THE NEW MILL

~ Restaurant on the River ~

NEW MILL ROAD, EVERSLEY, HAMPSHIRE RG27 0RA

Tel 0118 973 2277 / 973 2105 Fax 0118 932 8780
e-mail mail@thenewmill.co.uk www.thenewmill.co.uk



20/4/06

Mr Adrian Ellis
WDC
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

DETAILS TO MEET CONDITIONS
-3329

PLANNING
PO: AE ADMIN:
21 APR 2006
ENF: APP:
COPIER: ACK:

Scan

Dear Adrian

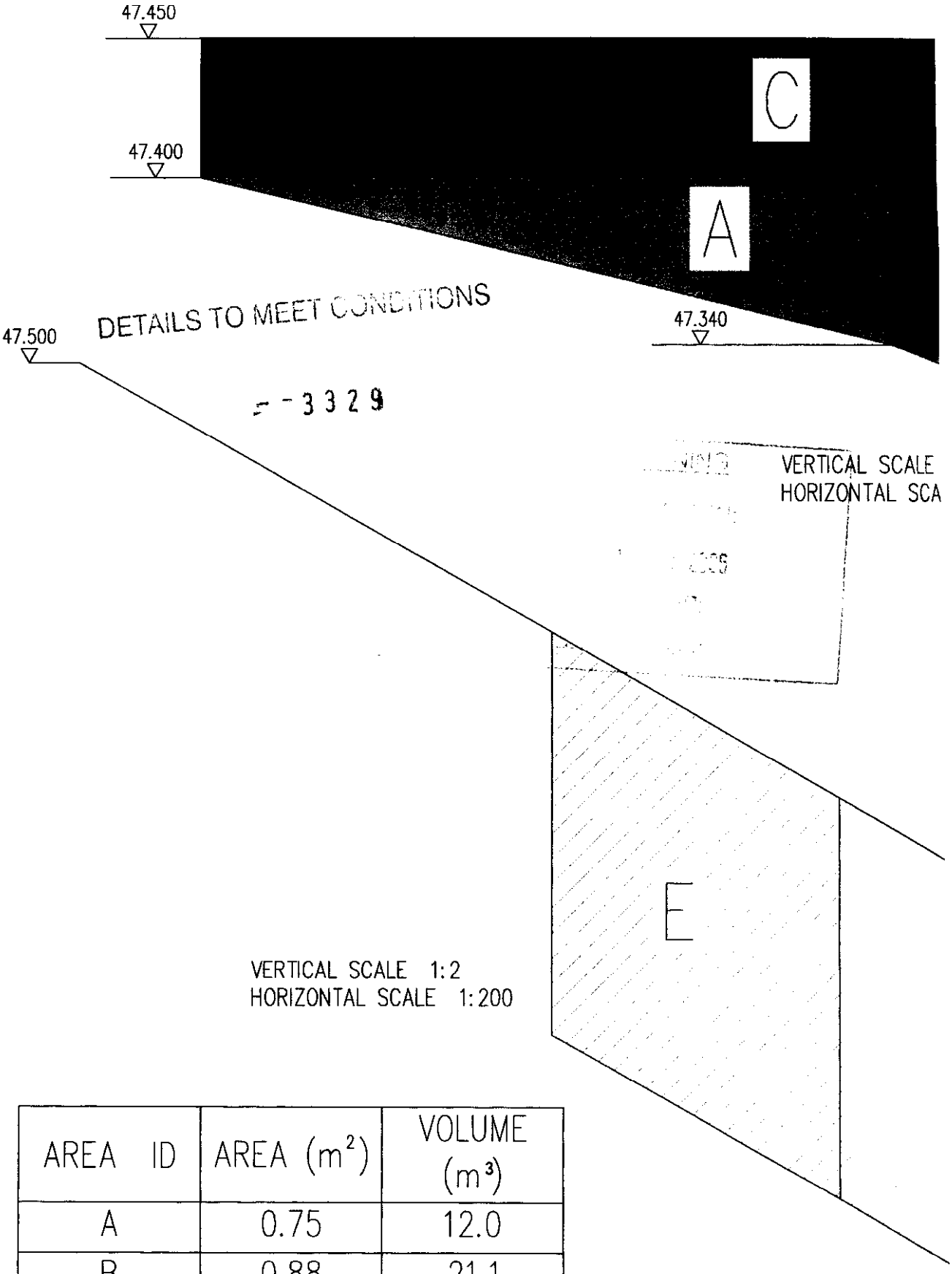
Ref New Mill Restaurant Planning Consent F/2001/3329

I refer to your letter dated 19/4/06 and enclose copies of plans ref: 16943/001/001 and 629/2A.

Yours sincerely,

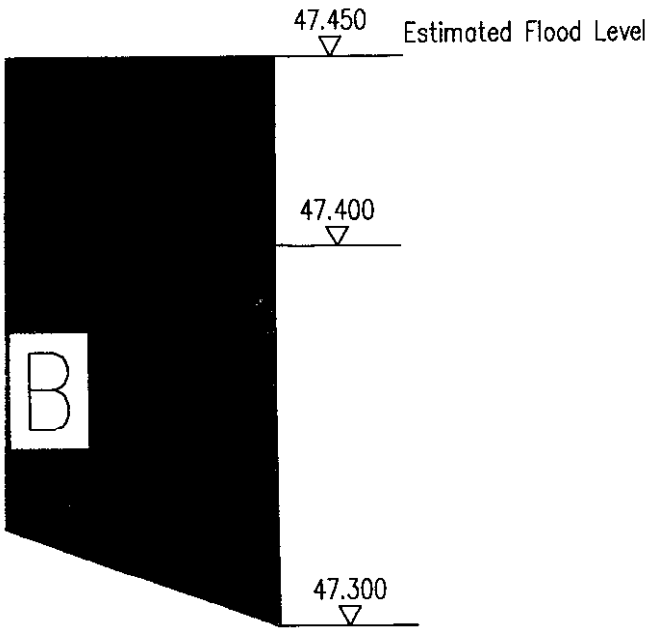
TN Scance

Please acknowledge receipt in due course



VERTICAL SCALE 1:2
HORIZONTAL SCALE 1:200

AREA ID	AREA (m^2)	VOLUME (m^3)
A	0.75	12.0
B	0.88	21.1
C	1.8	33.2
D	2.61	41.8
E	1.74	27.8



: 200

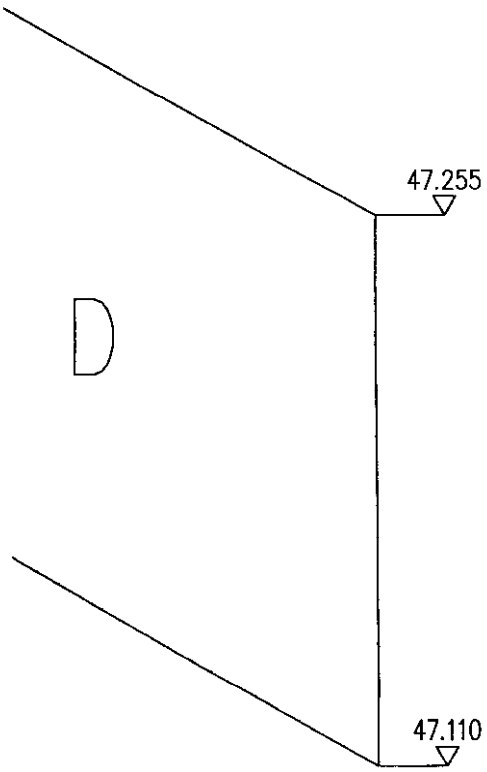
DETAILS TO MEET CONDITIONS

- - 3329

Notes:

1. Total Volume Lost = A+B+C
   = 66.3 m³

2. Total Volume Provided = D+E
   = 69.6 m³



Mark	Revision	Drawn	Date	Chkd

Utilities Note
The position of any existing public or private sewers, utility services, plant or apparatus shown on this drawing is believed to be correct, but no warranty to this is expressed or implied. Other such plant or apparatus may also be present but not shown. The Contractor is therefore advised to undertake his own investigation where the presence of any existing sewers, services, plant or apparatus may affect his operations.

