APPLICATION NO:
F/2000/2984

LOCATION:
Sonning Golf Club Duffield Road, Sonning Reading.

APPLICANT:
Sonning Golf Club C/O Vincent And Gorbing Associates

PROPOSAL:
Proposed erection of single storey greenkeepers building including equipment store, staff facilities external yard. Alterations to access, lansdscaping and demolition of existing buildings.

EARLIEST DATE FOR DECISION: **11/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
31/01/2001

APPROVED

CASE OFFICER: **Nicola Lake**

25 Nov 2000

RAILEX
Marbleboard

EASIFILE ED7

(NL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Sonning Golf Club
C/O Vincent and Gorbing Associates
Sterling Court
Norton Road
Stevenage
Herts
SG1 2JY

Application Number: F/2000/2984

Parish: **SONNING**

Location: **Sonning Golf Club, Duffield Road, Sonning, Reading.**

Proposal: **Proposed erection of single storey greenkeepers building including equipment store, staff facilities and external yard. Alterations to access, landscaping and demolition of existing buildings.**

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

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

Condition
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

Condition
4. The building hereby permitted shall not be occupied or used at any time other than ancillary to the Golf Club located on the site.

Condition
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
6. Before any other part of the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number A002/B. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

Condition
7. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition
8. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
9. The building shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

Condition
10. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
11. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
12. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Condition
13. Details for the storage of diesel on the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
14. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.

Condition
15. A Buffer Zone 4 metres wide alongside the adjacent ditch shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.

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

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

Reason
3. In the interests of visual amenity.

Reason
4. The creation of a separate and independent unit would not comply with the policies and standards of the Local Planning Authority.

Reason
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
6. In the interests of highway safety and convenience.

Reason
7. To prevent queuing and parking off site, in the interests of highway safety and convenience.

Reason
8. In the interests of highway safety and convenience.

Reason
9. In the interests of highway safety and convenience.

Reason
10. In the interests of visual amenity.

Reason
11. In the interests of visual amenity.

Reason
12. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Reason
13. In order to prevent pollution of the application site and surrounding land.

Reason
14. To prevent pollution of ground water.

Reason
15. To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the corridor.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies OS1, C1 and C2.
Loddon Area Local Plan Policies LTV2 and LBE1.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1 and WCC1.

John Mitchell
Development Control Manager
Date: 21/05/2001

Notice checked by: _____

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.

LEB. To be written up for May 17

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

PLANNING SERVICES
DC
CS
COPIES TO:
ACK:
23 MAR 2000
20 MAR 2000

Appeal Decision

Hearing held on 9 February 2000

by Antony Fussey JP BSc(Hons) DipTP MRTPI

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

Appeal : T/APP/X0360/A/99/1033192/P7

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is brought by Sonning Golf Club Ltd against Wokingham District Council.
- The site is located at Model Farm, A4 Bath Road, Sonning.
- The application (ref: 99/69685/F), dated 29 April 1999, was refused on 12 August 1999.
- The development proposed is replacement of existing greenkeepers' accommodation.

Decision: The appeal is dismissed.

Procedural matters

1. At the hearing, the Council confirmed that it accepted the principle of some provision for greenkeepers' accommodation in the general vicinity of the appeal site, and that its concern was limited to the size, bulk and design of the proposed building and to its detailed siting.

2. The appeal proposal also includes alterations to the access on to Bath Road (A4).

The main issue

3. The main issue in this appeal is the impact of the proposal on the character and appearance of its surroundings.

Planning policy

4. The development plan consists of the approved Berkshire Structure Plan 1991-2006 (1995) and the adopted Loddon Area Local Plan (1995). Structure Plan Policy LD3 permits development which causes no unacceptable impact on the environment or serious harm to the character and appearance of the area. Under Policy C2 development outside settlements for which a rural location is essential will only be permitted if its scale, form, impact, character and siting is appropriate to its countryside location. Policy C6 does not permit development threatening important open areas or "green gaps" which protect the separate identity of settlements. Policy R3 provides for organised recreation in the countryside.

5. Following Policy C6, the Local Plan includes the appeal site in an area identified as "Separation of Settlements", to which Policy LC1 applies, rather than LC2 to which the Council's decision referred. This Policy does not permit development which would detract from these areas' undeveloped appearance or intensify existing sporadic development. The Council accepted that there are no existing buildings which can be adapted, and in such circumstances Policy LC15 permits new buildings where they are no larger than required for their intended use and where their siting, design and relationship to their surroundings would have a minimal impact on the rural environment. Particular attention will be paid to the avoidance of damage to areas subject to Policy LC1. Policy LR8 provides for recreational development outside settlements which would not detract from the character and appearance of the countryside.

6. The emerging Wokingham District Local Plan is currently in its local inquiry stage. It retains the site within a green gap, and draft Policies WCC1, 2, 4 and WR13 follow the same principles as the above Policies of the development plan. In these circumstances, and as it was agreed that objections received to some provisions of these draft policies do not touch the matters in dispute in this appeal, their relevant sections have significant weight.

7. I have also had regard to national guidance in Planning Policy Guidance Notes 1 "General Policy and Principles" and 7 "The Countryside – Environmental Quality and Economic and Social Development". These advise that sensitive location and scale can enable new development to locate in rural areas without detriment to their character but that poor designs inappropriate to their context, including those out of scale, should be rejected.

Inspector's reasons

Impact on the surroundings

8. The site is within an area of open countryside on the southern side of the A4 dual carriageway, in a gap about a kilometre wide between Sonning and Charvil. The appellants' existing maintenance yard is in the centre of this gap. Although the complex has been long established I consider that it and an unoccupied pair of semi-detached cottages immediately to the north-east constitute sporadic development in a sensitive area of countryside. An open-fronted L-shaped shed, with a floor area of about 148 square metres and sited close to the main road frontage, is to be retained. The scheme includes the removal of a mobile home, currently used for staff facilities, and the demolition of a flat-roofed pre-cast concrete workshop building of some 108 square metres, sited behind the open barn and close to the cottages. They would be replaced by a new building on an overgrown area, part of which is used for open storage, some 25 metres south of the open shed and 35 metres from the A4. It would be 4.8 metres to the eaves and 6.5 metres to the ridge; its footprint would be some 740 square metres and it would contain a mezzanine floor of 200 square metres. There would be a new concrete yard and external storage bays between the building and vegetation next to the main road.

9. The proposed building would be readily visible from the A4 in views across the front gardens of the cottages and the site of the workshop, and it would also be open to view, with little intervening screening, from the sports ground immediately to the south-west. The proposed access improvements would involve widening the existing track by removing vegetation, and this would open up views of the building from part of the A4's frontage.

10. A belt of trees and saplings along the main length of the site's frontage does not currently provide a continuous or effective screen, especially when not in leaf, and the appellants agreed that there are a number of elm saplings with a limited lifespan in the belt. In my opinion the existing vegetation would not adequately screen such a large and high building, even though it would be at a distance from the road frontage. An area up to about 5 metres wide could be used for additional planting but I consider that, even if it were to be planted with evergreens, it would take many years for an effective screen to be created, although the external storage would be screened more quickly. In my view such planting would not adequately mitigate the impact of the building.

11. I do not consider that the building would be seen in close relationship with the existing complex from the nearest length of the A4. However, in more oblique views from the north-east it would be seen together with the open shed, which has a steep roof and is almost as high as the proposal. Nevertheless, the significantly greater bulk of the new building would still dominate views into the complex. It was argued that it would occupy a

brownfield site, which has not been in agricultural use since 1911. The appellants could not confirm whether there were earlier buildings there, but in my view the site's present state is overgrown with some elements of outside storage. I do not agree that it can be regarded as being "previously developed", so as to justify the construction of a large building.

12. I accept that the demolition of the existing workshop would be a visual improvement, but in my opinion the height, unbroken mass and siting of the building would have a significantly greater impact than the existing complex and be a particularly prominent and obtrusive feature in this sensitive gap between settlements, specifically protected by the development plan. I consider that it would also intensify the existing sporadic development to the detriment of the open rural character of the immediate locality. I acknowledge that it would be a large modern building of typical agricultural appearance and that its materials would be subdued in colour, but I do not consider that this would justify such a harmful development on this site. In my opinion the proposal would be out of scale with its surroundings and seriously harm their character and appearance, thereby breaching the extant and emerging development plans and advice in national guidance.

The need for the building

13. At present the appellants store large amounts of materials and equipment in the open air and I accept that this causes problems of maintenance and security, although they conceded that security would be improved if the cottages were occupied, so deterring thieves and vandals. The Council agreed that the existing situation is unsatisfactory and, even though it may be possible to adapt the existing shed to provide secure storage for dangerous chemicals and valuable small equipment, would support some form of new building in the complex. However, the development plan requires new buildings to be no larger than necessary.

14. From the details of the equipment to be stored in the building which were given to me, it appears that none is higher than 3 metres and therefore the doorway, at 4.5 metres, is taller than necessary. One item, a back actor, has an arm which extends to 5 metres but I saw that this is retracted when not used and I do not consider that the building needs to be so high principally to accommodate it when extended. The servicing of some of the equipment may require it to be raised above floor level, and the current workshop building was said to have inadequate headroom. However, the new workshop and service bay would be under the mezzanine floor, where headroom would be low. Moreover, the appellants conceded that a mezzanine floor was proposed only to make use of the building's internal height. From the evidence given to me, therefore, I consider that at least the larger part of the building would be higher than required to house and maintain the appellants' equipment.

15. I accept that staff facilities need improvement, although the appellants could not give specific details of the relevant health and safety requirements. The larger part of the building would be used for the storage of equipment and, space is provided for ease of manoeuvring. I agree that the amount of manoeuvring space proposed would increase convenience, but I do not consider that such a large area is essential particularly when it results in a building with a large floor area. It appears to me that some of the materials currently stored in the open shed could be placed in the open, thereby enabling the shed to be used for other storage and the new building to be reduced in size. I therefore consider that the proposed floorspace would be larger than necessary.

16. In my opinion the building would be both larger and higher than required and so would not be acceptable under the terms of Local Plan Policy LC15. This view is endorsed by the appellants' acceptance that the proposed building is larger than their current needs and that

it is based on a standard agricultural model, and has not been designed for their specific requirements.

Other material considerations

17. A greenkeepers' building at the Castle Royal golf club is also close to the A4 and less well-screened than the appeal site. However, it is close to larger buildings and set below the level of the highway, and the appellants agreed that it is lower than the current proposal and has a footprint half its size. I do not consider that it is comparable to the scheme before me. The appellants referred to similar buildings at other golf courses, but I was not provided with details of their sizes or the relevant policy background.

18. The clubhouse on the adjacent sports ground is close to the A4 and readily visible from the highway, but in my view it does not establish a precedent for the scheme before me; it rather emphasises the need to protect the sensitive open area from other intrusive buildings. The floodlights are in my opinion not obtrusive, and their hours of use are strictly controlled.

19. PPG7 advises that account is taken of feasibility and cost constraints when appraising rural developments, but I was provided with no details of costings. In any event I consider that any savings in the cost of a standard agricultural building compared with that of a smaller building designed to meet the appellants' specific requirements would not justify such a large and harmful building.

Conclusions

20. I accept that the proposed access improvements would be beneficial to highway safety, but they are not dependent on the construction of such a large building. I have taken into account all the matters raised in the representations including the views of the Parish Council and the details of voting at the Council's committee meeting, but none is sufficient to outweigh the conclusions which have led to my decision.

21. For the reasons given above I conclude that the appeal should not, on balance, succeed and I shall exercise the powers transferred to me accordingly.

A Fussey

Antony Fussey

APPEARANCES

FOR THE APPELLANT:

Mr I Sowerby BA MSc MRTPI	Associate, Bell Cornwell Partnership, Oakview House, Station Road, Hook, Hampshire, RG27 9TP.
Mr T Day	Day Tanner Partnership, 11-13 Dukes Ride, Crowthorne, Berks, RG45 6LZ
Mr NMD Watsham	Director, Sonning Golf Club Ltd.
Mr MW Habbitts	Director, Sonning Golf Club Ltd.
Mr A Tanner	General Manager, Sonning Golf Club Ltd.
Mr M Chesman	Course manager, Sonning Golf Club Ltd.

FOR THE LOCAL PLANNING AUTHORITY:

Mr B Vashi MRTPI	Planning Assistant, Wokingham District Council.

DOCUMENTS

Document	1	List of persons present at the hearing
Document	2	Schedule of insurance and security incidents.

PLANS

Appeal Plans

Plan	A	1:1250 location plan
Plan	B	Drawing 439/1: site survey
Plan	C	Drawing 1255/01A:floor plans and elevations
Plan	D	Drawing 1255/02A:site plan

Other Plans

Plan	E	Extract from Local Plan
Plan	F	Extract from emerging Local Plan
Plan	G	Section through existing barn

Sonning Golf Course.

Area	Refused	Proposed
width	37m.	34.5m. (2.5)
Depth.	20m.	18.7m. (1.3)
height eaves	4.3m.	3.8m. (0.5)
height ridge	6.6m.	4.8m (1.8)

Existing	1.48m² (rebuild)	108 (10%)	255 (10%)
Proposed	740m²		648m² (92m²)

Area of hard standing would be removed.

Received by Wokingham District Council

Application No: F/2000/2984

Proposal:
Proposed erection of single storey greenkeepers building including equipment store, staff facilities external yard. Alterations to access, lansdscaping and demolition of existing buildings.

Location:
Sonning Golf Club, Duffield Road, Sonning, Reading.

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 Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/01/2001. 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

18 December 2000

2984

C.P.A

CHARLES PLANNING ASSOCIATES

Chartered Town Planners

PLANNING SERVICES	HP 73109
POL	TLS
DC AMO	F.IF
APP	
CS	
22 SEP 2	
COPIES T	

19 September 2003

Our Ref: CDP/K/021/1.22
Your Ref: AO/F/2000/2984

Head of Planning and Transportation
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKSHIRE
RG40 1WR

Attention of Mrs A Odell

Dear Mrs Odell

TOWN AND COUNTRY PLANNING ACTS
SONNING GOLF CLUB, DUFFIELD ROAD, SONNING, READING

I refer to your letter of 16 September 2003, received today. Thank you for looking in to this matter, I await your response. Should you or your Solicitors wish to discuss any aspect of the matters raised by our recent correspondence please do not hesitate to contact me.

Yours sincerely

C.D. Patrick

Carl Patrick
PRINCIPAL PROJECT MANAGER
CHARLES PLANNING ASSOCIATES LTD

Copy C Keen, The Keen Partnership

10th Anniversary Year

Directors: W.A.Charles DipTP MRTPI MCMI (Managing) • Huw Edwards MSc MRTPI • Amanda Sutton BA(Hons) BTP MRTPI
1644–1645 Parkway • Solent Business Park • Whiteley • Hampshire • PO15 7AH • T: 01489 580853 • F: 01489 580913 • E: cpacda@aol.com

Charles Planning Associates Limited • Registered in England No: 4405189 • Registered Office: Templars House, Lulworth Close, Chandlers Ford, Hampshire, SO53 3TL

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 16 September, 2003
My ref. AO/F/2000/2984
Your ref. CDK/jb/7380/18

Charles Planning Associates
1644-1645 Parkway
Solent Business park
Whitley, Hants
PO15 7AH

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 Patrick

PLANNING APPLICATION F/2000/2984
PROPOSED ERECTION OF SINGLE STOREY GREENKEEPERS BUILDING INCLUDING EQUIPMENT STORE, STAFF FACILITIES AND EXTERNAL YARD. ALTERATIONS TO ACCESS, LANDSCAPING AND DEMOLITION OF EXISITNG BUILDINGS AT SONNING GOLF CLUB, DUFFIELD ROAD, SONNING

Thank you for your letter of 8 September. I am consulting our solicitors and will reply when I have received their advice.

Yours sincerely

AO

MRS A ODELL
Planning Officer

cc: Jerry Hedley, Enforcement Officer

Tel. 0118 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date. 12 October, 2001
My ref. BC/DC/2000/2984

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

Mr A J Tanner
c/o Vincent & Gorbing Associates
Sterling Court
Norton Road
Stevenage
SG1 2JY

Dear Sirs

PLANNING PERMISSION 2000/2984
SITE: SONNING GOLF CLUB, DUFFIELD ROAD, SONNING

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/2984 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

NICOLA LAKE
Senior Planning Officer

false

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	2984 NC
BUILDING CONTROL NUMBER	AP 2001/2174 North
~~APPLICANT~~/AGENT	Mr M.B Chandler
ADDRESS OF SITE	Sonning Golf Club Duffield Road SONNING.
DESCRIPTION OF PROPOSED WORK	erect s/s greenkeepers building + demolish existing buildings

DRAWING NUMBERS	BC	DC
BLOCK PLAN	6008 A002B	6008 A002B.
ELEVATIONS	6008 A112 6008 A113	6008 A004
FLOOR PLANS	6008 A110A 6008 A111	6008 A003.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	21/3/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	18/3/01	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Conditions Monitoring

Tel: (0118) 974 6482 (Direct Line)
e-mail: heidi.lynch@wokingham.gov.uk
Date: December 17, 2002
Ref: F/2000/2984

Andrew Tanner
Sonning Golf Club Ltd
Duffield Road
Sonning
Reading
Berkshire
RG4 6GJ

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

Dear Sir,

RE: SONNING GOLF CLUB, DUFFIELD ROAD, SONNING, APP NO. F/2000/2984

I refer to your letters dated 30th October 2002 and 4th December 2002 with reference to the above and apologise for this delayed response.

Condition 2 of the above consent requires samples and details of the external materials to be submitted and approved in writing by the Local Planning Authority. The building has already been completed and the dark green colour on the walls is considered acceptable. The roof has been painted a whitish-grey colour, which is also considered acceptable.

Condition 3 of the above consent pertains to external lighting on site. The four 500W halogen lamps (activated by movement) are considered acceptable as long as they splay downwards, rather than outwards.

In my letter dated 27th August of this year, I stated that the reduction in hard-standing on the site is considered acceptable in principle to our highways officer, as long as 8 car parking spaces are retained on-site.

Condition 10 of the above consent pertains to the submitting of a landscaping scheme. I have spoken with our Trees Officer (Neil Etherington) with regard to my site visit and have shown him photos of the site. It is considered that a landscape scheme should still be submitted showing further planting on site for screening purposes. This should basically fill in the gaps between existing plantings. A landscape plan will therefore be required showing existing trees and where new plantings are to occur. You will need to state what species are to be used, when they will be planted and what size they will be planted at as well as spacings. Neil Etherington suggested that whips would be acceptable to fill in gaps.

