X SYSTEMS LTD

APPLICATION NO:
F/2000/1154

LOCATION:
Remenham Place Remenham Hill, Remenham Henley-On-Thames.

APPLICANT:
Mr & Mrs Myles-Till C/O Brian Clayden And Associates

PROPOSAL:
Proposed formation of lake and wildlife area.

EARLIEST DATE FOR DECISION: **11/05/2000**

APPLICATION EXPIRY DATE: **26/05/2000**

CASE OFFICER: **Heather Morgan**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Myles-Till
C/O Brian Clayden And Associates
4 Grange Cottages
Broadcommon Road
Hurst
Berkshire RG10 ORD

Application Number: F/2000/1154

Parish: **REMENHAM**

Location: **Remenham Place, Remenham Hill, Remenham, Henley-On-Thames.**

Proposal: **Proposed formation of lake and wildlife area.**

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

Reason
1. The proposed development by reason of the location and scale of the earth mounds would enclose the front of the site, to the detriment of the open character and amenity of the surrounding area of landscape importance and the Green Belt. As such, the proposed development is contrary to Policy 17 of the Green Belt Local Plan for Berkshire and Policies WOS3, WLL2 and WGB1.

Reason
2. The proposed development by reason of its scale, location and design would have an unacceptable incongruous impact which would introduce hard edge landscaping to an existing open paddock are to the detriment of the open character, appearance and amenity of the surrounding area of landscape importance and Green Belt. As such, the proposed development is contrary to Policy 17 of the Green Belt Local Plan for Berkshire and Policies WOS3, WLL2 and WBE1 of the Wokingham District Local Plan.

John Mitchell
Development Control Manager
Date: 14/06/2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Please file

Our ref: SP\2000\001661\001
Your ref: F/2000/1154

ENVIRONMENT AGENCY

Date: 6th July 2000

31606

PLANNING SERVICES
POL
DC
APP
CS
10 JUL 2000
COPIES TO:
ACK:
FILE:

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

For the attention of: Heather Morgan

Dear Madam

FORMATION OF LAKE WITH WILDLIFE AREA - REMENHAM PLACE, REMENHAM HILL

Thank you for your letter dated 17 April 2000 which was received on 19 April 2000. You are asked to quote the following reference in any correspondence: **SU78SE/13/9**. 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: Only strictly inert, uncontaminated material such as soil and overburden arising from the excavation of the lake shall be used for any landscaping work around the site.
REASON: To prevent pollution of the water environment.

PLANNING INFORMATIVES

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

Under the terms of the Salmon and Freshwater Fisheries Act 1975, it is an offence to introduce any fish or spawn of fish into any inland water without the prior written consent of the Environment Agency. *Contact Steve Sheridan on 01276 454433 for further details.*

ADVICE TO PLANNING AUTHORITY

Water Resources: Contact Graham Tanner on 01276 45 4469

An abstraction licence may be required if surface water drainage or mains water is inadequate to fill or maintain water levels in the pond.

Conservation: Contact Liz Baldwin on 01276 45 4430

Conservation require further information about the proposed lake. Initially an ecological survey of the application site should be carried out in order to allow the nature conservation impacts of the scheme to be adequately assessed. The survey should identify any rare, declining, protected or otherwise important flora, fauna or habitats within the site; assess the importance of that interest at a local level;

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

identify the impacts of the scheme on that interest; propose mitigation for any adverse ecological impacts; propose enhancement measures to help improve the value of the site for wildlife. The Agency would wish to be consulted on the results of the survey.

We also require clarification of where the generated spoil will be spread or whether it is being taken off site.

Regarding the proposed planting of the trees, the following are not appropriate and include non-native species; Aesculus hippocastanum, Alnus glutinosa, Castanea sativa, Juglans regia, Populua alba and Populus tremula. Of the shrubs proposed only Cornus sanguinea, Corylus avellana, Euonymus europaeus provided it is not 'Intermedia', Ilex aquifolium, Salix caprea and Sambucus nigra are native appropriate species. Additional planting of native marginal and aquatic species should be incorporated in the landscaping scheme. The proposals should also consider changes in water levels and the planting of south facing trees to allow light into the lake.