Drawing Issue Status
INFORMATION

New Mill Restaurant
Finchampstead
Compensation
Volume Calculations

PETER BRETT ASSOCIATES
CAVERSHAM BRIDGE HOUSE WATERMAN PLACE READING BERKSHIRE RG1 8DN
Tel: 0118 950 0761 Fax: 0118 959 7498 E-mail: reading@pba.co.uk Website: www.pba.co.uk © Peter Brett Associates

Date	Drawn by	Drawing Number	Revision
Dec 05	RJC	16943/001/001	-
A3 Scale: See Section	Checked by: PJ		

j:\16000 series\16943\brief 001\cad\16943-001-001.dwg

Tel: (0118) 974 6441 (Direct Line)
Email: adrian.ellis@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 18 April 2006
Your ref:
File ref: F/2001/3329

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

Mr N Scade
New Mill House
New Mill Road
Eversley
Hampshire
RG27 0RB

Dear Mr Scade,

New Mill Restaurant Planning Consent F/2001/3329

I write with reference to the details relating to outstanding conditions relating to the aforementioned conditions. For ease of clarity I attach the letter dated 4 November 2005 which provided a summary of which conditions had previously been discharged.

I am writing to confirm that I have received confirmation from the Environment Agency concerning conditions 3, 14 and 15. I can confirm that the Environment Agency considers the works carried out comply with the requirements of these conditions and I am writing to confirm that the conditions can mow be discharged. For completeness of records I would be grateful if you could send me a copy of the plans reference 16943/001/001 and 629/2A referred to in the Environment Agency's letter dated 09/01/2006, which has not been forwarded onto the Council.

I am writing to confirm that conditions 1, 2, 3, 4, 5, 12, 14, 15 and 17 have now been discharged.

Condition 6 is subject to the submission of an additional detailed planting schedule which has been agreed to be submitted once the development has been substantially complete.

Conditions 7, 8, 9, 10, 11 are outstanding conditions which either relate to occupation or details to be submitted with condition 6. Condition 13 is a restrictive condition relating to the separation of the proposed building.

I trust this letter now confirms the status of all conditions relating to planning consent F/2001/3329, may I apologies for the inordinate delay in responding to confirm the details and thank you for your patience,

Yours sincerely,

Adrian Ellis
Principal Planning Officer - Southern Parishes

Tel: (0118) 974 6425 (Direct Line)
Email: Simon.Birch@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 4 November 2005
My ref: SJB/SB/F/2001/3329
Your ref:
File ref: F/2001/3329

Mr N Scade
New Mill House
New Mill Road
EVERSLEY
Hants
RG27 0RB

Planning, Regulation & Enforcement
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 9746991
DX: 33506 - Wokingham

Dear Mr Scade,

PROPOSED TWO STOREY ANNEXE TO PROVIDE 20 BEDROOMS WITH ASSOCIATED PARKING
PLANNING APPLICATION F/2001/3329

Following our meeting on-site on 26 October 2005 I am able to confirm the current position with the discharge of the conditions associated with this planning permission. There are 17 such conditions:

Condition 1	I confirm that the car park works which have started on site (excavation and sub base already in place) would normally represent the start of development and therefore discharge the 5 year condition. However, these works currently represent unauthorised development as outstanding conditions (3, 14 and 15) must be agreed with the Environment Agency prior to the start of development. Once these conditions have been discharged, we will be able to discharge Condition 1.
Condition 2	We have agreed the external materials in principle – clay roofing tiles together with timber cladding and brickwork to match the existing buildings. When you are ready to start work it will be necessary to obtain agreement in writing from the Local Planning Authority for the specific identified materials to be used.
Conditions 3, 14 and 15	These conditions all relate to flood works which are currently the subject of negotiations by your agents with the Environment Agency. The Local Planning Authority will need confirmation that the Agency has agreed your proposals in due course.
Conditions 4 and 5	Slab levels and ground floor levels are indicated on the approved drawings.
Condition 6	An indicative landscape scheme has been submitted to the Local Planning Authority. Given the nature of the site, with its attractive existing landscape setting, we agreed that a more detailed planting schedule should only be produced once the development was substantially complete.

Conditions 7 and 8	These need to be complied with as set out.
Condition 9	Self-explanatory – as set out.
Condition 10	Self-explanatory – as set out.
Condition 11	Self-explanatory – as set out.
Conditions 12 and 17	Amended plans have moved the site of the building away from the stream and these conditions are now redundant. If further changes necessitate development works adjacent to the stream these conditions will need to be addressed.
Condition 13	Needs to be complied with.
Conditions 14 and 15	See condition 3.
Condition 16	Needs to be complied with.

The case file for this planning permission has been electronically scanned (and is accessible via the Council's website). I will make sure that this letter, which provides a "position statement" regarding the conditions, is included within the scanned file.

Yours sincerely,

SB

SIMON BIRCH

Consultant Development Control Manager

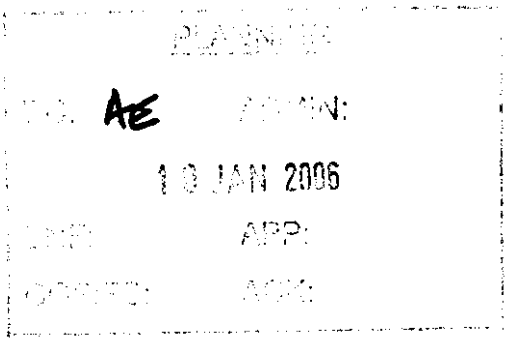
Our Ref : FM/2005/005317-3/1
Your Ref : F/2001/3371

Date : 09 January 2006

Environment Agency

DETAILS TO MEET CONDITIONS
--3329

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



Dear Sir/Madam

REQUEST FOR FURTHER INFORMATION: FLOOD COMPENSATION CALCULATIONS AND CONFIRMATION OF OUTCOME OF MEETING RE:DISCHARGE OF FLOOD COMPENSATION CONDITION

LOCATION: NEW MILL RESTARAUNT, NEW MILL LANE, EVERSLEY, HOOK

Thank you for your letter regarding the discharge of conditions at New Mill Restaurant. Please quote the following reference in any correspondence: FM/2005/005317. The Environment Agency has the following comments:

When consulted on the planning application for this site, the Environment Agency (EA) advised that a condition be imposed with regards to flood compensation. We note that planning condition number 3 and 14 responded to our recommendation.

We have attended a site meeting on 28th December 2005 and have reviewed plans (16943/001/001 and 629/2A) on the work provided by the developer and/or their consultants, which we understand, are provided to discharge the terms of the condition. We are reliant on the accuracy and completeness of these reports in undertaking our review, and can take no responsibility for incorrect data or interpretation made by the authors. Based upon these reports, we can confirm that the EA considers that the work carried out at the site meets the requirements of the condition proposed by the agency.

Yours faithfully

Andrew Weaver

Andrew Weaver
Planning Officer

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

01189 597498

FAX MESSAGE

peter brett associates
Caversham Bridge House
Waterman Place, Reading
Berkshire RG1 6DN

DD: +44 (0)118 950 0761
Tel: +44 (0)118 950 0761
Fax: +44 (0)118 959 7498
E-mail: reading@pba.co.uk
Website: www.pba.co.uk

To:	Mark Cupit
Company:	Wokingham District Council
Fax Number:	0118 974 6484
From:	Paul Jenkin
Date:	Tuesday 10 January 2006
Subject:	New Mill Restaurant Planning Consent
Job Number:	16943

PLANNING
DC: ADMIN:
11 JAN 2006
APP:
ENF:
COPIES: ACK:
Page(s) incl: 2

FJ - AE.

Dear Mark

In reference to your email to Nick Scade earlier today requesting a copy of the letter received from the Environment Agency confirming their agreement of the flood compensation scheme proposal for level for level compensation, please see attached letter.

Kind regards

Paul Jenkin

DETAILS TO MEET CONDITIONS
3329

Encl.

This fax is confidential and may contain legally privileged information. If you are not the intended recipient please do not copy, distribute, disclose or otherwise use the information and telephone or fax us immediately.

