APPLICATION NO:

F/2001/3329

LOCATION:

New Mill Restaurant New Mill Lane, Eversley Hook.

APPLICANT:

New Mill Restaurants Ltd C/O R G Butler & Associates

PROPOSAL:

Proposed two storey annexe to provide 20 bedrooms with associated parking (Renewal of consent 96/64019/F).

EARLIEST DATE FOR DECISION: **11/03/2001**

APPLICATION WILL HAVE EXPIRED ON: 05/04/2001

CASE OFFICER: **Elaine Connor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

New Mill Restaurants Ltd
C/O R G Butler & Associates
11 Strathmore Drive
Charvil
Reading
Berkshire
RG10 9QT

Application Number: F/2001/3329

Parish: **FINCHAMPSTEAD**

Location: **New Mill Restaurant, New Mill Lane, Eversley, Hook.**

Proposal: **Proposed two storey annexe to provide 20 bedrooms with associated parking (Renewal of consent 96/64019/F).**

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 includijng those to be used in the ground surface treatment shall be submitted to and approved in writing by the Local Planning Authority.

Condition
3. Details of a flood compensation scheme shall be submitted to and approved by the Local Planning Authority prior to the commencement of work. These works shall be carried out in accordance with the approved plans prior to the occupation of the buildings on site.

Condition
4. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Condition
5. The ground floor level of the building hereby approved shall not exceed the existing ground levels immediately surrounding it by more than 300mm.

Condition
6. 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
7. 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
8. 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
9. 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
10. The building shall not be occupied until space for vehicle parking and turning has been provided within the site in accordance with a scheme to be submitted to and agreed by the Local Planning Authority. The spaces shall thereafter be kept available for parking and turning at all times.

Condition
11. None of the buildings shall be occupied until foul drainage works have been provided to serve the development hereby permitted, in accordance with details to be submitted to and approved by the Local Planning Authority.

Condition
12. Plans shall be submitted to and approved by the Local Planning Authority, for any works to the stream bank, prior to the commencement of work, to protect the bank from erosion by means of a revetment or similar structure. Works shall then be implemented in accordance with the approved plans.

Condition
13. The building hereby approved shall not be separated in use from the existing buildings within the site boundary, but shall be used as a residential hotel annexe to the restaurant, bar and staff accommodation already approved in previous applications.

Condition
14. Compensatory flood storage works shall be carried out and resulting levels hereinafter maintained in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences on site.

Condition
15. Except as provided for in the flood plain compensation scheme, there shall be no raising of existing ground levels on the site, and any rising from excavation in connection with the proposed development shall be disposed of outside of the floodplain.

Condition
16. No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood as defined on maps held by the Environment Agency.

Condition
17. The treatment of the bank to the Mill Stream adjacent to the proposed building, including any bank retention works and associated planting, shall be carried out in accordance with details to be submitted to and approved by the Local Planning Authority before any development commences on site.

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 order to secure the satisfactory development of the site as approved by the Local Planning Authority.

Reason
4. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

Reason
5. Changes in levels may materially affect the proposed development or adjoining property.

Reason
6. In the interests of visual amenity.

Reason
7. In the interests of visual amenity.

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

Reason
9. In the interests of visual amenity.

Reason
10. In the interests of highway safety.

Reason
11. In the interests of amenity.

Reason
12. In the interests of the maintenance and stability of the riverbank following construction of the new building.

Reason
13. The new building is functionally inter-related with the existing uses, and this has enabled the design of a building which does not unduly conflict with the policies restricting new development in a rural area. Separation from the existing buildings would result.

Reason
14. To alleviate the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

Reason
15. To alleviate the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

Reason
16. To alleviate the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

Reason
17. To ensure that the adverse impact of the proposal on the character and conservation value of the Mill Stream, and on its capacity to accommodate flood flows, is minimised.

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.
South East Area Local Plan Policies STV2, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1 and WCC4.

T. G Watson

Trevor Watson
Development Control Manager
Date: 05/12/2002

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications,** using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF CONSENT FOR PLANNING PERMISSION

N Scade
C/o R G Butler and Associates
1 Market Place Mews
Henley on Thames
Oxon
RG9 2AH

Application No 96/64019/F

Parish FINCHAMPSTEAD PARISH

Proposal PROPOSED ERECTION OF 2 STOREY ANNEXE TO PROVIDE 20 BEDROOMS WITH ASSOCIATED PARKING (RENEWAL OF APPROVAL 36620)

Location New Mill Restaurant New Mill Road Finchampstead

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **GRANT PLANNING 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.

CONDITIONS :

01
The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
02
A detailed schedule and also samples of all the materials to be used in the elevations and the ground surface treatment of the proposed development shall be submitted to and approved in writing by the District Planning Authority bofore building work commences, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.
03
The ground floor level of the building hereby approved shall not exceed the existing ground levels immediately surrounding it by more than 300mm.
04
Details of a flood compensation scheme shall be submitted to and approved by the Local Planning Authority prior to the commencement of work. These works shall be carried out in accordance with the approved plans prior to occupation of the buildings on the site.
05
The ground level arches giving access to the underfloor void herby approved shall hereafter be retained in an open condition and shall not at any time be closed up nor shall the underfloor void itself be used for storage purposes or in any way obstructed and shall be kept clear at all times.
06
All existing trees shown for retention on the approved layout shall be retained and shall not be removed, lopped or topped and no other thing shall be done on the land likely to harm or damage the trees, unless the District Planning Authority have so agreed in writing. Each tree felled, destroyed or severely damaged without such approval shall, within the next planting season, be replaced by another healthy, semi-mature tree of similar species. If, within a period of 5 years, any replacement tree dies,

is removed or becomes seriously damaged or diseased, it shall be further replaced with another healthy tree of such size and species as may be approved by the District Planning Authority.

07

Before the development commences, the existing trees which the District Planning Authority require to be retained on the site, shall be protected from damage by the erection of fencing to coincide with the crown spreads to the satisfaction of the District Planning Authority. Such fencing shall be retained and maintained in good repair throughout the development of the site. The natural soil levels shall be maintained over the roots of the trees and furthermore, no plant, vehicles, materials or other items shall be parked or deposited under the protected trees. If any trenches for services are required within the fenced areas, they shall be excavated and back filled by hand, and any tree roots with a diameter of 25mm or more shall remain ubsevered and undisturbed.

08

No development shall take place until there has been submitted to and approved 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 scheme shall include the landscaping of both the existing and proposed car parking areas, to include boundary planting, and the provision of pedestrian links between the New Mill and the approved annexe.

09

All planting,seeding or turfing comprised in the approved details of landscaping shall be carried out in accordance with a phasing programme which shall be submitted to and approved in writing by the District Planning Authority. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of the similar size and species. The landscaping scheme shall be fully implemented before building operations on the site are complete.

10

Details of the position, height design and intensity of all external lighting shall be submitted to and approved in writing by the District Planning Authority prior to the provision of such lighting. Only lighting which has been approved shall be installed.

11

The building shall not be occupied until space for vehicle parking and turning has been provided within the site in accordance with a scheme to be submitted to and agreed by the Local Planning Authority. The spaces shall thereafter be kept available for parking and turning at all times.

12

None of the buildings shall be occupied until foul drainage works have been provided to serve the development hereby peermitted, in accordance with details to be submitted to and approved by the District Planning Authority.

13

Plans shall be submitted to and approved by the Local Planning Authority, for any works to the stream bank, prior to commencement of work, to protect the bank from erosion by means of a revetment or similar structure. Works shall then be implemented in accordance with the approved plans.

14

The building hereby approved shall not be separated in use from the existing buildings within the site boundary (as indicated on the location plan which formed part of the application), but shall be used as a residential hotel annexe to the restaurant, bar and staff accommodation already approved in previous applications.

15

All existing site levels shall be maintained in the development of the site and hereinafter, unless changes in level are first approved in writing by the Local Planning Authority, with the exception of those areas to be lowered for flood compensation purposes.

16

Compensatory flood storage works shall be carried out and resulting levels hereinafter maintained in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences on site.

17

Except as provided for in the flood plain compensation scheme, there shall be no raising of existing ground levels on the site, and any risings from excavation in connection with the proposed development shall be disposed of outside the flood plain.

18
No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood as defined on maps held by the Environment Agency.
19
The treatment of the bank to the Mill Stream adjacent to the proposed building, including any bank retention works and associted planting, shall be carried out in accordance with details to be submitted to and approved by the Local Planning Authority before any development commences on site.
20
The undercroft to the single storey section shall be constructed in accordance with details to be submitted to and approved by the Loacl Planning Authority bofore development commences on site, and shall thereinafter be kept open and free from obstruction and storage of materials.

REASONS :

01
In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
02
To ensure the use of appropriate materials and the submission of adequate detials in this respect.
03
Changes in levels may materially affect the proposed development or adjoining property.
04
In order to secure the satisfactory development of the site as approved by the District Planning Authority.
05
To permit the free flow of water across the site in times of flood.
06
The ensure the satisfactory retention of existing trees and in the interests of visual amenity.
07
To ensure that the trees, including the roots thereof, are not damaged during building operations.
08
In the interests of amenity and to help achieve a satisfactory standard of landscaping and planting.
09
In the interests of amenity and to help achieve a satisfactory standard of landscaping which will , in due course, improve the environmental quality of the development and soften its impact on the area.
10
In the interests of visual amenity.
11
In the interests of road safety.
12
In the interests of amenity.
13
In the interests of the maintenance and stability of the riverbank follwoing construction of the new building.
14
The new building is functionally interrelated with the existing uses, and this has enabled the design of a building which does not unduly conflict with the policies restricting new development in a rural area. Separation from existing buildings would result in a need for further ancillary building which would be unacceptable in this location.

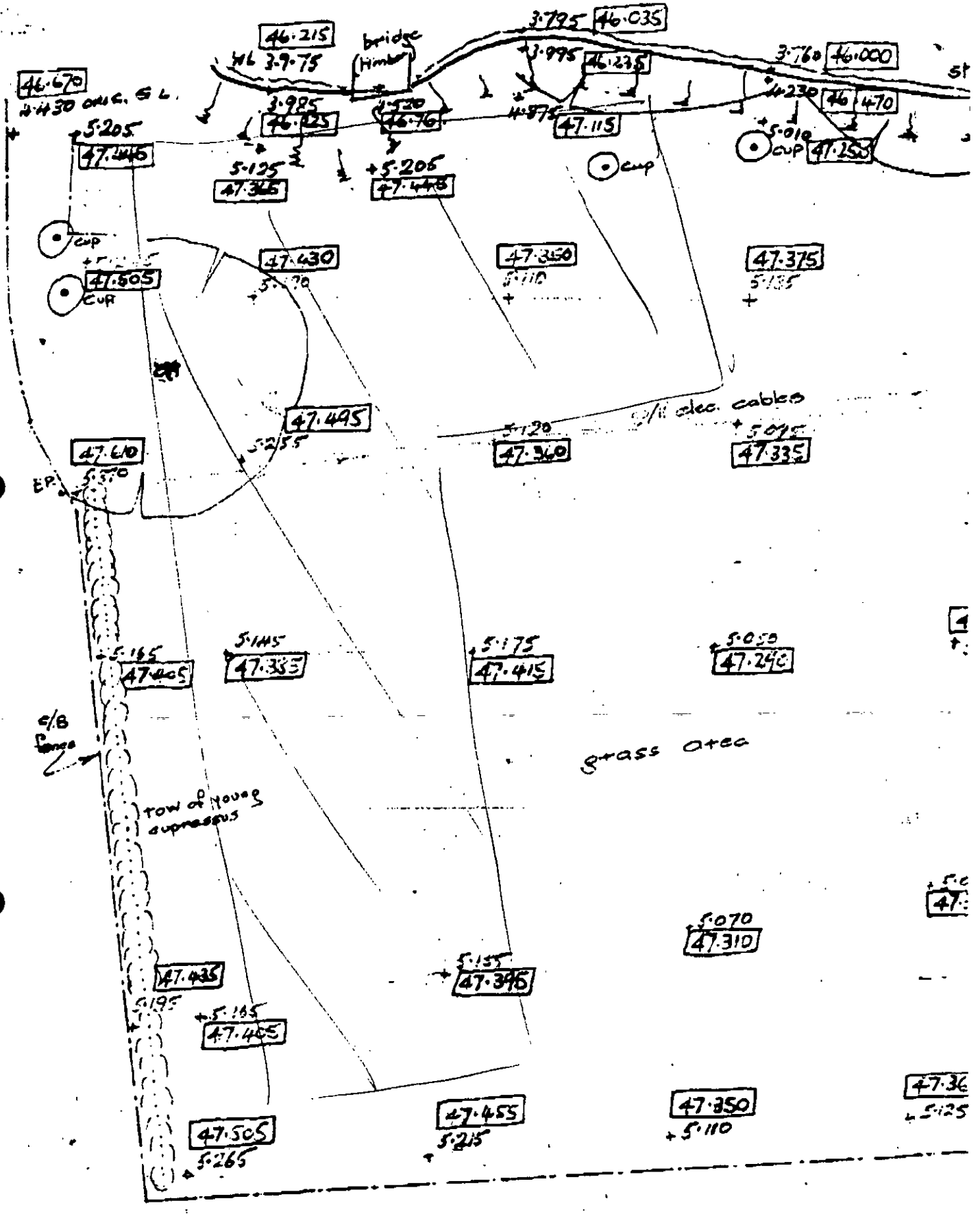
15
Changes in site level may materially affect the ability of the site to accommodate flood water.
16
To alleviate the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.
17
To prevent the increased risk of flooding due to impedence of flood flows and reduction of flood storage capacity.

18
To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.
19
To ensure that the adverse impact of the proposal on the character and conservation value of the Mill Stream, and on its capacity to accommodate flood flows. is minimised.
20
To ensure that the free flow of flood water through the under-floor section of the building is provided for throughout the life of the building.

Date 30 August 1996

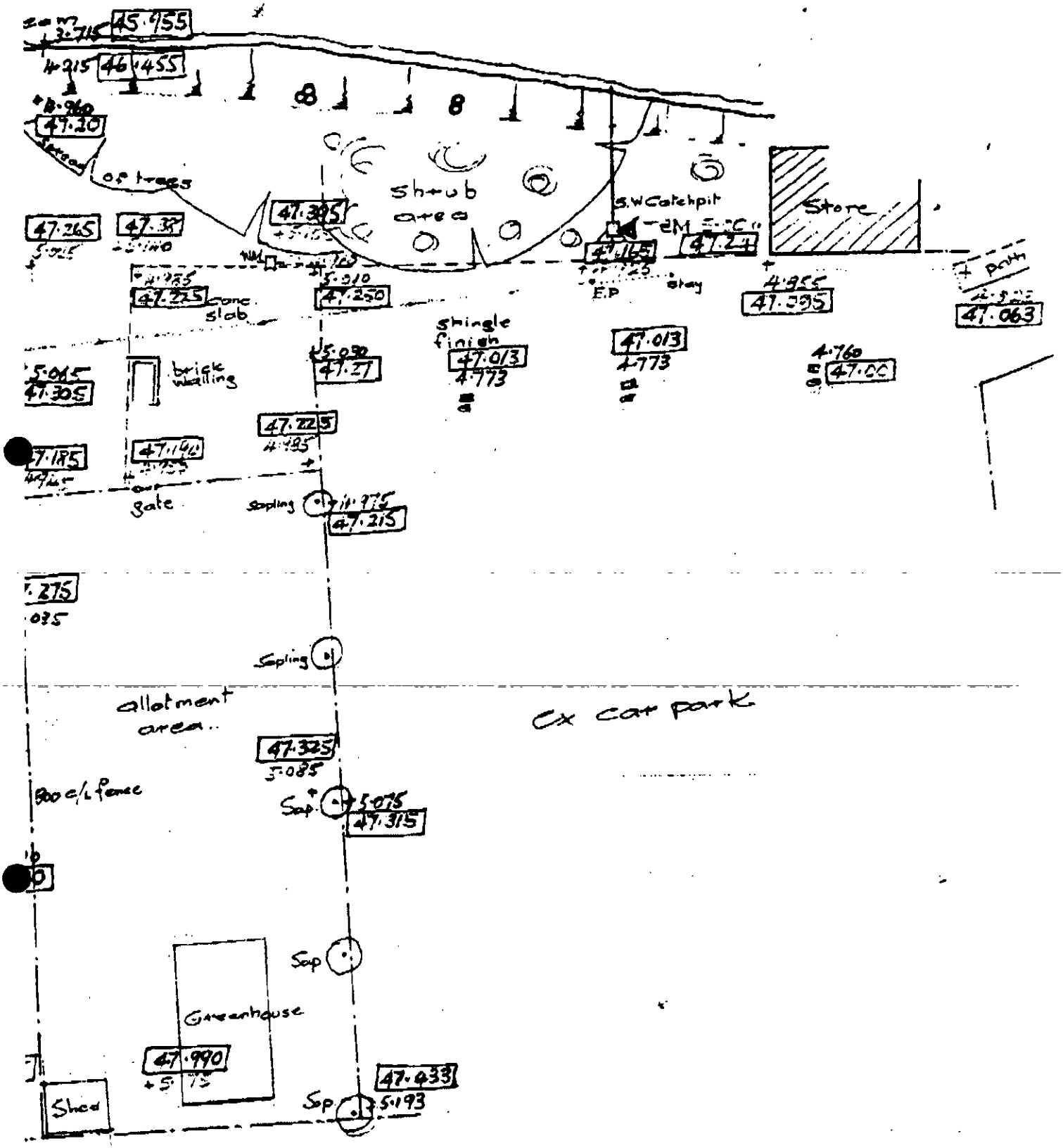
Head of Development Control

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.



NEW MILL - EVERSLEY. ANNEXE SITE

LEVELS IN BOXES 47·240 RELATE TO OS. DATUM (TAKEN F



LEVELS SURVEY Scale 1:200 DRG N°. NM/14

DM NRA marker / water level post adjacent to weir gates).

Your ref. 96/64019/F
Our ref. SU76SE/12/1
Please reply to: Chris Bedford on 01734 535790

ENVIRONMENT AGENCY

Date: 28 August 1996

Head of Development Control
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

For the attention of Linda Townsend/Fergus Wright

Dear Sir,

PROPOSED: **Erection of 2 storey annexe to provide 20 bedrooms with associated parking (renewal of approval 36620)**
LOCATION: **New Mill Restaurant, New Mill Road, Finchampstead**
APPLICANT: **Mr N Scade**

Thank you for your letter dated 13 August 1996. We have circulated details of the above proposals to relevant parts of the Environment Agency, and our comments are as follows:

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

Planning Conditions

CONDITION: Compensatory flood storage works shall be carried out and reulting levels hereinafter maintained in accordance with details which shall be submitted to and approved in writing by the planning authority before the development commences on site.

REASON: To alleviate the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity

(Note: the Environment Agency asks to be consulted on any details submitted in compliance with the above condition)

cont'd ...

Environment Agency (Thames Region)
Planning and Liaison (South-East)
Kings Meadow House
Kings Meadow Road
Reading RG1 8DQ

Tel: 01734 535648/535683: Fax 01734 535778

CONDITION: Except as provided for in the flood plain compensation scheme, there shall be no raising of existing ground levels on the site, and any arisings from excavation in connection with the proposed development shall be disposed of outside the flood plain.

REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood as defined on maps held by the Environment Agency.

REASON: To pevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: The treatment of the bank to the Mill Stream adjacent to the proposed building, including any bank retention works and associated planting, shall be carried out in accordance with details to be submitted and approved by the local planning authority before any development commences on site.

REASON: To ensure that the adverse impact of the proposal on the character and conservation value of the Mill Stream, and on its capacity to accommodate flood flows, is minimised.

(Note: the Environment Agency asks to be consulted on any details submitted in compliance with the above condition)

CONDITION: The undercroft to the single storey section shall be constructed in accordance with details to be submitted to and approved by the local planning authority before development commences on site, and shall thereinafter be kept open and free from obstruction and storage of materials.

REASON: To ensure that free flow of flood water through the under-floor section of the building is provided for throughout the life of the building.

(Note: the Environment Agency asks to be consulted on any details submitted in compliance with this condition.)

CONDITION: No solid matter shall be deposited so that it passes or is likely to pass into any watercourse.

REASON: To prevent pollution of the water environment.

cont'd ...

Environment Agency (Thames Region)
Planning and Liaison (South-East)
Kings Meadow House
Kings Meadow Road
Reading RG1 8DQ

Tel: 01734 535648/535683: Fax 01734 535778

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.

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 terms of 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 Agency seeks to avoid culverting, and its consent for such works will normally be withheld. *Contact Andy Russell on 01734 535788 for further details.*

Under the terms of the Water Resources Act, 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency Thames Region is required for any proposed works or structures in, under, over or within 8 metres of the brink of the Blackwater main river.
Contact Andy Russell on 01734 535788 for further details

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency Thames Region is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Andrea Szabados on 01483 577655 for further details.

Advice to Planning Authority

Land Drainage: contact Andy Russell on 01734 535788

Part of this site is within the March 1947 and 1 in 100 year modelled flood plains of the Blackwater River. The site is, therefore, within an area where new development is to be strictly controlled. In this case, It was agreed in discussions with the applicants in relation to the original application on this site that the objection that this Agency would normally raise to new development in the flood plain could be overcome by the reduction of levels elsewhere on the site to provide level-for-level flood plain compensation, and by the construction of the section of the building closest to the Mill Stream with an open undercroft so as to provide for continued flood flow across the site. The flood plain compensation

cont'd ...

Environment Agency (Thames Region)
Planning and Liaison (South-East)
Kings Meadow House
Kings Meadow Road
Reading RG1 8DQ

Tel: 01734 535648/535683; Fax 01734 535778

arrangements agreed were to include lowering of the car park area.

The Agency would normally object to development as close as this proposal is to the Mill Stream. However, it was agreed in discussion in relation to the original application that this proposal could, exceptionally, be sited as proposed because of other constraints on the use of the site, subject to the incorporation of provision for flood flow under the building and to appropriate treatment of the bank of the watercourse.

Our records indicate that the previous proposal included the need for a pipe crossing over or under the Mill Stream. This would require the Agency's consent.

Advice to Applicant

Pollution Prevention: contact David de Coster on 0181 310 5500

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

Any manhole covers provided should be the screw down type and any sink waste gullies and vent pipes should be built up above flood level.

Surface water from the car park should be passed through a suitable type of oil/grit separator, the design of which shall be to the satisfaction of the Environment Agency.

Any above ground oil storage tank(s) or chemical 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.

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.

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

cont'd ...

Environment Agency (Thames Region)
Planning and Liaison (South-East)
Kings Meadow House
Kings Meadow Road
Reading RG1 8DQ

Tel: 01734 535648/535683: Fax 01734 535778

Groundwater Protection: contact Andrea Szabados on 01483 577655

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.

Conservation: contact David Webb on 01483 577655

We would be concerned to ensure that any planting close to the Mill Stream comprises mainly appropriate native species, and that exotic species likely to propagate along the stream banks should be avoided. Hard bank treatment should generally be avoided, and apart from the building itself, buildings and hard surfaced areas should generally be excluded from the area within 4 metres of the watercourse, and this margin should be allowed to assume the character of a natural buffer.

Yours faithfully

for **Planning and Liaison Manager (South-east)**

cc Mr N Scade
New Mill Restaurant
New Mill Road
Eversley RG27 0RA

j:\psouthe\wp\cbb94.doc

Environment Agency (Thames Region)
Planning and Liaison (South-East)
Kings Meadow House
Kings Meadow Road
Reading RG1 8DQ

Tel: 01734 535648/535683: Fax 01734 535778



THE NEW MILL RESTAURANT
NEW MILL ROAD, EVERSLEY, HAMPSHIRE RG27 0RA

TELEPHONE 0118 973 2277 / 973 2105 FAX 0118 932 8780
e.mail mail@thenewmill.co.uk www.thenewmill.co.uk

PLANNING SERVICES	HPT
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44702.

URGENT!
by fax 15 pages
978 9078

original of fax sent 16/6/01

15th June 2001

Mike Thorpe
Team Leader
Planning Department
Wokingham District Council
Shute End
Wokingham
RG11 1BN

Dear Mr Thorpe,

2 Storey annexe to provide 20 bedrooms with associated parking – New Mill Restaurant
Renewal of WDC planning consent dated 30th August 1996 # 96/64019/F

Further to my telephone conversation with Elaine Connor today with regards to the above planning renewal application, I understand that she will be going on holiday now for two weeks and that you, as her team leader, will be shortly considering this renewal and a decision is expected shortly. She advised me that she would discuss the matter with you and ask you to give me a ring to discuss it further before any conclusion is reached.

I am lead to understand that it is likely, subject to your review, that the renewal may be refused primarily based on an objection from the Environment Agency (EA). I find this somewhat difficult to understand for a number of reasons:

1. The Environment Agency in a letter to Wokingham District Council (WDC) dated 19th March originally had no objections in principal subject to appropriate flood compensation works being carried out (exactly as in the original application approval in 1991 and its subsequent renewal in 1996).

2. The Environment Agency were then asked by WDC if they were sure !

3. The Environment Agency then decided they weren't sure and placed an objection on the 7th June to countermand their letter of the 19th March. (I would question if this objection dated 7th June is not out of time bearing in mind their prior acceptance on March 19th and the government requirement for planning applications to be considered within eight weeks?).

4. This matter was originally discussed at length in 1990 with the then National Rivers Authority (NRA) which has subsequently become the EA.

5. In a letter to our then planning consultants dated 20th August 1990 (attached) it can be clearly seen that this same issue was being raised then as the proposed building was situated in a flood plain and clearly a flood compensation scheme was a requirement even

at that time. This letter outlines the compensation scheme required by the then NRA and it will be seen from the original application drawings that all these NRA requirements were incorporated into the plans.

6. At renewal in 1996 (copy of WDC approval dated 30th August 1996 attached) the then EA approved the renewal again (EA letter of 28th August 1996 attached) subject only to the flood compensation scheme being implemented.

Having read the current copy letters from the EA to WDC dated 19th March 2001 and 7th June 2001 (copied to my Architect) it is quite clear that the EA are objecting only based on a lack of historic knowledge of the planning application and site issues rather than for any specific reason. The EA even states in its letter dated 7th June that:

*"the extent of the development had been misinterpreted from the plan submitted .... I now understand that the proposed development includes the whole annexe building on the northern side of the millstream , **which we were previously unaware of**..... also at the time of the previous application flood plain compensation measures for the site **were agreed** between the Environment Agency and the applicants....however the **Agency does not have any plans on file of the agreed scheme....**"*

When the original application was renewed in 1996 they made similar initial objections. At that time we also had to point out to them that a flood compensation scheme had been drawn up and agreed with them in 1990 and in fact the then planning consent dated 3rd September 1991 included the various conditions relating to the flood compensation scheme that had been discussed and agreed with them. The approved plans clearly show the foundations constructed to allow water to run beneath the building in times of flood and the additional car parking has been lowered to further compensate for the building footprint. Thus the net result was that there was no change to the volume of flood water that could run through the flood plain. Once the EA reviewed the original papers this became clear to them and they withdrew their objection and the planning consent was renewed.

Once again it would appear that because the EA do not have to hand the original papers relating to this flood compensation scheme agreement (they are apparently archived and difficult to find) and based on WDC querying their initial approval it would appear they have decided to take the least line of resistance by now (on 7th June 2001) objecting.

As mentioned above I have enclosed with this letter a copy of the original NRA suggestions of their requirements for the flood compensation scheme **which were subsequently built into our initial application in 1990** and a copy of the EA approval of the renewal made in 1996. I have also enclosed a copy of the WDC renewal consent in 1996 which identifies flood compensation and other EA measures at points 3,4,5,13,15,16,17,18,19,& 20. I just cannot believe that these are just standard matters you include on all consents. They were inserted because this development has always been in a designated flood plain and is based on the discussions held with the NRA in 1990 and again with the EA in 1996.

Whilst I appreciate that after last year everyone is now paranoid about flooding, the fact is that our existing buildings have been here in part since 1577, and certainly to my knowledge no serious flooding has occurred in recent times (even during 2000 !). The fact is that this planning site has always been in the 1948 flood plain and certainly was 10 years ago when this application was first granted. It should also be noted that during this time the EA have carried out extensive remodelling of the sluice gates situated at the New Mill and have increased their capacity to

dispose of upstream waters by some 50%, thus if anything considerably reducing the likelihood of flooding on the site of the proposed building. This was clearly demonstrated last year when the historic flooding pattern moved from the upstream area to the rear of our existing buildings (where the proposed site is) to the downstream area in front of the property (where the ford through the River Blackwater is in New Mill Rd is). I am sure that Mr van Beeston the EA Flood Defence Engineer for this area can confirm this.

I would therefore appreciate it if you could now review matters in the light of this evidence before coming to any final decision on the basis that I am sure the EA would still find the original NRA drafted flood compensation scheme acceptable. I have spoken with the Sarah Paxman at the EA who confirmed that if I can produce a copy of their original scheme she would re-look at the situation. I will copy her with the NRA letter of 1990 and their renewal approval letter of 1996. If necessary I can provide copies of the foundation construction detail and car park levels (attached) plans drawn up at the time if you do not already have these.

Obviously I am concerned that time is running out as the renewal has been in for some fifteen weeks now as opposed to the eight that it should have taken and I am only now hearing of potential problems to what should be a straightforward renewal. I would therefore appreciate it if the matter could be considered/ reconsidered as quickly as possible.

Finally of course there is an easy solution in that I could just make a start on the development before the existing application runs out, but that does seem like a sledgehammer to crack a nut when I am sure there is really no problem to start with. If it would help I would be delighted to meet you on site or speak to you on the phone to explain matters further to you.

I look forward to hearing from you as soon as possible. I can be contacted on either 0118 972 2432 or 07836 735 213.

Yours sincerely,

Nick Scade

T.N. Scade, MBE, FHCIMA
Managing Director

Date 20th August 1990

NRA

Fax Number (0734) 393301
National Rivers Authority
Thames Region

Cooper Edgar Partnership,
85, Victoria Street,
Windsor,
Berkshire,
SL4 1EH.

Your Reference : CE/vac
Our Reference : SU76SE/12/1/MK/DR
Please Reply to : [redacted]
Direct Telephone : 535794

For the attention of Mr. C. Edgar

Dear Sirs,

Proposed Annexe, New Mill Restaurant, Finchampstead

I write further to the recent site meeting to confirm this Authority's views on the development. I understand from the meeting that the constraints imposed by other bodies mean that the location of the building is relatively fixed and would cause great problems if relocated to the position indicated in my letter of 9th August 1990.

Since flooding in this area is liable to be of limited depth, this Authority is prepared to remove its objection to the situation of the building, provided that the underside of the floor to the single storey section is set 300mm above existing ground level. The gap under the building should be left clear of any development other than the supports for the floor above.

As discussed at the meeting this Authority will also require compensation works to be carried out to equate to the volume of land within the flood plain taken up by the two storey portion of the building. This Authority would therefore recommend that the finished surface of the car park be set at a level of 47.15 metres above O.D. (Newlyn). It will also be necessary to excavate a shallow "channel" at a similar level across to the river bank to allow this area to drain.

Finally I note that the building stands very close to the edge of the Mill Stream, which is classified as a main river watercourse. Normally this Authority would oppose such a development on the grounds of obstruction to river maintenance works, but I understand that the owner of the restaurant has previously agreed with our Flood Defence Engineer. Mr. van Beesten, that staff from the New Mill will be responsible for maintenance of this channel in future. Accordingly I have no objection to the siting of the building on the grounds of access for maintenance.

As explained at the meeting, this Authority's other requirements regarding Pollution Control and Land Drainage Consents for the works still apply, and I expect you to contact the relevant offices in due course.

Yours faithfully

for Principal Planning Engineer (Reading)

Kings Meadow House Kings Meadow Road Reading Berks RG1 8DQ Tel: Reading (0734) 535000 Telex: 849614 NRATHA G Fax: (0734) 500388

TR1

08.FEB.2001 * 3529

R. G. Butler & Associates
architectural designers

11 Strathmore Drive
Charvil Reading
Berkshire RG10 9QT
Tel/Fax. 0118 934 3040

7th February 2001

Wokingham District Council
Planning Department
PO Box 157
Shute End
Wokingham
Berkshire

Dear Sir/Madam

Re: New Mill Restaurant, New Mill Road, Eversley

The current approval ref: 96/64019/F for a bedroom annexe expires this year and my client wishes to renew the approval.