Condition 13 of the above consent pertains to diesel storage on site. Details of the storage of diesel on site shall be submitted to and approved in writing by the Local Planning Authority. If you could submit these details I will forward them onto our Environment Health Officer for his approval.

Condition 15 of the above consent requires a 4m buffer zone to be established alongside the adjacent ditch. Most of this 4m buffer strip will include the hedge/trees along the front road boundary. You should show the 4m buffer zone on your landscape scheme plan.

Should you wish to discuss any matter further please do not hesitate to contact Heidi Lynch.

Yours sincerely

HLynch

Heidi Lynch

Planning Officer

Sonning Golf Club Limited.

Registered in England No. 412769.

Directors:
N.M.D. Watsham
Mrs. I. Watsham
J. Campbell
D.A. Howes

PLANNING SERVICES	HPT 63986
POL	TLS
DC HL	ENF
APP	
CS	
05 DEC 2002	
COPIES TO	ACK
	FILE

Registered Office:
Duffield Road,
Sonning,
Reading,
Berks.
RG4 6GJ.

Phone: 0118-969-3332
Fax: 0118-944-8409
Email: secretary@sonning-golf-club.co.uk
VAT No: 198 915 403

file ref: sec/lett/sund/council4.doc
date: 4th December 2002
page: 1/1

To: Heidi Lynch.
Planning Officer.
Wokingham District Council,
PO Box 153,
Shute End, Wokingham,
Berks. RG40 1BN.

Tel: 974-6482
Fax: 974-6313

Dear Miss Lynch,

Re: Permission to Occupy the new Greenkeepers Shed

Further to my letter of 30th October and our telephone discussion today, I would be grateful if you could visit the site as arranged on Tuesday 10th December 2002.

We are anxious to comply with all of the Planning Conditions, most of which I think you will find have been met with the exception of the lights and landscaping (please refer to my previous letter). If you could let us know, whether or not you require any further attention to the lights and landscaping, then we can get on and comply.

Finally, it would be much appreciated, if you could write to us by Friday 13th December as you hoped, letting us know if we can occupy. We are anxious that we get the Greenkeepers and Machinery in the 'warm & dry' for the winter.

Many thanks for your attention to this matter.

Yours sincerely,

Andrew Tanner
Secretary/General Manager.

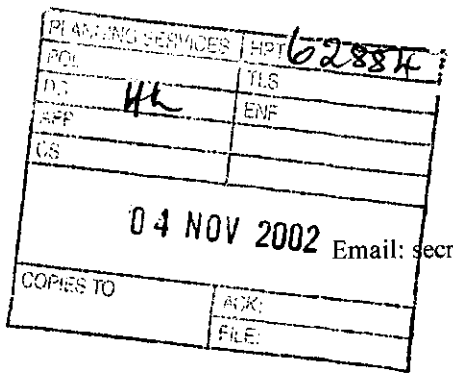
Sonning Golf Club Limited.

Registered in England No. 412769.

Directors:
N.M.D. Watsham
Mrs. I. Watsham
J. Campbell
D.A. Howes

Registered Office:
Duffield Road,
Sonning,
Reading,
Berks.
RG4 6GJ.

Phone: 0118-969-3332
Fax: 0118-944-8409
Email: secretary@sonning-golf-club.co.uk
VAT No: 198 915 403



file ref: sec/lett/sund/council3.doc
date: 30th October 2002
page: 1/1

To: Heidi Lynch.
Planning Officer.
Wokingham District Council,
PO Box 153,
Shute End, Wokingham,
Berks. RG40 1BN.

Tel: 974-6482
Fax: 974-6313

Dear Miss Lynch,

Re: Outside Lights on the new Greenkeepers Shed & Landscaping

As you are probably aware the new building is nearing completion. We are hoping it is ready for occupation during the third week of November.

Our Project Manager has asked me to write to you regarding two of the outstanding planning conditions. This refers to Notice of Approval of Permission [your reference 6008(Z3)] for original Application Number F/20000/2984 granted on the 29th May 2001.

Condition No3. states "No external lighting shall be installed on the site or affixed to any buildings on the site unless the local Planning Authority has first approved in writing details of the position, height, design and intensity. May we be given permission to put up some outside security/personnel lights as per my attached sketch?

Condition No.10 states "No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development: the approved landscaping scheme (with the exception of planting, seeding & turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained".

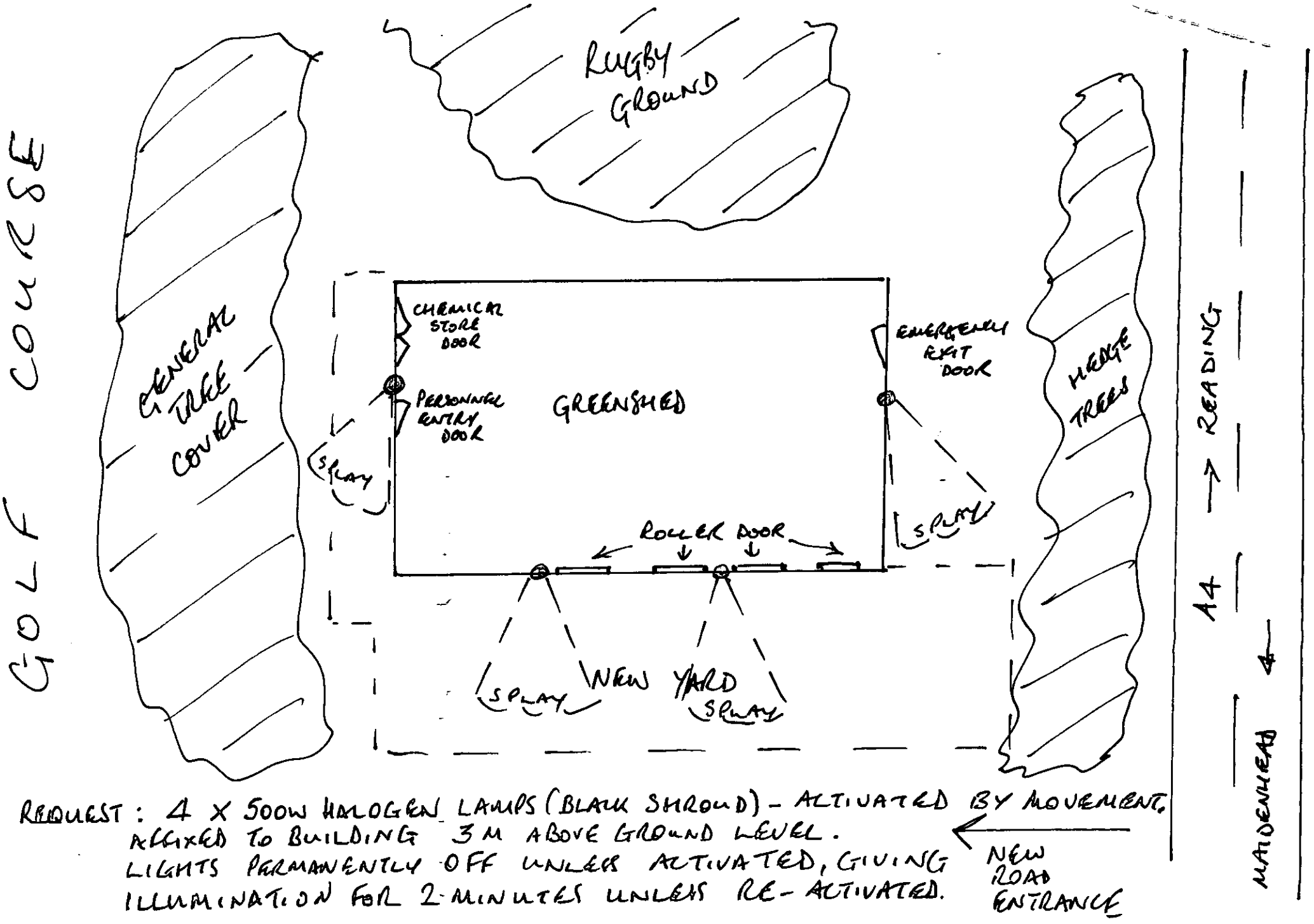
When you visit, I think you will agree that the building has slotted in better than expected, in that we have managed to maintain virtually all the hedgerows and general cover. Added to this all trees have been kept barring those removed for the site itself. We will 'seed-up' the excess soil areas as stated in Condition 11., but other than this we are wondering if you actually require any further planting at all?

Your prompt reply would be appreciated.

Many thanks for your attention to this matter.

Yours sincerely,

Andrew Tanner
Secretary/General Manager.



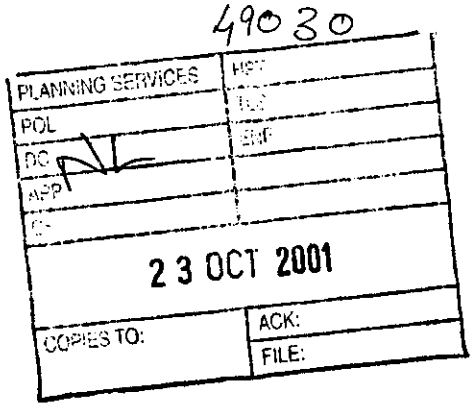
REQUEST: 4 X 500W HALOGEN LAMPS (BLACK SHROUD) - ACTIVATED BY MOVEMENT. AFFIXED TO BUILDING 3M ABOVE GROUND LEVEL. LIGHTS PERMANENTLY OFF UNLESS ACTIVATED, GIVING ILLUMINATION FOR 2 MINUTES UNLESS RE-ACTIVATED.

VINCENT AND GORBING
ASSOCIATES
ARCHITECTURE • INTERIOR DESIGN

Our ref: MC/JB/6008 (Z3)

22 October 2001

49030



For the Attention of Nicola Lake
Planning Services
Wokingham District Council
Council Offices
Shute End
WOKINGHAM
Berks
RG11 1BN

Dear Madam

F/2000/2984

BUILDING REGULATION APPLICATION ~~FP/2001/2174~~
SINGLE-STOREY GREENKEEPER'S BUILDING AT SONNING GOLF CLUB, DUFFIELD ROAD, SONNING, READING

Further to our Planning Approval dated May 2001, we have now gone out to tender for the Greenkeeper's building, and have obtained an agreed contract sum with a main contractor.

We would like to commence this work, subject to satisfying all your planning conditions, as quickly as possible.

One of the conditions we would like reviewed on the application is Condition No. 6. We would like to commence preliminary work on the construction of the building prior to the improved access road being implemented. Would you please therefore let me have your views on this suggestion and as to how we can accommodate your requirements under this condition.

Perhaps we could discuss this over the telephone or deal with the matter in correspondence.

I look forward to hearing from you.

Yours faithfully

Jean Brooks

rr

MARK CHANDLER
FOR VINCENT AND GORBING

STERLING COURT NORTON ROAD STEVENAGE HERTS SG1 2JY TEL: 01438 316331 FAX: 01438 722035
architects@vincent-gorbing.co.uk www.vincent-gorbing.co.uk

VINCENT AND GORBING ASSOCIATES LTD IS A SUBSIDIARY OF VINCENT AND GORBING LTD CHARTERED ARCHITECTS AND TOWN PLANNERS
REGISTERED IN ENGLAND AT STERLING COURT NORTON ROAD STEVENAGE REG. NO. 1942616

QUALITY ASSURED FIRM ISO 9001 SGS

F.A.O. Ms. Nicola Lake

Ref: Sonning Golf Club - Private Acess Road
F/2000/2984

ENVIRONMENT AGENCY

For your information

PLANNING SERVICES	HPT50908
POL	TLS
DC NL	ENF
APP	
CS	
14 DEC 2001	
OFFICE NO.	ACK
	YES

with compliments

Regards

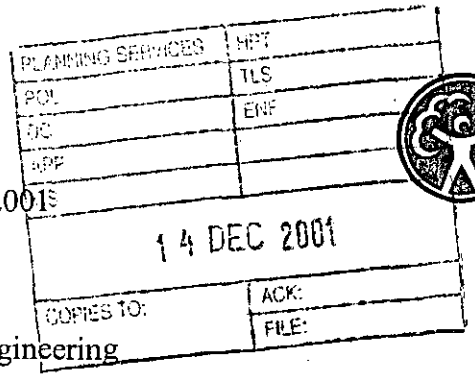
Tom Wong

11-12-2001.

The Environment Agency
Thames Region, South East Area, Swift House, Frimley Business Park, Frimley, Surrey GU16 7SQ
Tel 01276 454300 Fax 01276 454301

Our ref: SU77NE/2/1
Your ref:

Date: 11 December 2001



ENVIRONMENT AGENCY

Mr Rupert Bacon
WS Atkins Transportation Engineering
Chilbrook
Oasis Business Park
Eynsham
Oxford
OX8 1TP

Dear Mr Bacon,

SONNING GOLF CLUB
ALTERED DRAINAGE TO PRIVATE ACCESS ROAD

Thank you for your letter dated 29 October 2001 and your subsequent fax dated 5 December 2001 showing your revised soakaway design. You are asked to quote the following reference:- **SU77NE/2/1**. The Environment Agency has the following comments:

I understand from your G.I. report that the groundwater was encountered on site, approximately between 2.8m and 3.4m below the existing ground level. The proposed soakaway shall not protrude the water table in order to prevent pollution of groundwater. The Environment Agency usually requests the rate of surface water discharge from a development to be restricted to that which discharged from the existing site. Therefore, if the impermeable area increases from that which exists, the developer may be required to store excess surface water on site and its release to the watercourses.

Your revised design of the soakaway chamber of 5.49m x 5.49m x 2.75m deep is above the water table and from our telephone conversation yesterday I understand that your proposed soakaway is designed to 1 in 10 year event. However this Agency's standard requirements for surface water drainage system should be designed to provide attenuation up to 1 in 100 year event.

In this case this Agency is satisfied with the depth of your proposed soakaway, but not entirely satisfied with the storage capacity for attenuation. Your design does not provide adequate attenuation to counteract the increased rate of run-off caused by the proposed access road. The site can therefore be further improved by installing some "source control" measures. The approval of your drainage system is left for Woking District Council, drainage team to determine under it's policy.

Cont/d..

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

If you would like to discuss this matter further please do not hesitate to contact me.

Yours sincerely

T WONG
Development Control Engineer

Direct dial 01276 454382
Direct fax 01276 454352

cc Nicola Lake – Wokingham District Council

Pre-app Superseded by subsequent application

PLANNING SERVICES APP 36997
ROL LS
DC HM ENF
APP
CS
24 NOV 2000
COPIES TO: ACK:
FILE:

VINCENT AND GORBING ASSOCIATES
CHARTERED ARCHITECTS AND INTERIOR DESIGNERS

Our ref: AR/JB/6008 (Z3)

23 November 2000

Heather Morgan
Planning Services
Wokingham District Council
Council Offices
Shute End
WOKINGHAM
Berks
RG11 1BN

BY FAX & POST: 01189 746484

Dear Ms Morgan

SONNING GOLF CLUB - GREENKEEPER'S FACILITIES

Thank you for the comments advised in our telephone conversation today on the plans 6008/A002A, A003 and A004, as issued with our letter dated 14 November 2000.

I understand that you are leaving your current position at the end of this week and, as agreed, I therefore write to record your comments so that the situation to date is clear to your successor and so as to avoid the need to repeat our consultations. Your comments were :-

1. The building is larger than shown on the previous sketch. Justification for its size will be required. The internal circulation space around the equipment does not appear to be excessive provided the equipment sizes shown do not already include an element of circulation space. The building size remains substantially smaller than that shown on the previous planning application.

STERLING COURT NORTON ROAD STEVENAGE HERTS SG1 2JY
TELEPHONE: 01438 316331 FAX: 01438 722035 E-mail: vincent_gorbing@compuserve.com

DIRECTORS: P R GRIMMER DIP ARCH RIBA A INST SRM G R YEATES RIBA M B CHANDLER MA (RCA) DIP ARCH RIBA A W BRAND DIP ARCH RIBA
ASSOCIATES: A SUBOCZ B ARCH (HONS) RIBA G K WOOD DIP ARCH RIBA A W RAYNER MBIAT

VINCENT AND GORBING ASSOCIATES LTD IS A SUBSIDIARY OF VINCENT AND GORBING LTD CHARTERED ARCHITECTS AND TOWN PLANNERS
REGISTERED IN ENGLAND AT NORTON ROAD STEVENAGE REG. NO. 1942616

QUALITY ASSURED FIRM ISO 9001 SGS

2. The building height has slightly increased over that shown on the previous sketch. Again, justification will be required but the height remains very much substantially lower than that shown on the previous planning application. (It was noted that the height is determined by the clear door height requirement and the arrangement of the door above the opening).

3. The siting of the building is greatly improved, as it takes into account the existing tree positions and because it facilitates additional tree screening to screen the building from the junction to the A4.

4. The smaller and self-contained nature of the service yard is a great improvement.

5. Justification for the washdown area will be required.

6. The height and construction of the bunkers should be noted, e.g. low level railway sleeper walls rather than high concrete walls.

7. The junction details should be agreed with the Highways Department.

8. Conditions requiring demolition of the existing facilities are likely to be applied to any approval. At this stage, there is no overall preference for demolition or retention of the barn.

9. Overall, this proposal represents big improvements over the previous proposals in terms of location, size, additional screening and size of service yard.

Should you consider that any of the above contains inaccuracies or requires clarification, please advise. I understand that you are also noting these points on a File Note for your successor.

Thank you for taking the time to make these comments prior to your departure. I wish you well in your new future position.

Yours sincerely

ANDREW RAYNER
FOR VINCENT AND GORBING

cc A J Tanner - Sonning Golf Club Limited (BY FAX & POST: 0118 944 8409)

VINCENT AND GORBING
ASSOCIATES
CHARTERED ARCHITECTS AND INTERIOR DESIGNERS

PLANNING SERVICES	HPT
GL	TLS
HM	ENF
APP	
CS	
24 NOV 2000	
COPIES TO:	ACK:
	FILE:

Our ref: AR/JB/6008 (Z3)

23 November 2000

Heather Morgan
Planning Services
Wokingham District Council
Council Offices
Shute End
WOKINGHAM
Berks
RG11 1BN

BY FAX & POST: 01189 746484

Dear Ms Morgan

SONNING GOLF CLUB - GREENKEEPER'S FACILITIES

Thank you for the comments advised in our telephone conversation today on the plans 6008/A002A, A003 and A004, as issued with our letter dated 14 November 2000.