J:\16000 series\16943\wp\Faxes\Mark Cupit Wokingham DC EA Condition 100106.doc

ENVIRONMENT AGENCY

Our Ref : FM/2005/005317-3/1
Your Ref : 16943/CBH/PJ/GB

Date : 09 January 2006

Peter Brett Associates
Reading
Project No: 16943
Chief No:
Partner: PJ
10 JAN 2006
Authorised
Distribution

Paul Jenkin
Peter Brett Associates
Caversham Bridge House
Waterman Place
Reading
Berkshire
RG1 8DN

Dear Sir/Madam

REQUEST FOR FURTHER INFORMATION: FLOOD COMPENSATION CALCULATIONS AND CONFIRMATION OF OUTCOME OF MEETING RE:DISCHARGE OF FLOOD COMPENSATION CONDITION

LOCATION: NEW MILL RESTARAUNT, NEW MILL LANE, EVERSLEY, HOOK

Thank you for your letter regarding the discharge of conditions at New Mill Restaurant. Please quote the following reference in any correspondence: FM/2005/005317. The Environment Agency has the following comments:

When consulted on the planning application for this site, the Environment Agency (EA) advised that a condition be imposed with regards to flood compensation. We note that planning condition number 3 responded to our recommendation.

We have attended a site meeting on 28th December 2005 and have reviewed plans (16943/001/001 and 629/2A) on the work provided by the developer and/or their consultants, which we understand, are provided to discharge the terms of the condition. We are reliant on the accuracy and completeness of these reports in undertaking our review, and can take no responsibility for incorrect data or interpretation made by the authors. Based upon these reports, we can confirm that the EA considers that the work carried out at the site meets the requirements of the condition proposed by the agency.

Yours faithfully

DETAILS TO MEET CONDITIONS

--3329

Andrew Weaver
Planning Officer

Environment Agency
House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Simon Birch

From: Simon Birch
Sent: 20 December 2005 14:45
To: 'Nick Scade'
Subject: RE: New Mill Restaurant Planning Consent Ref F/2001/3329

Dear Mr Scade

Thank you for the update. I'm pleased that you have an agreed way forward with the Environment Agency and that you will forward details to us. It certainly sounds a sensible way forward.
I leave the Council on 22nd December and have already briefed my successor about this scheme. His name is Mark Cupit and he will start work on 3rd January 2006.
I have not scanned the recent material, including my letter of 4th November 2005, as I decided to wait until all the conditions were discharged. All the recent material will be passed to Mark.

Yours Sincerely

Simon Birch

-----Original Message-----
From: Nick Scade [mailto:nickscade@btinternet.com]
Sent: 15 December 2005 12:49
To: 'Simon Birch'
Subject: New Mill Restaurant Planning Consent Ref F/2001/3329

Dear Mr Birch

I refer to your letter dated 4th November 2005 in which you have confirmed the current position with regards to the discharge of conditions relating to the above consent.

I am pleased to be able to advise that following a meeting on site today with Martin Boschoff of the Environment Agency and myself and our flooding/hydrology consultant Paul Jenkin of Peter Brett Associates and our Architect Dick Butler we have agreed in principal a Flood Compensation Scheme that is acceptable to the EA.

In essence this will involve us providing additional level for level compensation to the north of the new hotel car park (which has already been constructed) to provide (together with the new car park) sufficient flood compensation volume to compensate for the new building footprint. The EA has agreed that the additional area need be no more than a grassed area so long as it is sufficiently lower to create the volumes required and connects into the new car park by some simple means to allow water to flow in and out with ease.

It is estimated that the new car park already provides c 50% of the volume required so the additional area of reduced level will need to be approximately the same size. Our Architect is drawing up an amended plan showing this additional area together with existing levels and Peter Brett Associates will advise us on the new level required to achieve the correct volumes. This will be submitted to Martin Boschoff as a formal plan before the Christmas Break and he has agreed to consider it between Christmas and New Year and hopefully approve it then.

As soon as it is approved I will forward copies of the plans and the approval to you at WDC (or your successor as I understand you may be leaving shortly – in which case can you advise me who to write to) in order that you can discharge the final conditions 3, 14 & 15 on the planning consent. As soon as that is done I presume that you will agree that the new car park is no longer considered "unauthorised" development!

Hopefully this matter is now coming to a final conclusion and may I thank you for your help in getting all the paperwork regularised.

One final point however – you did mention that you would ensure your letter of the 4th November be

put on the scanned file. I did look today but cannot see it amongst the 185 pages already there. Perhaps you could check and confirm if it has been scanned in yet or when it will be.

Regards

Nick Scade
New Mill House
New Mill Rd
Eversley
Hants, RG27 0RB
Tel:+44 (0)118 973 2432
Fax: +44 (0)118 973 0922
Mob:+44 (0)7836 735 213

Simon Birch

From: Colin Lawley
Sent: 03 November 2005 14:20
To: Simon Birch
Subject: RE: re New Mill - proposed bedroom annexe and associated car parking

Simon
Yes...from your description this would be held as beginning the development and discharge the 5 year condition.
Colin

Colin Lawley
Principal Solicitor
Environmental/Technical Team
Legal and Democratic Services
Extension no 6524

-----Original Message-----
From: Simon Birch
Sent: 03 November 2005 12:46
To: Colin Lawley
Subject: re New Mill - proposed bedroom annexe and associated car parking

Colin
The owner is negotiating to discharge conditions on this consent.
He has started work on the car park - excavation + sub base in place - and claims this is OK to discharge condition 1 - start development within 5 years. There is no start yet of any kind on the bedroom block (he is still negotiating with Environment Agency).
I am uncertain whether he can in fact substantiate that he has actually started work. What is your view? I guess there must be lots of case law?
Thanks
Simon

THE NEW MILL

~Restaurant on the River~

NEW MILL ROAD, EVERSLEY, HAMPSHIRE RG27 0RA

Tel 0118 973 2277 / 973 2105 Fax 0118 932 8780
e-mail mail@thenewmill.co.uk www.thenewmill.co.uk



Daniel Gigg
Wokingham District Council
Planning Department
PO Box 155
Shute End
Wokingham
Berks
RG40 1WW

delivered by hand 22/8/05

DETAILS TO MEET CONDITIONS

3329

19th August 2005

Dear Daniel,

New Mill Restaurants Ltd, New Mill Road, Finchampstead. Re Consent F/2001/3329

I refer to our various conversations this week and your email dated 28th July addressed to Ryan Johnson at Lennon Planning which I subsequently annotated and returned to you.

I have enclosed with this letter various documents which I hope will fill the gaps in your files re the above consent as outlined in your email.

The following documents are enclosed:

1. Your email, annotated by me with further comments in red referring to the other enclosures with this letter.
2. 2 photos showing the new hotel car park now created as per drawing 629/1a (also enclosed) which is part of the flood compensation scheme required in the conditions. I appreciate this should not have been commenced before getting other reserved matters formally agreed but our letter dated 28th April 2003 (also enclosed) advised you that in the absence of any response from WDC at that time we had no option but to assume we had discharged all the relevant conditions.
3. A copy of a letter to Mr M Thorpe at WDC dated 10/7/01 dealing with materials to be used which again has never been replied to. I have also attached 2 further photos of the existing building on site which we would intend to match the second hand bricks, weatherboarding (sawn featherboard stained dark oak) and roof tiles (Redland plain tiles, antique red) to. The car park surface is to be 20mm Eversley Gold shingle dressed over compacted rock scalpings (see also photos of shingle finish in 2 above).
4. Re flood compensation issues – see copy of our letter addressed to the Environment Agency dated 26/6/01 referring to their letter dated 20/8/90 (copy also enclosed) dealing with our latest proposals for flood compensation. The detail of the scheme is shown in drawings 629/1a (car park various levels reduced from to 47.9 to 47.15 metres OD Newlyn / 47.32 to 47.15 and 47.232 to 47.075 as per EA flood level boards positioned on the River Blackwater)
5. Drawing NM/14 shows existing levels over the whole development site. The car park provides water catchment to compensate for the two storey part of the hotel building. The compensation for the single storey part of the building is provided by raising it some 300mm above existing ground levels and providing underfloor voids to permit the free running of floodwater under the building together with underground free drainage

channels to assist the dispersion of flood waters. These are clearly shown on the engineers groundworks drawing no 71190/1 and also on drawing No 16 also enclosed

6. Finally there is also a sketch showing how the Millstream would be protected during building works but now that the new building has been re-positioned 5 metres away from the stream this is probably now a bit of a non issue.

