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APPLICATION NO:
F/2000/1712

LOCATION:
Leander Club Remenham Lane, Henley-On-Thames.

APPLICANT:
Henley Royal Regatta The Secretary

PROPOSAL:
Proposed improvements to ground of car park (Retrospective)

EARLIEST DATE FOR DECISION: **14/07/2000**

APPLICATION WILL HAVE EXPIRED ON: 04/08/2000

CASE OFFICER: **Heather Morgan**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Henley Royal Regatta
The Secretary
Regatta Headquarters
Remenham Lane
HENLEY-ON-THAMES
Oxon
RG9 2LY

Application Number: F/2000/1712

Parish: **REMENHAM**

Location: **Leander Club, Remenham Lane, Henley-On-Thames**

Proposal: **Proposed improvements to ground of car park (Retrospective)**

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 gravel fill material under the trees along the eastern boundary, hereby approved, shall be raked back to a loose level surface at regular intervals (once every calendar month) throughout the area.

Condition
2. The goplar area, hereby approved, shall not be used for the purpose of parking vehicles but for trailers loading and unloading boats.

Condition
3. The gravelled area under the trees on the eastern boundary, hereby approved, shall be used for overflow parking only, to be used by members of the Leander Club during regatta events only.

Reason
1. To ensure compaction of the gravel does not occur to the detriment of the future health and amenity of the trees.

Reason
2. To ensure the level of parking is not extended to unacceptable levels.

Reason
3. To ensure the level of parking is not extended to unacceptable levels and to ensure the health of the trees is not adversely affected.

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 C4, EN3, EN1
Deposit Draft Wokingham District Local Plan Policies WGB1, WIC16, WBE10

John Mitchell

John Mitchell
Development Control Manager
Date: 18/10/2000

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.

Appeal Decision

Site visit made on 9 July 2001

by Simon Emerson BSc DipTP MRTPI

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

The Planning Inspectorate
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Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date
26 JUL 2001

Appeal Ref: APP/X0360/A/01/1063017
Competitors car park (opposite the Leander Club) Henley Bridge, Henley-on-Thames.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a grant of planning permission subject to conditions.
- The appeal is made by The Secretary, Henley Royal Regatta against the decision of Wokingham District Council.
- The application (Ref. F/2000/1712), dated 7 June 2000, was granted planning permission by the Council on 18 October 2000 subject to conditions.
- The development permitted is: *proposed improvements to ground of car park (retrospective)*.
- The conditions in dispute are Nos 2 and 3 which state :

  (2) The goplar area, hereby approved, shall not be used for the purpose of parking vehicles but for trailers loading and unloading boats;

  (3) The gravelled area under the trees on the eastern boundary, hereby approved, shall be used for overflow parking only, to be used by members of the Leander Club during regatta events only.
- The reasons given for the conditions are:

  (2) To ensure the level of parking is not extended to unacceptable levels;

  (3) To ensure the level of parking is not extended to unacceptable levels and to ensure the health of the trees is not adversely affected.

Summary of Decision: The appeal is allowed and the planning permission varied.

Procedural Matters

1. The development had already taken place when the application was submitted. As indicated in the description of the development permitted, the application was one made under section 73A for the retention of improvements to the ground of the car park.

2. The appellant seeks an award of costs against Wokingham District Council. Circular 8/93 *Awards of Costs Incurred in Planning and Other (including Compulsory Purchase) Proceedings* states in paragraph 11 that the Government has decided to defer, for the time being, any further extension of awards of costs to written representation appeals. I therefore intend to take no further action on the application for an award of costs since there is no provision for such an award to be made.

Background

3. The District Council does not oppose the removal of these 2 conditions. The Council's officers have previously indicated to the appellant that the conditions in dispute are not enforceable and are probably *ultra vires*. The appellant has made a separate application to the Council for the removal of conditions 2 and 3. Planning permission (VAR/2001/3841)

was granted by the Council on 18 June 2001 for: *proposed variation to conditions 2 and 3 of consent 2000/1712 to allow additional parking*. The Council has not explained the effect of that permission. Notwithstanding the District Council's lack of opposition to the appeal, the Remenham Parish Council believes that the conditions were properly imposed and that if the appeal were to be allowed the level of parking afforded to the applicant will be excessive and unacceptable. The Parish Council do not object to the physical works that have been undertaken, but the extent to which they facilitate the use of the land for parking.

