	20 12 .79	App N/A
BR 13113.	Mr Mrs Baker	S/S ext to Old Folks Hm	2 4 80	App N/A
12855	ORCHARD COTT	REPL. DWELLING	10 ·4·80	N/A C/A
13792	" "	add S/swing to provide 10 extra NO Units to	31. 7. 80	N/A C/A
74781	ORCHARD COTT "	REPL DWELLING (10912)	15·1·81	N/A C/A
14829	" "	S/S extn 16 bedroom & 1 room.	12. 2. 81	N/A C
13793	S.E.B.	ELEC. MOUNTED TRANSFORMER		DO NOT REMOVE

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 434/89

DRAINAGE

091074

19.MAY2000* 1502

ADDRESS WARREN LODGE REST HOME WARREN LANE PARISH LINCH

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR17411	MR & MRS G. BAKER	EXTENSION	26·8·81	APP
16325	" "	S/S "	24. 8 .81	NA
17915	"	2/ST. AC. (KITCHEN, STORES, 3 BEDROOMS, 5 BATHROOMS)	26·8·82	N/A C/A
BR19537	"	EXTENSION PHASE 3	1·11·82	APP N/A
21901	Warren Lodge Ltd ..	ext·10 beds, pool, physio.	26·7·84	N/A C/A
BR23478	MR MRS G BAKER	W.WING EXT. PH. III	17·10·84	APP N/A
BR23479	"	" " " "	4·10·84	REF N/A
BR23887	"	" " " "	12·12·84	APP N/A
23870	WARREN LODGE LTD.	CONSERVATORY	14·7·85	N/A C/A
BR25246	"	" TO BEDROOM 3	16·9·85	APP N/A
37450	MR G. BAKER	NON-ILL. SIGN.	10·6·91	C/A
42457	MR+MRS. L. LIM	2/ST. EXT. 3 GARAGES.	18·4·94	R

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS
'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU13 9SL.
Telephone: 01252 624004 Fax: 01252 684160
E-Mail: info@ggassoociates.co.uk

Head of Planning & Transportation,
Wokingham District Council,
Shute End,
Wokingham,
Berks, RG40 1WR.

2nd May 2000

19 MAY 2000 1502

Our Ref: WL/00/157

Dear Sir,

PROPOSED MOTEL AND ANCILLARY PARKING
LAND NORTH OF WARREN LODGE, WARREN LANE, FINCHAMPSTEAD.

I am pleased to enclose the following particulars on behalf of my Client.

6 copies Drawing No. WL/157/001.
6 copies planning application forms parts 1 and 2 duly completed.
An archaeological assessment carried out by Foundations Archaeology.
The Certificate of Ownership duly completed.
The statutory planning fee for £950.

The proposal falls to be considered against adopted Local Plan Policy LR18 and emerging Local Plan Policy WR26. These policies and their subtext acknowledge the ongoing need for short stay accommodation as a result of demand from both the business sector and for tourists. Further, the policies acknowledge that hotel accommodation can be provided in rural areas where it does not detract from rural character and is not visually intrusive. Although all matters are reserved for future consideration, you will observe from the submitted plans and from your site visit, that this parcel of land is obscured from public vantage point by existing verdant cover and Warren Lodge to the south. To this extent it could not possibly be judged to be intrusive or adversely effect the setting of the settlement.

Leaving these matters aside, the emerging Local Plan makes not specific provision for hotel/short stay accommodation within this part of the District and there remains a substantial short fall in supply as expressed in the subtext of both Local Plan Policies.

In recognition of the archaeological notation as set out on the adopted and emerging Local Plan Proposals Maps, our Client has commissioned an assessment which accompanies this application. As can be seen, this concludes that the proposed development will not effect the setting of the Schedule Ancient Monument although the archaeological potential of the study area is high for the presence of prehistoric deposits related to the Bronze Age cemetery.

Under these circumstances it is clear that an appropriate condition should be attached to any planning permission in order that field studies should be carried out in advance of any development. Model condition 55 of Circular 11/95 fulfils this function.

We trust you have all the information required and please do telephone our office if we can be of further assistance.

Yours faithfully,

Mark Leedale

Enc.

19 MAY 2000* 1502

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

19.MAY2000* 1502

1.	APPLICANT'S NAME	G.M. Baker Esq.,
	ADDRESS	c/o Agent
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Gregory Gray Associates,
	ADDRESS	'Redcliffe', 17 Dinorben Close, Fleet, Hampshire.
	POST CODE	GU13 9SL. PHONE 01252 624004
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	Land north of Warren Lodge, Warren Lane, Finchampstead.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Erection of a motel and associated parking.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.45 ha
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	WL/157/001

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

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

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

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

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

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

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

Paddock

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

Reserved matter

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.

By existing verdant cover and post and wire fencing.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

Soakaways

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

Reserved matter

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

Part M Building Regulations

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.

£950.00

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 Gregory Gray Associates ON BEHALF OF G.M. Baker Esq., DATE 3rd May 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				
B1(c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS	NOT KNOWN - RESERVED MATTER			
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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	RESERVED MATTER	
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.

SHORT STAY MOTEL ACCOMMODATION

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

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
NOT KNOWN			

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.

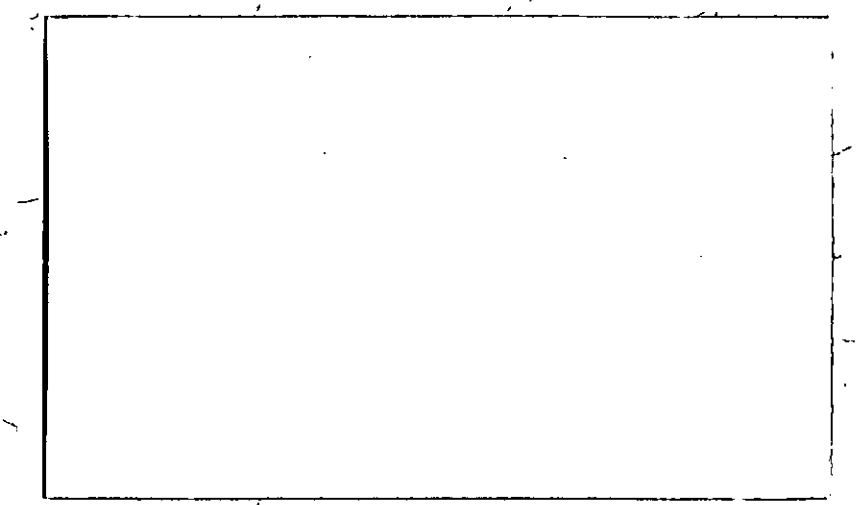
WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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.'

DOCUMENTS



Gregory Gray Associates

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS
'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU13 9SL.
Telephone: 01252 624004 Fax: 01252 684160
E-Mail: info@ggassoociates.co.uk

TOWN & COUNTRY PLANNING ACT 1990 (SECTION 78) APPEAL BY G M BAKER ESQ IN RESPECTOF THE REFUSAL OF PLANNING PERMISSION FOR ERECTION OF A MOTEL AND ASSOCIATED PARKING.

LAND NORTH OF WARREN LODGE, WARREN LANE, FINCHAMPSTEAD, BERKSHIRE.

GREGORY GRAY ASSOCIATES CHARTERED TOWN PLANNING CONSULTANTS

LPA REF:	**0/2000/1502**
APPEAL REF:	**APP/X0360/A/00/1046242**
GGA REF:	**WL/00/157**

SEPTEMBER 2000

1

DOCUMENT 1

PLANNING COMMITMENTS RELATING TO HOTEL DEVELOPMENT BETWEEN 1ST APRIL 1989 – 31 MARCH 1996
(Including Training Centres)

Address and Parish	App. No. and Type	Description	Date of Permission	Building Progress at 31/3/96	m2 net
Charvil					
1. Wee Waif Old Bath Road Charvil	35630	Restaurant, public house & adjoining motel	Sept 91	**C at 3/92**	1880
Earley					
2. Thames Valley Park Earley	28578(O)	150 bedroom hotel (as part of a business park/ country park consent).	Nov 88 superseded by office consent site 550	N/S	7897
Sonning					
3. White Hart Hotel Thames Street Sonning	32239	COU of residential to hotel	Feb 89	C at 3/90	220
Swallowfield					
4. The Mill House Basingstoke Rd Swallowfield	41553(F)	Rear extension of existing hotel (renewal of 31050)	Nov 93	N/S	334
Winnersh					
5. Site 100* Winnersh Triangle Winnersh	40408(F)	115 bedroom hotel (superseded by office development 64216 site 100 under construction March 97).	Feb 93	N/S	5335
Wokingham					
6. St Anne's Manor London Road Wokingham	36505	Extensions to existing hotel	Jan91	C at 3/92	364
7. Cantley House Hotel Milton Road Wokingham	43409(F)	17 (14 net) bedroom extension to existing hotel (supersedes 36919)	Oct 94	N/S	782
8. Sandmartins Golf Course Evendons Lane Wokingham	38836(F)	Erection of a new hotel (including COU & extension of existing hotel to clubhouse).	Apr 93	N/S	1161

9. Tithe Barn Hotel Glebelands Rd Wokingham	42332	**Demolition** of existing hotel (and construction of flats).	Oct 94	C	-894
10. Keephatch House Binfield Road Wokingham	31954(F) 15/2/88 cttee.	COU of residential to hotel with extension (supersedes 28058 which lapsed at 3/96). Superseded by development for flats U/C March 98	Subject to a legal agreement	-	3490

HOTEL DEVELOPMENT PROPOSALS BETWEEN 1 APRIL 1996 - 31 MARCH 1997

Address and Parish	App No. and Type	Description	Date of Consent	Approx m2 Net
Earley				
1. Reading Moat House Hotel Mill Lane Sindlesham	63702	Extension to existing hotel to provide 44 bedrooms and 3 meeting rooms.	Dismissed at Appeal	1648
Winnersh				
2. The Pheasant Reading Road Winnersh	63776	Extension to existing public house to provide 12 bedrooms	Sept 96 Completed March 98	344
3. Walter Arms PH Bearwood Road Sindlesham	65002	23 Bedroom extension to PH	April 97 N/S March 99	157
Wokingham				
4. Stakis Hotel St Anne's Manor London Road Wokingham	63356	Three storey extension to hotel to provide 30 bedrooms. New total on site 159	June 99 Completed March 97	1485

HOTEL DEVELOPMENT PROPOSALS SINCE 1 APRIL 1997

Address and Parish	App. No. and Type	Description	Date of Permission	Approx m2 net
Sonning				
1. The Great House Thames Street Sonning	PD	COU of existing restaurant to provide additional hotel accommodation. 3 bedroom and 2 suites. Also staff accommodation to 8 further bedrooms/suites	Listed B consent Jun 97- implemented	N/A
Wargrave				
2. Bird in Hand Old Bath Road Knowl Hill	67484/F	3 new bedrooms in extension. Permitted development conversion of staff accommodation to form 7 bedrooms. Total bedrooms resulting 25.	22/7/98	81

Wokingham					
3.	Stakis Hotel St Anne's Manor London Road Wokingham	98/68457	2 storey 12 bedroom extension in courtyard (existing 7,350m2 159 bed hotel)	1/12/98	416
4.	Cantely House Hotel Milton Road Wokingham	98/67428	Single storey extension	N/S March 99	
5.	Sandford Farm Mohawk Way Woodley	00/96524/0	Training centre,250-bed hotel and health and leisure centre	Non-determined	8,500 hotel 18,561 training 3,750 leisure

Source of Information: Wokingham District council's monthly listings (decisions issued) to end of Feb 1998

WOKINGHAM DISTRICT LOCAL PLAN – DEPOSIT DRAFT 1997

Proposed WSH26 – Site proposed for motel/hotel use on land adjacent to the football ground/to the west of Finchampstead Road, Wokingham. Deleted due to implementation of retail warehousing allowed on appeal.

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BERKSHIRE STRUCTURE PLAN 1991-2006





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TRANSPORT REQUIREMENTS

4.17 In line with the County Council's intention to continue to develop an integrated approach to transport, it is important that the needs of all forms of transport are taken into account in dealing with proposals for development. Account also needs to be taken of:

(i) the aim of improving the overall level of safety on the transport network;

(ii) parking policies and standards; and

(iii) wider concerns to minimise traffic congestion which has adverse effects in the form of delay, air pollution, noise, visual intrusion and fuel consumption.

Transport Considerations in Dealing with Development Proposals

Policy LD5 **In considering proposals for development, the requirements of all users of transport will be taken into account, including the needs of the mobility handicapped.**

On and off-site provision of a standard appropriate to the nature and location of the proposed development and consistent with the integrated transport strategy needs to be made for :

(i) vehicular access and circulation;

(ii) parking;

(iii) public transport (including interchange facilities such as park and ride); and

(iv) facilities for pedestrians and cyclists.

Development will not be permitted where it is likely to give rise to serious problems of access, parking, road safety or traffic congestion.

Major development proposals should normally be located in areas which can be well served by public transport.

4.18 The distinction between major and small scale developments may vary in different parts of the County, but normally major developments will include those set out in paragraph 4.9 (i) to (iv).

Limiting Impact of Development

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LIMITING THE SPREAD OF DEVELOPMENT

Controlling Development in the Countryside

5.8 The protection of the countryside is a fundamental concern and it is necessary to limit development within it to that which is both appropriate (in type and form) and sensitive to its location.

Development Outside Built-Up Areas and Settlements

Policy C2 **Development outside built-up areas and settlement boundaries defined in local plans (and not within the Metropolitan Green Belt - see Policy C4) will be strictly controlled, and permitted only :**

(i) where it is required for agriculture or forestry; or

(ii) for the re-use, adaptation or redevelopment of existing buildings, particularly to assist the diversification of the rural economy and to maintain or enhance the rural environment; or

(iii) other development for which a rural location is essential;

provided it is both appropriate in scale, form, impact, character and siting to its location in the countryside and is acceptable in terms of other policies in the Structure Plan.

5.9 Building in the open countryside away from existing settlements or from areas allocated for development in local plans will be strictly controlled in line with advice in PPG7, 'The Countryside and the Rural Economy'. Even where development may be acceptable in principle in the countryside the acceptability of a particular proposal will depend on its suitability for the proposed site; on the impact of any related activity; and on the adequacy of any measures to integrate the proposal into the surroundings. More detailed criteria relating to the control of development in the countryside will be included in local plans. With regard to redevelopment, such criteria may for example require that proposals should have no greater impact (in terms of bulk of buildings or site coverage) than the existing development and should secure environmental improvements.

5.10 Proposals for essential utilities will be considered under sub-section (iii) of Policy C2. Essential utilities include development and facilities, where these cannot be sited within settlements, for transport and related services, including park and ride and motorway service areas; for the distribution of gas, oil and electricity; for sewage disposal; for water supply and flood alleviation; and for telecommunications.

5.11 Where necessary to meet provisions made in the Structure Plan, settlement boundaries may be defined in local plans to allow for appropriate forms of development on sites on the edge of built-up areas.

Countryside

5.23 The following policy is particularly concerned with the effect of development which is located on the edge of a settlement (but within its defined boundary) upon the adjacent countryside. Policy C2 deals with the nature of development that may be permitted in the countryside, and Policy EN1 with the effect of development on the environment within built-up areas.

Maintenance of the Rural Character of the Countryside Adjoining Built-Up Areas

Policy C5 **Development should not visually intrude into the adjoining countryside or prejudice the maintenance of the rural character of adjacent land. Proposals for development within settlements as defined in local plans, but on the edge of a built-up area should preserve and, where possible, enhance existing landscape features which help to define, soften or screen the edge of the built up area.**

5.24 Development in settlements should be well related to the landscape and to features like hedgerows, trees and floodplains. It should be integrated with them by new tree planting. Although the intention of Policy C5 is to reduce the visibility of buildings in and from the countryside, some buildings (such as some farms and churches) are part of the character of the landscape, and more detailed local planning policies may provide for views of these to be maintained.

Settlement Separation

5.25 Development can encroach into areas of open land which are of importance for a number of reasons, including their contribution to :

- the character of the area;
- separating settlements and maintaining their distinct identity;
- providing a "green lung";
- breaking up continuous areas of development;
- providing a desirable contrast between built areas and the countryside;
- keeping open "green corridors" of land within and between built up areas and providing access into the countryside.

5.26 There is therefore a need to afford these kinds of land especially rigorous protection from development which would threaten their role as important open land. This is in addition to the provisions of Policies C2 and C4. Proposals which might be acceptable in countryside away from settlements may not be acceptable in these sensitive locations.

Countryside

TOURIST ACCOMMODATION

12.23 Catering for tourism demand within the sustainable approach will mean ensuring that a range of types of overnight accommodation is available in appropriate locations close to visitor destinations, but where they will not have an adverse impact on the environment. This will include hotels of various standards, guest houses and hostels, for which appropriate local plan policies may be necessary.

12.24 There is also a need for tourist camping and caravan sites to enable visitors to stay cheaply near the main towns and to camp en route when using the Thames, the Kennet and Avon Canal, the Thames Path, the Kennet and Avon towpath, and the Ridgeway. Large scale camping facilities, particularly those providing for caravans, are difficult to accommodate in the landscape, though it may be possible to incorporate small-scale provision particularly with other facilities, for example within country parks or close to water recreation facilities. The routes listed above pass through sensitive areas where in some locations even small-scale camping provision may be unacceptably obtrusive. In general, however, the County Council considers that camping and caravan facilities should take the form of small-scale sites, in particular those associated with other enterprises, for example as part of a diversified farm enterprise or in association with a public house.

Provision of Tourist Accommodation

Policy R7 **Provision of tourist accommodation should be within settlement boundaries as defined in local plans and in locations well served by public transport, with the following exceptions :**

(i) re-use and minor extension of appropriate existing buildings in the countryside; and

(ii) small-scale camping and caravan sites in particular those in association with and at a scale appropriate to rural enterprises or countryside recreation facilities.

12.25 Any proposals in the countryside under (i) or (ii) above would be subject to Policies C2 or C4 of this Plan, as appropriate, and to any other relevant countryside and environmental policies. Proposals for new holiday village type developments are not provided for above since they are likely to have an unacceptable impact, particularly in the Green Belt, the Area of Outstanding Natural Beauty and Areas of Special Landscape Importance.

SOUTH EAST AREA LOCAL PLAN

Adopted 15 April 1994

Published by: Wokingham District Council
Planning Department
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❖ STV1 'IDENTIFIED SETTLEMENTS'

WITHIN THE IDENTIFIED SETTLEMENTS AS LISTED BELOW AND AS SHOWN ON THE PROPOSALS MAP, DEVELOPMENT WILL NORMALLY BE ALLOWED, SUBJECT TO THE PROVISIONS OF OTHER POLICIES CONTAINED IN THIS PLAN. THE 'IDENTIFIED' SETTLEMENTS ARE:-

WOKINGHAM
FINCHAMPSTEAD NORTH
PINEWOOD
FINCHAMPSTEAD
BARKHAM HILL

LIMITING THE SPREAD OF DEVELOPMENT

1.1.06 The District Council recognises the need to maintain an acceptable level of environmental quality and considers that the maintenance of a clear distinction between built-up areas and the countryside is fundamental to achieving this aim. Such an approach helps to ensure that individual settlements retain their identity and that the open and rural character of land outside the boundaries of identified settlements is retained. Accordingly it is intended to limit development outside identified settlements to that which is appropriate to the countryside or has a special reason to locate there. Although these uses are acceptable in principle, they must also be acceptable in practice. This is particularly important in the case of small scale housing and employment development on the edge of settlements which is dealt with in more detail in policies SH1 and SE2 of this plan.

❖ STV2 DEVELOPMENT IN RURAL AREAS

ALL LAND OUTSIDE THE IDENTIFIED SETTLEMENTS, AS SHOWN ON THE PROPOSALS MAP IS CONSIDERED TO BE RURAL AREA WITHIN WHICH DEVELOPMENT WILL NOT NORMALLY BE ALLOWED. IN ACCORDANCE WITH THE REPLACEMENT STRUCTURE PLAN EXCEPTIONS MAY BE MADE FOR DEVELOPMENT IN THE FOLLOWING CATEGORIES WHICH ARE NOT SPECIFICALLY DEALT WITH BY OTHER POLICIES IN THIS LOCAL PLAN.

(A) DEVELOPMENT FOR HOUSING PURPOSES OF SITES NOT EXCEEDING 0.4 HECTARE ON THE EDGE OF SETTLEMENTS IN THE FORM OF ROUNDING OFF OR REDEVELOPMENT,

(B) DEVELOPMENT FOR EMPLOYMENT USES NOT EXCEEDING 300 SQUARE METRES OF FLOORSPACE ON THE EDGE OF SETTLEMENTS IN THE FORM OF ROUNDING OFF OR REDEVELOPMENT,

(C) DEVELOPMENT ESSENTIAL TO THE USE OF LAND FOR AGRICULTURE OR FORESTRY,

(D) MINERAL EXTRACTION,

(E) PLANT FOR RECEIVING IMPORTED AGGREGATES, OR FOR THE PROCESSING OR DISTRIBUTION OF AGGREGATES,

(F) THE DISPOSAL OF WASTE BY CONTROLLED TIPPING WITHIN EXISTING OR FORMER MINERAL WORKINGS OR ON OTHER DESPOILED LAND,

(G) PUBLIC UTILITIES THAT CANNOT BE LOCATED ELSEWHERE,

(H) ANY OTHER PURPOSE WHOLLY APPROPRIATE TO A RURAL AREA,

THE ACCEPTABILITY OF ALL PROPOSALS WILL ALSO BE JUDGED AGAINST THE PROVISIONS OF THE OTHER RELEVANT POLICIES CONTAINED IN THIS PLAN . FOR THE AVOIDANCE OF DOUBT THE AREAS OF SPORADIC DEVELOPMENT IDENTIFIED ON THE PROPOSALS MAPS ARE INCLUDED WITHIN THE RURAL AREAS.

❖ SC1 SEPARATION OF SETTLEMENTS

IN SEEKING TO MAINTAIN A CLEAR SEPARATION OF SETTLEMENTS WITHIN THE PLAN AREA, DEVELOPMENT WILL NOT BE PERMITTED IN THE AREAS DEFINED ON THE PROPOSALS MAPS WHICH WOULD EITHER DETRACT FROM THE UNDEVELOPED APPEARANCE OR INTENSIFY EXISTING SPORADIC DEVELOPMENT. THESE AREAS ARE OF SPECIAL SIGNIFICANCE BECAUSE THEY ARE ESSENTIAL TO THE MAINTENANCE OF A PHYSICAL AND VISUAL SEPARATION BETWEEN DISTINCT SETTLEMENTS. WHERE THE VISUAL OR PHYSICAL SEPARATION BETWEEN SETTLEMENTS IS NOT FULLY EFFECTIVE AT THE PRESENT TIME THE DISTRICT COUNCIL WILL SEEK TO ENHANCE VISUAL SEPARATION BY THE ENCOURAGEMENT OF TREE PLANTING OR OTHER APPROPRIATE MEANS.

1.3.11 In addition to protecting land because of its significance in separating settlements from each other it is proposed that areas of importance because of their character and appearance in relationship to adjoining built-up areas should also be protected. These areas of land are either an important part of the landscape setting of the settlement concerned, such as an open area or sloping land around it, or are areas of land which have an intimate relationship with the settlement and which are thus important to the retention of its character and setting. Examples are woodlands or enclosed fields and paddocks which are an inherent part of the character of some of the settlements in the plan area.

❖ SC2 SETTING OF SETTLEMENTS

DEVELOPMENT WILL NOT BE PERMITTED WHICH WOULD DETRACT FROM THE OPEN OR RURAL APPEARANCE OF THE AREAS OF LAND DEFINED ON THE PROPOSALS MAPS WHICH ARE OF SPECIAL SIGNIFICANCE IN MAINTAINING THE LANDSCAPE SETTING OR THE INDIVIDUAL CHARACTER OF THE SETTLEMENTS.

AREAS OF SPECIAL LANDSCAPE IMPORTANCE

1.3.12 The Blackwater Valley in the southern part of the Plan area is an extensive open area which is bounded on the north by ridges of higher land which allow extensive views over much of North Hampshire. Further northward the landscape becomes increasingly wooded with a characteristic criss cross of lanes and rides.



1.3.13 A landscape study of the whole of the Blackwater Valley was published in 1976 and this provided a detailed assessment of the landscape and character of the area. The whole of the area of that study which lies within Wokingham District is therefore included within the Area of Special Landscape Importance shown on the Proposals Map. The area on the Proposals Map also includes additional land to the north of the B3348 since it is important that the crest of the ridge above Finchampstead Village and land a little way to the north of the crest along the whole of its length should be protected from disfiguring development which could be visible from a long distance across the Blackwater Valley.

1.3.14 The wooded areas between Woosehill and the Bearwood Road are part of

within their ownership - whether scheduled or unscheduled - have a sympathetic management programme (drawn up in consultation with HBMC for scheduled sites, and the County Council's Archaeological Section for non-scheduled monuments) which ensures their long term survival.

❖ SBE20 ARCHAEOLOGY - SITE MANAGEMENT

PROGRAMMES OF SITE MANAGEMENT WILL BE SOUGHT FOR SITES SCHEDULED AS ANCIENT MONUMENTS AND FOR SITES OF REGIONAL AND COUNTY IMPORTANCE. PLANNING PERMISSION WILL NORMALLY BE REFUSED FOR DEVELOPMENT AFFECTING THESE SITES UNLESS IT CAN BE DEMONSTRATED THAT THE PROPOSED DEVELOPMENT MAKES ADEQUATE PROVISION FOR THE PROTECTION AND PRESERVATION OF THE SITE AND ITS SETTING.

1.4.41 In addition to those sites within the Plan area already recognised as meriting preservation, the area contains many sites and areas of high potential where incomplete knowledge prevents an objective assessment being made. Areas of known archaeological potential are identified on the Proposals Map.

1.4.42 If development proposals come forward before a site or area has been properly surveyed and assessed, the applicant will be asked to provide for evaluation of the site so that an informed decision can be made on the proposals. This evaluation should aim to establish the presence or absence, extent, quality and character of the archaeological evidence.

❖ SBE21 ARCHAEOLOGY - SITE EVALUATION

THE DISTRICT COUNCIL WILL SEEK TO ENSURE THAT PLANNING APPLICATIONS LIKELY TO AFFECT ARCHAEOLOGICAL SITES AND MONUMENTS OF UNKNOWN IMPORTANCE AND AREAS OF HIGH POTENTIAL SHOULD HAVE PROVISION MADE FOR SUITABLE EVALUATION PRIOR TO DETERMINATION. IN THE ABSENCE OF AN APPROPRIATE LEVEL OF INFORMATION ON THE NATURE, EXTENT AND IMPORTANCE OF ARCHAEOLOGICAL DEPOSITS APPLICATIONS WILL NORMALLY BE REFUSED OR DEFERRED UNTIL SUCH INFORMATION - ENABLING THE FULL IMPLICATIONS OF THE DEVELOPMENT TO BE CONSIDERED - IS AVAILABLE.

1.4.43 As a result of evaluation works, or where existing information is adequate the destruction of sites not meriting preservation may be acceptable, but only if accompanied by adequate investigation and recording. The scale of recording needed will vary from site to site and is to be determined by the County's Archaeological Officer. In some instances a lengthy excavation and post-excavation operation may be required, while in others a brief photographic or measured survey may suffice. In the absence of central and local government resources, developers in formulating proposals should make provision for work necessary to facilitate the replacement of in situ deposits by a documentary record.

❖ SBE22 ARCHAEOLOGY - PRESERVATION BY RECORDING

IN CONSIDERING PROPOSALS FOR DEVELOPMENT THE DISTRICT COUNCIL WILL SEEK TO ENSURE THAT ARCHAEOLOGICAL SITES AND MONUMENTS NOT MERITING PERMANENT PRESERVATION HAVE PROVISION MADE FOR AN APPROPRIATE LEVEL OF ARCHAEOLOGICAL INVESTIGATION PRIOR TO DAMAGE OR DESTRUCTION. WHERE APPROPRIATE THIS WILL BE SAFEGUARDED BY CONDITION(S) AND PLANNING AGREEMENTS MAY BE SOUGHT TO ENSURE THAT ACCESS, TIME AND FINANCIAL RESOURCES ARE AVAILABLE TO ALLOW ESSENTIAL ARCHAEOLOGICAL RECORDING TO TAKE PLACE.

URBAN NATURE CONSERVATION

1.4.44 The Plan Area has become increasingly urbanised putting considerable

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accommodation. Some provision for touring caravans is made through the Certified Location Scheme. The provision of additional small scale sites, generally not exceeding 10 pitches, above the floodplain and in association with existing buildings which could offer basic toilet/washing facilities will generally be acceptable throughout the Plan area. As the use of sites is largely a very temporary, seasonal activity, it is considered that the temporary use of agricultural land for this purpose will not generally create an unacceptable environmental problem. Applications for permission to change the use of land permanently for this purpose or to convert existing redundant buildings to provide basic facilities will be treated on their individual merits.

❖ SR16 CAMPING AND TOURING CARAVAN FACILITIES

IN CONSIDERING APPLICATIONS FOR THE PROVISION OF CAMPING AND TOURING CARAVAN SITES THE DISTRICT COUNCIL WILL HAVE PARTICULAR REGARD TO THE LOCATION, ACCESS AND SCREENING OF THE PROPOSAL TO ENSURE THAT IT IS SATISFACTORILY ACCOMMODATED WITHIN THE LANDSCAPE AND DOES NOT CAUSE HIGHWAY PROBLEMS.

Guest House/Private Bed and Breakfast

1.7.55 Accommodation which is of a higher requirement, e.g. the provision of meals and more than just basic facilities could be offered within existing dwellings. The use of existing dwellings within settlements will offer the opportunity for visitors to see and stay in some of the historic villages. However, there will be dwellings especially farm houses, which could offer suitable accommodation within the rural areas. The scale of the use will be of particular concern where it is considered that the use could be of detriment to the rural character of the area.

1.7.56 Providing a bed and breakfast facility on more than a 'moderate' scale within a dwelling requires planning permission for a change of use. The term 'moderate' requires defining with regard to individual circumstances and people interested in providing such accommodation within their home are requested to contact Wokingham District Council Planning Department before proceeding.

❖ SR17 CHANGE OF USE FROM PRIVATE RESIDENTIAL TO GUEST HOUSE/PRIVATE BED AND BREAKFAST ACCOMMODATION

PROPOSALS TO CHANGE THE USE OF PARTS OF EXISTING PRIVATE RESIDENTIAL PROPERTIES TO PROVIDE SMALL SCALE ACCOMMODATION FOR SHORT-TERM PAYING GUESTS WILL GENERALLY BE ACCEPTABLE PROVIDED THAT THE USE DOES NOT DETRACT FROM THE CHARACTER OF THE DWELLING OR AMENITY OF THE LOCALITY AND THAT ACCEPTABLE CAR PARKING IS READILY AVAILABLE.

Hotel Accommodation

1.7.57 Within the plan area, there is likely to be a rapidly growing demand for hotel accommodation. This is largely because of the demand from the business sector seeking business accommodation for staff/clients, especially within the hi-tech industrial sector. The Thames Valley is also becoming a popular location for short break holidays. It is used as a touring base for a wide area including London, with visitors making use of the excellent road and rail network. In particular, the shortage of reasonably priced good hotel accommodation in London is encouraging visitors to stay out of the city in pleasant country locations and travel in to London to see the sights. The sensitive conversion of large country residences could accommodate hotel use providing that no other policies within the local plan are breached.

❖ SR18 HOTEL DEVELOPMENT

PROPOSALS FOR HOTEL FACILITIES WILL BE FAVOURABLY CONSIDERED PROVIDED THAT:

(A) EITHER THE PROPOSAL CAN DEMONSTRATE A SYMPATHETIC CHANGE OF USE OF AN EXISTING BUILDING(S) WHICH DOES NOT RESULT IN EXTENSIONS, NEW

BUILDINGS OR FACILITIES WHICH DETRACT FROM THE SCALE OR CHARACTER OF THE ORIGINAL BUILDING AND ITS SETTING, OR IN THE CASE OF SITES IN THE RURAL AREAS DOES NOT CAUSE VISUAL INTRUSION INTO THE COUNTRYSIDE

OR

THE PROPOSED DEVELOPMENT CONSISTING OF ENTIRELY NEW BUILDINGS AND FACILITIES IS SITUATED WITHIN AN IDENTIFIED SETTLEMENT AND IS OF A SCALE AND CHARACTER IN KEEPING WITH SURROUNDING DEVELOPMENT AND LAND USES, AND

(B) THE PROPOSAL PROVIDES FOR SATISFACTORY AND APPROPRIATE ACCESS IN KEEPING WITH THE EXISTING ROAD NETWORK, CAR PARKING TO THE DISTRICT COUNCIL'S STANDARDS, AND ALSO PROVIDES FOR A SATISFACTORY LANDSCAPING SCHEME, AND

(C) THE PROPOSAL WOULD NOT DETRACT FROM THE AMENITIES OF EXISTING RESIDENCES IN THE VICINITY, AND

(D) NO OTHER POLICIES OF THE LOCAL PLAN ARE SIGNIFICANTLY BREACHED OR PREJUDICED.

ELSEWHERE IN THE PLAN AREA THE DISTRICT COUNCIL WILL SUPPORT ROAD AND JUNCTION IMPROVEMENTS WHERE CONSIDERED NECESSARY, AND WHERE LOCALISED OR RESULTANT ADVERSE ENVIRONMENTAL EFFECTS WILL NOT OCCUR

THE FOLLOWING MAY BE SUBJECT TO IMPROVEMENT WORKS:

- *LUCKLEY ROAD/FINCHAMPSTEAD ROAD*
- *HEATHLANDS ROAD ALIGNMENT AT HONEY HILL ROAD*
- *PEACOCK LANE REALIGNMENT*
- *A327/NEW MILL ROAD, VISIBILITY IMPROVEMENT*
- *EVERSLEY BY-PASS*
- *A321, CLOSURE OF JUNCTIONS WITH SOLDIERS RISE AND RANGE ROAD*
- *NINE MILE RIDE, CLOSURE OF JUNCTION WITH HEATH RIDE*
- *A329/FOREST ROAD*
- *A321 FINCHAMPSTEAD ROAD/ EVENDONS LANE*
- *EASTHAMPSTEAD ROAD/OLD WOKINGHAM ROAD*
- *NINE MILE RIDE/OLD WOKINGHAM ROAD*
- *LINK FROM READING ROAD TO WELLINGTON ROAD*
- *SHUTE END/BROAD STREET/RECTORY ROAD JUNCTION IMPROVEMENT*
- *JUNCTION IMPROVEMENT AT A329 READING ROAD/OXFORD ROAD*
- *OXFORD ROAD TRAFFIC CALMING*
- *RANCES LANE/PRIEST AVENUE TRAFFIC CALMING*
- *RANCES LANE/LONDON ROAD SIGNALISATION AND WIDENING*
- *NINE MILE RIDE/HEATHLANDS ROAD, JUNCTION IMPROVEMENT*

❖ ***ST3 ROAD SAFETY***

THE DISTRICT COUNCIL WILL URGE THE HIGHWAY AUTHORITY TO TAKE APPROPRIATE MEASURES TO PROMOTE ROAD SAFETY FOR ALL ROAD USERS INCLUDING:

A) MONITORING OF ACCIDENT STATISTICS TO IDENTIFY BLACKSPOTS,

B) GIVING HIGH PRIORITY TO HIGHWAY IMPROVEMENTS THAT WILL REDUCE ACCIDENTS,

C) ENSURING THAT ALL HIGHWAY INVESTMENT CONFORMS TO BEST PRACTICE IN RESPECT OF ROAD SAFETY,

D) EXAMINING THE ROAD SAFETY IMPLICATIONS OF ALL PROPOSALS FOR DEVELOPMENT.

CAR AND MOTORCYCLE PARKING

1.8.15 The provision of car parking facilities forms an essential element of any balanced transport policy. This applies particularly to Wokingham town, the catchment area of which is partially rural and, in part, poorly served by public transport. A shortage of convenient parking spaces may discourage visits to the town centre, and encourage the use of other shopping and service centres. The number of parking spaces in the town effectively limits the capacity of the town centre to absorb car-borne visitors (for whatever purpose). The control over car parking spaces in the Plan area is limited by the relatively large number of spaces in private ownerships, particularly in association with office and commercial development. The total number of parking spaces in the town centre is about 3,220 of which some 840 are private non-residential (the remainder comprising about 700 on-street and 1,130 off-street parking spaces and about 550 customer parking spaces).

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THE COUNTRYSIDE

Development in the Countryside

2.21 It is important to note the distinction between the 'countryside' and 'rural areas'. These are quite separate in technical terms. 'Countryside' is all land beyond identified settlement boundaries. Note that the countryside within the Metropolitan Green Belt is subject to specific Green Belt policies that form part of a separate chapter in this plan. The 'rural areas' definition is set out in the Berkshire Structure Plan 1991 - 2006, para. 5.5 where it is defined as:

"...those places which lie beyond towns (and adjoining built-up areas) with populations of 10,000 or more. This definition accords with that used by the Rural Development Commission...Using this approach the following settlements fall outside the remit of Policy C1: Reading Urban Area (Woodley and Earley); Wokingham/Winnersh"

2.22 Using just the 'rural areas' definition would mean that much of the plan area is rural and includes settlements such as Finchampstead North and Twyford. Therefore the 'countryside' definition is considered more appropriate and will apply in this plan.

2.23 The guiding principle in the countryside is that development should both benefit economic activity and maintain or enhance the environment. Rural areas can accommodate some forms of development without detriment, if the type, form and design are sensitive to the location. New development should be carefully located having regard to existing settlement patterns and to historic, wildlife and landscape resources. Certain categories of development, e.g. agriculture and telecommunications, are classed as permitted development under the General Development Order 1995 and prior notification to the council of the exercise of these rights is required. Development in the open countryside, away from existing settlements or areas allocated for development in this local plan will be strictly controlled. Some categories of development that may be appropriate, are set out in Policy WCC1 below.

2.23A Infill development is defined as one or two dwellings in a small gap in an otherwise built-up frontage. For the purpose of this policy small is defined as no larger than necessary to accommodate two houses having regard to the widths of the existing residential frontages in the immediate vicinity. The new dwelling(s) should have a similar road frontage and similar curtilage to adjoining dwellings. It is essential that the development does not adversely affect the character of the area and in particular not lead to any urbanisation of the area. Such development should provide adequate garden or amenity open space for the private enjoyment of residents appropriate to the character and general layout of the area. The protection of trees in accordance with policy WBE11 will be another important consideration.

2.23B The development will be subject to the provisions of policy WCC4 on new buildings outside settlement boundaries. Where applicable, proposals for development will be considered against policy WCC2 and policies WLL2 to WLL8 of this plan and the relevant policies of the Structure Plan.

POLICY WCC1: DEVELOPMENT IN THE COUNTRYSIDE (OUTSIDE THE METROPOLITAN GREEN BELT)

DEVELOPMENT OUTSIDE SETTLEMENT BOUNDARIES DEFINED IN THIS PLAN (AND NOT WITHIN THE METROPOLITAN GREEN BELT) WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF DETAILED POLICIES AND PROVISIONS OF THIS PLAN.

CONT.

DEVELOPMENT WILL ONLY BE ACCEPTABLE IN PRINCIPLE WHERE THE PROPOSAL FALLS WITHIN AT LEAST ONE OF THE FOLLOWING CATEGORIES:

A) DEVELOPMENT FOR AGRICULTURE/FORESTRY

B) OUTDOOR SPORT/COUNTRYSIDE RECREATION

C) LOCAL COMMUNITY FACILITIES WHICH CANNOT BE LOCATED ELSEWHERE

D) RE-USE AND ADAPTATION OF EXISTING BUILDINGS

E) DIVERSIFICATION OF AN ESTABLISHED AGRICULTURAL BUSINESS WHERE IT COMPLIES WITH POLICY WRE1

Cont.

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F) REDEVELOPMENT PROPOSAL IN THE COUNTRYSIDE

G) OTHER DEVELOPMENT APPROPRIATE TO THE COUNTRYSIDE WHICH CANNOT BE ACCOMMODATED WITHIN A SETTLEMENT

H) SENSITIVE INFILLING OF ONE OR TWO DWELLINGS IN A SMALL GAP IN AN OTHERWISE BUILT-UP FRONTAGE WHERE THE DEVELOPMENT WOULD NOT ADVERSELY AFFECT THE CHARACTER AND APPEARANCE OF THE AREA.

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, IT WILL ONLY BE PERMITTED IF IT IS APPROPRIATE IN SCALE, FORM, MATERIALS, DESIGN, CHARACTER, TO ITS LOCATION IN THE COUNTRYSIDE AND BE CONSISTENT WITH OTHER POLICIES IN THIS PLAN (SUCH AS THOSE RELATING TO GREEN GAPS, LANDSCAPE AND NATURE CONSERVATION) AND ANY SUPPLEMENTARY PLANNING GUIDANCE.

THE CLOSING OF GAPS OR THE ENCLOSURE OF OPEN AREAS THAT ARE IMPORTANT COMPONENTS IN THE CHARACTER OF AN AREA WILL NOT BE PERMITTED.

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Settlements in their Landscape Setting

2.76 Many settlements owe much of their character to the quality of their countryside setting. Where this forms part of a gap or wedge between settlements this character is protected by the Policy WCC2. Other areas that are solely important to the character of the settlements they surround are identified in this policy. Most have been identified and justified in the adopted local plans. The new areas adjoining Wargrave within the Green Belt are identified for the first time.

POLICY WLL6: SETTING OF SETTLEMENTS

DEVELOPMENT WILL NOT BE PERMITTED THAT WOULD DETRACT FROM THE OPEN OR COUNTRYSIDE APPEARANCE OF THE AREAS OF LAND IDENTIFIED ON THE PROPOSALS MAP THAT ARE OF SPECIAL SIGNIFICANCE IN MAINTAINING THE LANDSCAPE SETTING AND/OR THE INDIVIDUAL CHARACTER OF SETTLEMENTS.

Implementation: The development control process.

Monitoring: Impact of planning applications determined.