I trust this now clarifies all the various outstanding points raised by you on behalf of WDC and that you can now proceed to sign off the reserved matters that need to be cleared prior to any further works commencing. I would appreciate a letter to that effect being issued just as soon as possible given that the hold-ups regarding this all relate to WDC failing to deal with earlier correspondence which I know you accept. On receipt of that letter I shall arrange to pay the WDC Invoice 808335 in the sum of £8,089.23 dated 28/7/05 dealing with the monetary obligation for the s106 agreement which is also now in my possession.

Yours sincerely,

T N Scade
Chairman

Tel: (0118) 974 6296 (Direct Line)
Email: daniel.gigg@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 31 August 2005
My ref: F/2001/3371
Your ref:
File ref:F/2001/3371

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

Mr. T. N. Scade
The New Mill Restaurant
New Mill Road
Eversley
Hants RG27 0RA

Dear Mr. Scade,

F/2001/3329
PLANNING CONSENT FOR A TWO STOREY ANNEXE TO PROVIDE TWENTY BEDROOMS WITH ASSOCIATED PARKING AT NEW MILL RESTAURANT, NEW MILL LANE, EVERSLEY
DETAILS TO COMPLY WITH CONDITIONS

I am now in receipt of comments from the Landscape Architect regarding details pursuant to conditions 6, 7 and 8. I enclose the response and would be grateful if you could address the points raised. Should you wish to contact Mr. Petrow, Consultant Landscape Architect, his telephone number is 020 8949 0803 or email robert.petrow@petrowassociates.co.uk

Please also note that I have spoken to Sarah Paxman, Environment Agency (EA), who has agreed that an on-site meeting might be appropriate. It is my understanding that Mr. Butler – your agent – is discussing the Flood Compensatory Measures with Martin Boshoff (also of the EA).

I apologise for the continuing delays on this application but I am attempting to resolve this matter.

Yours sincerely,

Daniel Gigg
Planning Officer – Southern Parishes Team

See S Birch letter of November 2005 which agreed refusal of agreeing landscape details.

Received 31/8/05.

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Daniel Gigg DATE: 26th August 2005

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

In response to your consultation dated 15th August 2005 for the above proposals the tree and landscape comments are as follows:

My comments regarding details to comply with condition 6 are a follows:

Tree Protection
No tree protection measures have been shown on the plan. We require for approval detail proposals showing the location and form of protective fencing in accordance with BS 5837: 1991 – Trees in Relation to Construction.

This should include drawings and written specification.

Proposed Planting
The current proposals are insufficient whist I note that these are outline if they are being submitted to clear the planning conditions we should require the following:

Trees: Botanical Name (supplied), form. Age condition or number of times transplanted, girth, overall height, cleat stem, root condition, minimum size or range of container in litres, minimum number of breaks, numbers for each bed and in the form of a total schedule.

Shrubs: Botanical Name (supplied) overall height and spread, root condition, minimum size of container, habit, minimum number of breaks, numbers for each bed and in the form of a total schedule.

We also require for approval information on topsoil depths, cultivation and quality, notes on planting techniques, mulch, grass cover and maintenance specification.

ROBERT PETROW
Consultant Landscape Architect

DETAILS TO MEET CONDITIONS

--3329

1 AUG

15 AUG 2005

Date: 15 August 2005

To: Landscape & Trees

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2001/3329

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

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:

The new plans show the following: Details to comply with condition 6.

Comments are required by 25/08/2005. No T.P.O's

Should you have any queries regarding this application please contact the case officer Danial Gigg on 0118 974 6296 .

Please refer to sheet attached

DG

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

DETAILS TO COMPLY WITH CONDITIONS

3329

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.

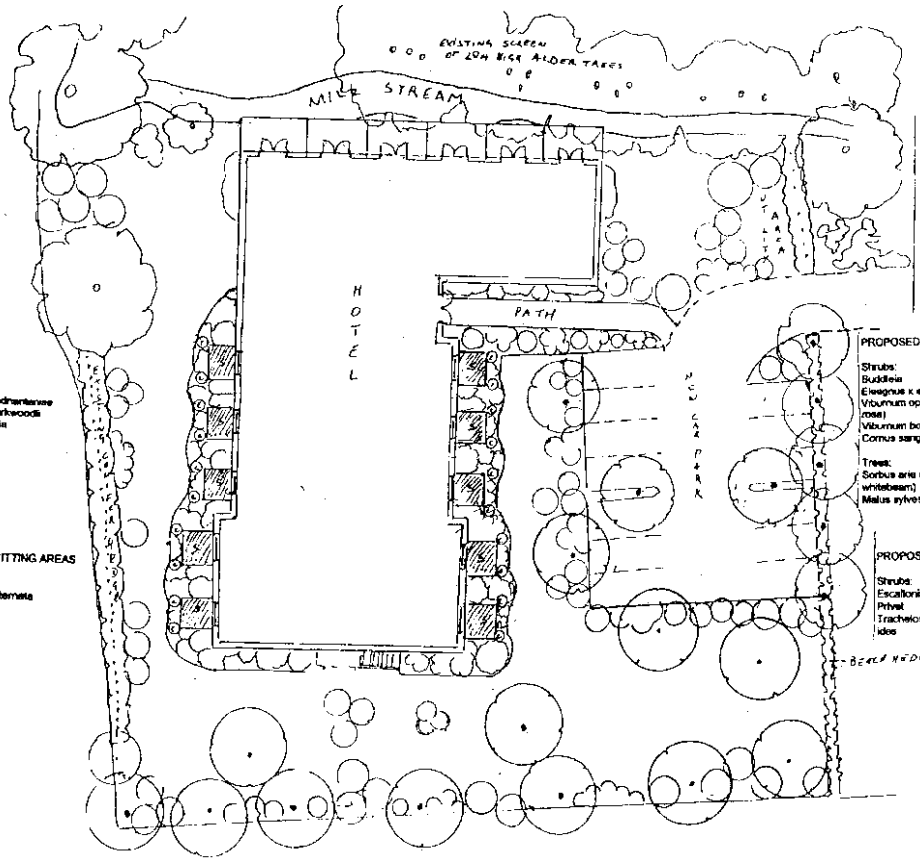
SIEGRUN O'SULLIVAN
GARDEN DESIGN & CONSULTANCY
75 Wellesley Drive Crowthorne Berkshire RG45 6AL
Tel. 01344 776636 Fax: 01344 775078 Mobile: 07710 432311
e-mail: gardendesign@cwcom.net

OUTLINE PLANTING SCHEME FOR NEW MILL, NEW MILL ROAD, EVERSLEY

SCALE 1:200

DETAILS TO MEET CONDITIONS

--3329



PROPOSED SHRUBS & PERENNIALS – SOUTH

Shrubs:
Sambucus nigra Aurea
Cornus stolonifera
Hydrangea paniculata
Aruncus dioicus (Goat's beard)
Cornus sanguinea
Viburnum opulis
Viburnum tinus
Hydrangea quercifolia

Herbaceous planting:
ferns such as
Dryopteris filix-mas (Male-fern)
Polypodium vulgare (Polypody)
Matteuccia struthiopteris (hardy ostrich fern)
perennials such as
Iris foetidissima ((Gladwin iris)
Solomon's seal
Tiarella cordifolia
Geranium phaeum

PROPOSED SHRUBS – PATH

Shrubs:
Aucuba
Elaeagnus
Cotoneaster lacteus
Choisya and Arbutus
Deutzia
Philadelphus
Escallonia
Hebe
Rhododendron
roses
Fuchsia

Wall shrubs:
Garrya elliptica
Chaenomeles
Crinodendron
Euonymus fortunei

PROPOSED SHRUBS – EAST

Viburnum opulis
Lonicera x purpusii
Cornus sanguineus
Aucuba picturata
Euonymus europeaus
Elaeagnus
Viburnum x bodnantense
Viburnum x burkwoodii
Rosa eglanteria
Rosa moyesii
Rosa rugosa