I understand that you require a site plan, Section 66 Certificate of Ownership, and a covering letter together with a cheque for £95.00.

The application is for "Proposed erection of a two storey annexe to provide 20 bedrooms with associated parking".

Yours faithfully

RG Butler

R. G. Butler

Received by Wokingham District Council

Application No: F/2001/3329

Proposal:
Proposed two storey annexe to provide 20 bedrooms with associated parking (Renewal of consent 96/64019/F).

Location:
New Mill Restaurant, New Mill Lane, Eversley, Hook.

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 Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/03/2001. 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

15 February 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3329
CASE OFFICER: Elaine Connor

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

F/20001/3329

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.'

1769a

WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY
6/B 4019 / F
17 JUN 1996

1.	APPLICANT'S NAME	N. SCADE
	ADDRESS	NEW MILL RESTAURANT NEW MILL RD EVERSLEY
	POST CODE	RG27 0RA. PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	R.G. BUTLER & ASSOCIATES.
	ADDRESS	1 MARKET PLACE MEWS. HENLEY OXON.
	POST CODE	RG9 2AH PHONE 01491 410090.
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	NEW MILL RESTAURANT NEW MILL Rd. EVERSLEY.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ERECTION OF TWO STOREY ANNEXE TO PROVIDE 20 BEDROOMS WITH ASSOCIATED PARKING.
5. Give the area in hectares or part of a hectare	AREA OF SITE	2.13 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	NM/10, 11, 12, 13, 14.

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 ?

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.

GROUNDS OF RESTAURANT.

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.

SAMPLES TO BE SUBMITTED.

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.

TO BE AGREED.

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

NO ALTERATIONS.

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

YES.

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

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

* 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.

£80.

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 R C Butler ON BEHALF OF N. SCADE DATE 14-6-96

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".

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)				
1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS			944	
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL			944	

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

40.

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed	62 TOTAL.	

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.

LETTING BEDROOMS.

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

NEW MILL RESTAURANT.

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
14		4	18

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".

08.FEB.2001 * 3529

R. G. Butler & Associates
architectural designers

11 Strathmore Drive
Charvil Reading
Berkshire RG10 9QT
Tel/Fax. 0118 934 3040

7th February 2001

Wokingham District Council
Planning Department
PO Box 157
Shute End
Wokingham
Berkshire

Dear Sir/Madam

Re: New Mill Restaurant, New Mill Road, Eversley

The current approval ref: 96/64019/F for a bedroom annexe expires this year and my client wishes to renew the approval.

I understand that you require a site plan, Section 66 Certificate of Ownership, and a covering letter together with a cheque for £95.00.

The application is for "Proposed erection of a two storey annexe to provide 20 bedrooms with associated parking".

Yours faithfully

R. G. Butler

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF CONSENT FOR PLANNING PERMISSION

N Scade
C/o R G Butler and Associates
1 Market Place Mews
Henley on Thames
Oxon
RG9 2AH

Application No 96/64019/F

Parish FINCHAMPSTEAD PARISH

Proposal PROPOSED ERECTION OF 2 STOREY ANNEXE TO PROVIDE 20 BEDROOMS WITH ASSOCIATED PARKING (RENEWAL OF APPROVAL 36620)

Location New Mill Restaurant New Mill Road Finchampstead

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **GRANT PLANNING 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.

CONDITIONS :

01
The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
02
A detailed schedule and also samples of all the materials to be used in the elevations and the ground surface treatment of the proposed development shall be submitted to and approved in writing by the District Planning Authority bofore building work commences, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.
03
The ground floor level of the building hereby approved shall not exceed the existing ground levels immediately surrounding it by more than 300mm.
04
Details of a flood compensation scheme shall be submitted to and approved by the Local Planning Authority prior to the commencement of work. These works shall be carried out in accordance with the approved plans prior to occupation of the buildings on the site.
05
The ground level arches giving access to the underfloor void herby approved shall hereafter be retained in an open condition and shall not at any time be closed up nor shall the underfloor void itself be used for storage purposes or in any way obstructed and shall be kept clear at all times.
06
All existing trees shown for retention on the approved layout shall be retained and shall not be removed, lopped or topped and no other thing shall be done on the land likely to harm or damage the trees, unless the District Planning Authority have so agreed in writing. Each tree felled, destroyed or severely damaged without such approval shall, within the next planting season, be replaced by another healthy, semi-mature tree of similar species. If, within a period of 5 years, any replacement tree dies,

is removed or becomes seriously damaged or diseased, it shall be further replaced with another healthy tree of such size and species as may be approved by the District Planning Authority.

07

Before the development commences, the existing trees which the District Planning Authority require to be retained on the site, shall be protected from damage by the erection of fencing to coincide with the crown spreads to the satisfaction of the District Planning Authority. Such fencing shall be retained and maintained in good repair throughout the development of the site. The natural soil levels shall be maintained over the roots of the trees and furthermore, no plant, vehicles, materials or other items shall be parked or deposited under the protected trees. If any trenches for services are required within the fenced areas, they shall be excavated and back filled by hand, and any tree roots with a diameter of 25mm or more shall remain ubsevered and undisturbed.

08

No development shall take place until there has been submitted to and approved 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 scheme shall include the landscaping of both the existing and proposed car parking areas, to include boundary planting, and the provision of pedestrian links between the New Mill and the approved annexe.

09

All planting,seeding or turfing comprised in the approved details of landscaping shall be carried out in accordance with a phasing programme which shall be submitted to and approved in writing by the District Planning Authority. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of the similar size and species. The landscaping scheme shall be fully implemented before building operations on the site are complete.

10

Details of the position, height design and intensity of all external lighting shall be submitted to and approved in writing by the District Planning Authority prior to the provision of such lighting. Only lighting which has been approved shall be installed.

11

The building shall not be occupied until space for vehicle parking and turning has been provided within the site in accordance with a scheme to be submitted to and agreed by the Local Planning Authority. The spaces shall thereafter be kept available for parking and turning at all times.

12

None of the buildings shall be occupied until foul drainage works have been provided to serve the development hereby peermitted, in accordance with details to be submitted to and approved by the District Planning Authority.

13

Plans shall be submitted to and approved by the Local Planning Authority, for any works to the stream bank, prior to commencement of work, to protect the bank from erosion by means of a revetment or similar structure. Works shall then be implemented in accordance with the approved plans.

14

The building hereby approved shall not be separated in use from the existing buildings within the site boundary (as indicated on the location plan which formed part of the application), but shall be used as a residential hotel annexe to the restaurant, bar and staff accommodation already approved in previous applications.

15

All existing site levels shall be maintained in the development of the site and hereinafter, unless changes in level are first approved in writing by the Local Planning Authority, with the exception of those areas to be lowered for flood compensation purposes.

16

Compensatory flood storage works shall be carried out and resulting levels hereinafter maintained in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences on site.

17

Except as provided for in the flood plain compensation scheme, there shall be no raising of existing ground levels on the site, and any risings from excavation in connection with the proposed development shall be disposed of outside the flood plain.

18
No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood as defined on maps held by the Environment Agency.
19
The treatment of the bank to the Mill Stream adjacent to the proposed building, including any bank retention works and associted planting, shall be carried out in accordance with details to be submitted to and approved by the Local Planning Authority before any development commences on site.
20
The undercroft to the single storey section shall be constructed in accordance with details to be submitted to and approved by the Loacl Planning Authority bofore development commences on site, and shall thereinafter be kept open and free from obstruction and storage of materials.

REASONS :

01
In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
02
To ensure the use of appropriate materials and the submission of adequate detials in this respect.
03
Changes in levels may materially affect the proposed development or adjoining property.
04
In order to secure the satisfactory development of the site as approved by the District Planning Authority.
05
To permit the free flow of water across the site in times of flood.
06
The ensure the satisfactory retention of existing trees and in the interests of visual amenity.
07
To ensure that the trees, including the roots thereof, are not damaged during building operations.
08
In the interests of amenity and to help achieve a satisfactory standard of landscaping and planting.
09
In the interests of amenity and to help achieve a satisfactory standard of landscaping which will , in due course, improve the environmental quality of the development and soften its impact on the area.
10
In the interests of visual amenity.
11
In the interests of road safety.
12
In the interests of amenity.
13
In the interests of the maintenance and stability of the riverbank follwoing construction of the new building.
14
The new building is functionally interrelated with the existing uses, and this has enabled the design of a building which does not unduly conflict with the policies restricting new development in a rural area. Separation from existing buildings would result in a need for further ancillary building which would be unacceptable in this location.

15
Changes in site level may materially affect the ability of the site to accommodate flood water.
16
To alleviate the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.
17
To prevent the increased risk of flooding due to impedence of flood flows and reduction of flood storage capacity.

18
To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.
19
To ensure that the adverse impact of the proposal on the character and conservation value of the Mill Stream, and on its capacity to accommodate flood flows. is minimised.
20
To ensure that the free flow of flood water through the under-floor section of the building is provided for throughout the life of the building.

Date 30 August 1996

Head of Development Control

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.

08.FEB.2001 * 3329

R. G. Butler & Associates
architectural designers

11 Strathmore Drive
Charvil Reading
Berkshire RG10 9QT
Tel/Fax. 0118 934 3040

7th February 2001

Wokingham District Council
Planning Department
PO Box 157
Shute End
Wokingham
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Dear Sir/Madam

Re: New Mill Restaurant, New Mill Road, Eversley

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The application is for "Proposed erection of a two storey annexe to provide 20 bedrooms with associated parking".

Yours faithfully

R. G. Butler

(1) ADDRESS NEW MILL RESTAURANT PARISH Finch E

PLOT No. NEW MILL ROAD. Listed Building ORD. SHEET No.

BUILDER R/353/69 C/A 128/49 0/257/66 R R/192/61 C/A R/206/60 C/A

Plan No.	Applicant	Description of Development	Date of Decision	Decision
375/73	Mr. S.H.S. Godeson	Demo + Rebuild.	19.4.73	C/A
816/71	" "	Restaurant ext.	30.9.71	App. C/A
BR 1132.	" "	Rebuilding of Garage/Store		N/A N/A
01147	" "	" "	5.9.74	N/A C/A
BR 3999	" "	Ext bar + Pat Alt.	8.1.76	App N/A
03981	" "	Alt + Add.	22.2.76	N/A C/A
25585	FURLHIRE LTD.	S/St. GRS TO BARBECUE AREA	1.7.86	C/A
25639 LBC	"	+ CHIMNEY STACK - NEW DOOR	10.7.86	C/A
BR/A/10/72 R/206/60 R/192/61	NEW MILL RESTAURANT alterations + additions Use as club	RE. ELEVATION KITCHEN EXTENSION	31.10.86	App C/A C/A

DATE OF COMPLETION

MINISTRY DECISION 3.12.87 AH

SPECIAL ORDERS 15.10.87 C/A

DRAINAGE " REAR RESTAURANT/CONFERENCE FACILITIES EXT. 1.10.87 C/A

(2) ADDRESS New Mill Restaurant PARISH Lynch E

PLOT No. New Mill Road ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
31213	N SCADE	REAR - STORE WITH STAFF ACC. OVER & CONSERVATORY	1.9.88	C/A C/A
34042	MR. T. SCADE	2/St. ANNEXE (26 BEDS)	28.9.89	Ref.
35712 W/DR.	"	" (20 ")	24.10.90	W/DRC/A C/A
36620	"	2 CAR PARKING	3.9.91	C/A
FP/93/1220	"	2/St. EXT (20 BEDS)	4.2.93	C/APP
94699	IT POWER	SOLAR ENERGY TEST	22.8.95	31.8.98
95/60188/TPH		POWER FACILITY		
FP95/3824	"	TIMBER BUILDING	6.9.95	APP
96/64019/F	MR. N SCADE	RENEWAL 36620	30.8.96	C/A C/A
TP/2000/1202	IT POWER	Cont. Use of Photovoltaic design, test + demonstration centre	26.7.00	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

F/20001/3329

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.'

1769a.

WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY
F/20001/3329
17 JUN 1996

1.	APPLICANT'S NAME	N. SCADE
	ADDRESS	NEW MILL RESTAURANT NEW MILL RD EVERSLEY
	POST CODE	RG27 0RA. PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	R.G. BUTLER & ASSOCIATES.
	ADDRESS	1 MARKET PLACE MEWS. HENLEY OXON.
	POST CODE	RG9 2AH PHONE 01491 410090.
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	NEW MILL RESTAURANT NEW MILL Rd. EVERSLEY.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ERECTION OF TWO STOREY ANNEXE TO PROVIDE 20 BEDROOMS WITH ASSOCIATED PARKING.
5. Give the area in hectares or part of a hectare	AREA OF SITE	2.13 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	NM/10, 11, 12, 13, 14.

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

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

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

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

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

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

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

GROUNDS OF RESTAURANT.

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? ~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/~~NO~~ NO. — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

SAMPLES TO BE SUBMITTED.

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.

TO BE AGREED.

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

NO ALTERATIONS.

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

YES.

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

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

* 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.

£80.

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 R C Butler ON BEHALF OF N. SCADE DATE 14-6-96

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".

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)				
1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS			944	
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL			944	

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES — 40.

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	62 TOTAL.	
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

LETTING BEDROOMS.

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

NEW MILL RESTAURANT.

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
14		4	18

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".

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF CONSENT FOR PLANNING PERMISSION

N Scade
C/o R G Butler and Associates
1 Market Place Mews
Henley on Thames
Oxon
RG9 2AH

Application No 96/64019/F

Parish FINCHAMPSTEAD PARISH

Proposal PROPOSED ERECTION OF 2 STOREY ANNEXE TO PROVIDE 20 BEDROOMS WITH ASSOCIATED PARKING (RENEWAL OF APPROVAL 36620)

Location New Mill Restaurant New Mill Road Finchampstead

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **GRANT PLANNING 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.

CONDITIONS :

01
The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
02
A detailed schedule and also samples of all the materials to be used in the elevations and the ground surface treatment of the proposed development shall be submitted to and approved in writing by the District Planning Authority bofore building work commences, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.
03
The ground floor level of the building hereby approved shall not exceed the existing ground levels immediately surrounding it by more than 300mm.
04
Details of a flood compensation scheme shall be submitted to and approved by the Local Planning Authority prior to the commencement of work. These works shall be carried out in accordance with the approved plans prior to occupation of the buildings on the site.
05
The ground level arches giving access to the underfloor void herby approved shall hereafter be retained in an open condition and shall not at any time be closed up nor shall the underfloor void itself be used for storage purposes or in any way obstructed and shall be kept clear at all times.
06
All existing trees shown for retention on the approved layout shall be retained and shall not be removed, lopped or topped and no other thing shall be done on the land likely to harm or damage the trees, unless the District Planning Authority have so agreed in writing. Each tree felled, destroyed or severely damaged without such approval shall, within the next planting season, be replaced by another healthy, semi-mature tree of similar species. If, within a period of 5 years, any replacement tree dies,

is removed or becomes seriously damaged or diseased, it shall be further replaced with another healthy tree of such size and species as may be approved by the District Planning Authority.

07

Before the development commences, the existing trees which the District Planning Authority require to be retained on the site, shall be protected from damage by the erection of fencing to coincide with the crown spreads to the satisfaction of the District Planning Authority. Such fencing shall be retained and maintained in good repair throughout the development of the site. The natural soil levels shall be maintained over the roots of the trees and furthermore, no plant, vehicles, materials or other items shall be parked or deposited under the protected trees. If any trenches for services are required within the fenced areas, they shall be excavated and back filled by hand, and any tree roots with a diameter of 25mm or more shall remain ubsevered and undisturbed.

08

No development shall take place until there has been submitted to and approved 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 scheme shall include the landscaping of both the existing and proposed car parking areas, to include boundary planting, and the provision of pedestrian links between the New Mill and the approved annexe.

09

All planting,seeding or turfing comprised in the approved details of landscaping shall be carried out in accordance with a phasing programme which shall be submitted to and approved in writing by the District Planning Authority. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of the similar size and species. The landscaping scheme shall be fully implemented before building operations on the site are complete.

10

Details of the position, height design and intensity of all external lighting shall be submitted to and approved in writing by the District Planning Authority prior to the provision of such lighting. Only lighting which has been approved shall be installed.

11

The building shall not be occupied until space for vehicle parking and turning has been provided within the site in accordance with a scheme to be submitted to and agreed by the Local Planning Authority. The spaces shall thereafter be kept available for parking and turning at all times.

12

None of the buildings shall be occupied until foul drainage works have been provided to serve the development hereby peermitted, in accordance with details to be submitted to and approved by the District Planning Authority.

13

Plans shall be submitted to and approved by the Local Planning Authority, for any works to the stream bank, prior to commencement of work, to protect the bank from erosion by means of a revetment or similar structure. Works shall then be implemented in accordance with the approved plans.

14

The building hereby approved shall not be separated in use from the existing buildings within the site boundary (as indicated on the location plan which formed part of the application), but shall be used as a residential hotel annexe to the restaurant, bar and staff accommodation already approved in previous applications.

15

All existing site levels shall be maintained in the development of the site and hereinafter, unless changes in level are first approved in writing by the Local Planning Authority, with the exception of those areas to be lowered for flood compensation purposes.

16

Compensatory flood storage works shall be carried out and resulting levels hereinafter maintained in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences on site.

17

Except as provided for in the flood plain compensation scheme, there shall be no raising of existing ground levels on the site, and any risings from excavation in connection with the proposed development shall be disposed of outside the flood plain.

18
No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood as defined on maps held by the Environment Agency.
19
The treatment of the bank to the Mill Stream adjacent to the proposed building, including any bank retention works and associted planting, shall be carried out in accordance with details to be submitted to and approved by the Local Planning Authority before any development commences on site.
20
The undercroft to the single storey section shall be constructed in accordance with details to be submitted to and approved by the Loacl Planning Authority bofore development commences on site, and shall thereinafter be kept open and free from obstruction and storage of materials.

REASONS :

01
In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
02
To ensure the use of appropriate materials and the submission of adequate detials in this respect.
03
Changes in levels may materially affect the proposed development or adjoining property.
04
In order to secure the satisfactory development of the site as approved by the District Planning Authority.
05
To permit the free flow of water across the site in times of flood.
06
The ensure the satisfactory retention of existing trees and in the interests of visual amenity.
07
To ensure that the trees, including the roots thereof, are not damaged during building operations.
08
In the interests of amenity and to help achieve a satisfactory standard of landscaping and planting.
09
In the interests of amenity and to help achieve a satisfactory standard of landscaping which will , in due course, improve the environmental quality of the development and soften its impact on the area.
10
In the interests of visual amenity.
11
In the interests of road safety.
12
In the interests of amenity.
13
In the interests of the maintenance and stability of the riverbank follwoing construction of the new building.
14
The new building is functionally interrelated with the existing uses, and this has enabled the design of a building which does not unduly conflict with the policies restricting new development in a rural area. Separation from existing buildings would result in a need for further ancillary building which would be unacceptable in this location.

15
Changes in site level may materially affect the ability of the site to accommodate flood water.
16
To alleviate the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.
17
To prevent the increased risk of flooding due to impedence of flood flows and reduction of flood storage capacity.

18
To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.
19
To ensure that the adverse impact of the proposal on the character and conservation value of the Mill Stream, and on its capacity to accommodate flood flows, is minimised.
20
To ensure that the free flow of flood water through the under-floor section of the building is provided for throughout the life of the building.

Date 30 August 1996

Head of Development Control

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.

Application F/2001/3329 Received 8/2/01 Finchampstead.

Applicant: New Mill Restaurants Ltd c/o RG Butler & Associates
Location: New Mill Restaurant, New Mill Lane, Finchampstead
Proposal: Erection of a 2st. annexe to provide 20 bedrooms & associated parking etc (renewal of approval 64019/1).

1. Planning history: The site is located on the northern bank of the Blackwater River, adjacent to the ford on New Mill Rd. The site comprises a 2 storey Listed building which is used as a restaurant, barns & a replacement dwelling occupied by the restaurant owner. There have been a number of applications over the years to extend the restaurant building to enlarge kitchens, extend eating areas & for replacement stores & toilets. The current application before us was originally ~~submitted~~ approved in September 1991 (ref: 36620) subject to a legal agreement to provide monies towards the improvement of the A327. This application was renewed in 1996 & before the committee for consideration of further renewal.

2. Proposal: The application is for the erection of ~~a two storey a 20 bedroom~~ a hotel annex comprising 20 bedrooms immediately north of the Mill Stream. A single storey wing of 4 bedrooms would face south, towards the river, while the remaining 16 bedrooms would be provided in a 2 storey wing, immediately behind the single storey. The layout & design is identical to that approved in Sept. '91 August '96. However the ~~building~~ siting of the building has been moved ~~so that~~ to be located approx. 5m back from the mill stream. This has been agreed

~~due to present concerns regarding flooding~~
as the original siting would result in development which trees would lie within an area of land liable to flood as shown on maps held by the E. Agency. It is considered that a set back of 5m from the Mill stream will overcome any risk of flooding.

~~3. Consultations -~~
- ~~Finchampstead~~ P. Council :
- ~~Highway Auth~~: the developers contributions towards

The application is before the Development control Committee due to financial contributions of £7,500 towards highway improvements along A327 Reading Road in the vicinity of New Mill Road/ Park Lane junction.

3. Consultations :
f. P. Council : no objection
Minerals & waste : no comments
Env. Design : no objection
Landscape : no objection subject to condition
Bable : ~~re~~ no objection subject to conditions
Env. Agency : no objection subj. to "
Env. health : no objection sub. to condition
Hart D. Council : object on the grounds that the site is unrelated to a settlement & accessible only by car
∴ the proposal is unsustainable in light of PPG 13.

776593

4294

Whitelodge
Kemenham Hill
Henley
Allpress.

4. Appraisal: the main issues are:
A. Principle of development (South East Area Local Plan Policies STV2, SR18, SC15.
B. Highways.
C. Flooding.

A. The principle of development has been approved under the previous planning consents. These have not been implemented within the prescribed time periods & the applicant wishes to renew the proposal again. Since the renewal of the last application was given consent the policies from the SEALP, affecting the site are unchanged. ~~Although the site is~~ It would appear that the main issue in the original consideration of this application was the impact of the building upon the character of this rural area. The building was considered to be attractive in design & of a scale which was approp. to its rural location. It was considered that news into the site were limited & the proposed use of the building would complement the existing uses of the site. Opportunities to provide hotel accommodation in rural areas are limited but the policy supports provision where no harm would result. The design & siting of the pvr building was not considered to harm the rural char. of the area.

B. Highways:
The highways Authority have commented as in the prev. app that the legal agreement appertaining to the previous application to provide £7,500 towards highway improvements in the vicinity of the New Mill Lane Junction with the A327 Reading Road should also be provided if this application is approved. ~~They have not indicated~~.

alleviate the risk of flooding

C. flooding.

~~The siting of~~

~~It is considered.~~

The siting of the original annexe close to the Mill Stream is considered to be no longer appropriate in light of recent flood events. The EA consider that the original siting of the proposed annexe would prejudice flood defence interests & adversely affect the character of the watercourse & would restricting necessary access to the watercourse for the EA to carry out its functions. It is considered that the development in its original form would be at direct risk of flooding & would increase the risk of flooding elsewhere.

It has therefore been agreed that proposed building should be located 5m back from the Mill Stream in order to overcome any risk of flooding.

~~CONCLUSION~~

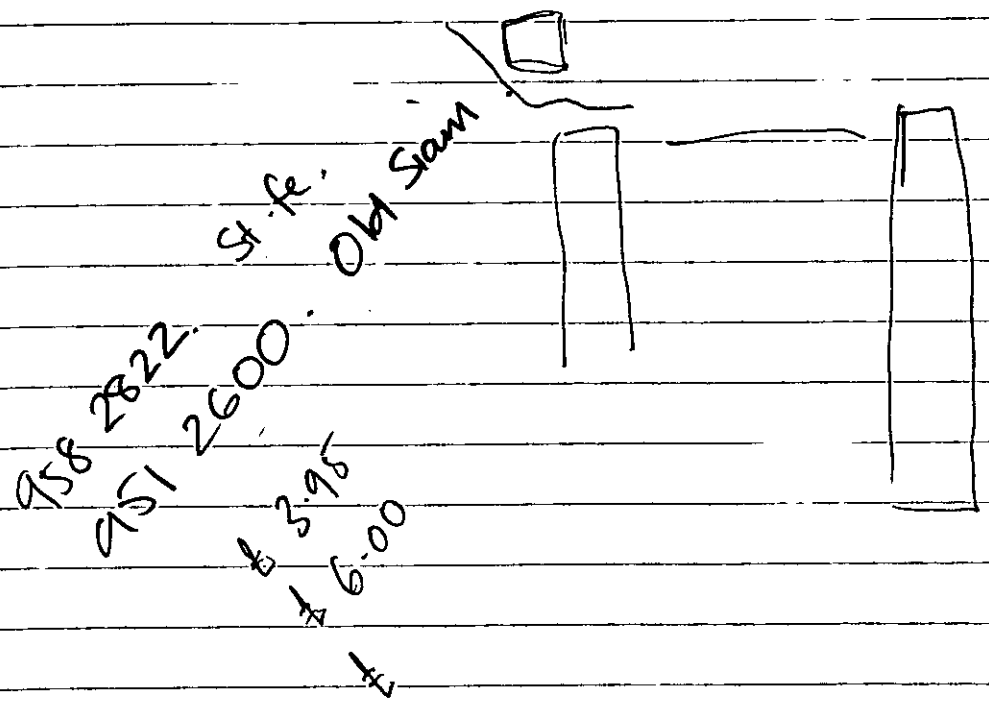
5. CONCLUSION - There has been no change to the approved policies of the Development Plan which would affect the principle of development which has been established by the previous consent. The design & layout ~~has~~ is unchanged from the previous proposals which were considered ~~to~~ acceptable when the previous consent was granted. The siting of the proposed building has been revised so that it will be located 5m further away from the Mill Stream. This has been done so as to ~~reduce the risk of~~ alleviate the ~~any~~ risk of flooding

* include original siting & revised siting in Report. (Plans).

6.

RECOMMENDATION: GRANT planning permission subject to the legal agreement appertaining to the previous consent being legally bound to this planning permission & the following conditions:

See attached conditions.



WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF CONSENT FOR PLANNING PERMISSION

N Scade
C/o R G Butler and Associates
1 Market Place Mews
Henley on Thames
Oxon
RG9 2AH

Application No 96/64019/F

Parish FINCHAMPSTEAD PARISH

Proposal PROPOSED ERECTION OF 2 STOREY ANNEXE TO PROVIDE 20 BEDROOMS WITH ASSOCIATED PARKING (RENEWAL OF APPROVAL 36620)

Location New Mill Restaurant New Mill Road Finchampstead

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **GRANT PLANNING 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.

CONDITIONS :

01
The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

02
A detailed schedule and also samples of all the materials to be used in the elevations and the ground surface treatment of the proposed development shall be submitted to and approved in writing by the District Planning Authority bofore building work commences, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.

03
The ground floor level of the building hereby approved shall not exceed the existing ground levels immediately surrounding it by more than 300mm.

04
Details of a flood compensation scheme shall be submitted to and approved by the Local Planning Authority prior to the commencement of work. These works shall be carried out in accordance with the approved plans prior to occupation of the buildings on the site.

05
The ground level arches giving access to the underfloor void herby approved shall hereafter be retained in an open condition and shall not at any time be closed up nor shall the underfloor void itself be used for storage purposes or in any way obstructed and shall be kept clear at all times.

06
All existing trees shown for retention on the approved layout shall be retained and shall not be removed, lopped or topped and no other thing shall be done on the land likely to harm or damage the trees, unless the District Planning Authority have so agreed in writing. Each tree felled, destroyed or severely damaged without such approval shall, within the next planting season, be replaced by another healthy, semi-mature tree of similar species. If, within a period of 5 years, any replacement tree dies,

is removed or becomes seriously damaged or diseased, it shall be further replaced with another healthy tree of such size and species as may be approved by the District Planning Authority.

07

Before the development commences, the existing trees which the District Planning Authority require to be retained on the site, shall be protected from damage by the erection of fencing to coincide with the crown spreads to the satisfaction of the District Planning Authority. Such fencing shall be retained and maintained in good repair throughout the development of the site. The natural soil levels shall be maintained over the roots of the trees and furthermore, no plant, vehicles, materials or other items shall be parked or deposited under the protected trees. If any trenches for services are required within the fenced areas, they shall be excavated and back filled by hand, and any tree roots with a diameter of 25mm or more shall remain ubsevered and undisturbed.

08

No development shall take place until there has been submitted to and approved 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 scheme shall include the landscaping of both the existing and proposed car parking areas, to include boundary planting, and the provision of pedestrian links between the New Mill and the approved annexe.

09

All planting,seeding or turfing comprised in the approved details of landscaping shall be carried out in accordance with a phasing programme which shall be submitted to and approved in writing by the District Planning Authority. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of the similar size and species. The landscaping scheme shall be fully implemented before building operations on the site are complete.

10

Details of the position, height design and intensity of all external lighting shall be submitted to and approved in writing by the District Planning Authority prior to the provision of such lighting. Only lighting which has been approved shall be installed.

11

The building shall not be occupied until space for vehicle parking and turning has been provided within the site in accordance with a scheme to be submitted to and agreed by the Local Planning Authority. The spaces shall thereafter be kept available for parking and turning at all times.

12

None of the buildings shall be occupied until foul drainage works have been provided to serve the development hereby peermitted, in accordance with details to be submitted to and approved by the District Planning Authority.

13

Plans shall be submitted to and approved by the Local Planning Authority, for any works to the stream bank, prior to commencement of work, to protect the bank from erosion by means of a revetment or similar structure. Works shall then be implemented in accordance with the approved plans.

14

The building hereby approved shall not be separated in use from the existing buildings within the site boundary (as indicated on the location plan which formed part of the application), but shall be used as a residential hotel annexe to the restaurant, bar and staff accommodation already approved in previous applications.

15

All existing site levels shall be maintained in the development of the site and hereinafter, unless changes in level are first approved in writing by the Local Planning Authority, with the exception of those areas to be lowered for flood compensation purposes.

16

Compensatory flood storage works shall be carried out and resulting levels hereinafter maintained in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences on site.

17

Except as provided for in the flood plain compensation scheme, there shall be no raising of existing ground levels on the site, and any risings from excavation in connection with the proposed development shall be disposed of outside the flood plain.

18
No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood as defined on maps held by the Environment Agency.

19
The treatment of the bank to the Mill Stream adjacent to the proposed building, including any bank retention works and associted planting, shall be carried out in accordance with details to be submitted to and approved by the Local Planning Authority before any development commences on site.

20
The undercroft to the single storey section shall be constructed in accordance with details to be submitted to and approved by the Loacl Planning Authority bofore development commences on site, and shall thereinafter be kept open and free from obstruction and storage of materials.

REASONS :

01
In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

02
To ensure the use of appropriate materials and the submission of adequate detials in this respect.

03
Changes in levels may materially affect the proposed development or adjoining property.

04
In order to secure the satisfactory development of the site as approved by the District Planning Authority.

05
To permit the free flow of water across the site in times of flood.

06
The ensure the satisfactory retention of existing trees and in the interests of visual amenity.

07
To ensure that the trees, including the roots thereof, are not damaged during building operations.

08
In the interests of amenity and to help achieve a satisfactory standard of landscaping and planting.

09
In the interests of amenity and to help achieve a satisfactory standard of landscaping which will , in due course, improve the environmental quality of the development and soften its impact on the area.

10
In the interests of visual amenity.

11
In the interests of road safety.

12
In the interests of amenity.

13
In the interests of the maintenance and stability of the riverbank follwoing construction of the new building.

14
The new building is functionally interrelated with the existing uses, and this has enabled the design of a building which does not unduly conflict with the policies restricting new development in a rural area. Separation from existing buildings would result in a need for further ancillary building which would be unacceptable in this location.

15
Changes in site level may materially affect the ability of the site to accommodate flood water.

16
To alleviate the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

17
To prevent the increased risk of flooding due to impedence of flood flows and reduction of flood storage capacity.

18

To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

19

To ensure that the adverse impact of the proposal on the character and conservation value of the Mill Stream, and on its capacity to accommodate flood flows, is minimised.