Planning Policy

4. The site is within the Metropolitan Green Belt and the Remenham Henley Bridge Conservation Area. The development plan includes the Berkshire Structure Plan 1991-2006 (1997). Policy C4 concerns development in the Green Belt. It states, among other things, that development should not compromise the purpose of the Green Belt and the fundamental aim of keeping land permanently open. Policy EN1 seeks to protect and enhance the quality of the environment.

5. The emerging local plan is the Wokingham District Local Plan (Proposed Amendments February 2000). Policy WGB1 controls development in the Green Belt in similar terms to structure plan policy C4. Policy WBE11 sets out measures to protect trees, including resisting proposals that would cause damage to trees or groups of trees of amenity and conservation value. At this stage, I consider that this plan carries only limited weight.

6. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

7. I have also had regard to Circular 11/95 *The Use of Conditions in Planning Permissions* which sets out 6 tests that should be met before any condition is imposed. These include that the condition is necessary, relevant to the development to be permitted and reasonable in all other respects.

Main Issue

8. From what I have seen and read I consider that the main issue is whether conditions 2 and 3 are necessary, relevant and reasonable to retain the openness of the Green Belt or the appearance of the conservation area.

Reasons

9. The appeal site is a flat, roughly square area of about 0.5ha. The site is a private car park with an entry barrier controlling access. The greater part of the site has a gravelled surface, but the eastern third is grass. A long strip of this grassed area has been reinforced with a plastic mesh embedded in the ground with hexagonal holes through which grass grows (described as *goplar* or *golpar*). In the northern part of the site there are a number of large trees under which a layer of uncompacted small stones have been laid, described variously as gravel or shingle. The goplar and the area of gravel under the trees are the works comprising this application. Condition (3) incorrectly refers to the gravelled area under the trees on the *eastern* boundary; there is no gravel under trees on the eastern boundary.

10. The Remenham Henley Bridge Conservation Area includes a long Thames frontage either side of Henley Bridge. To the north of the bridge it includes the substantial Leander Club,

the appeal site and the open ground where the facilities for the regatta are set up. To the south of the bridge it includes a variety of buildings. In my view, the dominant feature of the area is the river Thames; both the river and adjoining land are used for recreational activity and this is the distinctive characteristic of the conservation area. I saw the site the day after the annual regatta had finished, but before the temporary buildings and facilities had been removed. The visual impact of such recreational events is clearly substantial.

11. The application relates to engineering works only and is not for a change of use of land for parking. The appellant states that the site has been used for parking for over 60 years. The Council's Committee Report on the application accepts that parking on the site is long established and accepts that no change of use is involved. The Parish Council contend that the small areas the subject of the proposed works were not previously used for parking, albeit that they are within the curtilage of an area used for parking. Given that the application is for engineering works only, it is not for me to determine whether or not a change of use is involved. Irrespective of the outcome of this appeal, the Council could take action against any unauthorised change of use. I therefore consider that conditions which seek to control the use of the land, other than as a direct consequence of the physical or visual impact of the works undertaken, would not fairly and reasonably relate to the development permitted and cannot be imposed.

12. I saw the site after a period of hot dry weather and after the peak of activity associated with the regatta, but the grass growing through the goplar was well established and appeared similar to the grass along the eastern boundary. The goplar is green in colour, well-bedded in the ground and only readily noticeable upon close inspection. In my view, the installation of this material has no significant visual impact. The gravel under the trees on the northern side of the site appears as a continuation of the main gravelled area, albeit less compacted. I have no pictorial evidence of the appearance of this area prior to the works being undertaken, but it is referred to variously as grass or mud. In my view, the extension of gravel under the trees is in keeping with the overall character and appearance of the car park and its setting.