Balancing features should be designed so as to maximise their nature conservation benefits. The profile of the lake should incorporate a diversity of margins including shallow graded shelves and bays as well as steeper banks. Waterbodies should also be surrounded by varied terrestrial habitat which might include features such as: log or stone piles for amphibians; grass cutting piles in damp, undisturbed locations for harmless grass snakes (such areas should not drain into ponds or lakes however); areas of scrub and long grasses for invertebrates and so on.

Opportunities should also be provided for wildlife habitat enhancement through enlargement and/ or appropriate management of existing habitats and through creation of new habitats. This may include the introduction of bird rafts and floating reed beds on the proposed reservoir.

A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas should also be undertaken.

DECISION NOTICE

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

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

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

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Brian Clayden & Associates, 4 Grange Cottages, Broadcommon Rd, Hurst, RG10 0RD

Tel. (0118) 974 6446

Date: 17 April 2000

Your Ref:

My Ref: Heather Morgan / F/2000/1154

BABTIE Ecology Unit
School Green
Shinfield
Berks
RG2 9HL

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 Sir/Madam

Application Number: F/2000/1154

Site Address: Remenham Place, Remenham Hill, Remenham, Henley-On-Thames.

Proposal: Proposed formation of lake and wildlife area..

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/2000/1154** in all communications and any response should be addressed to **Heather Morgan** the case officer dealing with this application at the above address.

I look forward to hearing from you.

Yours faithfully,

Not Sending to Babtie

Chris Wood
Head of Planning and Transportation

Received by Wokingham District Council

Application No: F/2000/1154

Proposal:
Proposed formation of lake and wildlife area.

Location:
Remenham Place, Remenham Hill, Remenham, Henley-On-Thames.

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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heather Morgan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/05/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

Application Number F/2000/1154
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	→		The proposed development by reason of the location and scale of the earth mounds would ~~[illegible]~~ enclose the front of the site, to the detriment of the open character and amenity of the surrounding area of landscape importance and the Green Belt. As such the proposed development is ~~[illegible]~~ contrary to Policy 17 of the Green Belt Local Plan for Berkshire and policies WOS 3, WHL2 and WGB1.
2	→		The proposed development by reason of its scale, location and design would have an unacceptable incongruous impact which would introduce hard edge landscaping to an existing open paddock area, to the detriment of the open character, appearance and amenity of the surrounding area of landscape importance and Green Belt. As such the proposed development is contrary to policy 17 of the Green Belt Local Plan for Berkshire and Policies WOS 3, WHL2 and WBE1 of the Wokingham District Local Plan.
~~[illegible]~~			

John Mirien
14/6/00

RECORD OF SITE VISIT

SITE ADDRESS: Remenham Place Remenham Hill Remenham Henley-On-Thames.

APPLICATION NUMBER: F/2000/1154

OFFICER: Heather Morgan

DATE OF SITE VISIT: 4.5.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES on entrance gate.

2. DESCRIPTION OF SURROUNDINGS

Rural / Green Belt

3. DESCRIPTION OF SITE/BUILDING

large Dwelling in own grounds.

4. RELATIONSHIP TO ADJOINING PROPERTIES property to the front isn't [illegible]. There is landscaping along the road but there are views thought to the house behind

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6446

Date: 14 June 2000

My ref: F/2000/1154

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 F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Dear Councillor

Application Number: F/2000/1154
Remenham Place, Remenham Hill, Remenham, Henley-On-Thames.
Proposed formation of lake and wildlife area.

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 **Heather Morgan** on **(0118) 974 6446**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 28 June 2000

Yours faithfully

John Murray

Head of Planning and Transportation

LISTING FORM

Case officer: **Heather Morgan** Application Number: **F/2000/1154**
Remenham Place, Remenham Hill, Remenham, Henley-On-Thames.
Proposed formation of lake and wildlife area.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Browne

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 6446

Date: 14 June 2000

My ref: F/2000/1154

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 S Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

Dear Councillor

Application Number: F/2000/1154
Remenham Place, Remenham Hill, Remenham, Henley-On-Thames.
Proposed formation of lake and wildlife area..