20

To ensure that the free flow of flood water through the under-floor section of the building is provided for throughout the life of the building.

Date 30 August 1996

Head of Development Control

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.

WORK SHEET FOR : Elaine Connor

Application Number : F/2001/3329

Applicant : New Mill Restaurants Ltd C/O R G Butler & Associates.

Location : New Mill Restaurant, New Mill Lane, Eversley, Hook.

Proposal : Proposed two storey annexe to provide 20 bedrooms with associated parking (Renewal of consent 96/64019/F).

Site Notice Displayed ? :

YES	NO	DATE
✓		23/2/01

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 08/02/2001

Earliest Date for Decision : 11/03/2001

Latest Consultation Date/Site Notice Expiry Date : 11/03/2001

This application will have expired on: 05/04/2001. 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 :

MINERALS & WASTE: no comments.

ENV. DESIGN: No objection – cond. for fully detailed Landscape scheme to be sub. prior to work beginning

HART DISTRICT COUNCIL: object. on the grounds that the site is unrelated to a s'ment & accessible only by car ∴ prop. is unsustainable in light of PPG 13.

FINCH. P. COUNCIL: No objection

BABTIE: recommend cond. – see file.

ENV. HEALTH: recommend cond. – see file

ACCESS OFFICER: no comment (outline app).

~~Planning Issues :~~

HIGHWAYS: comments as per app. 64019 contribution of £7,500 towards h/way improvements along A327 Reading Rd, in vicinity of New Mill Road/ Pk Lane Junction.

ENV. AGENCY: see file for comments.

PLANNING ISSUES:

* rural area.
* land liable to flooding.

Application Number: F/2001/3371

Appraisal:

The application being considered is the renewal of planning consent for the erection of a two storey, 20 bedroom annexe at New Mill Restaurant, New Mill Lane, Finchampstead.

Planning History

Planning permission was first granted in on 24th October 1990 for the erection of two storey, 20 bedroom annexe at New Mill Restaurant. The application was renewed in August 1996. This is therefore, the second renewal of the application.

Material Change in circumstances

The land adjoining New Mill Restaurant to the south of the site is designated in the local development plan as land, which is liable to flooding. Up until last year though the application site was not included in this designation.

In December 2000, the Environment Agency produced revised maps advising of land, which now lies within the flood plain, based on the 2000 floods. These maps show that the site of the proposed annexe now lies with an area liable to flooding. Paragraph 24 of draft PPG 25 states that the Environment Agency's 2000 flood plain maps are based on the approximate extent of floods with a 1% annual probability of occurrence for rivers, which accords to category (iv) of the sequential test detailed on page 12. Category (iv) clearly states that such areas are "not suitable for residential, commercial and industrial uses unless a particular location is essential e.g. for navigation and water-based recreation uses and essential transport and utilities infrastructure." On the basis of this the Environment Agency object to the proposed development due to the close proximity of the proposed development to the Mill Stream. It is considered that the proposed development would prejudice flood defence interests, and adversely affect the character of the watercourse, and restrict necessary access to the watercourse for the Environment Agency to carry out its functions.

In light of this material change in circumstances since the application was last considered and the responsibility placed on the Local Planning Authority by draft PPG 25 to adopt the precautionary principle through the application of the "sequential approach to their development control functions, "and the requirement to give due weight to the need to avoid adding to the risk of flooding," the application is recommended for refusal.

Application Number F/2001/3329
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non Std Conditions~~/ Reasons for Refusal
1	~~REASON~~		The proposed development lies within an area of land liable to flood as shown on maps held by the Environment Agency. The development will be at direct risk of flooding, ~~it will~~ increase the risk of flooding, & will increase the risk of flooding elsewhere.
			Furthermore,
		~~REASON~~	The proposals include development in close proximity to the Mill Stream. This will prejudice flood defence interests, & adversely affect the character of the watercourse & restrict necessary access to the watercourse for the E. Agency to carry out its functions.
			As such the proposal is contrary to Policy EN3 of the BSP, policy SP53 of the SEALP & policy WIC16 of the WDLP (Deposit Draft).

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: STV2, SC15,
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WCC1, WCC4.
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: OS1, C1, C2.
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: _____

RECORD OF SITE VISIT

SITE ADDRESS: New Mill Restaurant
New Mill Lane Eversley Hook.

APPLICATION NUMBER: F/2001/3329

OFFICER: Elaine Connor

DATE OF SITE VISIT: 23/2/01

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS

rural area located next to River Blackwater.

3. DESCRIPTION OF SITE/BUILDING

restaurant / hotel complex set on lrge site.

4. RELATIONSHIP TO ADJOINING PROPERTIES

n/a.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6451

Date:

My ref: F/2001/3329

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

CONFIDENTIAL

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

Dear Councillor

Application Number: F/2001/3329
New Mill Restaurant, New Mill Lane, Eversley, Hook.
Proposed two storey annexe to provide 20 bedrooms with associated parking (Renewal of consent 96/64019/F).

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 **Elaine Connor** on **(0118) 974 6451**. 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 _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2001/3329**
New Mill Restaurant, New Mill Lane, Eversley, Hook.
Proposed two storey annexe to provide 20 bedrooms with associated parking (Renewal of consent 96/64019/F).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor G Cockroft

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

Tel: (0118) 974 6451

Date:

My ref: F/2001/3329

CONFIDENTIAL

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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

Dear Councillor

Application Number: F/2001/3329
New Mill Restaurant, New Mill Lane, Eversley, Hook.
Proposed two storey annexe to provide 20 bedrooms with associated parking (Renewal of consent 96/64019/F).

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

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This form must be received no later than _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Elaine Connor** Application Number: **F/2001/3329**
New Mill Restaurant, New Mill Lane, Eversley, Hook.
Proposed two storey annexe to provide 20 bedrooms with associated parking (Renewal of consent 96/64019/F).

Transfer: Yes ☐ No ☐
Reason for Transfer:
_____
_____

Signed: _____ Date: _____

Councillor M Long

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

TO: **DEVELOPMENT CONTROL**
Elaine Connor

FROM: Environmental Design

DATE: 5 July 2001

Location:	New Mill Restaurant, New Mill Lane, Eversley, Finchampstead
Proposal:	Proposed two storey annex to provide 20 bedrooms with associated parking (renewal of consent 96/64019/F).
Application Number:	F/2001/3329

In response to your consultation dated 26 June 2001 for the above application, the landscape comments are as follows:

I have no objection to the renewal of consent for this development. The applicant will need to submit a detailed landscape scheme showing the location of all new planting, full species name, size of plant at time of planting and planting densities, before starting work on site.

Catherine Brimble

Catherine Brimble
Landscape Architect

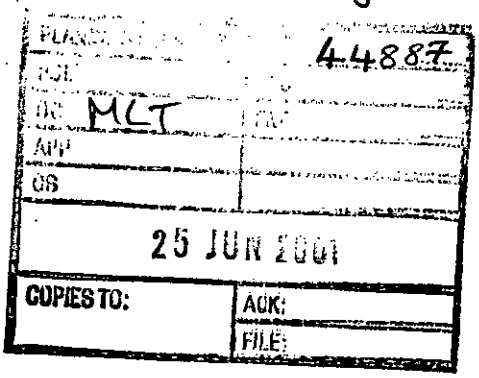
Recd 3.45 PM 22.6.01

R. G. Butler & Associates
architectural designers

11 Strathmore Drive
Charvil Reading
Berkshire RG10 9QT
Tel/Fax. 0118 934 3040

F/2001/3329 - FC Lending.

PLANS NO. 44887
DC MLT
APP
OS
25 JUN 2001
COPIES TO: ACK: FILE:



3329

REVISED PLAN

22nd. June 2001

Wokingham District Council
Planning Department
P.O. Box 157
Shute End
Wokingham
RG40 1WR

For the attention of Mike Thorpe

Dear Mr. Thorpe

Re: Proposed 20 bedroom annexe at The New Mill Restaurant, Eversley.

Following your recent discussions with the applicant and New Mill owner, Nick Scade, we now enclosed four sets of amended drawings. The drawings that were submitted with the original application were NM/10, 11, 12, 13, and 14. Drawings 10 and 12 have been revised to show the siting of the building 5m to the north of the Mill stream.

We understand that if the Environment Agency will withdraw their objection, then the Local Authority planning department will accept the above changes as an amendment to the application now current, and will re-new our approval.

If we have over simplified the situation, we would appreciate a call to the writer in order that we might do whatever is necessary, in view of the fact that the current approval is fast running out.

Yours Sincerely

R.G. Butler

R.G. Butler

cc. N.Scade
cc. Sarah Paxman

R. G. Butler & Associates
architectural designers

11 Strathmore Drive
Charvil Reading
Berkshire RG10 9QT
Tel/Fax. 0118 934 3040

3329

22nd. June 2001

REVISED PLAN

Environment Agency
Swift House
Frimley
Camberley
GU16 7SQ

For the attention of Sarah Paxman

Dear Ms. Paxman

Re: Proposed 20 bedroom annexe at The New Mill Resteraunt, Eversley.

Further to your recent discussions and correspondence with Nick Scade, the owner of the New Mill, we now enclose a set of planning application drawings which includes NM/10a and 12a that have been revised to show the new building 5m from the Mill stream. The other flood compensation measures that were agreed with NRA in August 1990 appear as they always have, on drawing NM/10A. If these measures need to be readdressed, it could be dealt with as a planning condition. However we would like to know as soon as possible what those changes, if any, are to be.

Yours Sincerely

R.G. Butler

cc. M. Thorpe

cc. N. Scade

Tel. (0118) 974 6451

Date: 26 June 2001

Your Ref:

My Ref: Elaine Connor / **F/2001/3329**

Councillor Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Dear Councillor

Application Number: F/2001/3329

Site Address: New Mill Restaurant, New Mill Lane, Eversley, Hook.

Proposal: Proposed two storey annexe to provide 20 bedrooms with associated parking (Renewal of consent 96/64019/F).

Revised/additional plans show: Resiting of proposed building 5m to the north of the Mill Stream. Drawing nos NM 10A, 11, 12A, 13 & 14.

We have received the above revised/additional plans and would be grateful to receive your observation no later than **06/07/2001**. Any comments received after this date may not be taken into account in determining the application.

Please quote reference number **F/2001/3329** in all communications and any response should be addressed to **Elaine Connor** the case officer dealing with this application.

If you have any queries regarding this matter please contact the case officer on **(0118) 974 6451**.

I look forward to hearing from you.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

Elaine

My main concern would be increased traffic on a narrow rural road and a dangerous exit onto Reading Rd.

Muriel Long

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.

DECISION NOTICE

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

Yours faithfully

Sarah Paxman
Development Planning Officer

Our ref: SP\2001\003941\001
Your ref: F/2001/3371

ENVIRONMENT AGENCY

Date: 1st August 2001

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

To: Elaine Connor	niceday fax notes
Company: Wokingham D.C.	Fax No: 0118 974 6484
From: Sarah Plummer	
Company: EA	Tel No: 01276 45 4323
No. of pages: 2 Date: 1/8/01	No.122498

For the attention of: Elaine Connor

Dear Sir/Madam

20 BEDROOM ANNEXE - THE NEW MILL RESTAURENT, EVERSLEY

The Environment Agency has received an amended layout plan for the above (dwg NM/10a), showing that the proposed annexe has been moved 5m back from the mill stream, as previously requested by the Environment Agency. The Agency welcomes this change, and removes its previous objection regarding proximity to the watercourse.

As previously stated in the Agency's letter of 20 June 2001, a suitable floodplain compensation scheme should be possible at the site, to compensate for loss of floodplain storage resulting from the development, and this has been requested in the conditions below.

The Environment Agency would ask that the following conditions be included in any planning permission granted for this application:

CONDITION: Compensatory flood storage works shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Planning Authority before the development commences.
REASON: To alleviate the increased risk of flooding that would otherwise be caused by a reduction in flood storage capacity.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: The annexe shall be constructed with underfloor voids, with the oversite concrete finished at existing ground level; with the underside of the floor structure set at or above 300mm above the existing ground level, and with openings sufficient in size and number to allow free entry and exit of flood water. The approved voids shall be maintained open and free from obstruction at all times.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

Cont/d..

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

CONDITION: Openings and any associated grilles to the under-floor voids shall be constructed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.
REASON: To ensure that free passage of flood water through the under-floor voids of the building is provided for.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.
REASON: To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

CONDITION: Any steps, raised patios or ramps constructed within or around the site shall be designed to be permeable to flood water.
REASON: To prevent the increased risk of flooding due to the impedance of flood flows and the reduction of flood storage capacity.

CONDITION: Except as provided for in the flood compensation scheme, there shall be no raising of existing ground levels on the site, and any arisings from excavation in connection with the proposed development shall be disposed of outside the floodplain.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: There shall be no new development including hardstanding and fences within a buffer zone 5 metres wide alongside the watercourse.
REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

CONDITION: There shall be no storage of materials within 5 metres of the watercourse. This must be suitably marked and protected during development and there shall be no access during development within this area. There shall be no fires, dumping or tracking of machinery within this area.
REASON: To reduce the impact of the proposed development on wildlife habitats upstream and downstream, including bankside habitats.

CONDITION: No development approved by this permission shall be commenced until a planting scheme for the buffer zone to the mill stream, has been approved in writing by the Local Planning Authority. The approved scheme shall be carried out in accordance with a programme for planting and maintenance related to stages of completion of the development.
REASON: To protect, restore or replace the natural features of importance within or adjoining the watercourse.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

Cont/d..

Date: 26 June 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3329

Location: New Mill Restaurant, New Mill Lane, Eversley, Hook.

Proposal: Proposed two storey annexe to provide 20 bedrooms with associated parking (Renewal of consent 96/64019/F).

Applicant: New Mill Restaurants Ltd C/O R G Butler & Associates.

Case Officer: Elaine Connor

The new plans show the following: Resiting of proposed building 5m to the north of the Mill Stream. Drawing nos NM 10A, 11, 12A, 13 & 14.

Comments are required by 06/07/2001.

Should you have any queries regarding this application please contact the case officer Elaine Connor on (0118) 974 6451.

(RING ONE)

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

App No. (Planaps) /F/2001/3329 (Ludhouse) Date Rec. 25.6.01

Location: New Mill Restaurant, New Mill Lane

Parish Finchampstead.

Applicant: New Mill Restaurants Ltd.

Description of attached plans Resiting of proposed building 5m. to the north of the Mill Stream.

Drawing No's: NM 10A, 11, 12A, 13 + 16.

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.

OTHERS: Environment Agency
Hart DPA
Bobbie archaeology.

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: as previously.

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 EC.

Consultations Sent by Admin. on 26.06.PS.

llow - Part One Copy
reen - Officer's Copy

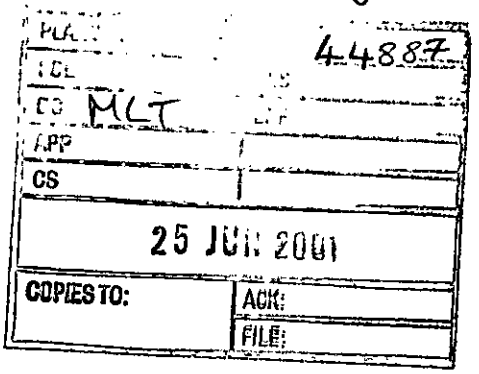
Recd 3.45 pm 22.6.01

R. G. Butler & Associates

architectural designers

11 Strathmore Drive
Charvil Reading
Berkshire RG10 9QT
Tel/Fax. 0118 934 3040

F/2001/3329 - FC dealing.



3329

22nd. June 2001

Wokingham District Council
Planning Department
P.O. Box 157
Shute End
Wokingham
RG40 1WR

For the attention of Mike Thorpe

REVISED PLAN

Dear Mr. Thorpe

Re: Proposed 20 bedroom annexe at The New Mill Restaurant, Eversley.

Following your recent discussions with the applicant and New Mill owner, Nick Scade, we now enclosed four sets of amended drawings. The drawings that were submitted with the original application were NM/10, 11, 12, 13, and 14. Drawings 10 and 12 have been revised to show the siting of the building 5m to the north of the Mill stream.

We understand that if the Environment Agency will withdraw their objection, then the Local Authority planning department will accept the above changes as an amendment to the application now current, and will re-new our approval.

If we have over simplified the situation, we would appreciate a call to the writer in order that we might do whatever is necessary, in view of the fact that the current approval is fast running out.

Yours Sincerely

R.G. Butler

cc. N.Scade
cc. Sarah Paxman

R. G. Butler & Associates
architectural designers

11 Strathmore Drive
Charvil Reading
Berkshire RG10 9QT
Tel/Fax. 0118 934 3040

3329

22nd. June 2001

REVISED PLAN

Environment Agency
Swift House
Frimley
Camberley
GU16 7SQ

For the attention of Sarah Paxman

Dear Ms. Paxman

Re: Proposed 20 bedroom annexe at The New Mill Resteraunt, Eversley.

Further to your recent discussions and correspondence with Nick Scade, the owner of the New Mill, we now enclose a set of planning application drawings which includes NM/10a and 12a that have been revised to show the new building 5m from the Mill stream. The other flood compensation measures that were agreed with NRA in August 1990 appear as they always have, on drawing NM/10A. If these measures need to be readdressed, it could be dealt with as a planning condition. However we would like to know as soon as possible what those changes, if any, are to be.

Yours Sincerely

R.G. Butler

cc. M. Thorpe

cc. N. Scade

Date: 26 June 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2001/3329

Location: New Mill Restaurant, New Mill Lane, Eversley, Hook.

Proposal: Proposed two storey annexe to provide 20 bedrooms with associated parking (Renewal of consent 96/64019/F).

Applicant: New Mill Restaurants Ltd C/O R G Butler & Associates.

Case Officer: Elaine Connor

The new plans show the following: Resiting of proposed building 5m to the north of the Mill Stream. Drawing nos NM 10A, 11, 12A, 13 & 14.

Comments are required by 06/07/2001.

Should you have any queries regarding this application please contact the case officer Elaine Connor on (0118) 974 6451.

As per comm report 1st August 2001.

15/8/01

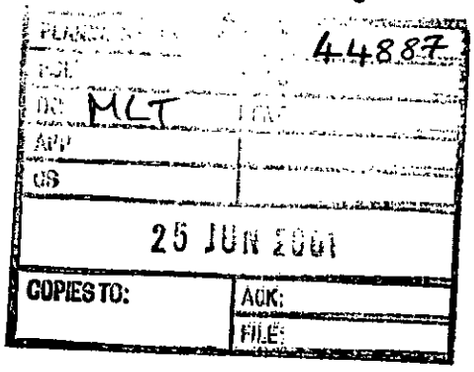
Recd 3.45 pm 22.6.01

R. G. Butler & Associates

architectural designers

11 Strathmore Drive
Charvil Reading
Berkshire RG10 9QT
Tel/Fax. 0118 934 3040

F/2001/3329 - EC Dealing.



3329

22nd. June 2001

Wokingham District Council
Planning Department
P.O. Box 157
Shute End
Wokingham
RG40 1WR

For the attention of Mike Thorpe

REVISED PLAN

Dear Mr. Thorpe

Re: Proposed 20 bedroom annexe at The New Mill Restaurant, Eversley.

Following your recent discussions with the applicant and New Mill owner, Nick Scade, we now enclosed four sets of amended drawings. The drawings that were submitted with the original application were NM/10, 11, 12, 13, and 14. Drawings 10 and 12 have been revised to show the siting of the building 5m to the north of the Mill stream.

We understand that if the Environment Agency will withdraw their objection, then the Local Authority planning department will accept the above changes as an amendment to the application now current, and will re-new our approval.

If we have over simplified the situation, we would appreciate a call to the writer in order that we might do whatever is necessary, in view of the fact that the current approval is fast running out.

Yours Sincerely

R.G. Butler

cc. N.Scade
cc. Sarah Paxman

R. G. Butler & Associates
architectural designers

11 Strathmore Drive
Charvil Reading
Berkshire RG10 9QT
Tel/Fax. 0118 934 3040

3329

22nd. June 2001

REVISED PLAN

Environment Agency
Swift House
Frimley
Camberley
GU16 7SQ

For the attention of Sarah Paxman

Dear Ms. Paxman

Re: Proposed 20 bedroom annexe at The New Mill Resteraunt, Eversley.

Further to your recent discussions and correspondence with Nick Scade, the owner of the New Mill, we now enclose a set of planning application drawings which includes NM/10a and 12a that have been revised to show the new building 5m from the Mill stream. The other flood compensation measures that were agreed with NRA in August 1990 appear as they always have, on drawing NM/10A. If these measures need to be readdressed, it could be dealt with as a planning condition. However we would like to know as soon as possible what those changes, if any, are to be.

Yours Sincerely

R.G. Butler

cc. M. Thorpe

cc. N. Scade

Our ref: SP\2001\003941\001
Your ref: F/2001/3329

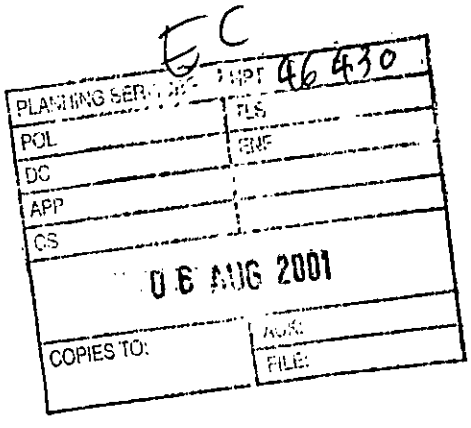
Date: 1st August 2001

ENVIRONMENT AGENCY

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

For the attention of: Elaine Connor

EC



Dear Sir/Madam

20 BEDROOM ANNEXE - THE NEW MILL RESTAURENT, EVERSLEY

The Environment Agency has received an amended layout plan for the above (dwg NM/10a), showing that the proposed annexe has been moved 5m back from the mill stream, as previously requested by the Environment Agency.. The Agency welcomes this change, and removes its previous objection regarding proximity to the watercourse.

As previously stated in the Agency's letter of 20 June 2001, a suitable floodplain compensation scheme should be possible at the site, to compensate for loss of floodplain storage resulting from the development, and this has been requested in the conditions below.

The Environment Agency would ask that the following conditions be included in any planning permission granted for this application:

CONDITION: Compensatory flood storage works shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Planning Authority before the development commences.
REASON: To alleviate the increased risk of flooding that would otherwise be caused by a reduction in flood storage capacity.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: The annexe shall be constructed with underfloor voids, with the oversite concrete finished at existing ground level; with the underside of the floor structure set at or above 300mm above the existing ground level, and with openings sufficient in size and number to allow free entry and exit of flood water. The approved voids shall be maintained open and free from obstruction at all times.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

Cont/d..

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

CONDITION: Openings and any associated grilles to the under-floor voids shall be constructed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.
REASON: To ensure that free passage of flood water through the under-floor voids of the building is provided for.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.
REASON: To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

CONDITION: Any steps, raised patios or ramps constructed within or around the site shall be designed to be permeable to flood water.
REASON: To prevent the increased risk of flooding due to the impedance of flood flows and the reduction of flood storage capacity.

CONDITION: Except as provided for in the flood compensation scheme, there shall be no raising of existing ground levels on the site, and any arisings from excavation in connection with the proposed development shall be disposed of outside the floodplain.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: There shall be no new development including hardstanding and fences within a buffer zone 5 metres wide alongside the watercourse.
REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

CONDITION: There shall be no storage of materials within 5 metres of the watercourse. This must be suitably marked and protected during development and there shall be no access during development within this area. There shall be no fires, dumping or tracking of machinery within this area.
REASON: To reduce the impact of the proposed development on wildlife habitats upstream and downstream, including bankside habitats.

CONDITION: No development approved by this permission shall be commenced until a planting scheme for the buffer zone to the mill stream, has been approved in writing by the Local Planning Authority. The approved scheme shall be carried out in accordance with a programme for planting and maintenance related to stages of completion of the development.
REASON: To protect, restore or replace the natural features of importance within or adjoining the watercourse.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

Cont/d..

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.

DECISION NOTICE

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

Yours faithfully

Sarah Paxman
Development Planning Officer

Phone: See below for details

Date: 26 JUL 2001

Your Ref:

My Ref: F/2001/3329

WOKINGHAM DISTRICT COUNCIL
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

R G Percival
Hart District Council
Civic Offices
Harlington Way
FLEET
Hampshire
GU13 8AE

Dear Sir/Madam

Application No: F/2001/3329

Applicant: New Mill Restaurant Ltd

Proposal: Proposed two storey annexe to provide 20 bedrooms with associated parking (Renewal of consent 96/64019/F).

Site address: New Mill Restaurant, New Mill Lane, Eversley

You wrote making comments on the planning application detailed above which is to be determined at the Development Control Committee meeting on the 1st August 2001 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully

John Mitchell

Date: 26 July 2001

Your Ref:

My Ref: **Elaine Vashi - F/2001/3329**

New Mill Restaurants Ltd
C/O R G Butler & Associates
11
Strathmore Drive
Charvil, Reading
Berkshire
RG10 9QT

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

Dear Sir/Madam

Application Number: F/2001/3329

Site Address: New Mill Restaurant, New Mill Lane, Eversley, Hook.

Proposal: Proposed two storey annexe to provide 20 bedrooms with associated parking (Renewal of consent 96/64019/F)..

Your application is to be determined at the Development Control Sub-Committee meeting on the 01.08.01 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

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IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

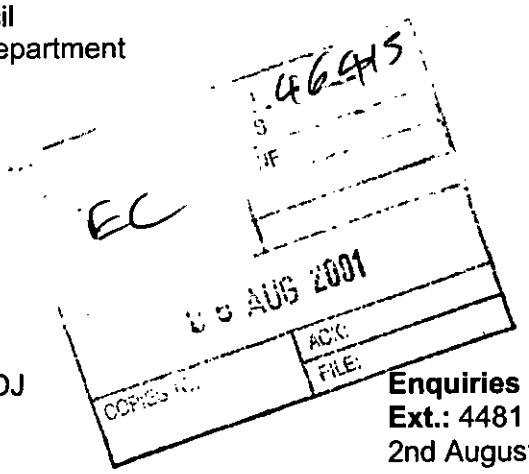
Yours faithfully,

John Mitchell

Development Control Manager

HART DISTRICT COUNCIL
CIVIC OFFICES, HARLINGTON WAY
FLEET, HAMPSHIRE GU51 4AE
DX 32632 FLEET Tel 01252 622122 Fax 01252 626886

Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR



Our Ref: 01/00882/ADJ
Your Ref:

Enquiries to: S.Atkins
Ext.: 4481
2nd August 2001

Pl/2004/3329

Dear Sir/Madam

Proposed two storey annexe to provide 20 bedrooms with associated parking (renewal of consent 92/64019/F) at New Mill Restaurant, New Mill Lane, Eversley.

at

Wokingham District Council (CONSULTATION) Miscellaneous Street .

I refer to your consultation letter received on 29th June 2001.

I confirm that Hart District Council raises **OBJECTIONS** for the following reason(s):

1 The site is unrelated to a settlement and accessible only by the private car. The construction of an extension to provide a 20 bed 'bedroom annexe' to the existing restaurant is unsustainable in light of PPG13.

Yours faithfully

R G Percival
Head of Environmental Services

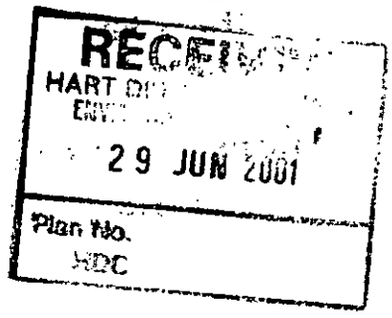
INVESTOR IN PEOPLE
POSITIVE ABOUT DISABLED PEOPLE
Beacon Council 2000-2001 Dealing with Waste

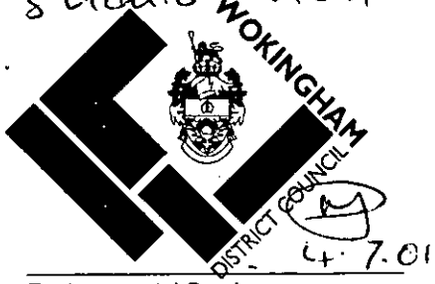
Tel. (0118) 974 6451

Date: 26 June 2001

Your Ref:

My Ref: Elaine Connor / F/2001/3329





Zoe – found this – guess it should have been reg. adj. auth consult.

WOKINGHAM DISTRICT COUNCIL

4.7.01

RECEIVED
HART DI...
ENV...
29 JUN 2001
Plan No.
HDC

Hart District Council
Planning Department
Civic Offices
Harlington Way
Fleet
Hants
GU13 8AE

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

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Date Received 29/6/01

01/00882/ADJ

Dear Sir/Madam

Application Number: F/2001/3329

Site Address: New Mill Restaurant, New Mill Lane, Eversley, Hook.

Proposal: Proposed two storey annexe to provide 20 bedrooms with associated parking (Renewal of consent 96/64019/F)..

Revised/additional plans show: Resiting of proposed building 5m to the north of the Mill Stream. Drawing nos NM-10A, 11, 12A, 13 & 14.

We have received the above revised/additional plans and would be grateful to receive your observation no later than **06/07/2001**. Any comments received after this date will not be taken into account in determining the application.

Please quote reference number **F/2001/3329** in all communications and any response should be addressed to **Elaine Connor** the case officer dealing with this application at the above address.

I look forward to hearing from you.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

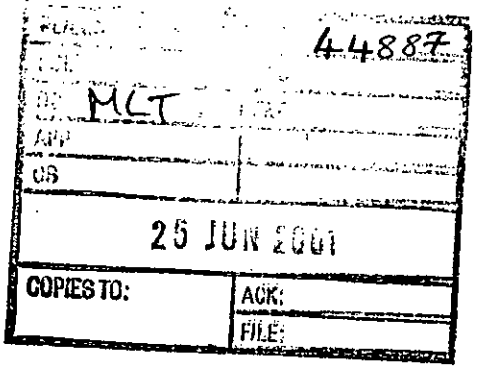
Recd 3.45 PM 22.6.01

R. G. Butler & Associates
architectural designers

11 Strathmore Drive
Charvil Reading
Berkshire RG10 9QT
Tel/Fax. 0118 934 3040

Date Received 29/6/01 F/2001/3329 - EC Leading.

01/00 882/ADJ



44887
MCT
25 JUN 2001
COPIES TO: ACK: FILE:

22nd. June 2001

Wokingham District Council
Planning Department
P.O. Box 157
Shute End
Wokingham
RG40 1WR

3329

For the attention of Mike Thorpe

REVISED PLAN

Dear Mr. Thorpe

Re: Proposed 20 bedroom annexe at The New Mill Restaurant, Eversley.

Following your recent discussions with the applicant and New Mill owner, Nick Scade, we now enclosed four sets of amended drawings. The drawings that were submitted with the original application were NM/10, 11, 12, 13, and 14. Drawings 10 and 12 have been revised to show the siting of the building 5m to the north of the Mill stream.

We understand that if the Environment Agency will withdraw their objection, then the Local Authority planning department will accept the above changes as an amendment to the application now current, and will re-new our approval.

If we have over simplified the situation, we would appreciate a call to the writer in order that we might do whatever is necessary, in view of the fact that the current approval is fast running out.

Yours Sincerely

R.G. Butler

R.G. Butler

cc. N.Scade
cc. Sarah Paxman

R. G. Butler & Associates
architectural designers

11 Strathmore Drive
Charvil Reading
Berkshire RG10 9QT
Tel/Fax. 0118 934 3040

Date Received 29/6/01

01/00 882/ ADJ.

3329

22nd. June 2001

REVISED PLAN

Environment Agency
Swift House
Frimley
Camberley
GU16 7SQ

For the attention of Sarah Paxman

Dear Ms. Paxman

Re: Proposed 20 bedroom annexe at The New Mill Resteraunt, Eversley.

Further to your recent discussions and correspondence with Nick Scade, the owner of the New Mill, we now enclose a set of planning application drawings which includes NM/10a and 12a that have been revised to show the new building 5m from the Mill stream. The other flood compensation measures that were agreed with NRA in August 1990 appear as they always have, on drawing NM/10A. If these measures need to be readdressed, it could be dealt with as a planning condition. However we would like to know as soon as possible what those changes, if any, are to be.