Landscape and New Development

2.77 Throughout the plan area, opportunities should be taken to ensure that new development both respects and contributes to the enhancement of the character of its immediate landscape, which can be urban or rural. Particular attention will be given to landscape enhancement in the critical areas of green wedges and gaps and setting. This will be achieved by giving advice and guidance to landowners, countryside management projects, and opportunities arising from acceptable forms of development.

POLICY WLL7: LANDSCAPE AND NEW DEVELOPMENT

NEW DEVELOPMENT, BOTH WITHIN AND ADJOINING THE COUNTRYSIDE, SHOULD RESPECT THE LANDSCAPE CHARACTER OF THE AREA AND, WHERE APPROPRIATE, PROVIDE MEASURES FOR THE PROTECTION AND ENHANCEMENT OF THAT LANDSCAPE CHARACTER, PARTICULARLY EXISTING BOUNDARY FEATURES.

IN ALL CASES THE DEVELOPMENT WILL:

A) WHERE PRACTICABLE, ALLOW THE RETENTION OF EXISTING SUITABLE TREES AND OTHER FEATURES

B) INCLUDE AN APPROPRIATE TREE PLANTING AND LANDSCAPE SCHEME THAT IS CONSISTENT WITH LOCAL LANDSCAPE CHARACTER.

Implementation: The development control process.

Monitoring: Planning applications determined.

POLICY WHE15: EVALUATION OF ARCHAEOLOGICAL POTENTIAL
WHERE DEVELOPMENT IS LIKELY TO AFFECT AN AREA OF ARCHAEOLOGICAL POTENTIAL, THE EXTENT AND NATURE OF WHICH IS NOT KNOW, THE COUNCIL WILL REQUIRE APPROPRIATE EVALUATION OF THE SITE, PRIOR TO DETERMINATION OF THE APPLICATION. IN THE ABSENCE OF SUFFICIENT INFORMATION ON THE EXTENT AND IMPORTANCE OF ARCHAEOLOGICAL REMAINS AN APPLICATION WILL NORMALLY BE REFUSED.

Where important archaeological remains exist, preservation in situ is the preferred means of protection but where a site does not merit this it is essential the provision is made for a proper investigation and recording of the site prior to development.

POLICY WHE16B: DEVELOPMENT AFFECTING ARCHAEOLOGICAL SITES
ARCHAEOLOGICAL SITES WILL BE PROTECTED IN ACCORDANCE WITH THEIR ARCHAEOLOGICAL IMPORTANCE AND ANY DEVELOPMENT PROPOSAL THAT COULD ADVERSELY AFFECT A SITE OF NATIONAL, REGIONAL OR COUNTY IMPORTANCE WILL BE RESISTED. HOWEVER, PLANNING PERMISSION MAY BE GRANTED FOR A DEVELOPMENT WHERE:

A) THERE ARE NO OVERRIDING LOCAL ARCHAEOLOGICAL REASONS FOR PRESERVATION

B) ADEQUATE PROVISION HAS BEEN MADE FOR THE PRESERVATION IN SITU OR EXCAVATION AND RECORDING OF ARCHAEOLOGICAL REMAINS, AS APPROPRIATE, PRIOR TO AND/OR DURING DEVELOPMENT. THE ACCESS, TIME AND FINANCIAL RESOURCES REQUIRED TO ALLOW RECORDING WILL BE SAFEGUARDED BY PLANNING CONDITIONS OR, PREFERABLY A LEGAL AGREEMENT

C) ADEQUATE PROVISION HAS BEEN MADE FOR THE PROTECTION AND PRESERVATION OF THE SITE AND ITS SETTING THROUGH A PROGRAMME OF SITE MANAGEMENT.

Implementation: Through the development control process, in consultation with qualified Archaeologists.

Monitoring: Check applications for compatibility with archaeological objectives.

(Policy WHE17 deleted)

5/4

Water Activities

9.48 The Survey of Active Open Air Recreational Facilities (see para. 9.16) did not indicate additional demand for watersports other than for rowing and fishing. Since then, a rowing lake near Eton has been approved which may satisfy that demand. The more recent District Plan consultation carried out during Spring 1995 indicated a demand for more, affordable, water-based sports. Planning applications for water sports will be considered against Policies WR3/WR13/WGB8, depending on the location of the proposal.

HOTELS AND TOURISM

9.49 Within the plan area there is a demand for hotel accommodation, largely because of the demand from the business sector seeking business accommodation for staff/clients especially within the hi-tech industrial sector. The Thames Valley is also a popular location for short break holidays.

9.50 Besides accommodation, hotels can provide a valuable range of other facilities such as:

a) conference facilities
b) venues for receptions/social occasions
c) recreation facilities including swimming pools and saunas.

9.51 At the time of the last survey in 1991 there were 14 establishments offering serviced accommodation within the plan area, providing a total of 756 bed spaces. Planning permission has since been granted for a hotel at Winnersh Triangle and Thames Valley Park, and for extensions to some existing hotels. Land has been secured by a legal agreement for leisure/recreational facilities at Thames Valley Park, which may include a youth hostel (see Proposal WR23).

9.52 In particular, a need for additional accommodation in Wokingham town centre has been identified (*Wokingham District Council Town Centre Strategy* by C. Buchanan and Partners, July 1994), whilst only 12 establishments throughout the plan area are known to offer bed and breakfast, most having less than three rooms. In view of these findings, changes of use of existing buildings to small scale, low cost, visitor accommodation are encouraged. For a sustainable approach to tourism, accommodation should be within existing settlements, in locations well served by public transport. Exceptions include re-use and minor extension of appropriate buildings in the countryside and small-scale camping sites, subject to the restrictions of other relevant policies in the plan. The sensitive conversion of large country residences could accommodate hotel use providing that no other policies within the plan are breached, especially the encouragement of traffic along unsuitable country roads.

POLICY WR24: GUEST HOUSES AND BED AND BREAKFAST ACCOMMODATION

PROPOSALS FOR THE CHANGE OF USE OF EXISTING BUILDINGS TO SMALL SCALE VISITOR ACCOMMODATION WILL BE ACCEPTABLE SUBJECT TO THE PROVISIONS OF POLICY WR1 AND PROVIDED THAT THE COUNCIL IS SATISFIED THAT:

a) THE USE DOES NOT DETRACT FROM THE CHARACTER OF THE PROPERTY

Cont.

b) THE RESIDENTIAL AMENITY OF NEIGHBOURING PROPERTIES IS NOT ADVERSELY AFFECTED.

IN ADDITION, PROPOSALS FOR THE RE-USE OF REDUNDANT RURAL BUILDINGS WILL BE EXPECTED TO COMPLY WITH THE DETAILED PROVISIONS OF RURAL ECONOMY POLICY WRE2.

Implementation: Through the development control process.

Monitoring: Planning applications determined.

POLICY WR25: HOTEL ACCOMMODATION WITHIN IDENTIFIED SETTLEMENTS

PROPOSALS FOR HOTEL FACILITIES WITHIN IDENTIFIED SETTLEMENT BOUNDARIES WILL BE FAVOURABLY CONSIDERED SUBJECT TO THE DETAILED PROVISIONS OF POLICY WR1. PARTICULAR ATTENTION WILL BE GIVEN TO ENSURING THAT:

a) THE SCHEME IS SYMPATHETIC TO, AND DOES NOT DETRACT FROM, THE CHARACTER OR AMENITY OF THE AREA, THE SCALE AND CHARACTER OF EXISTING BUILDINGS AND THE CHARACTER OF THEIR SETTING

b) THE COUNCIL IS SATISFIED THAT THE RESIDENTIAL AMENITY OF NEIGHBOURING PROPERTIES IS NOT ADVERSELY AFFECTED

c) FACILITIES ARE LOCATED CLOSE TO PUBLIC TRANSPORT ROUTES.

Implementation: Through the development control process.

Monitoring: Planning applications determined.

POLICY WR26: HOTEL ACCOMMODATION IN THE COUNTRYSIDE

PROPOSALS FOR HOTEL DEVELOPMENT OUTSIDE IDENTIFIED SETTLEMENTS WILL BE CONSIDERED AGAINST THE PROVISIONS OF POLICY WR1 AND COUNTRYSIDE POLICY WCC1. PARTICULAR ATTENTION WILL BE GIVEN TO ENSURING THAT DEVELOPMENT:

a) IS SYMPATHETIC TO, AND DOES NOT DETRACT FROM, THE RURAL CHARACTER OF THE AREA, THE SCALE AND CHARACTER OF EXISTING BUILDINGS AND THE CHARACTER OF THEIR SETTING

b) IS NOT VISUALLY INTRUSIVE.

Implementation: Through the development control process.

Monitoring: Planning applications determined.

7/c

10.40 Although there has been opposition to traffic calming, the issue of excessive speed is a matter of great public concern, although generally resolution of the problem is outside the scope of land-use planning. Speed is a major influence on the severity of accidents.

POLICY WT7: ROAD SAFETY

THE COUNCIL WILL TAKE APPROPRIATE MEASURES TO PROMOTE ROAD SAFETY FOR ALL ROAD USERS INCLUDING:

a) MONITORING OF ACCIDENT STATISTICS TO IDENTIFY BLACKSPOTS

b) GIVING HIGH PRIORITY TO IMPROVEMENTS THAT WILL REDUCE ACCIDENTS INCLUDING THOSE INVOLVING PEDESTRIANS AND CYCLISTS

c) ENSURING THAT ALL RELEVANT INVESTMENT CONFORMS TO BEST PRACTICE IN RESPECT OF ROAD SAFETY

d) EXAMINING THE ROAD SAFETY IMPLICATIONS OF ALL PROPOSALS FOR DEVELOPMENT, AND

e) THE IMPLEMENTATION OF TRAFFIC CALMING SCHEMES WHERE JUSTIFIED.

Implementation: Through the annual capital programme of transport investment and environmental improvement.

Monitoring: Through road safety and accident monitoring and the *Road Safety Plan.*

Street Lighting

10.41 The provision of street lighting is an important aid to safety at night and promotes security and a feeling of well being. It is, however, an extremely sensitive issue in rural areas. There can be strong opposition to the introduction of street lighting into presently unlit rural areas. In considering whether to introduce street lighting it is important to consult the local community and its representatives.

10.42 Any lighting scheme must be well designed taking into account the character of the location. This is particularly necessary in areas of environmental quality and conservation areas. In a number of places street lighting is not continuous leading to problems for motorists arising from the alternation of lit and unlit areas.

POLICY WT8: STREET LIGHTING

THE PROVISION OF STREET LIGHTING IN PRESENTLY UNLIT AREAS WILL BE SOUGHT WHERE JUSTIFIED FOR SAFETY AND SECURITY REASONS HAVING REGARD TO:

a) THE VOLUME OF PEDESTRIAN AND VEHICULAR FLOWS

b) THE EFFECT ON THE CHARACTER OF THE LOCATION, PARTICULARLY IN RURAL AREAS

Cont.

8/

SOUTHERN TOURIST BOARD

40 Chamberlayne Road, Eastleigh
Hampshire SO50 5JH

Tel: (023) 8062 0006
Fax: (023) 8062 0010
Email: info@southerntb.co.uk
Internet: http://www.visitbritain.com/southern-england

President: The Lord Montagu of Beaulieu

Our Ref: JC/PP/4

24 May 2000

Mark Leedale
Gregory Gray Associates
'Redcliffe'
17 Dinorben Close
Fleet
Hants. GU13 9SL

Dear Mark

Re: Motel Accommodation - Wokingham Berkshire

I understand that you are about to submit an application for planning permission for motel accommodation on the southern edge of Wokingham, Berkshire. I hope that the following comments about the potential demand for the proposed development are helpful.

In general terms, we believe that there is a strong demand for good quality, reasonably priced accommodation in Berkshire. At a regional level, the performance of serviced accommodation has improved markedly since the early 1990's with room occupancy rising from a low of 49% in 1992 to 62% in 1999. In the Thames and Chilterns area room occupancy rates averaged 65.5% during 1998, although it should be noted that this figure is for all serviced accommodation and in general large hotels and motels achieve higher rates.

There appears to be an undersupply of reasonably priced, quality accommodation in the Wokingham area for the business and leisure market - a point acknowledged by local Tourist Information Centres. With this in mind, we believe that there is sufficient latent demand to justify the proposed motel.

We hope that the relevant planning committee will take these views on board alongside any other relevant considerations. We would be grateful to learn the outcome.

Yours sincerely

Jonathan Clease,
Development Manager

THE BEAUTIFUL SOUTH



THAMES & CHILTERNS COUNTRY
RURAL SOUTHERN ENGLAND

A Company limited by guarantee Registered in England No. 1345038



ACCOMMODATION

IN

WOKINGHAM

FEBRUARY 2000

WOKINGHAM ACCOMMODATION GUIDE 2000

Hotels, Guest houses, Inns & B & B

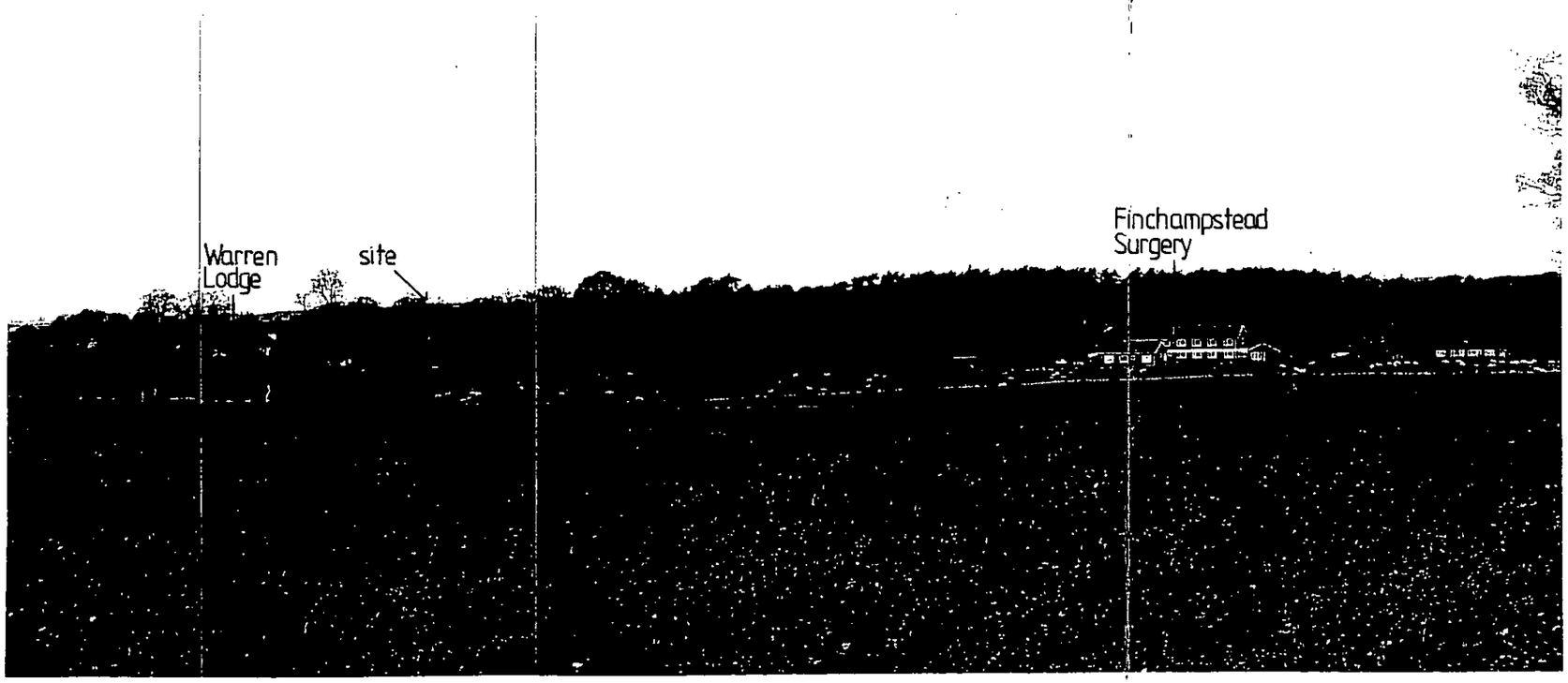
WOKINGHAM	Accommodation	Contact name & telephone number
B & B 15 Barkhart Drive Wokingham	1 single, shared bath, cereal, tea & toast weekdays only. Will take long term	Mrs Faggeter 0118 979 0424
B & B Fox & Hounds Farm Forest Road Wokingham	1 double en suite business people only	Mrs Birchnell 01344 484 237
St Annes Manor Hotel (Hilton) London Road Wokingham		0118 977 2550
B & B Timperley 99 London Road Wokingham	1 single, 2 twin 1 double en suite no smokers, tv, tea, coffee facilities in all rooms	Mrs Groves 0118 978 6372 07939 692981 mob
B & B 43 Luckley Wood Wokingham	Twin bed double, 1 single no smokers or pets will take children	Mrs V Battin 0118 978 0374
B & B Benfieldside Milton Road Wokingham	1 twin	Mrs Baller 0118 977 6039 0468 334 799 - mob
Cantley House Hotel Milton Road Wokingham	13 double 16 single	0118 978 9912
B &B 14 Milton Road Wokingham	2 double en suite tv, radio, coffee, tea no smoking	Mrs Izod 0118 979 7071 fax 0118 977 0057
New Wokingham Guest House 105 Oxford Road Wokingham	2 single, 7 twin, 3 triple 12 en suite	Mrs Smith 0118 979 0472

B & B 9 The Shires Barkham Hill	1 double en suite, 2 single business people no weekends	Mrs A Wood 0118 978 9205 0403 310 195 - mob
B & B 26 Oak Farm Close Blackwater, Camberley	Long term	Mrs Penfold 01252 871 354 0498 754 904 - mob
Wee Waif Public House Old Bath Road Charvil	42 rooms - motel style bed only - continental breakfast extra	0118 944 0066
Reading Moat House Hotel Mill Lane, Sindlesham		0118 949 9988
B & B Meadow View Basingstoke Road Spencers Wood	1 double, 1 single will do long term stay	Mrs Patman 0118 988 3270
B & B Tudor Place 92 Arbor Lane, Winnersh	4-5 en suite	Mrs E Caunter 0118 978 5007
B & B Lothlorien 58 Delane Drive Winnersh	1 single Cont breakfast, evening meal, tv, smoking area, weekdays	0118 977 1136
B & B Lings Guest House 342 Reading Road Winnersh	1 double, 1 single, 1 twin, 1 family	Mrs Hamilton 0118 989 4745
B & B 7 Meadow View Robin Hood Way, Winnersh	1 double, 1 single will take young children & pets smoking area	Mrs McVey Dymond 0118 978 8495
B & B Pheasant Inn 355 Reading Road Winnersh		Mrs D Matthews 0118 978 4529

B & B 6 Robin Hood Lane Winnersh	1 en suite, 1 twin, 1 single	Mrs Gorecki 0118 979 3139

February 2000

6


Warren
Lodge
site
Finchampstead
Surgery

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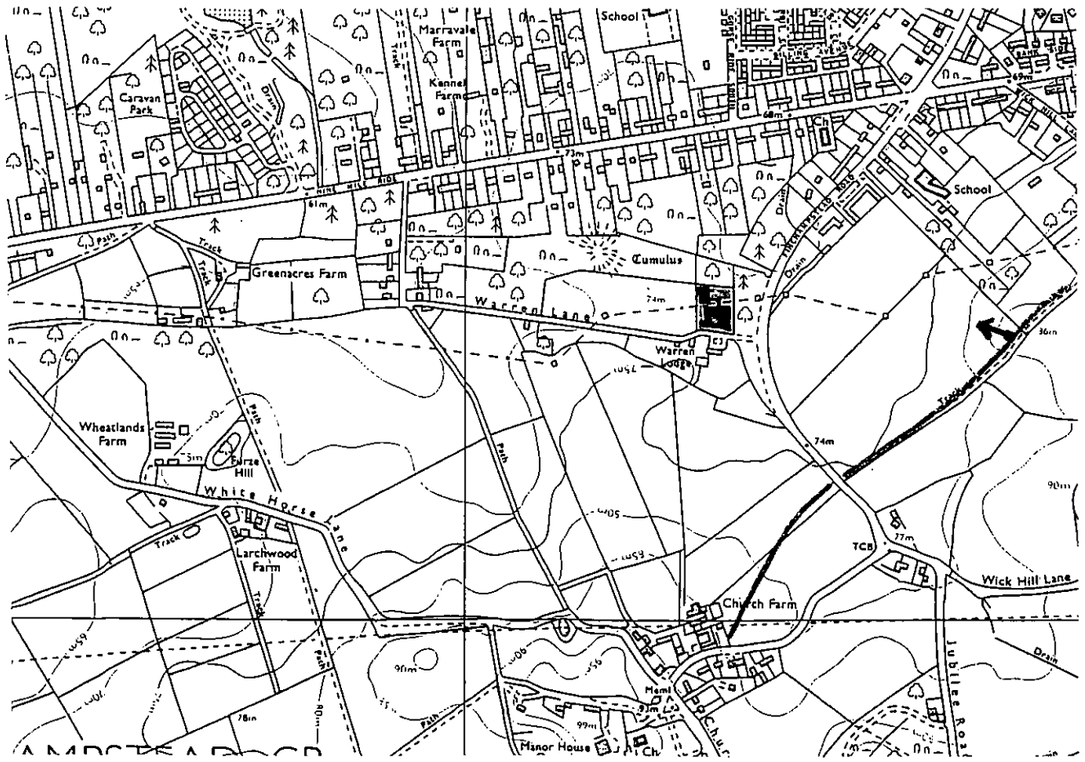
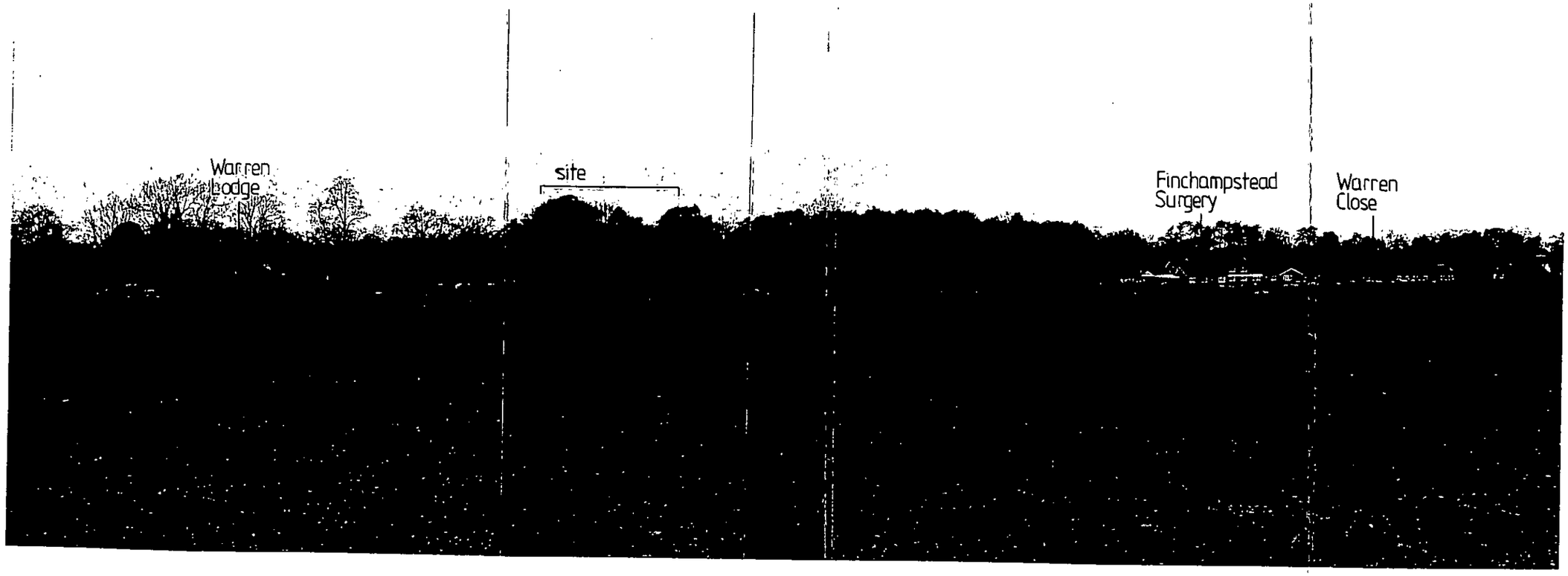

Caravan Park
Marravale Farm
Kennels Farm
School
Greenacres Farm
Cumulus
Warren Lane
Warren Lodge
Wheatlands Farm
Furze Hill
White Horse Lane
Larchwood Farm
Church Farm
Wick Hill Lane
Manor House
School


Warren Lodge
site
Finchampstead Surgery
Warren Close

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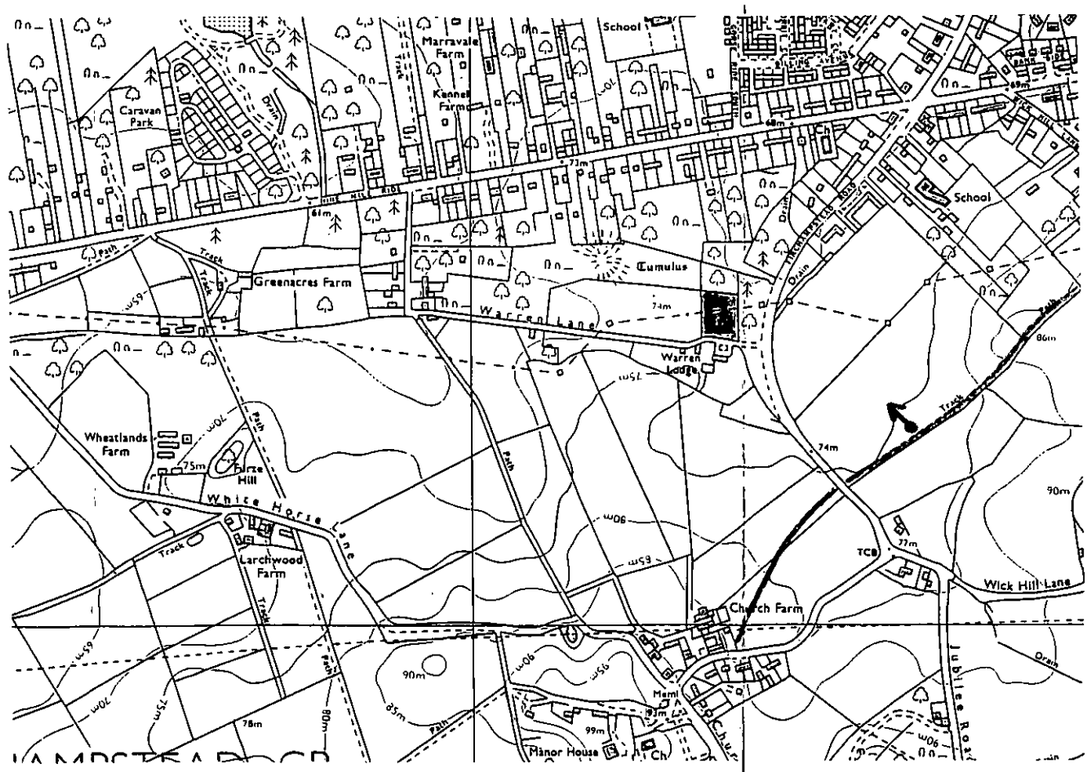
Marravale Farm
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School
Greenacres Farm
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Warren Lane
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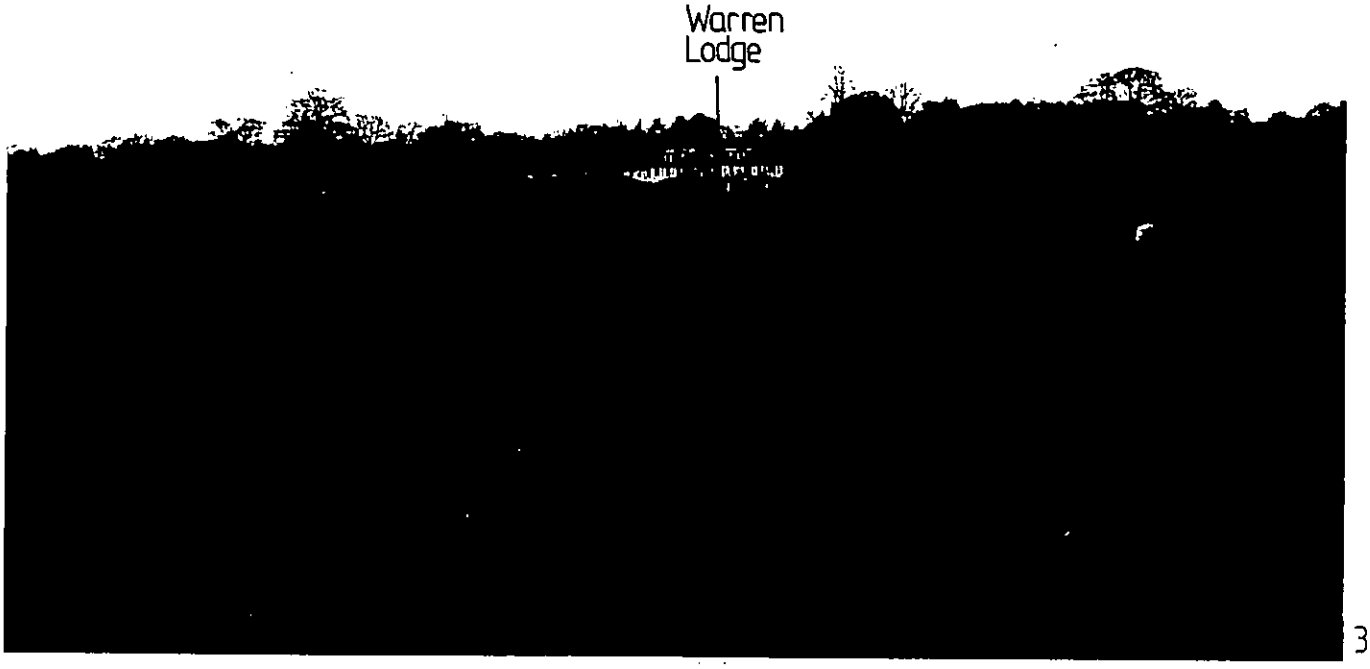
Wheatlands Farm
Horse Hill
White Horse Lane
Larchwood Farm
Church Farm
Wick Hill Lane
Manor House
Jubilee Road

2/6


Warren
Lodge

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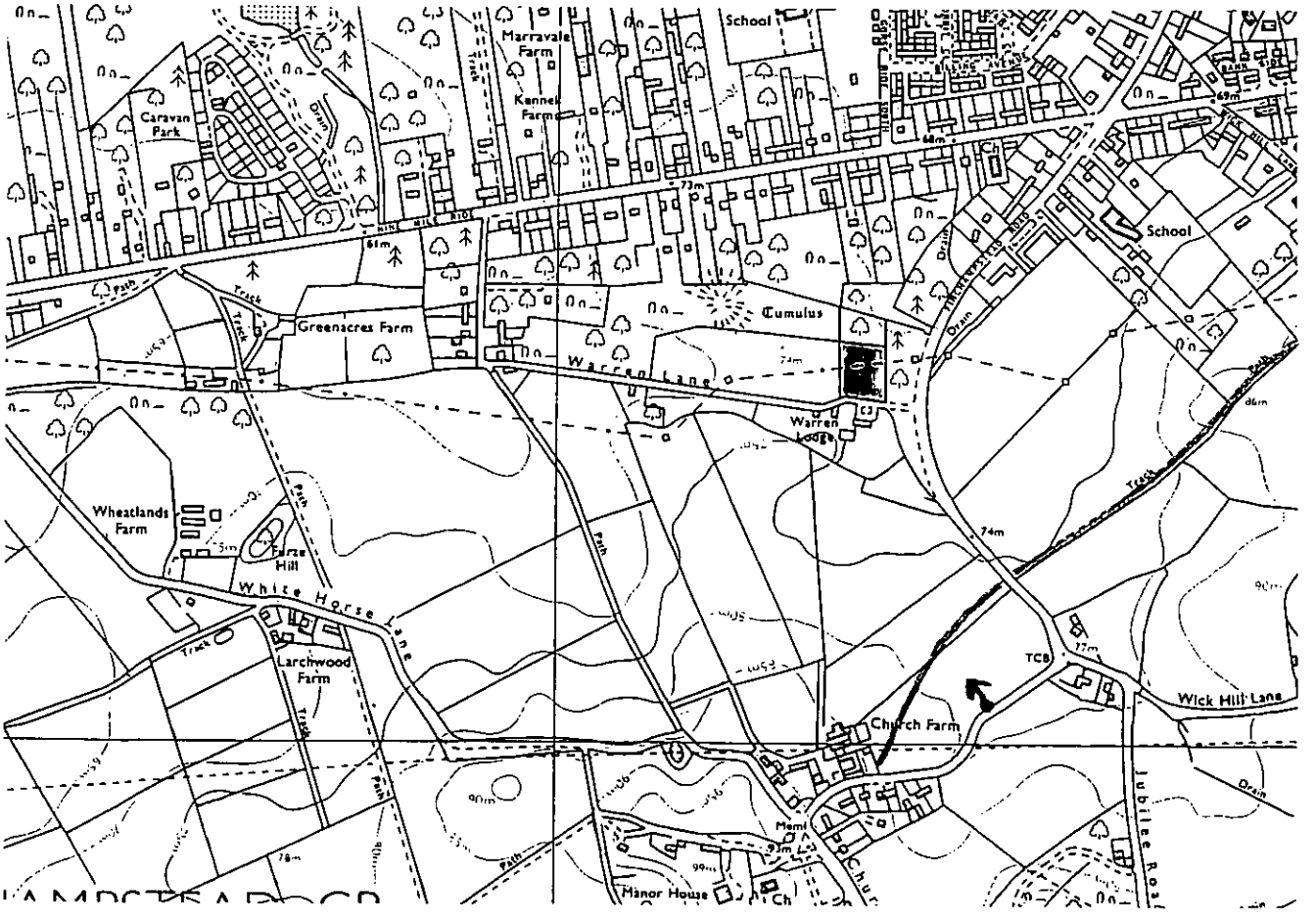
Caravan Park
Marravale Farm
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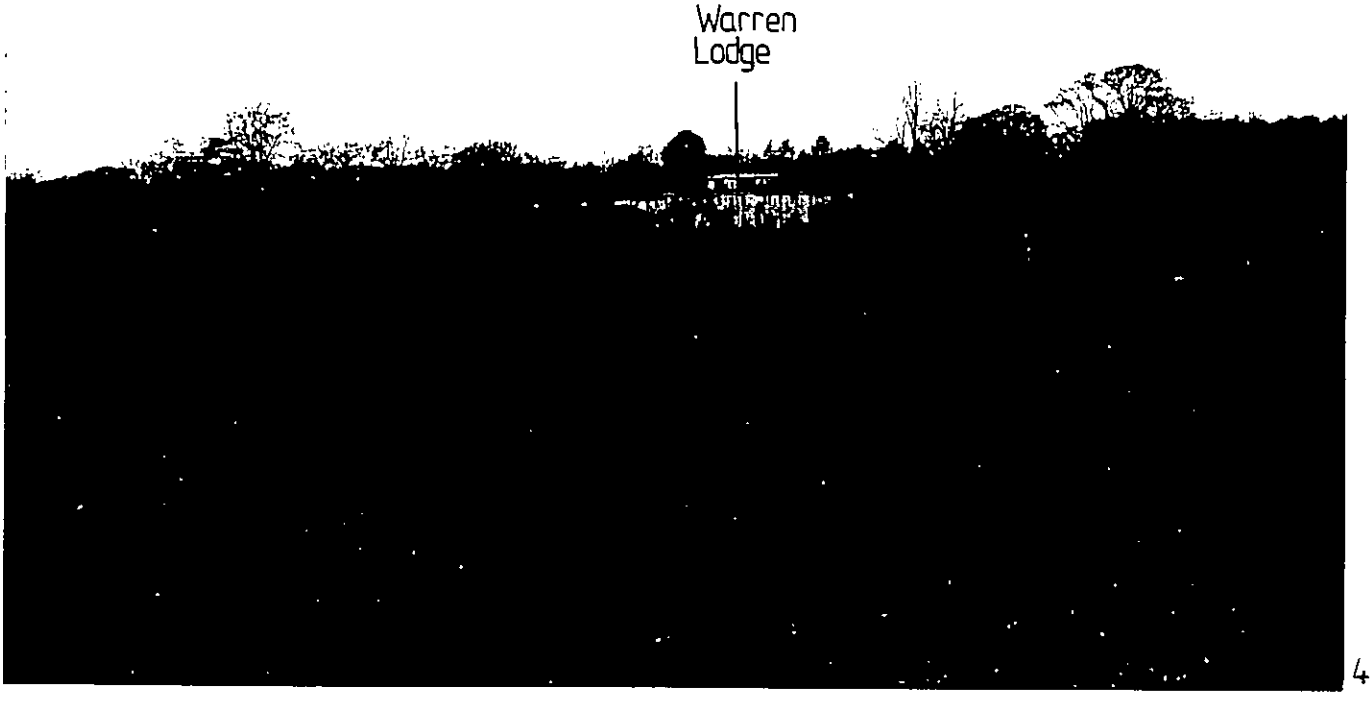
Warren
Lodge

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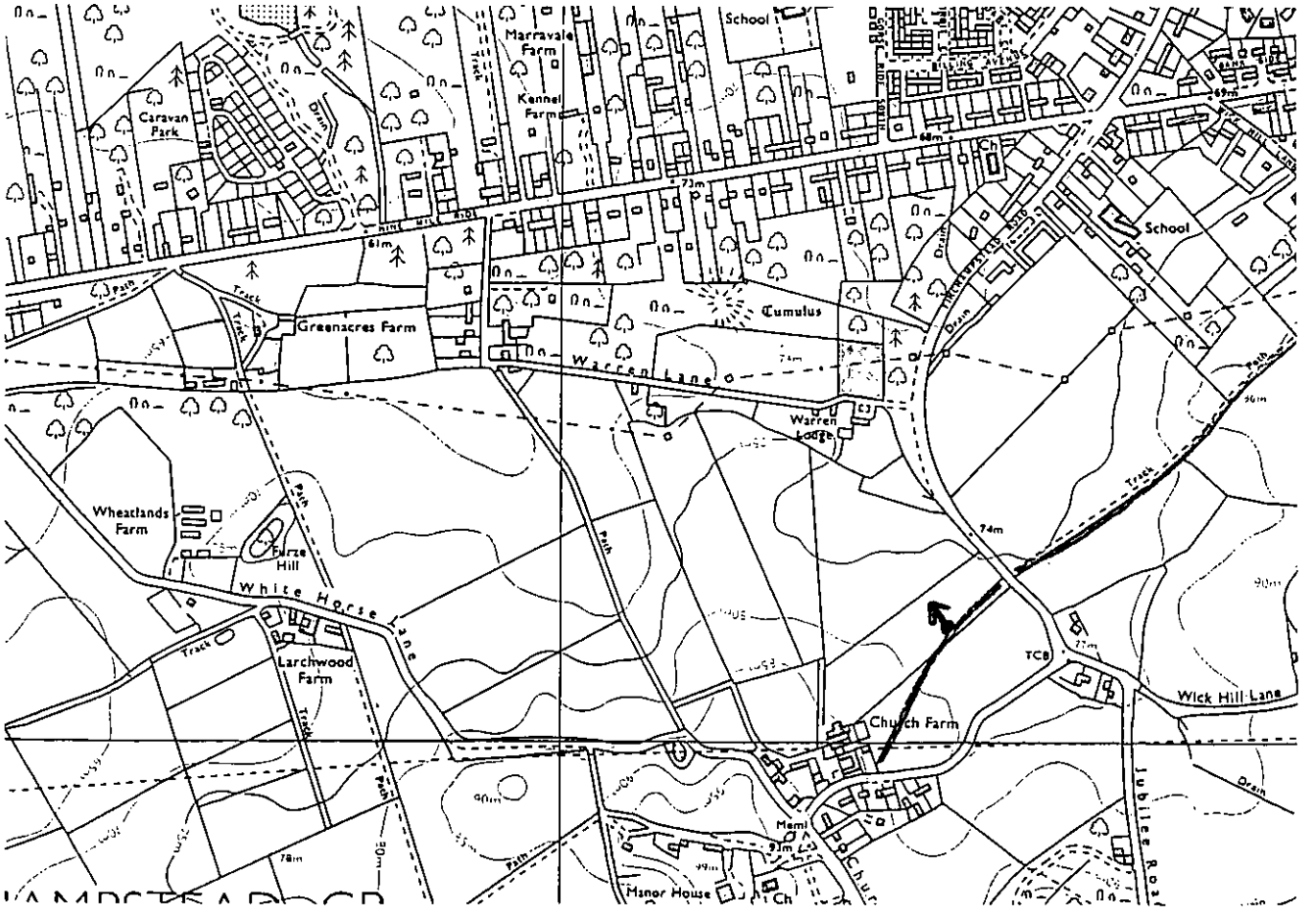
Caravan Park
Marravale Farm
Kennel Farm
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Greenacres Farm
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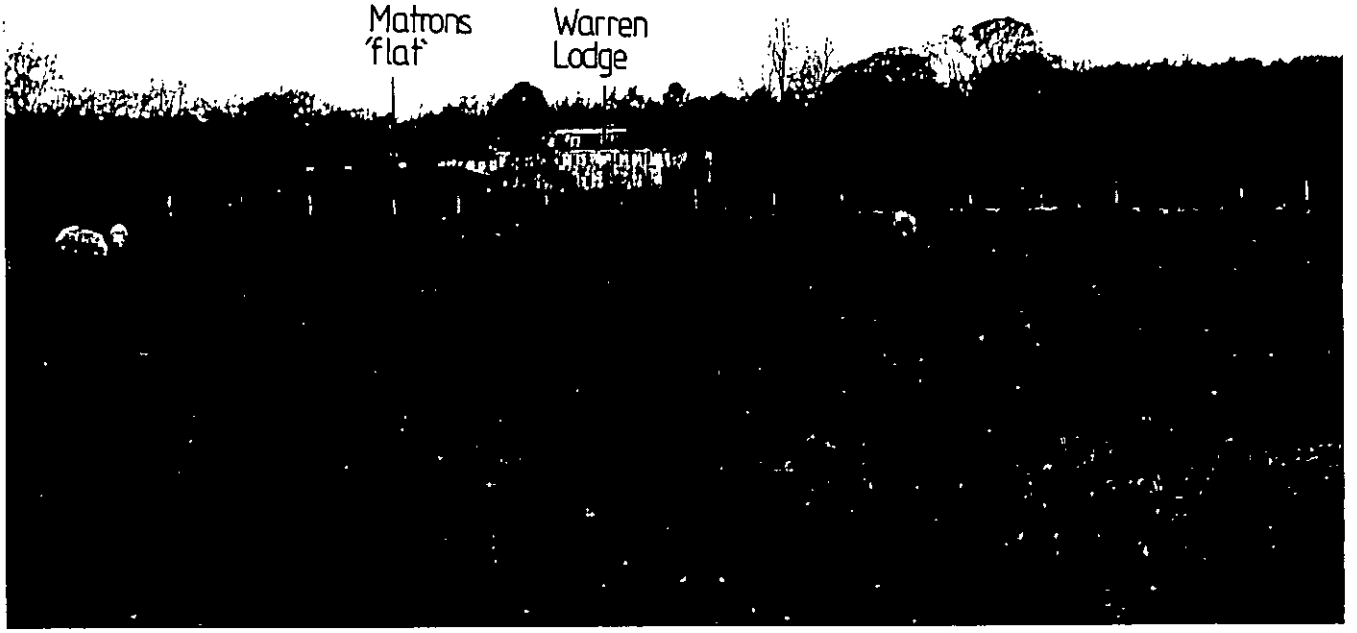
Matrons 'flat'
Warren Lodge