I understand that you are leaving your current position at the end of this week and, as agreed, I therefore write to record your comments so that the situation to date is clear to your successor and so as to avoid the need to repeat our consultations. Your comments were :-

1. The building is larger than shown on the previous sketch. Justification for its size will be required. The internal circulation space around the equipment does not appear to be excessive provided the equipment sizes shown do not already include an element of circulation space. The building size remains substantially smaller than that shown on the previous planning application.

STERLING COURT NORTON ROAD STEVENAGE HERTS SG1 2JY
TELEPHONE: 01438 316331 FAX: 01438 722035 E-mail: vincent_gorbing@compuserve.com

DIRECTORS: P R GRIMMER ... G K YEATES ... M B CHANDLER ... W BRAND ...
ASSOCIATES A SUDDOCK ... G K WOODS ... A W RAYNE

VINCENT AND GORBING ASSOCIATES LTD IS A SUBSIDIARY OF VINCENT AND GORBING LTD CHARTERED ARCHITECTS AND TOWN PLANNERS
REGISTERED IN ENGLAND AT NORTON ROAD STEVENAGE HERTS ...

ISO 9001

2. The building height has slightly increased over that shown on the previous sketch. Again, justification will be required but the height remains very much substantially lower than that shown on the previous planning application. (It was noted that the height is determined by the clear door height requirement and the arrangement of the door above the opening).

3. The siting of the building is greatly improved, as it takes into account the existing tree positions and because it facilitates additional tree screening to screen the building from the junction to the A4.

4. The smaller and self-contained nature of the service yard is a great improvement.

5. Justification for the washdown area will be required.

6. The height and construction of the bunkers should be noted, e.g. low level railway sleeper walls rather than high concrete walls.

7. The junction details should be agreed with the Highways Department.

8. Conditions requiring demolition of the existing facilities are likely to be applied to any approval. At this stage, there is no overall preference for demolition or retention of the barn.

9. Overall, this proposal represents big improvements over the previous proposals in terms of location, size, additional screening and size of service yard.

Should you consider that any of the above contains inaccuracies or requires clarification, please advise. I understand that you are also noting these points on a File Note for your successor.

Thank you for taking the time to make these comments prior to your departure. I wish you well in your new future position.

Yours sincerely

ANDREW RAYNER
FOR VINCENT AND GORBING

cc A J Tanner - Sonning Golf Club Limited (BY FAX & POST: 0118 944 8409)

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 8 August, 2003
My ref. AO/F/2003/2984
Your ref. CDP/K/021/1.06

Charles Planning Associates
1644-1645 Parkway
Solent Business Park
Whitley, Hants
PO15 7AH

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 Patrick

PLANNING APPLICATION F/2000/2984
PROPOSED ERECTION OF SINGLE STOREY GREENKEEPERS BUILDING INCLUDING EQUIPMENT STORE, STAFF FACILITIES AND EXTERNAL YARD. ALTERATIONS TO ACCESS, LANDSCAPING AND DEMOLITION OF EXISITNG BUILDINGS AT SONNING GOLF CLUB, DUFFIELD ROAD, SONNING

Thank you for your letter of 1 August. I will respond to as soon as possible after my return from holiday on 27 August.

Yours sincerely

AO.

MRS A ODELL
Planning Officer

file on my top shelf.

CHARLES PLANNING
ASSOCIATES

Chartered Town Planners

reply

PLANNING SERVICES	HPT
POL	TLS
DC	Our Ref: CDP/K/021/1.06
APP	Your Ref:
CS	
04 AUG 2003	
COPIES	OK
	FILE

1st August 2003

Head of Planning and Transportation
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKSHIRE RG40 1WR

71712

Dear Sirs

TOWN AND COUNTRY PLANNING ACTS
DEVELOPMENT AT SONNING GOLF CLUB, DUFFIELD ROAD, SONNING, READING.
PLANNING CONSENT REFERENCE F/2000/2984

I write with regard to the above and my letter of 17th July 2003, a copy of which I enclose. I have not received an acknowledgement in respect of the letter and was left wondering how this might be progressing. Although I appreciate my enquiry may involve some investigation into the file and some deliberation of the issues involved, I would be grateful if you could inform me as to its progress and likely resolution?

Thank-you, in anticipation of you assistance.

Yours sincerely

C.D. Patrick

CARL PATRICK
PRINCIPAL PROJECT MANAGER
CHARLES PLANNING ASSOCIATES LTD.

Enc. Letter dated 17 July 2003

Copy C Keen, The Keen Partnership.

10th Anniversary Year

Directors: W.A.Charles DipTP MRTPI MCMI (Managing) • Huw Edwards MSc MRTPI • Amanda Sutton BA(Hons) BTP MRTPI
1644–1645 Parkway • Solent Business Park • Whiteley • Hampshire • PO15 7AH • T: 01489 580853 • F: 01489 580913 • E: cpacda@aol.com

Charles Planning Associates Limited • Registered in England No: 4405189 • Registered Office: Templars House, Lulworth Close, Chandlers Ford, Hampshire, SO53 3TL

COPY

17 July 2003

Our Ref: CDP/K/021/1.04
Your Ref:

Head of Planning and Transportation
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKSHIRE RG40 1WR

Dear Sirs

TOWN AND COUNTRY PLANNING ACTS
DEVELOPMENT AT SONNING GOLF CLUB, DUFFIELD ROAD, SONNING, READING.
PLANNING CONSENT REFERENCE F/2000/2984

I write with regard to the above and my recent enquiries at the Planning Offices. The reason for writing relates to the above approval and in particular the description of development, replicated in the determination notice; dated 21/05/01.

> *"Proposed erection of a single storey greenkeepers building including equipment store, staff facilities, and external yard. Alterations to access, landscaping and* ***demolition of existing buildings****."*

I am making enquiries on behalf of Sonning Golf Club with regard to the elements of demolition included in the original proposal. The agent representing the Club at the time, Vincent and Gorbing, had made reference in their description of the proposed development to the demolition of some of the existing buildings within the site.

The supporting statement that formed part of the application submission referred to the removal of the mobile home and the demolition of the Green Keepers store. This statement goes on to say;

> "The Club has no use for the existing Barn. It is unsuitable for use by the Green Keeper as it is too low, open sided (insecure) and in a serious state of disrepair. The Club is open-minded as to its future, whether to demolish or retain it in case it may have some future role. So as to keep the option open, removal of the Barn is included in the application."

My enquiry relates specifically to the Barn, see enclosed site plan.

In short the Club has implemented the planning consent and sought to comply with the conditions of the consent, the planning file indicates that there are not any outstanding issues. There are no Conditions imposed on the determination that would necessitate the demolition of the Barn and notwithstanding the description of development there would appear to be no reason to have to demolish this structure. Are you in a position to confirm that this is in fact the case? In the absence of any outstanding Condition requiring its removal or imposing a limit upon the floor space within the site, reference to the description of development alone would appear to be an insufficient basis upon which to require its demolition.

I would appreciate your initial response on this matter and whilst I would obviously like you to able to formally respond to the issue as raised, if you should feel unable to provide such an undertaking I would be interested in your opinion as to how this might be formally resolved.

I do not regard the matter to warrant the submission of a further application under Section 63 of the principal Act, omitting any reference to demolition, in order to gain a retrospective planning consent. I can appreciate that you may consider it desirable to make an application for variation of the consent, however Section 73 of the Town and Country Planning Act 1990 specifically provides for the determination of applications to develop land without compliance with Conditions previously attached, as far as I am able to ascertain this is not the case in this instance.

There would appear to be limited scope in an application for Lawful Development Certification, as the matter neither relates to proposed use or development nor indeed to any existing use, development or failure to comply with a Condition or other limitation.

Finally, in seeking to respond to the above, I would ask that you bear in mind Section 55 of the principal Act, subsections 1A(a) and 2(g), and the Town and Country Planning (Demolition – Description of Buildings) Direction 1995, annexed to Circular 10/95. Consideration has been given to the fact that Barn is not a dwellinghouse and does not adjoin one, therefore the 1995 Direction excludes from the definition of "development" the demolition of such a structure. This being the case, no consideration could be given to the demolition of the Barn and it therefore stands outside the controls exercised in association with the determination of planning applications or provisions of the General Permitted Development Order.

I look forward to your response, but should you wish to discuss any matter raised please do not hesitate to contact me on the above number.

Yours sincerely

CARL PATRICK
PRINCIPAL PROJECT MANAGER
CHARLES PLANNING ASSOCIATES LTD.

CHARLES PLANNING
ASSOCIATES

Chartered Town Planners

PLANNING SERVICES HPT
POL TLS
DC
APP
CS
18 AUG 2003

18 August 2003

Our Ref: CDP/K/021/1.10
Your Ref: AO/F/2003/2984

Head of Planning and Transportation
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKSHIRE
RG40 1WR

conditions?

Attention of Mrs A Odell

Dear Mrs Odell

TOWN AND COUNTRY PLANNING ACTS
SONNING GOLF CLUB, DUFFIELD ROAD, SONNING, READING

Thank you for your letter of 8th August 2003, received on 11 August 2003. Your letter arrived whilst I was on annual leave and I can appreciate that this letter will no doubt arrive on your desk whilst you too are on leave, I trust that you will have enjoyed the break and return to work refreshed.

Given the elapse of time between my original enquiry and the necessary absences of the holiday season I would like the opportunity to discuss the matters raised by my letter in order to expedite matters. No doubt you will return to an increased workload and if I can assist you in any way in dealing with this enquiry I would be happy to speed matters along. Perhaps once you have had a chance to review the original correspondence, and more beneficially the planning file, you might like to give me a call in order to clarify any outstanding queries that you may have. I look forward to hearing from you.

Yours sincerely

C.D. Patrick

Carl Patrick
PRINCIPAL PROJECT MANAGER
CHARLES PLANNING ASSOCIATES LTD

Copy C Keen, The Keen Partnership

10th Anniversary Year

Directors: W.A.Charles DipTP MRTPI MCMI (Managing) • Huw Edwards MSc MRTPI • Amanda Sutton BA(Hons) BTP MRTPI
1644–1645 Parkway • Solent Business Park • Whiteley • Hampshire • PO15 7AH • T: 01489 580853 • F: 01489 580913 • E: cpacda@aol.com

Charles Planning Associates Limited • Registered in England No: 4405189 • Registered Office: Templars House, Lulworth Close, Chandlers Ford, Hampshire, SO53 3TL

APPEAL DECISION NOTES 99/69685/F

4.8m eaves. 6.5m ridge 740m². Mezz. 200m².
new concrete yard and external storage bays.
Extrib. reg. provides an inadeq. screen. Planting would take many years to establish. Would not adeq. mitigate the impact.
Bldg - prominent & obtrusive.
Intensify existing sporadic development.
Equip. 3m high - doors 4.5m high → excessive.
Bldgs don't need to be high enough to accommodate extended equipment.
- Higher than req'd to maintain equipment.
- Staff facil - H&S reqs ??

Excessive manoeuvring space in the bldg
Some materials could be stored o'side.

REVISED PLANS

Reduction in height - ok. - any lower?? servicing in a pit / external ramp
Reduction in f'space - ok.
query size of service bay, H&S min. req's for office space etc needed.

- Circulation space - has been reduced.
  gap behind farmway Mower.
  Could this not be utilized better?

W'shop / Service Bay - doubling up?
Tractors - do they need to be inside?

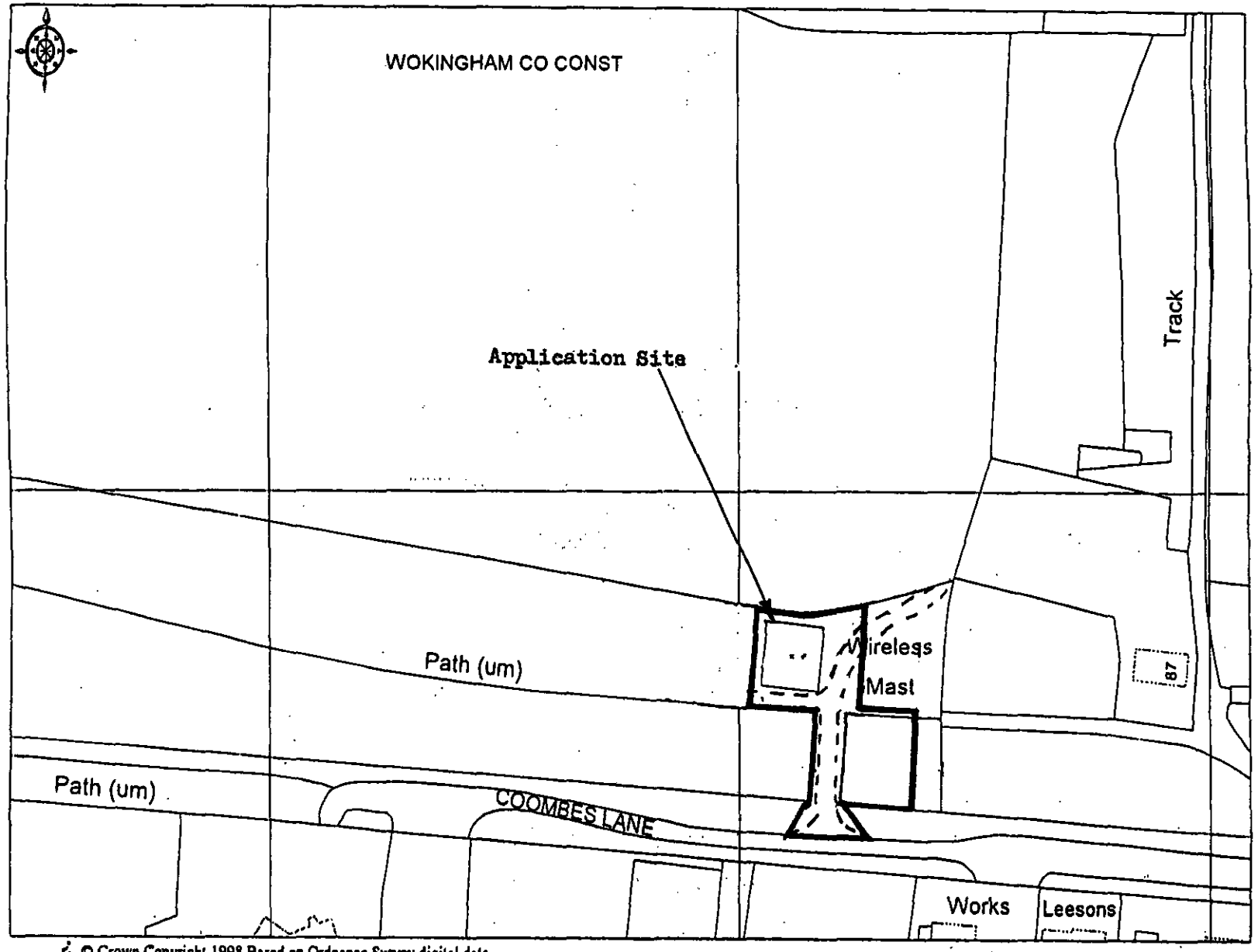
Need all bldgs to go.
Concrete yd broken up and grassed

New siting - less visual impact onto A4. fewer news of the bldg from the road.

Trees - need to check proximity of bldg to tree roots / branches etc. losing a no. of trees on the west. edge
more E as far as possible.

H'ways - TC. / SA.

BRK0117 - Tower, Wokingham



© Crown Copyright 1998 Based on Ordnance Survey digital data
Survey Scale - 1:2500 Plotted Scale - 1:1250

Centered near (E) 04 7815 (N) 01 6790
Bear Wood, Wokingham
Grid Interval = 100m
Orange P.C.S. 04/061898

Ordnance Survey

17.AUG.1999* 70316

1312

Tel. 0118 974 6446 (Direct Line)
E-mail: Heather.Morgan@wokingham.gov.uk
Date. 6 October, 2000
My ref. HPM/Sonning Pre App
Your ref.

Mr. M. Chandler,
Vincent and Gorbing,
Sterling Court,
Norton Road,
Stevenage,
Herts. SG1 2JY.

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

WITHOUT PREJUDICE

Dear Mr. Chandler,

PROPOSED GREENKEEPERS MAINTENANCE BUILDING
SONNING GOLF CLUB, SONNING

I refer to your letter dated 31 August 2000, addressed to Mr. Thorpe, regarding the above. I apologise for the delay in replying which has been due to pressure of work and the need to undertake internal consultations.

I have undertaken a site visit and assessed the proposal against the previous refusal. The latter had a 6.5m ridge, 4.8m eaves and extended to 740sq.m. This was located opposite the existing sheds with parking areas to the front, adjacent to the main road.

Height
The structure has been reduced to a ridge of 4.2m and eaves of 3m. It is understood that the eaves and doors need to be this height in order to accommodate equipment. Would it not be possible to reduce the height further by providing servicing bays with a pit rather than having to raise equipment up on a ramp? This should be investigated. However, the reduction in overall height is to be welcomed.

Reduction in floorspace
The plans indicate a reduction in floorspace, and minimal internal circulation space. However, I would query the size of the service bay. Could this not double up as a workshop since I cannot envisage a situation where servicing is undertaken on a daily basis? In addition, a justification would be needed for the internal storage of all the tractor equipment. Subject to rethinking of these elements the reduction in floorspace is acceptable in principle.

Siting
Being sited further back into the site, the building is less visually intrusive, in part due to its reduced height. It will also ensure there are fewer views from the road. Trees and Landscape have raised no objection to the proposal, on the following basis. The dead elms on the road frontage should be removed and replaced by dense forest type

planting of native species. These would need to be oak, ash or similar. Higher trees will need to be provided on this frontage. A tree survey will also be needed to ensure existing trees will not be adversely affected by the new building.

Circulation space

Highways have raised no objection to the actual dimensions of the turning space. However, they have advised that the access as it stands is of insufficient width to allow articulated lorries to turn without moving across two lanes of traffic. This would be detrimental to the free flow of traffic and highway safety. There therefore seems little point in providing such an area. A reduced turning space for smaller vehicles would be adequate and would provide more scope for soft landscaping.