Yours Sincerely

R.G. Butler

cc. M. Thorpe

cc. N. Scade

Date: 26 July 2001

Your Ref:

My Ref: **Elaine Vashi - F/2000/2807**

Mr & Mrs McCallum
C/O D P Bates
The Gatehouse
Sonning Lane
Sonning
RG4 6ST

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

Dear Sir/Madam

Application Number: F/2000/2807

Site Address: The Barn, Swallowfield Road, Arborfield, Reading.

Proposal: Proposed conversion of garage to study and barn to garage, pool, games room with staff accommodation over. Addition of windows in main dwelling and landscaping..

Your application is to be determined at the Development Control Sub-Committee meeting on the 01.08.01 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

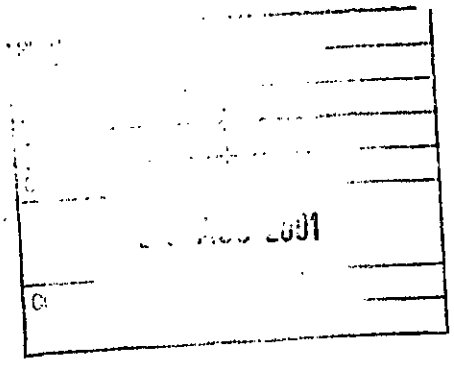
John Mitchell

Development Control Manager

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT
LEGAL SERVICES

MEMORANDUM



FROM: Edwina Field
Solicitor

MY REF: ECMF/MM
EXT: 6526

TO: Elaine Vashi
Planning

YOUR REF:

DATE: 24th August 2001

NEW MILL RESTAURANT, NEW MILL LANE, FINCHAMPSTEAD
APPLICATION NO. F/2001/3329

Please note that Colin Lawley has passed me the committee resolution in respect of the above site. Please let me have your instructions, together with all relevant plans and correspondence, in due course.

Thank you.

M.M.

p.p. Edwina Field

~~3371~~
3329

Tel: (0118) 974 6451 (Direct Line)
Fax: (0118) 974 6484
Date: 29 March, 2001
My ref: F/2001/3371
Your ref: SP\2001\003220\001

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

Ms Sarah Paxman
Environment Agency
Swift House
Frimley Business Park
Frimley
Camberley
Surrey
GU16 7SQ

Dear Ms Paxman

RE: PROPOSED TWO STOREY ANNEXE TO PROVIDE TWENTY BEDROOMS WITH ASSOCIATED CAR PARKING AT NEW MILL RESTAURANT, NEW MILL ROAD, FINCHAMPSTEAD

I refer to your comments on the above application received in this office on 20th March 2001 and our recent telephone conversation. I note that although the site of the proposed development now lies within the flood plain as indicated on maps produced by the Environment Agency and provided to us in December 2000, no objection has been raised to the proposed development.

Paragraph 24 of draft PPG 25 makes it clear that the Environment Agency's 2000 flood plain maps are based on the approximate extent of floods with a 1% annual probability of occurrence for rivers, which accords to category (iv) of the sequential test detailed on page 12. Category (iv) clearly states that such areas are "not suitable for residential, commercial and industrial uses unless a particular location is essential e.g. for navigation and water-based recreation uses and essential transport and utilities infrastructure."

In light of the fact that the site now falls within the an area of flood risk, and the responsibility placed on the Local Planning Authority to adopt the precautionary principle through the application of the "sequential approach to their development control functions," and the requirement to give "due weight to the need to avoid adding to the risk of flooding," it is considered that this material change in circumstance, since the original consideration of the site must be addressed.

It would therefore, be helpful to understand your assessment of this development in terms of how it applies to the 2000 flood maps, how you applied the risk assessment sequential test, and how the design of the proposed building overcomes any flood risk.

I would be grateful for any information you can provide me with to clarify the situation. However, should you wish to discuss this matter further please do not hesitate to contact me on the above number. An early response would be appreciated, as I am unable to continue assessing this application without the above information.

Yours sincerely

ELAINE CONNOR

Planning Assistant

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 1 AUGUST 2001 FROM 7.00 PM TO 8.10 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr TP Dredge, Mr JL Earnshaw, Mrs MA Long, Mr ND Rose and Mr AJ Ross.

Also present under Standing Order 39: Mr AW Spratling.

PART I

46. MINUTES

The Minutes of the meeting of the Committee held on 11 July 2001 were confirmed as a correct record and signed by the Chairman subject to the inclusion of Mrs DC Beatty as being present at the meeting.

47. APOLOGIES

Apologies for absence were submitted from Mr. MJ Bryant and Mr RH Cundy.

50. APPLICATION NO: 2000/3329, ERECTION OF A TWO STOREY ANNEXE TO PROVIDE 20 BEDROOMS AND ASSOCIATED PARKING (RENEWAL OF APPROVAL 64019), NEW MILL RESTAURANTS NEW MILL LANE FINCHAMPSTEAD, FOR NEW MILL RESTAURANTS

The Committee considered a report abou' this application set out on Agenda pages 519 to 530.

In explaining the report, the Head of Planning & Transportation informed Members that the comments of the Environment Agency had been received raising no objection to the proposal subject to a number of additional conditions which were distributed to Members;

RESOLVED: 1) That an Agreement be entered into under Section 106 of the Town & Country Planning Act 1990 and other statutory powers to secure the following;

a) the making of a financial contribution of £7, 500 towards highways improvements along the A327 Reading Road in the vicinity of the New Mill Road/Park Lane junction;

b) the agreement of the applicant to the appertaining of the previous consent (64019) to the above application;

2) That subject to the registration and execution of the Agreement referred to in 1) above, Application No: 2001/3329 be approved subject to the conditions set out on Agenda pages 522 to 524 and following amendments and additional conditions;

a) The replacement of Condition No: 5 with a condition that the Annexe shall be constructed with under floor voids with the oversite concrete finished at existing ground level; with the underside of the floor structure set at or above 300mm above the existing ground level and with openings sufficient in size and number to allow free entry and exit of flood water. The approved voids shall be maintained open and free from obstruction at all times;

b) Openings and any associated grilles to the under floor voids shall be constructed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences;

c) Any walls or fencing constructed within or around the site shall be designed to be permeable to water;

d) Any steps, raised patios or ramps constructed within or around the site shall be designed to be permeable to flood water;

e) There shall be no new development including hardstanding and fences with a buffer zone 5 m wide alongside the watercourse;

f) There shall be no storage of materials within 5 m of the watercourse. This must be suitably marked and protected during development and there shall be no access during development within this area. There shall be no fires, dumping or tracking of machinery within this area;

g) No development approved by this permission shall be commenced until a planting scheme for the buffer zone to the Mill Stream, has been approved in writing by the Local Planning Authority. The approved scheme shall be carried out in accordance with a programme of planting and maintenance related to stages of completion of the development.

Application No. **Received** **Finchampstead**
F/2001/3329 **25/07/01**

Applicant: **New Mill Restaurants**
Location : **New Mill Restaurant, New Mill Lane**
Proposal : **Erection of a two storey annexe to provide 20 bedrooms and And associated parking (renewal of approval 64019)**

1. **Planning History** – The site is located on the northern bank of the River Blackwater, adjacent to the ford on New Mill Road. The site comprises a two storey Listed Building, which is used as a restaurant, barns and a replacement dwelling. There have been a number of applications over the years to extend the restaurant building to enlarge kitchens, extend eating areas and for replacement stores and toilets. The current application was originally approved in September 1991 (ref:36620) subject to a legal agreement to provide monies towards the improvement of the A327. This application was renewed in 1996.

2. **Proposal** – The application is for the erection of a hotel annexe comprising 20 bedrooms immediately north of the Mill Stream. A single storey wing of 4 bedrooms would face south, towards the river, while the remaining 16 bedrooms would be provided in a two storey wing, immediately behind the single storey block. The layout and design is identical to that approved in September 1991 and renewed in August 1996. However, the siting of the building has been revised to be located approximately 5m back from the Mill Stream. This has been agreed between the applicant, the Environment Agency and the Local Planning Authority, as there was concern that the original siting would result in development in an area liable to flooding, as shown on maps held by the Environment Agency. It is considered that a set back of 5m from the Mill Stream will overcome any risk of flooding.

   The application is before the Development Control Committee due to financial contributions of £7,500 towards highway improvements along the A327 Reading Road in the vicinity of New Mill Road/Park lane Junction.

3. **Consultations** –
   - ***Parish Council*** – no objection
   - ***Minerals & Waste*** – no comments
   - ***Environmental Design*** – no objection
   - ***Landscape*** – no objection subject to conditions
   - ***Archaeological*** – no objection subject o conditions
   - ***Environment Agency*** – no objection subject to conditions
   - ***Environmental Health*** – no objection subject to conditions
   - ***Hart District Council*** – object on the grounds that the site is unrelated to a settlement and accessible only by car, therefore the proposal is unsustainable in light of PPG 13.
   - ***Highway Officer*** – No objection subject to financial contributions of £7,500 towards highway improvements along the A327 Reading Road in the vicinity of New Mill Road/Park Lane junction

4. **Appraisal** – the main issues are:

   A. Principle of Development (South East Area Local Plan Policies STV2, SR18, SC15)
   B. Highways
   C. Flooding
   D. Concerns of Hart District Council

A. Principle of Development

The principle of development has been approved under the previous planning consents. These have not been implemented within the prescribed time periods and the applicant wishes to renew the consent, again. Since the renewal of the last application was given consent the policies from the South East Area Local Plan affecting the site are unchanged. It would appear that the main issue in the original consideration of the application was the impact of the building upon the character of the rural area. The building was considered to be appropriate in design and of a scale, which was appropriate to its rural location. It was considered that views into the site were limited and the proposed use of the building would compliment the existing uses of the site. It was considered at the time that opportunities to provide hotel accommodation in rural areas were limited and as policy supported such development it was considered that no harm would result.

B. Highways Officer

The Highways Officer has commented as in the previous application that the legal agreement appertaining to the previous application to provide £7,500 towards highway improvements in the vicinity of New Mill Lane junction with the A327 Reading Road should also be provided if this application is approved.

C. Flooding

The siting of the original annexe close to the Mill Stream is considered to be no Longer appropriate in light of recent flood events. Revised flood maps published by the Environment Agency in December 2000 show the siting of the proposed annexe to lie within the flood plain. It is therefore considered that the original siting of the proposed annexe would prejudice flood defence interests, adversely affect the character of the watercourse and would restrict necessary access to the watercourse for the Environment Agency to carry out its functions. It is considered that the development in its original form would be at direct risk of flooding and would increase the risk of flooding elsewhere. It has therefore, been agreed that the proposed annexe should be located 5 metres back from the Mill Stream in order to overcome any risk of flooding.

D. Concerns of Hart District Council

Hart District Council has commented that the proposed development is unacceptable due to siting in an unsustainable location, which is unrelated to a settlement and is only accessible by car. It is considered that although the siting is located in the countryside away from the built up settlement, the proposed annexe to provide hotel accommodation is functionally interrelated to the existing uses on the site. This relationship has enabled the design of a building, which does not unduly conflict with the policies, which seek to protect this countryside location.

5. **Conclusion** – There has been no change to the approved policies of the Development Plan, which would affect the principle of development, which has been established by the previous consent. The design and layout is unchanged from the previous proposals, which were considered acceptable when the previous consent was granted. The siting of the proposed building has been revised so that it will be located 5m further away from the Mill Stream. This has been done so as to alleviate the risk of flooding.

6. **Recommendation** – grant planning permission subject to a legal agreement appertaining to the previous consent being legally bound to this planning permission and the following conditions

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials including those to be used in the ground surface treatment shall be submitted and approved in writing by the Local Planning Authority.

3. Details of a flood compensation scheme shall be submitted to and approved by the Local Planning Authority prior to the commencement of work. These works shall be carried out in accordance with the approved plans prior to the occupation of the buildings on site.

4. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

5. The ground floor level of the building hereby approved shall not exceed the existing ground levels immediately surrounding it by more than 300mm.

6. 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.

7. 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.

8. 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.

9. 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.

10. The building shall not be occupied until space for vehicle parking and turning has been provided within the site in accordance with a scheme to be submitted to and agreed by the Local Planning Authority. The spaces shall thereafter be kept available for parking and turning at all times.

11. None of the buildings shall be occupied until foul drainage works have been provided to serve the development hereby permitted, in accordance with details to be submitted to and approved by the Local Planning Authority.

12. Plans shall be submitted to and approved by the Local Planning Authority, for any works to the stream bank, prior to the commencement of work, to protect the bank from erosion by means of as revetment or similar structure. Works shall then be implemented in accordance with the approved plans.

13. The building hereby approved shall not be separated in use from the existing buildings within the site boundary, but shall be used as a residential hotel annexe to the restaurant, bar and staff accommodation already approved in previous applications.

14. Compensatory flood storage works shall be carried out and resulting levels hereinafter maintained in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences on site.

15. Except as provided for in the flood plain compensation scheme, there shall be no raising of existing ground levels on the site, and any rising from excavation in connection with the proposed development shall be disposed of outside of the floodplain.

16. No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood as defined on maps held by the Environment Agency.

17. The treatment of the bank to the Mill Stream adjacent to the proposed building, including any bank retention works and associated planting, shall be carried out in accordance with details to be submitted to and approved by the Local Planning Authority before any development commences on site.

Reasons

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

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

3. In order to secure the satisfactory development of the site as approved by the Local Planning Authority.

4. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

5. Changes in levels may materially affect the proposed development or adjoining property.

6 & 7. In the interests of visual amenity.

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

9. In the interests of visual amenity.

10. In the interests of highway safety

11. In the interests of amenity.

12. In the interests of the maintenance and stability of the riverbank following construction of the new building.

13 The new building is functionally interrelated with the existing uses, and this has enabled the design of a building which does not unduly conflict with the policies restricting new development in a rural area. Separation from the existing buildings would result.

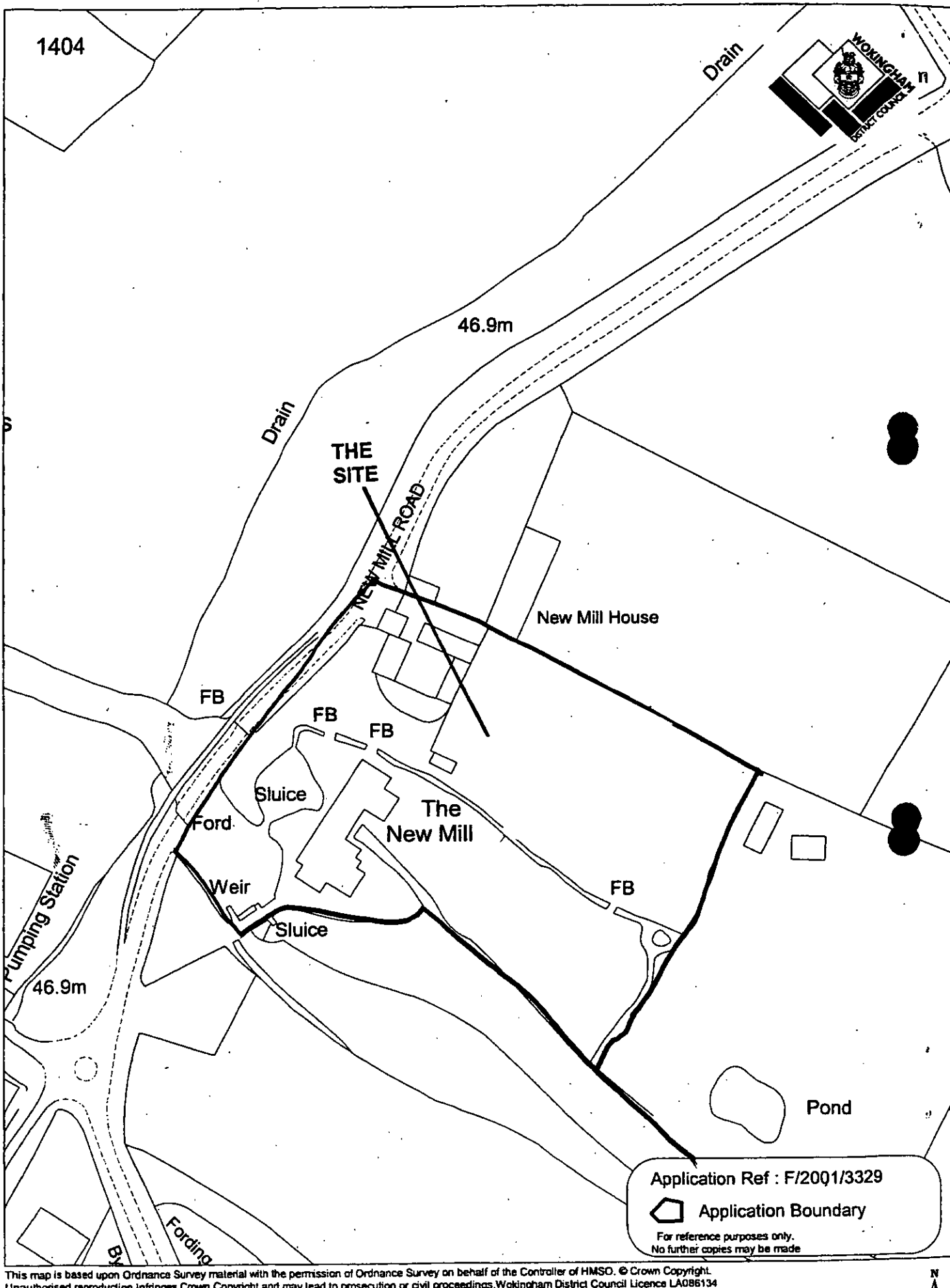
14,15 & 16. To alleviate the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

17. To ensure that the adverse impact of the proposal on the character and conservation value of the Mill Stream, and on its capacity to accommodate flood flows, is minimised.

Informatives

You are advised, in compliance with *The Town & 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, C2
South East Area Local Plan policies STV2, SBE1, SBE2
Deposit Draft Wokingham District Local Plan policies WOS2,WOS3, WBE1 WCC4

Elaine Vashi



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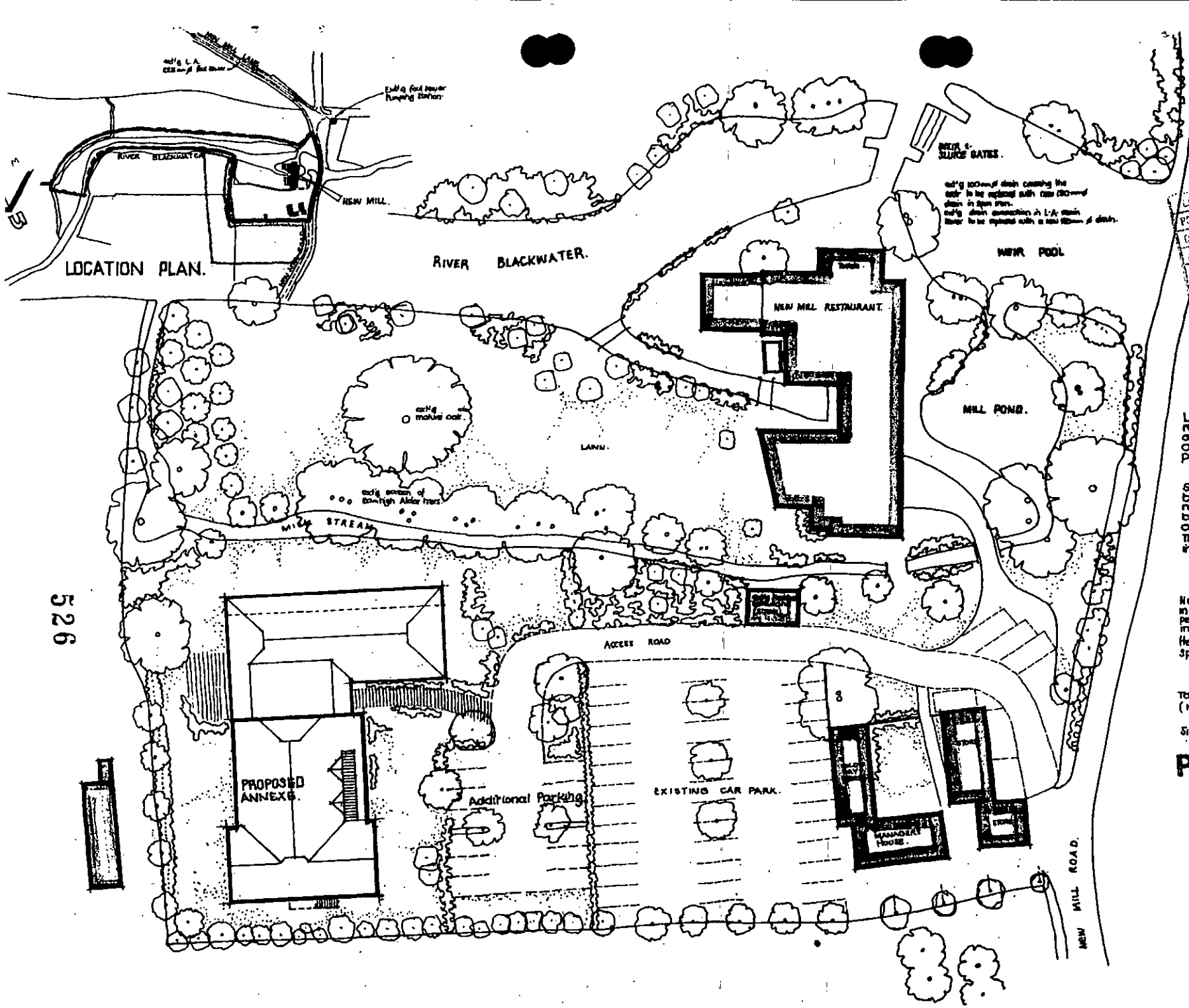
Development Control Section, Environmental Services, Wokingham District Council.
1st August 2001 Scale: 1 : 1250



Levels of new car parking area to be reduced by an appropriate figure to offset flood water displacement caused by 2 storey section of proposed building.

Single storey section of proposed building to be raised on piers to maintain a clear height of 300 mm between ground level and the underside of the ground floor construction. This to allow free passage of water in time of serious flooding.

New Landscaping to comprise mainly indigenous tree species with a small percentage of ornamental blossom trees in strategic positions for best effect. Hedging generally to be natural hedgerow species.

TOTAL ON SITE PARKING FOR 62 CARS (this including 12 additional spaces)

Site area 2.13 hectares.

PART 1 REGISTER

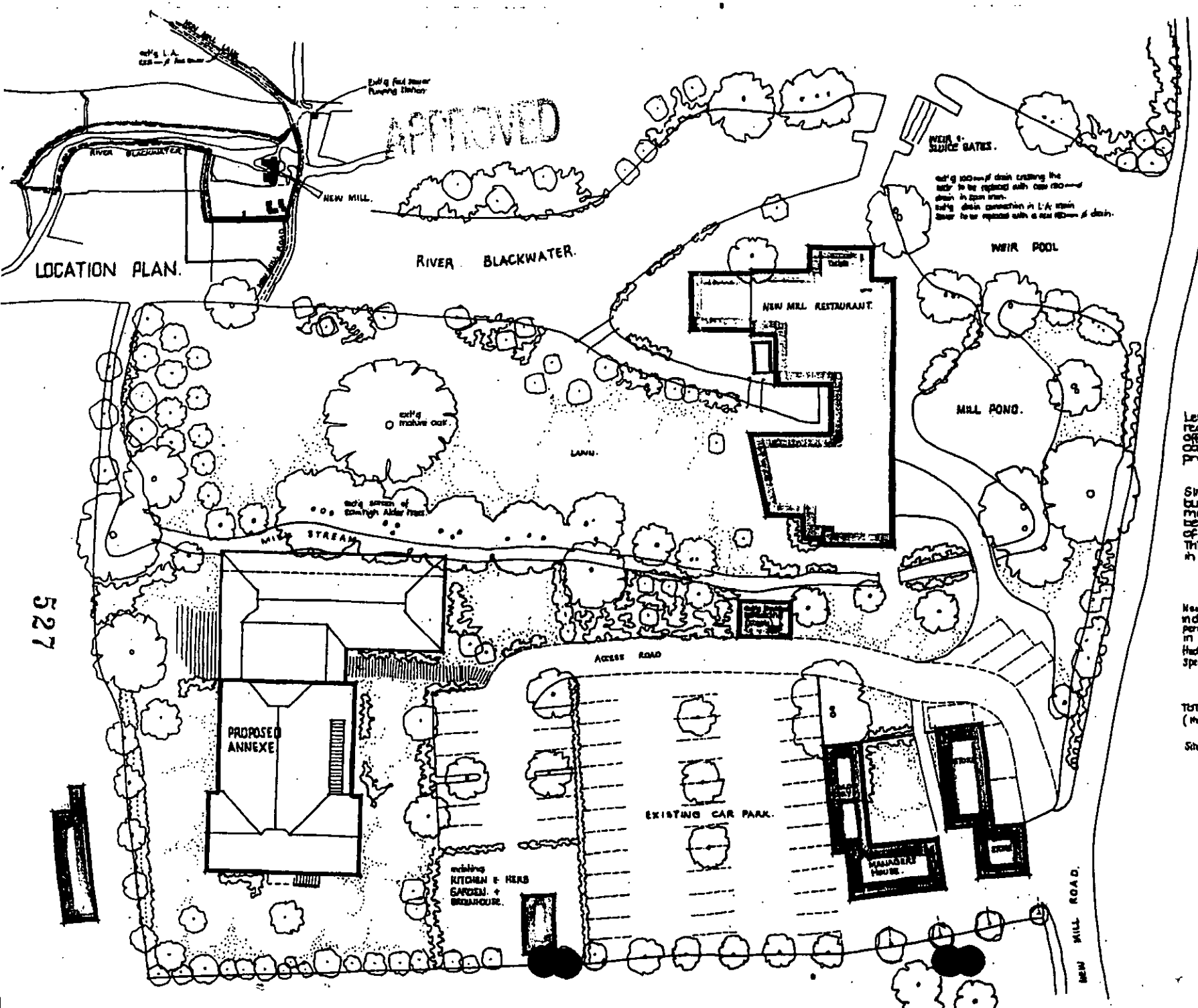
REVISED PLAN

3329

rev. A. 21.6.01. Proposed annexe moved to the north to be 5.0m from Mill Stream.

R. G. BUTLER and ASSOCIATES 11 STRATHMORE DRIVE. CHARVIL READING. RG10 9 ET. Tel. 0734 340566.	
NEW MILL NEW MILL ROAD EVERSLEY.	
Scale 1:400 & 1:5000	dgm NM/10A
date Aug. 80	

526



APPROVED

6/64019/F

17 JUN 1996

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Site area 2.13 hectares.

R. G. BUTLER and ASSOCIATES
11 STATHERS DRIVE, CHARVIL, READING.
TEL. 0734 340869.

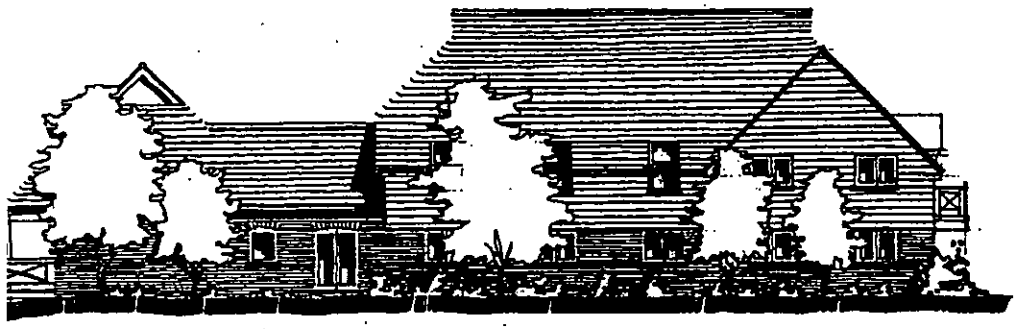
NEW MILL

527

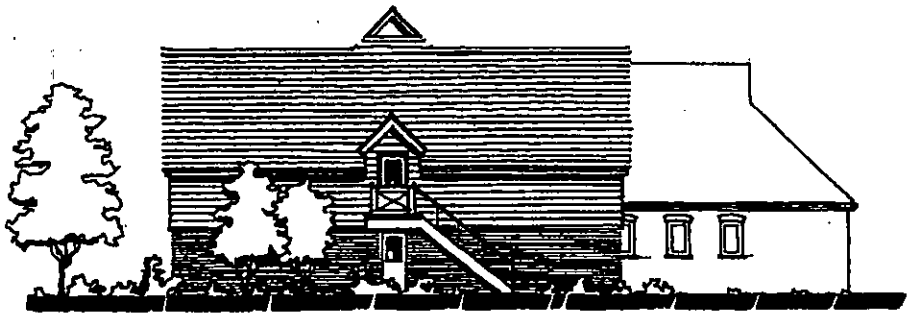
8/84619/F

17 JUN 1996

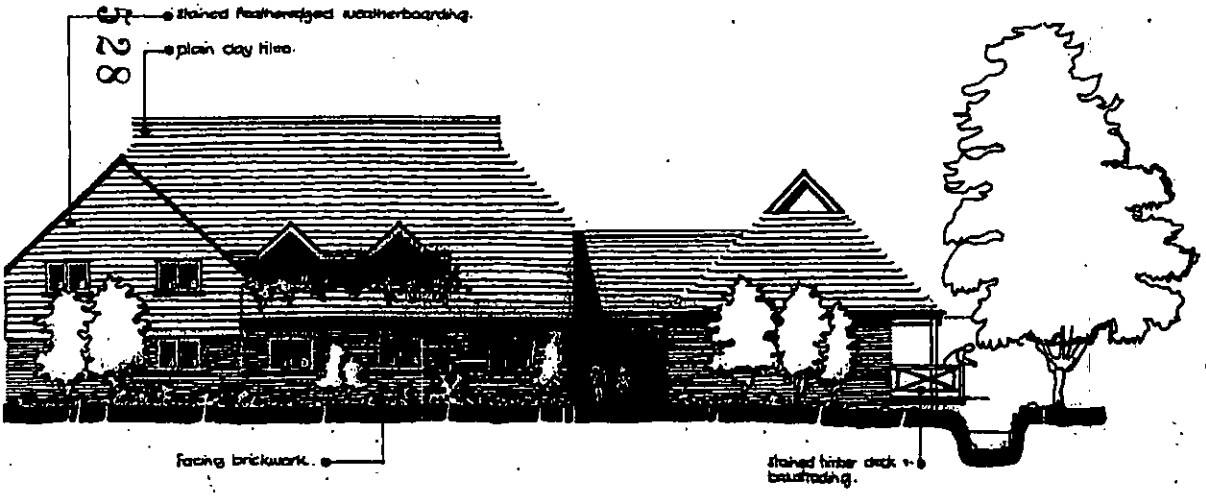
APPROVED



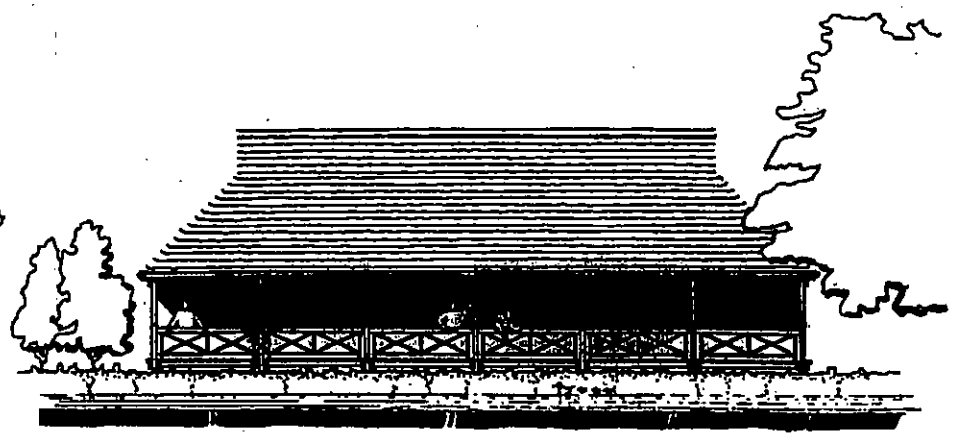
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION.