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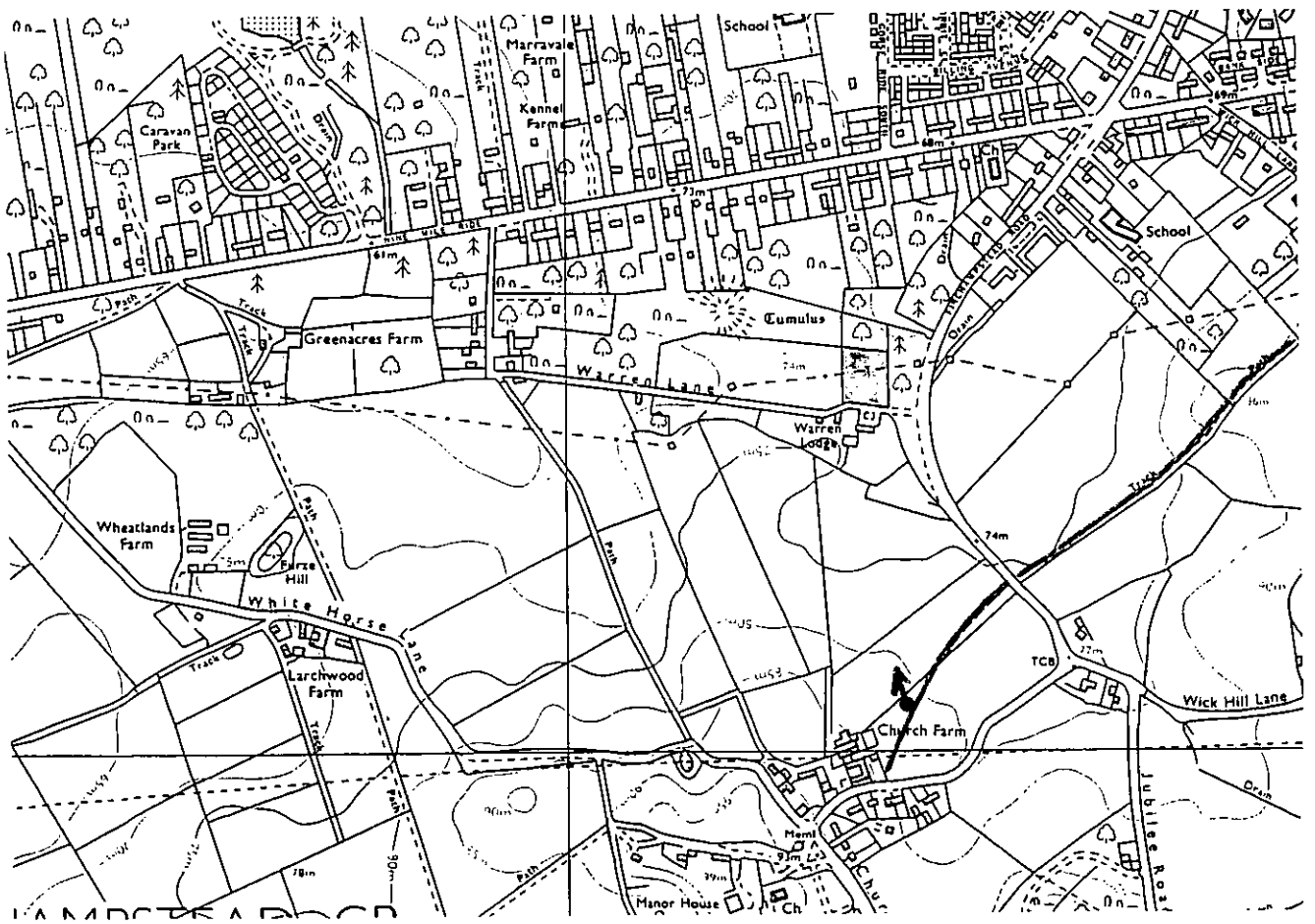
Caravan Park
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Larchwood Farm
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Path
Drain
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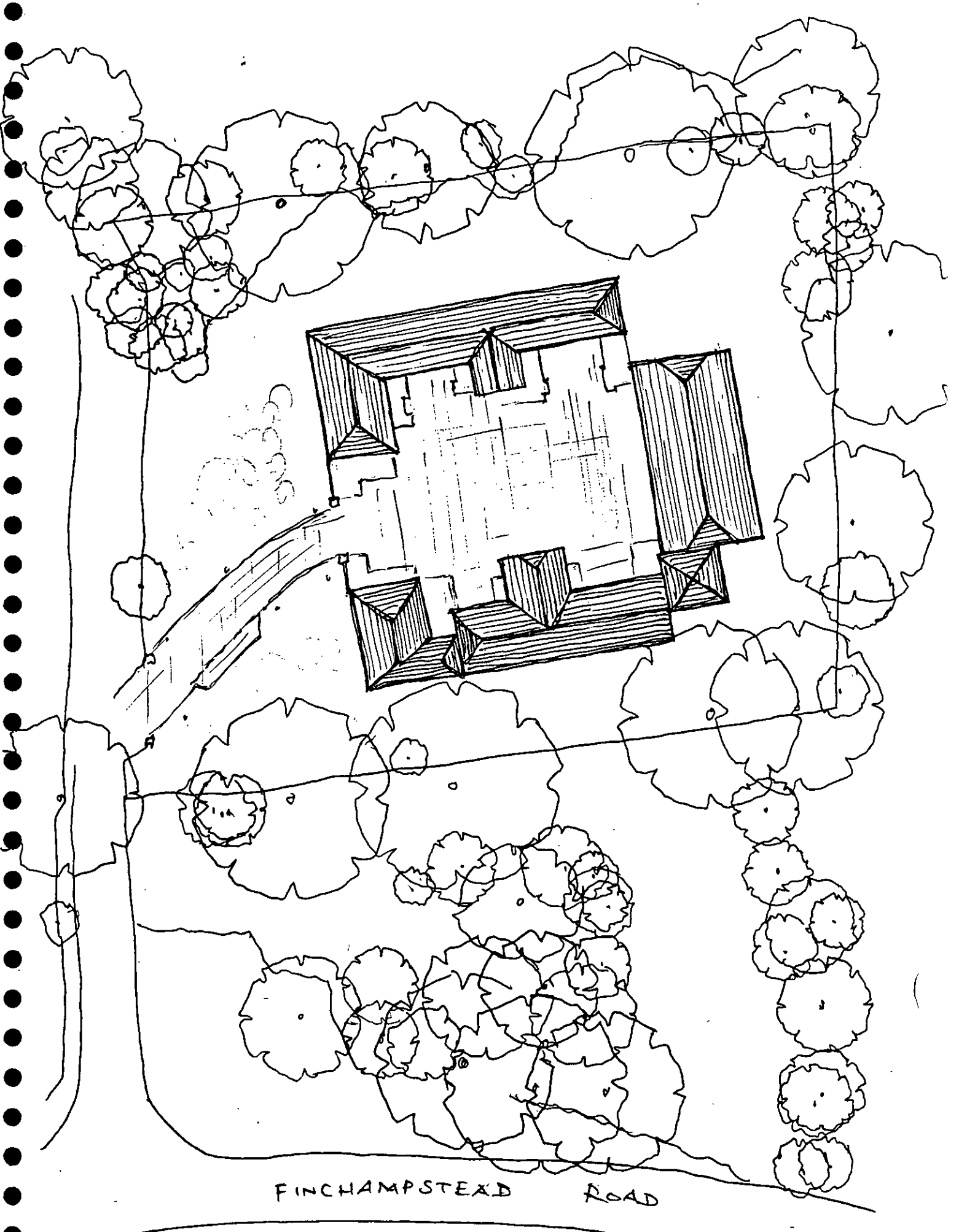
5/6


FINCHAMPSTEAD ROAD



A



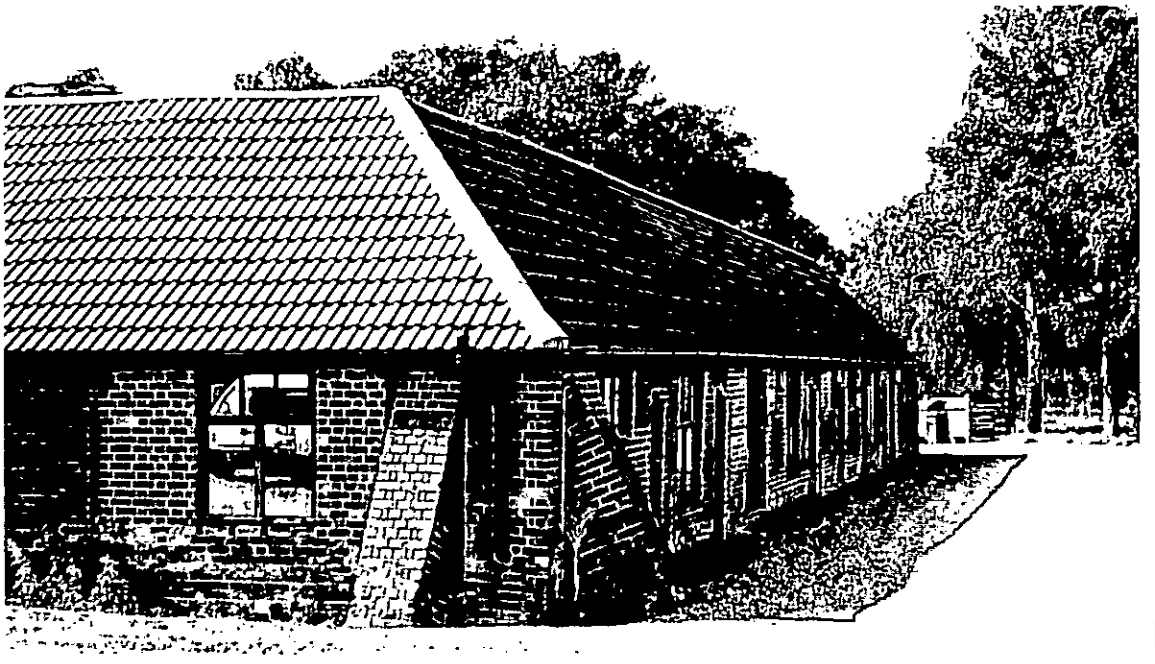
B



C



D



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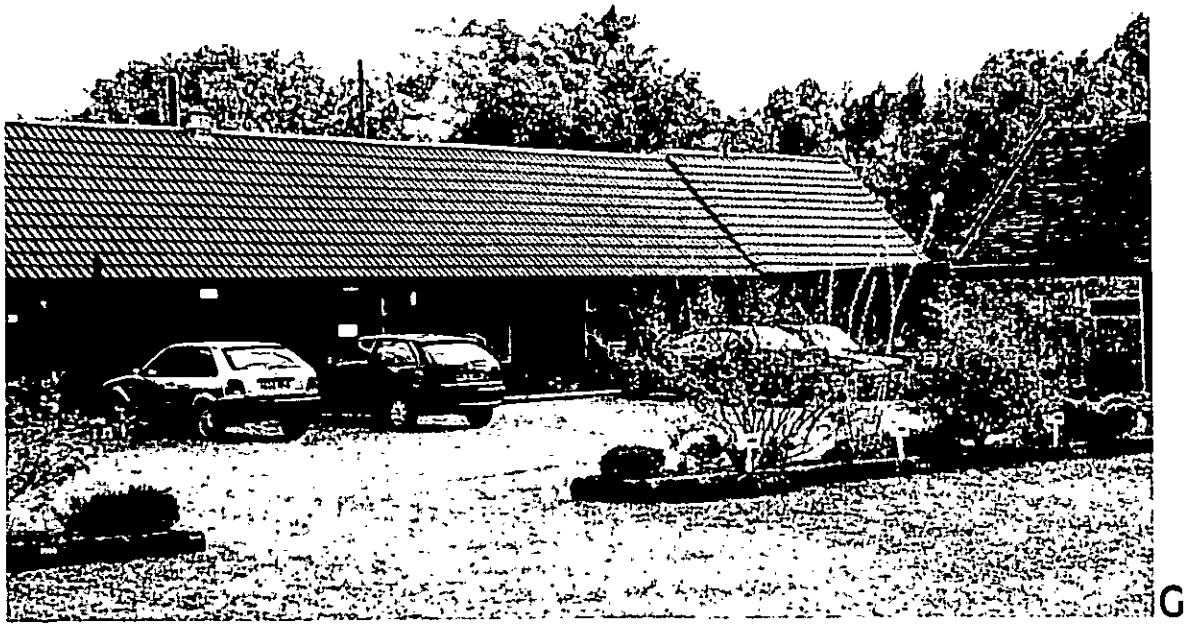

G

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS
'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU13 9SL.
Telephone: 01252 624004 Fax: 01252 684160
E-Mail: info@ggassoociates.co.uk

Miss. A. Linnell,
Highway Engineers,
Wokingham District Council,
Shute End,
Wokingham,
Berks, RG40 1WR.

3rd August 2000

Our Ref: WL/00/157

Dear Miss. Linnell,

PROPOSED SHORT STAY MOTEL
LAND NORTH OF WARREN LODGE, WARREN LANE, FINCHAMPSTEAD.
APPLICATION NUMBER: 0/2000/1502

Please may I have a response to our letter of 12th July as the appeal date is fast approaching and I want to resolve this matter in advance.

Yours sincerely,

Mark Leedale

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS
'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU13 9SL.
Telephone: 01252 624004 Fax: 01252 684160
E-Mail: info@ggassoociates.co.uk

Miss. A. Linnell,
Highway Engineers,
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Berks, RG40 1WR.

12th July 2000

Our Ref: WL/00/157

Dear Miss. Linnell,

PROPOSED SHORT STAY MOTEL
LAND NORTH OF WARREN LODGE, WARREN LANE, FINCHAMPSTEAD.
APPLICATION NUMBER: 0/2000/1502

I write further to our telephone conversation in respect of the above matter.

An appeal has been lodged against the refusal of planning permission. For convenience I attach a copy of the Decision Notice and as you will see Reason 3 is a holding refusal because the application contained insufficient information for you to make a judgement on highway considerations.

The application is speculative and subject to the grant of planning permission my Client intends to build a short stay motel having identified local need for the same. It is difficult to obtain comparable data for small motels and data bases such as TRICS tend to concentrate on larger establishments. However, on the basis of TRICS data for hotels of 74, 118 and 53 bedrooms without conference, swimming pools, leisure, golf or restaurant facilities it is estimated that each bedroom has a trip rate of 4.22 vehicle movements per day. As we discussed this does not seem unreasonable.

At present my Client has no firm proposals as the application is in outline form. However, on the basis of the foot print shown I envisage between 15 and 20 bedrooms. There would be no ancillary facilities and minimal staff supervision bearing in mind the objective of providing cheaper short stay accommodation for business and tourist use.

As you will have observed from your site visit visibility at the junction of Warren Lane and Finchampstead Road accords with Annex D, Table B of PPG13 in both directions. Further, when travelling from either the south or north a vehicle waiting to turn into Warren Lane could clearly be seen by traffic approaching from behind.

There have been a large number of applications relating to Warren Lodge which is a specialist home for the elderly. Whilst traffic movements associated with residents is relatively small there are a significant number of staff involved having regard to social services requirements – I understand as many as 50. On no occasion were highway improvements sought or offered in relation to these developments.

Having regard to the minor scale of development envisaged an existing traffic/highway conditions I trust you will agree that with the benefit of advanced signing there is no requirement for highway improvements. This said I appreciate that should expansion occur at a future date then scope for highway improvements would have to be re-examined.

I look forward to your response and please do telephone our office if I can be of further assistance.

Yours sincerely,

Mark Leedale

APPLICATION NO.1502

Name of appellant:
G M Baker

Site address:
Land north of Warren Lodge, Warren Lane

Proposal:Erection of a motel and associated parking

Case Officer:AO

SOUTHPORT, U.K. Tel:01704-26866 Fax:01704-25814
LONDON OFFICE Tel:0171-377-1777 Fax:0171-247-6181

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP
CS
OCT 2000
ACK:
FILE:
Date
25 OCT 2000

Appeal Decision

Hearing held on 11 October 2000

The Planning Inspectorate
Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

By A N Pykett BSc(Hons) PhD MRTPI

An Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

Appeal Ref: APP/X0360/A/00/1046242
Land north of Warren Lodge, Warren Lane, Finchampstead

- The appeal is made under section 78 of the *Town and Country Planning Act 1990* against a refusal to grant outline planning permission.
- The appeal is made by Mr G M Baker against the decision of Wokingham District Council.
- The application (ref:O/2000/1502), dated 3 May 2000, was refused by notice dated 23 June 2000.
- The development proposed is the erection of a motel and associated parking.

Summary of Decision: The appeal is dismissed.

Procedural Matters

1. The application is made for outline planning permission. Although a drawing submitted with the application shows a possible siting of the proposed motel and a means of access off Warren Lane, this is for illustrative purposes only. Both these matters, together with the design and external appearance of the building and the landscaping of the site, are reserved for subsequent approval.

Main Issues

2. The main issues in this case are:

   (i) the impact of the proposal on the form and setting of Finchampstead North and the surrounding rural area, having regard to policies which aim to protect the countryside; and

   (ii) the impact of the proposal on highway safety and the free flow of traffic.

Planning Policy

3. The development plan includes the *Berkshire Structure Plan 1991-2006* (1995) and the *South East Area Local Plan* (1994). Subject to certain exceptions, Structure Plan **Policy C2** seeks to strictly control development outside built-up areas and settlements. Similarly, Local Plan **Policy STV2** presumes against development on rural land outside identified settlements. With the intention of maintaining the rural character of the countryside adjoining built-up areas, Structure Plan **Policy C5** requires that development should not visually intrude into the adjoining countryside or prejudice its rural character. Local Plan **Policy SC2** also requires that development should not detract from the open and rural appearance of land which is of special significance in maintaining the landscape setting or individual character of settlements.

4. Structure Plan **Policy R7** requires that the provision of tourist accommodation should be

within settlement boundaries and in locations well served by public transport. Local Plan **Policy SR18** is specifically concerned with hotel development. It too seeks to confine entirely new buildings and facilities to locations within settlements.

5. Amongst other matters, Structure Plan **Policy LD5** seeks to prevent development which is likely to give rise to serious problems in terms of access and road safety, while Local Plan **Policy ST3** requires that the road safety implications of all development proposals are examined.

6. The Local Plan is currently being reviewed, and a Local Plan Inquiry into objections to the emerging *Wokingham District Local Plan* has been held. **Policy WCC1** of this plan provides for development outside settlement boundaries only in exceptional circumstances, including under paragraph G, development appropriate to the countryside which cannot be accommodated within a settlement. **Policy WLL6** carries forward the protection of the landscape setting of settlements, but **Policy WR26** makes provision for hotel accommodation in the countryside where this would not detract from the rural character of the area or result in visual intrusion. The Inspector's Report following the Local Plan Inquiry has not yet been received by the Council, and, except in so far as the policies of the emerging plan carry forward existing policy, I am able to allocate it only limited weight in this appeal.

Reasons

Location and setting

7. The appeal site comprises an enclosure to the south of Finchampstead North. At its nearest point the settlement boundary shown on the Local Plan Proposals Map is some 160m to the north-east. The land is surrounded on 3 sides by woodland, but to its south, on the opposite side of Warren Lane, Warren Lodge provides accommodation for an old persons' nursing home. A sign close to the entrance to the lane indicates that it is a road used as a public path, and only its initial length is surfaced.

8. Access to the appeal site is obtained off the metalled part of Warren Lane, and both this land and Warren Lodge are some 40m from the junction of the lane with Finchampstead Road where it forms part of the B3016. Approaching the settlement from the south along the B3016, its countryside setting for the main part comprises an open agricultural landscape. To the north of Warren Lane however this is replaced by an impressive range of individual trees and mature woodlands which contribute much to the character and appearance of the area. The woods virtually screen Finchampstead North from the surrounding countryside, and they make a distinctive boundary to the southern side of the settlement.

9. There is no dispute between the parties that the appeal site lies in an area outside the settlement boundary, and I consider the proposal would therefore conflict with the presumptions implicit in Structure Plan **Policy C2** and Local Plan **Policy STV2.** However, as the appellant observes, paragraph 4 of Annex A of Planning Policy Guidance (PPG) Note 21: *Tourism* refers to the need for flexibility where development plans do not identify specific locations for new hotel development. Paragraph 14 also records that motel development is not ruled out on major traffic routes outside large towns or tourist centres. It goes on to observe that in such circumstances the siting, design and layout of the development may be of great importance in deciding whether it is acceptable in planning

terms. Although in this case these details are reserved for subsequent approval, I have considered the proposal in the light of the appellant's view that the scheme would have little visual impact, and, on the other hand, the specific protection given to rural areas by Structure Plan **Policy C5,** and to the setting of settlements provided by Local Plan **Policy SC2.**

10. I saw on my visit that the appeal site is well screened from Finchampstead Road by existing mature trees. From land further to the south and south-east, including from the public rights of way across nearby fields, the site would have little impact on visual amenity. From this distance the open southern side of the site is completely obscured by Warren Lodge, and conditions could be imposed to ensure that the design of the building would not compromise this aspect of the scheme. However, no such screening exists or would be possible in respect of the impact of the development from Warren Lane itself. The land would inevitably have to remain open along its southern boundary, and from the near distance the proposed building would in my view clearly compromise the rural character of the lane. Though a smaller building could be designed, in my opinion its existence would replicate the impact of Warren Lodge on the other side of the lane. The development would inevitably add to the extent of the built form towards the eastern end of the lane, and so detract from the landscape setting of Finchampstead North as a whole. I consider the proposal would therefore conflict with the contents and purposes of Structure Plan **Policy C5** and Local Plan **Policy SC2.**

11. Paragraph 1.7.57 of the Local Plan identifies a rapidly growing demand for hotel accommodation in the Thames Valley, however, other than for conversions or extensions, Structure Plan **Policy R7** and Local Plan **Policy SR18(A)** confine development to locations within identified settlements. Though **Policy WR26** of the emerging local plan may be considered to be more accommodating, in that it effectively envisages hotel development outside identified settlements, it is subject to criteria the purpose of which is to protect the rural character of the area and prevent visual intrusiveness. In any event, the scheme still falls to be considered against the special significance of land providing the landscape setting of the settlement under the terms of **Policy WLL6.** Notwithstanding the change of emphasis evident in the emerging plan, the proposal therefore raises essentially the same issues as those which apply under the terms of the statutory development plan.

12. I therefore conclude on balance as far as this issue is concerned that the scheme would have a harmful impact on the form and setting of Finchampstead North and the surrounding rural area, and that it would conflict with Structure Plan **Policies C2, C5** and **R7,** and Local Plan **Policies STV2, SC2** and **SR18.**

Highway Safety

13. The Finchampstead Road/Warren Lane junction is located on the outside of a bend in the B3016. The parties agreed that from a point 4.5m back on Warren Lane visibility to the north is some 120m, and to the south about 155m. I noted on my visit that approaching vehicles on the major road are obscured from the minor road by the hedge on the side of the road opposite to the junction, and a reduced minor road distance has no significant effect on visibility. The appellant would be unable to effect improvements in visibility to approach the 215m recommended in *Places, Streets and Movement.* Speed restriction and derestriction signs are located close to the settlement boundary, and even though vehicles leaving Finchampstead North are unlikely to be travelling rapidly, those approaching from the south are restricted only to the national limit. The roadside hedge obstructs drivers'

forward visibility on the B3016, and I consider the visibility of vehicles doing right turning manoeuvres into and out of Warren Lane would therefore be inadequate.

14. The first part of Warren Lane is surfaced, but I saw that it is not in good condition and the carriageway is partially overgrown. Although it would clearly be possible to remove this growth, the lane would still be called upon to provide access to both the nursing home at Warren Lodge and the proposed motel. In my view this could generate a significant volume of traffic, and without improvements to the surface and for pedestrians I consider the scheme would have a harmful impact in respect of road safety. However, Warren Lane itself does not fall within the appeal site and improvements could not be secured by condition.

15. I therefore conclude on this issue also that the proposal would have a harmful impact in terms of highway safety and the free flow of traffic, and that it would conflict with the purpose of Structure Plan **Policy LD5** and Local Plan **Policy ST3.**

Other Matters

16. I have also considered this appeal in relation to the existing demand for and supply of hotel or motel accommodation in the area. I understand from both parties that the locality is one where pressure exists for additional accommodation, but I note from the schedule provided by the appellant that a significant number of permissions were granted between April 1989 and the end of February 1998. Although the motel/hotel site identified in the deposit draft of the *Wokingham District Local Plan* has now been developed for a different purpose, I infer that planning policy neither prevents applications from being made nor permissions from being granted. A number of the permissions have been implemented, and I conclude that development of this type is able to withstand the pressure which may result from other types of acceptable development. In my view the failure of the Council to specifically identify sites for hotel/motel development is not a convincing or sufficient reason to allow the appeal.

17. As far as the possibility of creating a precedent is concerned, I have considered this case on its own merits in relation to the development plan.

Conclusions

18. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Formal Decision

19. In exercise of the powers transferred to me, I dismiss the appeal.

Information

20. Particulars of the right of appeal against this decision to the High Court are enclosed for those concerned.

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Mr S M Leedale BEd MSc DipTP MRTPI	Gregory Gray Associates

FOR THE LOCAL PLANNING AUTHORITY:

Mrs A Odell BA MPhil MRTPI	Wokingham District Council
Mr S Auton IEng FIHIE	Wokingham District Council

INTERESTED PERSONS:

Mr S & Mrs M Marshall	Fernfield, Warren Lane, Finchampstead, Wokingham, Berks RG40 4HR
Dr P Wilford	Chairman, Wokingham District CPRE, 17 Copse Drive, Wokingham, Berks RG41 1NA
Miss A Billing	Robinsmead, The Village, Finchampstead, Wokingham, Berks RG40 4JU

DOCUMENTS

Document	1	List of persons present at the Hearing.
Document	2	Council's notice of hearing and circulation list
Document	3	Letter supporting the Council
Document	4	Appendices to Mr Leedale's statement
Document	5	Appendices to Mrs Odell's statement
Document	6	Appendices to Mt Auton's statement
Document	7	*Wokingham District Draft Local Plan* Representations
Document	8	Letter and enclosures dated 10 October 2000, concerning hotel accommodation
Document	9	Suggested highway conditions

PLANS

Plan A Application plan: Drawing No: WL/157/001 Location plan and illustrative detail

The Planning Inspectorate

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Bristol BS2 9DJ
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26 OCT 2000
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Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: 0/2000/1502

Our Ref: APP/X0360/A/00/1046242

Date: 25 October 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY G M BAKER ESQ
SITE AT LAND NORTH OF WARREN LODGE, WARREN LANE, FINCHAMPSTEAD, WOKINGHAM

I enclose a copy of our Inspector's decision on the above appeal.

If you have any queries relating to the decision please send them to:

The Complaints Officer
The Planning Inspectorate
Room 14/04
Tollgate House
Houlton Street
Bristol
BS2 9DJ

Phone No. 0117 987 8927 Fax No. 0117 987 6219

Yours faithfully

pp Miss A Bibi

COVERDL1

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 10 October, 2000
My ref. AO/O/2000/1502
Your ref. APP/X0360/A/00/1046242

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
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DX: 33506 – Wokingham

Miss A Bibi
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

By post and fax

Dear Miss Bibi

APPEAL BY: G M BAKER
SITE: LAND NORTH OF WARREN LODGE, WARREN LANE, FINCHAMPSTEAD

With reference to the Informal Hearing to be held on 11 October, I enclose information giving lists of hotel etc. accommodation in the Crowthorne and Sandhurst areas. There are also several hotels in Bracknell.

As with my letter and enclosures of 4 October, the purpose of submitting this information is to demonstrate that the area is already well served by hotel etc. accommodation, and that recent permissions have been granted for additional accommodation. I recognise that as this information is being submitted at a late stage, I only submit it as general background information.

I confirm I have sent and faxed this letter and enclosures to Mr Leedale.

Yours sincerely

AO

MRS A ODELL
Senior Planner

c.c. Mark Leedale of Gregory Grey Associates.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 4 October, 2000
My ref. AO/O/2000/1502
Your ref. APP/X0360/A/00/1046242

Miss A Bibi
The Planning Inspectorate
Room 1004
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Houlton Street
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Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

By post and fax

Dear Miss Bibi

APPEAL BY: G M BAKER
SITE: LAND NORTH OF WARREN LODGE, WARREN LANE, FINCHAMPSTEAD

With reference to the Informal Hearing to be held on 11 October, I enclose notes made on Mr Leedale's tables in his Appendix 1. These notes show the number of hotel bedrooms involved. I calculate that the total number of rooms would be 529 (including recent permissions not yet built, and avoiding double counting). I also enclose booklets giving lists of hotel etc. accommodation in the Wokingham and Reading areas. In addition to the establishments listed for Reading, there are also Travel Lodges on each side of the M4 at Reading Services (between junctions 11 & 12) and the west bound services Travel Lodge has recently been extended.

The purpose of submitting this information is to demonstrate that the area is already well served by hotel etc. accommodation, and that recent permissions have been granted for additional accommodation.

I confirm I have sent and faxed this letter and enclosures to Mr Leedale.

Yours sincerely

MRS A ODELL
Senior Planner

c.c. Mark Leedale of Gregory Grey Associates.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 10 October, 2000
My ref. AO/O/2000/1502

Planning & Transportation Dept.
Bracknell Forest Borough Council
Time Square
Market Street
Bracknell
RG12 1JD

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) 977 8909
DX: 33506 – Wokingham

Dear Victoria

PLANNING APPLICATION O/2000/1502 (OUTLINE)
PROPOSED ERECTION OF MOTEL ON LAND NORTH OF WARREN LODGE, WARREN LANE, FINCHAMPSTEAD

Thank you for your letter of 4 October and enclosed information. Your help in this matter is much appreciated.

Yours sincerely

Ao.

MRS A ODELL
Senior Planner

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 10 October, 2000
My ref. AO/O/2000/1502

Planning & Transportation Dept.
Hart District Council
Civic Offices
Harlington Way
Fleet
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GU13 8AE

Environmental Services Department
Planning Services
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Berkshire RG40 1WR
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DX: 33506 – Wokingham

Dear Martine

PLANNING APPLICATION O/2000/1502 (OUTLINE)
PROPOSED ERECTION OF MOTEL ON LAND NORTH OF WARREN LODGE, WARREN LANE, FINCHAMPSTEAD

Thank you for your letter of 2 October and enclosed information. Your help in this matter is much appreciated.

Yours sincerely

Angela Odell.

MRS A ODELL
Senior Planner

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 27 September, 2000
My ref. AO/O/2000/1502

Planning & Transportation Dept.
Hart District Council
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Harlington Way
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GU13 8AE

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Berkshire RG40 1WR
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Fax: (0118) 974 6484
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DX: 33506 – Wokingham

Dear Sir or Madam

PLANNING APPLICATION O/2000/1502 (OUTLINE)
PROPOSED ERECTION OF MOTEL ON LAND NORTH OF WARREN LODGE, WARREN LANE, FINCHAMPSTEAD

I enclose a plan of the location of the above proposal. As the site is outside a settlement boundary and the proposal contrary to the Council's policies the application has been refused permission and is now at appeal, to be held by Informal Hearing on 11 October. The appellants are arguing that there is a shortage of hotel accommodation in the area. I would therefore be grateful if you could advise me whether there are any existing, or extant permissions for, hotels or B&Bs nearby within your district.

I would be grateful for a reply by 6 October, in time to advise other parties to the Hearing. Meanwhile, if you wish to discuss the matter further please contact me.

Yours sincerely

Ao

MRS A ODELL
Senior Planner

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 27 September, 2000
My ref. AO/O/2000/1502

Planning & Transportation Dept.
Bracknell Forest Borough Council
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DX: 33506 – Wokingham

Dear Sir or Madam

PLANNING APPLICATION O/2000/1502 (OUTLINE)
PROPOSED ERECTION OF MOTEL ON LAND NORTH OF WARREN LODGE, WARREN LANE, FINCHAMPSTEAD

I enclose a plan of the location of the above proposal. As the site is outside a settlement boundary and the proposal contrary to the Council's policies the application has been refused permission and is now at appeal, to be held by Informal Hearing on 11 October. The appellants are arguing that there is a shortage of hotel accommodation in the area. I would therefore be grateful if you could advise me whether there are any existing, or extant permissions for, hotels or B&Bs nearby within your district.

I would be grateful for a reply by 6 October, in time to advise other parties to the Hearing. Meanwhile, if you wish to discuss the matter further please contact me.

Yours sincerely

AO

MRS A ODELL
Senior Planner

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS
'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU13 9SL.
Telephone: 01252 624004 Fax: 01252 684160
E-Mail: info@ggassociates.co.uk

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DG

The Planning Inspectorate,
Room 1004,
Tollgate House,
Houlton Street,
Bristol, BS2 9DJ.

20th September 2000

Our Ref: WL/00/157

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990 (s78)
APPEAL BY G.M. BAKER ESQ., LAND NORTH OF WARREN LODGE, WARREN LANE, FINCHAMPSTEAD, BERKSHIRE, RG40 4HR.
APP/X0360/A/00/1046242

We enclose statement and documents on behalf of the appellant.

By copy of this letter these have been forwarded to the local planning authority. We understand that an additional statement from the highway authority will be forthcoming within the next 7 days. This is outside of the time scale and the appellants reserve the right to seek a postponement of the hearing if the contents of that statement require a more substantive response.

Yours faithfully,

Mark Leedale

Enc.

c.c. Wokingham District Council

The Planning Inspectorate

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GTN 1374-6079

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: 0/2000/1502

Our Ref: APP/X0360/A/00/1046242

Date: 21 September 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY G M BAKER ESQ
SITE AT LAND NORTH OF WARREN LODGE, WARREN LANE, FINCHAMPSTEAD, WOKINGHAM

I have received the statement dated 20 September 2000 from the appellant's agent. If this has not been copied to you already, please contact the appellant's agent and ask for a copy.

If you wish to comment on the correspondence you should do so at the hearing.

Yours faithfully

Miss A Bibi

211AL

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

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Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: 0/2000/1502

Our Ref: APP/X0360/A/00/1046242

Date: 2 October 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY G M BAKER ESQ
SITE AT LAND NORTH OF WARREN LODGE, WARREN LANE, FINCHAMPSTEAD, WOKINGHAM

I have received the correspondence dated 29 September 2000 from the appellant's agent. If this has not been copied to you already, please contact the appellant's agent and ask for a copy.

If you wish to comment on the correspondence you should do so at the hearing.

Yours faithfully

Miss A Bibi

211AL

Gregory Gray Associates

Angela O'Dell

CHARTERED TOWN PLANNING CONSULTANTS
'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU13 9SL.
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The Planning Inspectorate,
Room 1004,
Tollgate House,
Houlton Street,
Bristol, BS2 9DJ.

29th September 2000
BY FAX: 0117 987 8443 (2 pages)

Our Ref: WL/00/157

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990 (s78)
APPEAL BY G.M. BAKER ESQ., LAND NORTH OF WARREN LODGE, WARREN LANE, FINCHAMPSTEAD, BERKSHIRE, RG40 4HR.
APP/X0360/A/00/1046242

I attach copy correspondence from the County Archaeologist confirming that there is no archaeological objection to the proposed development.

I confirm that a copy of this letter has been sent to the District Council.

Yours faithfully,

Mark Leedale

Enc.

c.c. Mrs. A. Odell, Wokingham District Council **(0118 974 6484 2 pages)**

Babtie
Environmental

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

A member of Babtie Group

Our ref Kgb

Your ref As below

26th September 2000

Mr M Leedale
Gregory Gray Assoc.
'Redcliffe'
17 Dinorben Close
Fleet
Hants
GU13 9SL

Dear Mr Leedale,

ARCHAEOLOGICAL EVALUATION
WARREN LANE, FINCHAMPSTEAD

Further to our recent telephone conversation and your subsequent letter, I would confirm that the archaeological evaluation revealed no archaeology.

I have no objection to the above planning application on archaeological grounds

If you require any further information or clarification please do not hesitate in contacting me on 0118 988 1611

Yours sincerely,

Kev Beachus
Archaeologist

Group Offices:
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
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Newcastle upon Tyne
Oxford
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Reading
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Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: 0/2000/1502

Our Ref: APP/X0360/A/00/1046242

Date: 4 October 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY G M BAKER ESQ
SITE AT LAND NORTH OF WARREN LODGE, WARREN LANE, FINCHAMPSTEAD, WOKINGHAM

I have received the correspondence dated 4 October 2000 from the appellant's agent. If this has not been copied to you already, please contact the appellant's agent and ask for a copy.

If you wish to comment on the correspondence you should do so at the hearing.

Yours faithfully

Miss A Bibi

211AL

Tel. (0118) 974 6448 (Direct Line)
Date: October 2, 2000
My ref: O/2000/1502
Your ref: APP/X0360/A/00/1046242

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

Miss A Bibi
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Miss Bibi

APPEAL BY: G M Baker
SITE: Land north of Warren Lodge, Warren Lane, Finchampstead.
With reference to this appeal, I enclose a copy of the Highway Authority's statement.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc
cc Gregory Gray Associates

Tel. (0118) 974 6448 (Direct Line)
Date: September 20, 2000
My ref: O/2000/1502
Your ref: APP/X0360/A/00/1046242

Environmental Services Department
Planning Services
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Berkshire RG40 1WR
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DX: 33506 – Wokingham

Miss A Bibi
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Miss Bibi

APPEAL BY: G M Baker
SITE: Land north of Warren Lodge, Warren Lane, Finchampstead.

With reference to this appeal, I enclose a copy of the Council's statement of the case. The Highways statement is to follow.
I have also sent a copy to the appellant's agent.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. September 20, 2000
My ref: O/2000/1502
Your ref:WL/00/157

Environmental Services Department
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P.O. Box 157
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Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Gregory Gray Associates
Redcliffe
17 Dinorben Close
Fleet
Hants
GU13 9SL

Dear Sirs

APPEAL BY: **G M Baker**
SITE: **Land north of Warren Lodge, Warren Lane, Finchampstead**

With reference to this appeal, I enclose a copy of the Council's statement of the case. The Highways statement is to follow.

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: September 5, 2000
My ref: O/2000/1502
Your ref: APP/X0360/A/00/1046242

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

Miss A Bibi
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Miss Bibi

APPEAL BY: G M Baker
SITE: Land north of Warren Lodge, Warren Lane, Finchampstead.

With reference to this appeal, I enclose copies of the notification letter, lists of those notified & other correspondence.
I have also sent copies to the appellant's agent.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. September 5, 2000
My ref: O/2000/1502
Your ref:WL/00/157

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

Gregory Gray Associates
Redcliffe
17 Dinorben Close
Fleet
Hants
GU13 9SL

Dear Sirs

APPEAL BY: **G M Baker**
SITE: **Land north of Warren Lodge, Warren Rd, Finchampstead.**

With reference to this appeal, I enclose copies of the notification letter, lists of those notified & other correspondence.

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

Room 1202W
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9878768
Switchboard 0117-9878000
Fax No 0117-9878804
GTN 1374-8768

TLS
ACK:
FILE:

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: 012000/1502

Our Ref: APP/X0360/A/00/1046242

Date: 29 August 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY G M BAKER ESQ
SITE AT LAND NORTH OF WARREN LODGE, WARREN LANE, FINCHAMPSTEAD, WOKINGHAM

NOTIFICATION OF INSPECTOR

I am writing to inform you that the Inspector appointed to hold the hearing into the above appeal will now be:

Dr A N Pykett BSc PhD MRTPI.

You have already been given notice of the arrangements for this hearing.

Yours faithfully

Mr P Awogbami

NB: All further correspondence should be addressed to the case officer mentioned in the initial letter.

206C

file copy

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

MEMORANDUM

From: Den Gumbrell
Appeals Assistant

Ref O/2000/1502

Ext: 6448

To: TOM CALLAGHAN & STEVE AUTON
Engineering Services

Date: **18 August 2000**

APPEAL BY: G M Baker
SITE: **Land north of Warren Lodge, Warren Lane, Finchampstead**

Notification has been received of this Appeal which will be considered by means of an Informal Hearing on Wednesday 11th October 2000.

In view of the issues involved, it is felt that this is a matter where supporting evidence will be required from you & you should attend the Hearing. For your information I enclose a copy of the Grounds of Appeal and the Application Decision Notice.

The case officer, Angela Odell, will need to receive the Highways statement of evidence by 13/09/00 .

Den Gumbrell
Enc

Tel. (0118) 974 6448 (Direct Line)
Date. August 17, 2000
My ref: O/2000/1502
Your ref:PF

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

P Fasham
Babtie Environmental
School Green
Shinfield
Reading
RG2 9HL

Dear Peter

APPEAL BY: **G M Baker**
SITE: **Land north of Warren Lodge, Warren Lane, Finchampstead.**

An Informal Hearing is to be held to consider this Appeal on Wednesday 11th October 2000 at the Council Offices.