Existing buildings

It is noted that one of the existing structures is to be demolished but the other is to remain, the open shed. If all the materials and equipment are to be located in the new structure please could you advise the use of this building. The area of hardstanding in front of the existing buildings will need to be removed and returned to grass, or similar, via landscaping.

I hope these positive comments are of some use. Please do not hesitate to contact me should you wish to discuss any particular point further.

Yours sincerely,

HPM

HEATHER MORGAN

Senior Planning Officer



CHARLES PLANNING
ASSOCIATES

Chartered Town Planners

F.A.O. Mrs. A. Odell

With Compliments

1644–1645 Parkway • Solent Business Park • Whiteley • Hampshire • PO15 7AH • T: 01489 580853 • F: 01489 580913 • E: cpacda@aol.com

10th Anniversary Year

CHARLES PLANNING
ASSOCIATES

Chartered Town Planners

12 September 2003

Our Ref: CDP/K/021/1.16
Your Ref: RFS/6619/03/JH

Head of Planning and Transportation
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKSHIRE
RG40 1WR

Attention of Mr J Hedley

Dear Mr Hedley

TOWN AND COUNTRY PLANNING ACTS
SONNING GOLF CLUB, DUFFIELD ROAD, SONNING, READING

Thank you for your letter of 10th September 2003, received on 12th September 2003. The content of your letter is noted and I enclose a copy of my response letter sent to your colleague on Monday, no doubt you will liaise further.

I note that you make reference in your letter to your writing in relation to the correspondence entered into to date, given the content of your letter I am uncertain whether you have had the benefit of the original correspondence of 17 July 2003; please find enclosed a copy of this for your information.

I would be pleased to gain an understanding from you as to why you have chosen to state that the demolition of the existing buildings is required, you will see from my original enquiry I do not share this view. I am quite familiar with the practice to request an application for regularisation. Once again you will see from my original letter I am of the opinion that this does not present an appropriate course of action in this case; again I am interested in gaining a better understanding of your request.

Yours sincerely

C.D.Patrick

Carl Patrick
PRINCIPAL PROJECT MANAGER
CHARLES PLANNING ASSOCIATES LTD

Encs. Letter dated 17 July 2003
Letter dated 8 September 2003

Copy C Keen, The Keen Partnership
A. Odell, Development Control

10th Anniversary Year

Directors: W.A.Charles DipTP MRTPI MCMI (Managing) • Huw Edwards MSc MRTPI • Amanda Sutton BA(Hons) BTP MRTPI
1644–1645 Parkway • Solent Business Park • Whiteley • Hampshire • PO15 7AH • T: 01489 580853 • F: 01489 580913 • E: cpacda@aol.com

Charles Planning Associates Limited • Registered in England No: 4405189 • Registered Office: Templars House, Lulworth Close, Chandlers Ford, Hampshire, SO53 3TL

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 24 September, 2003
My ref. AO/F/2000/2984
Your ref. CDK/jb/7380/18

Charles Planning Associates
1644-1645 Parkway
Solent Business park
Whitley, Hants
PO15 7AH

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 Patrick

PLANNING APPLICATION F/2000/2984
PROPOSED ERECTION OF SINGLE STOREY GREENKEEPERS BUILDING INCLUDING EQUIPMENT STORE, STAFF FACILITIES AND EXTERNAL YARD. ALTERATIONS TO ACCESS, LANDSCAPING AND DEMOLITION OF EXISITNG BUILDINGS AT SONNING GOLF CLUB, DUFFIELD ROAD, SONNING

Thank you for your letter of 8 September. I have consulted our solicitor and, following his advice, I advise you that, in the absence of a condition requiring demolition, we do not consider we have the power to require demolition of the relevant buildings.

I trust the above is clear, but meanwhile if you wish to discuss the matter further please contact me.

Yours sincerely

AO.

MRS A ODELL
Planning Officer

cc: Jerry Hedley, Enforcement Officer

WOKINGHAM DISTRICT COUNCIL

LEGAL SERVICES

MEMORANDUM

PLANNING SERVICES | HPT
POL | TLS
DC
AP
CS
24 SEP 2003
COPIES TO:
FILE:

TO: Angela Odell
Planning

REF: CJL/CEM/
EXT 6524

FROM: Colin Lawley
Principal Solicitor

YOUR REF:

DATE: 22 September 2003

RE: PLANNING APPLICATION F/2000/2984
SONNING GOLF CLUB

I refer to your memorandum dated 16th September.

The building at issue appears to be the barn.

I consider we would not be able to successfully require the demolition of the barn. At the most we could only argue that the proposed development had not been completed in full i.e. demolition had not taken place. This might be dealt with in theory by the service eventually of a completion notice to require completion on the development.

I do not believe this is a reasonable solution.

Unfortunately unless there is a condition requiring demolition with a timescale, we are basically powerless to enforce the issue of the barn or other buildings.

Please let me know if you wish to discuss further.

C.J.L.

Colin Lawley

Memo to: Colin Lawley, Legal Services **16.9.03**

From: Angela Odell, Planning

PLANNING APPLICATION F/2000/2984
PROPOSED ERECTION OF SINGLE STOREY GREENKEEPERS BULIDNG INCLUDING EQUIPMENT STORE, STAFF FACILITIES EXTERNAL YARD. ALTERATIONS TO ACCESS, LANDSCAPING AND DEMOLITION OF EXISTING BUILDINGS AT SONNING GOLF CLUB, DUFFIELD ROAD, SONNING

I attach the top page of the decision notice for the above permission, together with a copy of the approved site plan and recent correspondence. There is no condition requiring demolition of the existing buildings, but this is in the description of development on the application form and decision notice and on the approved layout plan. As you will see from my letter of 1 September, we have taken the view that the buildings do need to be demolished, but this is challenged in Charles Planning's latest letter of 8 September. Please advise me whether we can require the buildings to be demolished.

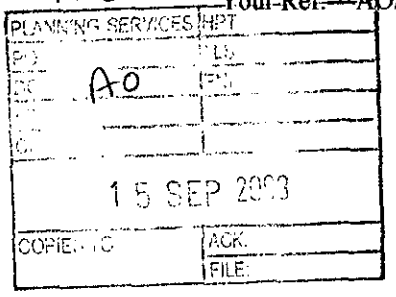
Please reply within 2 weeks of the date of this memo, i.e. **by 30 September.**

CHARLES PLANNING
ASSOCIATES

Chartered Town Planners

8 September 2003

72870 Our Ref: CDP/K/021/1.14
Your Ref: AO/F/2000/2984



Head of Planning and Transportation
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKSHIRE
RG40 1WR

Attention of Mrs A Odell

Dear Mrs Odell

TOWN AND COUNTRY PLANNING ACTS
SONNING GOLF CLUB, DUFFIELD ROAD, SONNING, READING

Thank you for your letter of 1st September 2003, received on 2nd September 2003. The content of your letter was anticipated by my original enquiry and provides an initial response. However, I have quoted and am conversant with the description of development contained in this reference but as you will no doubt be aware the description of development has limited status and is not capable of statutory enforcement under the principal Act (*I'm Your Man Ltd v Secretary of State for the Environment* [1998] 4 PLR 107). From your letter is it your contention or that of your Councils' that the description of development is of itself an enforceable element of the decision notice? This being the case, is it not possible, unless specifically conditioned otherwise, for anyone seeking to rely upon the benefit of consent to undertake a partial implementation?

These may be put aside as rhetorical questions as I do not believe this provides a useful line of enquiry, I do not want to waste your time or that of your enforcement colleagues. If you would please consider the points made in my original letter. Firstly, that the matter of the Barn was specifically left 'open' in the application. Secondly, there are no conditions imposed on the consent that would require the demolition of the Barn. Thirdly, there are no provisions applicable for the submission of a formal application in this regard. Finally, the demolition of the Barn would not constitute development for the purposes of the Act.

Please then, could you advise whether there is any requirement to demolish the Barn?

As an aside to these points, it might be worthy of note that the Conservation and Design Officer, Harold Sanders, had advised Development Control on 15th January 2001 that the demolition of the Barn should be resisted. The Club, mindful of having taken the benefit of the consent, are seeking to ensure that the retention of the Barn, as alluded to in their application, does not conflict with any requirement of the Council.

Yours sincerely

C.D. Patrick

Carl Patrick
PRINCIPAL PROJECT MANAGER
CHARLES PLANNING ASSOCIATES LTD

Copy C Keen, The Keen Partnership

10th Anniversary Year

Directors: W.A.Charles DipTP MRTPI MCMI (Managing) • Huw Edwards MSc MRTPI • Amanda Sutton BA(Hons) BTP MRTPI
1644–1645 Parkway • Solent Business Park • Whiteley • Hampshire • PO15 7AH • T: 01489 580853 • F: 01489 580913 • E: cpacda@aol.com

Charles Planning Associates Limited • Registered in England No: 4405189 • Registered Office: Templars House, Lulworth Close, Chandlers Ford, Hampshire, SO53 3TL

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 1 September, 2003
My ref. AO/F/2000/2984
Your ref. CDK/jb/7380/18

Charles Planning Associates
1644-1645 Parkway
Solent Business park
Whitley, Hants
PO15 7AH

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 Patrick

PLANNING APPLICATION F/2000/2984
PROPOSED ERECTION OF SINGLE STOREY GREENKEEPERS BUILDING INCLUDING EQUIPMENT STORE, STAFF FACILITIES AND EXTERNAL YARD. ALTERATIONS TO ACCESS, LANDSCAPING AND DEMOLITION OF EXISITNG BUILDINGS AT SONNING GOLF CLUB, DUFFIELD ROAD, SONNING

Thank you for your letter of 17 July and I apologise for the delay in replying. In our view the existing buildings are required to be demolished. This is because although there was no specific condition requiring demolition, demolition of the buildings was including in the description of proposed development on the application form and decision notice and shown on the approved plans.

I trust the above is clear, but meanwhile if you wish to discuss the above further please contact me.

Yours sincerely

Ao

MRS A ODELL
Planning Officer

cc: Enforcement Officer

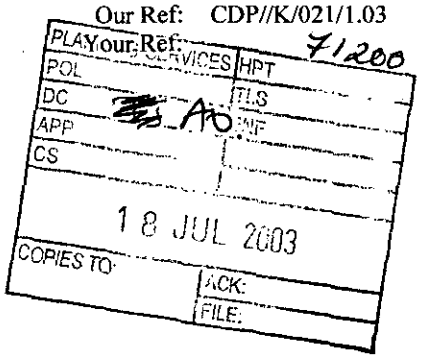
CHARLES PLANNING
ASSOCIATES

Chartered Town Planners

17 July 2003

Our Ref: CDP//K/021/1.03

Your Ref: 71200



Head of Planning and Transportation
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKSHIRE RG40 1WR

Dear Sirs

TOWN AND COUNTRY PLANNING ACTS
DEVELOPMENT AT SONNING GOLF CLUB, DUFFIELD ROAD, SONNING, READING.
PLANNING CONSENT REFERENCE F/2000/2984

I write with regard to the above and my recent enquiries at the Planning Offices. The reason for writing relates to the above approval and in particular the description of development, replicated in the determination notice; dated 21/05/01.

> *"Proposed erection of a single storey greenkeepers building including equipment store, staff facilities, and external yard. Alterations to access, landscaping and* ***demolition of existing buildings****."*

I am making enquiries on behalf of Sonning Golf Club with regard to the elements of demolition included in the original proposal. The agent representing the Club at the time, Vincent and Gorbing, had made reference in their description of the proposed development to the demolition of some of the existing buildings within the site.

The supporting statement that formed part of the application submission referred to the removal of the mobile home and the demolition of the Green Keepers store. This statement goes on to say;

> "The Club has no use for the existing Barn. It is unsuitable for use by the Green Keeper as it is too low, open sided (insecure) and in a serious state of disrepair. The Club is open-minded as to its future, whether to demolish or retain it in case it may have some future role. So as to keep the option open, removal of the Barn is included in the application."

My enquiry relates specifically to the Barn, see enclosed site plan.

In short the Club has implemented the planning consent and sought to comply with the conditions of the consent, the planning file indicates that there are not any outstanding issues. There are no Conditions imposed on the determination that would necessitate the demolition of the Barn and notwithstanding the description of development there would appear to be no reason to have to demolish this structure. Are you in a position to confirm that this is in fact the case? In the absence of any outstanding Condition requiring its removal or imposing a limit upon the floor space within the site, reference to the description of development alone would appear to be an insufficient basis upon which to require its demolition.

I would appreciate your initial response on this matter and whilst I would obviously like you to able to formally respond to the issue as raised, if you should feel unable to provide such an undertaking I would be interested in your opinion as to how this might be formally resolved.

10th Anniversary Year

Directors: W.A.Charles DipTP MRTPI MCMI (Managing) • Huw Edwards MSc MRTPI • Amanda Sutton BA(Hons) BTP MRTPI
1644-1645 Parkway • Solent Business Park • Whiteley • Hampshire • PO15 7AH • T: 01489 580853 • F: 01489 580913 • E: cpacda@aol.com

Charles Planning Associates Limited • Registered in England No: 4405189 • Registered Office: Templars House, Lulworth Close, Chandlers Ford, Hampshire, SO53 3TL

I do not regard the matter to warrant the submission of a further application under Section 63 of the principal Act, omitting any reference to demolition, in order to gain a retrospective planning consent. I can appreciate that you may consider it desirable to make an application for variation of the consent, however Section 73 of the Town and Country Planning Act 1990 specifically provides for the determination of applications to develop land without compliance with Conditions previously attached, as far as I am able to ascertain this is not the case in this instance.

There would appear to be limited scope in an application for Lawful Development Certification, as the matter neither relates to proposed use or development nor indeed to any existing use, development or failure to comply with a Condition or other limitation.

Finally, in seeking to respond to the above, I would ask that you bear in mind Section 55 of the principal Act, subsections 1A(a) and 2(g), and the Town and Country Planning (Demolition – Description of Buildings) Direction 1995, annexed to Circular 10/95. Consideration has been given to the fact that Barn is not a dwellinghouse and does not adjoin one, therefore the 1995 Direction excludes from the definition of "development" the demolition of such a structure. This being the case, no consideration could be given to the demolition of the Barn and it therefore stands outside the controls exercised in association with the determination of planning applications or provisions of the General Permitted Development Order.

I look forward to your response, but should you wish to discuss any matter raised please do not hesitate to contact me on the above number.

Yours sincerely

C.D. Patrick

CARL PATRICK
PRINCIPAL PROJECT MANAGER
CHARLES PLANNING ASSOCIATES LTD.

Tel: (0118) 974 6447 (Direct Line)
Fax: (0118) 974 6484
Email: jerry.hedley@wokingham.gov.uk
Date: 10 September 2003
My ref: RFS/6619/03/JH
Your ref: CDK/jb/7380/18

Charles Planning Associates
1644-1645 Parkway
Solent Business Park
Whitley, Hants
PO15 7AH

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

Dear Mr Patrick,

PLANNING APPLICATION F/2000/2984
PROPOSED ERECTION OF SINGLE STOREY GREENKEEPERS BUILDING INCLUDING EQUIPMENT STORE, STAFF FACILITIES AND EXTERNAL YARD. ALTERATIONS TO ACCESS, LANDSCAPING AND DEMOLITION OF EXISTING BUILDINGS AT SONNING GOLF CLUB, DUFFIELD ROAD, SONNING.

I am writing in relation to correspondence between you and this Council's Planning Officer, Mrs Angela Odell.

I can confirm that the demolition of the existing buildings described in the above stated proposal is required. You are requested to fully implement your approval or submit a revised application in relation to yet to be demolished exiting buildings.

I look forward to your co-operation in this matter.

Yours sincerely

Mr J Hedley
Planning Enforcement Officer

File: Duffield Road
Sonning Golf Club.
Sonning 10.9.03

Angela Odell

From: Heidi Lynch
Sent: 10 June 2003 08:42
To: Angela Odell
Subject: FW: "Sonning Golf Club", Duffield Road, Sonning READING, Berkshire F/2000/2984

----Original Message-----
From: Angela Odell
Sent: Monday, June 09, 2003 7:15 AM
To: Heidi Lynch
Subject: RE: "Sonning Golf Club", Duffield Road, Sonning READING, Berkshire F/2000/2984

no!

-----Original Message-----
From: Heidi Lynch
Sent: 05 June 2003 08:08
To: Angela Odell
Subject: FW: "Sonning Golf Club", Duffield Road, Sonning READING, Berkshire F/2000/2984

Angi i think i passed this onto you to deal with?
-----Original Message-----
From: John Mullaney
Sent: Wednesday, June 04, 2003 12:03 PM
To: Heidi Lynch
Subject: "Sonning Golf Club", Duffield Road, Sonning READING, Berkshire F/2000/2984

I am unsure who originally requested this condition (ourselves or the EA) as our records do not go back that far. I assume from the details submitted that Sonning Golf Club use one of the products listed. I would therefore recommend discharge of the condition. The storage of the diesel would be considered by the Health and Safety team during routine inspections.

John Mullaney
Principal Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

Date: 14 May 2003

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/2984

Location: Sonning Golf Club; Duffield Road, Sonning, Reading.

Proposal: Proposed erection of single storey greenkeepers building including equipment store, staff facilities external yard. Alterations to access, lansdscaping *and demolition of existing buildings.*

Applicant: Sonning Golf Club C/O Vincent And Gorbing Associates.

Case Officer: Heidi Lynch

The new plans show the following: Diesel storage details.

Comments are required by 24/05/2003.

Should you have any queries regarding this application please contact the case officer Heidi Lynch on (0118) 974 6481.

(RING ONE)

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

App. No. F/2000/2984 Date Rec. 25/4/03

Location: Soming Golf Club, Duffield Road, Soming

Parish:

Applicant: Soming Golf Club

Description of attached plans:

Diesal storage details to Envion Health only please along with enclosed copy of consent.

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to ~~Woodley Library,~~ Part 1 Reg., Parish Council, Ward Councillors and the Case Officer ~~unless specified~~.

Please tick ~~which of the~~ following you wish consulted.

Landscape & Trees	
Urb. Design & Conservation	
Highways	
Dinton Pastures	
Environmental Health	X

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

Marks.

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

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER HEIDI

Consultations Sent by Admin. on 14.05.03

Yellow - Case Officer Copy
Green - Part One Copy

1970/0102

(RING ONE)

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

App. No. F/2000/2984 Date Rec. 25/4/03

Location: Soming Golf Club Duffield Road, Soming

Parish:

Applicant: Soming Golf Club

Description of attached plans:

Diesal storage details to Envion Health only please along with enclosed copy of receipt.