PROPOSED TREES & SHRUBS – CAR PARK

Shrubs:
Buddleia
Elaeagnus x ebbingei
Viburnum opulis (Guelder rose)
Viburnum bodnantense
Cornus sanguineus
Euonymus europeaus
Viburnum tinus
Ligustrum vulgare (Common privet)
Rosa rugosa

Trees:
Sorbus aria (Common whitebeam)
Malus sylvestris (Crab apple)
Prunus padus (Bird cherry)

PROPOSED SHRUBS & CLIMBERS – SITTING AREAS

Shrubs:
Escallonia
Privet
Trachelospermum jasmino-ides
Choisya ternata
Yew
Ivies

PROPOSED SHRUBS & CLIMBERS – SITTING AREAS

Shrubs:
Escallonia
Privet
Trachelospermum jasmino-ides
Choisya ternata
Yew
Ivies

PROPOSED TREES & SHRUBS – NORTH

Trees:
Populus tremula (Aspen)
Prunus avium (Wild cherry)
Betula pendula (Silver birch)
Sorbus aucuparia (Rowan)

Shrubs:
Viburnum opulis (Guelder rose)
Buddleia
Elaeagnus x ebbingei
Viburnum bodnantense
Rosa rugosa
Ligustrum vulgare (Common privet)
Cornus sanguineus
Euonymus europeaus
Viburnum tinus

PROPOSED TREES & SHRUBS – GROUNDS

Trees
Prunus subhirtella Autumnalis
Catalpa bignoides Aurea
Amelanchier x grandiflora

Shrubs
Colinus coggygria
Hydrangea paniculata
Viburnum plicatum
Hydrangea quercifolia
Rhododendron
shrub roses

DETAILS TO MEET CONDITIONS

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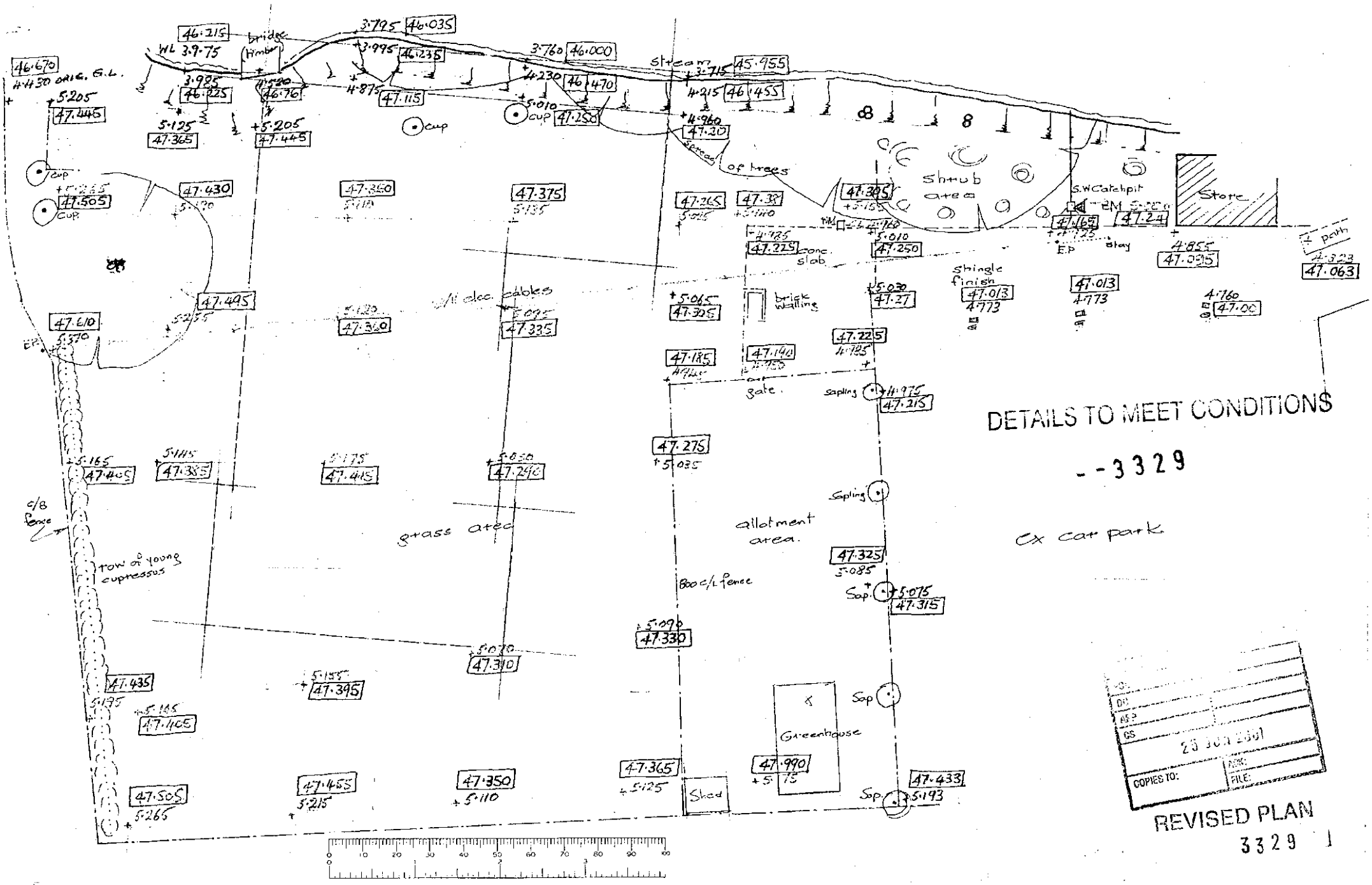
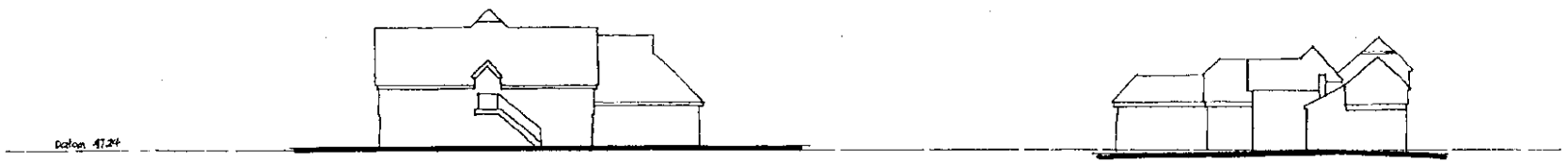
DETAILS TO MEET CONDITIONS



NEW MILL - EVERSLEY. ANNEXE SITE LEVELS SURVEY Scale 1:200 DRG No. NM/14

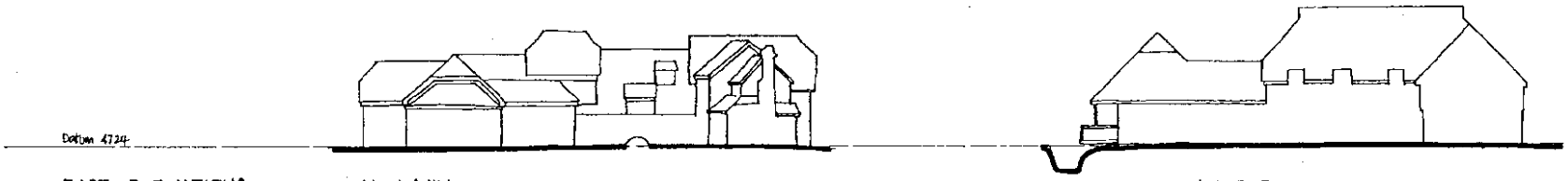
LEVELS IN BOXES 47.240 RELATE TO O.S. DATUM (TAKEN FROM NRA marker / water level post adjacent to weir gates).