13. The appellant indicates that the area now reinforced with goplar was previously used for parking and boat trailers, but that in the winter this resulted in the ground becoming muddy. Prior to the gravel being laid, the area under the trees was used for 2 years by building contractors. The appellant states that parking on the site will continue to be restricted primarily to those vehicles that have business with the regatta and with the Leander Club and that only overflow parking will take place under the trees. It therefore seems to me that substantial increases in parking compared with past use are unlikely to occur. I accept that the hardening of the ground surface by goplar and gravel may enable parking to take place more frequently or over a greater period of the year than might previously have been possible due to poor ground conditions, but any such additional parking would not appear out of place in this area of intense recreational activity. In addition, I consider that the gravel surface and the well-established grass in the goplar area are more attractive in this location than ground with patchy, eroded grass or which is churned-up and muddy.

14. I therefore consider that the works have preserved the character and appearance of the conservation area. Given that the goplar and gravel are flush with the ground, there is no direct affect on the openness of the Green Belt. In my view, any increase in parking on the site facilitated by these works would not be of such a scale or frequency as to materially affect the openness of the Green Belt.

15. The large mature trees under which the gravel has been spread contribute to the character and appearance of the area and their long-term health is important. The ground level around the trees has been slightly lowered to accommodate the gravel. In my view, this reduction would have had some adverse affect on the surface roots of the trees, but any damage to their long-term health will have already occurred, irrespective of whether the gravel is retained or removed. Given the previous use of this area, the ground will have been compacted. In my view, parking on a layer of gravel, which is free draining, is less likely to result in further compaction than parking on earth. Bearing in mind the appellant's intention not to intensify parking on the site, I consider that the retention of the gravel and consequent parking is unlikely to affect the health of the trees. The retention of the gravel does not conflict with the objective of policy WBE11.

16. Given this assessment, I consider that there is no justification for conditions which limit the frequency or nature of parking on the areas subject to the works in the application. This is also the conclusion of the planning authority who would be responsible for enforcing any conditions. In my view, conditions 2 and 3 are not necessary, are not directly related to the development permitted and are not reasonable in any other respect.

Conclusions

17. For the reasons given above and having regard to all other matters raised, I consider that the appeal should succeed. I shall vary the planning permission by deleting the disputed conditions.

Formal Decision

18. In exercise of the powers transferred to me, I allow the appeal and vary planning permission (Ref. F/2000/1712) for proposed improvements to the ground of the car park (retrospective) at the competitors car park, Henley Bridge, Henley-on-Thames, granted on 18 October 2000 by Wokingham District Council, deleting conditions 2 and 3.

Information

19. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court within 6 weeks from the date of this decision.

20. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

Simon Emerson

SIMON EMERSON

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 22 March 2001
My ref. JRM/SB/F/2000/1712
Your ref.

408 28

Mr J Morcom
Farrer & Co
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Dear Mr Morcom

HENLEY ROYAL REGATTA
PLANNING PERMISSION DATED 18 OCTOBER 2000 - APPLICATION NO. F/2000/1712

Thank you for your letter of 8 March regarding the above.

I have re-examined this whole application very carefully following a discussion with your client, Mr Goddard, yesterday (Wednesday, 21 March) in which he claimed that he had advised the Council that the conditions were unreasonable prior to consideration by the Development Control Committee, and that he would be making a complaint to the Local Government Ombudsman about maladministration. He also advised that his committee would be meeting on Sunday, 25 March to discuss the possibility of an appeal into the two conditions in question.

In granting planning permission for the works which were carried out, I would add, without the benefit of planning permission the Council was trying to reflect concerns of the local community expressed through Remenham Parish Council about the possibility of the use of the car park by commuters and also to try and protect the character and appearance of the area. Consideration of the application was deferred by the Development Control Committee to find out if Henley Royal Regatta would be prepared to accept a Section 106 Agreement limiting use of the car park to the Royal Regatta and Leander Club only. They did not wish to do this and Mr Goddard wrote to us on 4 October explaining why not. The Committee accepted his explanations and accordingly the permission was granted with the conditions as we have discussed. At no time in correspondence or on the extensive case officer's notes on the file does Mr Goddard make it apparent that the proposed conditions would not be acceptable or would be ultra vires.