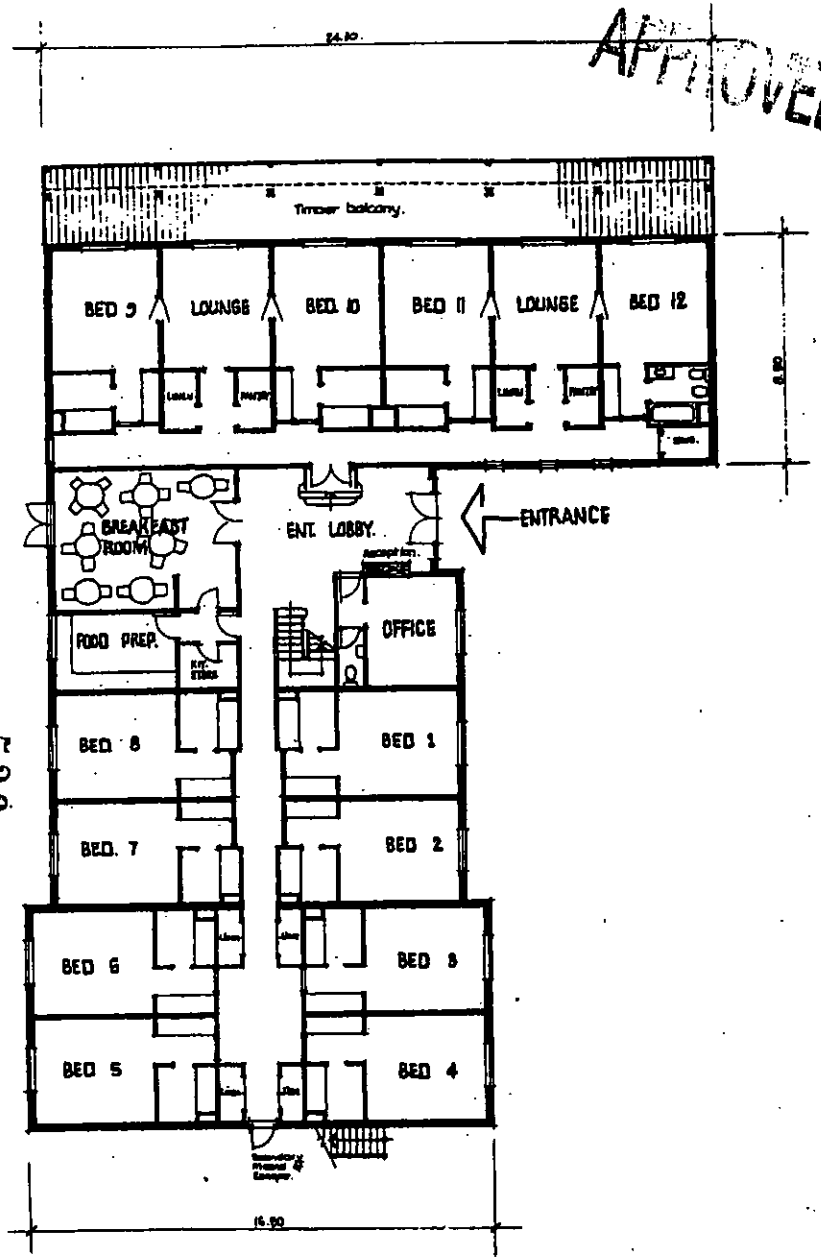
R. G. BUTLER and ASSOCIATES
11 STRATHMORE DRIVE. CHARVIL, READING.
RG10 9HT. TEL. 0734 340669.

NEW MILL
NEW MILL ROAD

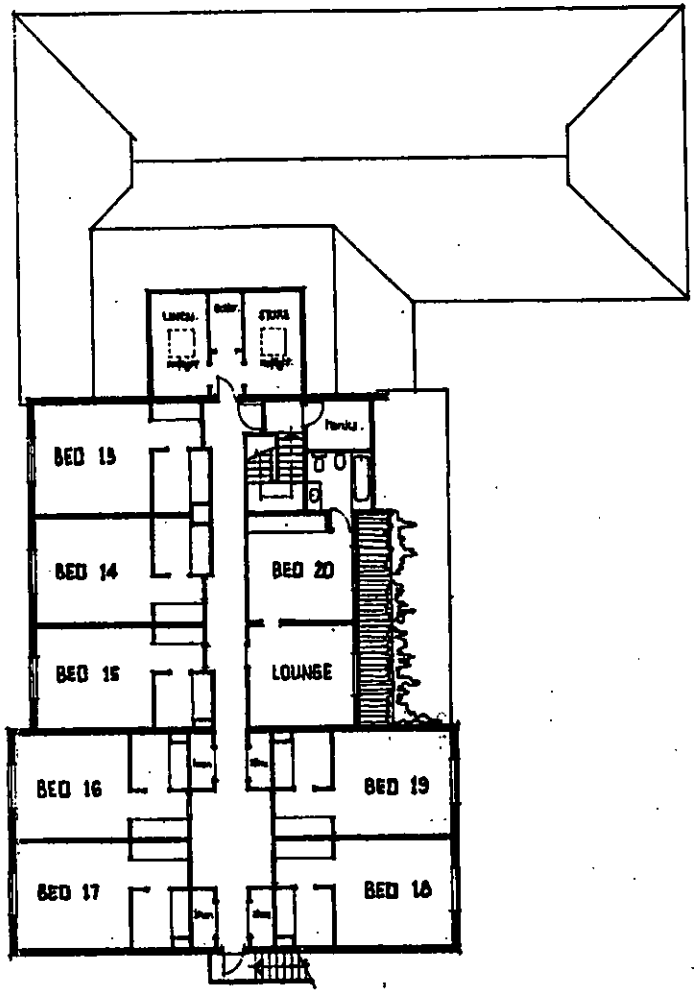
0/04619/F

17 JUN 1996

APPROVED



GROUND FLOOR PLAN.



FIRST FLOOR PLAN

R. G. BUTLER and ASSOCIATES
11 STRATHMORE DRIVE, CHARVILLE, READING, RG10 8ST. TEL. 0734 340388.

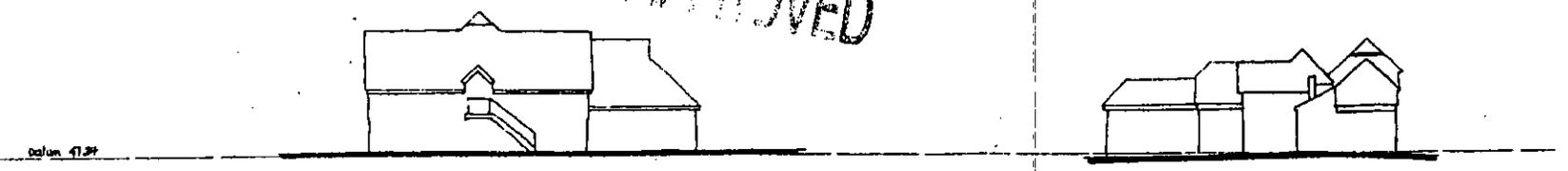
NEW MILL

529

APPROVED

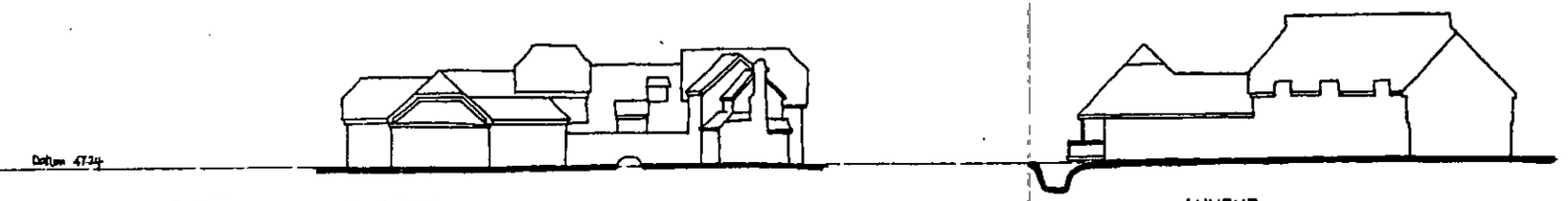
B/64019/F

17 JUN 1986



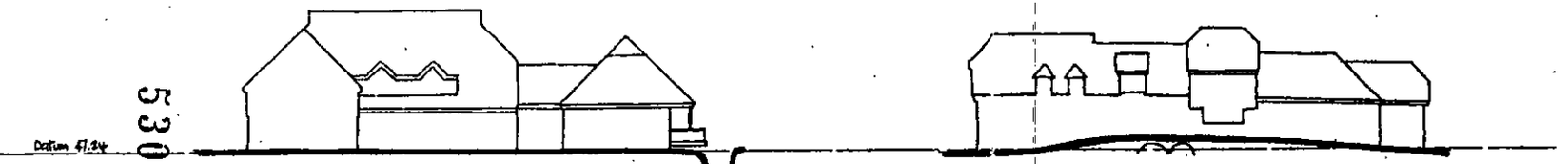
NORTH ELEVATIONS ANNEXE

NEW MILL



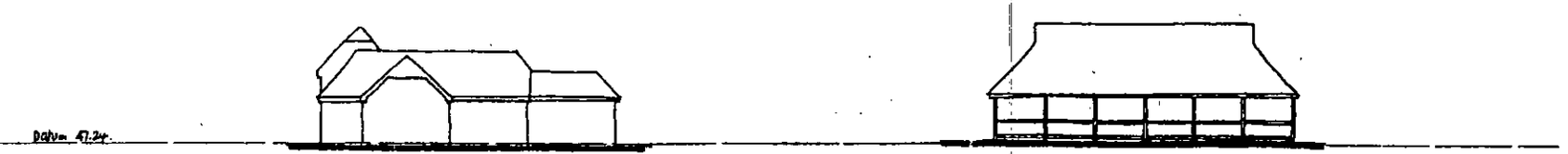
EAST ELEVATIONS. NEW MILL.

ANNEXE.



WEST ELEVATIONS ANNEXE

NEW MILL



SOUTH ELEVATIONS. NEW MILL.

ANNEXE.

PROFILE ELEVATIONS SHOWING RELATIVE HEIGHTS OF EXISTING AND PROPOSED BUILDINGS

R. G. BUTLER and ASSOCIATES
11 STRATHMORE DRIVE CHARVIL READING.
RG10 9RT. Tel. 0734 340569.

NEW MILL

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT

MEMORANDUM

FROM:	Colin Lawley Principal Solicitor	**MY REF:**	CLJ/CMA 6524
TO:	Elaine Vashi Development Control	**DATE:**	15th November, 2002
	Ian Jordan Planning Admin.		

New Mill Restaurant, Section 106 Agreement
Application No. F/2001/3329

Attached is a copy of the Section 106 Agreement, which has now been completed and dated 12th November.

I should be grateful if you would please issue the planning consent as soon as possible.

Colin Lawley

DATED 12th November 2002

WOKINGHAM DISTRICT COUNCIL

and

NEW MILL RESTAURANTS LIMITED

and

BARCLAYS BANK PLC

AGREEMENT

under Section 106 of the Town and Country Planning Act 1990
and Section 111 of the Local Government Act 1972
Planning Application Number 2001/3329

T.E. Kingswood, Solicitor
Wokingham District Council
Civic Offices, Shute End
Wokingham, Berkshire RG40 1WH

ECMF/106/FIN/2
ecmf/mm/S106 Agreement - New Mill

THIS AGREEMENT is made the 12TH day of NOVEMBER Two thousand and two BETWEEN WOKINGHAM DISTRICT COUNCIL of Civic Offices Shute End Wokingham Berkshire ("the Council") of the first part and NEW MILL RESTAURANTS LIMITED whose registered office is at 65 New Cavendish Street London W1G 7LS ("the Applicant") of the second part and BARCLAYS BANK PLC of 50 Pall Mall PO Box 11762 London SW1A 1QB ("the Mortgagee") of the third part

WHEREAS:

A. The Applicant is the estate owner/owner in fee simple of the land shown edged red on the plan annexed hereto and known as Land at the New Mill Restaurant New Mill Road Eversley Hampshire ("the Site") SUBJECT to a Legal Charge made on the 7th day of August 1995 in favour of the Mortgagee

B. On the 22nd day of August 2001 the Applicant made an application for planning permission under reference F2001/3329 ("the Application") for the erection of a two-storey annexe to the existing building comprising of twenty bedrooms and associated car parking space ("the Development")

C. The Council is the District Planning Authority for the administrative District of Wokingham

D. The Council has resolved that SUBJECT to the Applicant entering into this Agreement planning permission should be granted in respect of the Application and the Applicant has agreed to enter into this Agreement conditionally upon planning permission being granted in respect of the Application

E. The Mortgagee has agreed to join in this Agreement for the purpose of consenting to the Site being bound by all the provisions contained in this Agreement

F. This Agreement is entered into pursuant to the provisions of Section 106 of the Town and Country Planning Act 1990 and Section 111 of the Local Government Act 1972 whereby the Council is empowered to enter into

Agreement for various purposes in connection with the development of land and otherwise as more particularly set out in the Statutory Provisions

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

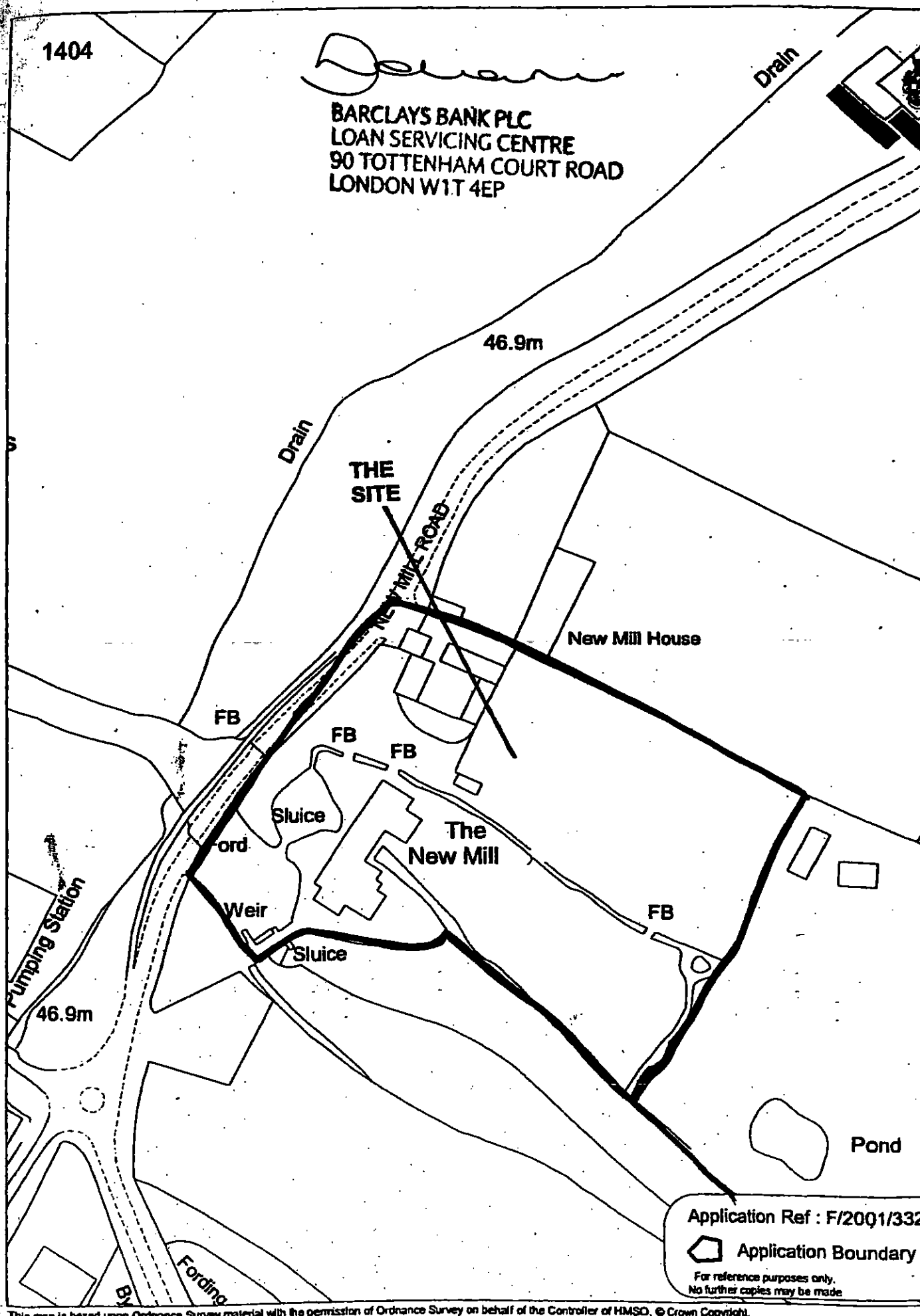
1. This Agreement is made in pursuance of the Statutory Provisions and all other powers enabling the Council in this behalf and is a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 (as substituted) which planning obligation is enforceable by the Council

2. Words in this Agreement importing the singular meaning shall where the context so admits include the plural meaning and vice versa

3. Words in this Agreement of the masculine gender shall include the feminine and neuter genders and vice versa and words denoting natural persons shall include corporations and vice versa

4. The Applicant so as to bind each and every part of the Site into whosoever hands the same may come jointly and severally hereby covenants with the Council:

4.1 to pay to the Council on the date of implementation of the consent granted pursuant to the Application or any variation to it as a contribution towards highways improvements along the A327 Reading Road in the vicinity of the New Mill Road/Park Lane junction the sum of SEVEN THOUSAND FIVE HUNDRED POUNDS (£7,500) increased by such proportion as the figures show in the Index of Retail Prices (All Items) published by or on behalf of HM Government in respect of the month and year when the Agreement is executed bears to the figure shown in the said Index last published on the date on which the contributions shall actually have been received by the Council PROVIDED that in the event of the reference base figure having been changed since the month and year when the Agreement is executed the figure to be used shall be



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Development Control Section, Environmental Services, Wokingham District Council.

1st August 2001

Scale: 1 : 1250

that which would have been applicable on the month and year when the Agreement is executed if the said reference base figure had not been changed

4.2 the Council hereby agrees that any part of the payment referred to in clause 4.1 which has not been applied as set out in the said clause within a period of five years from the date of payment shall be returned to the Applicant with simple interest accrued from the date of payment (here excluding its successors in title) within 14 days of the Applicant informing the Council in writing that the five-year period from the date of payment has expired

4.3 to pay the Council's reasonable legal fees for the preparation of this Agreement

5. IT IS HEREBY FURTHER AGREED AND DECLARED by and between the parties hereto as follows:

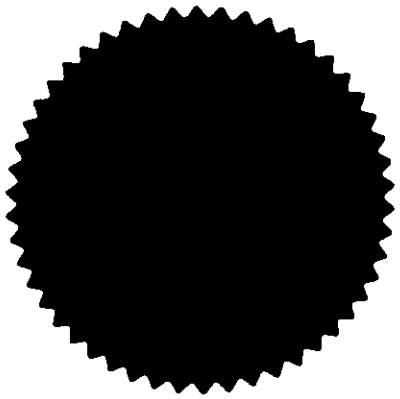
5.1 The expression "the Applicant" and "the Council" and "the Mortgagee" shall include their respective successors in title and assigns

5.2 No person shall be liable for breach of the covenants restrictions or obligations contained in this Agreement occurring after he has parted with his interest in the Site

5.3 In this Agreement where any matter falls to be agreed between the parties or a test of reasonableness falls to be applied in respect of any matter or a dispute within three months from the date when it falls to be decided (or such longer period as herein provided) the question shall be referred on the application of either party for the determination of a single expert to be agreed between the parties within a further period of one month or in the absence of such agreement to be appointed by the President for the time being of the Royal Institute of Chartered Surveyors on such terms as to the liability and remuneration of such experts as the President shall direct and the determination of the expert shall be final and binding upon the parties

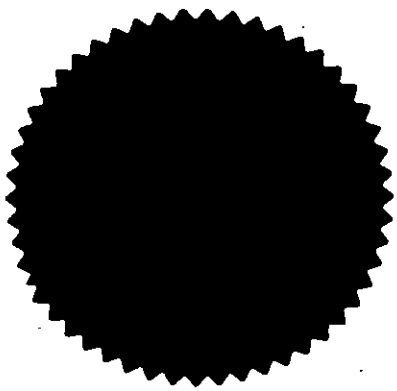
IN WITNESS whereof the parties hereto have affixed their Common Seals the day and year first before written

THE COMMON SEAL of
WOKINGHAM DISTRICT COUNCIL
was hereunto affixed in the presence of:



Solicitor

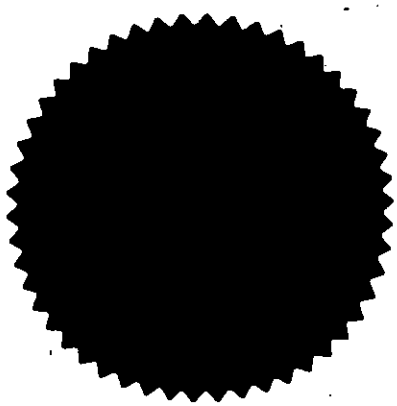
THE COMMON SEAL of
NEW MILL RESTAURANTS LIMITED
was hereunto affixed in the presence of:



Director

Secretary

THE COMMON SEAL of
BARCLAYS BANK PLC
was hereunto affixed in the presence of:



Signed as a deed
by Michael Fredric Harris
as Attorney for and
on behalf of
Barclays Bank PLC
in the presence of

KAREN DEACREAY

Authorised Signatory

Application No. F/2001/3329 **Received** 25/07/01 **Finchampstead**

Applicant: New Mill Restaurants
Location : New Mill Restaurant, New Mill Lane
Proposal : Erection of a two storey annexe to provide 20 bedrooms and And associated parking (renewal of approval 64019)

1. **Planning History** – The site is located on the northern bank of the River Blackwater, adjacent to the ford on New Mill Road. The site comprises a two storey Listed Building, which is used as a restaurant, barns and a replacement dwelling. There have been a number of applications over the years to extend the restaurant building to enlarge kitchens, extend eating areas and for replacement stores and toilets. The current application was originally approved in September 1991 (ref:36620) subject to a legal agreement to provide monies towards the improvement of the A327. This application was renewed in 1996.

2. **Proposal** – The application is for the erection of a hotel annexe comprising 20 bedrooms immediately north of the Mill Stream. A single storey wing of 4 bedrooms would face south, towards the river, while the remaining 16 bedrooms would be provided in a two storey wing, immediately behind the single storey block. The layout and design is identical to that approved in September 1991 and renewed in August 1996. However, the siting of the building has been revised to be located approximately 5m back from the Mill Stream. This has been agreed between the applicant, the Environment Agency and the Local Planning Authority, as there was concern that the original siting would result in development in an area liable to flooding, as shown on maps held by the Environment Agency. It is considered that a set back of 5m from the Mill Stream will overcome any risk of flooding.

   The application is before the Development Control Committee due to financial contributions of £7,500 towards highway improvements along the A327 Reading Road in the vicinity of New Mill Road/Park lane Junction.

3. **Consultations** –
   - ***Parish Council*** – no objection
   - ***Minerals & Waste*** – no comments
   - ***Environmental Design*** – no objection
   - ***Landscape*** – no objection subject to conditions
   - ***Archaeological*** – no objection subject o conditions
   - ***Environment Agency*** – no objection subject to conditions
   - ***Environmental Health*** – no objection subject to conditions
   - ***Hart District Council*** – object on the grounds that the site is unrelated to a settlement and accessible only by car, therefore the proposal is unsustainable in light of PPG 13.
   - ***Highway Officer*** – No objection subject to financial contributions of £7,500 towards highway improvements along the A327 Reading Road in the vicinity of New Mill Road/Park Lane junction

4. **Appraisal** – the main issues are:

   A. Principle of Development (South East Area Local Plan Policies STV2, SR18, SC15)
   B. Highways
   C. Flooding
   D. Concerns of Hart District Council

A. Principle of Development

The principle of development has been approved under the previous planning consents. These have not been implemented within the prescribed time periods and the applicant wishes to renew the consent, again. Since the renewal of the last application was given consent the policies from the South East Area Local Plan affecting the site are unchanged. It would appear that the main issue in the original consideration of the application was the impact of the building upon the character of the rural area. The building was considered to be appropriate in design and of a scale, which was appropriate to its rural location. It was considered that views into the site were limited and the proposed use of the building would compliment the existing uses of the site. It was considered at the time that opportunities to provide hotel accommodation in rural areas were limited and as policy supported such development it was considered that no harm would result.

B. Highways Officer

The Highways Officer has commented as in the previous application that the legal agreement appertaining to the previous application to provide £7,500 towards highway improvements in the vicinity of New Mill Lane junction with the A327 Reading Road should also be provided if this application is approved.

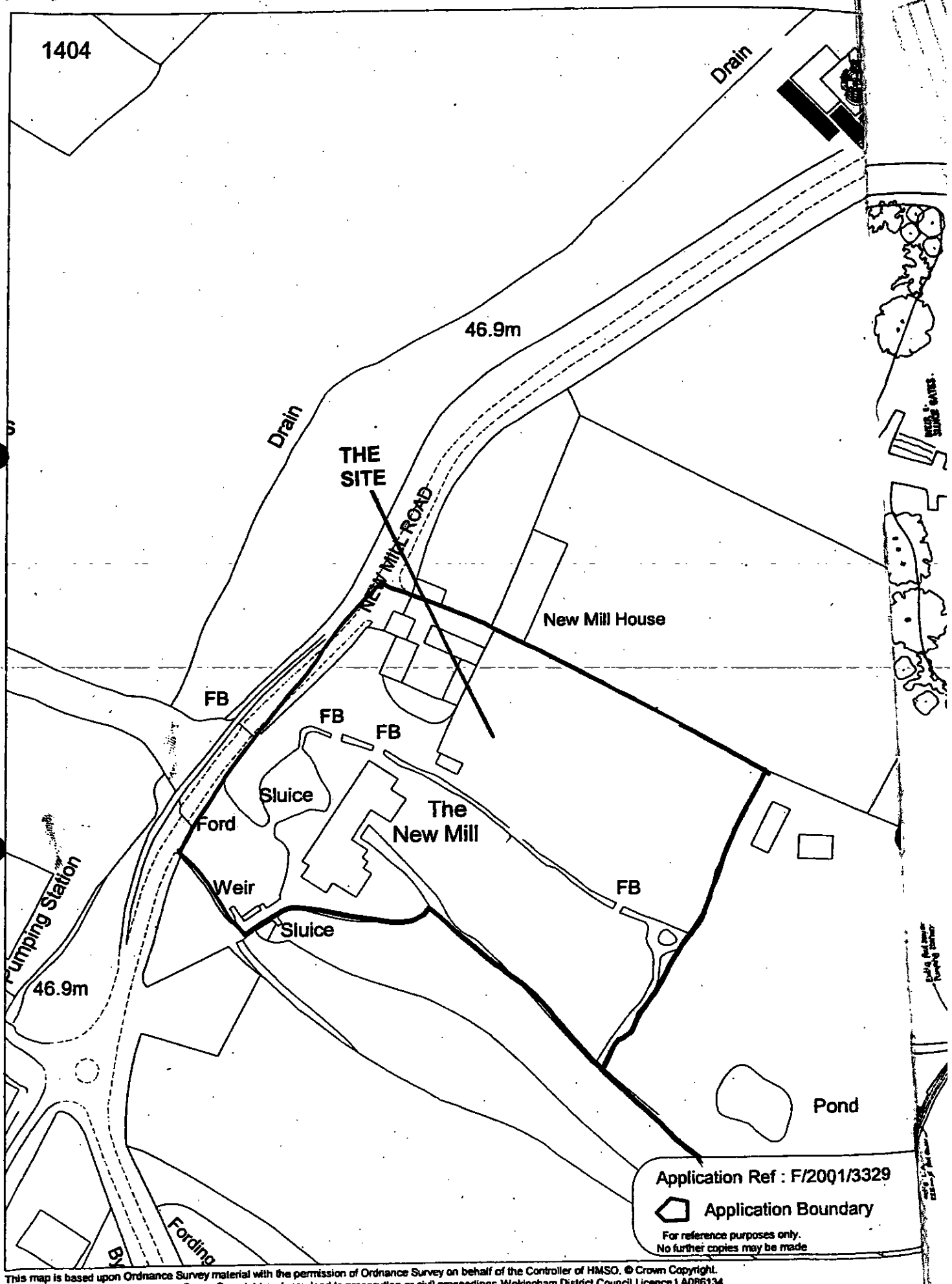
C. Flooding

The siting of the original annexe close to the Mill Stream is considered to be no Longer appropriate in light of recent flood events. Revised flood maps published by the Environment Agency in December 2000 show the siting of the proposed annexe to lie within the flood plain. It is therefore considered that the original siting of the proposed annexe would prejudice flood defence interests, adversely affect the character of the watercourse and would restrict necessary access to the watercourse for the Environment Agency to carry out its functions. It is considered that the development in its original form would be at direct risk of flooding and would increase the risk of flooding elsewhere. It has therefore, been agreed that the proposed annexe should be located 5 metres back from the Mill Stream in order to overcome any risk of flooding.

D. Concerns of Hart District Council

Hart District Council has commented that the proposed development is unacceptable due to siting in an unsustainable location, which is unrelated to a settlement and is only accessible by car. It is considered that although the siting is located in the countryside away from the built up settlement, the proposed annexe to provide hotel accommodation is functionally interrelated to the existing uses on the site. This relationship has enabled the design of a building, which does not unduly conflict with the policies, which seek to protect this countryside location.

5. **Conclusion** – There has been no change to the approved policies of the Development Plan, which would affect the principle of development, which has been established by the previous consent. The design and layout is unchanged from the previous proposals, which were considered acceptable when the previous consent was granted. The siting of the proposed building has been revised so that it will be located 5m further away from the Mill Stream. This has been done so as to alleviate the risk of flooding.