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 **Heather Morgan** on **(0118) 974 6446**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Murden pp

Head of Planning and Transportation

WORK SHEET FOR : Heather Morgan

Application Number : F/2000/1154

Applicant : Mr & Mrs Myles-Till C/O Brian Clayden And Associates.

Location : Remenham Place, Remenham Hill, Remenham, Henley-On-Thames.

Proposal : Proposed formation of lake and wildlife area.

Site Notice Displayed ? :

YES	NO	DATE
✓		4.5.2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....4.5.2000.....

Date Registered : 31/03/2000

Earliest Date for Decision : 11/05/2000

Latest Consultation Date/Site Notice Expiry Date : 11/05/2000

Application Expiry Date: 26/05/2000

Consultation Responses :

Landscape - objection as the proposal is out of keeping with the character of the area.

Environmental Health - no objection.

Environment Agency - no comment received.

Remenham P.C - no comment received.

Planning Issues : Site Designation - ~~[illegible]~~ Green Belt, Area of landscape importance.

i.) Impact upon the character and amenity of the Green Belt.

Application Number: F/2000/1154

Appraisal :

1.) Impact upon the character and amenity of the Green Belt.

The proposed development is to create a pond/lake and wildlife area within the paddock area to the front of the dwelling. This area is not particularly and was excluded from the change of use application.

The proposed development would create a lake with a maximum depth of 1m, and would use the excavated soil deposit to create soil mounds to the road boundary of the site. These mounds would be approximately 3m higher than the road. As such the proposed development would have a detrimental impact upon the open character of the area.

The proposed development would open the area up to the frontage of the dwelling - combining the first part of the paddock with the front garden/driveway area of the dwelling. This together with the urban/manicured appearance of the development would be out of keeping with the character of the surrounding property.

The proposed development has ~~[illegible]~~ on any not included full implementation and management details, as such it is not possible to judge the feasibility of the proposal and its successful management as a locally wildlife area. The proposed type and style of planting would suggest a far more domestic appearance to the area than what is normally associated with a wildlife/natural area.

As such the proposed development would have a detrimental impact upon the character and amenity of the Green Belt and area of landscape importance.

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

TO: DEVELOPMENT CONTROL FROM: Environmental Design

DATE: 15th May 2000

Location: Remenham Place, Remenham Hill, Remenham.

Proposal: Proposed formation of lake and wildlife area.

Application Number: F/2000/1154

In response to your consultation dated 17th April 2000 for the above application, the landscape comment is as follows:

The application is acceptable. The development is well considered and will improve the local environment and create new wildlife habitats.

Patricia Green.

Patricia Green
Landscape Consultant

Discussed application with Cathrine Brimble. She concurred to application and felt that the proposal would be out of keeping with the character of the surrounding area.

WOKINGHAM DISTRICT COUNCIL

PLANNING SERVICES | HPT 28693
POL | TLS
DC | ENF
APP |
CS |
26 APR 2000
COPIES TO | ACK:
FILE:

MEMORANDUM

From: Joanne Ellis, Environmental Health

My Ref: JPE/aky

To: Heather Morgan, Planning

Your Ref:

Date: 25 April, 2000

PROPOSED FORMATION OF LAKE AND WILDLIFE AREA
LOCATION REMENHAM PLACE, REMENHAM HILL, REMENHAM, HENLEY-ON-THAMES.

These proposals have been evaluated and I have no environmental health objections to the application.

Joanne Ellis

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	31 MAR 2000
Officer: HM	Application No. F|2000|1154

Map No. 8... Site ..137.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED FORMATION OF LAKE AND WILDLIFE AREA

Location: REMENHAM PLACE REMENHAM HILL

Parish: REMENHAM Ward: Remenham
17.4.2000

Applicant: MR|MRS MYLES - TILL

Fee Received 950-00 Required ..... Additional ..... Refund .....

Enforcement (5) Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	(Red line does not extend to highway)		
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 .....