Subsequently you wrote to me on 6 December, clarifying the position regarding the conditions, and I agreed with you that Conditions 2 and 3 of the Planning Permission would be impossible to enforce.

Mr J Morcom
Farrer & Co

22 March 2001

I can appreciate your client's concern that they should be removed from the permission but I am afraid the only way I can do this is for the Henley Royal Regatta to submit a fresh planning application for the retention of improvements to the car park without compliance with Conditions 2 and 3 of Planning Permission No. 2000/1712. This would be a reasonable way forward and I would formally invite you to make such a planning application.

You are of course entitled to proceed with an appeal to the Secretary of State. However I do not think the Council has acted unreasonably because we have accepted the error we have made and have sought a remedy. Consequently while you may be successful at appeal you would not be awarded costs. I would advise that there would be no fee in making a planning application as I have described above.

I am further of the opinion that there has been no maladministration whatsoever in this case and in fact the Council has tried to be helpful in remedying a breach of planning control by your clients.

I hope you find this information helpful.

Yours sincerely

JOHN MITCHELL
Development Control Manager

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REPLY REQUIRED

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BY FACSIMILE AND BY DX - 0118 974 6484

Dear Mr Mitchell

Henley Royal Regatta
Planning Permission dated 18 October 2000 - Application Number F/2000/1712

Thank you for your letter of 27 February, which I have now been able to discuss with my Clients.

My Clients and I feel that it is important that the offending conditions are actually removed from the planning permission, otherwise there could be confusion in the future.

For this reason, I am instructed to lodge a formal appeal against the unacceptable conditions.

Should the appeal be successful, and I find it hard to see how it could not, my Clients would certainly seek to recover costs from the Council. Indeed, they have already been put to considerable trouble and expense, in the form of professional charges, because the Council ignored the points made to their officers by our Clients before the planning permission was granted, which were the very points which we have made and which you have accepted, with the result that the clearly ultra vires conditions were imposed.

We could, in parallel with the appeal, also lodge an application on the forms which you have kindly supplied for removal of the conditions but this would involve my Clients in further expense and they do not see why they should incur yet more expense by reason of the Council's failure to deal with the matter in a satisfactory way.

I should be grateful, therefore, if you could find your way to a satisfactory conclusion of this matter by removal of the offending condition without the need for either your Council or my Clients and their advisers to spend an undue amount of time on the matter.

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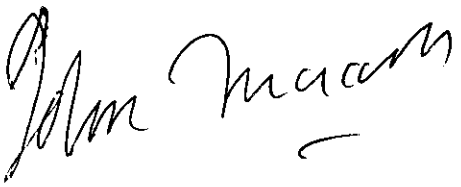
* non-solicitor

HR010660786 (3)

John Mitchell Esq 8 March 2001

My view is that this whole question should be put before the Planning Committee without any further delay, and I look forward to hearing from you as a matter of urgency as to what action you are taking.

Yours sincerely



John Morcom

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Dear Mr Morcom

HENLEY ROYAL REGATTA
PLANNING APPLICATION F/2000/1712

Thank you for your letter of the 15th February. If I may clarify matters, the Council will not be in a position to enforce the implementation of these planning conditions and will not seek to do so.

I hope this clarifies matters.

Yours sincerely

JOHN MITCHELL
Development Control Manager

Encl. Planning Appln Forms

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15 February 2001

BY FACSIMILE AND BY DX - 0118 974 6484

Dear Mr Mitchell

Henley Royal Regatta
Planning Permission dated 18 October 2000 - Application Number F/2000/1712

Thank you for your letter of 14 February received by fax.

I have to say that I am disappointed in your letter given that when we spoke on the telephone on 11 January, you stated clearly that it was accepted that the two conditions in question were ultra vires.