Following your work on the original application, we should like you to prepare a statement for the Appeal & appear at the Hearing, on a time charge basis.

Yours sincerely

John Mitchell
Development Control Manager

Tel. (0118) 974 6448 (Direct Line)
Date: August 2, 2000
My ref: 0/2000/1502
Your ref: APP/X0360/A/00/1046242

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

Miss A Bibi
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Miss Bibi

APPEAL BY: G M Baker
SITE: Land North of Warren Lodge, Finchampstead

With reference to this appeal, I enclose a copy of the completed questionnaire with requested documents.

I have also sent a copy to the appellant/ agent.

Yours sincerely

Zoe Smith
~~Denise Gumbrell (Mrs)~~
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. August 2, 2000
My ref: 0/2000/1502
Your ref: WL/00/157

Gregory Gray Associates
Redcliffe
17 Dinorben Close
Fleet
Hampshire
GU13 9SL

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 Sirs

APPEAL BY: **G M Baker**
SITE: **Land North of Warren Lodge, Finchampstead**

With reference to this appeal, I enclose a copy of the completed questionnaire with enclosures.

I have also sent a copy to The Planning Inspectorate.

Yours faithfully

Zoe Smith
Denise Gumbrell (Mrs)
Appeals Assistant

Enc

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

G M Baker
C/O Gregory Gray Associates
'Redcliffe'
17 Dinorben Close
Fleet
Hampshire
GU13 9SL

Application Number: O/2000/1502

Parish: **FINCHAMPSTEAD**

Location: **Land North Of Warren Lodge, Warren Lane, Finchampstead, Wokingham.**

Proposal: **Proposed erection of motel and associated parking**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason
1. The proposal would be inappropriate development in the countryside having an unacceptably urbanising effect on the character and appearance of this area in the countryside and on the setting of the settlement. The proposal is therefore contrary to Berkshire Structure Plan Policies C2 and C5 and R7, South East Area Local Plan Policies STV2, SC2 and SC18 to Wokingham District Local Plan (Deposit Draft) Policies WCC1, WLL6 and WR26 and to PPG's 7 and 21.

Reason
2. The first stage archaeological assessment has indicated the site is in an area of high archaeological potential and the applicant has not satisfactorily demonstrated that the proposal will not cause damage to any archaeological remains. The proposal is therefore contrary to Berkshire Structure Plan Policy EN6, South East Area Local Plan Policies SBE21 and SBE22, Wokingham District Local Plan Policies WHE15 and WHE16 B.

Reason

3. From the information provided, the Local Planning Authority is not satisfied that the proposal will not be detrimental to highway safety, convenience and the free flow of traffic. The proposals is therefore potentially contrary to Berkshire Structure Plan Policy LD5, South East Area Local Plan Policy ST3 and Wokingham District Local Plan (Deposit Draft) Policy WT7.

John Mitchell

John Mitchell
Development Control Manager
Date: 23/06/2000

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.

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

PLANNING SERVICES | HPT
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DC | ENF
APP |
CS |
20 JUL 2000
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Ms D Gumbrell
Wokingham District Council
Planning Department
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref:
07/2000/1502

Our Ref:
APP/X0360/A/00/1046242

18 July 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY G M BAKER ESQ
SITE AT LAND NORTH OF WARREN LODGE, WARREN LANE, FINCHAMPSTEAD, WOKINGHAM

I have received a planning appeal form and accompanying documents for this site. I am the case officer. I am checking the papers and if I need further information, or if for legal reasons the appeal is not acceptable, I will write again.

Please complete - within 14 days of the date of receipt of the appeal form - an appeal questionnaire for this appeal and send it to me together with all the necessary enclosures. **Remember that you must send the appellant a copy of any correspondence you send to us.**

The appellant has asked for the appeal to be heard at a hearing. Details of this procedure are in the attached 'Code of Practice for Hearings'. Hearings are designed to save time and expense for you and the appellant, and to provide a less formal setting than is usually possible at an inquiry. But:

- Substantial legal issues should not be involved.
- There should not be much local interest in the appeal proposals.
- Formal cross examination is not allowed.
- Costs can be awarded in hearing cases. Details can be found in DOE Circular 8/93.

It is important that you and the appellant keep to the timetable for the exchange of written documents. If not, the hearing may be cancelled and an inquiry held instead.

Any further correspondence should be sent to me, giving the full appeal reference number.

Unless you write within 7 working days from the date of this letter, giving reasons for your objections, we will arrange a hearing.

Yours faithfully

G. Kelly

Miss A Bibi

H1B

PLANNING APPEALS

CODE OF PRACTICE FOR HEARINGS

1. This code contains the procedure which the appellant and the local planning authority should follow when a hearing is to be held. The procedure is intended to save the parties time and money and to allow the inspector to lead a discussion about the issues. The aim is to give everybody, including interested third parties, a fair hearing and to provide the inspector with all the information necessary for his decision, but in a more relaxed and less formal atmosphere than at a local inquiry. Although the code does not have statutory force, all parties to a hearing are expected to comply with it.

2. A hearing is suitable where the development is small-scale; there is little or no third party interest; complex legal, technical or policy issues are unlikely to arise; and there is no likelihood that formal cross-examination will be needed to test the opposing cases.

3. The Secretary of State will decide whether a hearing is a suitable means for considering an appeal. Where either the appellant or the local planning authority wishes to exercise their right to be heard, the Planning Inspectorate will consider whether the case is suitable for a hearing, taking into account the circumstances of the appeal and the views of the principal parties. If it is suitable, the aim will be to arrange the hearing within 12 weeks of that decision. It is important that dates for hearings are set without undue delay. In this respect, the negotiations for dates will follow the same procedures as inquiries, and each party will be permitted one refusal of a date before the date, time and place of the hearing are fixed.

4. Not less than 28 days' notice of the arrangements for the hearing will be given. The local planning authority will send details of the arrangements to all those, other than the appellant, with an interest in the land and to all who wrote to them about the proposed development at the application stage, i.e. including any interested third parties. The authority will also give such other publicity to the hearing as they think advisable. Those notified of the arrangements for the hearing will be sent a copy of this code, and will be told by the local planning authority where and when they can inspect copies of the pre-hearing statements and any other associated documents. They will also be advised that they may, at the discretion of the inspector, participate in the discussion at the hearing.

5. An important element of this procedure is that the inspector must be fully aware of the relevant issues and arguments so that he can properly lead the discussion. It is therefore essential that **at least 3 weeks before the hearing,** the appellant and the local planning authority provide a written statement containing full particulars of the case they wish to make at the hearing, including a list of any documents to which they wish to refer. The statements will be passed to the inspector to enable him to prepare for the hearing. At the same time as sending their statement to the Inspectorate, the appellant and the local planning authority should send a copy to each other. If it is decided to hold a hearing after notification that an inquiry will be held, any written statement already provided for the purpose of the inquiry will be used for the purpose of the hearing. The parties should bear in mind that they may not seek the issue of any form of summons to compel any person to attend a hearing.

6. Failure to adhere to this timetable will be fatal to the procedure. If the inspector cannot be provided with the necessary information in sufficient time before the hearing it will be necessary to delay or defer it, or to hold a local inquiry with procedures governed by statutory rules. A party may become liable for costs if another party is put to unnecessary expense through the late submission of statements. Other circumstances in which costs may be awarded in respect of a hearing are set out in DOE Circular 8/93.

7. The arrangements for the hearing and the conduct of it will be designed to create the right atmosphere for discussion and to eliminate or reduce the formalities of the traditional local inquiry. To this end the accommodation provided for the hearing should also be informal and the inspector and the parties should wherever possible sit around a table: a small committee room is usually satisfactory and the more formal atmosphere of a council chamber should be avoided.

8. If at any time before or during the hearing the appellant or the local planning authority comes to the view that the informal procedure is inappropriate and that they no longer wish to proceed this way, they should explain their reasons to the Inspectorate or, during the hearing, the inspector, who will, after seeking the views of the other party, decide whether an inquiry should be held instead. If it becomes apparent during the hearing that the procedure is inappropriate, the inspector will close the proceedings and a local inquiry will be arranged.

9. After resolving any residual doubts about the application or plans, the inspector conducting the hearing will explain that it will take the form of a discussion which he will lead.

10. The inspector will then summarise his understanding of the case from reading the papers and any pre-hearing site visit. At that stage, the inspector will outline what he considers to be the main issues and indicate those matters for which further explanation or clarification is required. This will not preclude the parties from referring to other aspects which they consider to be relevant.

11. Appellants may present their case through an agent or adviser but such representation is not essential. Legal representation should not normally be necessary. The appellant will usually be asked to start the discussion. In some cases it may be appropriate for the local planning authority to start if, for example, it is necessary to clarify development plan policy matters in order to guide the debate. Written material should have been circulated and exchanged well beforehand and will not need to be read out at the hearing. Every effort should be made by the parties to avoid introducing at the hearing, material or documents which are new, i.e. not previously referred to, as this may necessitate adjournment of the hearing to a later date and frustrate the objectives of the hearing procedure.

12. Those at the hearing will be given the opportunity to participate. Any questions must be relevant and discussion should proceed in an orderly manner. The appellant will be allowed to make any final comments before the discussion is closed.

13. It may appear to the inspector that certain matters could be more satisfactorily resolved if the hearing was to be adjourned to the site, which could then be concluded there.

The inspector will only do this when, having regard to all the circumstances, including weather conditions, he is also satisfied that:-

(i) the discussion could proceed satisfactorily and that no-one involved would be at a disadvantage;

(ii) all parties present at the hearing have the opportunity to attend; and

(iii) no-one participating in the hearing has objected to the discussion being continued on the site.

The inspector will normally ask that applications for awards of costs (if any) be made at the end of proceedings in the hearing room and before adjournment to the site.

14. Unless the hearing is to be adjourned to the site, the inspector will ask the appellant and the local planning authority at the hearing whether they wish to be present at his inspection of the site. If an accompanied site visit is requested, the date and time of the visit will be arranged at the hearing. The appellant, landowner and representative of the local planning authority may attend the visit, as may any other person at the discretion of the inspector and with the consent of the landowner. The inspector should not be accompanied at any stage by the representative of one of the principal parties without the representative of the other also being present.

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The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

PLANNING SERVICES | HPT
FOL | TLS

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

COPIES TO: | ACK:
FILE:

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: 0/2000/1502

Our Ref: APP/X0360/A/00/1046242

Date: 27 July 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY G M BAKER ESQ
SITE AT LAND NORTH OF WARREN LODGE, WARREN LANE, FINCHAMPSTEAD, WOKINGHAM

We have decided that a hearing will be held into this appeal, and will now arrange a date.

You need to send me and the appellant your written statement at least 3 weeks before the hearing is due to start. The statement should contain all the information you wish to discuss at the hearing, so that our inspector will know the issues involved. If your statement is late, I may have to postpone the hearing or arrange an inquiry instead. I have asked the appellant to send you and me their written statement by the same date.

Yours faithfully

Azmat Bibi

Miss A Bibi

H4B

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS
'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU13 9SL.
Telephone: 01252 624004 Fax: 01252 684160
E-Mail: info@ggassoociates.co.uk

POL	ILS
DC	ENF
TPB	
CA	

10 JUL 2000

COPIES TO:	ACK:
	FILE:

The Planning Inspectorate,
Appeals Registry,
Tollgate House,
Houlton Street,
Bristol, BS2 9DJ.

7th July 2000

Our Ref: WL/00/157

Dear Sir,

SECTION 78, TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY G.M. BAKER ESQ.,
PROPOSED ERECTION OF A MOTEL AND ASSOCIATED PARKING
LAND NORTH OF WARREN LODGE, WARREN LANE,
FINCHAMPSTEAD, BERKSHIRE, RG40 4HR.

I am pleased to enclose the appeal proforma's on behalf of my Client.

As you will see we have requested that this appeal be determined by means of an informal hearing. I also confirm that by copy of this letter the local planning authority have been informed of the appeal.

Yours faithfully,

Mark Leedale

Cc Wokingham DC O/2000/1502 (Mrs A Odell)
Enc.

G. GROUNDS OF APPEAL – LAND NORTH OF WARREN LODGE, WARREN LANE, FINCHAMPSTEAD, BERKSHIRE.

The appellant submits the following matters having regard to the stated grounds for refusal.

(1) The appeal site is contained by existing mature verdant cover and the substantial complex of Warren Lodge to the south. Further, its proximity to the settlement proper is such that it would not have an adverse impact on the setting of the settlement or the open countryside. With sensitive design at reserved matters stage there is no reason why an appropriate design for this location cannot be achieved.

(2) The Council acknowledges in its Local Plan that there is a shortfall of short stay accommodation especially within the southern part of the District. Despite this provision has not been made within the Local Plan to satisfy this demand and the appellant will produce evidence to this effect.

(3) The appellant will commission a further archaeological survey prior to the appeal proceedings. Subject to the detailed findings, negotiations will continue with the local planning authority to resolve this matter.

(4) The appellant will seek a resolution of the highway reason for refusal (3) prior to the Informal Hearing. This aside, it is noted that:

- visibility in both directions is in accordance with Annex D of PPG13;
- traffic flows from the motel development will be extremely low and there is very little existing traffic to development along Warren Lane; and,
- the curved radii at the junction of Warren Lane and Finchampstead Road are wholly in accordance with the Berkshire Design Guide.

On this basis it is envisaged that the proposed development would not be detrimental to highway safety, convenience and the free flow of traffic.

Gregory Gray Associates
7 July, 2000

MAIN ISSUES

- The impact of the proposal on the form and setting of Finchampstead and the surrounding rural area, having regard to policies which aim to protect the countryside

- The impact of the proposal on highway safety and the free flow of traffic

MATTERS FOR FURTHER EXPLANATION OR CLARIFICATION

- The application for outline planning permission – reserved matters
  Illustrative plan
  Other land owned

- The development plan – Structure Plan – modification (Council para 3.01)
  Local Plan – Policy SC18 (Refusal notice) SR18?
  Emerging Local Plan – objections? WCC1
  WLL6
  WR26
  Inspector's Report?
  Archaeology
  WCC1 – categories?
  WR26 – (see also WR1?)
  Proposals Map – detail, areas/boundaries

- Impact of the proposal on the surrounding rural area

- Underprovision – other sites

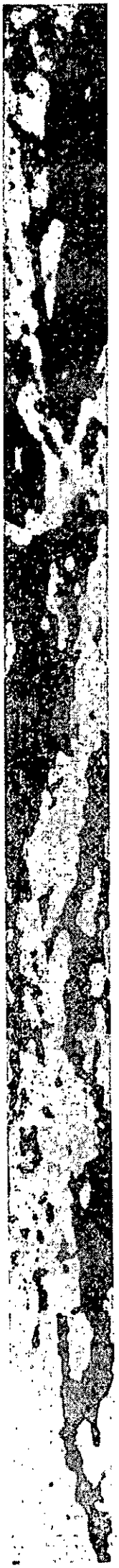
- Road safety – visibility at Warren Lane/Finchampstead Road
  Condition of Warren Lane

- PPG21, PPG7

- Consistency and change – Warren Lodge, previous developments – early 1980s.
  Class C2

- Draft conditions – condition of lane
  LHA? - Visibility improvement
  Environment Agency?

- Other relevant planning matters



THE WATERLOO HOTEL

AA 3 STAR

Duke's Ride, Crowthorne, Berkshire RG45 6DW
Tel: 01344 777711 Fax: 01344 778913
Map reference: 10

Prices:

	Mon-Thurs	Fri-Sun
Single:	£109.00	£49.00*
Double:	£123.00	£49.00
Twin:	£123.00	£49.00

* Must quote "Bracknell Forest Accommodation Guide" on booking.

Facilities:

TC, TV, PK, LCD, T, CW, CA, BL, GFA, NP, CF, DA, CC, SA

Further information:

58 en-suite bedrooms. All rooms have a trouser press, hairdryer and hospitality tray. All rooms have been refurbished.

Brasserie restaurant, features modern European food. Stylish, rustic decor. 'Arthur's Bar' provides bar food and Sky TV.

SANDHURST HOTELS

RACKSTRAW FARM BEEFEATER AND TRAVEL INN

221 Yorktown Road, College Town, Sandhurst, Berkshire GU47 ORT
Tel: 01252 878181 Fax: 01252 890648
Map reference: 7

Prices:

All rooms are £39.95 per night (excluding Breakfast)
£6 traditional breakfast
£4 continental breakfast

Facilities:

TC, TV, ES, MBA, PK, LCD, CC, CW, CA, DIS, GFA, NP, SA (in some areas)

Near large Marks & Spencers, Tescos, Sandhurst Military Academy, easy access to Legoland, Thorpe Park.

CROWTHORNE GUEST HOUSES, BED & BREAKFAST AND PRIVATE HOMES

P R I V A T E H O M E

"ALI-BABA"

61 Ellis Road, Crowthorne, Berkshire RG45 6PR
Tel: 01344 773876
Contact: Ms. Fiona Cairns

Map reference:

Prices: (13)

Single:	£30.00
Double:	£40.00

Price includes continental breakfast

Facilities:

LOUNGE/KITCHEN-TV LOUNGE
SHOWER/WC-ES
DOUBLE BEDROOM-TV
PK, GFA

Overlooking large garden/patio, own access.

P R I V A T E H O M E

CORINTHIA

63 Ellis Road, Crowthorne, Berks RG45 6PP
Tel: 01344 775959
Contact: Mrs Humphrey

Map reference: (17)

Prices: including continental breakfast

Single:	£20.00
Double:	£40.00

Facilities:

No smoking, No pets, Use of house telephone for emergencies only. 1 Single & 2 Twin bedrooms, guest bathroom.

Corinthia is a family home with a relaxed and informal atmosphere.
Approximately 3 miles from M3 and M4 motorways and 3½ miles from Bracknell & Wokingham

SANDHURST GUEST HOUSES, BED & BREAKFAST AND PRIVATE HOMES

B E D & B R E A K F A S T

DE ROSEN

INSPECTION APPLIED FOR

43 Cambridge Road, Owlsmoor, Sandhurst
Berkshire GU47 0TA
Tel: 01344 776400
Contact: Mrs June Abbett

Map reference: (20)

Prices: including full english breakfast

Single:	£25.00
Double:	£50.00
Twin:	£25.00 pppn

Facilities:

TV, TC, MBA, PK, CW, CA, smoking area

Further Information:

Local family run bed & breakfast, very clean, M3, M4 5 minutes away.

P R I V A T E H O M E

PINECROFT

75 Owlsmoor Road, Sandhurst, Berkshire GU47 0SP
Tel: 01344 774825
Contact: Carole Langley

Map reference: (31)

Prices: including continental breakfast

Single:	£19.50
Double:	£38.00
Twin:	£38.00

Facilities:

TC, TV LNGE, 1 ES, PK, GFA

CROWTHORNE HOTELS

DIAL HOUSE HOTEL

2 STAR

62 Dukes Ride, Crowthorne, Berkshire RG45 6DL
Tel: 01344 776941 Fax: 01344 777191
www.dialhousehotel.freeserve.co.uk

Map reference: 3

Prices: Please note that all rooms are en-suite

	Sunday - Thursday	Friday-Saturday only
Single:	£72.50	£39.50
Double:	£94.50	£62.50 (for 2)
	£79.40 (for 1)	
Twin:	£94.50	£62.50 (for 2)
Family:	£94.50	£62.00 (for 2)

All rates include Full English Breakfast and VAT

Facilities:

TC, TV, TV LNGE, ES, PK, LCD, T, CW, CA, GFA, CF, SA (in bar only), CC, LEIS (nearby)

- 18 en suite bedrooms with tea/coffee making facilities, trouser press, hairdryer, direct dial telephone.
- Smoking allowed in bar only
- Licensed restaurant and bar
- Membership to local private sports club
- Private room hire available
- Home from home professional hotel ideal location for Bracknell, Wokingham, Camberley, M4, M3, M25 and London

DOCUMENT 1

PLANNING COMMITMENTS RELATING TO HOTEL DEVELOPMENT BETWEEN 1ST APRIL 1989 – 31 MARCH 1996
(Including Training Centres)

Address and Parish	App. No. and Type	Description	Date of Permission	Building Progress at 31/3/96	m2 net
Charvil					
1. Wee Waif Old Bath Road Charvil	35630	Restaurant, public house & adjoining motel	Sept 91	C at 3/92	1880
Earley					
2. Thames Valley Park Earley	28578(O)	150 bedroom hotel (as part of a business park/ country park consent).	Nov 88 superseded by office consent site 550	N/S	7897
Sonning					
3. White Hart Hotel Thames Street Sonning	32239	COU of residential to hotel	Feb 89	C at 3/90	220
Swallowfield					
4. The Mill House Basingstoke Rd Swallowfield	41553(F)	Rear extension of existing hotel (renewal of 31050)	Nov 93	N/S	334
Winnersh					
5. Site 100* Winnersh Triangle Winnersh	40408(F)	115 bedroom hotel (superseded by office development 64216 site 100 under construction March 97).	Feb 93	N/S	5335
Wokingham					
6. St Anne's Manor London Road Wokingham	36505	Extensions to existing hotel	Jan91	C at 3/92	364
7. Cantley House Hotel Milton Road Wokingham	43409(F)	17 (14 net) bedroom extension to existing hotel (supersedes 36919)	Oct 94	N/S	782
8. Sandmartins Golf Course Evendons Lane Wokingham	38836(F)	Erection of a new hotel (including COU & extension of existing hotel to clubhouse).	Apr 93	N/S	1161

9. Tithe Barn Hotel Glebelands Rd Wokingham	42332	**Demolition** of existing hotel (and construction of flats).	Oct 94	C	-894
10. Keephatch House Binfield Road Wokingham	31954(F) 15/2/88 cttee.	COU of residential to hotel with extension (supersedes 28058 which lapsed at 3/96). Superseded by development for flats U/C March 98	Subject to a legal agreement	-	3490

HOTEL DEVELOPMENT PROPOSALS BETWEEN 1 APRIL 1996 - 31 MARCH 1997

Address and Parish	App No. and Type	Description	Date of Consent	Approx m2 Net
Earley				
1. Reading Moat House Hotel Mill Lane Sindlesham	63702	Extension to existing hotel to provide 44 bedrooms and 3 meeting rooms.	Dismissed at Appeal	1648
Winnersh				
2. The Pheasant Reading Road Winnersh	63776	Extension to existing public house to provide 12 bedrooms	Sept 96 Completed March 98	344
3. Walter Arms PH Bearwood Road Sindlesham	65002	23 Bedroom extension to PH	April 97 N/S March 99	157
Wokingham				
4. Stakis Hotel St Anne's Manor London Road Wokingham	63356	Three storey extension to hotel to provide 30 bedrooms. New total on site 159	June 99 Completed March 97	1485

HOTEL DEVELOPMENT PROPOSALS SINCE 1 APRIL 1997

Address and Parish	App. No. and Type	Description	Date of Permission	Approx m2 net
Sonning				
1. The Great House Thames Street Sonning	PD	COU of existing restaurant to provide additional hotel accommodation. 3 bedroom and 2 suites. Also staff accommodation to 8 further bedrooms/suites	Listed B consent Jun 97- implemented	N/A
Wargrave				
2. Bird in Hand Old Bath Road Knowl Hill	67484/F	3 new bedrooms in extension. Permitted development conversion of staff accommodation to form 7 bedrooms. Total bedrooms resulting 25.	22/7/98	81

Wokingham					
3.	Stakis Hotel St Anne's Manor London Road Wokingham	98/68457	2 storey 12 bedroom extension in courtyard (existing 7,350m2 159 bed hotel)	1/12/98	416
4.	Cantely House Hotel Milton Road Wokingham	98/67428	Single storey extension	N/S March 99	
5.	Sandford Farm Mohawk Way Woodley	00/96524/0	Training centre,250-bed hotel and health and leisure centre	Non-determined	8,500 hotel 18,561 training 3,750 leisure

Source of Information: Wokingham District council's monthly listings (decisions issued) to end of Feb 1998

WOKINGHAM DISTRICT LOCAL PLAN – DEPOSIT DRAFT 1997

Proposed WSH26 – Site proposed for motel/hotel use on land adjacent to the football ground/to the west of Finchampstead Road, Wokingham. Deleted due to implementation of retail warehousing allowed on appeal.

Wokingham District Draft Local Plan
Representations

RESPONDENT NUMBER:	150	RESPONSE NUMBER:	340

RESPONDENT INFORMATION:

Mr D Denham
Denham & Co
68A High Street
WARGRAVE
Berkshire
RG10 8BY

CLIENT INFORMATION:

Mr & Mrs D Chesterman
D & S Nurseries Garden Centre
Loddon Bridge Roundabout
Reading Road, Winnersh
READING
Berkshire
RG41 5HE

CHAPTER:	9	SUPPORT/OBJECT:	Object
POLICY/PROPOSAL:	WR26	PARAGRAPH NUMBER:	
HOUSING SITE REF:		PROPOSED AMENDMENT REF:	
SITE ADDRESS:			

SUMMARY OF REPRESENTATION:	SUMMARY OF LPA RESPONSE:
Remove reference to policy WCC1, as it is too restrictive.	No change. Where any proposal is in the countryside, it must be judged against the provisions of policy WCC1.

ATTENDANCE LIST AT INFORMAL HEARING

Appellant: G M Baker **Application number:** 1502

Site: Land north of Warren Lodge, Warren Lane, Finchampstead

Proposal: Erection of a motel and associated parking

Name	Address

Copy for J. Ritchell for information - Liz

Tel / Fax 0118 973 2467

Foxfield
Wick Hill Lane
Finchampstead
Wokingham
Berks RG40 3PY

1502

9th September 2000

Miss A Bibi,
The Planning Inspectorate,
Tollgate House,
Houlton St.,
Bristol.

APP/X0360/A/00/1046242

Dear Miss Bibi,

Land North of Warren Lodge, Warren Lane, Finchampstead
Erection of motel & associated parking.

I am the Local District Councillor for Finchampstead South and I am totally opposed to this application for the following reasons:

The erection of this commercial project would be completely out keeping with this area, which is one of woodlands and fields well used for passive recreation as it is supplied with public footpaths

It adjoins and area which is an area of special landscape importance leading to the conservation area that includes and surrounds St James's Church which is an area of farmland (used as such) and woodlands.

The area is protected from development by a series of Policies both in the Structure Plan and in the Local Plans.

This rural part of Finchampstead is important to its character and a busy commercial establishment designed to attract and increase the volume of traffic would completely destroy this area.

The exit onto Finchampstead Rd. is on a large bend which, being just outside the 40 miles an hour speed limit, encourages motorists to put their foot down and speed on to the next 40 mile an hour speed limit, a little further along Finchampstead Rd..
It is therefore a difficult exit onto Finchampstead Rd. It requires a great deal of caution, at this stage, without the excessive increase in traffic that such an application will bring, as it can only succeed, as a business, if there is a dramatic increase in the volume of cars travelling through Finchampstead.

It would appear to me, that there would be an increased danger to the traffic already on Finchampstead Rd., if a large number of cars were to exit from Warren Lane (especially as a Motel is designed for people travelling from other areas and therefore unfamiliar with local conditions).

The danger to these Motel users seems also relevant

The required car parking would also be a " blot on the landscape".

The archaeological reasons against development are also worrying and break policies.

Yours sincerely,

M LONG
Finchampstead South District Councillor.

J. Mitchell

Rec'd P+P 31/5

See part one

To:
Policy And Plans Section

From: Angela Odell

E14

300464 14/6

REPLY REQUIRED

FOR INFO. ONLY

Date: 26 May 2000

Application Number: O/2000/1502

Proposal: Proposed erection of motel and associated parking.

Site Address:
Land North Of Warren Lodge, Warren Lane, Finchampstead, Wokingham.

Applicant:
G M Baker C/O Gregory Gray Associates.

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

Site located in countryside in an area that is important for the setting of individual character + Finchampstead. - woodland fringe. Development in this location would be contrary to policy WAS2 WCC1, WLL6 of WDLP. [SEALP STV2 SC2]

Additionally the site is not suitable for the purpose proposed. A countryside location is not necessary for this use + the development is not road related in the sense that it serves passing trade on a trunk route. It is a greenfield site and development in this location would be out of character with other features. From what it is relatively remote.

The site was submitted through the local plan process for development but this has not been pursued & Inspector Regarding the use proposed. The proposal is contrary to (SEALP) SR8 (Hotel Development) + WR 26 of WDLP.

EJG 20/7/00

4th July 2000

Dr. & Mrs F.W. Gifford
Blencathra
Finchampstead
Berks RG40 3SS

PLANNING SERVICES FT
POL
APP
CS 095 AO
10 JUL 2000
COPIES TO: ACK:
FILE:

The Planning Officer
Wokingham District Council
Shute End
Wokingham Berks.

Dear Sir

Our attention has been drawn to two planning applications by the July 2000 copy of the Finchampstead Parish Magazine, namely

0/2000/1502 - Motel and parking at Warren Lodge and

F/2000/1528 - change of use of farm buildings to offices - Church Farm

We are totally opposed to the first of these applications and are not aware as to what the consent referred to in the second relates, but in principle we are opposed to any material introduction of specific office accommodation in the area.

We think that Finchampstead should remain essentially a rural/village area and that development such as motels and special office accommodation is totally inappropriate.

Yours truly,

B. G. Gifford

copy to Muriel Long

Babtie Environmental

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

Our ref BEN 409500 11502

PLANNING SERVICES | HPT
Our ref POL | TLS
DC AO | ENF
APP |
CS |
23 JUL 2000
COPIES TO: | ACK:
FILE: 1502

26 July 2000

Roy King
Foundations Archaeology
109 Albion Street
Swindon
SN1 5LP

A member of Babtie Group

Dear Roy

WARREN LANE, FINCHAMPSTEAD

Thank you for your recent correspondence about this site.

Babtie have been appointed to advise the Council on archaeological issues relating to this development.

As we discussed in our telephone conversation of 25 July I enclose a brief for the evaluation trenching programme and I would be pleased to receive your final Project Design revised in line with my brief.

I shall be on leave next week.

Yours sincerely

P FASHAM
Principal Archaeologist

c.c. *A O'Dell*

Group Offices:
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
London
Maidstone
Newcastle upon Tyne
Oxford
Preston
Reading
Shrewsbury
Wakefield
Wallingford
Westminster

Ankara
Bangkok
Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

S8313

Recycled Paper

Tel. (0118) 974 6448 (Direct Line)
Date. September 5, 2000
My ref: O/2000/1502
Your ref:

Mr & Mrs R Owen
43 Kiln Ride
Wokingham
Berks
RG40 3PJ

WOKINGHAM DISTRICT COUNCIL
Environmental Services Depa
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6
DX: 33506 – Wokingham

Dear Sir/Madam

NOTICE OF INFORMAL HEARING

APPEAL BY: **G M Baker**
SITE: **Land north of Warren Lodge, Warren Lane, Finchampstead**
PROPOSAL: **Erection of motel & associated parking**

This is to inform you that an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions, will hold an Informal Hearing into this Appeal at the Civic Offices, Shute End, Wokingham commencing at 10.00 on Wednesday 11th October 2000.
As your interests may be affected, this is to give you notice of the Hearing in order that you may attend,and at the Inspector's discretion, take part in the discussion.

If you cannot or do not wish to attend the Hearing, you may give your views in writing.

Written representations should be sent to Miss A Bibi, The Planning Inspectorate, Room 1004, Tollgate House, Houlton Street, Bristol, BS2 9DJ, quoting reference APP/X0360/A/00/1046242 no later than 21 days before the Hearing. Your views will be disclosed to the parties and may be read out at the Hearing.

Comments already made, following the original application for planning permission, will be forwarded to The Planning Inspectorate and copied to the appellant. The application, decision notice, and the appellant's grounds of appeal can be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (08.30 to 17.00 on Mondays to Thursdays, 16.00 on Fridays).

The Planning Inspectorate will send the decision on this Appeal only to those persons who ask to be notified.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Tel. (0118) 974 6448 (Direct Line)
Date. September 5, 2000
My ref: O/2000/1502
Your ref:

Mr & Mrs R Owen
43 Kiln Ride
Wokingham
Berks
RG40 3PJ

WOKINGHAM DISTRICT COUNCIL
Environmental Services Depa
Planning Services
P.O. Box 157
Shute End, Woki ngham
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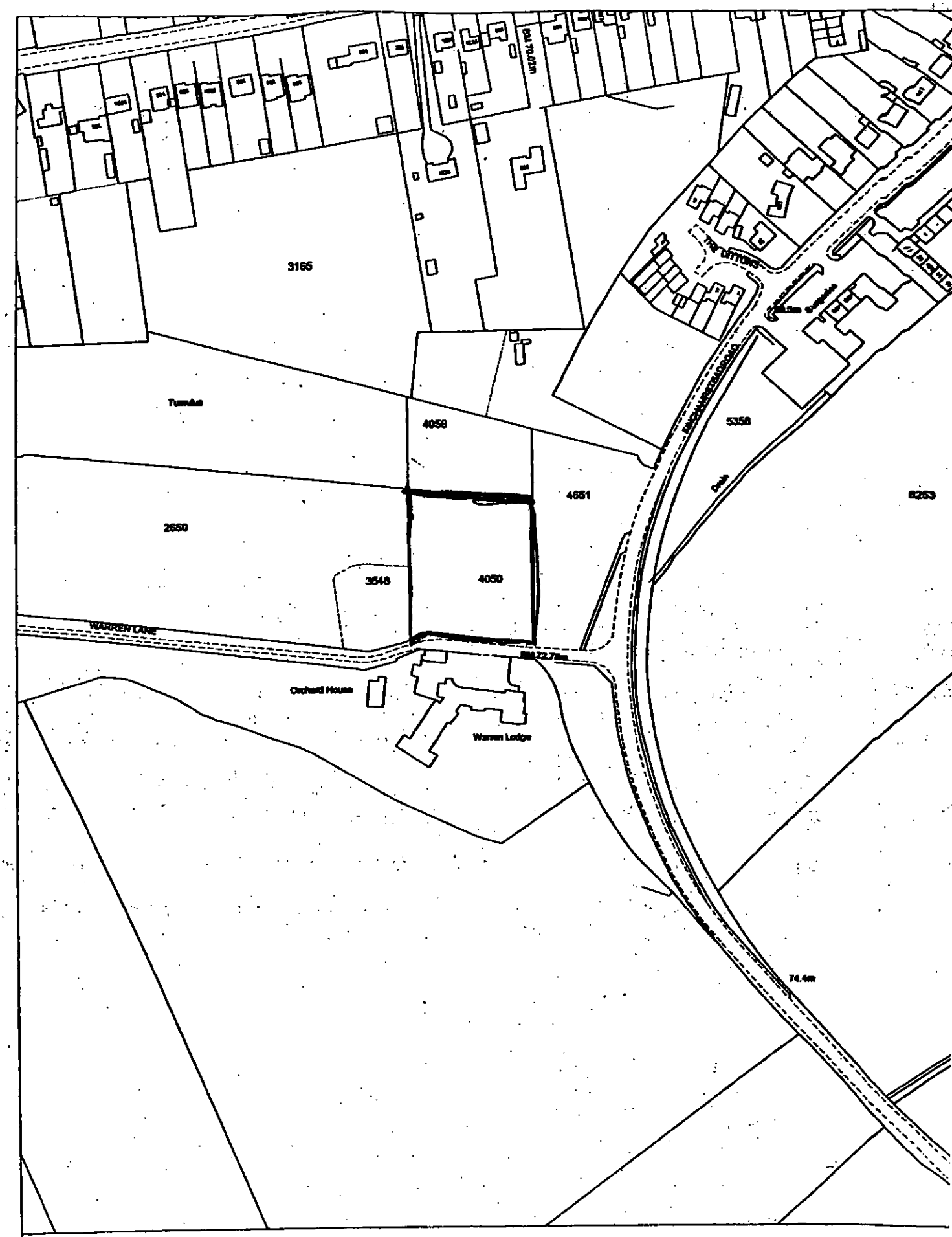
Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant



Site Plan, Scale: 1 to 2500

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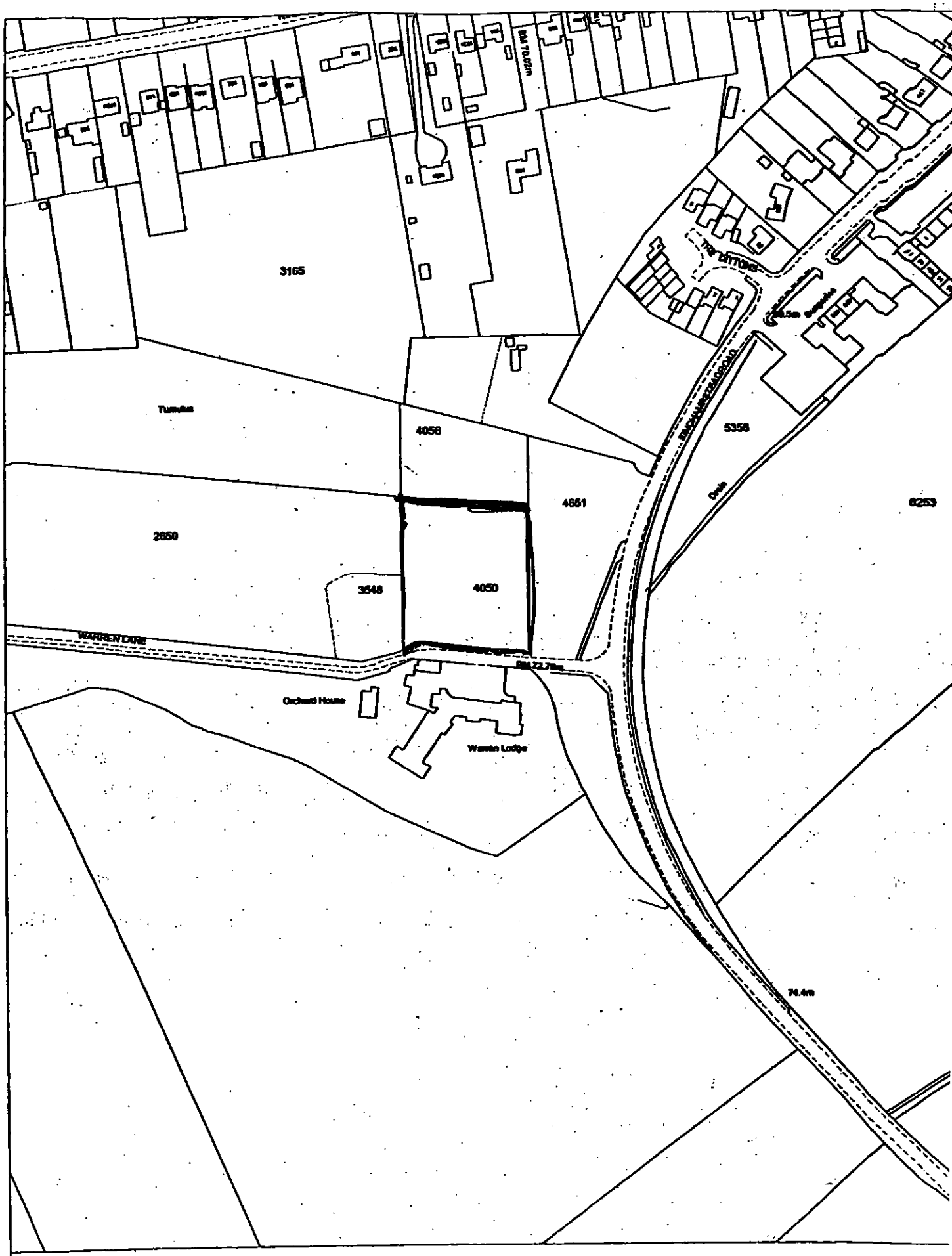
Date: 5 September 2000



Site Plan, Scale: 1 to 2500

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Date: 5 September 2000

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: G M Baker
SITE: Land north of Warren Lodge, Warren Lane, Finchampstead
APPLICATION NO.: 1502
PROPOSAL: Erection of a motel and associated parking

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Finchampstead South

Mr G A Cockroft, 113a Nine Mile Ride, Finchampstead, Wokingham, Berks

Mrs M A Long, Foxfield , Wick Hill Lane, Finchampstead, Berks

Clerk(s) of Parish / Town Council of Finchampstead

Mrs C S Cole, Memorial Hall, The Village, Finchampstead, Berks

Environmental Services Department, Engineering Services, Wokingham District Council, PO Box 157, Council Offices, Shute End, WOKINGHAM, Berkshire, RG40 1WR

Applicationo	Name & Address
O/2000/1502	Warren Lodge Care Home Warren Lane Finchampstead Berks RG40 4HR
O/2000/1502	Dr S Wilford CPRE 17 Copse Drive Wokingham Berks RG41 1NA
O/2000/1502	R J & R H Clack Tregarril Warren Lane Finchampstead Berks RG40 4HR
O/2000/1502	Mr & Mrs Gates Fernwood Warren Lane Finchampstead Berks RG40 4HS
O/2000/1502	Mr & Mrs J F Hall 'Macehall' Warren Lane Finchampstead Wokingham Berks RG40 4HR
O/2000/1502	Mr & Mrs Hodge Ithaca Warren Lane Finchampstead Wokingham RG40 4HS
O/2000/1502	S Marshall Fernfield Warren Lane Finchampstead Wokingham RG40 4HR

O/2000/1502 D A Poskett
DARUMA
Warren Lane
Finchampstead
Berks
RG40 4HR

O/2000/1502 K & D Gillett
Iora
Warren Lane
Finchampstead
Berkshire
RG40 4HS

O/2000/1502 Miss Armarel Billing
Robinsmeade
The Village
Finchampstead
RG40 4JU

App refused,
Letter sent 05/07/00

Mr & Mrs Rowen
Gieslyn
43 Kiln Ride
Wokingham
Berks
RG40 3PJ

Mr D Bounds
Loddon Valley Ramblers Assoc.
70 Broad Hinton
Twyford
Berks
RG 10 0LP

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: **G M Baker**
SITE: **Land north of Warren Lodge, Warren Lane, Finchampstead**
APPLICATION NO.: **1502**
PROPOSAL: **Erection of a motel and associated parking**

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Finchampstead South

Mr G A Cockroft, 113a Nine Mile Ride, Finchampstead, Wokingham, Berks

Mrs M A Long, Foxfield , Wick Hill Lane, Finchampstead, Berks

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App refused,
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RG40 3PJ

Mr D Bounds
Loddon Valley Ramblers Assoc.
70 Broad Hinton
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Berks
RG 10 0LP

Highway Conditions

1. **PARKING (OUTLINE APPLICATIONS)**
   The details to be submitted shall show details of land reserved for the parking and/or turning of motor vehicles. The approved details shall be implemented prior to the occupation of any of the approved development, and thereafter be retained. No development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) or not; shall be carried out on the land so shown or in such a position as to preclude vehicular access to the reserved spaces.