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Development Control Section, Environmental Services, Wokingham District Council.
1st August 2001
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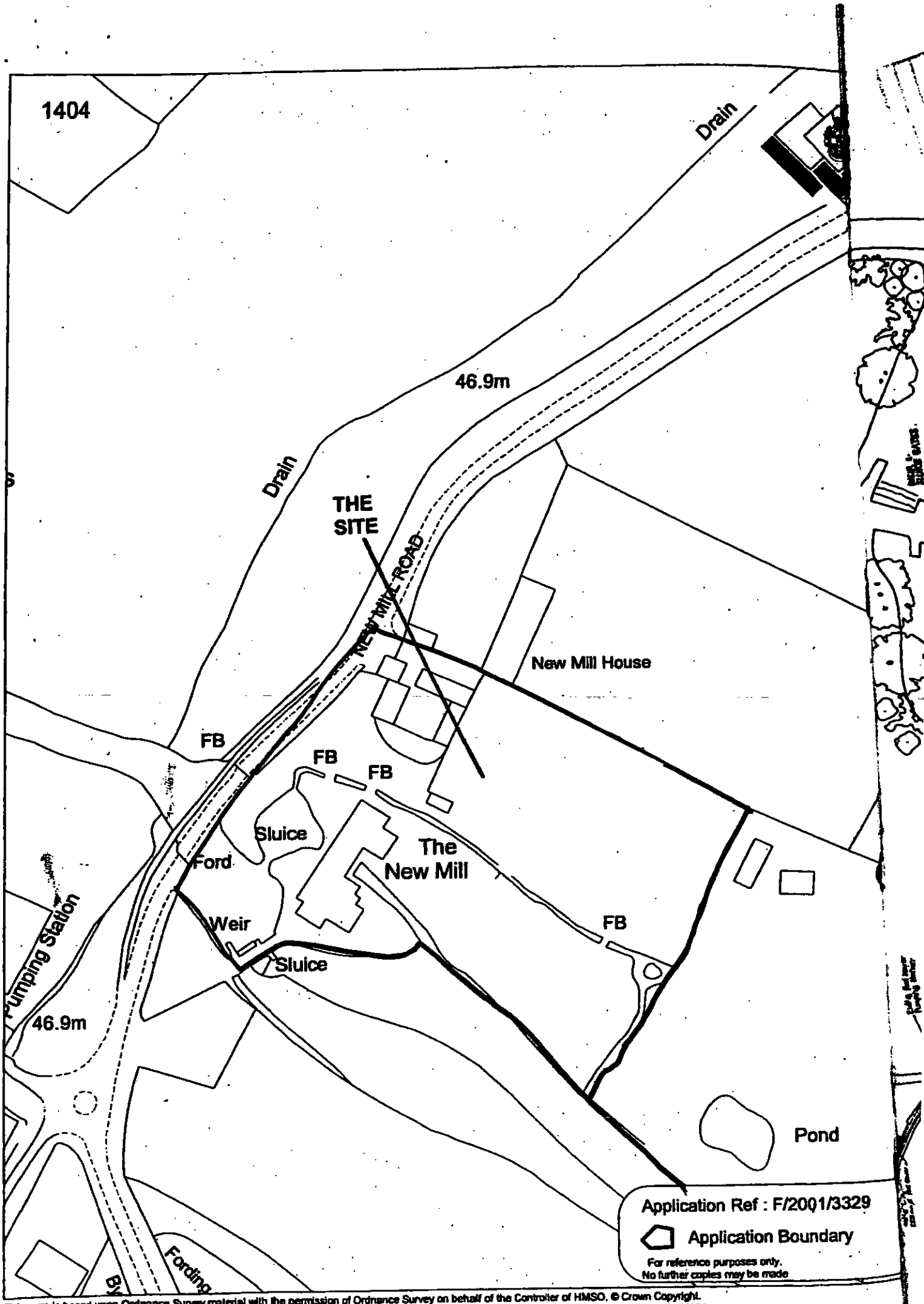

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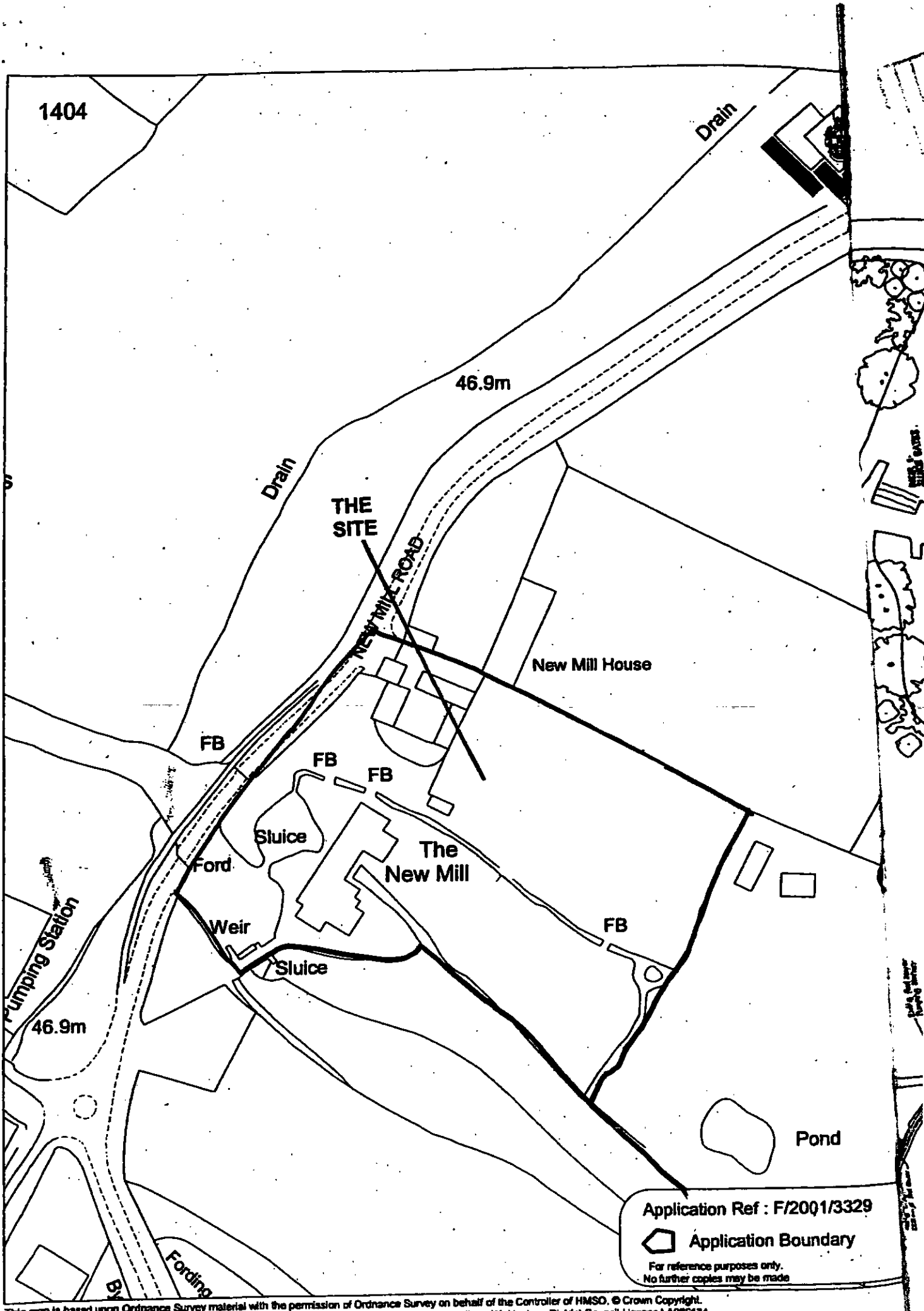

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1st August 2001
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6. **Recommendation** – grant planning permission subject to a legal agreement appertaining to the previous consent being legally bound to this planning permission and the following conditions

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials including those to be used in the ground surface treatment shall be submitted and approved in writing by the Local Planning Authority.

3. Details of a flood compensation scheme shall be submitted to and approved by the Local Planning Authority prior to the commencement of work. These works shall be carried out in accordance with the approved plans prior to the occupation of the buildings on site.

4. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

5. The ground floor level of the building hereby approved shall not exceed the existing ground levels immediately surrounding it by more than 300mm.

6. 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.

7. 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.

8. 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.

9. 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.

10. The building shall not be occupied until space for vehicle parking and turning has been provided within the site in accordance with a scheme to be submitted to and agreed by the Local Planning Authority. The spaces shall thereafter be kept available for parking and turning at all times.

11. None of the buildings shall be occupied until foul drainage works have been provided to serve the development hereby permitted, in accordance with details to be submitted to and approved by the Local Planning Authority.

12. Plans shall be submitted to and approved by the Local Planning Authority, for any works to the stream bank, prior to the commencement of work, to protect the bank from erosion by means of as revetment or similar structure. Works shall then be implemented in accordance with the approved plans.

13. The building hereby approved shall not be separated in use from the existing buildings within the site boundary, but shall be used as a residential hotel annexe to the restaurant, bar and staff accommodation already approved in previous applications.

14. Compensatory flood storage works shall be carried out and resulting levels hereinafter maintained in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences on site.

15. Except as provided for in the flood plain compensation scheme, there shall be no raising of existing ground levels on the site, and any rising from excavation in connection with the proposed development shall be disposed of outside of the floodplain.

16. No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood as defined on maps held by the Environment Agency.

17. The treatment of the bank to the Mill Stream adjacent to the proposed building, including any bank retention works and associated planting, shall be carried out in accordance with details to be submitted to and approved by the Local Planning Authority before any development commences on site.

Reasons

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

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

3. In order to secure the satisfactory development of the site as approved by the Local Planning Authority.

4. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

5. Changes in levels may materially affect the proposed development or adjoining property.

6 & 7. In the interests of visual amenity.

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

9. In the interests of visual amenity.

10. In the interests of highway safety

11. In the interests of amenity.

12. In the interests of the maintenance and stability of the riverbank following construction of the new building.

13 The new building is functionally interrelated with the existing uses, and this has enabled the design of a building which does not unduly conflict with the policies restricting new development in a rural area. Separation from the existing buildings would result.

14,15 & 16. To alleviate the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

17. To ensure that the adverse impact of the proposal on the character and conservation value of the Mill Stream, and on its capacity to accommodate flood flows, is minimised.

Informatives

You are advised, in compliance with *The Town & 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, C2
South East Area Local Plan policies STV2, SBE1, SBE2
Deposit Draft Wokingham District Local Plan policies WOS2,WOS3, WBE1 WCC4

Elaine Vashi

Phone: See below for details

Date: 26 JUL 2001

Your Ref:

My Ref: F/2000/2807

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

Christopher Strang
36 Donnington Square
Newbury
RG14 1PP

Dear Sir/Madam

Application No: F/2000/2807

Applicant: Mr & Mrs McCallum

Proposal: Proposed conversion of garage to study and barn to garage, pool, games room with staff accommodation over. Addition of windows in main dwelling and landscaping.

Site address: The Barn, Swallowfield Road, Arborfield

You wrote making comments on the planning application detailed above which is to be determined at the Development Control Committee meeting on the 1st August 2001 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully

John Mitchell

Development Control Manager

Ian Jordan

From: Ian Jordan
Sent: 27 November 2002 15:25
To: Elaine Vashi
Subject: F/2001/3329 - NEW MILL RESTAURANT - LA COMPLETED

Importance: High

WOKINGHAM UNITARY
Aiming for Excellence

Hello,

the LA relating to this application was signed on the 12.11.2002 - no draft notice seems to have been produced and I cant work out which DC Sub-Committee it was determined at so I cant arrange for the consent to be issued from my end.

As the case file isn't in the filing system I assume u still have it. Can u write the decision up and give to Pam/Tanya in the normal way.

Regards,

Ian

POSITIVE ABOUT DISABLED PEOPLE
Wokingham District Council Tel: (0118) 974 6000 www.wokingham.gov.uk
INVESTOR IN PEOPLE

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT

MEMORANDUM

FROM:	Colin Lawley Principal Solicitor	**MY REF:**	CLJ/CMA 6524
TO:	Elaine Vashi Development Control Ian Jordan Planning Admin.	**DATE:**	15th November, 2002

New Mill Restaurant, Section 106 Agreement
Application No. F/2001/3329

Attached is a copy of the Section 106 Agreement, which has now been completed and dated 12th November.

I should be grateful if you would please issue the planning consent as soon as possible.

Colin Lawley

18/11/02

PTO DRAFT IN COMMUNICATIONS – THIS WILL HAVE TO WAIT FOR FILE TO GO THRU' FROM ELAINE.

SUB – COM 21/3/01

DATED 12TH NOVEMBER 2002

WOKINGHAM DISTRICT COUNCIL

and

NEW MILL RESTAURANTS LIMITED

and

BARCLAYS BANK PLC

AGREEMENT

under Section 106 of the Town and Country Planning Act 1990
and Section 111 of the Local Government Act 1972
Planning Application Number 2001/3329

T.E. Kingswood, Solicitor
Wokingham District Council
Civic Offices, Shute End
Wokingham, Berkshire RG40 1WH

ECMF/106/FIN/2
ecmf/mm/S106 Agreement - New Mill

THIS AGREEMENT is made the 12TH day of NOVEMBER Two thousand and two BETWEEN WOKINGHAM DISTRICT COUNCIL of Civic Offices Shute End Wokingham Berkshire ("the Council") of the first part and NEW MILL RESTAURANTS LIMITED whose registered office is at 65 New Cavendish Street London W1G 7LS ("the Applicant") of the second part and BARCLAYS BANK PLC of 50 Pall Mall PO Box 11762 London SW1A 1QB ("the Mortgagee") of the third part

WHEREAS:

A. The Applicant is the estate owner/owner in fee simple of the land shown edged red on the plan annexed hereto and known as Land at the New Mill Restaurant New Mill Road Eversley Hampshire ("the Site") SUBJECT to a Legal Charge made on the 7th day of August 1995 in favour of the Mortgagee

B. On the 22nd day of August 2001 the Applicant made an application for planning permission under reference F2001/3329 ("the Application") for the erection of a two-storey annexe to the existing building comprising of twenty bedrooms and associated car parking space ("the Development")

C. The Council is the District Planning Authority for the administrative District of Wokingham

D. The Council has resolved that SUBJECT to the Applicant entering into this Agreement planning permission should be granted in respect of the Application and the Applicant has agreed to enter into this Agreement conditionally upon planning permission being granted in respect of the Application

E. The Mortgagee has agreed to join in this Agreement for the purpose of consenting to the Site being bound by all the provisions contained in this Agreement

F. This Agreement is entered into pursuant to the provisions of Section 106 of the Town and Country Planning Act 1990 and Section 111 of the Local Government Act 1972 whereby the Council is empowered to enter into

Agreement for various purposes in connection with the development of land and otherwise as more particularly set out in the Statutory Provisions

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

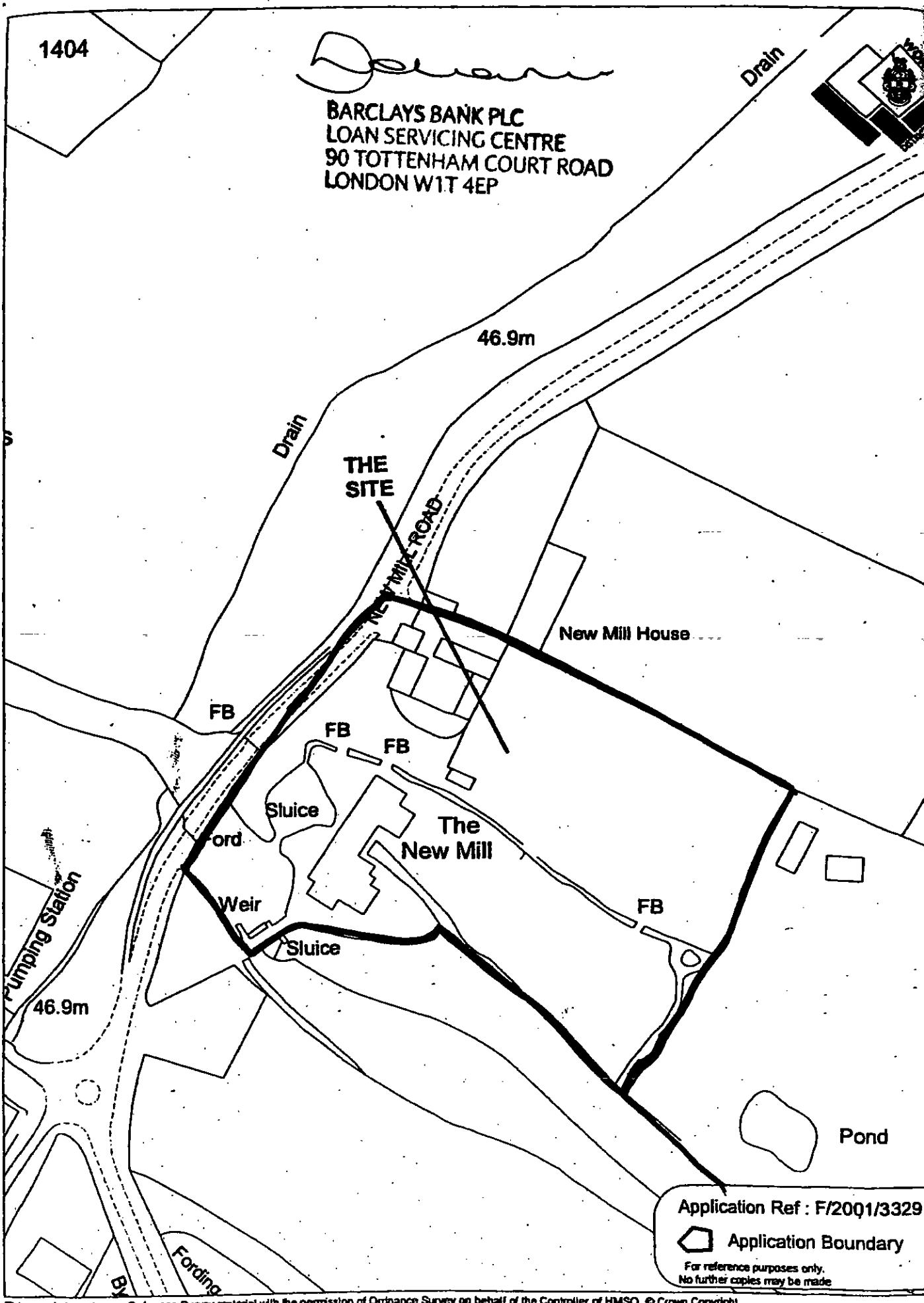
1. This Agreement is made in pursuance of the Statutory Provisions and all other powers enabling the Council in this behalf and is a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 (as substituted) which planning obligation is enforceable by the Council

2. Words in this Agreement importing the singular meaning shall where the context so admits include the plural meaning and vice versa

3. Words in this Agreement of the masculine gender shall include the feminine and neuter genders and vice versa and words denoting natural persons shall include corporations and vice versa

4. The Applicant so as to bind each and every part of the Site into whosoever hands the same may come jointly and severally hereby covenants with the Council:

4.1 to pay to the Council on the date of implementation of the consent granted pursuant to the Application or any variation to it as a contribution towards highways improvements along the A327 Reading Road in the vicinity of the New Mill Road/Park Lane junction the sum of SEVEN THOUSAND FIVE HUNDRED POUNDS (£7,500) increased by such proportion as the figures show in the Index of Retail Prices (All Items) published by or on behalf of HM Government in respect of the month and year when the Agreement is executed bears to the figure shown in the said Index last published on the date on which the contributions shall actually have been received by the Council PROVIDED that in the event of the reference base figure having been changed since the month and year when the Agreement is executed the figure to be used shall be



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Development Control Section, Environmental Services, Wokingham District Council.

1st August 2001

Scale: 1 : 1250

that which would have been applicable on the month and year when the Agreement is executed if the said reference base figure had not been changed

4.2 the Council hereby agrees that any part of the payment referred to in clause 4.1 which has not been applied as set out in the said clause within a period of five years from the date of payment shall be returned to the Applicant with simple interest accrued from the date of payment (here excluding its successors in title) within 14 days of the Applicant informing the Council in writing that the five-year period from the date of payment has expired

4.3 to pay the Council's reasonable legal fees for the preparation of this Agreement

5. IT IS HEREBY FURTHER AGREED AND DECLARED by and between the parties hereto as follows:

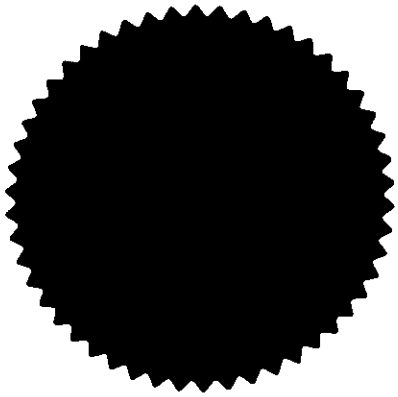
5.1 The expression "the Applicant" and "the Council" and "the Mortgagee" shall include their respective successors in title and assigns

5.2 No person shall be liable for breach of the covenants restrictions or obligations contained in this Agreement occurring after he has parted with his interest in the Site

5.3 In this Agreement where any matter falls to be agreed between the parties or a test of reasonableness falls to be applied in respect of any matter or a dispute within three months from the date when it falls to be decided (or such longer period as herein provided) the question shall be referred on the application of either party for the determination of a single expert to be agreed between the parties within a further period of one month or in the absence of such agreement to be appointed by the President for the time being of the Royal Institute of Chartered Surveyors on such terms as to the liability and remuneration of such experts as the President shall direct and the determination of the expert shall be final and binding upon the parties

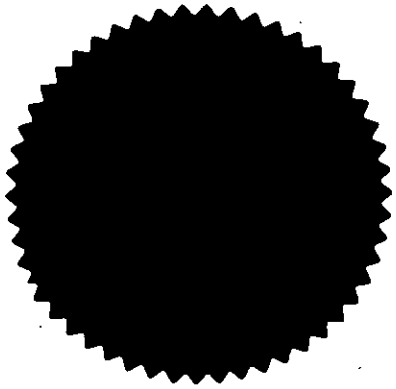
IN WITNESS whereof the parties hereto have affixed their Common Seals the day and year first before written

THE COMMON SEAL of
WOKINGHAM DISTRICT COUNCIL
was hereunto affixed in the presence of:



Solicitor

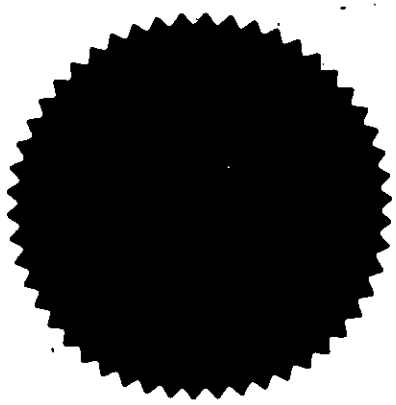
THE COMMON SEAL of
NEW MILL RESTAURANTS LIMITED
was hereunto affixed in the presence of:



Director

Secretary

THE COMMON SEAL of
BARCLAYS BANK PLC
was hereunto affixed in the presence of:



Signed as a deed
by Michael Fredric Harris
as Attorney for and
on behalf of
Barclays Bank PLC
in the presence of

KAREN DEVEREUX

Authorised Signatory

SIEGRUN O'SULLIVAN GARDEN DESIGN & CONSULTANCY
Tel: 01344-776636 Mobile: 07710-432311 e-mail: gardendesign@cwcom.net

PLANTING SCHEME FOR AREA AROUND PROPOSED ANNEXE AT NEW MILL, NEW MILL ROAD, EVERSLEY

The proposed building is set in the grounds of the New Mill, next to the millstream. The access road terminates in an area for on-site parking. This area is behind the existing car park and will be separated from it by a beech hedge. The kitchen garden and the greenhouse are re-sited and the area will be incorporated into the hotel grounds. An informal mixed hedge forms the boundary here. The existing five cherry trees of varying maturity will be incorporated in this hedge. The east boundary of the parking area will be formed by groupings of shrubs rather than a formal hedge to provide a more congenial view from the annexe. Here a mixture of native and alien shrubs is proposed to allow the use of some evergreen shrubs for more effective screening. All shrubs have been chosen not only for their ornamental value but also for their value to wildlife either as food or shelter. Trees will provide shade for the cars. The trees proposed are Sorbus aria (Common whitebeam), Prunus padus (Bird cherry) and Malus sylvestris (Crab apple). These trees have the advantage that they provide spring and autumn interest and are valuable for wildlife.

To the east of the building, an existing tall conifer hedge (approx. 12 ft) forms a screen to the adjacent area that houses some big sheds. Groupings of shrubs will be placed in front to break up the line and make the boundary visually more interesting. The shrubs proposed are Viburnum opulis, Lonicera x purpusii, Cornus sanguineus, Aucuba picturata, Euonymus europaeus, various types of Eleagnus, Viburnum x bodnantense, Viburnum x burkwoodii, Rosa eglanteria, Rosa moyesii and Rosa rugosa.

To the north, the property has an open view to the meadow beyond. Here the boundary will be made up of native trees and groupings of shrubs, allowing some views of the landscape beyond. Groupings of shrubs rather than a solid hedge are chosen to integrate the area into the landscape rather than segregate it from it. Trees proposed are Populus tremula (Aspen), Prunus avium (Wild cherry), Betula pendula (Silver birch) and Sorbus aucuparia (Rowan); shrubs proposed are a mixture of the shrubs above.

To the south, the view is across the stream to the bank of the stream, and through the existing screen of tall Alders to a mature oak and lawns. The bank across the stream is already partially planted up with various ornamental shrubs. This planting will be supplemented with a mixture of native and garden perennials suitable for woodland and streamside planting. Care will be taken to avoid invasive plants such as Himalayan musk. On the side of the millstream occupied by the hotel, again the emphasis is placed on native plants with some non-native shrubs added, for ecological as well as aesthetic reasons. The proposed shrubs are Aruncus dioicus (Goat's beard), Cornus sanguinea, Sambucus nigra Aurea, Viburnum opulis, Cornus stolonifera, Viburnum tinus, Hydrangea paniculata and Hydrangea quercifolia. The proposed herbaceous planting will consist of ferns such as Matteuccia struthiopteris (hardy ostrich fern), Dryopteris filix-mas (Male-fern) and Polypodium vulgare (Polypody), and perennials such as Tiarella cordifolia, Salomon's seal, Geranium phaeum, and Iris foetidissima ((Gladwin iris).

Along the east and the west façade where French windows lead out from the rooms, little sitting areas have been created. These will be screened with shrubs and climbers. Suitable shrubs are Escallonia, Choisya ternata, Privet and Yew. Trachelospermum jasminoides and ivies grown on columns or pyramids will provide tall accents.

SIEGRUN O'SULLIVAN GARDEN DESIGN & CONSULTANCY
Tel: 01344-776636 Mobile: 07710-432311 e-mail: gardendesign@cwcom.net

The path from the parking site to the main entrance will be flanked with shrub borders. These provide interest all the year round and will screen the hotel grounds. The shrubs proposed for this border are mainly evergreens such as Aucuba, Escallonia, Eleagnus, Hebe, Cotoneaster lacteus, Rhododendron, Choisya and Arbutus and some deciduous shrubs such as roses, Deutzia, Fuchsia and Philadelphus. Wall shrubs will also be used such as Garrya elliptica, Crinodendron, Chaenomeles and Euonymus fortunei.

The hotel grounds will be landscaped with small flowering trees and groups of shrubs. Proposed trees are Prunus subhirtella Autumnal is, Amelanchier x grandiflora, Catalpa bignoides Area, and proposed shrubs are Cotinus coggyria, Hydrangea quercifolia, Hydrangea paniculata, Rhododendron, Viburnum plicatum, and shrub roses.

Overall, the planting is designed to integrate the project into the landscape and follow sound ecological principles.

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Along the east and the west façade where French windows lead out from the rooms, little sitting areas have been created. These will be screened with shrubs and climbers. Suitable shrubs are Escallonia, Choisya ternata, Privet and Yew. Trachelospermum jasminoides and ivies grown on columns or pyramids will provide tall accents.

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The path from the parking site to the main entrance will be flanked with shrub borders. These provide interest all the year round and will screen the hotel grounds. The shrubs proposed for this border are mainly evergreens such as Aucuba, Escallonia, Eleagnus, Hebe, Cotoneaster lacteus, Rhododendron, Choisya and Arbutus and some deciduous shrubs such as roses, Deutzia, Fuchsia and Philadelphus. Wall shrubs will also be used such as Garrya elliptica, Crinodendron, Chaenomeles and Euonymus fortunei.

The hotel grounds will be landscaped with small flowering trees and groups of shrubs. Proposed trees are Prunus subhirtella Autumnal is, Amelanchier x grandiflora, Catalpa bignoides Area, and proposed shrubs are Cotinus coggyria, Hydrangea quercifolia, Hydrangea paniculata, Rhododendron, Viburnum plicatum, and shrub roses.

Overall, the planting is designed to integrate the project into the landscape and follow sound ecological principles.

SIEGRUN O'SULLIVAN GARDEN DESIGN & CONSULTANCY
Tel: 01344-776636 Mobile: 07710-432311 e-mail: gardendesign@cwcom.net

PLANTING SCHEME FOR AREA AROUND PROPOSED ANNEXE AT NEW MILL, NEW MILL ROAD, EVERSLEY

The proposed building is set in the grounds of the New Mill, next to the millstream. The access road terminates in an area for on-site parking. This area is behind the existing car park and will be separated from it by a beech hedge. The kitchen garden and the greenhouse are re-sited and the area will be incorporated into the hotel grounds. An informal mixed hedge forms the boundary here. The existing five cherry trees of varying maturity will be incorporated in this hedge. The east boundary of the parking area will be formed by groupings of shrubs rather than a formal hedge to provide a more congenial view from the annexe. Here a mixture of native and alien shrubs is proposed to allow the use of some evergreen shrubs for more effective screening. All shrubs have been chosen not only for their ornamental value but also for their value to wildlife either as food or shelter. Trees will provide shade for the cars. The trees proposed are Sorbus aria (Common whitebeam), Prunus padus (Bird cherry) and Malus sylvestris (Crab apple). These trees have the advantage that they provide spring and autumn interest and are valuable for wildlife.

To the east of the building, an existing tall conifer hedge (approx. 12 ft) forms a screen to the adjacent area that houses some big sheds. Groupings of shrubs will be placed in front to break up the line and make the boundary visually more interesting. The shrubs proposed are Viburnum opulis, Lonicera x purpusii, Cornus sanguineus, Aucuba picturata, Euonymus europaeus, various types of Eleagnus, Viburnum x bodnantense, Viburnum x burkwoodii, Rosa eglanteria, Rosa moyesii and Rosa rugosa.

To the north, the property has an open view to the meadow beyond. Here the boundary will be made up of native trees and groupings of shrubs, allowing some views of the landscape beyond. Groupings of shrubs rather than a solid hedge are chosen to integrate the area into the landscape rather than segregate it from it. Trees proposed are Populus tremula (Aspen), Prunus avium (Wild cherry), Betula pendula (Silver birch) and Sorbus aucuparia (Rowan); shrubs proposed are a mixture of the shrubs above.

To the south, the view is across the stream to the bank of the stream, and through the existing screen of tall Alders to a mature oak and lawns. The bank across the stream is already partially planted up with various ornamental shrubs. This planting will be supplemented with a mixture of native and garden perennials suitable for woodland and streamside planting. Care will be taken to avoid invasive plants such as Himalayan musk. On the side of the millstream occupied by the hotel, again the emphasis is placed on native plants with some non-native shrubs added, for ecological as well as aesthetic reasons. The proposed shrubs are Aruncus dioicus (Goat's beard), Cornus sanguinea, Sambucus nigra Aurea, Viburnum opulis, Cornus stolonifera, Viburnum tinus, Hydrangea paniculata and Hydrangea quercifolia. The proposed herbaceous planting will consist of ferns such as Matteuccia struthiopteris (hardy ostrich fern), Dryopteris filix-mas (Male-fern) and Polypodium vulgare (Polypody), and perennials such as Tiarella cordifolia, Salomon's seal, Geranium phaeum, and Iris foetidissima ((Gladwin iris).

Along the east and the west façade where French windows lead out from the rooms, little sitting areas have been created. These will be screened with shrubs and climbers. Suitable shrubs are Escallonia, Choisya ternata, Privet and Yew. Trachelospermum jasminoides and ivies grown on columns or pyramids will provide tall accents.

SIEGRUN O'SULLIVAN GARDEN DESIGN & CONSULTANCY
Tel: 01344-776636 Mobile: 07710-432311 e-mail: gardendesign@cwcom.net

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Overall, the planting is designed to integrate the project into the landscape and follow sound ecological principles.

Recd 1.45pm 10.7.01

R. G. Butler & Associates
architectural designers

11 Strathmore Drive
Charvil Reading
Berkshire RG10 9QT
Tel/Fax. 0118 934 3040

10th July 2001

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

For the attention of Mr M Thorpe

Dear Mr Thorpe

Re: New Mill Restaurant, New Mill Road, Eversley
Wokingham District Council approval 96/64019/F

In connection with conditions 02, 08 and 10, we are enclosing information for your determination.

Building materials will generally match the storage/staff accommodation building, which is located on the opposite side of the car park and the closest building that will be seen in conjunction with the proposal. A sample of the second hand brick is submitted with this letter, whilst the roof tiles will be Redland plain tiles Antique Red and the weatherboarding will be sawn featheredged softwood stained with Cuprinol Dark Oak.

Copies of the landscaping scheme are enclosed together with a descriptive specification. There will be some low level lighting within some of the planting areas, which will be soft coloured uplighters. The car park will have low-level bollard lighting and will be surfaced with pea shingle on compacted rock scalpings.

We trust that this information, along with that submitted on 26th June 2001 relating to flooding issues, now clear all the conditions requiring approval prior to commencement of work.

Continued...

We see works to create the car park at the levels agreed by N. R. A. in connection with flood compensation measures will commence during August 2001.