While my Clients have every intention of taking proper care of the land, there is no reason why they should regard themselves as bound in any way by the restrictions in the two planning conditions.

I did refer in my letter to you of 25 January to the necessity of having a degree of formality in order to settle this matter. Having reviewed the situation, my Clients have decided that they would wish to make an application under Section 73 of the Town and Country Planning Act 1990. Could you please send me by return the forms for this application.

In the circumstances, I would hope that you will agree that such an application could be dealt with quickly at officer level.

Yours sincerely

John Morcom

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HR010450840 (3)

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Dear Mr Morcom

HENLEY ROYAL REGATTA
PLANNING PERMISSION DATED 18 OCTOBER 2000 - NO. F/2000/1712

Further to your letter of 5 January 2001 and our subsequent telephone conversations, I have now looked at this planning permission very carefully and the points you have raised.

It appears to me that you are correct in your interpretation and that these two conditions are in fact ultra vires.

Nevertheless I think what they are trying to achieve is laudable in planning terms and I would be very grateful if your clients could try and adhere to the provisions of those conditions.

I am sorry for the delay in replying to your initial enquiry.

Yours sincerely

JOHN MITCHELL
Development Control Manager

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5 January 2001

REPLY BY
23 JAN 2001

BY FACSIMILE AND BY DX - 0118 974 6484

(HM)

Dear Mr Mitchell

Henley Royal Regatta
Planning Permission dated 18 October 2000 - Application Number F/2000/1712

I refer to my letter to you of 6 December, of which I enclose a copy, and to our telephone conversation on 11 December.

I do not appear to have heard anything further from you and should be glad to do so as a matter of urgency.

Yours sincerely

John Morcom

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* non-solicitor

HR010050699 (1)

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COPY

6 December 2000

BY FACSIMILE AND BY DX - 0118 974 6484

Dear Sir

Henley Royal Regatta
Planning Permission dated 18 October 2000 - Application Number F/2000/1712

We act for the Trustees of Henley Royal Regatta, who have passed to us correspondence relating to the above starting with your letter dated 27 April 2000 to the Trustees of the Leander Club.

First, our Clients have asked us to stress one point where there appears to have been a misunderstanding. The Leander Club do not own the land which was the subject of the application and such rights as they have to use it are granted by our Clients who own the freehold interest in it.

In the correspondence with your Department, our Clients made it clear that the use of the land in question for parking is something which is firmly established, since it has been continuing over a very long period. The planning application which was made by our Clients was simply for retrospective approval of certain engineering works which had been carried out. It was not in any way an application for a change of use. In the circumstances, our Clients and we take the view that conditions 2 and 3 attached to the above mentioned planning permission are inappropriate and unreasonable. They would only have been appropriate and reasonable had the planning permission in question been for a change of use.

To put it another way, it is considered that to impose conditions 2 and 3 in this planning permission is outside the scope of the Council's powers.

We should be grateful if you would let us know how, if at all, you consider that the two conditions in question are justified.

We would also say that it is our Clients' intention to appeal against these two conditions and we have been instructed to lodge an appeal with the Secretary of State. Obviously

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HR003908740 (3)

that appeal would not be progressed if, in the meantime, you agree to delete these two conditions.

Yours faithfully

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 9 January 2001
My ref. JRM/SB/F/2000/1712
Your ref. JM/dip

28432

Mr J Morcom
Farrer & Co
66 Lincoln's Inn Fields
LONDON
WC2A 3LH

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Morcom

HENLEY ROYAL REGATTA
PLANNING PERMISSION DATED 18 OCTOBER 2000 - APPLICATION NO. F/2000/1712

Thank you for your letter of 5 January regarding the above.

I apologise for the delay but am looking into this matter and will come back to you shortly.