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	
Urb. Design & Conservation	
Highways	
Dinton Pastures	
Environmental Health	X

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

Marks.

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

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

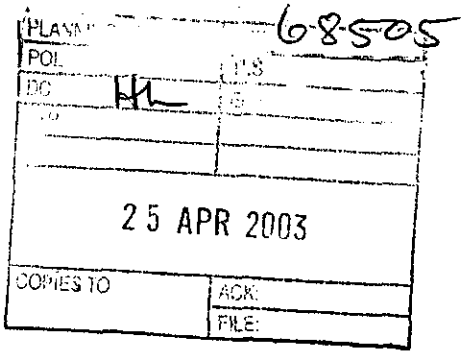
CASE OFFICER HEIDI

Consultations Sent by Admin. on 14.05.03

Yellow - Case Officer Copy
Green - Part One Copy

The Keen Partnership The Courtyard Edinburgh Road Reading Berkshire RG30 2UA
Telephone 0118 951 0855 **Fax** 0118 951 0866 **email** info@keenpartnership.co.uk

THE KEEN PARTNERSHIP



Heidi Lynch
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

PLANS TO MEET CONDITIONS

2984

Our ref: CDK/jb/7380/18

23rd April 2003

Dear Ms Lynch,

RE: SONNING GOLF CLUB - APPLICATION NO. F/200/2984

Further to your letter to Sonning Golf Club dated 17 December 2002, please find enclosed details of the diesel storage on sight, which the club has installed.

If you should require any further information, would you please call Andrew Tanner direct at Sonning Golf Club.

I trust everything is in order.

Yours sincerely,

Christopher D Keen
Keen Partnership
cc: Andrew Tanner, Sonning Golf Club

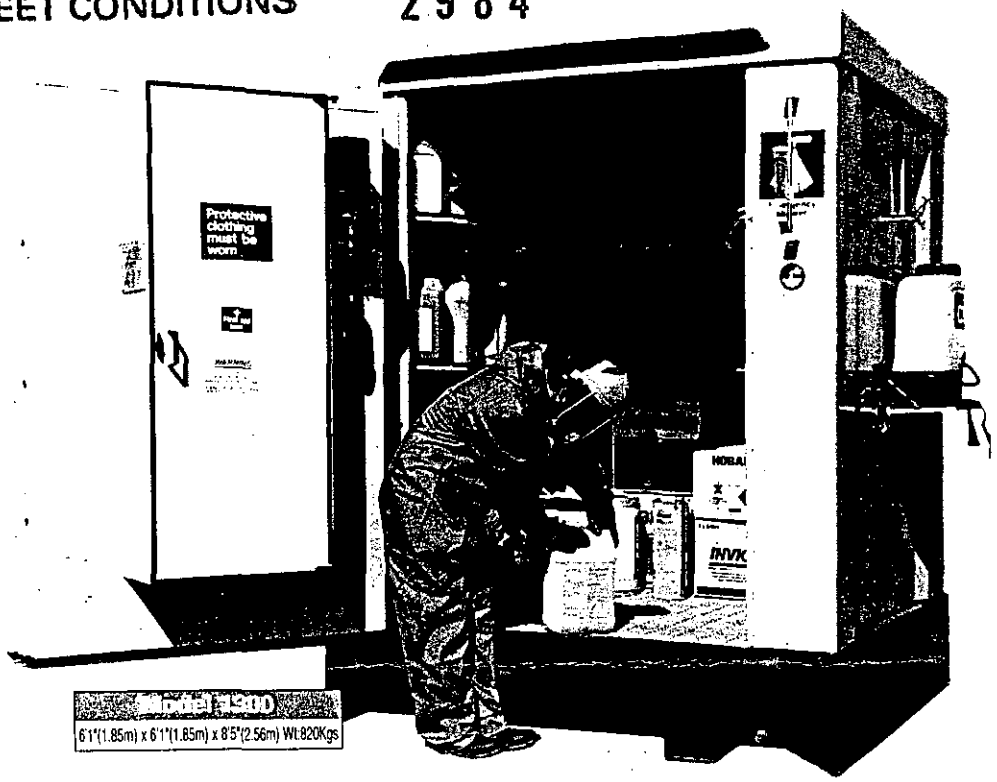
CONSTRUCTION MONITORING
PARTY WALL MATTERS
SAP CALCULATIONS
CONDITION & MEASURED SURVEYS
PLANNING SUPERVISORS
COMPUTER AIDED DESIGN
PLANNING APPEALS
PRESENTATION DRAWINGS

Partners
C D Keen ARICS MBEng M H Groom
VAT no. 614 7583 30

PLANS TO MEET CONDITIONS 2984

FLAMMABLES & CHEMICALS

The storage and transit of an increasing range of potentially dangerous or harmful materials is covered by Acts of Parliament, like The Pesticides Regulations 1986; The Food and Environment Protection Act 1985; The Health and Safety at Work Act 1974; HFL/LPG Regulations 1972 and the Petroleum Consolidation Acts 1928/36. Following these Acts come guidelines and Codes of Practice from interested monitoring bodies such as the Health and Safety Executive, The National Rivers Authority, B.A.S.I.S., The Fire Brigade and Trading Standards which help to translate the legal requirements into storage criteria. The "FLAMSAFE" and "CHEMSAFE" names have become synonymous with these criteria.



Model 1900
6'1"(1.85m) x 6'1"(1.85m) x 8'5"(2.56m) Wt:820Kgs

FLAMSAFE & CHEMSAFE UNITS

The range of units illustrated covers small to medium scale interior and exterior storage and larger capacity secure practical storage workbases, which are specifically made to suit your particular purpose, and all of which can incorporate a tremendous variety of options. Made of 3mm steel plate and being flame resistant all units feature :-



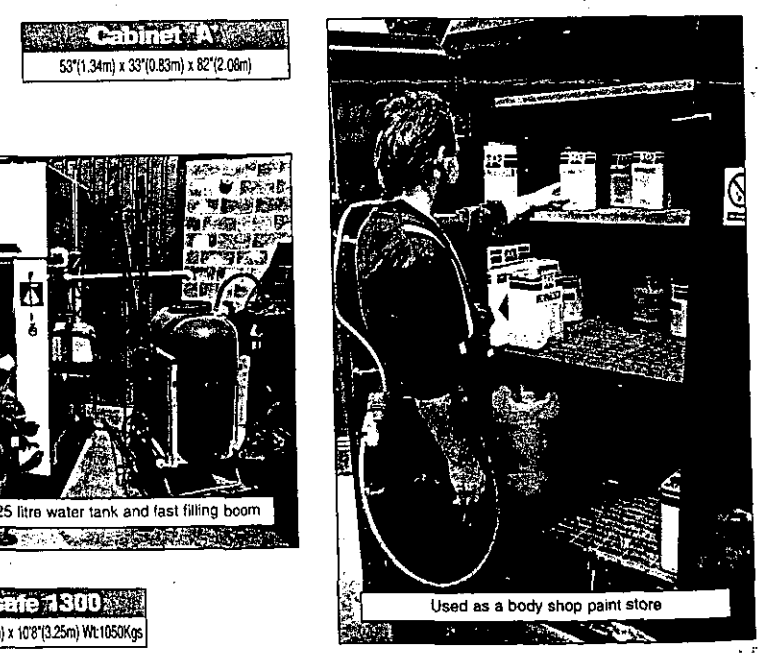
Model 440
4'1"(1.25m) x 3'8"(1.12m) x 6'6"(2.00m) Wt:406Kgs

f e a t u r e d

- Integral Spillage Retention Sump
- Sump Drain Points
- Sectional Kennedy Grate Floor
- Sitesafe Locking System
- Fork Lifting Points
- Lifting Lugs
- Lipped Shelving
- Frame Dogs
- Anti Jemmy Strip
- High and Low Level Vents

Supplied with a First Aid Kit, and finished in Grey, Green, Blue and Red (or B.S. colour of your choice) units are fitted with all appropriate warning signs.

Cabinet 'A'
53"(1.34m) x 33"(0.83m) x 82"(2.08m)



Used as a body shop paint store

Incorporates a 500 gallon/2225 litre water tank and fast filling boom

Spraysafe 1300
6'1"(1.85m) x6'1"(1.85m) x 10'8"(3.25m) Wt:1050Kgs

Tel: (0118) 974 6482 (Direct Line)
e-mail: heidi.lynch@wokingham.gov.uk
Date: December 17, 2002
Ref: F/2000/2984

Andrew Tanner
Sonning Golf Club Ltd
Duffield Road
Sonning
Reading
Berkshire
RG4 6GJ

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

Dear Sir,

RE: SONNING GOLF CLUB, DUFFIELD ROAD, SONNING, APP NO. F/2000/2984

I refer to your letters dated 30th October 2002 and 4th December 2002 with reference to the above and apologise for this delayed response.

Condition 2 of the above consent requires samples and details of the external materials to be submitted and approved in writing by the Local Planning Authority. The building has already been completed and the dark green colour on the walls is considered acceptable. The roof has been painted a whitish-grey colour, which is also considered acceptable.

Condition 3 of the above consent pertains to external lighting on site. The four 500W halogen lamps (activated by movement) are considered acceptable as long as they splay downwards, rather than outwards.

In my letter dated 27th August of this year, I stated that the reduction in hard-standing on the site is considered acceptable in principle to our highways officer, as long as 8 car parking spaces are retained on-site.

Condition 10 of the above consent pertains to the submitting of a landscaping scheme. I have spoken with our Trees Officer (Neil Etherington) with regard to my site visit and have shown him photos of the site. It is considered that a landscape scheme should still be submitted showing further planting on site for screening purposes. This should basically fill in the gaps between existing plantings. A landscape plan will therefore be required showing existing trees and where new plantings are to occur. You will need to state what species are to be used, when they will be planted and what size they will be planted at as well as spacings. Neil Etherington suggested that whips would be acceptable to fill in gaps.

Condition 13 of the above consent pertains to diesel storage on site. Details of the storage of diesel on site shall be submitted to and approved in writing by the Local Planning Authority. If you could submit these details I will forward them onto our Environment Health Officer for his approval.

Condition 15 of the above consent requires a 4m buffer zone to be established alongside the adjacent ditch. Most of this 4m buffer strip will include the hedge/trees along the front road boundary. You should show the 4m buffer zone on your landscape scheme plan.

Should you wish to discuss any matter further please do not hesitate to contact Heidi Lynch.

Yours sincerely

HLynch

Heidi Lynch
Planning Officer

Tel: (0118) 974 6482 (Direct Line)
e-mail: heidi.lynch@wokingham.gov.uk
Date: August 27, 2002
Ref: F/2000/2984

Christopher Keen
Sahana Enterprises Ltd
The Courtyard
Edinburgh Road
Reading
Berkshire
RG30 2UA

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

Dear Sir,

RE: SONNING GOLF CLUB, DUFFIELD ROAD, SONNING, APP NO. F/2000/2984

I refer to your letter dated 2nd July 2002 with reference to the above and apologise for this delayed response.

It is advised that the change in external materials for the approved building can be considered as a minor amendment. However, condition 2 of consent F/2002/2984 states that samples and details of the proposed external materials should be submitted to and approved in writing by the Local Planning Authority. As yet, no samples have been submitted to the Local Authority for approval. Please forward details of colour etc as soon as possible.

The relocation of the door shown on plans 7380-02-02 and 6008-A004A is considered to be acceptable as a minor amendment.

The reduction in hard-standing on the site is considered acceptable in principle to our highways officer, however there has been a reduction in on-site parking. The previously approved plans show 8 parking spaces, whereas the plans you have submitted show only 6. The plan submitted cannot be considered as a minor amendment until 8 car parking spaces have been provided on-site.

Should you wish to discuss any matter further please do not hesitate to contact Heidi Lynch.

Yours sincerely

H Lynch

Heidi Lynch
Planning Officer

SAHANA
Enterprises Ltd.

Welcome to your home.

The Courtyard
Edinburgh Road
Reading, Berkshire
RG30 2UA
Telephone 0118 9574414
Fax 0118 9510866
email chriskeen@
keenpartnership.co.uk

S A H A N A

PLANNING SERVICES | HPT 58569
POL | PLS
DC AL | ENF
APP |
CS |
08 JUL 2002
COPIES TO | ACK:
FILE:

Outfield Road Sonning

Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Our ref: CDK/jm/7380/4

2nd July 02

Dear Sir or Madam:

RE: GREENKEEPERS FACILITY SONNING GOLF CLUB 5526

Further to recent approval for this facility we are currently about to construct the building on the Clubs behalf and would like to make some minor amendments as follows:

We would like to take the cladding down to ground level rather than providing a small brick plinth.

We would also like to amend the external areas slightly by reducing the amount of hardstanding as shown in our enclosed Keen Partnership drawing no 7380-20-01 .

We have been able to do this by repositioning the rear door into the side of the building thus providing four doors to the side and leaving just the personal door on the rear elevation Vincent and Gorbing drawing No 6008-A004A and Keen Partnership drawing No 7380-02-02.

The building itself is exactly the same height, shape and size as approved and therefore I would hope there would be no problem with these minor amendments being approved without the need to go back to Committee.

I look forward to hearing from you very soon as building works are about to start in earnest.

Whilst writing to you I would confirm that the roadway into the site has now been completed as part of the planning conditions.

I look forward to hearing from you shortly. F/2000/2984

Yours sincerely,

Christopher D Keen
CC Sonning Golf Club

- new door on north elevation
- change in materials (no brick plinth)
- door removed on west elevation

Chair:
Jacqueline Fitzjohn
BA (Hons) Dip. Lib.

Managing Director:
Christopher Keen
MB Eng ARICS

Consultant:
David Fitzjohn
BSc (Hons) M. Phil
FRICS

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/2984

Applicant : Sonning Golf Club C/O Vincent And Gorbing Associates.

Location : Sonning Golf Club, Duffield Road, Sonning, Reading.

Proposal : Proposed erection of single storey greenkeepers building including equipment store, staff facilities external yard. Alterations to access, lansdscaping and demolition of existing buildings.

Site Notice Displayed ? :	YES	NO	DATE
	✓		11.01.01

Date of Neighbour Notifications : .....

Date of Site Visit : .....11.01.01.....

Date Registered : 06/12/2000

Earliest Date for Decision : 11/01/2001

Latest Consultation Date/Site Notice Expiry Date : 11/01/2001

This application will have expired on: 31/01/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways - no objection subject to conditions
Building control - complies with standards
Landscaping - no objection subject to conditions
Urban Ranger - considers that the current application give consideration to neighbor's comments but regrets removal of the barn.
Environmental Health - no objection subject to conditions
Environment Agency - no objection subject to conditions

Planning Issues :

Site Designation : Countryside

1.) Impact upon the character and appearance of the Countryside

2.) Impact upon the Highway Safety.

Application Number: F/2000/2984

Appraisal :

1.) Impact upon the character and appearance of the Countryside

The proposed development is for a large Grain hoppers building, equipment store and staff facilities. The proposed building would have a width of 34.5m a depth of 18.7m and a height of 4.8m to the highest point. This would represent a 2.5m reduction in width, 1.3m in depth and 1.8m in the height, plus the removal of the previously proposed mezzine floor.

There is currently 355m² of floorspace, which would be demolished. The proposed structure would provide 618m² - This represents a 393m² net increase in floorspace however, the applicants have set out a comprehensive explanation of their needs and have justified each area within the building.

A revised landscaping scheme shows significant masses of planting along all of the boundaries which will help to screen the proposed development from the surrounding area, while also helping to limit the opportunities for further spread of development.

Therefore, the proposed development would have no significant adverse impact upon the character and appearance of the surrounding area.

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

Application Number F/2000/2984
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C012	R012	
3	C030	R030	
4	→	R062.	The building hereby permitted shall not be occupied or used at any time other than ancillary to the ~~existing~~ Golf club located on the site
5	C122	R122.	
6	C126	R126	insert " A002/B
7	C129	R129.	
8	C130	R130	
9	C137	R137	insert 'Building"
10	C150	R150	
11	C151	R151	
12	C153	R153.	
13	→		Details for the storage of diesel on the site shall be submitted to and approved in writing by the local planning Authority prior to the commencement of development
		Reason	In order to prevent pollution of the application Site and surrounding land.
14	→		No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level
		Reason	To prevent pollution of ground water.
15	→		A Buffer Zone 10 metres wide along side the adjacent ditch shall be established in accordance with details which shall be submitted and approved in writing by the local planning

P.T.O

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LTV2, LBE1.
SOUTH-EAST AREA LOCAL PLAN POLICIES: —
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1, WCC1
GREEN BELT LOCAL PLAN POLICIES: —
BERKSHIRE STRUCTURE PLAN POLICIES: OS1, C1, C2.
MINERALS LOCAL PLAN POLICIES: —

Condition → Authority before the development commences →

Reason. To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the [redacted] corridor.

RECORD OF SITE VISIT

SITE ADDRESS: Sonning Golf Club
Duffield Road Sonning Reading.

APPLICATION NUMBER: F/2000/2984

OFFICER: Nicola Lake

DATE OF SITE VISIT: 11.01.01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - Front of site by access onto A4

2. DESCRIPTION OF SURROUNDINGS

Rural - off A4 Bath Road.

3. DESCRIPTION OF SITE/BUILDING on edge of existing Golf course - countryside area with two dwellings adjacent.

4. RELATIONSHIP TO ADJOINING PROPERTIES check history - quite well screened.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

* check appeal Decisions
* check Pre-apps

Tel: (0118) 974 6481

Date: 15 May 2000

My ref: F/2000/2984

CONFIDENTIAL

Councillor N Rose
Spinney Side
Holme Park Farm Lane
Sonning
Berks
RG4 6SX

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

Dear Councillor

Application Number: F/2000/2984
Sonning Golf Club, Duffield Road, *Sonning*, Reading.
Proposed erection of single storey greenkeepers building including equipment store, staff facilities external yard. Alterations to access, lansdscaping and demolition of existing buildings.