Date Site Notice Sent : 17:4:2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

Ecology unit (BABTIE?)

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: ..... ✓

Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

B.B.O.N.T.

Dinton Pastures

No pre apps (Green Belt)

NEIGHBOURS:

S/N + Remenham Place stables, Remenham Hill

Remenham Piece " "

Willow Corner " "

The Glade ✓ " "

Horseshoe Lodge " "

Architectural Consultants and Engineers

4 Grange Cottages, Broadcommon Road, Hurst, nr. Twyford, Berks RG10 0RD
Telephone: Twyford (0118) 934 3157

31.MAR.00* 1154

The District Planning Officer,
Wokingham District Council,
P.O. Box 157,
Council Offices,
Shute End,
Wokingham,
Berkshire.
RG40 1WR.

29th. March 2000.

Dear Sir,

Proposed creation of lake and wildlife area to the south of Remenham Place, Remenham Hill, Remenham, Berkshire.

Please find enclosed Planning Application with a cheque for £ 950.00 in regard to the proposed creation of a lake and wildlife area in the paddock to the south of Remenham Place.

If you require any further information, or would like to discuss any matters in regard to the application, please do not hesitate to contact me.

Yours faithfully,

Brian Clayden.

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

31 MAR 2000* 1154

1.	APPLICANT'S NAME	MR. AND MRS. S. MYLES-TILL,
	ADDRESS	REMENHAM PLACE,
		REMENHAM HILL, HENLEY-ON-THAMES
	POST CODE	RG9 3EU PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	BRIAN CLAYDEN & ASSOCIATES,
	ADDRESS	4 GRANGE COTTAGES, BROADCOMMON
		ROAD, HURST, BERKSHIRE.
	POST CODE	RG10 0RD PHONE 0118 9343167
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	REMENHAM PLACE,
		REMENHAM HILL, REMENHAM.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		PROPOSED LAKE AND
		WILDLIFE AREA ADJOINING
		EXISTING HOUSE.
5. *Give the area in hectares or part of a hectare*	AREA OF SITE	1.37 HECTARES
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	DRAWING NOS 627.3, 627.9 AND 06-2000-01

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

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

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

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

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

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

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

PADDOCK LAND ADJOINING EXISTING HOUSE

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.

H/A

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.

AS EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

H/A

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

EXISTING 6 M. WIDE VEHICULAR ACCESS

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

H/A

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.

£950.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF MR & MRS S. MYLES-TILL DATE 29TH MARCH 2000

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
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.

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

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

Existing Staff	Transferred Staff	New Staff	Total

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.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or bythe Chief Officerresponsible 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.'

1789/a

SECTION 66 CERTIFICATE

Application No.

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

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

OR

●

+ See Note (a) to Certificate A

OR

●

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

(b) .....

.....

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

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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 . . . . . .

On behalf of . MR. & MRS. S. MYLES-TILL .

Date . . 29TH MARCH 2000 . . . . . .

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

① ADDRESS REMENHAM PLACE off White Hill PARISH REMENHAM

PLOT No. ORD. SHEET No. SU 7782 (8)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
439/48	Mr. Duce	Alt. to convert dwellings into 3	11.11.48	APP APP
392/49	Misses P.M. & V.J. Norman	Conv. into 5 flats	13.9.49	APP APP
582/49	Mr. P. Vestkirk	Garage	10.1.50	APP APP
101/50	Misses P.M. & V.J. Norman	Lean to garage	11.4.50	APP APP
450/54	The S.O.S Society	as an old Peoples Home App to use premises	20.7.54	APP APP
237/55	Mr. Duce	O/App to develope fronting A423	22.4.55	N/A REF
1067/57	Mr. Duce	O/App to develope land - Church lane	6.3.58	N/A REF
18/58	Messrs S.C. Lunch Ltd	and fronting A423 O/App to build 2 houses	14.3.58	N/A REF
PD/369/60	The S.O.S Society	Alt to existing layout re escape	18.8.60	APP PD
0/165/61	Mr. Duce	O/App to erect 2 houses	26.7.61	N/A REF
0/187/68	Mr. Duce	O/App to demolish greenhouse reject coir house	4.11.68	N/A REF
871/54	The S.O.S Society	External fire escape	9.11.54	APP PD

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

② ADDRESS REMENHAM PLACE off White Hill PARISH REMENHAM

PLOT No. ORD. SHEET No. SU 7782 (8).