Yours sincerely

SB

JOHN MITCHELL
Development Control Manager

FARRER & CO

66 LINCOLN'S INN FIELDS LONDON WC2A 3LH
Telephone 020-7242 2022 Fax 020-7242 9899 E-mail Enq@farrer.co.uk DX 32 Chancery Lane

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G W Richards
R G Clinton
R W J Parry
J Morcom
J Thorne
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M J Chantler
Miss E J Potter
R S Blair
P J Downy
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J C Pike
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Consultant
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John Mitchell Esq
Development Control Manager
Wokingham District Council
Environmental Services Department
Planning Services
DX 33506 Wokingham

Your Ref Heather Morgan - F/2000/1712
Our Ref JM/djp
Direct Fax 020 7917 7556
Direct E-Mail jm@farrer.co.uk

6 December 2000

BY FACSIMILE AND BY DX - 0118 974 6484

Dear Sir

Henley Royal Regatta
Planning Permission dated 18 October 2000 - Application Number F/2000/1712

We act for the Trustees of Henley Royal Regatta, who have passed to us correspondence relating to the above starting with your letter dated 27 April 2000 to the Trustees of the Leander Club.

First, our Clients have asked us to stress one point where there appears to have been a misunderstanding. The Leander Club do not own the land which was the subject of the application and such rights as they have to use it are granted by our Clients who own the freehold interest in it.

In the correspondence with your Department, our Clients made it clear that the use of the land in question for parking is something which is firmly established, since it has been continuing over a very long period. The planning application which was made by our Clients was simply for retrospective approval of certain engineering works which had been carried out. It was not in any way an application for a change of use. In the circumstances, our Clients and we take the view that conditions 2 and 3 attached to the above mentioned planning permission are inappropriate and unreasonable. They would only have been appropriate and reasonable had the planning permission in question been for a change of use.

To put it another way, it is considered that to impose conditions 2 and 3 in this planning permission is outside the scope of the Council's powers.

We should be grateful if you would let us know how, if at all, you consider that the two conditions in question are justified.

We would also say that it is our Clients' intention to appeal against these two conditions and we have been instructed to lodge an appeal with the Secretary of State. Obviously

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* non-solicitor
HR003908740 (3)

John Mitchell Esq 6 December 2000

that appeal would not be progressed if, in the meantime, you agree to delete these two conditions.

Yours faithfully

Farrer & Co.

HENLEY ROYAL REGATTA

Patron:
Her Majesty The Queen

Secretary's Office,
Regatta Headquarters,
Henley-on-Thames,
Oxfordshire
RG9 2LY

Telephone: 01491 572153
Fax: 01491 575509

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	FILE:

1st December, 2000

John Mitchell, Esq.,
Wokingham District Council,
P.O. Box 157,
Shute End,
Workingham,
Berkshire RG40 1WR

REPLY BY
18 DEC 2000

RSG/ASW/WDC

Dear Mr. Mitchell,

I telephoned your office today as I had not received a reply to my letter of 27th October.

One of your colleagues advised me that you have no record that you received this letter and accordingly I enclose a copy of this letter for your attention.

I have this day sent all the correspondence to Farrer & Company of Lincoln's Inn Fields, WC2.

Yours sincerely,

R. S. Goddard
Secretary

Enc.

HENLEY ROYAL REGATTA

Telephone: 01491 572153
Fax: 01491 575509

Secretary's Office,
Regatta Headquarters,
Henley-on-Thames,
Oxfordshire
RG9 2LY

Patron:
Her Majesty The Queen

27th October, 2000

John Mitchell, Esq.,
Wokingham District Council,
P.O. Box 157,
Shute End,
Workingham,
Berkshire RG40 1WR

COPY

RSG/ASW/WDC

Dear Mr. Mitchell,

Re: Application No: F/2000/1712

Thank you for your Notification of Approval of Permission.

I regret that I am not able to accept some of the conditions that the Council have imposed.

Whilst I am entirely happy to accept Condition 1 the remaining conditions are not acceptable.

In particular I must resist Condition 3 as it is no business of the Council to instruct the owners of this Car Park as to who uses a particular area.

As I have explained to your colleagues on a number of times the Car Park is in the sole ownership of the Stewards of Henley Royal Regatta. Leander Club are not involved in the ownership of the field in any way whatsoever.