Yours sincerely

R. G. Butler

c.c. N. Scade – New Mill Restaurant

Our ref: SP/2001/3688b
Your ref: F/2001/3371

Date: 20 June 2001

ENVIRONMENT AGENCY

PLANNING SERVICES REF 44916
POL
DC MLT SITE
APP
CS
25 JUN 2001
COPIES TO: ACIS:
FILE:

Mike Thorpe
Wokingham District Council
Environmental Services Dept
Planning Services
PO Box 157
Shute End, Wokingham
Berks RG40 1WR

Dear Sir

NEW MILL RESTAURANT, EVERSLEY - 2 STOREY ANNEXE TO PROVIDE 20 BEDROOMS

In reference to my letter of 7 June 2001, and my conversation with yourself yesterday I wish to clarify the Environment Agency's views regarding the above proposal.

Flooding

When assessing the impact of any development in the floodplain, the Environment Agency uses the best available flooding information for a particular site. In this case, historical and modelled information are available, and these show the site to be only partially within the floodplain, as previously stated. I can confirm that the extent of this floodplain has not changed since the Environment Agency previously considered the application in 1996. I understand that the Agency's 2000 indicative floodplain map shows the site to be wholly within the floodplain, however the information contained on this map is for indicative purposes only, and does not in this case represent the best available floodplain information for this site.

As the site is only partially within the floodplain, it will be possible to undertake a suitable scheme of 'level-for-level compensation' at the site, to compensate for any loss in floodplain storage resulting from the development. I understand that a floodplain compensation scheme was agreed with the Agency (then NRA) in 1990, and then again in 1996. However the details of the agreed scheme would not be acceptable to the Environment Agency today as constituting a satisfactory level-for-level compensation scheme. We would therefore wish to see, and agree details of a revised scheme prior to any works commencing. As stated previously, the undertaking of a suitable flood compensation scheme requires a detailed investigation of the site, and would normally require the services of a consultant. It is therefore likely to take some time to complete, and be agreed with the Agency. I would suggest that the applicant contacts Justine Glynn (land drainage engineer) at this office for further advice regarding the Agency's requirements.

Proximity to stream.

In terms of proximity to the watercourse, the proposed development will be acceptable to the Environment Agency provided it is moved back 5m from the top of the stream bank, which is

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

the minimum buffer zone ordinarily required by the Agency between an ordinary watercourse and any new development. The buffer zone should not include any development including fences and hardstanding, and any planting within the buffer zone should consist of locally native species only. I can confirm that the stream is not designated as a main river watercourse, and a minimum buffer zone of 5 metres, and not 8 metres as previously stated, is required.

To summarise, the current proposal would be made acceptable to the Environment Agency providing that

- a revised floodplain compensation scheme is submitted, and approved, prior to any development commencing. Works to be carried out as approved.
- the proposed building is moved back from the stream, to provide a 5m buffer zone between the stream and the development.

The Environment Agency would wish to be consulted on any amended plans submitted for the proposed development.

I hope the above information clarifies our position, but if you require anything further, please do not hesitate to call me on 01276 45 4323. A copy of this letter has been sent to the applicant.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Nick Scade, New Mill Restaurant, New Mill Road, Eversley, Hampshire RG27 0RA

Our ref: SP\2001\003688\001
Your ref: F/2001/3371

Date: 7th June 2001

ENVIRONMENT AGENCY

PLANNING SERVICES	HPT
POL	
DC EC	ENF
11 JUN 2001	
COPIES TO:	

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

For the attention of: Elaine Connor

44383

Dear Sir/Madam

2 STOREY ANNEXE TO PROVIDE 20 BEDROOMS WITH ASSOCIATED PARKING - NEW MILL RESTAURANT, NEW MILL LANE, EVERSLEY

I refer to your letter dated 29 March 2001 in response to the Environment Agency's comments regarding the above application (renewal of 96/64019/F). You are asked to quote the following reference in any correspondence: SU76SE/12/1.

At the time of our previous comments (EA letter dated 19 March 2001), the extent of the development had been misinterpreted from the plan submitted. I now understand that the proposed development includes the whole annexe building on the northern side of the mill stream, which we were previously unaware of. Also, at the time of the previous application in 1996, flood plain compensation measures for the site were agreed between the Environment Agency and the applicants. However, the Agency does not have any plans on file of the agreed scheme, and is therefore unable to confirm whether this scheme would still be acceptable under present Environment Agency policy and guidelines.

In light of the above, the Environment Agency wishes to re-submit its comments on the application. Please note, the following comments replace those previously made in our letter of 19 March 2001.

The Environment Agency **OBJECTS** to the proposed development for the following reasons:

REASON: The proposed development lies within an area of land liable to flood as shown on maps held by the Environment Agency. The development will be at direct risk of flooding, and will increase the risk of flooding elsewhere.

REASON: The proposals include development in close proximity to the Mill Stream. This will prejudice flood defence interests and adversely affect the character of the watercourse, and restrict necessary access to the watercourse for the Environment Agency to carry out its functions.

Cont/d..

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

(Note to Local Planning Authority : Under the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any works in, over, under or within 8 metres of a main river, or 16 metres landward of a main tidal river flood defence structure, irrespective of any planning permission granted. It is likely that such consent will be withheld in this case).

Flooding

This site is partially within the 1968 and modelled floodplain of the Blackwater River, and is therefore within an area where new development is to be strictly controlled.

It may be possible to increase the area of land available for development by raising part of the land whilst at the same time carrying out suitable compensatory excavations. However this would require a detailed investigation of the site which cannot be undertaken during the normal planning consultation period. If, therefore, the applicant wishes to make an assessment of the available compensatory measures which could be undertaken to enhance the development, I would suggest that the application be deferred and that the applicant be advised to contact the Environment Agency for guidance.

The Environment Agency also requires an 8 metre buffer zone to be left free of obstruction, adjacent to any main river watercourse, in order to allow access for the Environment Agency to carry out its flood defence functions.

Conservation

The proximity of the proposed development to the watercourse is unacceptable. The proposed development should not be within a minimum 8 metres of the water course which is the minimum buffer zone of any new development ordinarily required along main river.

Buffer zones to watercourses are required for the following purposes:

- to allow the watercourse to undergo natural processes of erosion and deposition, and associated changes in alignment and bank profile, without the need for artificial bank protection works and the associated destruction of natural bank habitat;
- to provide for the terrestrial life stages of aquatic insects, for nesting of water-related bird species, and for bank dwelling small mammals;
- to provide a "wildlife corridor" bringing more general benefits by linking a number of habitats and affording species a wider and therefore more robust and sustainable range of linked habitats;
- to allow for the maintenance of a zone of natural character with vegetation that gives rise to a range of conditions of light and shade in the watercourse itself. This mix of conditions encourages proliferation of a wide range of aquatic species, including fish;
- to allow, where appropriate, for the regrading of banks to a lower and safer profile, in areas where there is public access;
- to prevent overshadowing of watercourses by buildings; and
- to reduce the risk of accidental pollution from run-off.

If you are minded to grant permission for the proposals despite the above, it is essential that you contact me before a determination is made.

Cont/d..

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: RG Butler & Associates, 1 Market Place Mews, Henley, Oxon, RG9 2AH

To:
Harold Sanders
Urban Design And Conservation Officer

From: Elaine Connor

Date: 15 February 2001 19 FEB 2001

Application Number: F/2001/3329

Proposal: Proposed two storey annexe to provide 20 bedrooms with associated parking (Renewal of consent 96/64019/F)..

Site Address:
New Mill Restaurant, New Mill Lane, Eversley, Hook. Finchampstead

Applicant:
New Mill Restaurants Ltd C/O R G Butler & Associates.

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

IT IS UNCLEAR FROM THE SUBMITTED MATERIAL WHAT IS BEING RE-NEWED.

AT PRESENT THERE IS NOTHING ON THE SITE. THE DRAWING SUGGESTS AN ANNEX IS TO BE ADDED TO AN EXISTING STRUCTURE SITED TO THE EAST OF THE MILL.

I AM SURPRISED THAT IT WAS NOT CONSIDERED THAT THE PROPOSED ANNEX WOULD NOT HAVE A DETRIMENTAL VISUAL IMPACT ON THE SETTING OF THE LISTED BUILDING OR COUNTRYSIDE.

PREVIOUSLY, IN 1996, THE PROPOSED LOCATION FOR THE ANNEX WAS NOT IN THE FLOOD PLAIN. IT IS NOW.. I CONSIDER THIS MUST QUESTION THE POSSIBLE RE-NEWAL OF THE PREVIOUS CONSENT.

Harold Sanders. 20.03.01.

Blackwater Valley
Countryside Service
Ash Lock Cottage
Government Road
Aldershot
Hampshire GU11 2PS
Tel: 01252 331353
Fax: 01252 331354

Elaine Connor
Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1BN

02 April 2001

Dear Ms Connor

RE: **Application F/2001/3329**
Proposal: **Proposed two storey annexe to provide 20 bedrooms with associated parking (Renewal of consent 96/64019/F**
Location: **New Mill Restaurant, New Mill Lane, Hook, Eversley**

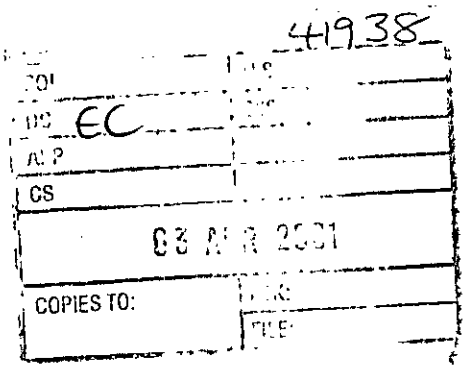
Thank you for sending us the plans for the above application. Having examined the plans, we have no objection to this proposed annexe in the grounds of New Mill Restaurant.

Please contact us should you wish to discuss this matter in more detail.

Yours sincerely,

S. Bailey

PP Steve Bailey
Manager



The Blackwater Valley Countryside Service gratefully acknowledges the sponsorship by: Hampshire County Council; Surrey County Council; the District, Borough and Town Councils of Blackwater & Hawley, Bracknell Forest, Farnham, Guildford, Hart, Rushmoor, Sandhurst, Surrey Heath, Waverley, Wokingham and Yateley.

Tel: (0118) 974 6451 (Direct Line)

Fax: (0118) 974 6484

Date: 29 March, 2001

My ref: F/2001/3371

Your ref: SP\2001\003220\001

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

Ms Sarah Paxman
Environment Agency
Swift House
Frimley Business Park
Frimley
Camberley
Surrey
GU16 7SQ

Dear Ms Paxman

RE: PROPOSED TWO STOREY ANNEXE TO PROVIDE TWENTY BEDROOMS WITH ASSOCIATED CAR PARKING AT NEW MILL RESTAURANT, NEW MILL ROAD, FINCHAMPSTEAD

I refer to your comments on the above application received in this office on 20th March 2001 and our recent telephone conversation. I note that although the site of the proposed development now lies within the flood plain as indicated on maps produced by the Environment Agency and provided to us in December 2000, no objection has been raised to the proposed development.

Paragraph 24 of draft PPG 25 makes it clear that the Environment Agency's 2000 flood plain maps are based on the approximate extent of floods with a 1% annual probability of occurrence for rivers, which accords to category (iv) of the sequential test detailed on page 12. Category (iv) clearly states that such areas are "not suitable for residential, commercial and industrial uses unless a particular location is essential e.g. for navigation and water-based recreation uses and essential transport and utilities infrastructure."

In light of the fact that the site now falls within the an area of flood risk, and the responsibility placed on the Local Planning Authority to adopt the precautionary principle through the application of the "sequential approach to their development control functions," and the requirement to give "due weight to the need to avoid adding to the risk of flooding," it is considered that this material change in circumstance, since the original consideration of the site must be addressed.

It would therefore, be helpful to understand your assessment of this development, in terms of how it applies to the 2000 flood maps, how you applied the risk assessment sequential test, and how the design of the proposed building overcomes any flood risk.

I would be grateful for any information you can provide me with to clarify this situation. However, should you wish to discuss this matter further please do not hesitate to contact me on the above number. An early response would be appreciated, as I am unable to continue assessing this application without the above information.

Yours sincerely

E.C

ELAINE CONNOR

Planning Assistant





1327

WOKINGHAM DISTRICT COUNCIL

To _____

Date 26/3. Time pm.

WHILE YOU WERE OUT

Name E.A - Sarah Paxman / Erin Sellers.

Of -neither were in office

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE telephoned re their recommend. for approval subject to conditions. Quered the fact that although the site was not in the flood plain when previous apps were considered this has changed according to 2000 maps. wanted to clarify E.A

Signed _____

position on this. They are to get back to me tomorrow.

E.C.

26/3/01.

[redacted]

Southlands Road.

1327

WOKINGHAM DISTRICT COUNCIL

9695011

To Elaine

Date 23/03 Time 10.20

WHILE YOU WERE OUT

Name [redacted] Susan

Of Black Water Valley Countryside

Phone No. 01252 331353 Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Re: New Mill Restaurant,

She has the plans & would like to

ask you some questions.

- Tel. Fri pm @ 4.30, - 457 in.

Signed Helen

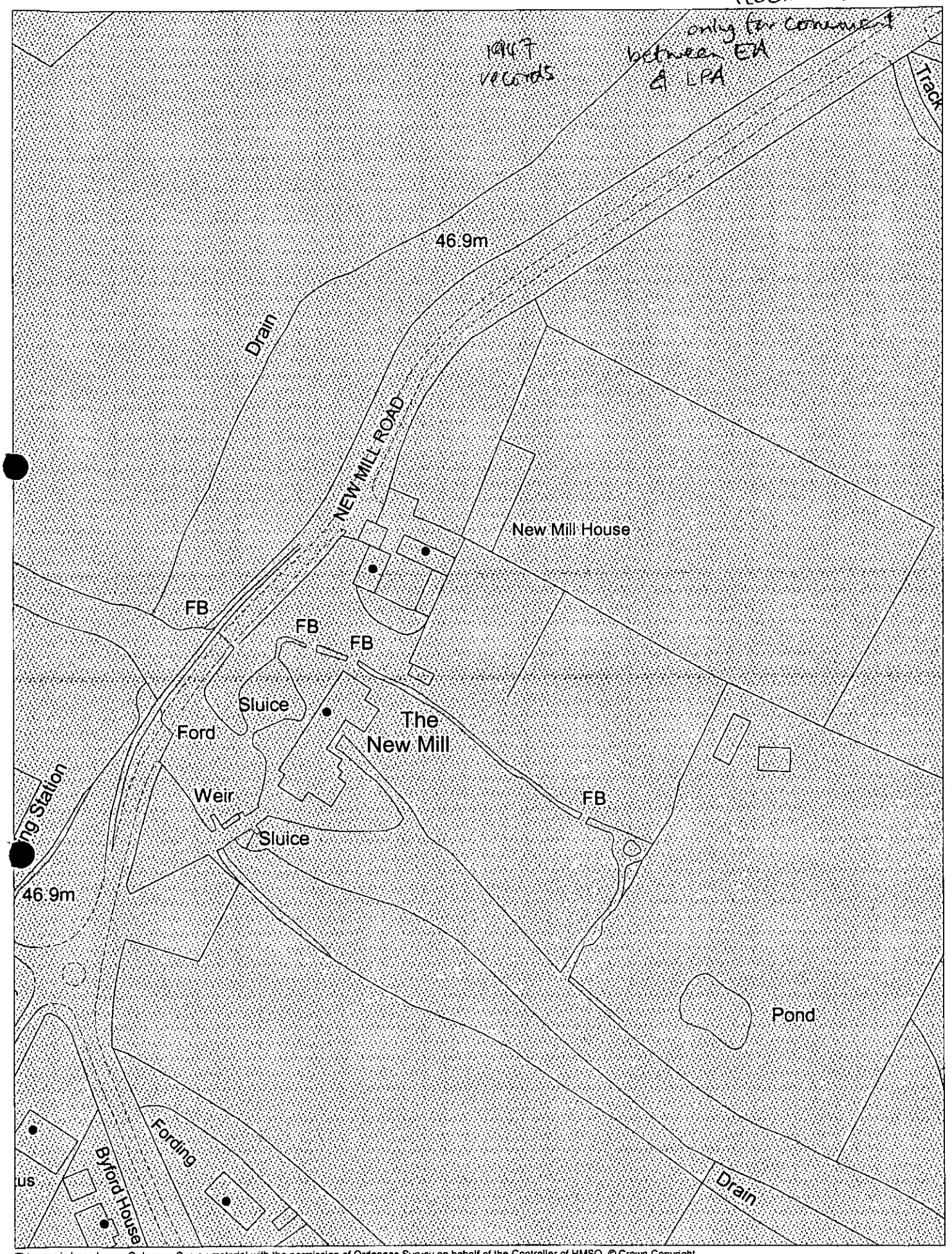
Mon. 26th March 2.45pm.

SUSAN - Blackwater Valley C'side Service

- Biodiversity - not too much of a concern.

FLOOD ZONE 2000 - INDICATIVE FLOOD PLAIN

only for comment between EA & LPA



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Development Control Section, Environmental Services, Wokingham District Council.

23 March 2001

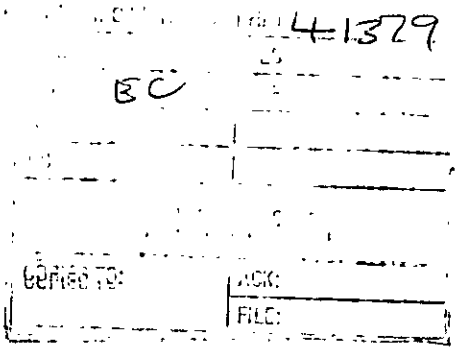
Scale: 1 : 1250

Our ref: SP\2001\003220\001
Your ref: F/2001/3329

Date: 19th March 2001

ENVIRONMENT AGENCY

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



For the attention of: Elaine Connor

Dear Sir/Madam

2 STOREY ANNEXE TO PROVIDE 20 BEDROOMS WITH ASSOCIATED CAR PARKING - NEW MILL RESTAURANT, NEW MILL ROAD, EVERSLEY, HOOK

Thank you for your letter dated 15 February 2001 which was received on 19 February 2001. You are asked to quote the following reference in any correspondence: SU76SE/12/1. The Environment Agency has the following comments:

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

PLANNING CONDITIONS

CONDITION: Compensatory flood storage works shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Planning Authority before the development commences.
REASON: To alleviate the increased risk of flooding that would otherwise be caused by a reduction in flood storage capacity.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: Except as provided for in the flood compensation scheme, there shall be no raising of existing ground levels on the site, and any arisings from excavation in connection with the proposed development shall be disposed of outside the floodplain.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

Cont/d..

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

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: The treatment of the bank to the Mill Stream adjacent to the proposed building, including any bank retention works and associated planting, shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Planning Authority before the development commences. 7.
REASON: To ensure that the adverse impact of the proposal on the character and conservation value of the Mill Stream, and on its capacity to accommodate flood flows, is minimised.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: No development approved by this permission shall be commenced until a planting scheme for the site, has been approved in writing by the Local Planning Authority. The approved scheme shall be carried out in accordance with a programme for planting and maintenance related to stages of completion of the development.
REASON: To protect, restore or replace the natural features of importance within or adjoining the watercourse.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: The undercroft to the single storey section shall be constructed in accordance with details which shall have been submitted to and approved in writing by the Planning Authority before the development commences, and shall thereafter remain open and free from obstruction. X
REASON: To ensure that free flow of flood water through the under-floor section of the building is provided for throughout the life of the building.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: No solid matter shall be deposited so that it passes or is likely to pass into any watercourse
REASON: To prevent pollution of the water environment.

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 45 4331 for further details.

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If

Cont/d..

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 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the Blackwater main river.

ADVICE TO PLANNING AUTHORITY

Development Control: Contact Erin Sellers on 01276 45 4340

Part of the site is within the 1947 and 1 in 100 year modelled flood plains of the Blackwater River. The site is, therefore within an area where new development is to be strictly controlled.

It has previously been agreed that level-for-level flood compensation works at this site are possible to compensate for the loss in flood plain storage resulting from the development, and that the construction of the section of building closest to the Mill Stream with an open undercroft would allow continued flood flow across the site.

Conservation: Contact Liz Baldwin on 01276 45 4430

There must be no contamination (eg by silt, oil, rubble or any other debris or pollutants) of the adjacent watercourses if development proceeds.

There must be no fires, dumping, storage of materials or tracking of machinery within an 8 metre buffer zone to the Mill Stream and Blackwater River which should be suitably marked and protected during development.

Planting should comprise of native species only. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural balance of flora. It will also help to prevent the spread of invasive, alien species within the region.

Bird and bat nesting and roosting sites should be built into the proposals through the incorporation of ledges, crevices, holes and boxes, where possible.

ADVICE TO APPLICANT

Environment Protection: Contact Nick Weddell on 01276 454405

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.

Cont/d..

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

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/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: RG Butler & Associates, 1 Market Place Mews, Henley, Oxon, RG9 2AH

1327

WOKINGHAM DISTRICT COUNCIL

To MR. BUTLER.

Date 23/3 Time 4.20pm.

WHILE YOU WERE OUT

Name

Of

Phone No. Ext.

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Tel. to query the no. 40 marked on question 25. of planning app. - no. of bed spaces., whilst descripton of dev. says 20 bedrooms.

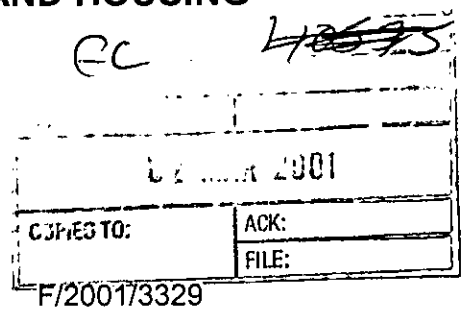
Mr Butler explained that 40 bed spaces meant 20 rooms X 2 bed spaces = 40.

Signed Elaine.

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

EC 48693



From: John Mullaney
Environmental Health

My Ref:

To: Elaine Connor
Development Control

Your Ref: F/200173329

Date. February 28, 2001

PROPOSED: TWO STOREY ANNEXE FOR 20 BEDROOMS

LOCATION: NEW MILL LANE RESTAURANT, NEW MILL LANE, FINCHAMPSTEAD

These proposals have been evaluated and I have no environmental health objections to the application but would recommend the following condition be attached should planning consent be granted as the site is within 205m of an ex landfill site.:

Before the development is commenced a detailed investigation shall be carried out to determine the present and likely future impact of landfill gas on the site. The method and extent of this investigation shall be agreed with the Planning Authority prior to the commencement of work. Details of appropriate measures to control ingress of landfill gas to inhabited spaces and outdoor areas, including provision for monitoring, shall be submitted to and approved in writing by the Planning Authority, before the development commences. The measures approved shall be installed before the use hereby approved commences and shall thereafter be maintained.

Reason : To protect the safety of existing/proposed occupants of the application site from landfill gas.

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

Babtie Environmental

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

Babtie

A member of Babtie Group

Our ref Kgb02

Your ref As below

2nd March 2001.

PLANNING SERVICES	IPT 40667
POL	TLS
DC	ENF
APP	
CS	
05 MAR 2001	
COPIES TO:	ACK:
	FILE:

Ms E Circuit,
Planning Services
Wokingham District Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Ms Circuit,

APPLICATION F/2001/3329
NEW MILL RESTAURANT, NEW MILL LANE, HOOK, EVERSLEY.

Regulation 4 Town and Country Planning (Applications) Regulations 1988
Request for further information

In line with advice contained in PPG16, Wokingham District Council Planning Policy WHE15 and 17 Development Affecting Archaeological Sites, Policy EN6 of the Berkshire Structure Plan, Policy LBE22 of the Loddon Area Local Plan. I would now advice you that the applicant should be required to provide further information relating to the archaeological impact of the proposed development. This should be by means of an archaeological evaluation and should therefore be secured by use of the following conditions.

No development shall take place within the application area, until the applicant has secured the implementation of archaeological work in accordance with a written scheme of investigation which has been submitted and approved by the District Council.

Please find enclosed a copy of a brief for the evaluation work required.

If you wish to discuss this matter, please contact me on 0118 988 1611.

Yours sincerely,

Kev Beachus
Archaeologist

Group Offices:
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
London
Maidstone
Newcastle upon Tyne
Oxford
Preston
Reading
Shrewsbury
Telford
Wakefield
Wallingford
Westminster

Ankara
Bangkok
Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

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INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

NEW MILL RESTAURANT, NEW MILL LANE, HOOK, EVERSLEY

BRIEF FOR AN

ARCHAEOLOGICAL EVALUATION

Prepared For
Wokingham District Council
By
Babtie

NEW MILL RESTAURANT, NEW MILL LANE, HOOK, EVERSLEY
BRIEF FOR ARCHAEOLOGICAL EVALUATION

1 INTRODUCTION

1.1 This brief sets out the background and general conditions to enable a detailed specification for an archaeological scheme to be prepared and submitted for approval to Wokingham District Council. The brief is valid for six months only, after which time the District should be contacted. Specifications produced in accordance with this brief will be considered valid for the same period of time.

2 SITE LOCATION AND DESCRIPTION

2.1 The site is located at New Mill Restaurant, New Mill Lane, Hook, at grid reference SU7622 6284

3 PLANNING BACKGROUND

3.1 Planning application number F/2001/3329, submitted to Wokingham District Council, proposes a two storey annexe to provide twenty bedrooms with associated parking.

4 ARCHAEOLOGICAL BACKGROUND

4.1 The Site is shared with a Grade II Fifteenth Century Water Mill and there may be associated buildings and features in the surrounding area. The construction works may disturb archaeological deposits relating to this period and the history of the mill buildings.

5 REQUIREMENT FOR WORK

5.1 In order to enable the planning authority to make an informed and reasonable decision on the planning application, further information on the archaeological remains is required. This will be obtained through a programme of archaeological evaluation trenching.

6 AIMS AND OBJECTIVES

6.1 The aims and objectives of the evaluation are as follows:

(i) To determine or confirm the general nature of the remains present.

(ii) To determine or confirm the approximate date or date range of the remains, by means of artefactual or other evidence.

(iii) To determine or confirm the approximate extent of the remains.

(iv) To determine the condition and state of preservation of the remains.

(v) To determine the degree of complexity of the horizontal and/or vertical stratigraphy present.

(vi) To determine or confirm the likely range, quality and quantity of the artefactual evidence present.

(vii) To determine the potential of the site to provide palaeoenvironmental and/or economic evidence and the forms in which such evidence may be present.

7 STAGES OF WORK AND TECHNIQUES

7.1 The Project Specification will provide a clear statement of the archaeological objectives, detailing the relevant aims, objectives and recording strategies.

7.2 The general requirements of work are as follows:

Evaluation trenching

A 6% sample of the site area will be excavated. The project specification must contain a plan of the trench layout.

(i) Any mechanical excavation will be carried out in such a manner as to avoid or minimise damage to the archaeological remains. All machinery used must be of an appropriate nature to suit the situation and be fitted with an appropriate bucket. All machine work must be directly supervised by an archaeologist.

(ii) Spoil should be scanned for artefacts, which should be recorded and retained.

(iii) Sufficient of the features located will be excavated by hand in order to fulfil the aims of the project specification, with reference to the general aims and objectives given above. This will be achieved through an agreed sampling strategy.

(iv) Care should be taken not to compromise the integrity of archaeological features or deposits which might better be excavated under the conditions pertaining to full excavation.

(v) The depth and complexity of the deposits across the whole site should be assessed. Written and drawn records shall be made of the stratigraphy of all trenches, even if no archaeological deposits have been identified.

(vi) Full written and drawn records of all excavated contexts shall be made in accordance with best archaeological practice. Archaeological deposits which are not excavated should be recorded to the maximum extent possible. Records shall include overall trench and site plans. All excavation and recording shall be in accordance with the IFA *Standard and Guidance for Field Evaluations.*

(vii) Recording, cleaning and conservation of finds should follow the IFA *Guidelines for Finds Work.*

(viii) Where human remains are encountered, they should initially be left in-situ and the coroner should be informed as soon as possible. Where their removal is necessary, an appropriate licence should be obtained from the Home Office.

(ix) A programme of soil sampling to recover palaeobotanical, palaeozoological and pedological evidence shall be undertaken as appropriate. The scope of the programme shall be agreed prior to work commencing. Specialist advice shall be sought as necessary and at least one visit to each site made by a relevant specialist during the course of the fieldworks on that site.

7.4 The project will be supervised on a daily basis by a competent archaeologist and managed on a regular, agreed basis by a Member of the Institute of Field Archaeologists registered with an appropriate area of competence.

8 METHODS

8.1 The project specification will include a method statement detailing the methods and standards to be applied in the programme of evaluation, both field and post-field.

9 TIMETABLE AND MONITORING ARRANGEMENTS

9.1 Details of timing should be the subject of discussion between the developer's representative, Babtie Group (the archaeological consultant for Wokingham District Council) and the archaeological contractor. A programme of works, monitoring, recording and access will be agreed in writing before the project commences.

9.2 Babtie Group will monitor the progress and quality of the work at intervals to be agreed. A representative of the archaeological contractor should be present at all monitoring inspections.

9.3 In order to facilitate the monitoring programme, the following will be required:

- a period of notice required to start site works following the award of the contract.
- a projected timetable of work on site.
- the contractor will notify the planning archaeologist and/or archaeological consultant when work commences, and at the start of agreed stages during the course of the project.

9.4 Monitoring is held to be complete only when the archive has been deposited and a suitable report presented in accordance with the brief and/or specification, and/or agreement on publication reached.

10 SITE ARCHIVE

10.1 The site archive will contain all the data collected during the evaluation including records, finds and environmental samples. It should be quantified, ordered, indexed and internally consistent.

10.2 Adequate resources shall be provided during fieldwork to ensure that records are checked and internally consistent.

10.3 Archive consolidation shall be undertaken immediately following the conclusion of fieldwork.

10.4 The archive shall be assembled in accordance with the guidelines set out in *Management of Archaeological Projects* (English Heritage 1991).

10.5 The integrity of the primary field record shall be preserved. Security copies in digital or fiche format shall be maintained where appropriate.

10.6 All finds (other than those of gold or silver) are the property of the landowner. The agreement of the landowner for the ownership of any finds to be transferred to an appropriate museum will be sought.

10.7 Provision shall be made for the deposition of archive and artefacts in the appropriate museum or other repository. The museum shall be advised of the proposed investigation before excavation starts and the contractor shall adhere to any reasonable requirements they may have regarding conservation and storage of excavated material and archive. The archive shall be prepared in accordance with the guidelines published in *Guidelines for the preparation of Excavation Archives for long-term storage* (United Kingdom Institute for Conservation, 1990) and *Standards in the Museum care of archaeological collections* (Museum and Galleries Commission, 1994). Deposition shall take place after completion of the works.

11 REPORTING REQUIREMENTS

11.1 A report should be produced no later than 2 weeks after the completion of the fieldwork.

11.2 The report will address the aims and objectives of the evaluation.

11.3 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

11.4 Details of style and format to be determined by the archaeological contractor. However, the report ***must*** have a front sheet providing the following information:

- Site Name
- Grid reference
- Site activity type (e.g. evaluation trenching, geophysical survey, fieldwalking, etc.)
- Date & duration of project
- Site code
- Area of site
- Summary of results
- Monuments identified (this ***must*** be referenced to the RCHME Thesaurus of Monument Types)
- Location and reference of archive

11.4 The report should include:-

(i) a summary of the project's background;
(ii) the site location;
(iii) a methodology;
(iv) a description of the project's results;
(v) an interpretation of the results in the appropriate context;
(vi) a summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
(vii) site layout plans on an Ordnance Survey base, with the location of the trenches superimposed on the results of any earlier, non-intrusive surveys;
(viii) plans of each trench or area in which archaeological features were recognised;
(ix) trench sections and feature sections;
(x) site matrices where appropriate;
(Xi) a consideration of evidence within the wider setting.

12 STANDARDS

The project should be carried out to the highest professional standards and conform to the IFA *Code of Conduct and Code of Practice*. The IFA's *Code of approved Practice for the Regulation of Contractual Arrangements in Field Archaeology* will be applied throughout the selection procedure and contract period.

13 PUBLICATION & DISSEMINATION

13.1 A copy of the results will be supplied to the Wokingham SMR on the understanding that this will become a public document after an appropriate period of time (usually not exceeding six months).

13.2 The archaeological contractor will supply the SMR with a representative set of catalogued slides taken during the projects, together with selected negatives, for future use in lectures, publications, or other publicity material.