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 **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 25 May 2000

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/2984**
Sonning Golf Club, Duffield Road, Sonning, Reading.
Proposed erection of single storey greenkeepers building including equipment store, staff facilities external yard. Alterations to access, lansdscaping and demolition of existing buildings.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor N Rose

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 6481

Date: 15 May 2001

My ref: F/2000/2984

POL	TLS
DC NL	ENF
APP	
CS	
18 MAY 2001	
CONFIDENTIAL	
COPIES TO:	ACK:
	FILE:

Councillor N Rose
Spinney Side
Holme Park Farm Lane
Sonning
Berks
RG4 6SX

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

Dear Councillor

Application Number: F/2000/2984
Sonning Golf Club, Duffield Road, Sonning, Reading.
Proposed erection of single storey greenkeepers building including equipment store, staff facilities external yard. Alterations to access, lansdscaping and demolition of existing buildings.

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 **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 25 May 2001.

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/2984**
Sonning Golf Club, Duffield Road, Sonning, Reading.
Proposed erection of single storey greenkeepers building including equipment store, staff facilities external yard. Alterations to access, lansdscaping and demolition of existing buildings.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: _____ Date: 17/5/01

Councillor N Rose

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

Nicola Lake

Development Control

Date: 02 May 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/2984

Location: Sonning Golf Club, Duffield Road, Sonning, Reading.

Proposal: Proposed erection of single storey greenkeepers building including equipment store, staff facilities external yard. Alterations to access, lansdscaping and demolition of existing buildings.

Applicant: Sonning Golf Club C/O Vincent And Gorbing Associates.

Case Officer: Nicola Lake

The new plans show the following: Revised landscaping scheme. Drawing no A005.

Comments are required by 12/05/2001.

Should you have any queries regarding this application please contact the case officer Nicola Lake on (0118) 974 6481.

Comments as previous dated 19/4/01.

Adam C 8/4/01

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 9 May 2001

Location:	Sonning Golf Club, Duffield Road, Sonning, Reading
Proposal:	Proposed erection of single storey greenkeepers building including equipment store, staff facilities and external yard. Alterations to access, landscaping and demolition of existing buildings.
Application Number:	F/2000/2984

In response to your consultation dated 2 May 2001 for the above application, the landscape comments are as follows:

Further to my recent meeting and discussions on site with the applicant, the landscape proposals shown on drawing no. A005 are acceptable.

The size of the standards needs to be clarified by the applicant as they are listed on the drawing as being 180-200mm. If by this it is meant that the trees are 1.8 – 2m tall then these are classed as feathered trees, generally standards are 2.5 – 3m in height.

Catherine Brimble

Catherine Brimble
Landscape Architect

Date: 02 May 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/2984

Location: Sonning Golf Club, Duffield Road, Sonning, Reading.

Proposal: Proposed erection of single storey greenkeepers building including equipment store, staff facilities external yard. Alterations to access, lansdscaping and demolition of existing buildings.

Applicant: Sonning Golf Club C/O Vincent And Gorbing Associates.

Case Officer: Nicola Lake

The new plans show the following: Revised landscaping scheme. Drawing no A005.

Comments are required by 12/05/2001.

Should you have any queries regarding this application please contact the case officer Nicola Lake on (0118) 974 6481.

(RING ONE)

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

App No. (Planaps) / F/2000/2984 (Ludhouse) Date Rec. 26 April 2001

Location: Sonning Golf Club, Duffield Road, Sonning

Parish Sonning

Applicant: Sonning Golf Club

Description of attached plans Revised landscaping scheme.

Drawing No's: A005

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: Any previous neighbours

		Drawing No's	
1.	NK (Landscape & Trees)		✓
2.	NK (Env. Design)		
3.	XA (Highways)		✓
4.	NF (Building Control)		
5.	BC/DC Liaison		

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

NEIGHBOURS:

Date for Responses 10 Days

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER NK

Consultations Sent by Admin. on 02.05.PS

Yellow - Part One Copy
Green - Officer's Copy

REVISED PLAN
2984

VINCENT AND GORBING
ASSOCIATES
CHARTERED ARCHITECTS AND INTERIOR DESIGNERS

Our ref: AR/JB/6008 (Z3)

25 April 2001

PLANNING SERVICES	HPT 42630
POL	TLS
DC NL	ENF
APP	
CS	
26 APR 2001	
COPIES TO:	ACK:
	FILE:

For the Attention of Nicola Lake
Planning Services
Wokingham District Council
Council Offices
Shute End
WOKINGHAM
Berks
RG11 1BN

Dear Madam

SONNING GOLF CLUB
ERECTION OF SINGLE-STOREY GREENKEEPER'S BUILDING AND ASSOCIATED WORKS

I refer to our meeting at your offices on 21 March 2001, during which we discussed a number of issues related to the above mentioned project and, specifically, your request for our landscaping proposals.

We have subsequently had a meeting with your Landscape Officer on site and discussed, at length, her requirements with regard to the size and density of the "whips" and "standards" of the native tree species to be planted. This information has been interpreted onto the enclosed drawing no. 6008/A005 (six copies enclosed).

The Landscape Officer also expressed unease with regard to the use of block paving and planting adjacent to the Greenkeeper's shed. She considered that this gave an "urbanising" impression of the site, which she would like to be avoided.

In the circumstances, we would be grateful if you could speak to the Landscape Officer, with a copy of the attached drawing, to ensure that we have now interpreted her wishes correctly.

We trust that this submission will enable you and your team to consider our application favourably within the next few days.

Yours faithfully

J L Brook.

pp. **ANDREW RAYNER**
FOR VINCENT AND GORBING

cc A J Tanner - Sonning Golf Club Limited

STERLING COURT NORTON ROAD STEVENAGE HERTS SG1 2JY
TELEPHONE: 01438 316331 FAX: 01438 722035 E-mail: vincent_gorbing@compuserve.com

DIRECTORS: P R GRIMMER DIP ARCH RIBA A INST SRM G R YEATES RIBA M B CHANDLER MA (RCA) DIP ARCH RIBA A W BRAND DIP ARCH RIBA
ASSOCIATES: A SUBOCZ B ARCH (HONS) RIBA G K WOOD DIP ARCH RIBA A W RAYNER MBIAT

VINCENT AND GORBING ASSOCIATES LTD IS A SUBSIDIARY OF VINCENT AND GORBING LTD CHARTERED ARCHITECTS AND TOWN PLANNERS
REGISTERED IN ENGLAND AT NORTON ROAD STEVENAGE REG. NO. 1942616

QUALITY ASSURED FIRM ISO 9001 SGS

Our ref: SP\2001\002945\001
Your ref: F/2000/2984

Date: 2nd March 2001

ENVIRONMENT AGENCY

PLANNING SERVICES	HPT 40689
POL	TLS
DC RL	ENF
APP	
CS	
05 MAR 2001	
COPIES TO:	ACK:
	FILE:

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

For the attention of: Nicola Lake

Dear Sir/Madam

GREENKEEPERS BUILDING, ALTERATIONS TO ACCESS, LANDSCAPING SONNING GOLF CLUB, DUFFIELD ROAD, SONNING

Thank you for your letter dated 18 December 2000 which was received on 21 December 2001. You are asked to quote the following reference in any correspondence: SU77NE/2/1. The Environment Agency has the following comments:

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

PLANNING CONDITIONS

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

CONDITION: A Buffer Zone 4 metres wide alongside the adjacent ditch shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.
REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

PLANNING INFORMATIVES

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

Culverting of a watercourse requires the prior written approval of the Local Authority under the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/ Water Resources Act 1991. The Environment Agency seeks to avoid culverting, and its consent for such works will normally be withheld. *Contact Amanda Reed on 01276 454331 for further details.*

Cont/d..

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions. *Contact Ian Doyle on 01276 45 4365 for further details.*

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

ADVICE TO PLANNING AUTHORITY

Groundwater Protection: Contact Ian Doyle on 01276 45 4365.

I note the application will involve the removal of fuel tanks. Old fuel storage tanks are frequently the source of contamination due to leakages from pipes or the tank itself. Therefore the applicant should ensure during tank removal that there is no detectable contamination (either visually or odour). If it is found that leakage, and hence contamination, has occurred, the Agency should be contacted for advice.

If petrol was stored in the tanks, the local Petroleum Licencing Officer should be contacted for any requirements that they may have.

Conservation: Contact Liz Baldwin on 01276 45 4430

The buffer zone should contain no built development, including hardstanding. Planting within this zone should consist of native species only, and should not include any formal or ornamental garden.

Development Control: Contact Amanda Reed on 01276 45 4331

The alteration to the existing access over the ditch will require consent from the Environment Agency, regardless of any planning permission granted.

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency where ground conditions are suitable and groundwater is not at risk. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency is likely to recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

ADVICE TO APPLICANT

Environment Protection: Contact Nick Weddell on 01276 454405

The applicant should ensure that no materials from the sand/dressing etc storage area can enter the adjacent watercourse.

Cont/d..

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

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

Underground chemical, oil or fuel storage tanks should be constructed of material resistant to attack by the substance stored therein and protected against corrosion. The tank vent pipe should be taken to a sufficient height to prevent an overflow taking place in the event of the tank being overfilled. This type of tank should be filled from the delivery tanker by gravity only.

Underground or overground pipelines should be adequately protected against leakage, particularly by corrosion.

Vehicle loading or unloading bays and storage areas involving chemicals, refuse or other polluting matter should not discharge to the surface water system.

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

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

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

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference.

A copy of this letter has been sent to the agent.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Vincent and Gorbing Associates, Sterling Court, Norton Road, Stevenage, Herts SG1 2JY

PLANNING SERVICES	HPT 38859
POL	TLS
DC	ENF
P	
CS	NC
19 JAN 2001	
COPIES TO:	ACK:
	FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis Environmental Health

My Ref: jpe/golf

To: Nicola Lkae, Development Control

Your Ref: F/2000/2984

Date: 18 January 2001

PROPOSAL: ERECTION OF SINGLE STOREY GREENKEEPERS BUILDING INCLUDING EQUIPMENT STORE, STAFF FACILITIES, EXTERNAL YARD. ALTERATIONS TO ACCESS, LANDSCAPING

ADDRESS: SONNING GOLF CLUB, DUFFIELD ROAD, SONNING

These proposals have been evaluated and I have the following comments:

The new fuel storage tank should incorporate spill control measures (such as bunding) in order to minimise contamination from any leaks or spills.

I recommend that the following condition be imposed should the application be granted planning consent:

1. *Details for the storage of diesel on the site shall be submitted to and approved in writing* by the Local Planning Authority prior to the commencement of development.
   Reason – In order to prevent pollution of the application site and surrounding land.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

[redacted]**WAYS CONSULTATION SHEET**

From: Nicola Lake **Date:** 18 December 2000

Application Number: F/2000/2984

Proposal: Proposed erection of single storey greenkeepers building including equipment store, staff facilities external yard. Alterations to access, lansdscaping and demolition of existing buildings.

Parish: SONNING PARISH

Site Address:
Sonning Golf Club, Duffield Road, Sonning, Reading.

Applicant:
Sonning Golf Club C/O Vincent And Gorbing 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).

C122, R122.
C126 (INSERT: A002/B), R126.
C129, R129.
C130, R130.
C137 (INSERT: baiding), R137.

Signed: _____ **Print name:** Adam Coggins

19/01/01

See part 1 plans

To: Harold Sanders.
~~**Hart District Council**~~
~~**Planning Department**~~
~~**Civic Offices**~~

From: Nicola Lake

Date: 18 December 2000 19 DEC 2000

Application Number: F/2000/2984

Proposal: Proposed erection of single storey greenkeepers building including equipment store, staff facilities external yard. Alterations to access, lansdscaping and demolition of existing buildings..

Site Address:
Sonning Golf Club, Duffield Road, Sonning, Reading.

Applicant:
Sonning Golf Club C/O Vincent And Gorbing Associates.

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

I CONSIDER THE REVISED SCHEME ACKNOWLEDGES THE DESIGN CONCERNS EXPRESSED PREVIOUSLY AND SUPPORTED BY THE PLANNING INSPECTOR.

DETAILS OF BUNKERS, EXTERNAL SURFACES AND ROAD CONSTRUCTION, PARTICULARLY KERBS TO BE AGREED; (BUILDING MATERIAL + COLOUR PRIOR TO DECISION.)

IT IS TO BE REGRETTED THAT THE EXISTING BARNS ARE NOTED TO BE DEMOLISHED. THE DESIGN STATEMENT STATES ^ THAT THE CLUB IS 'OPEN MINDED' AS TO ITS FUTURE. REPAIRED + RE-ROOFED THESE BUILDINGS COULD FORM ADDITIONAL STORAGE FOR GREEN MATERIALS. THEIR DEMOLITION SHOULD BE RESISTED.

Harold Sanders. CONSERVATION + DESIGN 15.01.01.

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/2984 relates.

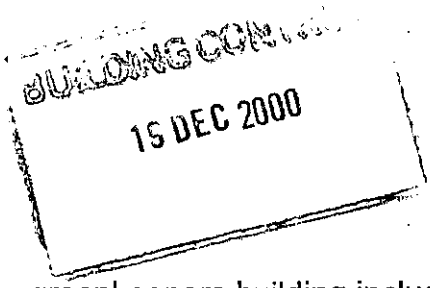
Address of site GREENKEEPERS COMPLEX, SONNING GOLF CLUB, OLD BATH RD, SONNING, READING, BERKS. RG4 6GJ.

Signed _____

Date 6-1-01

See part 1 plans

To:
Building Control



From: Nicola Lake

Date: 18 December 2000

Application Number: F/2000/2984

Proposal: Proposed erection of single storey greenkeepers building including equipment store, staff facilities external yard. Alterations to access, lansdscaping and demolition of existing buildings..

Site Address:
Sonning Golf Club, Duffield Road, Sonning, Reading.

Applicant:
Sonning Golf Club C/O Vincent And Gorbing Associates.

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

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 4 January 2001

Location:	Sonning Golf Club, Duffield Road, Sonning, Reading
Proposal:	Proposed erection of single storey greenkeepers building including equipment store, staff facilities and external yard. Alterations to access, landscaping and demolition of existing buildings.
Application Number:	F/2000/2984

In response to your consultation dated 18 December 2000 for the above application, the landscape comments are as follows:

The site is located in a Green Gap designation and the countryside and is also adjacent to the A4, which is a Green Route enhancement zone.

There is a significant amount of vegetation alongside the A4 that screens the site from the road, but this contains a significant amount of dead and dying elm. This will eventually deteriorate unless actively managed and replanted with alternative tree and shrub species.

I have no objection to the erection of the replacement greenkeepers building and associated hardstanding and external areas as many of the larger trees are shown to be retained around the proposed building. Also indicative new tree planting is proposed around the building with the dead trees in the tree belt along the A4 to be replaced. A number of trees and shrubs are to be removed in order that the entrance to the site can be modified and widened making it much more visible than at present. To compensate for the loss of trees and shrubs and the introduction of the new building, a significant planting scheme should be implemented within this area especially adjacent to the A4 and in those areas where the existing buildings will be demolished, for the long term retention of landscape structure in this area.

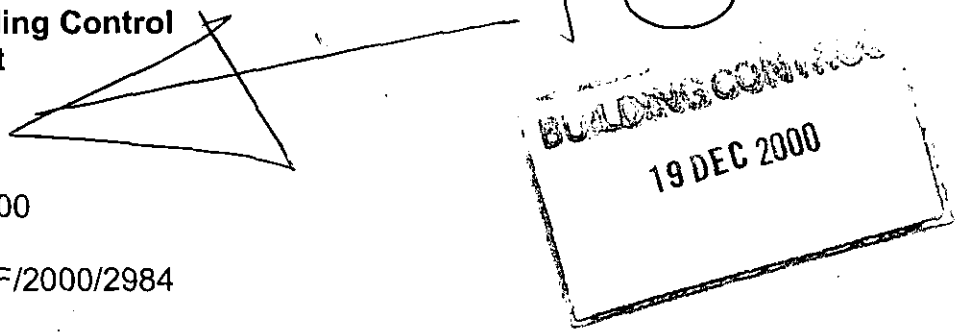
Catherine Brimble

Catherine Brimble
Landscape Architect

See part 1 plans

To:
Access Officer - Building Control
F.A.O. Duncan Garrett

From: Nicola Lake



Date: 18 December 2000

Application Number: F/2000/2984

Proposal: *Proposed erection of single storey greenkeepers building including equipment store, staff facilities external yard. Alterations to access, lansdscaping and demolition of existing buildings..*

Site Address:
Sonning Golf Club, Duffield Road, Sonning, Reading.

Applicant:
Sonning Golf Club C/O Vincent And Gorbing Associates.

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

The building complies with legislation.
has level access & wc Provision

WOKINGHAM D.C. DEVELOPMENT CONTROL

(*) PRE-APP ATTACHED (*)

Start date: 06 DEC 2000	Map No. 37 Site 0-50
Officer: NL Application No. F/2000/2984	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF SINGLE STOREY GREENKEEPERS BUILDING INCLUDING EQUIPMENT STORE, STAFF FACILITIES EXTERNAL YARD, ALTERATIONS TO ACCESS, LANDSCAPING AND DEMOLITION OF EXISTING BUILDINGS

Location: ~~ADJOINING MODEL FARM COTTAGE, BATH ROAD~~ Duffield Road

Parish: SONNING Ward: Sonning 18-12-2000

Applicant: SONNING GOLF CLUB

Fee Received 1710-00 Required ..... Additional ..... Refund .....

(9)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	Previous app (99/69685/F) is not on History Card.		

* PRE APP *

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 18.12.2000 D Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control Fire exits & disabled access

Landscape ... ✓ .....

Trees .....

Conservation Officer Green gap / wedge ✓

Environmental Health ..... ✓

Housing .....

Leisure & Cultural services .....

Public Rights of Way .....

Property .....

District Secretary (only if called in by SOS) .....

Policy & Plans .....

Strategic Planning (JSPU) .....

Minerals (INTERNAL) .....

Archaeological Site (BABTIE) : .....

Education .....

Social Services .....

Highways ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....

Adjacent Parish : .....

Southern Electricity Board .....

British Gas .....

PSA Oil Pipeline .....

Transco ✓ .....

Environment Agency - Chemical / Fertilizer storage - New access & yard .....

Rail Track .....

Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....

Ancient Monuments Society .....

Council for British Arch. .....

RCHME .....

Telecommunications (NRPB) : .....

Sport England : .....