It is therefore quite improper for the Council to instruct the Regatta that Members of another organisation shall have rights on or over the Regatta's land.

I must now refer the matter to our legal advisers and seek information as to the steps we must now take to protect our position.

Yours sincerely,

R.S. Goddard
Secretary

generally satisfactory, especially as the gravel allows for the same percolation as previously. Trees and Landscape staff have recommended only infrequent parking of light cars be allowed and that the gravel be raked back to a loose surface to avoid rutting or compaction. Subject to conditions regarding the above it is considered the introduction of the gravelled surface would not have a detrimental impact upon the existing trees. The proposal is deemed to be in accordance with policy WBE10 of the Wokingham District Local Plan (Deposit Draft) as modified.

D. Other Issues

The application is for the laying out of the gravel and goplar, which constitutes an engineering operation. Correspondence from Enforcement staff to the applicants prior to submission of the application (April and May 2000) makes it clear that on the basis of evidence submitted, the use of the field for parking is not an issue. The application is not therefore for a change of use.

Remenham Parish Council have raised various concerns regarding the usage of the car park. The application relates to the physical works and not the use of the land for parking. In addition, it represents an extension to existing parking which is not tightly restricted. As such, it is not considered reasonable under Circular guidance to place restrictions on commuter parking or limit parking to those using facilities, as opposed to just members, on one particular section of the site. The applicants have advised that a swipe card system is in place to prevent the general public using the site. The applicants have advised that the goplar is to prevent the mud churning up when boats on trailers are brought onto the site. Similarly, the gravelled area is generally used as overflow parking, and not on a permanent basis. Conditions are to be imposed to ensure these areas are used only on this basis.

5. **Conclusion** – The extension of the gravelled area and the introduction of goplar would not materially impact upon the openness of the Green Belt or the floodplain. The retention of the existing trees on site will be ensured by the suggested condition regarding regular raking.

6. **Recommendation** – GRANT planning permission, subject to the following conditions:

1. The gravel fill material under the trees along the eastern boundary, hereby approved, shall be raked back to a loose level surface at regular intervals (once every calendar month) throughout the area.

2. The goplar area, hereby approved, shall not be used for the purpose of parking vehicles but for trailers loading and unloading boats.

3. The gravelled area under the trees on the eastern boundary, hereby approved, shall be used for overflow parking only, to be used by members of the Leander Club during regatta events only.

REASONS

~~1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.~~
1 2. To ensure compaction of the gravel does not occur to the detriment of the future health and amenity of the trees.
2 3. To ensure the level of parking is not extended to unacceptable levels.
3 4. To ensure the level of parking is not extended to unacceptable levels and to ensure the health of the trees is not adversely affected.

Informatives

1. You are advised, in compliance with The Town and Country Planning (General Development Proceedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan Policies C4, EN3, EN1.
   Deposit Draft Wokingham District Local Plan Policies WGB1, WIC16, WBE10.

Heather Morgan

Applicationo	Name & Address
F/2000/1712	J Beveridge Leander Club Henley-upon-Thames RG9 2LP

App. approved
Letter sent 20/10/00

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 18 OCTOBER 2000 FROM 7.00 PM TO 9.45 PM

Present: Mr KA Malvern (Chairman) Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty, Mr SR Conway, Mr TP Dredge, Mr JL Earnshaw, Mr RFN Eke, Fiona Rolls, Mrs MA Long, Mr BJS Patman.

Also present under Standing Order 39: Mrs ANMC Drake, Mr ND Rose and Mr AJ Ross

132. MINUTES

The Minutes of the meeting of the Committee held on 27 September 2000 were confirmed as a correct record and signed by the Chairman.

133. APOLOGIES FOR ABSENCE

An apology for absence was received from Mr MJ Bryant.

136. APPLICATION NO: 2000/1712, PROPOSED RETENTION OF IMPROVEMENTS TO GROUND CAR PARK (RETROSPECTIVE), LEANDER CLUB REMENHAM LANE REMENHAM, FOR HENLEY ROYAL REGATTA

The Committee considered a report on this application as set out on Agenda pages 1185 to 1191.