2. The junction of Warren Lane with Finchampstead Road shall be provided with lighting and lining in accordance with details to be submitted to and approved by the Highway Authority, lighting to be designed to BS 5489 Part 2 (Cat. 2.2).

3. The access to the proposed development shall be constructed in accordance with details to be submitted to and approved by the Highway Authority.

4. Pedestrian facilities shall be provided from the development to the nearest footway affording access to shops, food outlets etc in accordance with details to be submitted to and approved by the Highway Authority and to include a pedestrian refuge on Finchampstead Road.

BRACKNELL FOREST DISTRICT
CAMBERLEY
FRIMLEY
Chobham Ridges
Danger Area
Bagshot Heath
Oldridge Common
Broadmoor Bottom
Crowthorne Wood
Crowthorne
Broadmoor Hospital
Royal Military Academy
Edgbarrow Woods (Nature Reserve)
Wellington College
Sandhurst
Yateley Common
Hawley Common
Finchampstead
Barkham
Eversley
Eversley Cross
Eversley Centre
Warren Heath
Hartford Bridge Flats
Wellington Monument
Nine Mile Ride
Heathlands
Honeyhill
Holme Green
Gardeners Green
Chapel Green
Ludgrove (School)
Easthampstead Park (Coll)
Crowthorne Woods
Swinley Park
Whitmoor Bog
Bagshot
Surrey Hill
Penny Hill
Gravel Hill
Birch Hill
Heritage Centre
Sports Centre
Leisure Centre
Hospital
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Sewage Works
Gas Works
Tower
Mast
Hotel
Caravan Park
Camping Site
Golf Course
Cricket Ground
Country Park
Nature Reserve
Quarry
Sand & Gravel Pit
Fishery
Earthwork
Tumulus
Redoubts
Lower Star Post
Wishmoor Bottom
Deer Rock Hill
Saddleback Hill
White Hill
Redroad Hill
Colony Gate
Frith Hill
Crawley Hill
Cricket Hill
Mytchett Hill
Mytchett Lake
Blackbushe Airport
Brookwood
Woking
Knaphill
Barkham Manor
Barkham Square
Brook Farm
Folly Court
Randall's Farm
Evendons Ho
Woodcray Manor Farm
Eastheath
The Throat
The Ridges
Ridge Farm
Warren Lodge
Catchwood Farm
Long Moor
California Country Park
Coleshill Farm
Wheatlands Manor
Rectory Farm
Bannisters Farm
Fleet Copse
Fleethill Farm
West Court
Hugwood Farm
Lea Farm
Sandhurst Lodge
Hall Farm
Moor Green Farm
Mill Farm
North Court
East Court
Brick House Farm
Church Farm
Glaston Hill Ho
Frigrove Manor
Kits Croft
Busta Farm
Three Castles Path
Wishmoor Bottom
Danger Area
Ranges
Redoubts
The Devil's Highway
ROMAN ROAD
MILESTONE
Sandhurst Memorial
Mill Manor
Wrag Hill
Hawley Park
Hawley Lane
Blackwater
Darby Green
Frogmore
Stanhope
Acres
Blackbushe
Airport
Brooklands
Earthwork
Slab Hill Plantation
Sand & Gravel Pit
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Cricket Hill
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Yateley Heath Wood
Sandhurst
Wellington Coll
Crowthorne
Broadmoor Bottom
Owlsmoor
Oldclean Common
Bagshot Heath
Deer Rock Hill
Blackwater
CAMBERLEY
Royal Military Academy
Hawley
Hawley Common
Hawley Park
FRIMLEY
Frimley Green
Deepcut
Farnborough
Farnborough Hill
Fleet
Church Crookham
Hartford Bridge Flats
Blackbushe Airport
Hatt Green
Rotten Green
Long Moor
Coleshill
Hogwood
Larchwood
Warren Lodge
Ridge
Wick Hill
Ravenswood Village
Heath Lake
Broadmoor Hospital
Wishmoor Cross
Danger Area
Edgbarrow Woods Nature Reserve
Sandhurst Lodge
The Ridges
North Court
East Court
West Court
Wheatlands Manor
Rectory Fm
Barristers Fm
Fleet Copse
Fleethill Fm
Moor Green Fm
Hall Fm
Mill Fm
Sand & Gravel Pit
Warbrook
Glaston Hill Ho
Church Fm
Brick House
Up Green
Brooklands
Firgrove Manor
Kits Croft
Busta Fm
Cricket Hill
Frogmore
Derby Green
Staff Coll
College Town
Cranmore
Sewage Wks
Leisure Centre
Cawley Hill
Heatherside
Plantin's Pond
Frith Hill
Hawley Lake
Farnborough Green
Farnborough Hill
Deepcut Place
Sandy Hill
Hulford's Copse
Purdies Fm
Star Hill Plantation
Hares Fm
Earthwork
West Minley Fm
Minley Manor
Homley Common
Minley Woods
Home Fm
Blackbushe Fm
Elvetham Fm
Elvetham Hall
Lyndhole Hill
Word Hill Fm
Lichett Plain
Broomhurst Fm
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Great Bramshaw Fm
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The Planning Inspectorate

POL | TLS
DC | ENF
APP |
| 13 SEP 2000 |
planning.inspectorate@gov.uk
FILE:

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: 0/2000/1502

Our Ref: APP/X0360/A/00/1046242

Date: 12 September 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY G M BAKER ESQ
SITE AT LAND NORTH OF WARREN LODGE, WARREN LANE, FINCHAMPSTEAD, WOKINGHAM

I enclose a copy of correspondence from M Long.

You need not reply to the correspondence, as any comments may be made at the hearing.

Yours faithfully

Miss A Bibi

211AL

12 SEP 2000

Tel / Fax 0118 973 2467

Foxfield
Wick Hill Lane
Finchampstead
Wokingham
Berks RG40 3PY

9th September 2000

Miss A Bibi,
The Planning Inspectorate,
Tollgate House,
Houlton St.,
Bristol.

APP/X0360/A/00/1046242

Dear Miss Bibi,

Land North of Warren Lodge, Warren Lane, Finchampstead
Erection of motel & associated parking.

I am the Local District Councillor for Finchampstead South and I am totally opposed to this application for the following reasons:

The erection of this commercial project would be completely out keeping with this area, which is one of woodlands and fields well used for passive recreation as it is supplied with public footpaths

It adjoins and area which is an area of special landscape importance leading to the conservation area that includes and surrounds St James's Church which is an area of farmland (used as such) and woodlands.

The area is protected from development by a series of Policies both in the Structure Plan and in the Local Plans.

This rural part of Finchampstead is important to its character and a busy commercial establishment designed to attract and increase the volume of traffic would completely destroy this area.

The exit onto Finchampstead Rd. is on a large bend which, being just outside the 40 miles an hour speed limit, encourages motorists to put their foot down and speed on to the next 40 mile an hour speed limit, a little further along Finchampstead Rd..
It is therefore a difficult exit onto Finchampstead Rd. It requires a great deal of caution, at this stage, without the excessive increase in traffic that such an application will bring, as it can only succeed, as a business, if there is a dramatic increase in the volume of cars travelling through Finchampstead.

It would appear to me, that there would be an increased danger to the traffic already on Finchampstead Rd., if a large number of cars were to exit from Warren Lane (especially as a Motel is designed for people travelling from other areas and therefore unfamiliar with local conditions).

The danger to these Motel users seems also relevant

The required car parking would also be a " blot on the landscape".

The archaeological reasons against development are also worrying and break policies.

Yours sincerely,

M LONG
Finchampstead South District Councillor.

The Planning Inspectorate

FOR OFFICIAL USE ONLY
Date received

PLANNING APPEAL

The appeal must reach the Inspectorate within 6 months of the date of the notice of the Local Planning Authority's decision, or within 6 months of the date by which they should have decided the application.

A. INFORMATION ABOUT THE APPELLANT(S)

Full Name: G M Baker Esq

Address: c/o the agent

Postcode: ..... Reference: .....
Failure to provide the postcode may cause delay in processing your appeal.

Daytime Telephone No: ..... Fax No: .....

Agent's Name (if appropriate): Gregory Gray Associates Chartered Town Planning Consultants

Agent's Address: Redcliffe 17 Dinorben Close, Fleet, Hampshire

Postcode: GU13 9SL Reference: WL/00/157
Failure to provide the postcode may cause delay in processing your appeal.

Daytime Telephone No: 01252 624004 Fax No: 01252 684160

B. DETAILS OF THE APPEAL

Name of the Local Planning Authority (LPA): Wokingham District Council

Description of the Development: Proposed erection of a motel and associated parking

Address of the Site: Land North of Warren Lodge,
Warren Lane,
Finchampstead
Berkshire

Postcode: RG40 4HR
Failure to provide the postcode may cause delay in processing your appeal

National Grid Reference (see key on OS map for Instructions).
Grid Letters: Grid Numbers
eg TQ:298407

Date and LPA reference number of the application you made and which is now the subject of this appeal:

3 May 2000 O/2000/1502

Date of LPA notice of decision (if any):

23/06/2000

Are there any outstanding appeals for this site eg Enforcement, Lawful Development Certificate etc? If so please give details and any Planning Inspectorate reference number here: .....

C. REASON FOR THE APPEAL

THIS APPEAL IS AGAINST the decision of the LPA:- **(*Delete as appropriate)** **(✓)**

1. to *refuse/~~grant~~ subject to conditions, planning permission for the development described in Section B. ☑

2. to *refuse/grant subject to conditions, approval of the matters reserved under an outline planning permission. ☐

3. to refuse to approve any matter (other than those mentioned in 2 above) required by a condition on a planning permission. ☐

Or the failure of the LPA:-

4. to give notice of its decision within the appropriate period on an application for permission or approval. ☐

D. CHOICE OF PROCEDURE

CHOOSE ONE OF THE FOLLOWING TYPES OF PROCEDURES - Appeals decided by written representations are normally decided much quicker than by the hearing/inquiry method. For further information see the booklet "Making your planning appeal" which accompanied this form.

1. WRITTEN REPRESENTATIONS ☐

If you have chosen the written representations procedure, please tick if the whole site can clearly be seen from a road or other public land. (An unaccompanied site visit will be arranged if the Inspector can adequately view the site from public land.) ☐

2. LOCAL INQUIRY Please give reasons why an inquiry is necessary ..... ☐

.....

3. HEARING Although you may prefer a hearing, the Inspectorate must consider your appeal suitable. ☑

E. ESSENTIAL SUPPORTING DOCUMENTS

A copy of each of the following should be enclosed with this form.

1. The application submitted to the LPA; ☑

2. The site ownership details (Article 7 certificate) submitted to the LPA at application stage; ☑

3. Plans, drawings and documents forming part of the application submitted to the LPA; ☑

4. The LPA's decision notice (if any); ☑

5. Other relevant correspondence with the LPA; please identify the correspondence by date or otherwise: ..... ☐

6. A plan showing the site in red, in relation to two named roads (preferably on an extract from the relevant 1:10,000 OS map). **(Failure to submit this can delay your appeal).** ☐

Copies of the following should also be enclosed, if appropriate:

7. If the appeal concerns reserved matters, the relevant outline application, plans submitted and the permission; ☐

8. Any plans, drawings and documents sent to LPA but which do not form part of the submitted application (eg drawings for illustrative purposes); ☐

9. Additional plans or drawings relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here: ..... ☐

F. APPEAL SITE OWNERSHIP DETAILS

IMPORTANT: THE ACCOMPANYING NOTES SHOULD BE READ BEFORE THE APPROPRIATE CERTIFICATE IS COMPLETED. CERTIFICATES A AND B ARE GIVEN BELOW. IF NEEDED, CERTIFICATES C AND D ARE ATTACHED TO THE GUIDANCE NOTES

SITE OWNERSHIP CERTIFICATES

PLEASE DELETE INAPPROPRIATE WORDING WHERE INDICATED (*) AND STRIKE OUT INAPPLICABLE CERTIFICATE

CERTIFICATE A

I certify that:

On the day 21 days before the date of this appeal nobody, except the appellant, was the owner (see Note (i) of the guidance notes) of any part of the land to which the appeal relates.

OR

CERTIFICATE B

I certify that:

I have/the appellant has *given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner (see Note (i) of the guidance notes) of any part of the land to which the appeal relates, as listed below.

Owner's Name	Address at which notice was served	Date on which notice was served

I further certify that:

AGRICULTURAL HOLDINGS CERTIFICATE (TO BE COMPLETED IN ALL CASES WHERE A, B, C OR D OWNERSHIP CERTIFICATE HAS BEEN COMPLETED)

*• None of the land to which the appeal relates is, or is part of, an agricultural holding.

OR

*• I have/the appellant has *given the requisite notice to every person other than my/him/her*self who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as follows:

Tenant's Name	Address at which notice was served	Date on which notice was served

*** Delete as appropriate. If the appellant is the sole agricultural tenant the first alternative should be deleted and "not applicable" should be inserted below the second alternative.**

Signed Gregory Gray Associates (on behalf of) G M Baker Esq

Name (in capitals) Gregory Gray Associates Date 7 July, 2000

G. GROUNDS OF APPEAL If the written procedure is requested, the appellant's FULL STATEMENT OF CASE **MUST** be made - otherwise the appeal may be invalid. If the written procedure has not been requested, a brief outline of the appellant's case should be made here.

Please refer to attached

PLEASE SIGN BELOW

I confirm that a copy of this appeal form and any supporting documents relating to the application not previously sent to the LPA has been sent to them. I undertake that any future documents submitted in connection with this appeal will also be copied to the local planning authority at the same time.

Signed Gregory Gray Associates (on behalf of) G M Baker Esq

Name (in capitals) Gregory Gray Associates Date 7 July, 2000

The Planning Inspectorate is registered under the Data Protection Act 1984, so that we may hold information supplied by you on our computer system for the purpose of processing this appeal.

CHECKLIST - Please check this list thoroughly to avoid delay in the processing of your appeal.

- This form signed and fully completed.
- Any relevant documents listed at Section E enclosed.
- Full grounds of appeal/outline of case set out at Section G.
- Relevant ownership certificate A, B, C or D completed and signed.
- Agricultural Holdings Certificate completed and signed.

♦ **1ST COPY: Send one copy of the appeal form** with all the supporting documents to

The Planning Inspectorate
Appeals Registry
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

♦ **2ND COPY: Send one copy to the LPA,** at the address from which the decision on the application (or any acknowledgments, etc) was received, enclosing any supporting documents not previously submitted to them as part of the application.

The Ramblers' Association
Working for walkers



Berkshire Area
Groups: East Berks
Great Park • Loddon Valley
Mid-Berks • Pang Valley
South East Berks • West Berks

1 September 2000

Development Control
WOKINGHAM DISTRICT COUNCIL

70 Broad Hinton
TWYFORD
Berks RG10 OLP

Tel/Fax: 0118 9320285

YOUR REF: ANGELA ODELL 2000/1502

Land north of Warren Lodge, Warren Lane, Finchampstead

Dear Sirs

We are still waiting for a reply to our letter 11 JUNE 2000 regarding the status of Warren Lane.

Yours sincerely
DAVID BOUNDS
Footpath Secretary
Loddon Valley RA Group

Dan Please [redacted]
notify him of refusal + the
notify him of the appeal
(IH) Thanks
P.S. Where is he?
Angi.

3/9.

Registered charity number 306089

Tel. (0118) 974 6448 (Direct Line)
Date. September 5, 2000
My ref: O/2000/1502
Your ref:

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

Mr D Bounds
Loddon Valley R A Group
70 Broad Hinton
Twyford
Berks
RG10 0LP

Dear Mr Bounds

APPLICATION BY: G M Baker
SITE: Land north of Warren Lodge, Warren Lane, Finchampstead.

I apologise for the delay in replying to your letter.

The above application was refused on 23/06/2000 and has now gone to appeal. It will be dealt with by an Informal Hearing.

I enclose a copy of the official notification letter sent to all interested parties.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. September 5, 2000
My ref: O/2000/1502
Your ref:

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

Mr D Bounds
Loddon Valley Ramblers
Association
70 Broad Hinton
Twyford
Berks
RG10 0LP

Dear Sir/Madam

NOTICE OF INFORMAL HEARING

APPEAL BY: **G M Baker**
SITE: **Land north of Warren Lodge, Warren Lane, Finchampstead**
PROPOSAL: **Erection of motel & associated parking**

This is to inform you that an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions, will hold an Informal Hearing into this Appeal at the Civic Offices, Shute End, Wokingham commencing at 10.00 on Wednesday 11th October 2000.
As your interests may be affected, this is to give you notice of the Hearing in order that you may attend,and at the Inspector's discretion, take part in the discussion.

If you cannot or do not wish to attend the Hearing, you may give your views in writing.

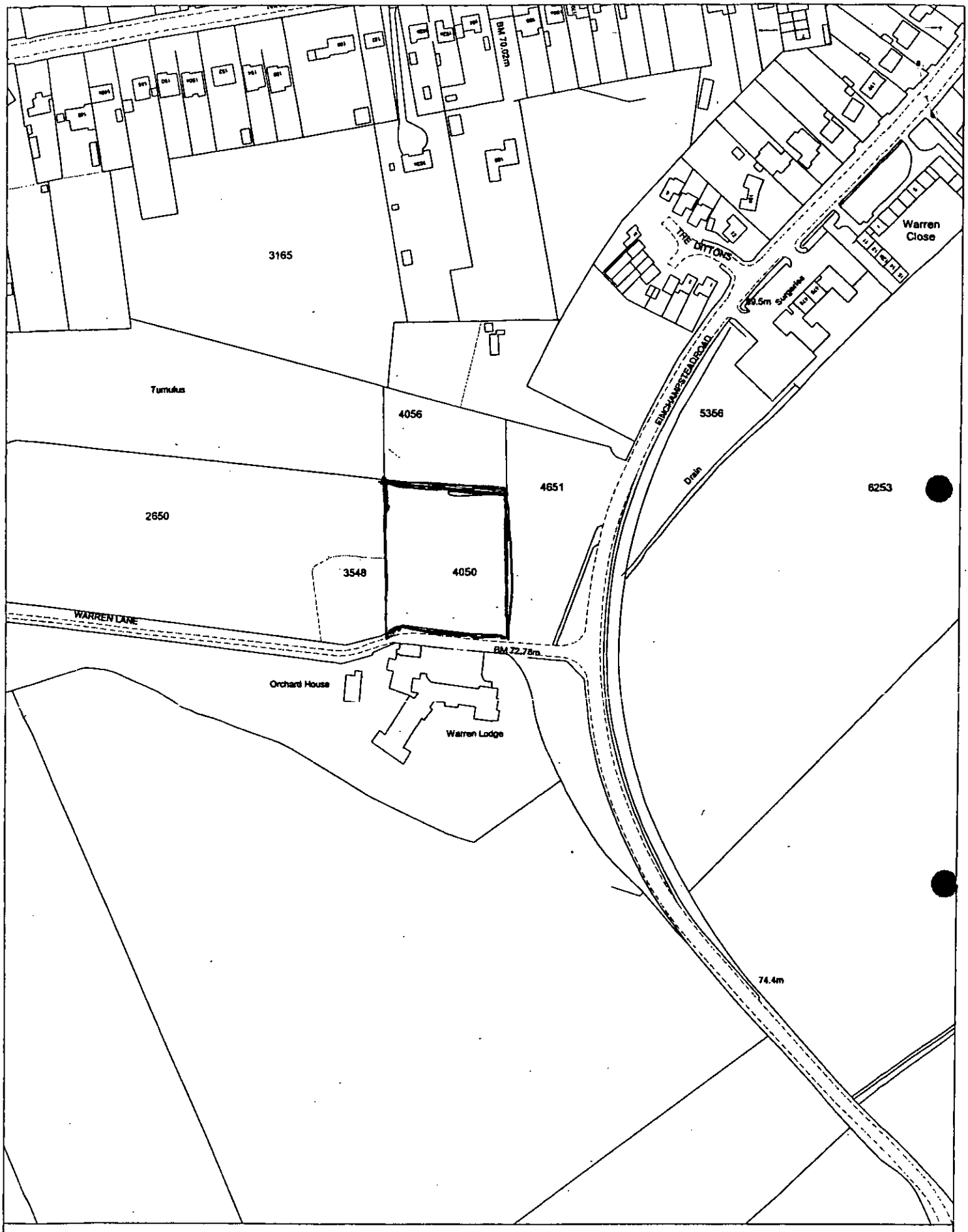
Written representations should be sent to Miss A Bibi, The Planning Inspectorate, Room 1004, Tollgate House, Houlton Street, Bristol, BS2 9DJ, quoting reference APP/X0360/A/00/1046242 no later than 21 days before the Hearing. Your views will be disclosed to the parties and may be read out at the Hearing.

Comments already made, following the original application for planning permission, will be forwarded to The Planning Inspectorate and copied to the appellant. The application, decision notice, and the appellant's grounds of appeal can be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (08.30 to 17.00 on Mondays to Thursdays, 16.00 on Fridays).

The Planning Inspectorate will send the decision on this Appeal only to those persons who ask to be notified.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant



Site Plan, Scale: 1 to 2500

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Date: 5 September 2000

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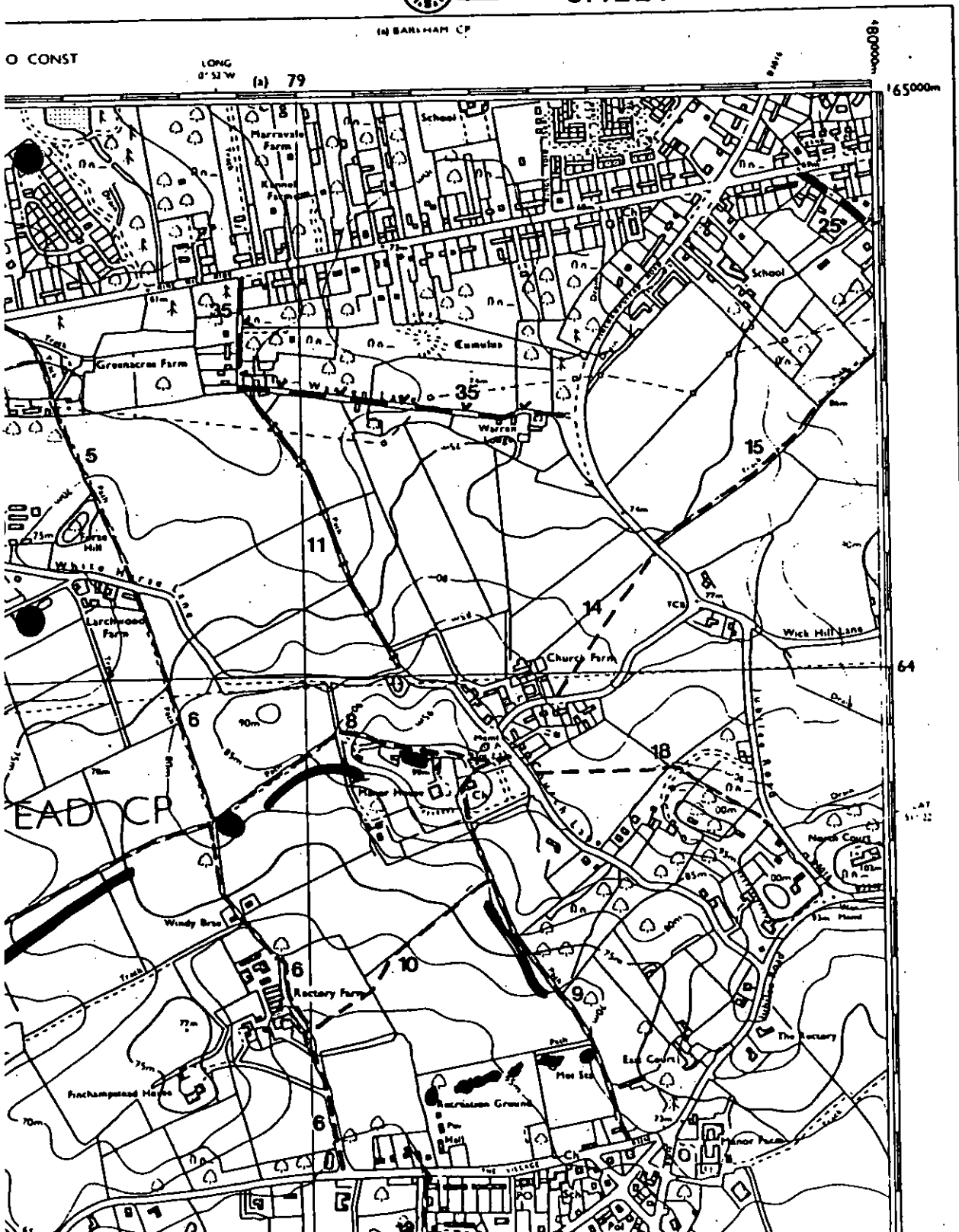


BP,BS	Boundary Post or Stone	PO	Post Office
Ch	Church	PC	Public Convenience
CH	Club House	PH	Public House
F Sta	Fire Station	S	Stone
FB	Foot Bridge	Spr	Spring
Fn	Fountain	TCB	Telephone Call Box
GP	Guide Post	TCP	Telephone Call Post
MP,MS	Mile Post or Stone	TH	Town Hall
P	Pole or Post	W	Well
Pol Sta	Police Station	Y	Youth hostel

1500 5000 4000

RIGHTS OF WAY KEY

FOOTPATH	— — — — —
BRIDLEWAY	—|—|—|—
ROAD USED AS A PUBLIC PATH	—V—V—V—V—
BYWAY OPEN TO ALL TRAFFIC	V V V

RELEVANT DATE 1 MAY 1994

SCALE 1 : 10 000

SURVEY DIAGRAM

13

ADJOINING SHEETS

SU 76 NW	SU 76 NE	SU 86 NW
SU 76 SW	SU 76 SE	SU 86 SW
SU 75 NW	SU 75 NE	SU 85 NW

1000 500 100 0 0 100 Metres 500 Feet

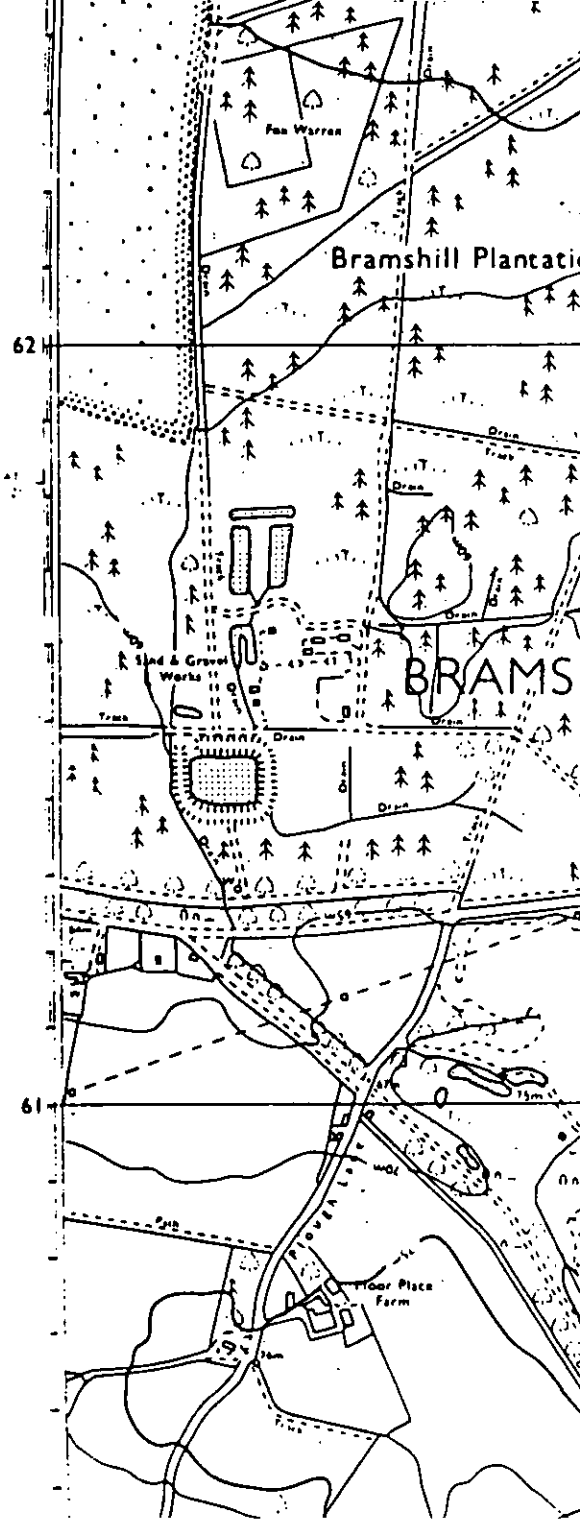
Surveyed at 1 2500 scale 1973-74
Revised for significant changes 1977
Contours surveyed 1975.

1 square centimetre on this map represents 1 hectare (2 471 acres) on the ground

1 metre = 3 2808 feet

1 foot = 0 3048 metre

W.D.C



HIGHWAYS CONSULTATION SHEET

From: Angela Odell

Date: 26 May 2000

Application Number: O/2000/1502

Proposal: Proposed erection of motel and associated parking

Parish: FINCHAMPSTEAD PARISH

Site Address:
Land North Of Warren Lodge, Warren Lane, Finchampstead, Wokingham.

Applicant:
G M Baker C/O Gregory Gray Associates.

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).

Comments

There is insufficient information to be able to appropriately assess this application. In particular information is required as to the number of bedrooms, likely traffic impact and details of the proposed access. It is likely that improvements to the highway network would be required.

Signed: A. Linnell **Print name:** A. LINNELL

Qu 5.

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: O/2000/1502

Proposal:
Proposed erection of motel and associated parking

Location:
Land North Of Warren Lodge Warren Lane Finchampstead Wokingham

This application is being advertised in the Wokingham Times newspaper on the 08/06/2000 for the following reason(s);

PROPOSAL IS CONTRARY TO THE DEVELOPMENT PLAN

The application can be inspected 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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **29/06/2000** from the date of this notice. 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 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.

Date: 08/06/2000

Displayed by A. Odell.
6.6.00

6 7

FROM: Angela Odell

DATE: 26 May 2000

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: O/2000/1502

Proposal: Proposed erection of motel and associated parking.

Site Address: Land North Of Warren Lodge, Warren Lane, Finchampstead, Wokingham.

Applicant: G M Baker C/O Gregory Gray Associates.

Your observations are required in respect of this application **by 19/06/2000**

PLANNING SERVICES	HPT
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14 JUN 2000	
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	FILE:

The Parish Council objects to the proposal under this application on the grounds that it is out of keeping with the surrounding countryside and would create an urbanising effect in a rural area. It would also be detrimental to the nearby ancient barrow site which is classified as a site of Special Scientific Interest.

SIGNED: C S Cly DATE: 13-6-00

Clerk To Finchampstead Parish/Town Council.

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CS DBS	AMO
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	FILE:

GIASLYN
43, Kiln Ride,
Wokingham, BERKS
RG40 3PJ

1/1/00.

Planning application 0/2000/1502.

Warren Lodge, Land North of Warren Lane,
, oposed erection of motel + associated
Parking. This development is totally out
of keeping + alien to this rural
farming area + must not be allowed.

We object most strongly as once
a development of this nature is
allowed the green area between
Caldecotte + Finchampstead village will
be just disappear under tarmac +
concrete. This area is beautiful
with productive farmland still

supporting traditional farming methods - beef dairy cattle - which has all but disappeared locally.

Please listen to & act upon the objections & reasons from the local residents who value & help maintain this lovely area.

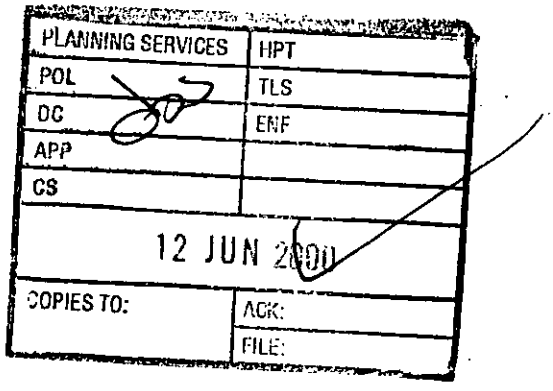
Yours sincerely

Richard & Sarah Owen

Warren Lodge Care Home

Warren Lane
Finchampstead
Berkshire RG40 4HR
Tel: 01189 733989 734596
Fax. 0118 973 0496
Email:angela@gracelim.freeserve.co.uk

Ms Angela Odell
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
RG40 1WR



7 June 2000

Dear Ms Odell

Application Number: 0/2000/1502
Site Address: Land North of Warren Lodge, Warren Lane, Finchampstead
Proposal: Erection of a motel

I refer to your letter dated 26 May 2000 informing me of the proposed development of a motel on the above land. I am absolutely opposed to this idea. Firstly and most importantly, next to this piece of land is a rare archaeological site; an ancient burial ground. Secondly, the erection of such a building would look out of character and frankly, ruin the surrounding woodland area. It would look like an ugly pile thrust into the centre of natural beauty. Thirdly, the comings and goings of guests that a motel would inevitably introduce would have a negative effective on the peaceful area and on my residents, who at present are able to enjoy the harmonious sounds and sights of nature during their last years on this earth.

Warren Lodge Care Home

Warren Lane
Finchampstead
Berkshire RG40 4HR
Tel: 01189 733989 734596
Fax. 0118 973 0496
Email:angela@gracelim.freeserve.co.uk

Furthermore, one must also consider the safety aspect of building a motel that would encourage much traffic: our residents sometimes wander and this would create a terrible hazard for us.

Please consider the above very carefully before allowing this ugly mark to leave yet another scar on our green and pleasant land.

Yours sincerely

Angela Lim

Proprietor

17,Copse Drive,
Wokingham,
Berks. RG41 1NA

6 June,2000

The Chief Planning Officer,
Environmental Services Dept.,
Wokingham District Council,
Council Offices,
Shute End,
Wokingham.

Dear Sir,

APPLICATION NO.O/2000/1502 - PROPOSED ERECTION OF MOTEL ON LAND NORTH OF WARREN LODGE,FINCHAMPSTEAD,WOKINGHAM.

The land involved in this application is classified as Setting of Settlements in the draft Wokingham District Plan(1997) and as Setting of Settlements in the South East Area Local Plan : the proposed development is inappropriate to the area and would be contrary to Policy WLL6 of the draft Wokingham District Plan(1997) and to Policy SC2 of the SEALP.

Wokingham District CPRE therefore ask the District Council to reject this application.

Yours faithfully,

Dr.S.P.Wilford(Chairman,Wokingham District CPRE)

PLANNING SERVICES	HPT
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COPIES TO:	

P. J. & R. H. Clack
Tregarril
Warren Lane
Finchampstead
WOKINGHAM, Berks RG40 4HR
Tel: 01189 733471

June 12th

Dear Angela Odell.

Ref: Planning Proposal O/2000/1502.
Proposed erection of Motel and associated parking.

Please accept this letter as our objection to the above proposal.

The land proposed for development is classified as Setting of Settlements as outlined in the Draft Wokingham District Plan (1997) and in the South East Area Local Plan (SEALP) and that the proposed development is inappropriate to the area and would be contrary to Policy W.H.6 of the Draft W.D.P 1977 and to policy SC2 of the SEALP.

The area concerned backs onto the Woodlands of Warren Wood which is a recreation area with lots of Wild life.

Entrance to the Motel would be in Warren Lane which has just been reclassified as Bridleway 35 Do we need cars tied up with horses? Also once permission be granted what is to stop other developers from continuing down the rest of the Lane.?

In 1997 the plans of development of two dwellings was refused. Ref 97/65814/0.

Thanking you for the time given to reading this letter

Yours Sincerely

P/p R H Clack

005

PLANNING SERVICES	NPT
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16 JUN 2000	
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	FILE:

Fernwood
Warren Lane
Finchampstead
Berks RG40 4HS

Box 157, Council Offices
Wokingham

14 June 2000

Dear Angela Odell:

PLANNING PROPOSAL O/2000/1502

With regard to the above I object to this proposal on the following grounds:

The land for development (shaded grey on the area map) is classified as Setting of Settlements. This is quite clearly outlined in the Wokingham District Plan (1997) and in the South East Area Local Plan (SEALP). This development is not in keeping with the area and would be totally against Policy WLL6 of the draft WDP (1997) and to policy SC2 of the SEALP.

WLL6 quite clearly states that Development will not be permitted that would detract from the open or countryside appearance of the areas of land identified on the proposals map etc.

Planning for 2 dwellings and a bridle path next to the house adjoining Warren Lodge was rejected in 1997. Your Ref 97/65814/0.

Exit from the proposed motel into Finchampstead Road would be hazardous. Looking to the left and right of the Warren Lane entrance there are close proximity bends in the road, a recipe for accidents.

This motel would be opposite Warren Lodge. The last thing you need opposite a care home is a motel with all the comings and goings, and noise pre and post construction.

Warren Lane is sub-standard, and inevitably you would get increased vehicular traffic entering from Nine Mile Ride to exit into Finchampstead Road and vice-versa. The Lane gets churned up enough as it is.

Warren Lane itself is classified as a bridleway under the WildLife & Countryside Act 1981. Refer to the WDC Definitive Map (Reclassification) Order 1999. This is in constant use by horseriders and walkers alike.

I trust this Outline Planning Proposal will be rejected.

Yours sincerely,

B. Gates D. A. Gates

Brian & Doreen Gates

tel 973 5787

805

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16 JUN 2000	
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	FILE:

Case Officer,
Angela Odell,
Box 157,
Council Offices,
Wokingham.

Mr & Mrs.J.F.Hall.
"Macehall".
Warren Lane.
Finchampstead.
Wokingham.
Berkshire.
RG40 4HR.
16th June 2000

Dear Madam

We object to the planning proposal 0/2000/1502 as this land is classified as (Setting of Settlements) as outlined in the draft Wokingham District Plan (1997) and in the South East Area Local Plan

This development would detract from the open or countryside appearance of the area and would be contrary to policy WLL6.

We can see no reason to grant this application when application ref-97/65814/0 was rejected for 2 houses.

We say no to development between **"The Dittons"** and **"Church Lane"**.

Yours Faithfully

I Hall

Mrs I Hall.

J F Hall

Mr J F Hall.

805

Ithaca
Warren Lane
Finchampstead, Wokingham
Berkshire, RG40 4HS
Tel & Fax: 0118 973 0966. Email: george-hodge@LineOne.net

PLANNING SERVICES | HPT
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19 JUN 2000
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FILE:

Friday 16 June 2000

Angela Odell
Box 157, Council Offices
Wokingham

Dear Ms Odell,

PLANNING PROPOSAL 0/2000/1502

My wife and I object to the proposal that a Short Stay Motel project for Warren Lane be given planning permission.

Our reasons are that this lane and the woodland alongside it is a rural amenity to be enjoyed by all people in the area. To construct any dwellings would detract from the open, countryside appearance of the area, let alone a motel with its large car parking area and the associated increase of traffic.

We have lived here since 1982 and there is a constant pressure to change this little microcosm of peaceful countryside. Fortunately, over the years, the local authority has been on our side in trying to preserve this vanishing lifestyle – potholes and all. However, it is wearing for the residents in the lane to have to constantly voice objections to protect our environment when we just want to be left alone to enjoy our lives in peace.

George and Jan Hodge

DN 5

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15 JUN 2000	
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Fernfield
Warren Lane
Finchampstead
Wokingham
Berks. RG40 4HR

12th June 2000

The Case Officer
Box 157
Council Offices
Shute End Wokingham.

Dear Mrs Odell

Application No. 0/2000/1502 - Short Stay Motel

I wish to object to the above proposal on the following grounds.

a. The proposal which is in an area classified Setting of Settlements is in breach of the draft Wokingham District Plan 1997 and the South East Area Local Plan.

b. Warren Wood which is a site of archaelogical interest and a popular quiet recreational area for the residents of Finchampstead lies alongside the proposed site, and I believe its attraction would be diminished if this development is allowed to go ahead.

c. It would be inappropriate in this predominately rural area and could lead to other applications on similar sites.

Yours sincerely

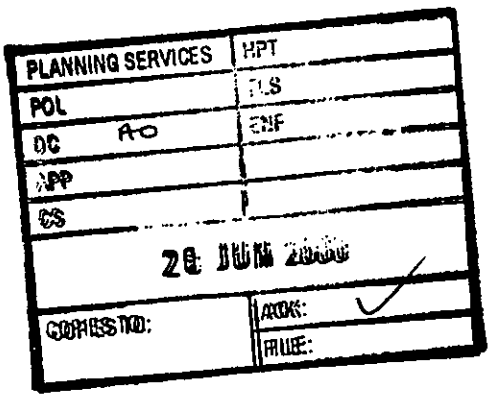
Sandy Marshall

Sandy Marshall

Attention:—

Case Officer
Angela Abell
Box 157
Council Offices
Wokingham
Berks

Obs



D.A. Postlett
DARUMA
Warren Lane
Finchampstead
Berks
RG40 4HR
Tel 0468 466766

Date 18th June 2000

Reference: Planning Proposal 0/2000/1502

Dear Sir/Madam, I wish to formally lodge my objection to the above planning proposal for the following reasons:—

(1) The land proposed for development is actually classified as SETTING OF SETTLEMENTS, as outlined in the Wokingham District Plan (1997) and in the SEALP. The development is clearly inappropriate to the area and would be contrary to Policy WLL6 of the draft WDP (1997) and to Policy SE2 of the SEALP

(2) It would clearly detract from the open countryside appearance and seems to make no commercial sense. Please note that planning for 2 dwellings and a bridle path – ref 97/65814/0 next to the house adjoining Warren Lodge was rejected in 1997

I do not actually believe that there is any real need for a Hotel in this area. It is not in keeping with the rural community & would detract from the appearance of the countryside

Please formally reply to the objections

Yours sincerely

'Iora',
Warren Lane,
Finchampstead,
Berkshire.
RG40 4HS

16 June, 2000. 6N5

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20 JUN 2000	
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	FILE:

Case Officer,
Angela Odell,
Box 157,
Council Offices,
Wokingham,
Berkshire.