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/47/70	The S.O.S Society	Alt. to increase toilet facilities for staff	19.2.70	APP PD
656/71	The S.O.S. Society	S/ [illegible] EXTENSION	29.7.72	C/APP
1957/72	The S.O.S Society	GARAGE	[illegible].4.73	APP C/APP
279/73	Mrs. M.E. Duce	Outline 2 dwellings	22.3.73	N/A REF
06041	The S.O.S. Society	O/App. [illegible] det. bungalows	19.4.77	N/A C/A
06682	" "	Bungalow	25.8.77	N/A C/A
BR 7242	" "	erection of bungalow	9.11.77	APP N/A
14680	MILBURN ESTATES	12 DET. DWELLINGS ADJ.	15.1.81	N/A REF
AO 17022	"	O/APP. DWELLING	8.4.82	N/A REF
BR 24531	SOS SOCIETY	INSTALLATION OF LIFT	17.4.85	APP N/A
23522	[illegible] E. PATTEN	STABLE BLOCK & TACK ROOM	22.5.85	N/A C/A
26161	SOS SOC.	LT. LAUNDRY/STAFF WC & LOCKER	3.11.86	C/A

[redacted] OF COMPLETION

MINISTRY DECISION 17022 - APPEAL DISMISSED - 18.1.83

SPECIAL ORDERS

DRAINAGE

091074

1764

(3)

ADDRESS Remenham Place off White Hill

PARISH Remenham

PLOT No.

ORD. SHEET No. SU-7782-(

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
ARA 1840	SOS - SOC	ALTS. & S/ST. EXTENSION	27.11.86	APP
26990	R. PATTEN	CONV. TO RES OF STABLE/TACKROOM	21.1.84	R
ARA 6159	S.O.S. SOCIETY	FOUL DRAINAGE SYSTEM	24.10.88	APP
CLU (E) 68	MRS E. PATTEN	FORMER O/BLDG AS RES, PARKING & O/BLDGS.	- ISSUED -	22.11.95
96/64332/F	APPEAL " AT	STABLES S/ST EXTS TO RES.	21.10.96	REF
96/64335/A	" "	REPL. GLASSHOUSE & GARDEN ROOM ATTACHED TO DWELLING	22.10.96	REF
97/65626/F	REMENHAM PLACE LTD	S/ST. EXT. TO NURSING HOME	18-7-97	CLA

DATE OF COMPLETION

MINISTRY DECISION 26990 - APPEAL DISMISSED - 19-8-85 64332/64335 - APPEALS DISMISSED - 20-3-

SPECIAL ORDERS PD. ENQ. ALTS/EXT. TO STABLES - 28-6-96

DRAINAGE

1933

(4)

ADDRESS Remenham Place off White Hill

PARISH Remenham

PLOT No.