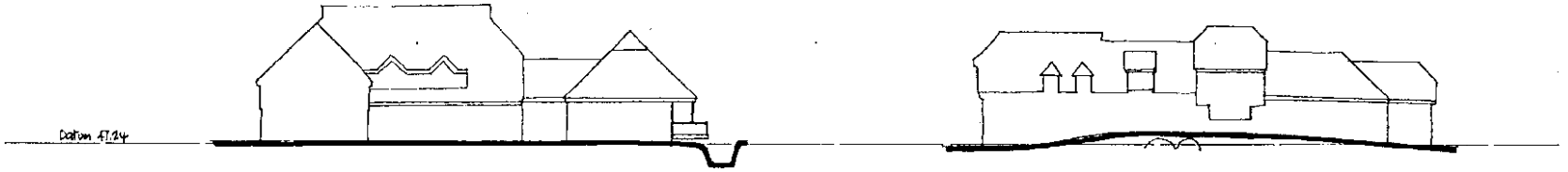
NORTH ELEVATIONS ANNEXE NEW MILL

DETAILS TO MEET CONDITIONS

E-3329



EAST ELEVATIONS. NEW MILL. ANNEXE.

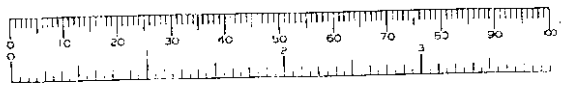


WEST ELEVATIONS ANNEXE NEW MILL



SOUTH ELEVATIONS. NEW MILL. ANNEXE.

PROFILE ELEVATIONS SHOWING RELATIVE HEIGHTS OF EXISTING AND PROPOSED BUILDINGS.



PLANNING SERVICES
POL
DC
APP
CS
25 JUN 2001
COPIES TO: ACK: FILE:

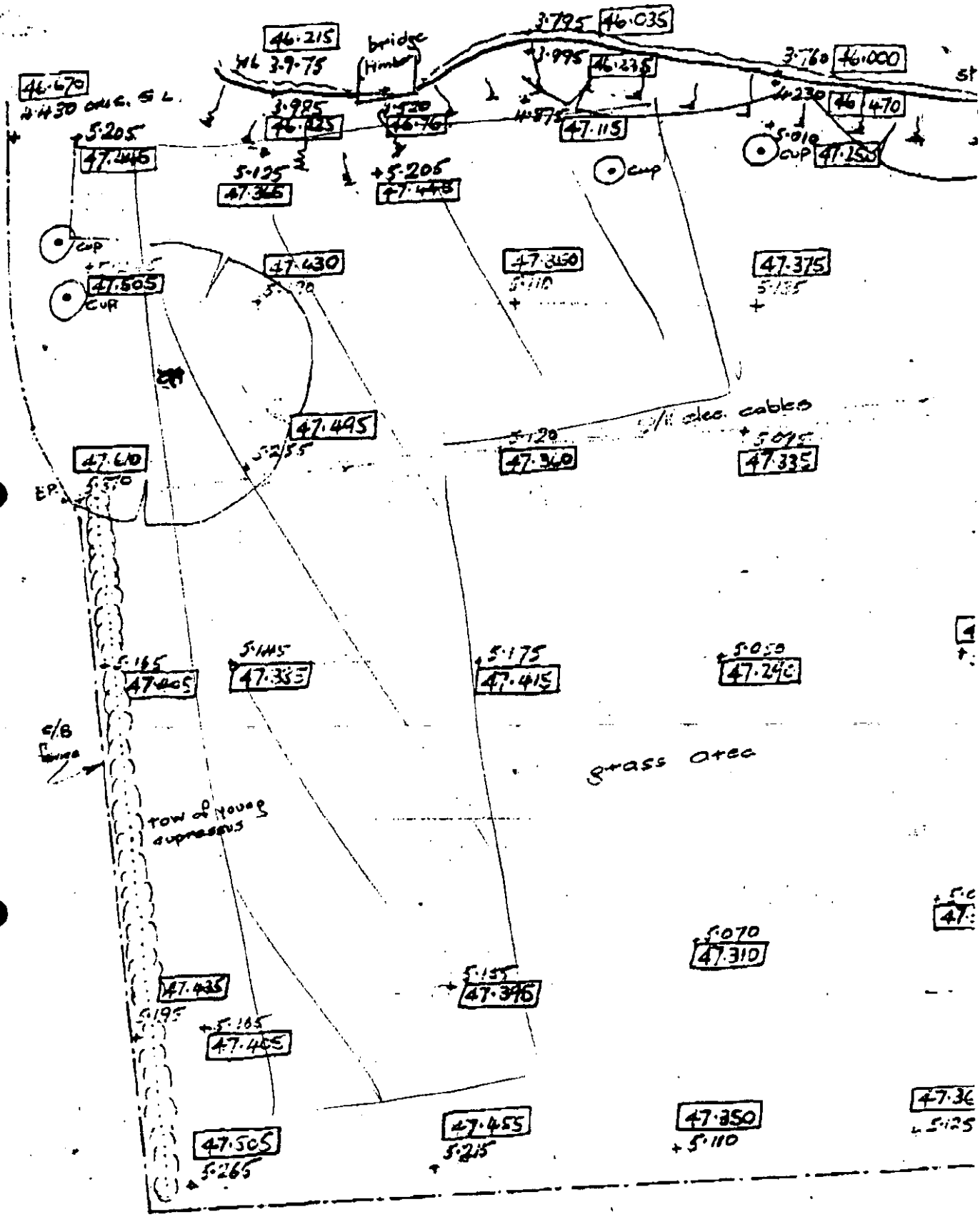
REVISED PLAN

3329

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

NEW MILL
NEW MILL ROAD
EVERSLEY

Scale 1:400
date Aug. 90
dg no NM/13



NEW MILL - EVERSLEY. ANNEXE SITE

LEVELS IN BOXES 47.240 RELATE TO OS. DATUM (TAKEN F

DETAILS TO MEET CONDITIONS

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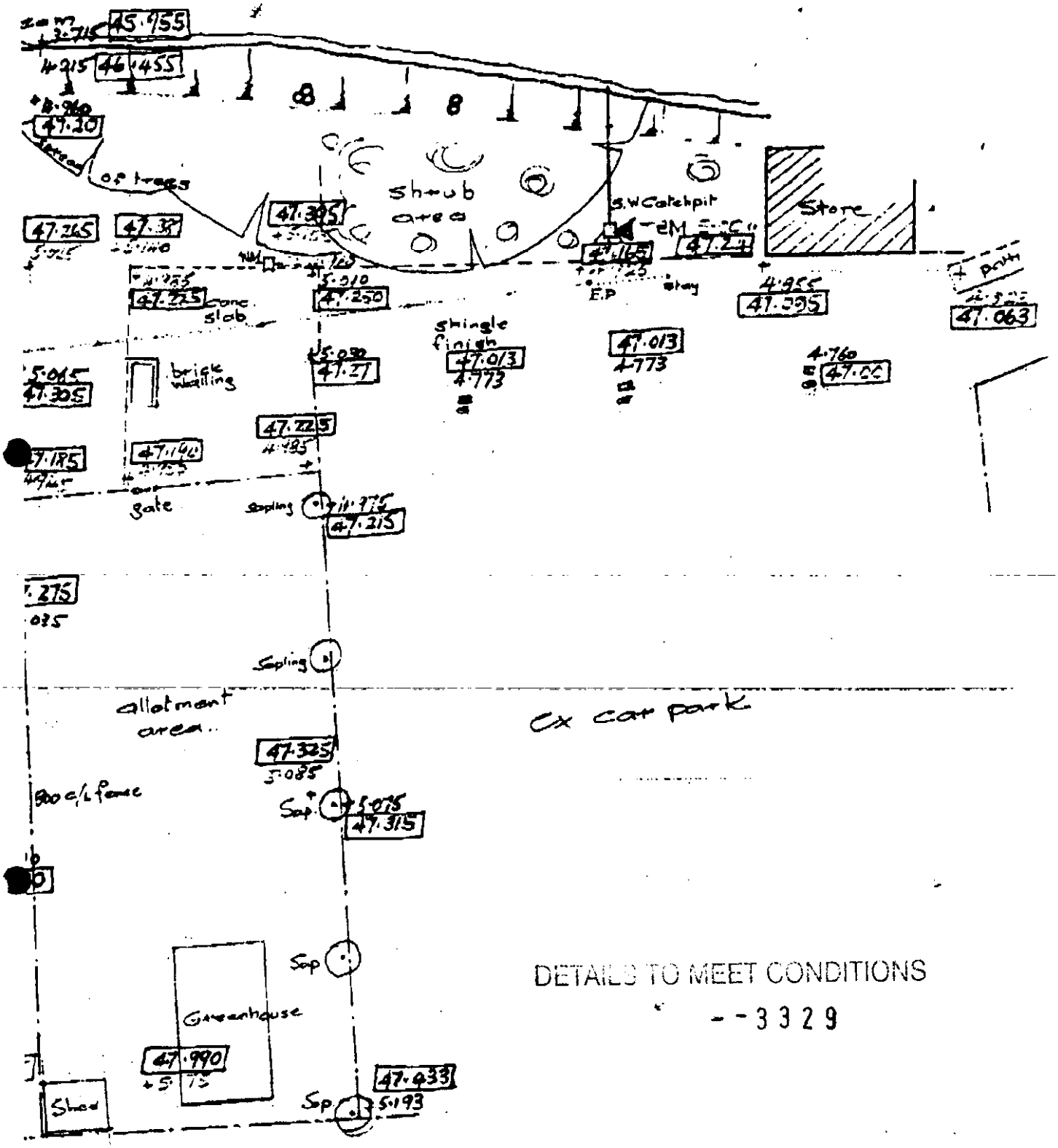