OTHERS:

- Duncan Garrett (Disabled Access Off^r)
- CPRE ✓
- Pre-app attached

NEIGHBOURS:

S/N + See map

06.DEC.2000 2984

VINCENT AND GORBING
ASSOCIATES
CHARTERED ARCHITECTS AND INTERIOR DESIGNERS

Our ref: AR/JB/6008 (Z3)

2 December 2000

Planning Services
Wokingham District Council
Council Offices
Shute End
WOKINGHAM
Berks
RG11 1BN

Dear Sirs

SONNING GOLF CLUB - PLANNING APPLICATION FOR ERECTION OF SINGLE-STOREY GREENKEEPER'S BUILDING AND ASSOCIATED WORKS

Please find enclosed the following documents constituting a full planning application:-

1. Six copies of completed application form.
2. Signed Certificate A and Agricultural Holdings Certificate.
3. Cheque for £1,710.00 to cover the application fee.
4. Six copies of the following drawings:-
   - 6008/A001 - Existing Site Survey Plan
   - 6008/A002B - Site Plan and Site Location Plan
   - 6008/A003 - Floor and Roof Plan
   - 6008/A004 - Elevations and Section
5. Six copies of our Statement in Support of Planning Application (covering the need for the facilities, planning history, consultations with the Planning Authority and the proposals in relation to the previous reasons for rejection).

STERLING COURT NORTON ROAD STEVENAGE HERTS SG1 2JY
TELEPHONE: 01438 316331 FAX: 01438 722035 E-mail: vincent_gorbing@compuserve.com

DIRECTORS: P R GRIMMER DIP ARCH RIBA A INST SRM G R YEATES RIBA M B CHANDLER MA (RCA) DIP ARCH RIBA A W BRAND DIP ARCH RIBA
ASSOCIATES: A SUBOCZ B ARCH (HONS) RIBA G K WOOD DIP ARCH RIBA A W RAYNER MBIAT

VINCENT AND GORBING ASSOCIATES LTD IS A SUBSIDIARY OF VINCENT AND GORBING LTD CHARTERED ARCHITECTS AND TOWN PLANNERS
REGISTERED IN ENGLAND AT NORTON ROAD STEVENAGE REG. NO. 1942616

QUALITY ASSURED FIRM ISO 9001 SGS

As illustrated by the plans and Statement, the reasons for rejection of the previous planning application, together with the comments made by your Planning Officer in relation to these proposals, have all been addressed.

We are aware that your officer, Heather Morgan, with whom we held our consultations, has now left the Authority and we have therefore spoken to Nicola Lake, whom we understand is likely to deal with the application. Ms. Lake has helpfully advised that Ms. Morgan's advice will be adopted by the officers. The most recent correspondence with Ms. Morgan is attached to the enclosed Statement.

Should you have any queries on the proposals, or wish to discuss any aspect, please do not hesitate to call us.

Yours faithfully

ANDREW RAYNER
FOR VINCENT AND GORBING

cc A J Tanner - Sonning Golf Club Limited

06 DEC 2000* 2984

ARCHITECTURE

PROPOSED GREENKEEPER'S FACILITIES, SONNING GOLF CLUB 6008

STATEMENT IN SUPPORT OF PLANNING APPLICATION

1.0 INTRODUCTION

1.1 This statement is submitted in support of the planning application submitted in December 2000 for a new greenkeeper's building, external facilities and an improved access road.

The building incorporates welfare facilities, an office, a workshop, a vehicle repair bay and an equipment store. The external facilities include storage bays for sand, etc., a wash down area, fuel tanks and a general yard.

The facilities are to replace existing inadequate facilities located in the same area.

2.0 THE NEED FOR THE FACILITIES

2.1 **The Welfare Facilities**
There are currently eight greenkeeping staff. Whilst these mainly work outdoors and in the workshop / repair area, they need a changing area, toilets, a shower and a mess room. The existing facilities are housed in a mobile home and are totally inadequate and do not comply with the Workplace (Health, Safety and Welfare) Regulations 1992. Wokingham District Council's Environmental Health Service are expecting improvements following their inspection on 10 August 2000.

2.2 **The Office**
An office space is essential for the Course Manager and another member of staff who manage the greenkeeping operation. Again, the current office is housed within the mobile home and does not comply with the Workplace (Health, Safety and Welfare) Regulations 1992.

2.3 **The Workshop and Service Bay**
Repairs and servicing of equipment and vehicles are constantly required. The new facilities are to replace those housed in the existing greenkeeper's store. A larger area is necessary to avoid cluttering the workspace, blocking fire exits and to avoid accidents and safety hazards.

VINCENT AND GORBING
CHARTERED ARCHITECTS AND TOWN PLANNERS
STERLING COURT NORTON ROAD STEVENAGE HERTS SG1 2JY
TELEPHONE: 01438 316331 FAX: 01438 722035

2.4 **The Equipment Store**

This forms the greater part of the new building's floor area and accounts for the majority of the increase in floor area over that of the existing building. The reasons for the increase in covered, secure storage area, rather than continuing with the current practice of storing most of the larger items of equipment outside, are as follows :

- Ongoing problems with theft of equipment.
- Ongoing problems with vandalism to equipment.
- To arrest the rapid deterioration of equipment stored outside.
- Much of the machinery is becoming more sophisticated and expensive and so warrants more protection.
- The overall number and degree of specialisation of machines has increased.

The items of equipment are indicated on the floor plan and can be inspected on site. It is stressed that the plan does not show them in their ideal arrangements. For ease of access and use, the various machines would ideally be much more widely spaced so that they can be independently accessed thereby avoiding the need to move machines not being used in order to gain access to others. However, in order to reduce the building's overall size, the equipment has been arranged without the benefit of independent access.

It should be noted that while machines are under repair, it is often necessary to obtain replacements on loan. Also, new machines are often borrowed on trial prior to purchasing. These must be stored in the building in addition to the owned machines indicated.

2.5 **The Chemical and Dry Store**

This replaces the existing Dry Store area within the existing greenkeeper's store. This is essential for items which need to be kept secure and dry, such as fertilizer and seed.

2.6 **External Bunkers**

These are required to store such items as bunker sand, top soil, gravel, etc. in a clean and readily accessible manner.

2.7 **Wash Down Area and Refuelling Area**

Regular washing of the machinery is required to maintain it in good condition. This is only possible with a pressure washer. A separate area has been allocated for washing and refuelling so that the drainage can be separated from the system serving the main yard area so as to avoid pollution.

2.8 **External Yard and Turning Area**

The yard area shown is required to deal with the number of activities, deliveries and vehicle movements which take place. By virtue of its design, the extent of the yard is contained between the external bunkers, the building, the road and the well / water tanks. This containment should avoid the area spreading into surrounding areas.

The turning head is designed to allow delivery vehicles to turn around and leave the site in a forward direction, thereby helping to avoid danger to the A4. It should be noted that the following deliveries take place and the Golf Club has no control over the type of vehicles used for delivery from external companies :

- Delivery of machines / equipment (generally by articulated lorry).
- Removal of machines / equipment for major repair.

- Delivery of materials, fertilizer, etc. (generally by flat bed truck).
- Delivery of sand (generally by tip-up truck).
- Delivery of fuel (generally by fixed or articulated tanker lorry).

Provision of a turning head is deemed to be less obtrusive than a turning circle.

3.0 PLANNING HISTORY

3.1 General History

The greenkeeper's complex is understood to have been in its present location for at least 80 years and so this use of the site is well established.

3.2 Planning Application for New Greenkeeper's Facilities

A planning application for new facilities was submitted on 29 April 1999 and was rejected on 12 August 1999 for the following reasons :

> "The proposal due to its siting, scale, height and massing would be detrimental to the character and appearance of the open countryside adversely affecting the rural area. The proposal therefore is contrary to policies LC2 and LC15 of the London Area Local Plan and WCC2 and WCC4 of the Wokingham District Local Plan."

3.3 Appeal

An appeal was submitted to the Planning Inspectorate in November 1999 and was dismissed by the Inspector in March 2000 because the building "would be both larger and higher than required and so would not be acceptable under the terms of the Local Plan Policy LC15".

4.0 CONSULTATIONS WITH THE PLANNING AUTHORITY

4.1 Discussions and Correspondence

Discussions have been held with the Planning Officers and the following correspondence is noted :

- Vincent and Gorbing letter dated 31 August 2000
- Wokingham District Council letter dated 6 October 2000
- Vincent and Gorbing letter dated 14 November 2000
- Vincent and Gorbing letter dated 23 November 2000 (copy attached)

4.2 Conclusions from Discussions

It is concluded that the proposals have been designed to accord with the advice of the Officers so as to overcome the previous objections.

5.0 THE PROPOSALS IN RELATION TO THE PREVIOUS REASONS FOR REJECTION

5.1 The Building Size and Height

The building's size has been re-assessed (see 2.4 above) and has been significantly reduced. Its area is 645m^2 compared to 740m^2 plus a mezzanine floor previously. Its height is 3.6m from floor level to eaves and 4.6m from floor level to ridge compared to 4.7m and 6.5m previously. This equates to a major reduction in the building's mass and hence its impact.

5.2 **The Building's Location**
The building has been positioned so as to be fully screened from the site entrance by planting rather than being visible from the road as previously.

5.3 **Landscaping**
The Golf Club intends to provide a significant level of new planting, including replacement of existing dead Elm trees and reinforcing of existing tree screening. Precise proposals will be agreed with the Council's Landscape Architect / Officer.

5.4 **The Building's Materials and Colour**
Horizontal metal sheeting finished in a colour sympathetic to the rural surrounding is proposed, together with brickwork to agreed samples.

5.5 **The Extent of Hardstanding**
This has been re-assessed (see 2.9 above) and significantly reduced. It is stressed that it is proposed to return the entire existing yard area to the north east of the access road to grass and to demolish the existing fuel tank structure.

5.6 **Existing Buildings**
It is proposed to remove the mobile home currently used by the greenkeepers and to demolish the existing greenkeepers' store. The Club has no use for the existing barn. It is unsuitable for use by the greenkeepers as it is too low, open sided (insecure) and in a serious state of disrepair. The Club are open-minded as to its future, whether to demolish or to retain it in case it may have some future role. So as to keep the option open, removal of the barn is included in the application.

5.7 **Access Road and Highways Junction**
This has been indicated as required by Wokingham District Council's Highways Department with 10m radius at the highways junction and a 4.5m x 215m vision splay.

6.0 SUMMARY AND CONCLUSIONS

6.1 **Summary**

- The precise requirements have been re-assessed. The need for all the proposed facilities can be verified.
- The building has been reduced in size, height and mass.
- The building has been re-designed in a more sympathetic manner.
- The extent of hardstanding has been reduced and contained.
- The existing barn building has no function and could be demolished.
- The highways issues have been resolved.
- The building has been re-positioned so as to be fully screened from the site entrance.
- Extensive landscaping is proposed - details to be agreed with Wokingham District Council's Landscape Officer.
- The proposals have been re-designed in consultation with the Planning Officers and incorporates their advice.

6.2 **Conclusions**
The proposals address all the various concerns raised by the Planning Authority and the Planning Inspector and so it is hoped that favourable consideration will be given to the application.

Our ref: AR/JB/6008 (Z3)

23 November 2000

Heather Morgan
Planning Services
Wokingham District Council
Council Offices
Shute End
WOKINGHAM
Berks
RG11 1BN

BY FAX & POST: 01189 746484

Dear Ms Morgan

SONNING GOLF CLUB - GREENKEEPER'S FACILITIES

Thank you for the comments advised in our telephone conversation today on the plans 6008/A002A, A003 and A004, as issued with our letter dated 14 November 2000.

I understand that you are leaving your current position at the end of this week and, as agreed, I therefore write to record your comments so that the situation to date is clear to your successor and so as to avoid the need to repeat our consultations. Your comments were :-

1. The building is larger than shown on the previous sketch. Justification for its size will be required. The internal circulation space around the equipment does not appear to be excessive provided the equipment sizes shown do not already include an element of circulation space. The building size remains substantially smaller than that shown on the previous planning application.

2. The building height has slightly increased over that shown on the previous sketch. Again, justification will be required but the height remains very much substantially lower than that shown on the previous planning application. (It was noted that the height is determined by the clear door height requirement and the arrangement of the door above the opening).

3. The siting of the building is greatly improved, as it takes into account the existing tree positions and because it facilitates additional tree screening to screen the building from the junction to the A4.

4. The smaller and self-contained nature of the service yard is a great improvement.

5. Justification for the washdown area will be required.

6. The height and construction of the bunkers should be noted, e.g. low level railway sleeper walls rather than high concrete walls.

7. The junction details should be agreed with the Highways Department.

8. Conditions requiring demolition of the existing facilities are likely to be applied to any approval. At this stage, there is no overall preference for demolition or retention of the barn.

9. Overall, this proposal represents big improvements over the previous proposals in terms of location, size, additional screening and size of service yard.

Should you consider that any of the above contains inaccuracies or requires clarification, please advise. I understand that you are also noting these points on a File Note for your successor.

Thank you for taking the time to make these comments prior to your departure. I wish you well in your new future position.

Yours sincerely

ANDREW RAYNER
FOR VINCENT AND GORBING

cc A J Tanner - Sonning Golf Club Limited (BY FAX & POST: 0118 944 8409)

1789/a

SECTION 66 CERTIFICATE

Application No.

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

CERTIFICATE A

06 DEC 2000* 2284

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

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

OR

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

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

on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

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

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . A RAYNER OF VINCENT AND GORBING ASSOCIATES

On behalf of . SONNING GOLF CLUB . . . . . .

Date . . . . . 1 DECEMBER 2000 . . . . . .

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

(1) SONNING GOLF CLUB & HOUSE Pc 25 511 501 E

ADDRESS DUFFIELD ROAD PARISH. SONNING

PLOT No. Old Property ORD. SHEET No. SU. 7674 37

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/67/62	Sonning Golf Club	Additions	19.4.62	App. App
30509/10	"	CARAVAN ON GOLF	6.7.88	Re
		COURSE FOR HOUSING STAFF		
31931	" O/L	36 FLATS	23.11.88	Re
31930	"	2 STAFF HOUSES & FLATS	22.12.88	Re
33201/2/3	" O/L	HOUSES/OFF FLATS	10.5.89/7.6.89	Re
35489	"	LTS./ALTS TO CLUBHOUSE	11.4.90	CA
		TO PROVIDE 3 FLATS	18.5.92	ISSUED
37383 APPEAL	" O/L	2 x 2/ST. BUILDINGS (24 FLATS)	1.5.91	Re
FP/92/0374	"	LT/ALTS/SQUASH COURTS	10.6.92	C/APP

DATE OF COMPLETION

MINISTRY DECISION 37383 - APPEAL DISMISSED — 23.9.91

SPECIAL ORDERS

DRAINAGE

39988 " S/ST. LET. TO CLUBHOUSE & SUBSTATION 5.10.92 CA

1933

(2) SONNING GOLF CLUB & HOUSE

ADDRESS DUFFIELD ROAD PARISH SONNING

PLOT No. ORD. SHEET No. SU. 7674 3

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
FP/92/0817 A	S.G.C.	TEMP. UNITS	22.4.92	APP Ref
FP/92/1013 A	"	STAFF DINING ROOM/WC	~~5.1.93~~ 1.4.93	Ref
41890	"		22.11.93	C
FP 93/2011	"	S/ST. LET. TO CLUBHOUSE	8.11.93	APP
96/64036/FL	"	PORCH	29.7.96	CA
A/2000/0858	✓ Mr A Tanner	Erect. of Flagpole & Flag	14.06.00	Re
TL/2000/1688	B T Cellnet			

MINISTRY DECISION

SPECIAL ORDERS Pd Enq - Porch - 15.2.96

1769a

06 DEC 1996* 2284

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

1.	APPLICANT'S NAME	SONNING GOLF CLUB
	ADDRESS	DUFFIELD ROAD, SONNING, READING, BERKSHIRE
	POST CODE	RG4 6GJ PHONE 0118 964 3332
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	VINCENT AND GORBING ASSOCIATES
	ADDRESS	STERLING COURT, NORTON ROAD, STEVENAGE, HERTFORDSHIRE
	POST CODE	SG1 2JY PHONE 01438 316331
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	ADJACENT TO MODEL FARM COTTAGE, A4 BATH ROAD, SONNING, BERKSHIRE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ERECTION OF SINGLE-STOREY GREENKEEPER'S BUILDING INCLUDING EQUIPMENT STORE, STAFF FACILITIES, EXTERNAL YARD, ALTERATIONS TO ACCESS, LANDSCAPING AND DEMOLITION OF EXISTING BUILDINGS.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.55 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	VINCENT AND GORBING'S DRAWINGS 6008/A001, A002B, A003 AND A004.

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 ?

NOT APPLICABLE

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

GOLF COURSE ANCILLARY AREA

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.

SEE DRAWING A004

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.

NOT PROPOSED AT PRESENT

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

EXISTING VEHICULAR ACCESS MODIFIED

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

DISABLED CAR PARKING SPACE AND LEVEL ACCESS TO BUILDING

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

NOT APPLICABLE

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

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

YES/~~NO~~ If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

~~YES~~/NO If YES, please ask for and complete Part 3 of the form

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

£1,710.00

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 A RAYNER ON BEHALF OF VINCENT & GORBING ASSOCIATES FOR SONNING GOLF CLUB DATE 1 DECEMBER 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: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: 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				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify GREENKEEPER'S	0	255	648	0
OTHER	Please Specify BUILDING				
	TOTAL	0	$255m^2$	$648m^2$	0

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES — NOT APPLICABLE

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	NO FORMAL ARRANGEMENTS	
Proposed	8	0

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.

SEE ACCOMPANYING STATEMENT

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

SONNING GOLF CLUB LIMITED - ADDRESS AS ABOVE
A) AS ABOVE
B) NO

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
8	8	0	8

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.