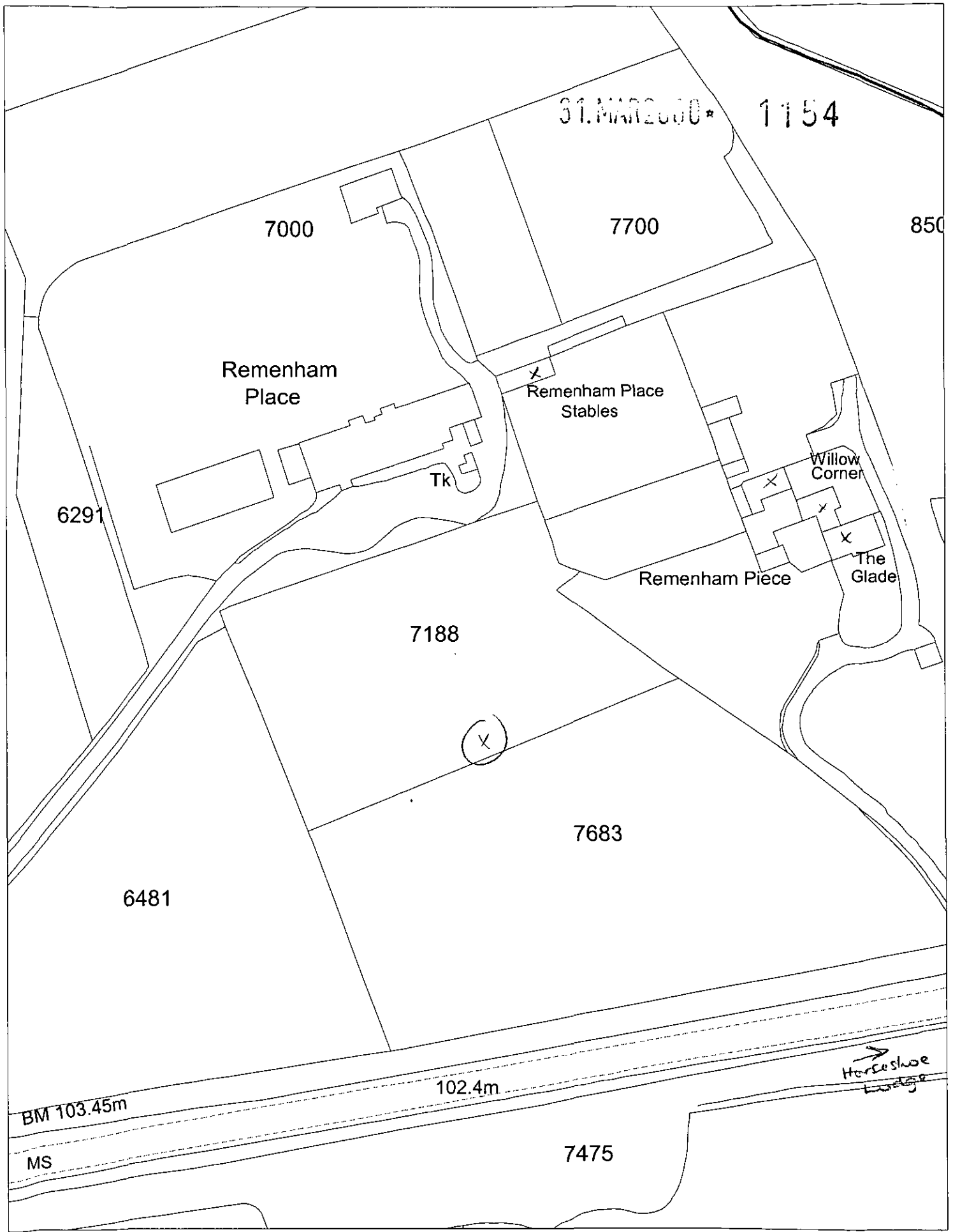
ORD. SHEET No. SU 7782(8)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
97/65664/F	MRS. E. PATTEN	ROOF ALTS ON DWELLING	4-7-97	CLA
FP97/6299	MRS. E. PATTEN	S/ST. EXT. - STABLES	25-4-97	APP
98/68550	R Nancarrow Westfield	2 Stables with Tackroom	23.12.98	C/
C/68550/3-5	R. NANCARROW	COND. 3, 4 & 5 LANDSCAPING	15.03.99	C/
98/68841/F	REMENHAM PLACE LTD.	S/ST. EXT'N TO FORM ENLARGED BEDROOM.	24/3/99	REF
99/70060/F	Mr & Mrs S. Myles - Till.	ch/use reside. care home (C2) to dwelling (C3)	16/9/99.	C/
99/70278/F	R. NANCARROW	Erect replacement barn & Tractor shed	13/10/99	C/
99/70344/F	Mr. & Mrs. S. Myles - Till	Erect Triple Garage & Dem S/St Ext.	8/12/99	C/

MINISTRY DECISION

SPECIAL ORDERS



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Development Control Section, Environmental Services, Wokingham District Council.

7 April 2000 Scale: 1 : 1250