LEVELS SURVEY Scale 1:200 DRG N°. NM/14

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

DETAILS TO MEET CONDITIONS

Daniel Gigg --3329

From: Sarah Paxman [sarah.paxman@environment-agency.gov.uk]

Sent: 22 August 2005 18:16

To: daniel.gigg@wokingham.gov.uk

Subject: Re: F/2001/3371 - Proposed 20 bedroom annexe at The New Mill Restaurant, Eversley

Hi Dan, I've finally retrieved this file from our archive so can answer your queries:

Yes the conditions as per our letter of 1/8/01 are the correct ones, as relate to the amended layout.

Condition 3 & 14: (Can be considered together)
As we have said in previous correspondence, we only accept level-for-level flood plain compensation. The statement they have made about lowering the carpark is not sufficient. They would need to provide calculations and proposed levels in the compensation area to show that sufficient compensation was being provided. As there is no 1 in 100 year flood level available for this area (to my knowledge), they would probably need to discuss it with our DC engineer to agree a level to work to. Also the raising of the building on piers is not considered to be floodplain compensation by the Environment Agency.

Conditions 12 & 17: As the building has been moved back and they propose no bank works, we don't need anything with regards to these conditions.

Condition 14: Same as 3, but requiring maintenace of compensation levels.

So in summary, they still need to do a floodplain compensation scheme, and would recommend they discuss this with the relevant EA engineer (either Martin Boshoff or Alma Lopez-Aviles - both away this week).

Hope this makes sense. Please let me know if you need anything else.

Kind regards

Sarah Paxman
Development Planning Officer
Environment Agency - Thames Region
Swift House
Frimley Business Park
Camberley
Surrey
GU16 7SQ

Tel: 01276 45 4323
Fax: 01276 45 4352

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Daniel Gigg

From: Nick Scade [nickscade@btinternet.com]
Sent: 23 August 2005 09:53
To: sarah.paxman@environment-agency.gov.uk
Cc: Doug.Patterson@wokingham.gov.uk; daniel.gigg@wokingham.gov.uk
Subject: Re: F/2001/3371 - Proposed 20 bedroom annexe at The New Mill Restaurant, Eversley

Dear Sarah

I have just received a copy of your email to Daniel Gigg concerning the Flood Compensation scheme re the above project. He has asked me to comment.

1. Our architect specifically wrote to Justine Glyn at the EA on 26th June 2001 outlining our flood compensation scheme proposals and referring also to a previous scheme which was developed in conjuction with and agreed by the then NRA engineers in 1990. This letter was also copied to Wokingham DC.

2. Neither letter was ever answered by either the EA or the WDC so we wrote THREE further letters to WDC on 4th February 2003, 10th March 2003 and a final letter dated 28th April 2003 advising them that if we did not receive a response within the following 14 days we would consider the conditions discharged by default.

3. Again no responses (or even acknowledgments) to any of these letters were forthcoming from either party so we then considered the condition discharged and the proposed scheme approved by default.

I have also been attempting once again this year to get the position regularised by WDC but their records regarding the application seem to be in a mess generally.

We have earlier this year in the absence of any helpful guidance from either the EA or WDC created the lower level car park to the flood compensation levels advised in all previous correspondance at a considerable cost on the reasonable assumption that the conditions had been discharged.

Additionally WDC Planning Department have apparantly failed to carry over the revised EA conditions referred to by you in your email today onto the new Planning Consent granted in 2002 so these new conditions therefore have no legal effect and this now muddies the waters (excuse the pun) further and the conditions on the 2002 consent are therefore the same as those on the 1990 and 1996 consents.

If we now have to redesign and reconstruct this car park to new levels I shall be seeking compensatory damages from both the EA and WDC for the unecessary works.

I have asked my Architect, Dick Butler (0118 9343040), to contact you to try to find a way around this problem but frankly I consider that any additional costs that we may now have to incur should be funded by yourselves.

I also understand that all your flood engineers are away this week - this matter is extremely urgent now due to the delays already caused by the EA and WDC failing to deal with matters correctly in the past surely someone must still be around at the EA who could deal with this matter? I presume that not all engineers go on holiday at the same time.

I would be grateful for your comments by return.

Regards

Nick Scade
Chairman

Daniel Gigg

DETAILS TO MEET CONDITIONS

--3329

From: Daniel Gigg
Sent: 28 July 2005 14:13
To: Sarah Paxman (sarah.paxman@environment-agency.gov.uk)
Subject: F/2001/3371 - Proposed 20 bedroom annexe at The New Mill Restaurant, Eversley

Sarah,

I write regarding the above. I hope you might be able to help me. Correspondence on this application is referenced SP\2001\003941\001.

I have "picked up" this application with the view of discharging the conditions. Could you firstly confirm that the recommended conditions in your letter of 1 August 2005 are the correct ones? We have a slight problem as these weren't carried across onto the Notification of Approval. Instead there are a total of four conditions on the document, these being:

Condition 3 – details of a flood compensation scheme

Condition 12 – Details to be submitted for any works to the stream bank

Condition 14 – Compensatory flood storage works to be carried out and resulting levels maintained in accordance with details to be submitted prior to commencement of development

Condition 17 – Details of the treatment to the bank of the Mill Stream (bank retention works and planting)

As far as flood compensation measures are concerned, plan no. NM/10A states:

"Single storey section of proposed building to be raised on piers to maintain a height of 300mm between ground level and the underside of the ground floor construction" and "Levels of new car parking area to be reduced by an appropriate figure to offset floodwater displacement caused by single storey section of proposed building". On the latter point I assume we need to know the proposed level for the car park. In addition, would this then be sufficient to discharge condition 3? And, is condition 14 part of condition3?

In your opinion, and as the building was approved 5 metres from the Mill Stream (revised location), could the applicant still comply with conditions 12 and 17.

I would be grateful for some guidance and a response to some of the points that I have raised.