Dear Ms Odell,

RE: Planning Proposal 0/2000/1502

I wish to object in the strongest terms about the above-mentioned Planning Proposal submitted by G.M.Baker for a short stay motel accommodation and associated parking.

Objection:

The land proposed for development is classified as Setting of Settlements as outlined in the draft Wokingham District plan (1997) and in the South East Area Local Plan (SEALP). The proposed development is inappropriate to the area and would be contrary to policy WLL6 of the draft WDP (1997) and to policy SC2 of the SEALP.

Additionally, we understand that the planning of two dwellings and a bridle path Ref. 97/65814/0 next to the house adjoining Warren Lodge was rejected in 1997.

Other Considerations:

The recent developments in the lane have already impacted on the overall character and appearance of the lane and any further developments will further damage the whole essence of the lane which is enjoyed not only by its residents but also the large numbers of local people who use the lane as a place to enjoy walking and riding in a countryside environment.

We sincerely hope you take these issues into consideration when deciding on this Proposal, and refuse permission to develop this piece of countryside.

Yours sincerely,

Keith and Diane Gillett

MISS ARMOREL BILLING
ROBINSMEAD, THE VILLAGE
FINCHAMPSTEAD
WOKINGHAM, BERKS.
RG40 4JU
TEL. 0118 9733736

PLANNING SERVICES	HPT
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For the attention of Mrs Odell
Environmental Services Department
Planning Services
P.O. Box 157
Wokingham District Council
Shute End
Wokingham. Berks. RG40 1WR

30 June 2000

Dear Mrs Odell,

Outline planning application 0/2000/1502
Short stay motel - land north of Warren Lodge

Having looked at the plan and the application, I consider the proposal as being most unsuitable.

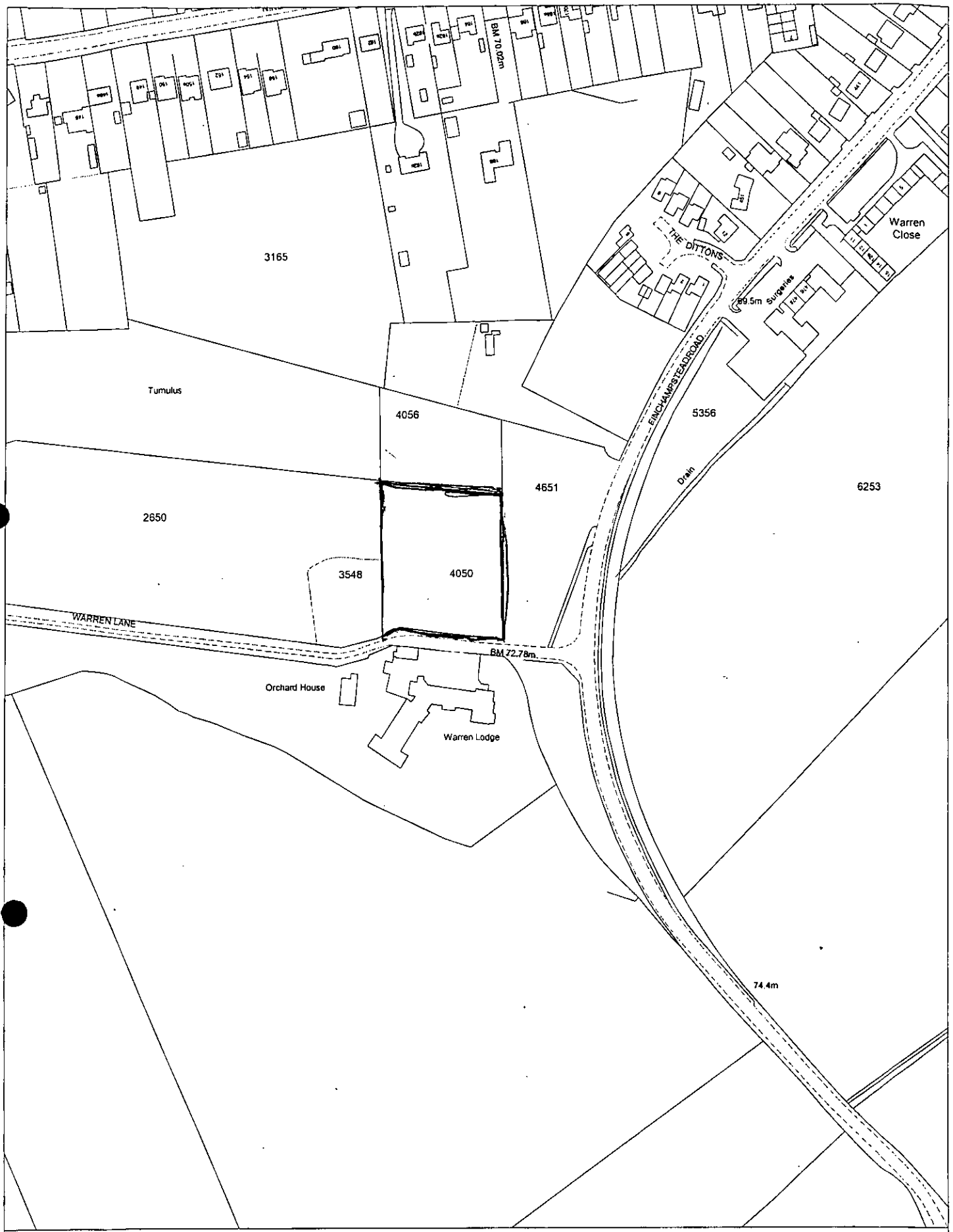
- Warren Lodge is a residential home immediately across the lane, and a few of the bedrooms are on the front of the building facing the site.
- cars would be arriving mostly in the evening, possibly leaving for for the owner to go for a meal and returning at some late hour.
- in the morning several cars would be likely to be joining the already over loaded stretch of road (in term time) around the California Cross roads.
- no mention is made of the proposed size of the motel and whether it it would have a resident manager.

If there is land for residential accommodation, then a house is recommended. Stable residents would be more suitable to relieve the housing shortage in Berkshire; they might contribute to the local community; and they would probably generate fewer cars.

Yours faithfully,

Armorel Billing.

Armorel Billing.



Site Plan, Scale: 1 to 2500

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Date: 5 September 2000

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REPLY REQUIRED
12/9

PLANNING SERVICES	HPT
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29 AUG 2000	
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Babtie Environmental

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

Our ref kgb

Your ref

25th August 2000

Mr J Mitchell
Development Control Manager
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Berkshire
RG40 1WR

Rang 29/8 to say dec. notice required.

A member of Babtie Group

Dear John

APPEAL By G M BAKER
SITE: Land north of Warren Lodge, Warren Lane, Finchampstead.

Further to your letter of August 17th am I correct in assuming that the appeal is against non-determination? If that is so I would advise that the archaeological evaluation work is due to be carried out on Thursday 31st August, the results of which will be available long before the appeal date of October 11th. In which case I would imagine that archaeology will no longer be an issue

If you wish to discuss this please contact me on 0118 988 1611.

Yours sincerely

Kev Beachus
Archaeologist

Tom
I have returned these to you. But I think Angi will want them back soon.
Dan 5/9

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Reading
Shrewsbury
Telford
Wakefield
Wallingford
Westminster

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Bangkok
Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

Recycled Paper

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

G M Baker
C/O Gregory Gray Associates
'Redcliffe'
17 Dinorben Close
Fleet
Hampshire
GU13 9SL

Application Number: O/2000/1502

Parish: **FINCHAMPSTEAD**

Location: **Land North Of Warren Lodge, Warren Lane, Finchampstead, Wokingham.**

Proposal: **Proposed erection of motel and associated parking**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason
1. The proposal would be inappropriate development in the countryside having an unacceptably urbanising effect on the character and appearance of this area in the countryside and on the setting of the settlement. The proposal is therefore contrary to Berkshire Structure Plan Policies C2 and C5 and R7, South East Area Local Plan Policies STV2, SC2 and SC18 to Wokingham District Local Plan (Deposit Draft) Policies WCC1, WLL6 and WR26 and to PPG's 7 and 21.

Reason
2. The first stage archaeological assessment has indicated the site is in an area of high archaeological potential and the applicant has not satisfactorily demonstrated that the proposal will not cause damage to any archaeological remains. The proposal is therefore contrary to Berkshire Structure Plan Policy EN6, South East Area Local Plan Policies SBE21 and SBE22, Wokingham District Local Plan Policies WHE15 and WHE16 B.

Reason

3. From the information provided, the Local Planning Authority is not satisfied that the proposal will not be detrimental to highway safety, convenience and the free flow of traffic. The proposals is therefore potentially contrary to Berkshire Structure Plan Policy LD5, South East Area Local Plan Policy ST3 and Wokingham District Local Plan (Deposit Draft) Policy WT7.

John Mitchell
Development Control Manager
Date: 23/06/2000

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.

The Planning Inspectorate

Room 1202W
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9878460
Switchboard 0117-9878000
Fax No 0117-9878804
GTN 1374-8460

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CS |
04 AUG 2000
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Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: 0/2000/1502

Our Ref: APP/X0360/A/00/1046242

Date: 2 August 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY G M BAKER ESQ
SITE AT LAND NORTH OF WARREN LODGE, WARREN LANE, FINCHAMPSTEAD, WOKINGHAM

I am writing to confirm that the hearing into this appeal will start at 10:00 on Wednesday 11/10/2000 at Committee Room 4, Council Offices, Shute End, Wokingham. Please arrange a car-parking space for the Inspector, and send the details to the case officer quoting our appeal reference number.

We will confirm the Inspector to you at a later date.

Please tell those interested in the development about these arrangements, including those who wrote to you at application stage, and give such other publicity as you think necessary. They will need to know:

a. the location of the site and a description of the appeal proposals;

b. details of the hearing arrangements;

c. that they can send their views to the case officer, not later than 21 days before the date of the hearing, quoting our reference number, and that these will be disclosed to the parties and may be read out at the hearing;

d. where your and appellant's statements, proofs of evidence and summaries can be inspected;

e. that they may attend the hearing if they wish and at the discretion of the Inspector take part in the discussion;

f. that we will send a copy of the decision letter only to those who ask for one.

Please send a copy of the 'Code of Practice for Hearings' to all those notified of the arrangements, because the hearing will be conducted in accordance with the Code.

If you have not already done so, please send your written statement to the case officer and the appellant no later than 3 weeks before the hearing.

Usually Inspectors issue their decision letters 7 weeks after the date of the hearing, although this may vary in individual cases. If the letter is likely to be significantly delayed, due for example to the receipt of late representations, we will let you know.

Please note that disabled people who may be concerned about facilities at the hearing venue have been advised to write to or contact your Council to confirm that proper provisions are in place.

Yours faithfully

Miss H Langridge

NB: All further correspondence should be addressed to the case officer mentioned in the initial letter.

206J

APPEAL QUESTIONNAIRE

To be used for all appeals relating to applications made on or after 14 March 1990

APPEAL REF: APP/X0360/A/00/1046242 **GRID REF:**

APPEAL BY: G M Baker

SITE: Land North of Warren Lodge, Warren Lane, Finchampstead

PLEASE SEND THE COMPLETED QUESTIONNAIRE (TOGETHER WITH ANY ENCLOSURES) TO THE INSPECTORATE AND TO THE APPELLANT OR AGENT WITHIN 14 DAYS OF THE DATE ON WHICH YOU RECEIVED THE APPEAL FORM.

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to the Inspectorate within 28 days of the date you received the appeal form.

1. Do the Council agree to the written representations procedure?	~~YES / NO~~
OR Do the Council wish to appear before and be heard by an Inspector at: a. a local inquiry?	~~YES / NO~~
b. a hearing?	(YES) / NO
2. a If the written procedure is agreed, could the Inspector see the whole site clearly from a road or other public land?	~~YES / NO~~
b From your knowledge of the issues, would the Inspector need to enter the site for any reason eg to view/measure any dimensions from within it?	~~YES / NO~~
3. Does the appeal relate to an application for approval of reserved matters?	YES / (NO)
4. Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?	YES / NO / (NA)
5. Was it necessary for the Council to advertise the proposals under Article 8 of the GDPO 1995 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990? See site Notice	(YES) / NO
6. Is the appeal site within an approved Green Belt or AONB? Please specify which ____	YES / (NO)
7. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? (If YES, please attach details.)	YES / (NO)
8. a Are there any other appeals or matters relating to the same site or neighbourhood still before the Secretary of State? If YES, please attach details and, where necessary, give the Inspectorate's reference numbers.	YES / (NO)
b Where the development would affect a public right of way, please provide an extract from the Definitive Map and Statement for the area, and any other details. See map & key	(YES) / NO
9. Is the site within a Conservation Area? If YES, please attach a plan of the Conservation Area. (If NO, go to Q11.)	YES / (NO)
10. Does the appeal relate to an application for conservation area consent?	YES / NO / N/A
11. a Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building? (Delete as appropriate.)	YES / (NO)
b Would the proposed development affect the setting of a listed building?	YES / (NO)
If the answer to question 11a or b is YES, please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest. (If NO, go to Q13.)	
12. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	YES / NO / N/A
13. Would the proposals affect an Ancient Monument (whether scheduled or not)?	YES / (NO)
14. a Is the appeal site in or adjacent to or likely to affect an SSSI? If so, please attach the comments of English Nature.	YES / (NO)
b Are any protected species likely to be affected by the proposals? If so, please give details.	YES / (NO)

15. Copies of the following documents must, *if* appropriate, be enclosed with this questionnaire:

		Number of Documents Enclosed	N/A
a.	Is the development in Schedule 1 or column one of Schedule2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999? If so, please indicate which Schedule.	YES / NO Sch 1 Sch 2 col 1	
b.	Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999?	YES / NO	
c.	Has a screening opinion been placed on Part 1of the planning register? If yes, please attach a copy.	YES / NO	
d.	Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;	1	
e.	Any representations received as a result of an Article 7 (or Regulation 6) notice;		—
f.	Copy of any notice published under Article 8 and/ Buildings and Conservation Areas) Act 1990 and/or Regulation 5;or Section 73 of the Planning (Listed Buildings and Conservation Areas)Act 1990 and/or Regulation 5;	1	
g.	Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);		—
h.	Details of any other applications or matters currently before the Council relating to the same site;		—
i.	In the case of appeals against non-determination, details of considerations likely to have been relevant to the Council's decision;		—
j.	A list of any conditions or limitations the Council would impose if the appeal were to be allowed; TO FOLLOW.		
k.	Any other relevant information or correspondence the Council consider the Inspectorate should be aware of.	14	

FOR APPEALS BEING DECIDED BY THE WRITTEN REPRESENTATIONS PROCEDURE

		YES / NO	Number of documents enclosed	N/A
16. a	Please confirm that, in accordance with Regulation 5(1), you have notified details of the appeal to authorities and other persons who made representations to you about the application.	YES / NO		
b	On what date did you give those notified at 16a for the submission of their representations?	.....		
c	Copies of the following documents must, if appropriate, be enclosed with this questionnaire.			
i	representations received from interested parties about the original application			
ii	the planning officer's report to committee			
iii	any relevant committee minute			
17.	Relevant plans and policies - please enclose extracts of relevant policies and plans and explanations of these. Each extract should include the front page, showing the title of the plan and date of approval or adoption. Where plans and policies have not been approved or adopted, the stage and status of the plan should be given.		5	

18. Do the documents listed above comprise the Council's full statement of case?	YES / NO

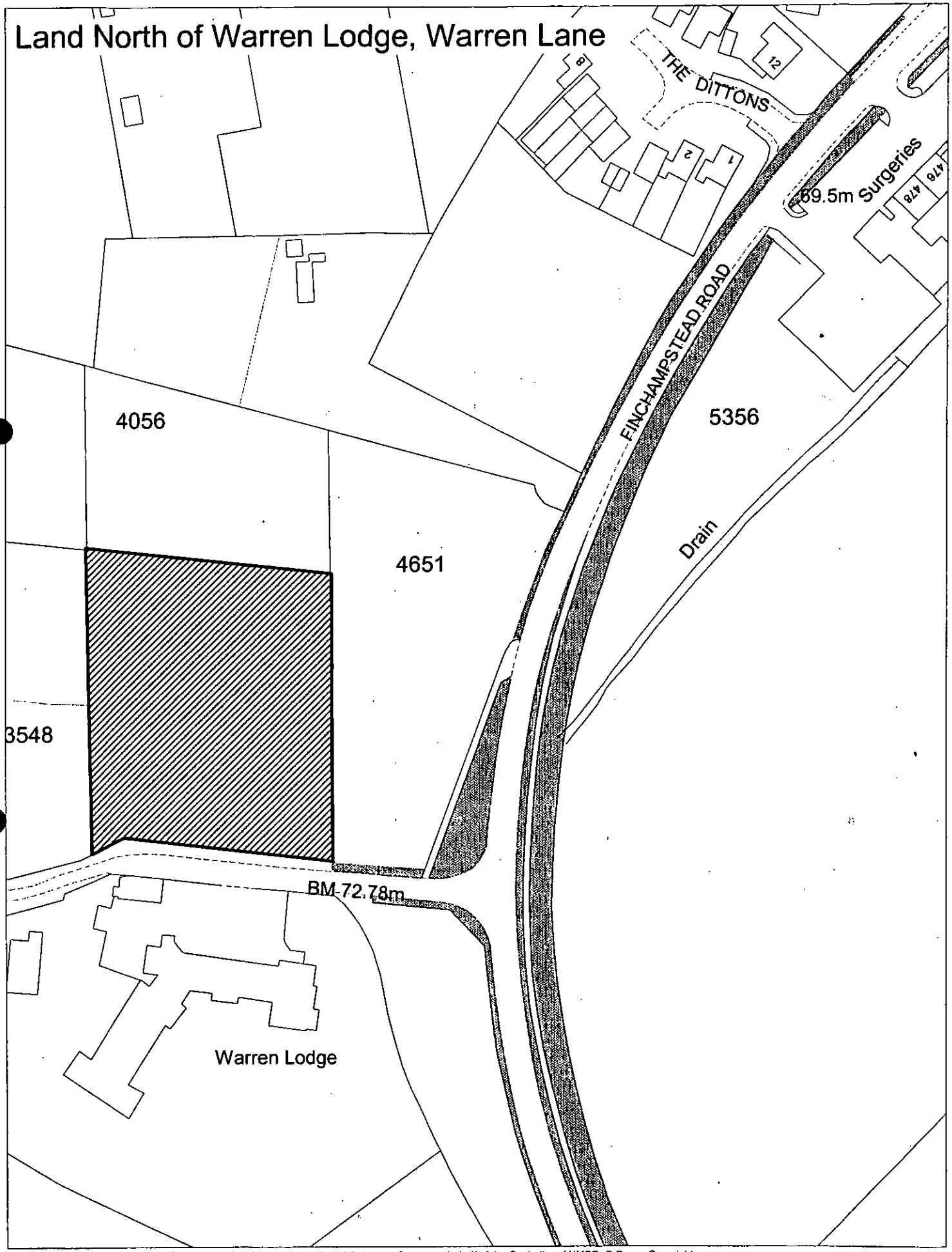
Council's reference: 1502

I certify that a copy of this appeal questionnaire and any enclosures have been sent today to the appellant or agent.

Signature: [signature] on behalf of Wokingham District Council

Date of despatch: 02/08/00.

NB: PLEASE TELL US OF ANY CHANGES TO THE INFORMATION YOU HAVE GIVEN ON THIS FORM.



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Engineering Section, Environmental Services, Wokingham District Council.
28 September 2000

Scale: 1 : 1250

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W E
S

+441252 684160

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS
'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU13 9SL
Telephone: 01252 624004 Fax: 01252 684160
E-Mail: info@ggassociates.co.uk

PLANNING 35001
DC AO
CS
06 OCT 2000
COPIES TO: ACK:
FILE:

The Planning Inspectorate,
Room 1004,
Tollgate House,
Houlton Street,
Bristol, BS2 9DJ.

MRS ODELL (PLANNING)

4th October 2000
Our Ref: WL/00/157

BY FAX: 0117 987 8443 (3 pages)

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990 (s78)
APPEAL BY G.M. BAKER ESQ., LAND NORTH OF WARREN LODGE, WARREN LANE, FINCHAMPSTEAD, BERKSHIRE, RG40 4HR.
APP/X0360/A/00/1046242

I am in receipt of a further statement from the Council on behalf of the highway authority.

It is regrettable that the highway authority have failed to accord with the appeals timetable. Moreover, it is considered unreasonable that the highway authority statement is written with the benefit of the appellants written statement. As a result and in advance of the hearing we make the following rebuttal comments:

2.1. The street lighting situated close to the junction of Warren Lane and Finchampstead Road may reasonably be judged to be within the vicinity of the appeal site. It certainly provides adequate lighting at this junction.

2.5. Whilst the highway authority applies technical standards it is clear from site inspection that perfectly adequate visibility exists in both a northerly and southerly direction. This can be observed during the appeal site visit. It should also be noted that vehicles travelling from the north are exiting a restricted speed zone (40 mph) and at this point pass various residential, educational and commercial land uses. The Inspector should also be aware that the appellant controls – by freehold ownership – the land edged in black on the attached plan. Whilst it is considered that this is not required to improve visibility to the south it is nevertheless available for this purpose.

2.7. The point of access is shown on the submitted drawings and is for consideration at this stage. Precise details of the width, layout and construction of the proposed access can be dealt with by the imposition of a suitable planning condition. For example model condition 17 of Circular 11/95.

Continued/...

2.8. The width of Warren Lane is satisfactory up to the point of access as shown on the submitted plans. With the benefit of a Licence from the highway authority there is no reason why appropriate re-surfacing could not be instituted along with reinstatement of the overgrown verges. This would fully comply with the Berkshire Design Guide and allow cars and service vehicles to pass in a satisfactory manner.

2.11. In the statement on behalf of the appellants reference is made to vending facilities within the building (paragraph 5.15.). If guests found the need to travel it is likely that they would do so by car to a nearby restaurant facilities or into Wokingham Town Centre. As such the perceived lack of adopted standard footways is not reason, in itself, to withhold planning permission.

3.0. As set out in the appellants statement no response to correspondence with the highway authority was received. In fact the correspondence refers to a development of between 15 and 20 bedrooms and trip rates of 63 to 84 movements per day. This is a best estimate using nationally recognised data (TRICS). This assumes that all bedrooms are occupied at any particular time whereas in practice this level of vehicular movement is unlikely on a day to day basis.

It is also noteworthy that the highway authority at no time raised any objections or sought restrictive/limiting conditions in relation to any application for Warren Lodge. These applications are detailed at paragraph 3.1 of the appellants statement. It should be noted that the property enjoys unfettered Class C2 use and as such could accommodate a school, college or training centre without the requirement for a separate planning permission. As such the highway authorities approach to this application/appeal is inconsistent with the stance previously adopted.

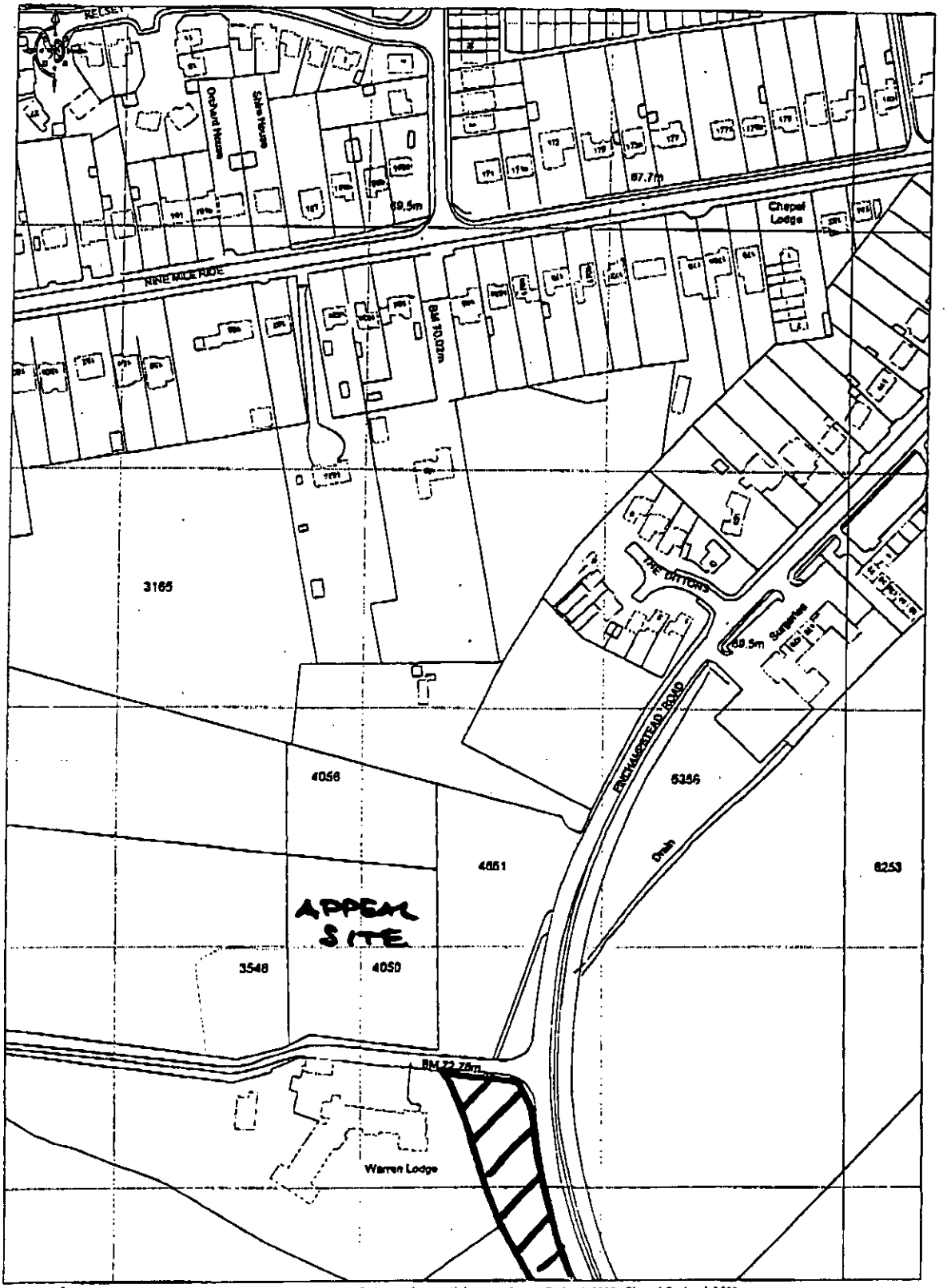
I confirm that a copy of this letter has been faxed to the planning authority.

Yours faithfully,

Mark Leedale

Enc.

c.c. Mrs. A. Odell - Wokingham District Council : **0118 974 6484** 3 pages



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DOCUMENT 1

PLANNING COMMITMENTS RELATING TO HOTEL DEVELOPMENT BETWEEN 1ST APRIL 1989 – 31 MARCH 1996
(Including Training Centres)

Address and Parish	App. No. and Type	Description	Date of Permission	Building Progress at 31/3/96	m2 net	No. of rooms
Charvil						
1. Wee Waif Old Bath Road Charvil	35630	Restaurant, public house & adjoining motel	Sept 91	C at 3/92	1880	42
Earley						
2. Thames Valley Park Earley	28578(O)	150 bedroom hotel (as part of a business park/ country park consent).	Nov 88 superseded by office consent site 550	N/S	7897	—
Sonning						
3. White Hart Hotel Thames Street Sonning	32239	COU of residential to hotel tel. 969 2277 now known as "The Great House"	Feb 89	C at 3/90	220	—
Swallowfield						
4. The Mill House Basingstoke Rd Swallowfield	41553(F)	Rear extension of existing hotel (renewal of 31050)	Nov 93	N/S	334	—
Winnersh						
5. Site 100* Winnersh Triangle Winnersh	40408(F)	115 bedroom hotel (superseded by office development 64216 site 100 under construction March 97).	Feb 93	N/S	5335	—
Wokingham						
6. St Anne's Manor London Road Wokingham	36505	Extensions to existing hotel	Jan91	C at 3/92	364	172
7. Cantley House Hotel Milton Road Wokingham	43409(F)	17 (14 net) bedroom extension to existing hotel (supersedes 36919) F/2000/1649 S/S extn. approved 9.2000 (amendment to 98/67428/F)	Oct 94	N/S	782	29 * 15 additional bedrooms
8. Sandmartins Golf Course Evendons Lane Wokingham	38836(F)	Erection of a new hotel (including COU & extension of existing hotel to clubhouse).	Apr 93	N/S	1161	—

* max 29 + 15 = 44 rooms
envisaged due to internal reorganisation 24 + 15 = 39

No. 4 bedrooms

9. Tithe Barn Hotel Glebelands Rd Wokingham	42332	**Demolition** of existing hotel (and construction of flats).	Oct 94	C	-894	0
10. Keephatch House Binfield Road Wokingham	31954(F) 15/2/88 cttee.	COU of residential to hotel with extension (supersedes 28058 which lapsed at 3/96). Superseded by development for flats U/C March 98	Subject to a legal agreement	-	3490	0

HOTEL DEVELOPMENT PROPOSALS BETWEEN 1 APRIL 1996 - 31 MARCH 1997

Address and Parish	App No. and Type	Description	Date of Consent	Approx m2 Net	
Earley					
1. Reading Moat House Hotel Mill Lane Sindlesham	63702	Extension to existing hotel to provide 44 bedrooms and 3 meeting rooms.	Dismissed at Appeal but 100 rooms in original hotel.	1648	100.
Winnersh					
2. The Pheasant Reading Road Winnersh	63776	Extension to existing public house to provide 12 bedrooms	Sept 96 Completed March 98	344	12
3. Walter Arms PH Bearwood Road Sindlesham	65002	23 Bedroom extension to PH tel. 978 0260	April 97 N/S March 99 N/S Oct. 2000	157	0
Wokingham					* 172
4. Stakis Hotel St Anne's Manor London Road Wokingham	63356	Three storey extension to hotel to provide 30 bedrooms. New total on site 159 *	June 99 Completed March 97	1485	

HOTEL DEVELOPMENT PROPOSALS SINCE 1 APRIL 1997

Address and Parish	App. No. and Type	Description	Date of Permission	Approx m2 net	
Sonning					
1. The Great House Thames Street Sonning	PD	COU of existing restaurant to provide additional hotel accommodation. 3 bedroom and 2 suites. Also staff accommodation to 8 further bedrooms/suites	Listed B consent Jun 97- implemented	N/A	49 rooms
Wargrave					
2. Bird in Hand Old Bath Road Knowl Hill	67484/F	3 new bedrooms in extension. Permitted development conversion of staff accommodation to form 7 bedrooms. Total bedrooms resulting 25. tel 01628-822781	22/7/98	81	15 rooms

No. of bedrooms

Wokingham						* 172
3. Stakis Hotel St Anne's Manor London Road Wokingham	98/68457	2 storey 12 bedroom extension in courtyard (existing 7,350m2 159 bed hotel)	1/12/98	416		
4. Cantely House Hotel Milton Road Wokingham	98/67428	Single storey extension	N/S March 99		refer to previous notes	
5. Sandford Farm Mohawk Way Woodley	00/96524/0	Training centre,250-bed hotel and health and leisure centre	Non-determined	8,500 hotel 18,561 training 3,750 leisure	100	

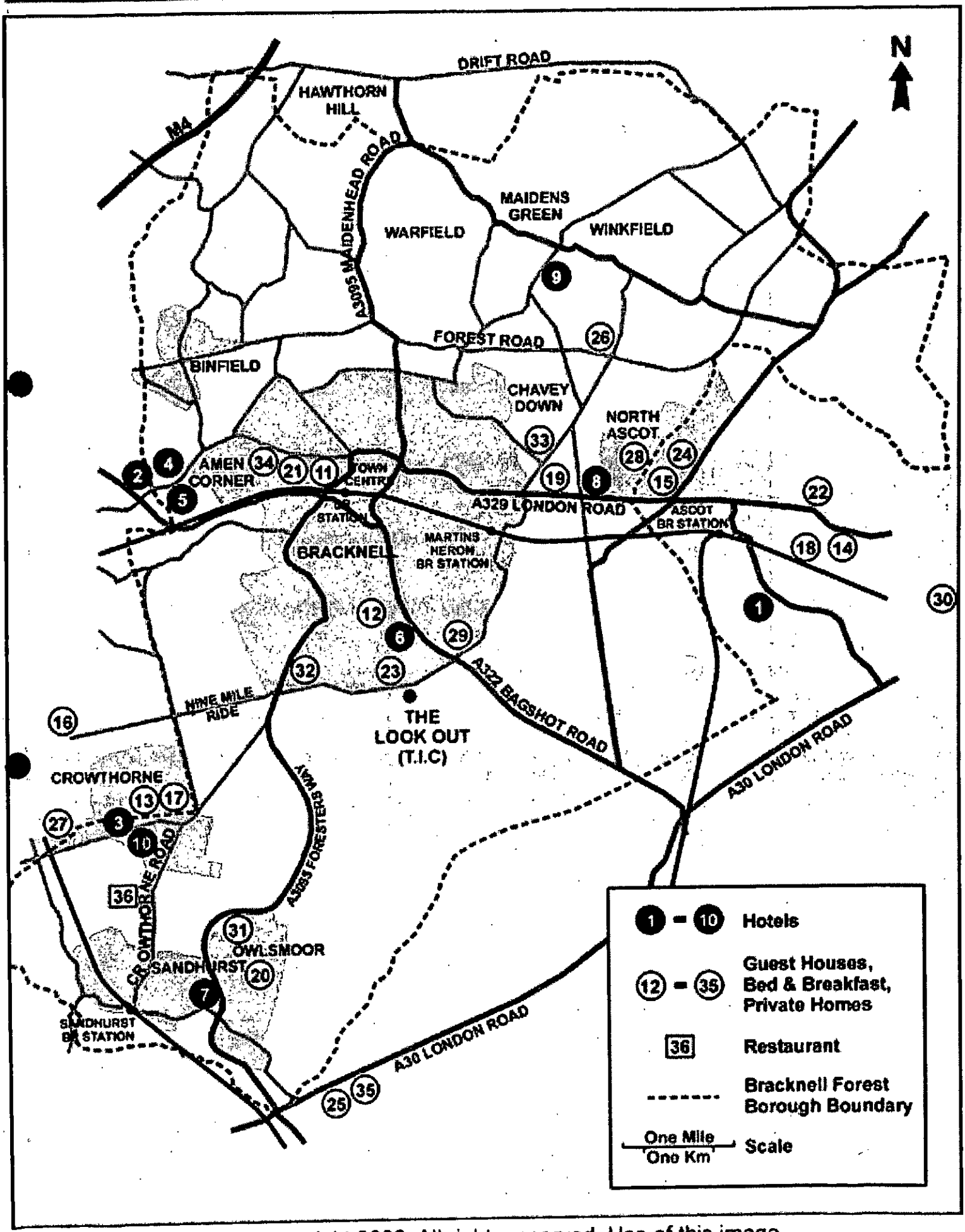
Reduced to 100 bed hotel - approved at committee 25.4.00 subject to G.O.S.E. G.O.S.E. now confirmed do not wish to 'call in'.

Source of Information: Wokingham District council's monthly listings (decisions issued) to end of Feb 1998

WOKINGHAM DISTRICT LOCAL PLAN – DEPOSIT DRAFT 1997

Proposed WSH26 – Site proposed for motel/hotel use on land adjacent to the football ground/to the west of Finchampstead Road, Wokingham. Deleted due to implementation of retail warehousing allowed on appeal.

LOCATION MAP



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Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 10 October, 2000
My ref. AO/O/2000/1502
Your ref. APP/X0360/A/00/1046242

Miss A Bibi
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

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) 977 8909
DX: 33506 – Wokingham

By post and fax

Dear Miss Bibi

APPEAL BY: G M BAKER
SITE: LAND NORTH OF WARREN LODGE, WARREN LANE, FINCHAMPSTEAD

With reference to the Informal Hearing to be held on 11 October, I enclose information giving lists of hotel etc. accommodation in the Crowthorne and Sandhurst areas. There are also several hotels in Bracknell.

As with my letter and enclosures of 4 October, the purpose of submitting this information is to demonstrate that the area is already well served by hotel etc. accommodation, and that recent permissions have been granted for additional accommodation. I recognise that as this information is being submitted at a late stage, I only submit it as general background information.

I confirm I have sent and faxed this letter and enclosures to Mr Leedale.

Yours sincerely

Angela Odell.

MRS A ODELL
Senior Planner

c.c. Mark Leedale of Gregory Grey Associates.

Planning & Transportation

Director of Planning & Transportation : George Kingston MA (Oxon) DipTP MRTPI
Borough Planning Officer : Mike Holmes BSc (Econ) DipTP MRTPI

This matter is being dealt with by:

PLANNING SERVICES	HPT
POL AO	TLS 35109.
DC	ENF
APP	
CS	
10 OCT 2000	
COPIES TO:	ACK:
	FILE:

Victoria Gibson - Ext. 1188

Our Ref: DC/2
Your Ref: AO/O/2000/1502

4th October 2000

BRACKNELL FOREST BOROUGH COUNCIL

Time Square
Market Street
Bracknell
Berkshire
RG12 1JD
☎ 01344 424642
Fax 01344 351104
DX 33611 Bracknell
Minicom 01344 352045
www.bracknell-forest.gov.uk

Wokingham District Council
Environmental Services Department
Planning Services
P.O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

F.A.O Mrs A. Odell

Dear Mrs Odell,

Town and Country Planning Act 1990 (As Amended)

Re: Planning Application 0/2000/1502(Outline)
Proposed Erection of Motel on Land North of Warren Lodge, Warren Lane, Finchampstead.

I refer to your letter received on 28th September 2000 with regard to the above.

Please find enclosed a copy of the Bracknell Forest Accommodation Guide 2000-2001 that lists the local hotel and guest house accommodation in this borough.

The following hotel developments have been approved but are yet to be implemented.

Address	Application No.	Description	Decision	Date
Former Honeywell Building Charles Square Bracknell.	625089	Change of use from office to hotel (120 Bed)	Approved	1999
The Old Crispin, Lovel Lane Winkfield	625089	Change of use of part of house to bed and breakfast (3bed)	Approved	1999

The Gold Cup Public House 102 Fernbank Road, Ascot	00/00281/FUL	Extension to provide 9 guest bedrooms	Approved subject to modified parking layout.	Presented to planning sub committee 22/06/00
Wellington Arms Public House, 203 Yorktown Road, Sandhurst	0000044/FUL	Extension and part conversion to provide bed and breakfast (6 bedrooms)	Approved	05.05.2000
Waterloo Hotel 99 Dukes Ride Crowthorne	00/00239/FUL	Erection of three storey extension forming 24 bedrooms	Approved	01/06/00

I trust this information proves useful. Please do not hesitate to contact the above officer should you have any further questions.

Yours sincerely

E.A.König

for **Borough Planning Officer**

enc.

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT: **G M BAKER**

APPEAL SITE: **LAND NORTH OF WARREN LODGE, WARREN LANE, FINCHAMPSTEAD**

REASON FOR APPEAL: **REFUSAL TO GRANT PLANNING PERMISSION FOR THE PROPOSED ERECTION OF MOTEL AND ASSOCIATED PARKING**

LOCAL PLANNING AUTHORITY REFERENCE : O/2000/1502

DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS REFERENCE : APP/XO360/A/00/1046242

1.00 INTRODUCTION

1.01 The main issues are the effect of the proposal on:

(i) the character and appearance of the area
(ii) highway safety, convenience and the free flow of traffic
and (iii) any archaeological remains.

1.02 This statement covers issue (i). Separate statements will be submitted by the Council's Highway Officer in relation to issue (ii) and by the Council's consultant archaeologist in relation to (iii).

1.03 There is no relevant planning history of the appeal site.

1.04 The application was in outline with no reserved matters to be determined. No specific amount of floorspace was proposed, but the applicant's consultant advised that the proposed motel would have not more than 500m² gfa. The illustrative Drawing No. WL/157/001 showed an indicative building near the rear of the site with parking in front.

2.00 DESCRIPTION OF SITE AND SURROUNDINGS

2.01 A location plan to scale 1:2500 is in Appendix 1.

2.02 The appeal site is approximately 0.45 ha. in size and is flat undeveloped grassland with some shrubs. There is woodland adjacent to the north, west and east sides of the site. The south side is adjacent to Warren Lane, which is a largely unmade track and also a public right of way. Opposite is the Warren Lodge Care Home.

2.03 The site is separated by woodland from the nearby settlement to the north of Finchampstead North.

3.00 POLICIES

3.01 The Development Plan comprises the Berkshire Structure Plan and South East Area Local Plan. The Berkshire Structure Plan was adopted in November 1995 (and subsequently modified in August 1997) and therefore carries full statutory weight.

3.02 The following policies are relevant to this appeal:

C2	Development Outside Built-Up Areas and Settlements
C5	Maintenance of the Rural Character of the Countryside Adjoining Built-Up Areas
R7	Provision of Tourist Accommodation
LD5	Transport Considerations in Dealing with Development Proposals
EN6	Conservation of the Archaeological Heritage

(Copies of the above Policies in Appendix 2).

3.03 The South East Area Local Plan was adopted by Wokingham District Council in April 1994 and together with the Structure Plan comprises the development plan for the area.

3.04 The relevant policies in this plan are:

STV2	Development in Rural Areas
SC2	Setting of Settlements
SR18	Hotel Development
ST3	Road Safety
SBE21	Archaeology - Site Evaluation
SBE22	Archaeology - Preservation by Recording

(Copies of the above Policies in Appendix 3).