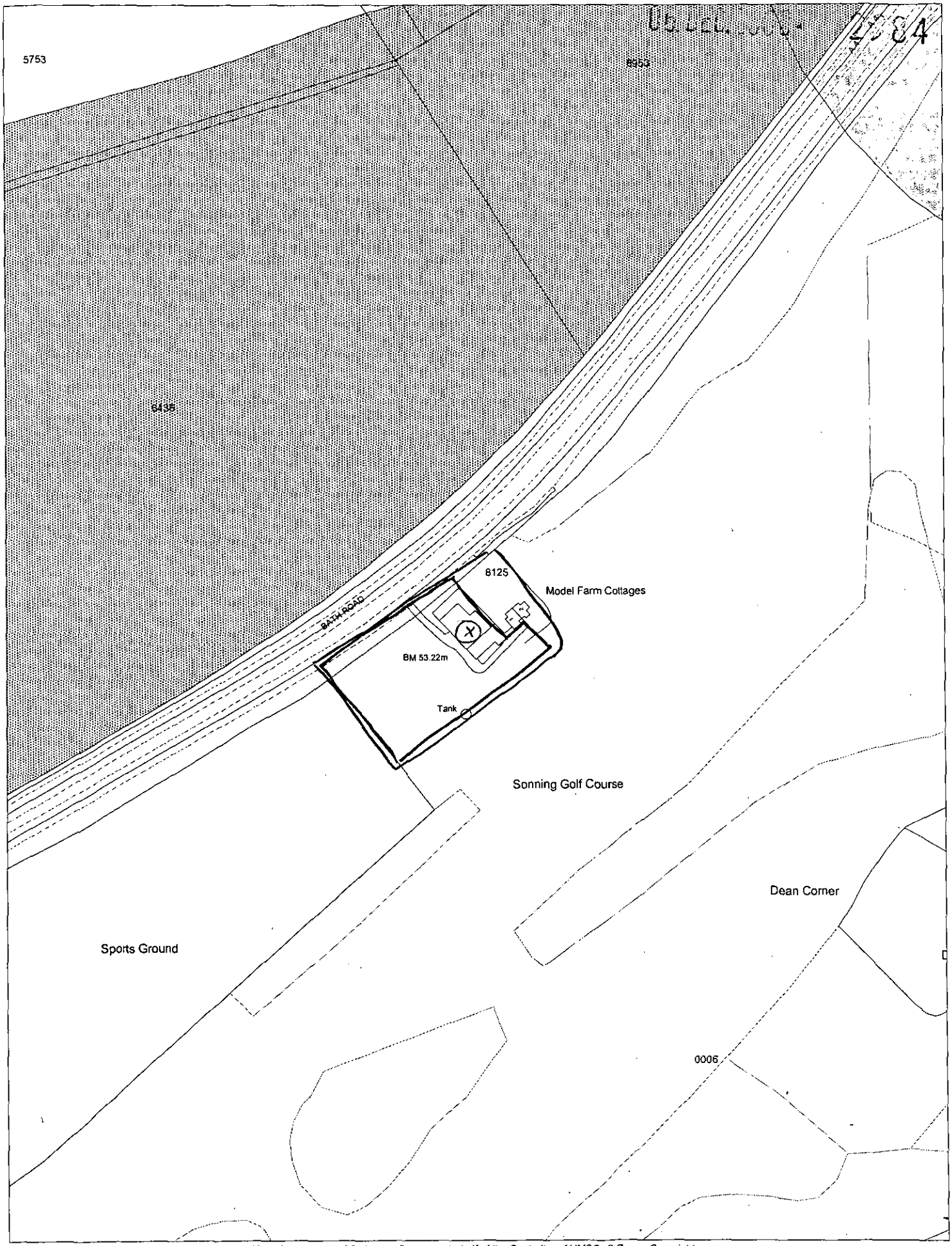
DATA PROTECTION ACT 1984

'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.'

CONDITION MONITORING RECORD SHEET

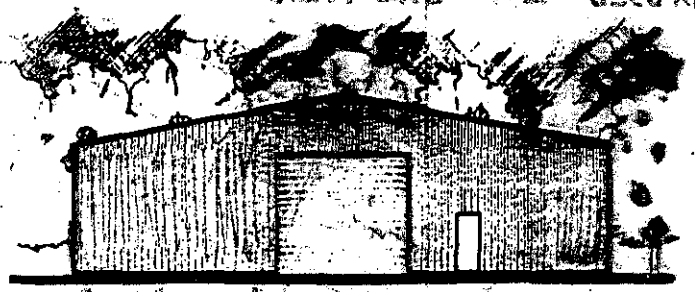
APPLICATION NO: **F/2000/2984**
CASE OFFICER: **Nicola Lake**
SECTION 106 AGREEMENT Yes ☐ No ☐

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



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
13 December 2000 Scale: 1 : 2500



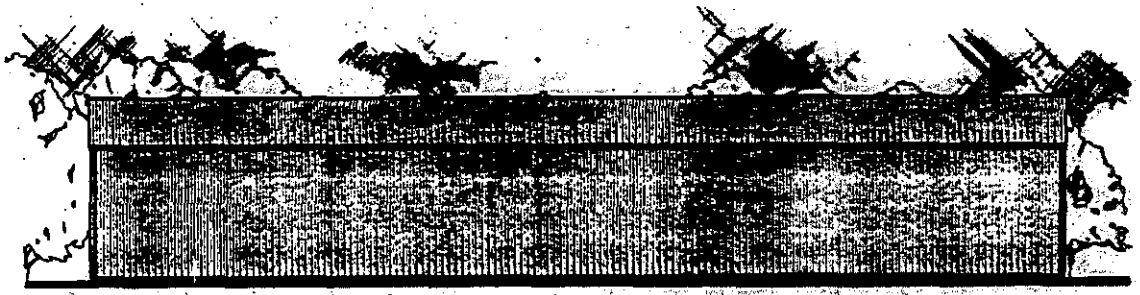
FRONT ELEVATION



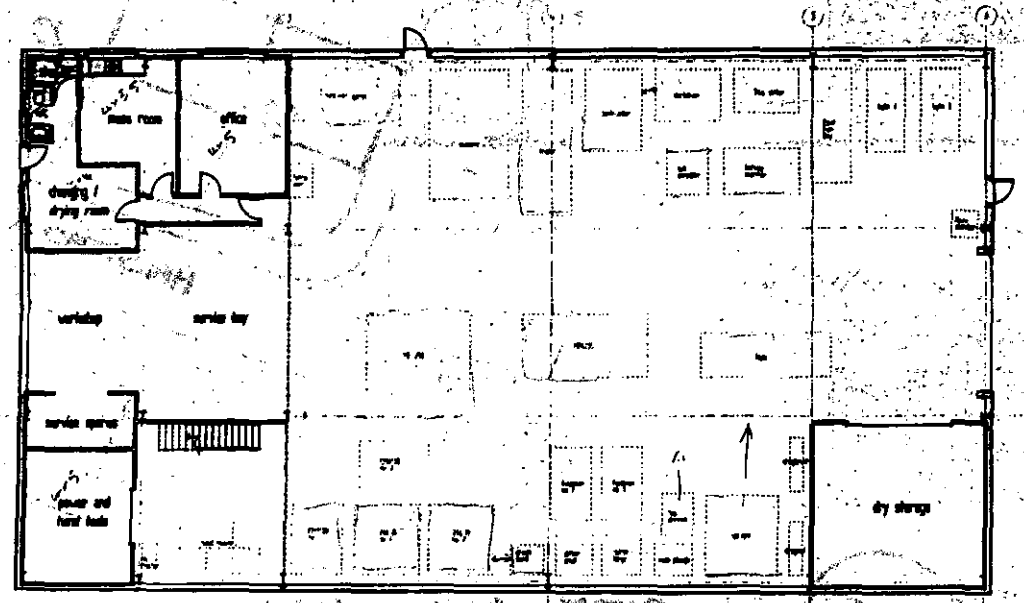
SIDE



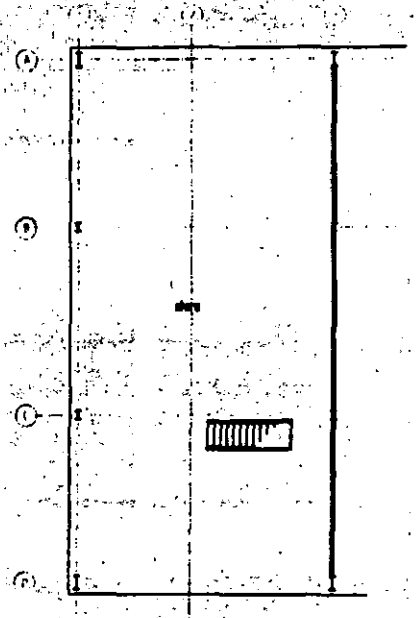
REAR



SIDE



GROUND FLOOR PLAN



FIRST FLOOR

Prev. Ref.

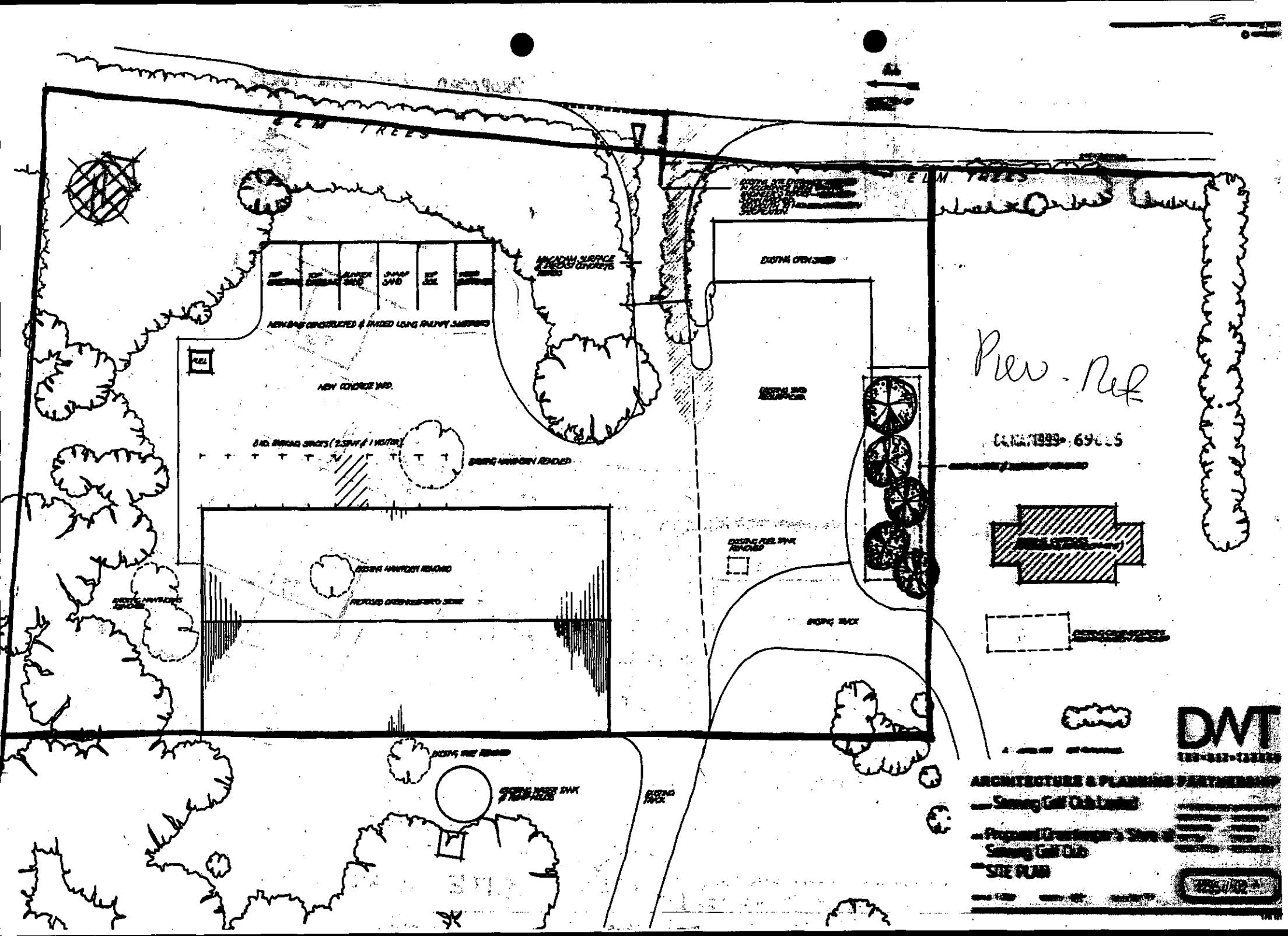
DA/NA/1039- 69685

DAY-TANNER PARTNERSHIP

Sonning Golf Club Ltd

New Greenhouse's Store at Sonning Golf Club

PROPOSALS


ELM TREES
ELM TREES
NEW CONCRETE YARD
EXISTING OPEN SHED
Prev. Ref
DWT
SITE PLAN

VINCENT AND GORBING
ASSOCIATES
CHARTERED ARCHITECTS AND INTERIOR DESIGNERS

33757
HM
01 SEP 2000
COPIES TO:

Our ref: MC/RL/JB/6008 (Z3)

31 August 2000

Reply reqd.

For the Attention of Mr M Thorpe
Environmental Services Department
Planning Services
Wokingham District Council
Council Offices
Shute End
WOKINGHAM
Berks
RG11 1BN

Min.
No circ.
Keep height down
Wooms

Dear Sir

SONNING GOLF CLUB - GREENKEEPER'S MAINTENANCE BUILDING

Further to our recent telephone conversation concerning the above site, as suggested I enclose preliminary sketch drawings of the proposed grounds maintenance building for the golf course (A101 and A110), and would be grateful for any comments or observations that you may wish to make on the proposals before they are developed further. Ideally, we would have liked to have met on site prior to preparing the drawing.

We would still like to meet on site to discuss the proposals, however, if this is not possible, we would be happy to meet at your offices.

Yours faithfully

Michael Harris

p.p. **MARK CHANDLER**
FOR VINCENT AND GORBING

cc A J Tanner - Sonning Golf Club Limited

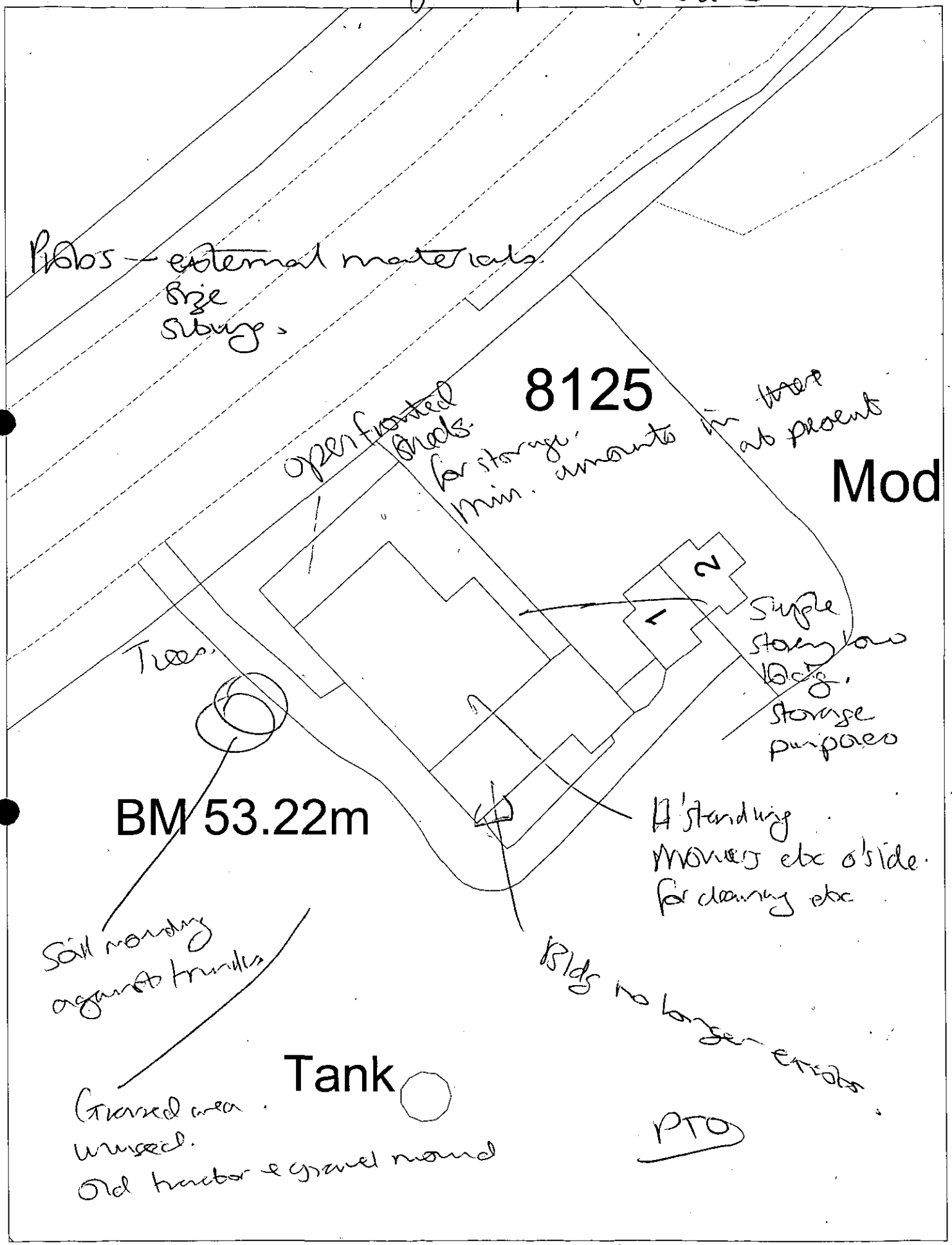
STERLING COURT NORTON ROAD STEVENAGE HERTS SG1 2JY
TELEPHONE: 01438 316331 FAX: 01438 722035 E-mail: vincent_gorbing@compuserve.com

DIRECTORS: P R GRIMMER DIP ARCH RIBA A INST SRM G R YEATES RIBA M B CHANDLER MA (RCA) DIP ARCH RIBA A W BRAND DIP ARCH RIBA
ASSOCIATES: A SUBOCZ B ARCH (HONS) RIBA G K WOOD DIP ARCH RIBA A W RAYNER MBIAT

VINCENT AND GORBING ASSOCIATES LTD IS A SUBSIDIARY OF VINCENT AND GORBING LTD CHARTERED ARCHITECTS AND TOWN PLANNERS
REGISTERED IN ENGLAND AT NORTON ROAD STEVENAGE REG. NO. 1942616

QUALITY ASSURED FIRM ISO 9001 SGS

Check agnst prev. refusal



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

19 September 2000

Scale: 1 : 500

N
W E
S

Entrance off Duffield Rd.

Tractors.
Sprayers.
machinery.

4m tractor with sweeper on end for maintenance
Sweepers with high lifts in the future.

mostly exist. equip.
new 2nd flway mower

7 staff at present.

H&S - open shed.
in state of collapse

LPA - prev. suggestion for renovation

open stores - 4m max.
breeze blocks, or sleepers etc