Thank you in anticipation,

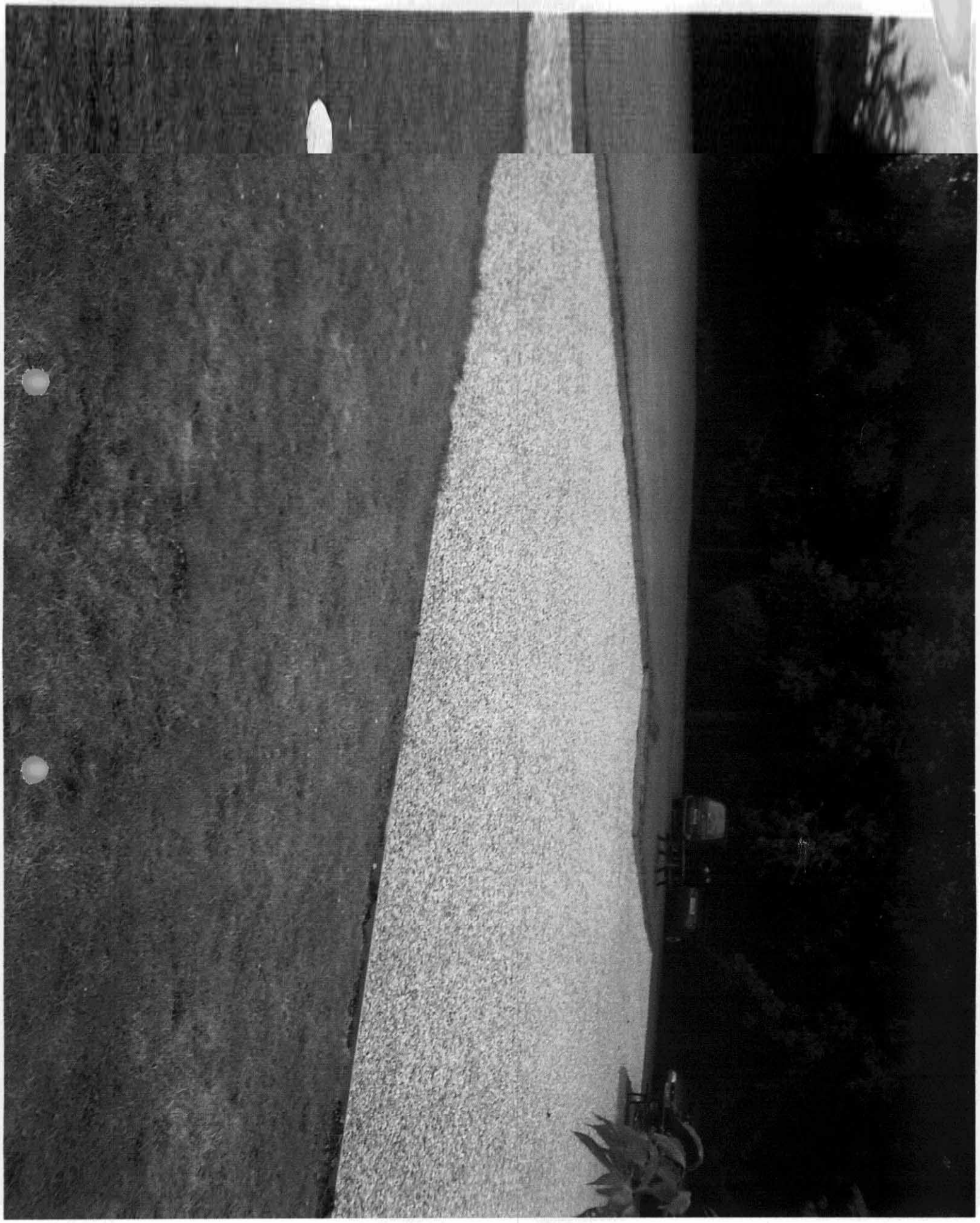
Daniel

Daniel Gigg
Planning Officer
Southern Parishes Team - Development Control
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Direct Dial: (0118) 974 6296
Fax: (0118) 974 6484
Email: daniel.gigg@wokingham.gov.uk
Web: www.wokingham.gov.uk/planning

PROJECT START

DETAILS TO MEET CONDITIONS



DETAILS TO MEET CONDITIONS

Attn Ryan J. 0118 936 6667
FROM NICK SCADE

0118 974 6374 (Direct dial)

Our ref: Gen Letter
Date 08 July 2005

WOKINGHAM DISTRICT COUNCIL

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

RG Butler
11 Strathmore Drive
Charvil
Reading
RG10 9QT

Dear Mr Butler

Re: Flood Compensation at New Mill Restaurant, Eversley

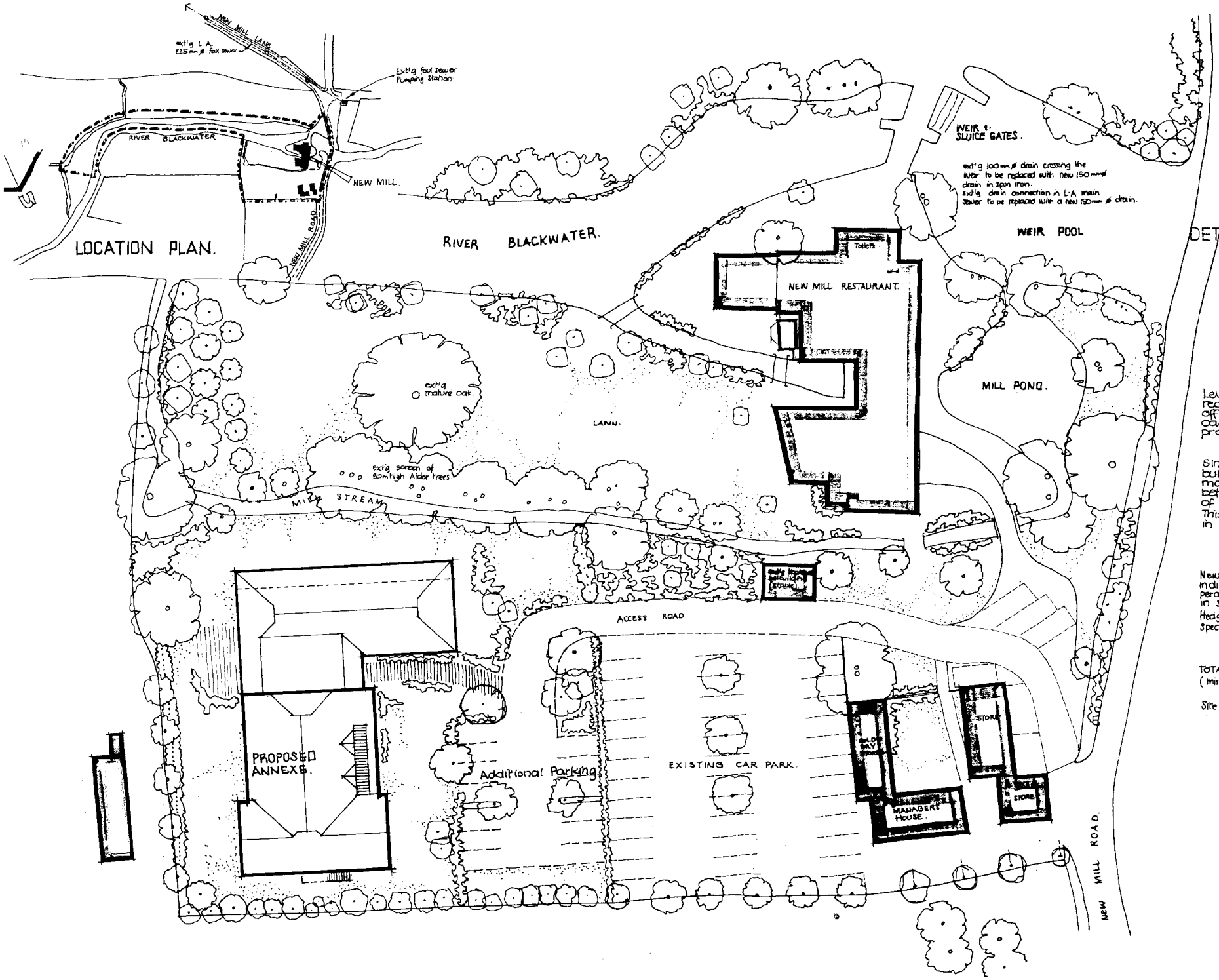
9 | A

I refer to your letter of the 6th July together with drawing No NM/10a showing the additional parking area that will act as a flood water displacement area. I confirm that this work is not subject to Building Regulations and therefore does not require an application.

Yours sincerely

Brian Stone
SENIOR BUILDING CONTROL SURVEYOR

POSITIVE ABOUT PEOPLE



DETAILS TO MEET CONDITIONS

--3329

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.

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

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

NEW MILL
NEW MILL ROAD
EVERSLEY.

scales 1:400 & 1:5000
date Aug. 90
dwg no NM/10A