3.05 There is an emerging Local Plan, the Wokingham District Local Plan, which will replace the South East Area Local Plan. The Wokingham District Local Plan was placed on deposit from 21 October 1997 to 2 December and has been used for Development Control purposes since 21 October 1997. The Public Local Inquiry into the Wokingham District Local Plan started in October 1998, and is in two phases. Phase I was into Chapter 6 of the plan, which proposed a new settlement of between 2,000 and 2,500 houses south of the M4. The inquiry re-opened for Phase II in February 2000 to consider the remaining policies and proposals in the plan. The County Council issued a statement of general conformity of the Wokingham District Local Plan (Deposit Draft) with the Structure Plan in May 1997.

3.06 The relevant policies in this plan are:

WCC1	Development in the Countryside (outside the Metropolitan Green Belt)
WLL6	Setting of Settlements
WR26	Hotel Accommodation in the Countryside
WT7	Road Safety
WHE15	Evaluation of Archaeological Potential
WHE16	Development Affecting Archaeological Sites

(Copies of the above Policies in Appendix 4).

Planning Policy Guidance Notes

3.07 The advice in the following Planning Policy Guidance Notes is relevant to this appeal:

PPG7 The Countryside - Environmental Quality and Economic And Social Development

PPG21 Tourism

4.00 THE COUNCIL'S CASE

4.01 As explained in paragraph 2.02 above, the appeal site is undeveloped land surrounded by woodland on three sides. The only other building nearby is the Warren Lodge Care Home opposite, which is an older building that has been extended. The proposed building would be about 160m from the nearest boundary point of the settlement of Finchampstead North, with woodland between.

4.02 The appeal site is outside a settlement and on land important to the setting of the settlement of Finchampstead North in both the South East Area Local Plan and the Wokingham District Local Plan (Deposit Draft). The proposed building, together with associated car parking, would be visually intrusive and have an urbanising effect on the character and appearance of the countryside and on the setting of the settlement. It would be clearly seen from Warren Lane adjacent, which is a public right of way. It would also be likely to be seen obliquely from Finchampstead Road.

4.03 In both the South East Area Local Plan and Wokingham District Local Plan (Deposit Draft) the appeal site is on land designated 'countryside' land outside a settlement boundary. The policies in the plans relating to this designation aim to maintain a clear distinction between built-up areas and the countryside in order to protect the countryside and environmental quality. This strategy is supported by PPG7 paragraph 2.14 which states that the countryside should be safeguarded for its own sake and non-renewable and natural resources should be afforded protection.

4.04 In order to achieve this aim Policies C2, STV2 and WCC1 limit development to that which is both appropriate (in type and form) and sensitive to its location.

4.05 The proposal would therefore be contrary to Berkshire Structure Plan Policy C2, South East Area Local Plan Policy STV2 and to Wokingham District Local Plan (Deposit Draft) Policy WCC1, as it is not included in the types of development listed as being allowable in principle in any of these policies.

4.06 Paragraph 5.25 of the text to Berkshire Structure Plan policy C5 explains that areas near the edge of settlements, where built-up areas meet the countryside, are especially vulnerable to insensitive development. The appeal site is in just such an area and the proposed development would:

> "(i) increase the visual intrusion by building in the surrounding countryside
>
> and (iii) extend beyond a feature (tree belt) which forms a visual barrier to the edge of a settlement." (Paragraph 5.25)

4.07 For similar reasons the proposal would also be contrary to South East Area Local Plan Policy SC2 and to Wokingham District Local Plan (Deposit Draft) Policy WLL6, as it would detract from the rural appearance of this area of land for the reasons explained in paragraph 4.02 above.

4.08 In general policies encourage the provision of hotel accommodation. However, Berkshire Structure Plan Policy R7 states that tourist accommodation should be within settlement boundaries. The proposed development is clearly contrary to this as the appeal site is outside a settlement boundary and is not the reuse or minor extension of an existing building. Policy R7 states that such accommodation should also be in locations well served by public transport. There are bus routes along Finchampstead Road (adjacent to the end of Warren Lane) and along Nine Mile Ride, approximately 0.5km. north of the appeal site. The bus timetables in Apendix 5 show that buses rune about once per half hour to Reading and about once per hour to Wokingham, but not in the evening or on Sundays. The appeal site is

also not near a railway station. The appeal site is therefore not well served by public transport.

4.09 Finchampstead Road and Nine Mile Ride are only 'B' class roads. It is therefore more likely that any potential customers would need to divert their journey to the proposed motel than if it were sited next to a motorway or 'A' class road.

4.10 The proposal is similarly contrary to South East Area Local Plan Policy SR18 because it is not change of use or extension of an existing building in the countryside. The proposal would also be contrary to Wokingham District Local Plan (Deposit Draft) Policy WR26 because it is contrary to Policy WCC1, and the proposal would detract from the rural character of the area.

4.11 PPG21 requires hotel development in rural areas to be appropriate in scale and location, and advises in paragraph 5.13 that there is no special reason to apply less demanding policies to new hotel developments than to other types of development in the open countryside. Because the location of the proposal in countryside is inappropriate development, the proposal is contrary to the advice given in PPG21. Paragraph 5.13 of PPG21 also refers to a genuine need for new provision that cannot be met elsewhere. The applicant's have not satisfactorily demonstrated that there is such a 'genuine need' nor that it cannot be met elsewhere.

5.00 CONCLUSION

5.01 The proposal would be inappropriate development in the countryside, having an unacceptably urbanising effect on the character and appearance of the countryside and on the setting of the settlement of Finchampstead North. The harm which the proposed development would cause is not outweighed by any shortage of hotel accommodation in the area.

5.02 In accordance with Section 54A of the 1990 Town and Country Planning Act, applications should be determined in accordance with development plan unless material considerations indicate otherwise. In this case the proposal clearly conflicts with the development plan policy

contained in the Berkshire Structure Plan and South East Area Local Plan (which are the development plans for the purpose of Section 54A) for the reasons given above. The appeal should therefore be DISMISSED.

Angela Odell (Mrs), BA, Mphil, MRTPI
Senior Planning Officer

LIST OF APPENDICES

1. Location Plan of the Appeal Site, Scale 1:2500.

2. Extracts from the Berkshire Structure Plan.

3. Extracts from the South East Area Local Plan.

4. Extracts from the Wokingham District Local Plan (Deposit Draft 1997) Consolidated Document November 1999.

5. Bus timetables

6. Conditions for Appeal if Allowed.

HIGHWAY - EVIDENCE REQUIRED

Tel. (0118) 974 6448 (Direct Line)
Date. September 5, 2000
My ref: O/2000/1502
Your ref:

Highways

Adam
You need to keep this with the rest of the papers.
Tim 18/9/00

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

NOTICE OF INFORMAL HEARING

APPEAL BY: **G M Baker**
SITE: **Land north of Warren Lodge, Warren Lane, Fincham**
PROPOSAL: **Erection of motel & associated parking**

This is to inform you that an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions, will hold an Informal Hearing into this appeal at the Civic Offices, Shute End, Wokingham commencing at 10.00 on Wednesday 11th October 2000.
As your interests may be affected, this is to give you notice of the Hearing in order that you may attend,and at the Inspector's discretion, take part in the discussion.

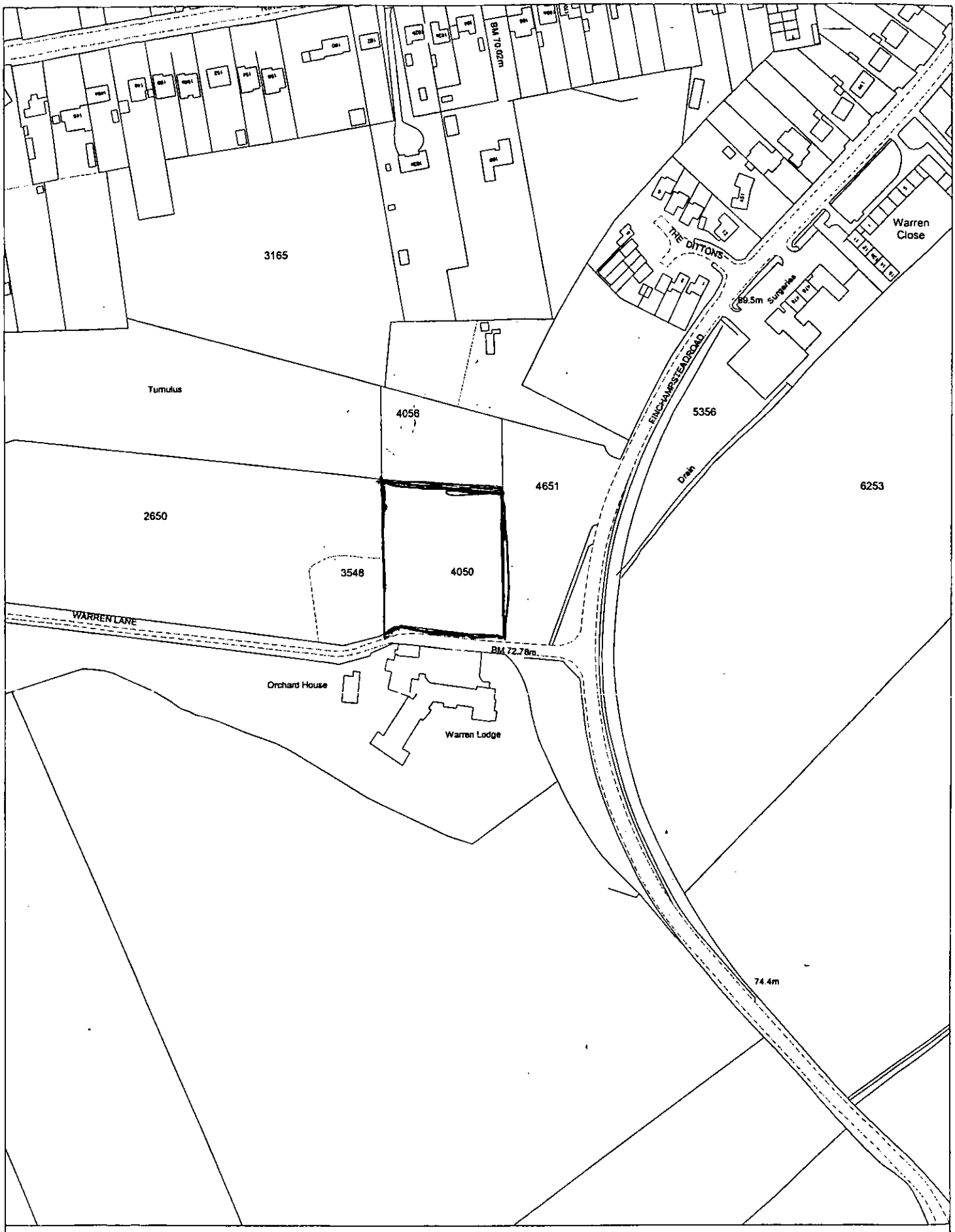
If you cannot or do not wish to attend the Hearing, you may give your views in writing.

Written representations should be sent to Miss A Bibi, The Planning Inspectorate, Room 1004, Tollgate House, Houlton Street, Bristol, BS2 9DJ, quoting reference APP/X0360/A/00/1046242 no later than 21 days before the Hearing. Your views will be disclosed to the parties and may be read out at the Hearing.

Comments already made, following the original application for planning permission, will be forwarded to The Planning Inspectorate and copied to the appellant. The application, decision notice, and the appellant's grounds of appeal can be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (08.30 to 17.00 on Mondays to Thursdays, 16.00 on Fridays).

The Planning Inspectorate will send the decision on this Appeal only to those persons who ask to be notified.

Denise Gumbrell (Mrs)
Appeals Assistant



Site Plan, Scale: 1 to 2500

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Date: 5 September 2000

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WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY G M BAKER

PLANNING APPLICATION FOR THE ERECTION OF MOTEL AND ASSOCIATED PARKING
LAND NORTH OF WARREN LODGE WARREN LANE FINCHAMPSTEAD

PLANNING APPLICATION No. 0/2000/1502

DETR REF : APP/X0360/A/00/1046242

STATEMENT BY THE HIGHWAY AUTHORITY

1.0 SCOPE OF EVIDENCE

1.1 The evidence provided within this statement addresses reason for refusal No. 3 of Planning Application 0/2000/1502 dated 19th May 2000. It states that the Local Planning Authority is not satisfied that the proposal will not be detrimental to highway safety, convenience and the free flow of traffic. The proposals may therefore be contrary to Berkshire Structure Plan Policy LD5, South East Area Local Plan Policy ST3 and Wokingham District Local Plan (Deposit Draft) Policy WT7.

1.2 The application as submitted is for the erection of a motel and associated parking, in a site of approximately 0.45 hectares, for short stay motel accommodation. The site is located to the north-east of the junction of Finchampstead Road (B3016) and Warren Lane, approximately ½ km south of the crossroad junction of Nine Mile Ride (B3430) and Finchampstead Road, known locally as the California Cross Roads.

2.0 EXISTING SITUATION

2.1 Finchampstead Road forms part of the District Distributor Road as defined within the Berkshire Design Guide and is subject to the national speed limit for single carriageway roads of 60 m.p.h. Immediately south of its junction with Warren Lane, Finchampstead Road has an overall width of approximately 12.8 metres. This comprises a 7.1 metre carriageway with a 2.4 metre verge and 1.2 metre footway to the east side, and a 2.1 metre verge to the west side. There is no street lighting in the immediate vicinity of the junction of Warren lane/Finchampstead Road, although street lighting does exist some 70 metres to the north of Warren Lane, running along the west side of Finchampstead road continuing to the California Cross Roads.

2.2 There have been no recorded personal injury accidents in the immediate vicinity of the appeal site during the past three year period.

2.4 The DETR document 'Places, Streets & Movements (A companion guide to DB32)' sets out criteria with respect to visibility splays. In view of the speed limit of Finchampstead Road, the standards require minimum visibility splays of 215 metres at an appropriate 'minor road distance' of 4.5 metres. (Appendix 1)

2.5 On site measurements have indicated that visibility available from Warren Lane at a 'minor road' set back of 4.5 metres is only 120 metres to the north and 155 metres to the south. These measurements have been carried out in accordance with the method set out within table 7/1 of the Department of Transport Technical Directive 42/95 (TD42/95) which ensures that full road width visibility is maintained (see appendix 2). Clearly, as the visibility falls well below the required 215 metres, any material increase in turning traffic would not be in the interests of highway safety.

2.6 TD42/95 acknowledges the importance of providing adequate visibility splays for minor roads in order to allow for an emerging vehicle to see the oncoming major road traffic in sufficient time to permit them to make manoeuvres safely. Furthermore, the required minor road set back of 4.5 metres allows drivers on the major road to be aware of traffic entering from the minor road in time for them to slow down and stop safely, if required. (Appendix 2)

2.7 It is assumed that the proposed development will be served by a single point of access from Warren Lane. The Highway Authority does not have any indication of the width, layout, construction and position of the proposed access, including the level of visibility that can be achieved.

2.8 Immediately adjacent to the eastern boundary of the appeal site Warren Lane has a width of 7.6 metres, comprising a 1.0 metre verge to the south side, 4.6 metre carriageway and 2.0 metre verge to the north side. However, standards contained within the Berkshire Design Guide require a minor access (Warren Lane) to have a minimum carriageway width of 5.5 metres together with 2 x 2.0 metre footways. This enables both cars and large vehicles such as refuse/service vehicles to pass safely. Warren Lane is therefore sub-standard in terms of width.

2.9 The construction of Warren Lane is also sub-standard. It generally has a metalled surface for a distance of approximately 90 metres from the junction with Finchampstead Road. However, there are several potholes along this section, and beyond the appeal site Warren Lane narrows to approximately 3 metres, is unmade and can be defined as a track. It is therefore considered unsuitable to accommodate the likely increase in traffic generated by the development.

2.10 Warren Lane is devoid of any footways and street lighting. The verges on both sides offer no protection to pedestrians, as they are heavily overgrown. Therefore, any increased conflict between pedestrians and cars as a consequence of this proposal would not be in the interests of highway safety.

2.11 It is understood from information submitted with the application that there will be no on site facilities such for eating or drinking and therefore guests will have to use the facilities located around the California Cross Roads to the north of the site. It would clearly be undesirable to encourage guests to walk and cross a fast section of derestricted carriageway, outside the confines of the built up area, particularly where drivers would not normally expect pedestrians to be crossing.

3.0 TRAFFIC GENERATION

3.1 As indicated in the letter received from Gregory Gray Associates, dated 12th July 2000, it is anticipated that the motel would have up to 20 bedrooms. (See Appendix 3)

3.2 Information contained within TRICS (Trip Rate Information Computer System) provides a daily trip rate for Hotels. The predicted daily trips per bedroom are between 6 and 12. Due to the smaller nature of the proposed development we agree with the trip rate provided by Gregory Gray Associates. It is estimated that each bedroom would have a trip rate of 4.22 vehicle movements per day, resulting in additional use of the sub-standard road by some 84 extra movements per day.

3.3 It can be seen from this figure that there is potential for the traffic movements using this sub-standard road and turning movements into and out of the B3016 to increase significantly, which would be detrimental to highway safety.

4.0 GROUNDS OF APPEAL

4.1 The appellant states in the grounds of appeal, that:

'Visibility in both directions is in accordance with Annex D of PPG13'

From the measurements taken on site, I believe that the existing visibility falls, by as much as 95 metres, short of the recognised criteria.

'Traffic flows from the motel development will be extremely low and there is very little existing traffic to development along Warren Lane'

I strongly contest this statement. As Gregory Gray Associates state, "there is very little existing traffic to development along Warren Lane", therefore introducing an additional 84 movements on this section of Warren Lane would be a significant increase in traffic.

5.0 CONCLUSION

5.1 As demonstrated within this statement, the proposed development would result in a material increase in traffic using the existing sub standard junction Warren Lane/Finchampstead Road, outside the confines of the built up area where drivers would not normally expect turning movements to take place. Furthermore, the proposed development would encourage increased pedestrian movement in an inappropriate location particularly during the evening when it is dark. Therefore, as the proposed development will have a detrimental effect on highway safety and free flow of traffic, I request that the appeal be dismissed.

Adam Coggins
26th September 2000.

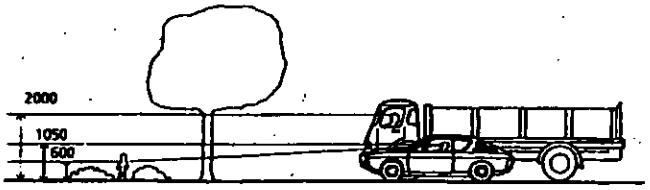
APPENDIX 1

AN EXTRACT FROM:

"DETR – PLACES, STREETS & MOVEMENT (A COMPANION GUIDE TO DB32)"

Sightlines at Road Junctions

The design of sightlines at junctions is discussed in detail in both DB32 and PPG13, annex D. This section draws together the advice in those two documents. The guidance given here needs to be assessed in the circumstances of each case. Sightlines should never be reduced to a level where danger is likely to be caused.

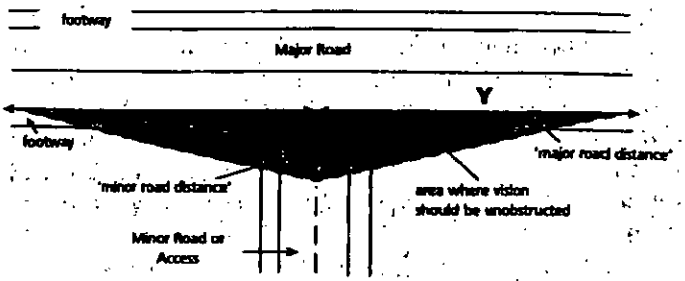


Clear horizontal sightlines should take account of both what the driver can see and what pedestrians (especially children) can see. Sightlines need to be determined from an eye height of 1.05m – 2m, to an object height of 0.6m – 2m.

The diagrams and commentary given here describe the most salient points involved.

To enable drivers emerging from a minor road or access to see and be seen by drivers proceeding along the major road, unobstructed visibility is needed within the shaded area (x/y) in plan. Vertical visibility is also required as shown in the section.

Requirements for X and Y dimensions are summarised as:



X dimension (minor road distance)

9m: The normal requirement for major new junctions and for the improvement of existing junctions between access roads and district or local distributor roads - for instances where the minor road is busy (ref. PPG13 annex D para. 2).

4.5m: For less busy minor roads and busy private access points.

2.4m: The minimum necessary for junctions within development to enable a driver who has stopped at a junction to see down the major road without encroaching onto it.

2.0m: For single dwellings or small groups of up to half a dozen dwellings or thereabouts.

Only in exceptional circumstances should a distance of less than 2.0m be considered.

The advice in this section supersedes that contained in both PPG13 and DB32.

Y dimension (major road distance)

Table A

Major road speed (kph)	120	100	85	70	60	**50**	40	**30**
Major road distance (m)	295	215	160	120	90	**70**	45	**33**

Table B

Speed Limit (mph)	70	60	50	40	**30**	**20**
Major road distance (m)	295	215	160	120	**90***	**45***

** includes an allowance for motorists travelling at 10kph above the speed limit.*

Tables A and B are drawn from Annex D of PPG13 with the speeds for residential areas shown in bold. In addition to the dimension quoted, where it can be shown that vehicle speeds will be contained to either 30mph or 20mph the respective Y distances in table B can be amended to 60m and 33m respectively.

Reference: DB32 pp.50–53 and PPG13 Annex D

APPENDIX 2

CHAPTER 7 OF THE DETR TECHNICAL DIRECTIVE 42/95

7. GEOMETRIC DESIGN FEATURES

General

7.1 This chapter outlines the geometric design features to be considered in the design of major/minor priority junctions. Many of the features are dealt with separately, and a designer should work systematically through the design procedure prior to assembling the component parts. This is an iterative process, and it may be necessary to alter part of the junction design covered previously in order to achieve a satisfactory design.

Design Speed

7.2 Geometric standards for junctions are related to the traffic speed of the major road, and for new roads this is the design speed as defined in TD 9 (DMRB 6.1.1). Reference should be made to TD 9 in order to determine the appropriate design speed.

Visibility

7.3 Minor road traffic has to join or cross the major road when there are gaps in the major road traffic streams. It is therefore essential that minor road drivers have adequate visibility in each direction to see the oncoming major road traffic in sufficient time to permit them to make their manoeuvres safely. This concept also applies to major road traffic turning right into the minor road. As well as having adverse safety implications, poor visibility reduces the capacity of turning movements. Visibility shall however, not be excessive as this can provide a distraction away from nearer opposing traffic.

7.4 Drivers approaching a major/minor priority junction from both the major road and the minor road shall have unobstructed visibility as indicated in the following sections. The envelope of visibility for driver's eye height is as set out in TD 9 (DMRB 6.1.1.2.2).

Major Road

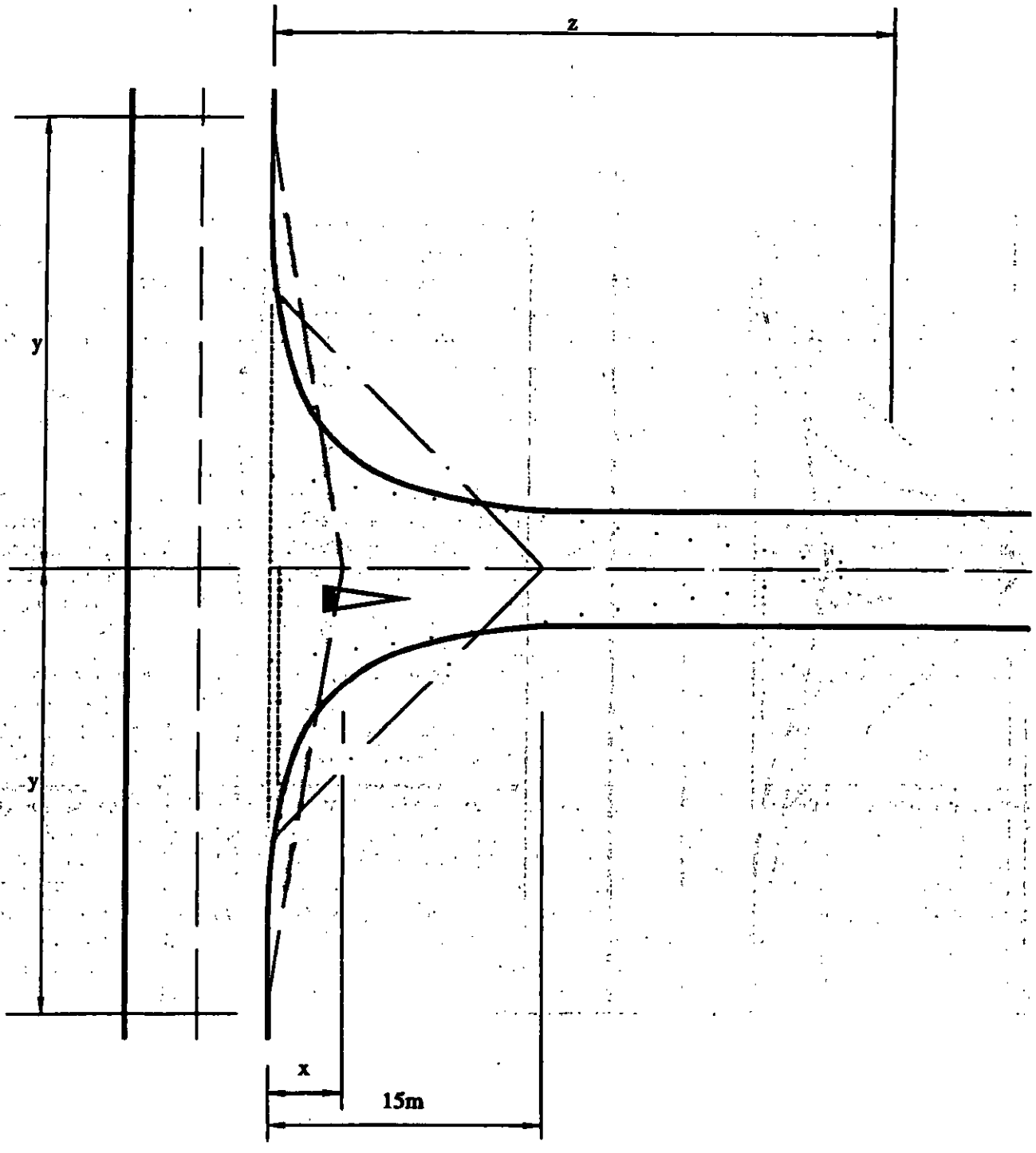
7.5 Drivers approaching a major/minor priority junction along the major road approaches shall be able to see the minor road entry from a distance corresponding to the Desirable Minimum Stopping Sight Distance (SSD) for the design speed of the major road, as described in TD 9 (DMRB 6.1.1). This visibility allows drivers on the major road to be aware of traffic entering from the minor road in time for them to be able to slow down and stop safely if necessary.

Minor Road

7.6 The principle of providing the required visibility for drivers approaching the junction from the minor road has three distinct features.

a. Approaching drivers shall have unobstructed visibility of the junction from a distance corresponding to the Desirable Minimum Stopping Sight Distance (SSD) for the design speed of the minor road, as described in TD 9 (DMRB 6.1.1). This allows drivers time to slow down safely at the junction, or stop, if this is necessary. Where a "Give Way" sign is proposed the visibility envelope shall be widened to include the sign.

b. From a point 15m back along the centreline of the minor road measured from the continuation of the line of the nearside edge of the running carriageway of the major road (not from the continuation of the back of the major road hardstrip if this is present), an approaching driver shall be able to see clearly the junction form, and those peripheral elements of the junction layout. This provides the driver with an idea of the junction form, possible movements and conflicts, and possible required action before reaching the major road.



x 'x' distance
y 'y' distance
z Desirable Minimum Stopping Sight Distance (SSD) for Approach Road Design Speed

Lines over which unobstructed visibility should be provided

Figure 7/1: Visibility Standards (para 7.6)

c. The distance back along the minor road from which the full visibility is measured is known as the 'x' distance. It is measured back along the centreline of the minor road from the continuation of the line of the nearside edge of the running carriageway of the major road. The 'x' distance shall be desirably 9m (but see para 7.8). From this point an approaching driver shall be able to see clearly points to the left and right on the nearer edge of the major road running carriageway at a distance given in Table 7/1, measured from its intersection with the centreline of the minor road. This is called the 'y' distance and is defined in Fig 7/1. Relaxations are not available for this distance.

7.7 If the line of vision lies partially within the major road carriageway, it shall be made tangential to the nearer edge of the major road running carriageway, as shown in Fig 7/2.

Design Speed of Major Road (kph)	'y' Distance (m)
50	70
60	90
70	120
85	160
100	215
120	295

Table 7/1: 'y' Visibility Distances from the Minor Road (Relaxations not available - para 7.6c)

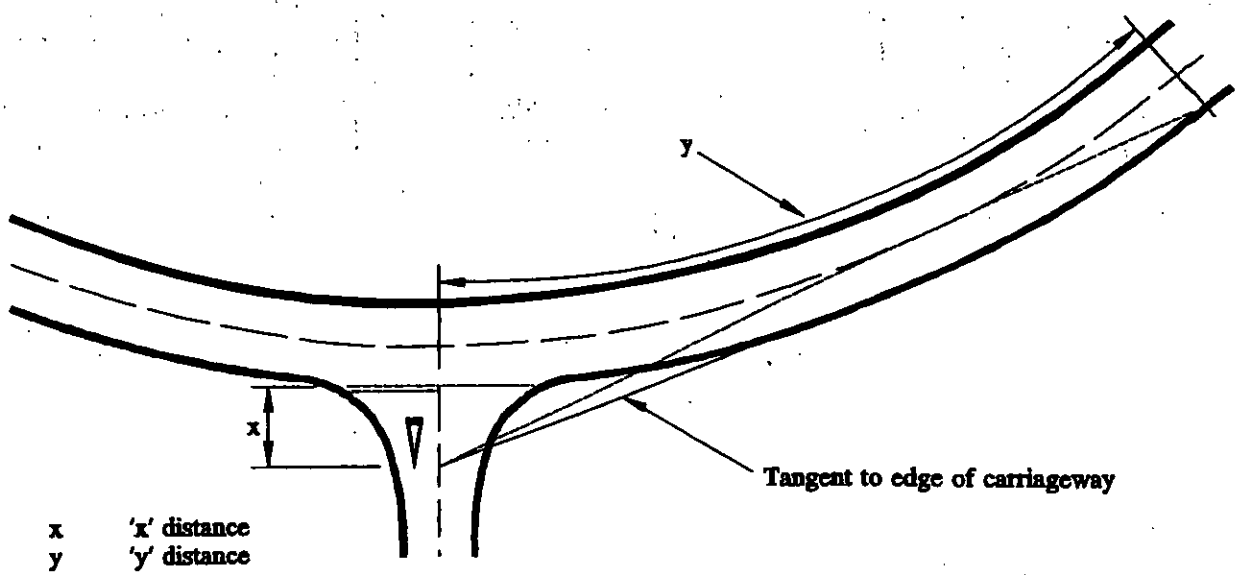


Figure 7/2: Visibility Standards with a Curved Major Road (para 7.7)

7.8 In difficult circumstances, the 'x' distance may be taken as a Relaxation from 9.0m to 4.5m for lightly trafficked simple junctions, and in exceptionally difficult circumstances, to 2.4m back from the nearer edge of the major road running carriageway. The 'x' distance, from which full 'y' distance visibility is provided, shall not be more than 9m, as this induces high minor road approach speeds into the junction, and leads to excessive land take.

7.9 Similarly, although the 'y' distance shall always be provided, there is little advantage in increasing it, as this too can induce high approach speeds and take the attention of the minor road driver away from the immediate junction conditions. Increased visibility shall not be provided to increase the capacities of various turning movements.

7.10 These visibility standards apply to new junctions and to improvements to existing junctions.

7.11 Where the major road is a dual carriageway with a central reserve of adequate width to shelter turning traffic, the standard visibility splay to the left is not required, but the central reserve to the left of the minor road shall be kept clear of obstructions for the appropriate 'y' distance, when viewed from an 'x' distance of 2.4m.

7.12 If the major road is one way, a single visibility splay in the direction of approaching traffic will suffice. If the minor road serves as a one way exit from the major road, no visibility splays will be required, provided that forward visibility for turning vehicles is adequate.

7.13 Vehicles parked within splay lines may obstruct visibility. Where necessary, parking and access should be controlled to prevent this. Care should also be taken in the placing of signs, landscaping and street furniture within the visibility splay areas to ensure that their obstructive effect is minimal.

Design Vehicle

7.14 Allowance shall be made for the swept turning paths of long vehicles where they can reasonably be expected to use a junction. Consideration shall also be given to the manoeuvring characteristics of these vehicles in the design of staggered junctions.

7.15 All of the geometric parameters used in the design of a major/minor priority junction have been developed to cater for a 16.5m long articulated vehicle, whose turning width is greater than for most other vehicles within the normal dimensions permitted in the existing Vehicle Construction and Use Regulations, or likely to be permitted in the near future. The turning requirements of an 18.35m long drawbar trailer combination are less onerous regarding road width. In cases where hardstrips are present, the design vehicle is assumed to use these on some turns, and at some simple junctions, it may encroach into opposing traffic lanes.

7.16 However, a 15.5m long articulated vehicle with a single rear axle has been shown to be more onerous than the 16.5m long vehicle, but the small numbers of this type of vehicle currently operating in Great Britain mean that designing all junctions for such vehicles could be economically unjustifiable. Hence, if the major/minor priority junction being designed is in an area where there is likely to be regular use by such vehicles, the designer should take account of this either by amending the design to cater for such a vehicle, or by accepting that these vehicles may encroach into other traffic lanes, or overrun other areas. In such instances, consideration may be given to providing differential coloured or raised surfacing indicating the area of allowable overrun.

Corner Radii

7.17 Where no provision is made for large goods vehicles, it is recommended that the minimum circular corner radius at simple junctions should be 6m in urban areas and 10m in rural areas. Where provision is to be made for large goods vehicles, the recommended circular corner radius is:-

a. 10m at urban simple junctions, followed by a taper of 1:5 over a distance of 30m, measured from the edge of the major road carriageway up the minor

APPENDIX 3

CORRESPONDENCE RECEIVED FROM GREGORY GRAY ASSOCIATES

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS
'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU13 9SL.
Telephone: 01252 624004 Fax: 01252 684160
E-Mail: info@ggassoociates.co.uk

FILE REF PS	REFER TO BABTIE Y/N
CUSTOMER FIRST REF 21298	H.E.S.
	T.L.W.S.
DATE REC'D	T.L.H.O.
	T.L.I.C.
ACK	T.L.C.S.
ANS'D	T.L.T.S.
FILED	E.P.O.

TC

Miss. A. Linnell,
Highway Engineers,
Wokingham District Council,
Shute End,
Wokingham,
Berks, RG40 1WR.

12th July 2000

Our Ref: WL/00/157

Dear Miss. Linnell,

PROPOSED SHORT STAY MOTEL
LAND NORTH OF WARREN LODGE, WARREN LANE, FINCHAMPSTEAD.
APPLICATION NUMBER: 0/2000/1502

I write further to our telephone conversation in respect of the above matter.

An appeal has been lodged against the refusal of planning permission. For convenience I attach a copy of the Decision Notice and as you will see Reason 3 is a holding refusal because the application contained insufficient information for you to make a judgement on highway considerations.

The application is speculative and subject to the grant of planning permission my Client intends to build a short stay motel having identified local need for the same. It is difficult to obtain comparable data for small motels and data bases such as TRICS tend to concentrate on larger establishments. However, on the basis of TRICS data for hotels of 74, 118 and 53 bedrooms without conference, swimming pools, leisure, golf or restaurant facilities it is estimated that each bedroom has a trip rate of 4.22 vehicle movements per day. As we discussed this does not seem unreasonable.

At present my Client has no firm proposals as the application is in outline form. However, on the basis of the foot print shown I envisage between 15 and 20 bedrooms. There would be no ancillary facilities and minimal staff supervision bearing in mind the objective of providing cheaper short stay accommodation for business and tourist use.

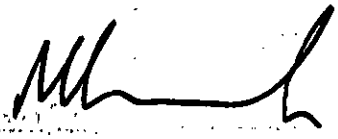
As you will have observed from your site visit visibility at the junction of Warren Lane and Finchampstead Road accords with Annex D, Table B of PPG13 in both directions. Further, when travelling from either the south or north a vehicle waiting to turn into Warren Lane could clearly be seen by traffic approaching from behind.

There have been a large number of applications relating to Warren Lodge which is a specialist home for the elderly. Whilst traffic movements associated with residents is relatively small there are a significant number of staff involved having regard to social services requirements – I understand as many as 50. On no occasion were highway improvements sought or offered in relation to these developments.

Having regard to the minor scale of development envisaged an existing traffic/highway conditions I trust you will agree that with the benefit of advanced signing there is no requirement for highway improvements. This said I appreciate that should expansion occur at a future date then scope for highway improvements would have to be re-examined.

I look forward to your response and please do telephone our office if I can be of further assistance.

Yours sincerely,



Mark Leedale

FAO
Alisa
LINNELL

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Telephone: 01252 624004 Fax: 01252 684160
E-Mail: info@ggassoociates.co.uk

FILED PS	REFER TO BABTIE Y/N
CUSTOMER REF FIRST 21298	H.E.S.
DATE REC'D 13 JUL 2000	T.L.W.S.
ACK	T.L.H.O.
ANS'D	T.L.H.D. — TC
FILED	T.L.G.M.
	T.L.A.S.
	T.L.T.S.
	E.P.O.

Miss. A. Linnell,
Highway Engineers,
Wokingham District Council,
Shute End,
Wokingham,
Berks, RG40 1WR.

12th July 2000

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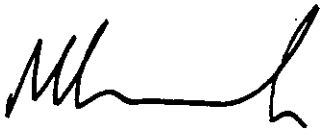
As you will have observed from your site visit visibility at the junction of Warren Lane and Finchampstead Road accords with Annex D, Table B of PPG13 in both directions. Further, when travelling from either the south or north a vehicle waiting to turn into Warren Lane could clearly be seen by traffic approaching from behind.

There have been a large number of applications relating to Warren Lodge which is a specialist home for the elderly. Whilst traffic movements associated with residents is relatively small there are a significant number of staff involved having regard to social services requirements – I understand as many as 50. On no occasion were highway improvements sought or offered in relation to these developments.

Having regard to the minor scale of development envisaged an existing traffic/highway conditions I trust you will agree that with the benefit of advanced signing there is no requirement for highway improvements. This said I appreciate that should expansion occur at a future date then scope for highway improvements would have to be re-examined.

I look forward to your response and please do telephone our office if I can be of further assistance.

Yours sincerely,



Mark Leedale

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

G M Baker
C/O Gregory Gray Associates
'Redcliffe'
17 Dinorben Close
Fleet
Hampshire
GU13 9SL

Application Number: O/2000/1502

Parish: **FINCHAMPSTEAD**

Location: **Land North Of Warren Lodge, Warren Lane, Finchampstead, Wokingham.**

Proposal: **Proposed erection of motel and associated parking**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason
1. The proposal would be inappropriate development in the countryside having an unacceptably urbanising effect on the character and appearance of this area in the countryside and on the setting of the settlement. The proposal is therefore contrary to Berkshire Structure Plan Policies C2 and C5 and R7, South East Area Local Plan Policies STV2, SC2 and SC18 to Wokingham District Local Plan (Deposit Draft) Policies WCC1, WLL6 and WR26 and to PPG's 7 and 21.

Reason
2. The first stage archaeological assessment has indicated the site is in an area of high archaeological potential and the applicant has not satisfactorily demonstrated that the proposal will not cause damage to any archaeological remains. The proposal is therefore contrary to Berkshire Structure Plan Policy EN6, South East Area Local Plan Policies SBE21 and SBE22, Wokingham District Local Plan Policies WHE15 and WHE16 B.

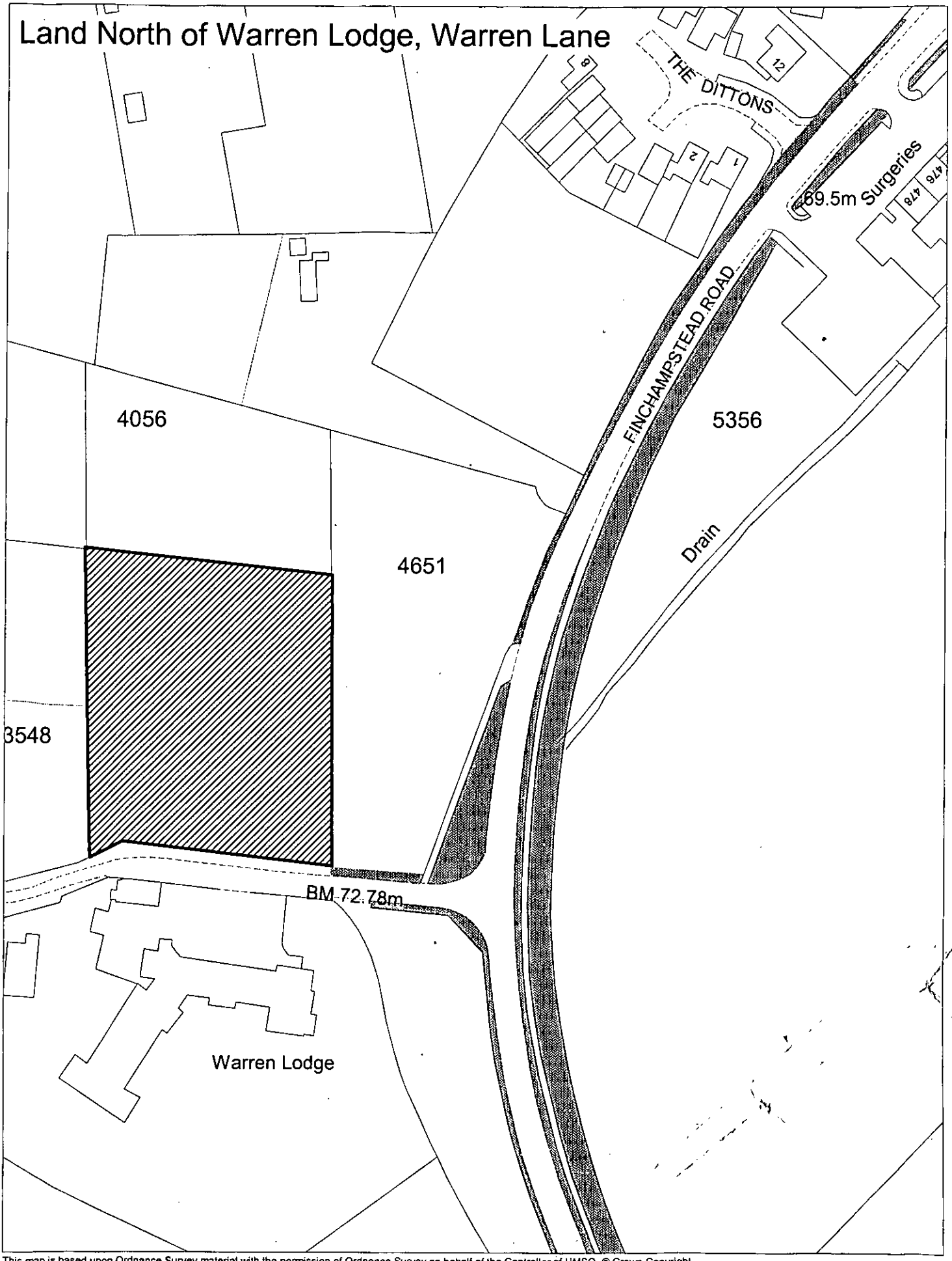
Reason

3. From the information provided, the Local Planning Authority is not satisfied that the proposal will not be detrimental to highway safety, convenience and the free flow of traffic. The proposals is therefore potentially contrary to Berkshire Structure Plan Policy LD5, South East Area Local Plan Policy ST3 and Wokingham District Local Plan (Deposit Draft) Policy WT7.