14 OTHER FACTORS

14.1 The specification may be varied, subject to agreement between the contractor, the landowner/developer and Babtie Group, in response to significant discoveries during the evaluation process.

14.2 Once a satisfactory report has been submitted a completion notice may be issued to the applicant if requested. The notice will confirm that the archaeological scheme of work has been completed and that it has complied to the brief and is of an acceptable standard. This notice has no statutory force, but if the work has been undertaken as part of a planning application, the planning authority may require it as proof of compliance with a planning condition or before they determine an application.

FROM: Elaine Connor

DATE: 15 February 2001

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/3329

Proposal: Proposed two storey annexe to provide 20 bedrooms with associated parking (Renewal of consent 96/64019/F)..

Site Address: New Mill Restaurant, New Mill Lane, Eversley, Hook.

Applicant: New Mill Restaurants Ltd C/O R G Butler & Associates.

Your observations are required in respect of this application **by 11/03/2001** .

The Parish Council has no objections to this application.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
09 MAR 2001	
COPIES TO:	

SIGNED: C.S. Clerk

DATE: 8-3-01

Clerk To Finchampstead Parish/Town Council.

TO: **DEVELOPMENT CONTROL**
Elaine Connor

FROM: Environmental Design

DATE: 14 March 2001

Location:	New Mill Restaurant, New Mill Lane, Eversley, Finchampstead
Proposal:	Proposed two storey annex to provide 20 bedrooms with associated parking (renewal of consent 96/64019).
Application Number:	F/2001/3329

In response to your consultation dated 15 February 2001 for the above application, the landscape comments are as follows:

I have no objection to the renewal of consent for this development. The applicant will need to submit a fully detailed landscape scheme before starting work on site.

Catherine Brimble

Catherine Brimble
Landscape Architect

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor **Date:** 15 February 2001

Application Number: F/2001/3329

Proposal: Proposed two storey annexe to provide 20 bedrooms with associated parking (Renewal of consent 96/64019/F).

Parish: FINCHAMPSTEAD PARISH

Site Address:
New Mill Restaurant, New Mill Lane, Eversley, Hook.

Applicant:
New Mill Restaurants Ltd C/O R G Butler & Associates.

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

✓ below as applicable;

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

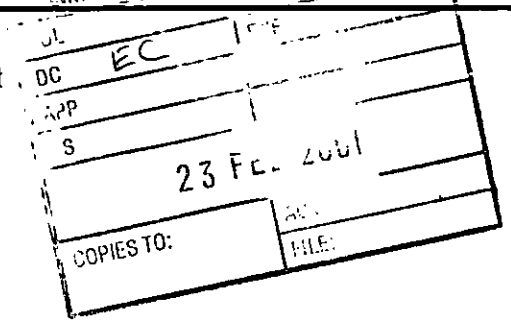
Comments as per app no. 64019.

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

19/02/01

HART DISTRICT COUNCIL
CIVIC OFFICES, HARLINGTON WAY
FLEET, HAMPSHIRE GU13 8AE
DX 32632 FLEET Tel 01252 622122 Fax 01252 626886

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



Our Ref.: 01/00233/ADJ
Your Ref.: F/2001/3329

21st February 2001

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1995 (AS AMENDED)

Proposed two storey annexe to provide 20 bedrooms with associated parking (renewal of consent 96/64019/F) at New Mill Restaurant, New Mill Lane, Eversley.

Wokingham District Council (CONSULTATION) Miscellaneous Street .

Your consultation, reference F/2001/3329 and dated 16.02.2001 has been received and has been allocated the above reference.

I will endeavour to let you have this Council's response within the allocated time period but should, however, further information be required regarding this matter please contact direct the Case Officer S.Atkins on 4658.

Yours faithfully

R G PERCIVAL
HEAD OF ENVIRONMENTAL SERVICES

Beacon Council
Sustainable Development Dealing with Waste

INVESTOR IN PEOPLE

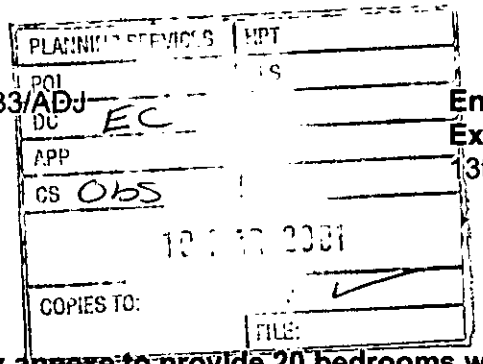
POSITIVE ABOUT DISABLED PEOPLE

dcackapp

HART DISTRICT COUNCIL

HART DISTRICT COUNCIL
CIVIC OFFICES, HARLINGTON WAY
FLEET, HAMPSHIRE GU13 8AE
DX 32632 FLEET Tel 01252 622122 Fax 01252 626886

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



Our Ref: 01/00233/ADJ
Your Ref:

Enquiries to: S.Atkins
Ext.: 4658
13th March 2001

Dear Sir/Madam

Proposed two storey annexe to provide 20 bedrooms with associated parking (renewal of consent 96/64019/F) at New Mill Restaurant, New Mill Lane, Eversley.

at

Wokingham District Council (CONSULTATION) Miscellaneous Street .

I refer to your consultation letter received on 16th February 2001.

I confirm that Hart District Council raises **OBJECTIONS** for the following reason(s):

1 Object on the grounds that the site is unrelated to a settlement and accessible only by the private car. The construction of an extension to provide a 20 bed 'bedroom annexe' to the existing restaurant is unsustainable in light of PPG13.

Yours faithfully

R. G Percival

R G Percival
Head of Environmental Services

Beacon Council
Sustainable Development Dealing with Waste
INVESTOR IN PEOPLE
POSITIVE ABOUT DISABLED PEOPLE

HART DISTRICT COUNCIL

HART DISTRICT COUNCIL
CIVIC OFFICES, HARLINGTON WAY
FLEET, HAMPSHIRE GU13 8AE
DX 32632 FLEET Tel 01252 622122 Fax 01252 626886

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

2001/3329

Our Ref.: 01/00233/ADJ
Your Ref.:

7th March 2001

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Proposed two storey annexe to provide 20 bedrooms with associated parking (renewal of consent 96/64019/F) at New Mill Restaurant, New Mill Lane, Eversley.

Wokingham District Council (CONSULTATION) Miscellaneous Street .

Further to your Application which was registered on 16th February 2001.I have to inform you that the Local Planning Authority is unable to give you a formal Decision within the statutory time period.

Will you please complete and return the second page of this letter if you agree to an extension of time for decision.

PLANNING SERVICES | HPT 4-0974
OL
DC EC
CS
12 MAR 2001
COPIES TO: | ASH: | FILE:

Yours faithfully

R G Percival
Head of Environmental Services

Beacon Council
Sustainable Development Dealing with Waste
INVESTOR IN PEOPLE
POSITIVE ABOUT DISABLED PEOPLE

EXTENSION OF TIME REPLY SHEET

OUR REFERENCE: 01/00233/ADJ

ENQUIRIES TO: S.Atkins
EXTENSION NO: 4658

Wokingham District Council (CONSULTATION) Miscellaneous Street .

With reference to your letter dated 7th March 2001

I agree to an extension of time until 4th April 2001

Signed:..... Dated:.....

Please return this form to.

Head of Environmental Services
Hart District Council
Harlington Way
Fleet
Hants
GU13 8AE

Tel. (0118) 974 6451

Received 16 FEB 2001

Date: 15 February 2001

01/00233/ADV

Your Ref:

My Ref: Elaine Connor / F/2001/3329

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

Hart District Council
Planning Department
Civic Offices
Harlington Way
Fleet
Hants
GU13 8AE

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Dear Sir/Madam

Application Number: F/2001/3329

Site Address: New Mill Restaurant, New Mill Lane, Eversley, Hook.

Proposal: Proposed two storey annexe to provide 20 bedrooms with associated parking (Renewal of consent 96/64019/F)..

I enclose details of the above application and would be grateful to receive your observation within **21 days** of the date of this letter. I cannot guarantee that comments received after this date will be taken into account in determining the application.

Please quote reference number **F/2001/3329** in all communications and any response should be addressed to **Elaine Connor** the case officer dealing with this application at the above address.

I look forward to hearing from you.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

HART DISTRICT COUNCIL
RECEIVED
16 FEB 2001
ENVIRONMENTAL SERVICES
Plan. No.
HDC

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

From: Elaine Connor

Date: 15 February 2001

Application Number: F/2001/3329

PLANNING SERVICES	HPT
POL	TLS
DC EC	EMF
APP	
CS	
21 FEB 2001	
COPIES TO:	

Proposal: Proposed two storey annexe to provide 20 bedrooms with associated parking (Renewal of consent 96/64019/F)..

Site Address:
New Mill Restaurant, New Mill Lane, Eversley, Hook.

Applicant:
New Mill Restaurants Ltd C/O R G Butler & Associates.

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

Received 20/02/01

Advice only on receipt of full plans will comment

To:
Minerals

From: Elaine Connor

Date: 15 February 2001

Application Number: F/2001/3329

Proposal: Proposed two storey annexe to provide 20 bedrooms with associated parking (Renewal of consent 96/64019/F)..

Site Address:
New Mill Restaurant, New Mill Lane, Eversley, Hook.

Applicant:
New Mill Restaurants Ltd C/O R G Butler & Associates.

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

---

no comments

16/02/01.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 08 FEB 2001 10 FEB 2001	Map No. 113 Site 125
Officer: EC / Application No. F/2001/3329	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☑ Sub Committee ☒ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED TWO STOREY ~~BEDROOM~~ ANNEXE TO PROVIDE 20 BEDROOMS WITH ASSOCIATED PARKING (RENEWAL OF CONSENT 96/64019/F)

Location: NEW MILL RESTAURANT NEW MILL LANE

Parish: FINCHAMPSTEAD Ward: Finch South

Applicant: NEW MILL RESTAURANTS LTD
~~N~~ MR

Fee ... Received 95-00 (1) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 (2) 2*

Advertisement Required ....within curtilage of listed building

---

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

INTERNAL CONSULTATIONS

Building Control : .....
(Landscape) .....
Trees .....
(Conservation Officer) .....
(Environmental Health - landfill) .....
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) : Hart
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
(Environment Agency) Flood zone + landfill Consc

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS: (Rural Area)

.....

.....

No pre-apps,

.....

NEIGHBOURS:

..... S/N + see map (please include addresses within red line)
.....
.....
- Disabled Access officer
- Drainage Engineers (as for previous app)
.....
.....
.....
.....

08.FEB.2001 3329

R. G. Butler & Associates
architectural designers

11 Strathmore Drive
Charvil Reading
Berkshire RG10 9QT
Tel/Fax. 0118 934 3040

7th February 2001

Wokingham District Council
Planning Department
PO Box 157
Shute End
Wokingham
Berkshire

Dear Sir/Madam

Re: New Mill Restaurant, New Mill Road, Eversley

The current approval ref: 96/64019/F for a bedroom annexe expires this year and my client wishes to renew the approval.

I understand that you require a site plan, Section 66 Certificate of Ownership, and a covering letter together with a cheque for £95.00.

The application is for "Proposed erection of a two storey annexe to provide 20 bedrooms with associated parking".

Yours faithfully

R. G. Butler

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF CONSENT FOR PLANNING PERMISSION

N Scade
C/o R G Butler and Associates
1 Market Place Mews
Henley on Thames
Oxon
RG9 2AH

Application No 96/64019/F

Parish FINCHAMPSTEAD PARISH

Proposal PROPOSED ERECTION OF 2 STOREY ANNEXE TO PROVIDE 20 BEDROOMS WITH ASSOCIATED PARKING (RENEWAL OF APPROVAL 36620)

Location New Mill Restaurant New Mill Road Finchampstead

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **GRANT PLANNING 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.

CONDITIONS :

01
The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
02
A detailed schedule and also samples of all the materials to be used in the elevations and the ground surface treatment of the proposed development shall be submitted to and approved in writing by the District Planning Authority bofore building work commences, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.
03
The ground floor level of the building hereby approved shall not exceed the existing ground levels immediately surrounding it by more than 300mm.
04
Details of a flood compensation scheme shall be submitted to and approved by the Local Planning Authority prior to the commencement of work. These works shall be carried out in accordance with the approved plans prior to occupation of the buildings on the site.
05
The ground level arches giving access to the underfloor void herby approved shall hereafter be retained in an open condition and shall not at any time be closed up nor shall the underfloor void itself be used for storage purposes or in any way obstructed and shall be kept clear at all times.
06
All existing trees shown for retention on the approved layout shall be retained and shall not be removed, lopped or topped and no other thing shall be done on the land likely to harm or damage the trees, unless the District Planning Authority have so agreed in writing. Each tree felled, destroyed or severely damaged without such approval shall, within the next planting season, be replaced by another healthy, semi-mature tree of similar species. If, within a period of 5 years, any replacement tree dies,

is removed or becomes seriously damaged or diseased, it shall be further replaced with another healthy tree of such size and species as may be approved by the District Planning Authority.

07

Before the development commences, the existing trees which the District Planning Authority require to be retained on the site, shall be protected from damage by the erection of fencing to coincide with the crown spreads to the satisfaction of the District Planning Authority. Such fencing shall be retained and maintained in good repair throughout the development of the site. The natural soil levels shall be maintained over the roots of the trees and furthermore, no plant, vehicles, materials or other items shall be parked or deposited under the protected trees. If any trenches for services are required within the fenced areas, they shall be excavated and back filled by hand, and any tree roots with a diameter of 25mm or more shall remain ubsevered and undisturbed.

08

No development shall take place until there has been submitted to and approved 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 scheme shall include the landscaping of both the existing and proposed car parking areas, to include boundary planting, and the provision of pedestrian links between the New Mill and the approved annexe.

09

All planting,seeding or turfing comprised in the approved details of landscaping shall be carried out in accordance with a phasing programme which shall be submitted to and approved in writing by the District Planning Authority. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of the similar size and species. The landscaping scheme shall be fully implemented before building operations on the site are complete.

10

Details of the position, height design and intensity of all external lighting shall be submitted to and approved in writing by the District Planning Authority prior to the provision of such lighting. Only lighting which has been approved shall be installed.

11

The building shall not be occupied until space for vehicle parking and turning has been provided within the site in accordance with a scheme to be submitted to and agreed by the Local Planning Authority. The spaces shall thereafter be kept available for parking and turning at all times.

12

None of the buildings shall be occupied until foul drainage works have been provided to serve the development hereby peermitted, in accordance with details to be submitted to and approved by the District Planning Authority.

13

Plans shall be submitted to and approved by the Local Planning Authority, for any works to the stream bank, prior to commencement of work, to protect the bank from erosion by means of a revetment or similar structure. Works shall then be implemented in accordance with the approved plans.

14

The building hereby approved shall not be separated in use from the existing buildings within the site boundary (as indicated on the location plan which formed part of the application), but shall be used as a residential hotel annexe to the restaurant, bar and staff accommodation already approved in previous applications.

15

All existing site levels shall be maintained in the development of the site and hereinafter, unless changes in level are first approved in writing by the Local Planning Authority, with the exception of those areas to be lowered for flood compensation purposes.

16

Compensatory flood storage works shall be carried out and resulting levels hereinafter maintained in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences on site.

17

Except as provided for in the flood plain compensation scheme, there shall be no raising of existing ground levels on the site, and any risings from excavation in connection with the proposed development shall be disposed of outside the flood plain.

18
No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood as defined on maps held by the Environment Agency.
19
The treatment of the bank to the Mill Stream adjacent to the proposed building, including any bank retention works and associted planting, shall be carried out in accordance with details to be submitted to and approved by the Local Planning Authority before any development commences on site.
20
The undercroft to the single storey section shall be constructed in accordance with details to be submitted to and approved by the Loacl Planning Authority bofore development commences on site, and shall thereinafter be kept open and free from obstruction and storage of materials.

REASONS :

01
In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
02
To ensure the use of appropriate materials and the submission of adequate detials in this respect.
03
Changes in levels may materially affect the proposed development or adjoining property.
04
In order to secure the satisfactory development of the site as approved by the District Planning Authority.
05
To permit the free flow of water across the site in times of flood.
06
The ensure the satisfactory retention of existing trees and in the interests of visual amenity.
07
To ensure that the trees, including the roots thereof, are not damaged during building operations.
08
In the interests of amenity and to help achieve a satisfactory standard of landscaping and planting.
09
In the interests of amenity and to help achieve a satisfactory standard of landscaping which will , in due course, improve the environmental quality of the development and soften its impact on the area.
10
In the interests of visual amenity.
11
In the interests of road safety.
12
In the interests of amenity.
13
In the interests of the maintenance and stability of the riverbank follwoing construction of the new building.
14
The new building is functionally interrelated with the existing uses, and this has enabled the design of a building which does not unduly conflict with the policies restricting new development in a rural area. Separation from existing buildings would result in a need for further ancillary building which would be unacceptable in this location.

15
Changes in site level may materially affect the ability of the site to accommodate flood water.
16
To alleviate the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.
17
To prevent the increased risk of flooding due to impedence of flood flows and reduction of flood storage capacity.

18
To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.
19
To ensure that the adverse impact of the proposal on the character and conservation value of the Mill Stream, and on its capacity to accommodate flood flows. is minimised.
20
To ensure that the free flow of flood water through the under-floor section of the building is provided for throughout the life of the building.

Date 30 August 1996

Head of Development Control

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.

F/20001/3329

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.'

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-
THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY
6/B4019/F
17 JUN 1996

1.	APPLICANT'S NAME	N. SCADE
	ADDRESS	NEW MILL RESTAURANT NEW MILL RD EVERSLEY
	POST CODE	RG27 0RA. PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	R.G. BUTLER & ASSOCIATES.
	ADDRESS	1 MARKET PLACE MEWS. HENLEY OXON.
	POST CODE	RG9 2AH PHONE 01491 410090.
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	NEW MILL RESTAURANT NEW MILL Rd. EVERSLEY.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ERECTION OF TWO STOREY ANNEXE TO PROVIDE 20 BEDROOMS WITH ASSOCIATED PARKING.
5. Give the area in hectares or part of a hectare	AREA OF SITE	2.13 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	NM/10, 11, 12, 13, 14.

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

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

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

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

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

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

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

GROUNDS OF RESTAURANT.

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? ~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/~~NO~~ NO. — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

SAMPLES TO BE SUBMITTED.

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.

TO BE AGREED.

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

NO ALTERATIONS.

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

YES.

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

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

* 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.

£80.

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 R C Butler ON BEHALF OF N. SCADE DATE 14-6-96

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".

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)				
1 (b)	RESEARCH AND DEVELOPMENT				
1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS			944	
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL			944	

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES — 40.

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed	62 TOTAL.	

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. — LETTING BEDROOMS.

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

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
14		4	18

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".

1789/a

SECTION 66 CERTIFICATE

Application No.

08.FEB.2001 * 3529

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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 . . . R G Baker.

On behalf of . . NEW MILL RESTAURANTS LTD.

Date . . . 07-02-01

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

E

ADDRESS NEW MILL RESTAURANT PARISH Finch

PLOT No. NEW MILL ROAD. LISTED BUILDING ORD. SHEET No.

BUILDER R/353/69 C/A 128/49 app 0/257/66 R R/192/61 C/A R/206/60 C/A

Plan No.	Applicant	Description of Development	Date of Decision	Decision
375/73	Mr. S.H.S. Godeson	Demo & Rebuild.	19.4.73	C/A
816/71	" "	Restaurant ext.	30.9.71	App. C/A
BR 1132	" "	Rebuilding of Garage/store		A/A
01197	" "	" "	5.9.74	N/A C/A
BR 3999	" "	Ext bar & Int Alt.	8 1 76	App N/A
03981	" "	Alt & Add.	20 2 76	N/A C/A
25585	FURLHIRE LTD.	S/ST. LIFTS TO BARBECUE AREA	1[illegible]7.86	C/A
25639 LBC	"	& CHIMNEY STACK - NEW DOOR	10.7.86	C/A
BRA1672	NEW MILL RESTAURANT	FR. ELEVATION KITCHEN EXTENSION	31.10.86	App
R/206/60	Alterations & additions			C/A
R/192/61	Use as club			C/A

DATE OF COMPLETION

MINISTRY DECISION 3.12.87 App

SPECIAL ORDERS 15.10.87 C/A

DRAINAGE " REAR RESTAURANT CONFERENCE FACILITIES EXT. 1.10.87 C/A

E

ADDRESS NEW MILL RESTAURANT PARISH LINCH

PLOT No. NEW MILL ROAD ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
31213	N SCADE	REPL. STORE WITH STALL ACC. OVER & CONSERVATORY	1.9.88	C/A LA
34042	MR. T. SCADE	2/ST. ANNEXE (26 BEDS)	28.9.89	Ref.
35712 W/DR.		" (20 ")	24.10.90	Issued W/DR. C/A LA
36620	"	& CAR PARKING	3.9.91	C/A
[illegible]/93/1220	"	2/ST. EXT (20 BEDS)	4.3.93	C/APP
44699	IT POWER	SOLAR ENERGY TEST	22.8.95	31.8.98
95/60788/TEM		POWER FACILITY		
FP95/3824	"	TIMBER BUILDING	6.9.95	App
96/64019/F	MR. N SCADE	RENEWAL 36620	30.8.96	C/A LA
TP/2000/1202	IT POWER	Cont. Use of Photovoltaic design, test & demonstration centre	26.7.00	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

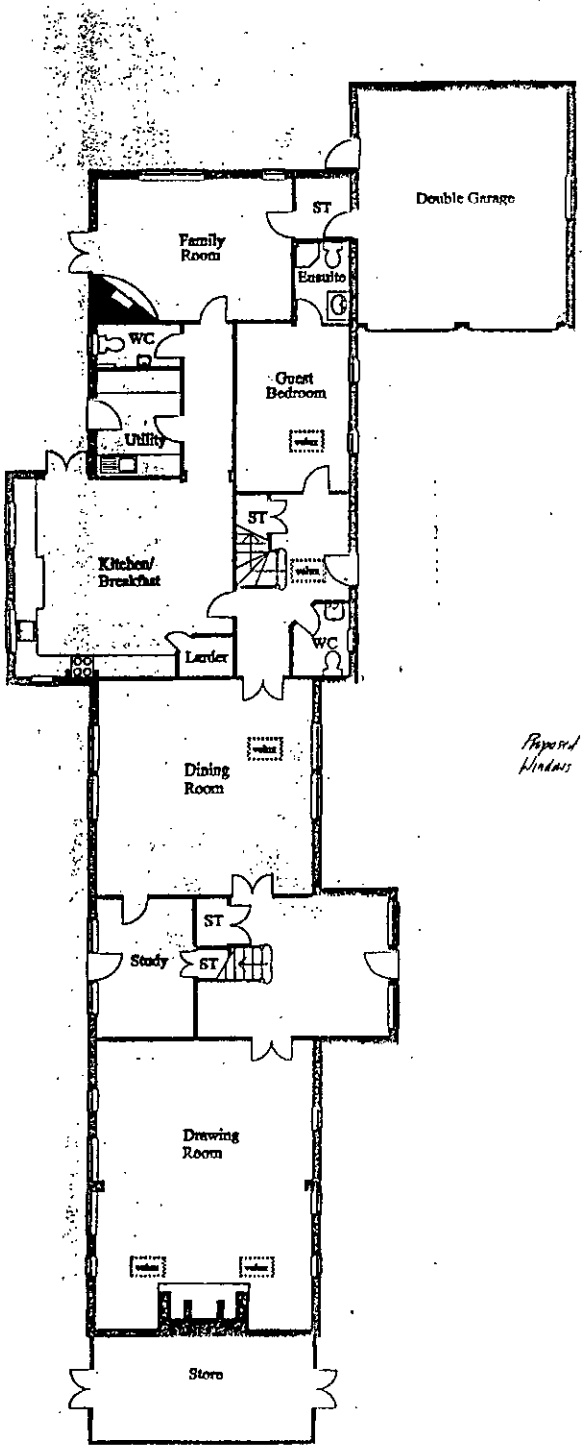
DRAINAGE

091074

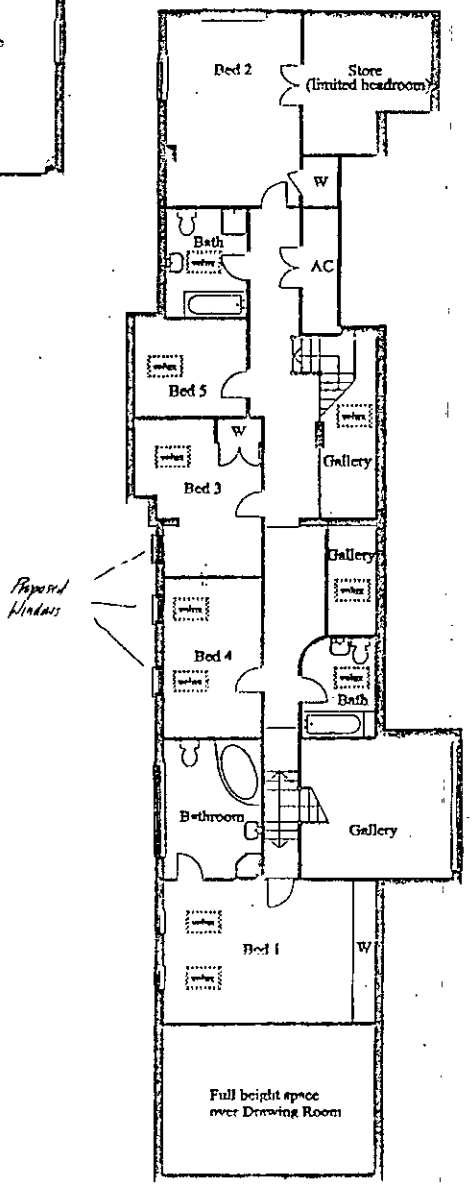
CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3329**
CASE OFFICER: **Elaine Connor**
SECTION 106 AGREEMENT Yes ☐ No ☐

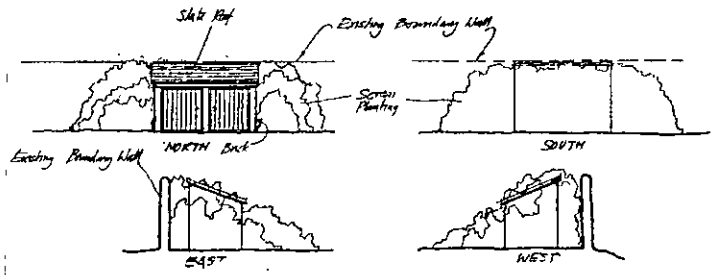
STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				



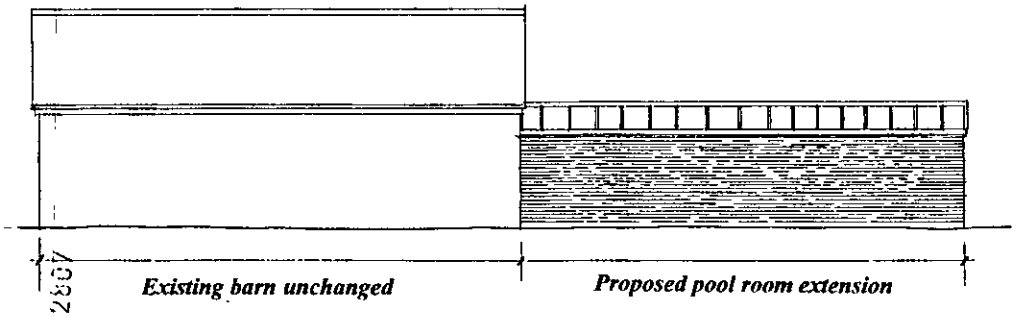
Ground Floor Plan Main House (Existing)



First Floor Plan Main House



Proposed Bin Store Elevations

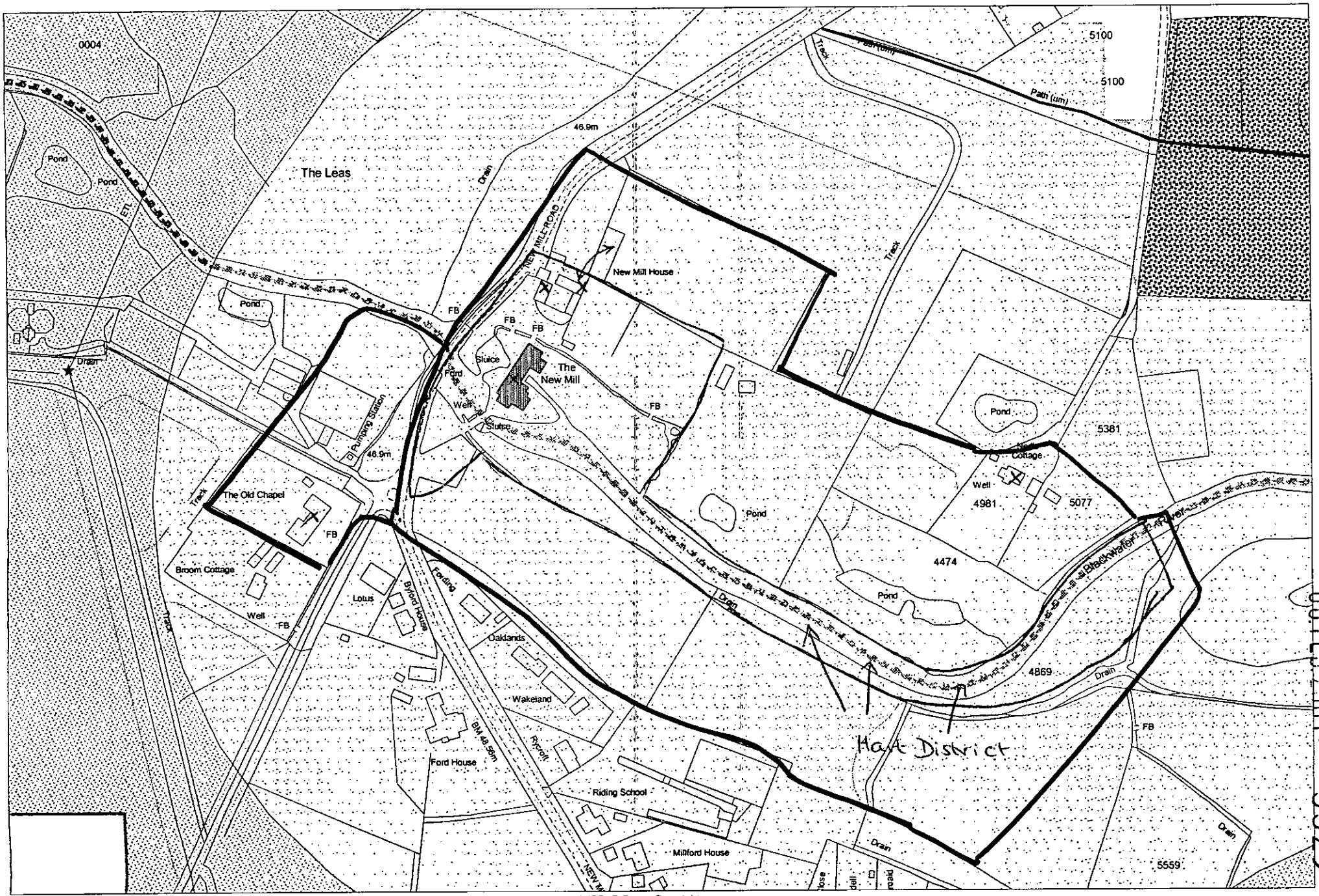


Proposed N E Elevation

21 NOV 2000

D.P.Bates
Architecture, Planning & Interior Design Consultant,
The Gatehouse, Sonning Lane,
Sonning -on-Thames, Berkshire, RG4 6ST
Phone & Fax 0118 969 7753

Mr. & Mrs. A. McCallum
Client:
PROPOSED LANDSCAPING
CONVERSION
EXISTING BARN TO GARAGE
& LEISURE BUILDING.
The Barn,
Swallowfield Road,
Arborfield,
Project:
July 2000
Date:
1:100
Scales:
D.P.Bates 0118 969 7753
Drawn:
PROPOSALS
Dwg. Title:
BAR/00/5



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Development Control Section, Environmental Services, Wokingham District Council.

12 February 2001

Scale: 1 : 2500

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