John Mitchell

John Mitchell
Development Control Manager
Date: 23/06/2000

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.



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Engineering Section, Environmental Services, Wokingham District Council.
28 September 2000

Scale: 1 : 1250

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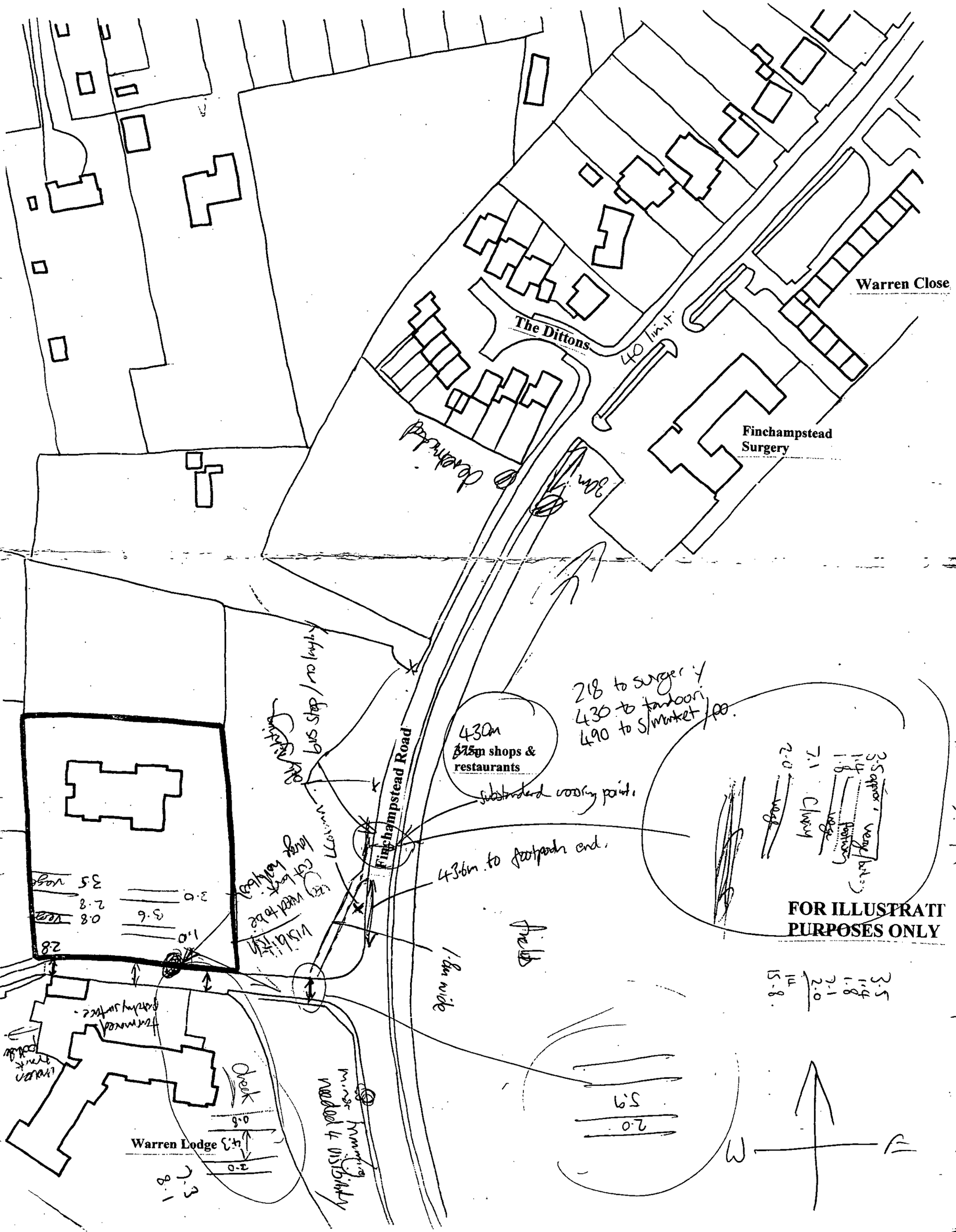

Warren Close
The Dittons
40 limit
Finchampstead Surgery
Finchampstead Road
430m
shops & restaurants
218 to surgery
430 to tandoori
490 to S/market
Substandard crossing point.
436m to footpath end.
FOR ILLUSTRATI
PURPOSES ONLY
Warren Lodge
Creek
Footway
Carriageway
Bus shop / no layby
Bus shop / layby
Field
1 in 15
1 in 20
1 in 13

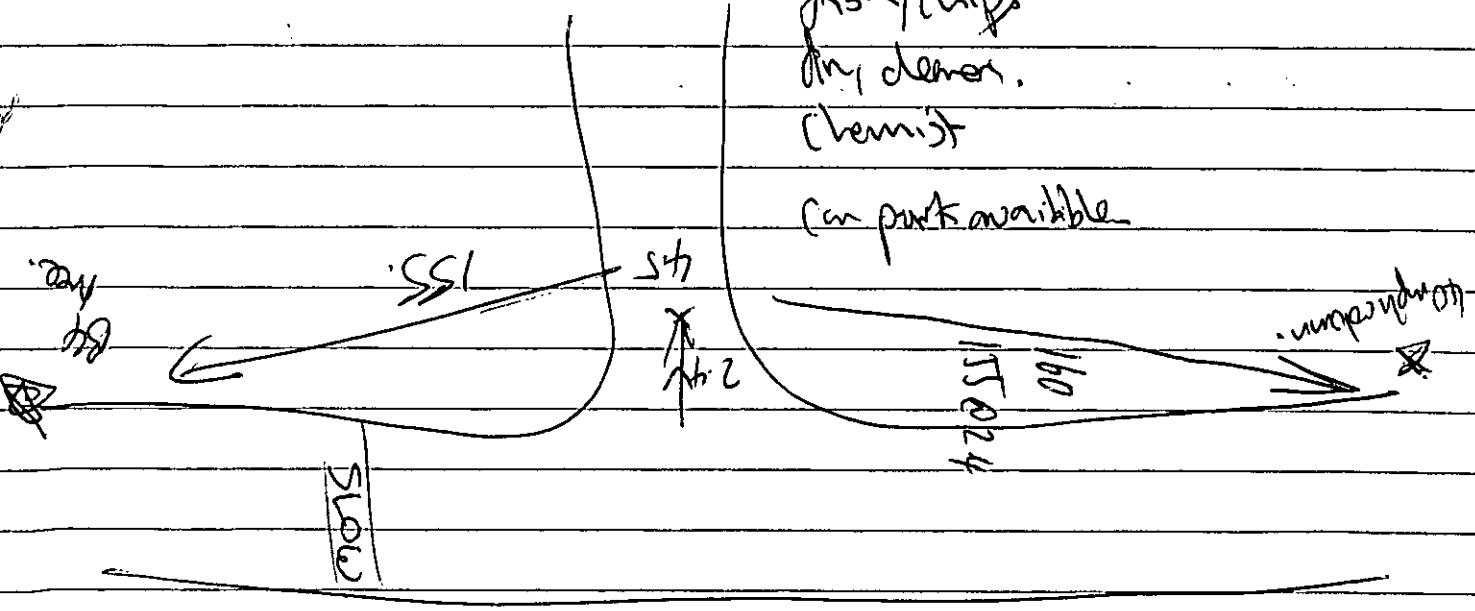
Warren Lodge. Warren Lane. Finchampstead. 1502.

18/09/00. Site Visit

① Width of Warren Lane at 2/3 points. Details of surface. Vegetation. Visibility. } poor quality. Varying width.

② Speed of Finchampstead Road — ~~feel~~ of road. — fast traffic.
Surface. Point at which 40mph limit starts.
Area; facilities
Width (Road/verge/footway).
Visibility to N/S. — 2.4m + 4.5m setback. Details of obstructions

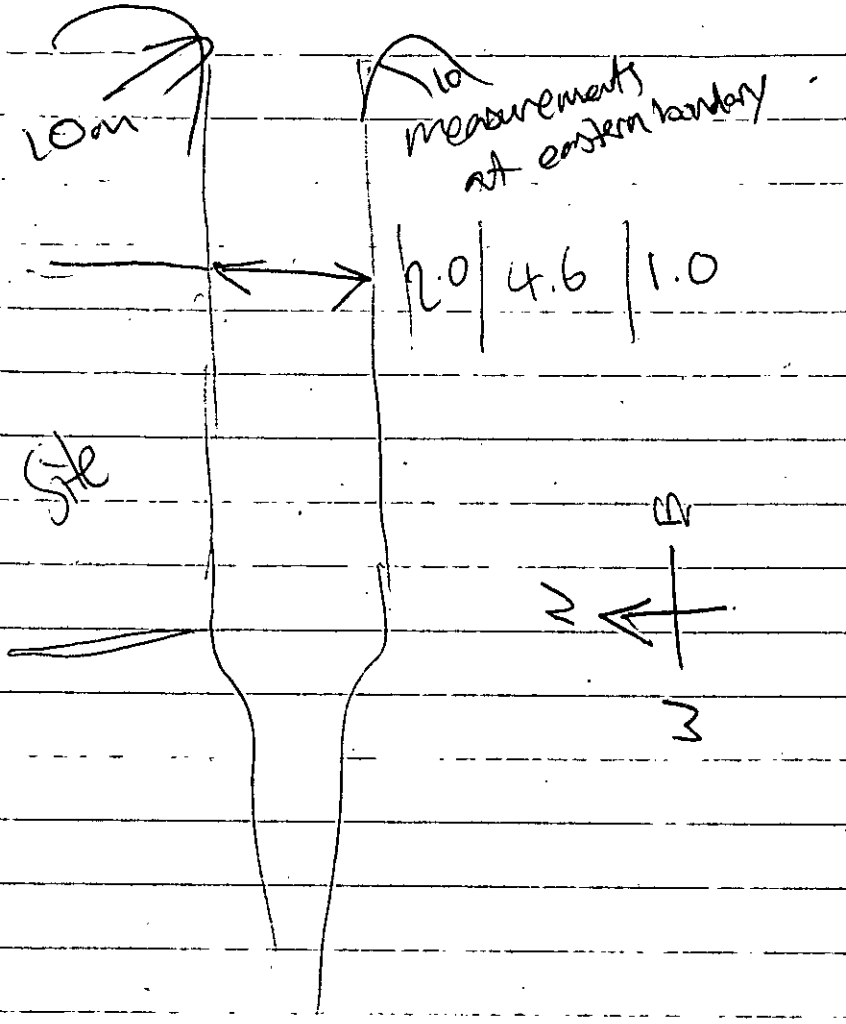
③ Distance from shop.
" " restaurant Chinese/Indian
Types available. Post/Supermarket
off licence + Stores
garage
fish/chip
dry cleaner.
Chemist
Car park available



Narrow
no footpaths
sub-standard construction, width, lighting.
in terms of

increase number of traffic movements.

Finch Road
Junction/Warren lane – vis splay
sub-st but accept
Warren Lane: approx – – wide
no footway
no lighting.
and access is assumed to be – –
from
C
Surface of gravel/metalled surface for approx


10m
10 measurements at eastern boundary
2.0
4.6
1.0
Site
N
2
3

+441252 684160

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS
'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU13 9SL.
Telephone: 01252 624004 Fax: 01252 684160
E-Mail: info@ggassociates.co.uk

FAX

To: Tom Callaghan **Fax No:** 0118 974 6313	**From:** Mark Leedale
Date: 22/8 2000	**Re:** Warren Lane Motel
No. of Pages (inc. This): 2	

Message:

Comments as requested.

HIGHWAYS CONSULTATION SHEET

From: Angela Odell

Date: 26 May 2000

Application Number: O/2000/1502

Proposal: Proposed erection of motel and associated parking

Parish: FINCHAMPSTEAD PARISH

Site Address:
Land North Of Warren Lodge, Warren Lane, Finchampstead, Wokingham.

Applicant:
G M Baker C/O Gregory Gray Associates.

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).

Comments

There is insufficient information to be able to appropriately assess this application. In particular information is required as to the number of bedrooms, likely traffic impact and details of the proposed access. It is likely that improvements to the highway network would be required.

Signed: A. Linnell **Print name:** A. LINNELL

22 AUG 2000

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

MEMORANDUM

From: Den Gumbrell
Appeals Assistant

Ref O/2000/1502

Ext: 6448

To: TOM CALLAGHAN & STEVE AUTON
Engineering Services

Date: **18 August 2000**

APPEAL BY: G M Baker
SITE: **Land north of Warren Lodge, Warren Lane, Finchampstead**

Notification has been received of this Appeal which will be considered by means of an Informal Hearing on Wednesday 11th October 2000.

In view of the issues involved, it is felt that this is a matter where supporting evidence will be required from you & you should attend the Hearing. For your information I enclose a copy of the Grounds of Appeal and the Application Decision Notice.

The case officer, Angela Odell, will need to receive the Highways statement of evidence by 13/09/00 .

Den Gumbrell
Enc

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

G M Baker
C/O Gregory Gray Associates
'Redcliffe'
17 Dinorben Close
Fleet
Hampshire
GU13 9SL

Application Number: O/2000/1502

Parish: **FINCHAMPSTEAD**

Location: **Land North Of Warren Lodge, Warren Lane, Finchampstead, Wokingham.**

Proposal: **Proposed erection of motel and associated parking**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason
1. The proposal would be inappropriate development in the countryside having an unacceptably urbanising effect on the character and appearance of this area in the countryside and on the setting of the settlement. The proposal is therefore contrary to Berkshire Structure Plan Policies C2 and C5 and R7, South East Area Local Plan Policies STV2, SC2 and SC18 to Wokingham District Local Plan (Deposit Draft) Policies WCC1, WLL6 and WR26 and to PPG's 7 and 21.

Reason
2. The first stage archaeological assessment has indicated the site is in an area of high archaeological potential and the applicant has not satisfactorily demonstrated that the proposal will not cause damage to any archaeological remains. The proposal is therefore contrary to Berkshire Structure Plan Policy EN6, South East Area Local Plan Policies SBE21 and SBE22, Wokingham District Local Plan Policies WHE15 and WHE16 B.

Reason

3. From the information provided, the Local Planning Authority is not satisfied that the proposal will not be detrimental to highway safety, convenience and the free flow of traffic. The proposals is therefore potentially contrary to Berkshire Structure Plan Policy LD5, South East Area Local Plan Policy ST3 and Wokingham District Local Plan (Deposit Draft) Policy WT7.

John Mitchell
Development Control Manager
Date: 23/06/2000

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.

G. GROUNDS OF APPEAL – LAND NORTH OF WARREN LODGE, WARREN LANE, FINCHAMPSTEAD, BERKSHIRE.

The appellant submits the following matters having regard to the stated grounds for refusal.

(1) The appeal site is contained by existing mature verdant cover and the substantial complex of Warren Lodge to the south. Further, its proximity to the settlement proper is such that it would not have an adverse impact on the setting of the settlement or the open countryside. With sensitive design at reserved matters stage there is no reason why an appropriate design for this location cannot be achieved.

(2) The Council acknowledges in its Local Plan that there is a shortfall of short stay accommodation especially within the southern part of the District. Despite this provision has not been made within the Local Plan to satisfy this demand and the appellant will produce evidence to this effect.

(3) The appellant will commission a further archaeological survey prior to the appeal proceedings. Subject to the detailed findings, negotiations will continue with the local planning authority to resolve this matter.

(4) The appellant will seek a resolution of the highway reason for refusal (3) prior to the Informal Hearing. This aside, it is noted that:

- visibility in both directions is in accordance with Annex D of PPG13;
- traffic flows from the motel development will be extremely low and there is very little existing traffic to development along Warren Lane; and,
- the curved radii at the junction of Warren Lane and Finchampstead Road are wholly in accordance with the Berkshire Design Guide.

On this basis it is envisaged that the proposed development would not be detrimental to highway safety, convenience and the free flow of traffic.

Gregory Gray Associates
7 July, 2000

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS
'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU13 9SL.
Telephone: 01252 624004 Fax: 01252 684160
E-Mail: info@ggassoociates.co.uk

Miss. A. Linnell,
Highway Engineers,
Wokingham District Council,
Shute End,
Wokingham,
Berks, RG40 1WR.

3rd August 2000

Our Ref: WL/00/157

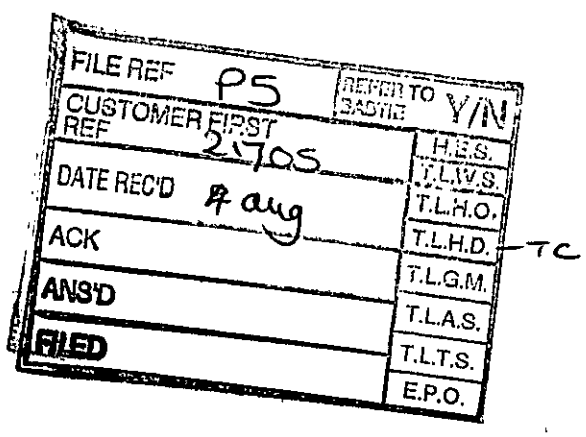
Dear Miss. Linnell,

PROPOSED SHORT STAY MOTEL
LAND NORTH OF WARREN LODGE, WARREN LANE, FINCHAMPSTEAD.
APPLICATION NUMBER: 0/2000/1502

Please may I have a response to our letter of 12th July as the appeal date is fast approaching and I want to resolve this matter in advance.

Yours sincerely,

Mark Leedale



4127

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL SERVICES DEPARTMENT (ENGINEERING SERVICES)

CUSTOMER COMPLAINT FORM

Nature of complaint: P

CFS No.: 2705

Name of Complainant: Gregory Gray assoc.

Address of Complainant: 17 Dinorben Close Fleet.

Telephone No.:

Brief Description of Complaint: Previous letter dated 12 July not answered.

KEY
AC
C
CP
D
PROW
G/HD
GC
H
P
R
SL
SW
OTHER

Date of Receipt: 4 8 00

Time of Receipt: am post

Letter/Telephone/Reception (delete as applicable)

Complaint received by: [signature]

Passed for action to: TC/ alison Lindell.

ACTION TAKEN TO SATISFY CUSTOMER:

Date: **Time:** **Signature** .....

RESPONSE TO CUSTOMER

			If NO, why not?
Justified complaint against WDC?	YES	NO	
Customer advised?	YES	NO	
Explanation given to customer?	YES	NO	
Customer satisfied?	YES	NO	
Have steps been taken to minimise occurrence?	YES	NO	

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS

'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU13 9SL.

Telephone: 01252 624004 Fax: 01252 684160

E-Mail: info@ggasssociates.co.uk

T 34573

22 SEP 2000

COPIES TO: | ACK: | FILE:

DG

The Planning Inspectorate,
Room 1004,
Tollgate House,
Houlton Street,
Bristol, BS2 9DJ.

20th September 2000

Our Ref: WL/00/157

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990 (s78)
APPEAL BY G.M. BAKER ESQ., LAND NORTH OF WARREN LODGE, WARREN LANE, FINCHAMPSTEAD, BERKSHIRE, RG40 4HR.
APP/X0360/A/00/1046242

We enclose statement and documents on behalf of the appellant.

By copy of this letter these have been forwarded to the local planning authority. We understand that an additional statement from the highway authority will be forthcoming within the next 7 days. This is outside of the time scale and the appellants reserve the right to seek a postponement of the hearing if the contents of that statement require a more substantive response.

Yours faithfully,

Mark Leedale

Enc.

c.c. Wokingham District Council

5.12 In setting out this analysis the appellant is not suggesting that because views to the appeal site are limited, development is acceptable. Rather, and it is an accepted principle of urban design, the impact of development is properly assessed in relation to surrounding buildings, views and landscape. Given the context in which the appeal site is situated it has been established that motel development, where it is carefully and sensitively designed, can be assimilated without undue harm to the wider rural area or setting of the settlement.

5.13 In consequence, and given matters of unsatisfied need and identification of sites within the settlements, the appellants submit that there is no over-riding harm or conflict with rural area or setting of settlement policies in both adopted and emerging Local Plans. As such, the proposal falls to be considered against emerging Local Plan Policy WR26 and guidance set out within PPG21 where it is stated that motel development in rural areas is "not necessarily ruled out".

DO NOT REFER TO THIS INFO!

Highway matters

5.14 Turning to highway considerations, document 8 contains correspondence with the highway authority although at the time of writing no formal response had been received. As can be seen the appellant is seeking to establish the principle of development with all matters apart from access reserved. Nevertheless, the appellant would accept a limiting condition as to the number of bedrooms and restriction on ancillary facilities – restaurants, conference facilites and the like.

5.15 On this basis and having regard to the matters set out in our letter of 12th July – visibility and trip rates – it is considered that there are no sustainable grounds for withholding permission. On the basis of TRICS data there would be in the order of 60 to 80 vehicle movements per day associated with the proposed use (assuming 15 to 20 bedrooms). In practice these movements may be less as it is envisaged that there will be vended meals and a microwave which would lessen the need for trips out of the facility to the nearby restaurants and shops.

5.16 Visibility meets PPG13 annex D standards in both directions and is good on approaches from the north and south. In addition, the curved radii at the junction of Warren Lane and Finchampstead Road is to adopted standards and we also draw attention to the level of street lighting at the junction which continues to the north along Finchampstead Road. In terms of advanced signage it is envisaged that brown tourist signs would be situated on Finchampstead Road to assist patrons in the final stage of their journey.

5.17 In setting this out and if the appeal was upheld, the appellants acknowledge that should more intensive development result – say 40 bedrooms – then highway improvements such as a right hand turn facility on Finchampstead Road may be required.

Third Party representations

5.18 During the course of determination a number of representations from Third Parties were received. In broad terms these refer to:

- The archaeological value of the site
- Impact on woodland
- Traffic impact
- Development within a rural area
- Impact on amenity

5.19 Whilst respecting the views of Third Parties, for the reasons set out above I do not consider there is any matter raised in the representations which is of overriding or of sufficient weight to justify the withholding of planning permission.

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS
'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU13 9SL.
Telephone: 01252 624004 Fax: 01252 684160
E-Mail: info@ggassoociates.co.uk

TOWN & COUNTRY PLANNING ACT 1990 (SECTION 78)
APPEAL BY G M BAKER ESQ
IN RESPECTOF THE REFUSAL OF PLANNING PERMISSION FOR ERECTION OF A MOTEL AND ASSOCIATED PARKING.

LAND NORTH OF WARREN LODGE, WARREN LANE, FINCHAMPSTEAD, BERKSHIRE.

GREGORY GRAY ASSOCIATES CHARTERED TOWN PLANNING CONSULTANTS

LPA REF:	**0/2000/1502**
APPEAL REF:	**APP/X0360/A/00/1046242**
GGA REF:	**WL/00/157**

SEPTEMBER 2000

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1.0 Introduction

2.0 Description of the appeal site and surrounds

3.0 Planning history

4.0 Planning policy

5.0 Further detailed representations

6.0 Summary and conclusions

Documents

1. Planning commitments relating to hotel development

2. Approved Structure Plan Policies

3. Adopted Local Plan policies

4. Emerging Local Plan policies

5. Supply and need for tourist accommodation

6. Photographs of views to the appeal site

7. Photographs and sketch of traditional rural buildings

8. Correspondence with the highway authority

1.0 INTRODUCTION

1.1 This appeal is made under Section 78 of the Town and Country Planning Act 1990 (as amended). It is in respect of Wokingham District Council's refusal to grant outline planning permission for the erection of short-stay motel accommodation and associated parking. All matters apart from access are reserved and the reasons for refusal are those set out on the decision notice.

1.2 Since the determination an archaeological field survey has been undertaken. As a result it is envisaged that reason for refusal 02 will be withdrawn. Additionally, negotiations with the highway authority are on-going and will be reported at the Hearing. For the meantime, this statement is written on the basis that the highway authority maintain their objection.

1.3 During the course of determination, various consultations were received and these are detailed in the questionnaire received from the Council on 2nd August 2000.

1.4 The following sections set out the Appellant's case by reference to:

- the appeal site and surrounds;
- details of relevant planning history;
- Government planning policy and guidance and Local Plan policies;
- Further detailed response to the specific grounds for refusal, and comments on Third Party representations.

2.0 DESCRIPTION OF THE APPEAL SITE AND SURROUNDS

2.1 The Appeal Site comprises an area of some 0.45 hectares which is of regular configuration measuring approximately 74 metres in depth by 62 metres in width. This is enclosed by mature verdant cover on its north, east and west boundaries and by a substantial building known as Warren Lodge situated to the south. The mature verdant cover continues to the east on highway land which is in excess of 40 metres to its' boundary with Finchampstead Road.

2.2 In its wider context, land to the west forms public open space. This was dedicated to the Council by way of an obligation relating to residential development to the north-east - The Dittons. Built development is clearly visible from Finchampstead Road at a point adjacent to the appeal site in the form of Finchampstead Surgery and housing alongside this. Finchampstead Surgery is approximately 130 metres from the appeal site to the north-east. The Dittons is at a similar distance and further to the north is linear development along Nine Mile Ride. There is also sporadic residential development between this and the appeal site.

2.3 Approximately 375 metres north-east along the Finchampstead Road there are a variety of shops including a general grocer's, which is open on a late night basis. There are also a variety of restaurants and takeaway establishments at the junction of Finchampstead Road and Nine Mile Ride

3.0 PLANNING HISTORY

3.1 There have been no applications relating specifically to the appeal site. However, there have been a number of permissions granted in respect of Warren Lodge as follows:

Reference	Development	Decision
137/09	Additional 10 bedroom wing	Granted 31.07.80
14839	Additional 16 bedroom wing	Granted 12.02.81
16325	Extension	Granted 24.08.81
17915	Extension	Granted 26.08.82
21901	Extension – 10 bed rooms	Granted 26.07.84

3.2 These decisions have all been implemented and are significant insofar as the scale and massing of Warren Lodge has increased to a degree where it effectively obscures long and medium range views into the appeal site. This argument is developed below at section 5.0.

3.3 Attached as document 1 is a list of planning commitments relating to hotel and related development up to March 1997. Matters to note are that the major hotel commitments at Winnersh Triangle and Earley (Thames Valley Business Park) have been superseded by office developments. In addition, the allocation for a motel adjacent to Wokingham Football Club has been deleted as a retail scheme has been constructed on the site. It is also noteworthy that the Tithe Barn hotel in central Wokingham was demolished and replaced by flats in the mid 1990's.

3.4 The appellant submits that as a result of these and other policy changes – as outlined and discussed below (4.0) – the Council has failed to identify land to provide suitable tourist accommodation in order to satisfy an acknowledged need as set out in the Local Plan(s).

4.0 PLANNING POLICIES

4.1 The relevant aspects of planning policy insofar as the determination of this appeal is concerned, may be found within Planning Policy Guidance Note 21- Tourism (November, 1992); the approved Berkshire Structure Plan (1985); the adopted Southeast Area Local Plan for Wokingham District (1994); and the emerging Local Plan for Wokingham District (Deposit Draft as amended, November, 1999).

4.2 The pertinent aspects of PPG21 are:

- there is a growing demand for "tourist" accommodation, which encompasses business, professional and holiday purposes.
- the Development Plan system and especially Local Plans should set out positive proposals against which development schemes can be judged (paragraph 4.12)
- where Local Plans do not identify specific locations for tourist accommodation, it will be necessary to adopt a flexible approach to proposals (paragraph 4 of Annex A)
- whilst the countryside should be protected from inappropriate development, in areas outside of "special restrictions" (Green Belt AONB's National Parks and SSSI's – it may accommodate carefully and sensitively designed tourist buildings (paragraph 5.26)
- motel development on traffic routes outside of towns is "not necessarily ruled out" although siting, design and layout is of great importance (paragraph 14 of Annex A).

4.3 It follows that whilst development is to be controlled in rural areas, there is a need for flexibility in considering motel proposals outside of defined settlements and outside of "special restriction" areas. The appellants case applies this judgement in the consideration of this development proposal.

4.4 In terms of local planning policy* the Council relies on:

- approved Structure Plan policies C2, C5, R7 and LD5 (attached as document 2)
- adopted Local Plan policies STV2, SC2 and ST3 – I assume SC18 which refers to replacement dwellings in rural areas is misquoted (document 3)
- emerging Local Plan policies WCC1, WLL6, WR26 and WT7 (document 4).

4.5 In addition to these policies documents 4 also contains policies and sub text which specifically relate to hotel development. [1]This policy (re-numbered WR26), clearly states that tourist accommodation in the countryside will be considered where it is sympathetic to and does not detract from the rural character of the area.

4.6 In applying this policy the appellants case, as set out below, establishes that the Council has not made satisfactory provision to cater for tourist accommodation whilst acknowledging that need exists. In consequence, a flexible approach to the application of policy is required. The appeal site provides a location where sensitive and appropriately designed development could be assimilated without undue harm to the character and amenity of the open countryside.

4.7 In coming to this conclusion attention is drawn to the subtext of Policy WR26 (WR24 and WR25) where it is established that need exists. Further, it is said that provision has been made at Thames Valley Park and Winnersh Triangle, whereas – as set out above - this has been superseded by implemented office developments (Document 1).

* The Inspector should note that policies attached to the Questionnaire are, in some cases, incomplete

4.8 In addition to this, reference is made in the sub-text to the need for accommodation in Wokingham town centre. As set out at section 2.0, former policy WR26 of the Deposit Draft Local Plan (prior to alteration), identified a site next to Wokingham Football Club for hotel/motel accommodation. As a result of an implemented bulky goods retail permission (on appeal), this policy has been deleted and no other provision for similar accommodation in the District has been identified in the Local Plan. Moreover, there has been no hotel/motel development to replace the Tithe Barn Hotel and Keephatch House which have both been demolished – mid and late 1990's respectively (cf. document 1).

4.9 Whilst document 1 also shows that there has been some hotel development in Wokingham during the late 1990's, this does not account for the 'loss' of permissions to alternative land uses – 65 bedrooms have been provided and 265 lost. This does not account for the allocated site next to the Wokingham Football Club (former Deposit Plan policy WR26).

4.10 In support of this, document 5 contains a list of short-stay accommodation. As can be seen, there are is a total of seven establishments providing bed and breakfast accommodation within Wokingham in addition to other small hotels. All were in existence prior to the Council's commissioned report (the Buchanan Report – see sub text to Local Plan policies) which established need beyond this accommodation.

4.11 Also at Document 5, is correspondence with the Southern Tourist Board confirming that whilst occupancy rates are increasing – especially for reasonably priced short-stay accommodation – there is demand for further provision. In our judgement, the Council, whilst acknowledging this need, has failed to identify sites to satisfy it. In consequence, a flexible approach to policy is required in the determination of this appeal.

4.12 Bearing in mind that the appeal site does not lie within an area of "special restrictions", the judgement rests on whether or not a motel building would unacceptably harm the rural character of the locality, or setting of the settlement – the nub of the Council's case. The Appellant submits that the development can be assimilated in a satisfactory manner and as such there is no conflict with planning policy. WR26.

4.13 Reason for refusal 03 deals with highway matters. Relevant policies (LD5, ST3 and WT7) are concerned with ensuring that development does not lead to adverse road safety conditions and, where necessary, measures are implemented to improve conditions commensurate with the proposed development. The highway authority objection is a holding one based on the premise that a motel facility of a particular scale would lead to a worsening of traffic conditions and highway safety. These matters are considered below and suffice to say here that the appellants do not consider there is any overriding conflict with relevant policies.

5.0 FURTHER DETAILED REPRESENTATIONS

5.1 In considering the reasons for refusal and having regard to the foregoing, the Appellant's case is:

(1) as a matter of policy motel development on the appeal site is not inappropriate in the countryside;

(2) motel development would not unacceptably affect the character and amenity of the countryside or the setting of the settlement;

(3) notwithstanding the in principle nature of the scheme, there is no basis for withholding planning permission on the basis of highway safety considerations.

(4) in consequence there is no over-riding conflict with planning policy.

Countryside and setting of settlements

5.2 The following are matters of fact:

- There is an acknowledgement of need for tourist accommodation within the District.
- Three allocated tourist accommodation sites – Winnersh Triangle, Thames Valley Business Park and land adjacent to the former football club – have been used for alternative development schemes.
- The Council has not allocated other sites for motel/hotel accommodation within or outside of the settlement either in general or in recompense for those which have been lost to alternative development.
- The urban areas of Wokingham and the District are constrained by tightly defined rural area policies and by the need to reuse land for housing development purposes. This is increasingly important given revised PPG3 and the recent Local Plan Inspector's decision relating to major housing development south of the M4. In consequence it has been determined that the Council needs to carry out an urban capacity study to assess the availability of housing land within settlements, before this development can be considered.

5.3 It follows that where there are insufficient sites within urban areas, to meet the acknowledged need for tourist accommodation, then this form of development must be provided for in rural areas. Category G of Policy WCC1 refers.

5.4 Given this principle, the judgement rests on whether the appeal site can accommodate motel development without having a detrimental effect on the character of the wider rural area and setting of the settlement.

5.5 It is helpful in this instance to consider countryside and setting of settlement matters together. As set out at Section 2.0, the appeal site is contained by mature verdant cover and from the south by Warren Lodge. Document 6 contains photographs taken from Church Lane and Public Footpaths 14 and 15, which run to the south and east of the appeal site. These and Warren Lane – a bridleway – represent public views to the appeal site along with those from Finchampstead Road.

5.6 Photograph 1 is taken from the rising land on footpath 15 with photograph 2 at a lower level on this footpath. Both demonstrate the manner in which the appeal site is contained within a wooded setting although the wider context of the urban fringe is clearly visible. Long range views into the appeal site are obscured from these vantage-points due to the extent of treed cover.

5.7 Photograph 3 is taken from a gated field entrance on Church Lane and demonstrates the impact of Warren Lodge which, together with surrounding verdant cover, obscures long range views into the appeal site from this point.

5.8 Photographs 4 and 5 take medium/long range views from footpath 14 and again demonstrate how the bulk and massing of Warren Lodge is the dominant form. Due to this and the extent of treed cover, there are no views into the appeal site.

5.9 Finchampstead Road forms the 'entrance' to the settlement and in consequence the impact of development from it is critical when assessing the matter of 'setting of settlements'. From short-range views along Finchampstead Road, there is a perception of urbanisation in the form of Finchampstead Surgery, The Dittons and other residential development beyond. At these points, views to the appeal site are obscured by the extent of verdant cover on the periphery of the site and highway verge. As such and subject to appropriate design at reserved matters stage – see below - there would be no adverse or detrimental impact on the setting of the settlement.

5.10 From Warren Lane views into the appeal site are limited to points a short distance to the west. Again, this is due to the extent of verdant cover within the appeal site and along the lane itself. Where open views to the appeal site are possible, Warren Lodge is dominant and to this extent, a sense of urbanisation is apparent.

5.11 Although the proposed development is in outline, the local planning authority retains control over design and it is perfectly reasonable, given its location, to require high standards both in architecture, materials and landscape. This could take the form of a courtyard of buildings at single and one-and-a-half storey height as is typical of many traditional rural buildings in this part of Berkshire and north Hampshire. In terms of materials, a mixture of Berkshire red stock bricks and stained weather boarding with slate or clay tiled roofs could be incorporated. In a courtyard layout, parking areas could be contained and there would be scope for additional soft landscaping at the frontage to Warren Lane. To demonstrate the point, photographs and sketches are attached at Appendix 7, showing traditional rural buildings.

5.12 In setting out this analysis the appellant is not suggesting that because views to the appeal site are limited, development is acceptable. Rather, and it is an accepted principle of urban design, the impact of development is properly assessed in relation to surrounding buildings, views and landscape. Given the context in which the appeal site is situated it has been established that motel development, where it is carefully and sensitively designed, can be assimilated without undue harm to the wider rural area or setting of the settlement.

5.13 In consequence, and given matters of unsatisfied need and identification of sites within the settlements, the appellants submit that there is no over-riding harm or conflict with rural area or setting of settlement policies in both adopted and emerging Local Plans. As such, the proposal falls to be considered against emerging Local Plan Policy WR26 and guidance set out within PPG21 where it is stated that motel development in rural areas is "not necessarily ruled out".

Highway matters

5.14 Turning to highway considerations, document 8 contains correspondence with the highway authority although at the time of writing no formal response had been received. As can be seen the appellant is seeking to establish the principle of development with all matters apart from access reserved. Nevertheless, the appellant would accept a limiting condition as to the number of bedrooms and restriction on ancillary facilities – restaurants, conference facilites and the like.

5.15 On this basis and having regard to the matters set out in our letter of 12th July – visibility and trip rates – it is considered that there are no sustainable grounds for withholding permission. On the basis of TRICS data there would be in the order of 60 to 80 vehicle movements per day associated with the proposed use (assuming 15 to 20 bedrooms). In practice these movements may be less as it is envisaged that there will be vended meals and a microwave which would lessen the need for trips out of the facility to the nearby restaurants and shops.

5.16 Visibility meets PPG13 annex D standards in both directions and is good on approaches from the north and south. In addition, the curved radii at the junction of Warren Lane and Finchampstead Road is to adopted standards and we also draw attention to the level of street lighting at the junction which continues to the north along Finchampstead Road. In terms of advanced signage it is envisaged that brown tourist signs would be situated on Finchampstead Road to assist patrons in the final stage of their journey.

5.17 In setting this out and if the appeal was upheld, the appellants acknowledge that should more intensive development result – say 40 bedrooms – then highway improvements such as a right hand turn facility on Finchampstead Road may be required.

Third Party representations

5.18 During the course of determination a number of representations from Third Parties were received. In broad terms these refer to:

- The archaeological value of the site
- Impact on woodland
- Traffic impact
- Development within a rural area
- Impact on amenity

5.19 Whilst respecting the views of Third Parties, for the reasons set out above I do not consider there is any matter raised in the representations which is of overriding or of sufficient weight to justify the withholding of planning permission.

6.0 SUMMARY AND CONCLUSIONS

6.1 By way of summary and conclusion the appellants submits the following points:

(1) The Council acknowledge in the adopted and emerging Local Plan that there is a demand for short stay accommodation. Their own consultants report – the Buchanan Report – further stated that this demand exists in Wokingham. This position is supported by the Tourist Board at a local and regional level.

(2) The urban areas of the District are tightly drawn and are constrained by rural and other policy designations. With increased emphasis on housing provision in urban areas (revised PPG3) there is limited land for alternative uses such as tourist accommodation.

(3) Although the District Council through its emerging Local Plan has allocated site for hotel development – and on occasion granted planning permission for the same – these have been consistently developed for other land use purposes. No alternative sites have been allocated to replace these and the demand remains unsatisfied. The appeal site and development proposal will, in part, satisfy this acknowledged demand.

(4) Government guidance (PPG21) states that motel development on traffic routes outside of towns should not necessarily be ruled out where no "special" restrictive designations apply. The appeal site is a case in point and emerging Local Policy supports its' development where the use cannot be accommodated within the settlements (WCC1 Category G).

(5) The appellants have established through visual analysis that sensitively designed development on the site will not be injurious to the setting of the settlement. Given that it is not inappropriate development in the countryside as a matter of policy, this additional layer of constraint is not determinative of the issue. As such the Councils case and area wide policy designation fails the test of analysis in relation to this site and the proposed development.

(6) The appellant has assessed the level of traffic movement associated with the proposed use. Notwithstanding on going correspondence with the highway authority, it is submitted that conditions on the ground do not represent a situation where consequent vehicular movements constitute a hazard to other road users or highway safety in general. As a matter of principle the local planning authority have not established an overriding highway safety issue which would justify the withholding of planning permission.

6.2. For the foregoing reasons we respectfully request that this appeal be allowed.

INFORMAL HEARING APPEAL

CASE OFFICER: AO

APPLICATION NUMBER: 1502

APPELLANT: G M Baker

SITE: Land north of Warren Lodge, Warren Lane, Finchampstead

APPEAL REF: APP/X0360/A/00/1046242

START DATE: 18/07/00

DATE OF HEARING 11/10/00

Progress Record	Date Actioned	Initials	Time Hours : Mins.
Appeal Logged:	18/07/00	ZS	
Entered on Access:	02/08/00	ZS	
Notification Letters Due: (after hearing date received)	13/9/00		
Notification Letters Sent:	5/9/00	DG	
Questionnaire Due:	**01/08/00**		
Questionnaire Sent:	02/08/00	ZS	
Venue Booked: ✓	CR4		
File received by Officer:			
Statement Due:	20/9/00.		
Checked by Team Leader:			
Statement Sent: **(Don't forget to inform Den)**	20/9/00	DG.	
Hearing: CR 4.	11/10/00		
Decision Letter circulated:	26/10/00	DG.	
Decision entered on Access.	26/10/00		