Members were reminded that consideration of this application had been deferred at the Committee meeting held on 27 September 2000, to enable further negotiations to take place with the applicant regarding restricting access to the site. However, these had proved to be unsuccessful.

RESOLVED: That Application No. 2000/1712 be approved subject to the conditions set out on Agenda pages 1188 to 1189.

Application No.	Received	Remenham	Listed by
F/2000/1712	13.06.00		Cllr Browne

Applicant : Henley Royal Regatta
Location : Leander Club, Remenham Lane, Remenham
Proposal : Proposed retention of improvements to ground car Park (Retrospective)

1. Members will recall that the application was deferred at Committee on 27 September to negotiate with Henley Royal Regatta regarding the possibility of a S106 agreement to restrict users of the car park to Henley Royal regatta, Leander Club members and other licensed users (the result of conditions/legal agreements on other applications). A letter was forwarded to the Secretary to this effect.

   Henley Royal Regatta have responded that they are unwilling to enter into a legal agreement for the reasons set out below:

- It is deemed to be an unacceptable curtailment of landowners rights.
- The issue is outside of this application, which purely relates to the physical engineering works and not the change of use of the land. Consider such a request to be 'ultra vires'.
- The use of the land as a car park has never been in question to their mind, and was confirmed by the Council's Enforcement Section.
- The Royal Regatta consider that the swipe card system that they have in place on site should provide Members with adequate reassurance as to their aims and intentions.
- Henley Royal Regatta supports the current stance of Wokingham District Council in resisting the provision of park and walk facilities on this side of the Thames for Henley.

2. Notwithstanding the understandable concerns of Members in respect of the present and future use of the car park, unfortunately the use is well established historically. There are no restrictions in place at present, and the Royal Regatta have indicated that they have a swipe card system in place to restrict users. The current application is for physical engineering works and it is not considered that a refusal to restrict use of the whole car park could reasonably and legally be attached to an application for actual works to one section of it. On the basis of the above the recommendation is as set out below.

6. **Recommendation** – GRANT planning permission subject to conditions attached in the following report.

Application No.	Received	Remenham	Listed by
F/2000/1712	13.06.00		Cllr Browne

Applicant : **Henley Royal Regatta**
Location : **Leander Club, Remenham Lane, Remenham**
Proposal : **Proposed retention of improvements to ground car Park (Retrospective)**

1. **Planning History** – There is an extensive planning history on the site, both in relation to parking and extensions/alterations to the Leander Club building. Investigations into the history of the site by the Enforcement section have identified that the site has been used for parking purposes since the 1930's. There is no record of an application specifically for the gravelling of the majority of the field for car parking, which has obviously taken place. Photographic evidence clearly indicates that the field has been used in successive years for parking. Insufficient evidence has been provided to the contrary. As such, the change of use to car parking is deemed to have been established for the extended parking area. Planning permissions in the past (24748 for an extension approved in 1986 and 44905 for redevelopment approved in 1996 both show the area in question in use as a car park for Leander Club members.

   The application has been listed by Cllr Browne due to the impact upon the Green Belt.

2. **Proposal** – seeks retrospective permission for the laying out of gravelled and goplar areas (plastic version of grasscrete), currently and previously used for car parking. These physical works are deemed to constitute development. The application is not for a change of use, as use of the field for parking has been previously approved as part of the Leander Club proposals (see planning history above).

3. **Consultations** -
   - ***Environmental Health*** – No objections
   - ***Trees and Landscape*** – Work is generally satisfactory. Recommend only infrequent parking of light cars and that the gravel is raked to stop rutting.
   - ***Conservation*** – Not in support of re-inforced grass. Guess that in the past the car park would have been green space. Need to reconsider the whole surface, trees and visual impact and extent of parking. (Officer note – this is broader than the remit of this application).
   - ***Public Right of Way*** – No objection.
   - ***Highways*** – No objection.
   - ***Environment Agency*** – No objection subject to conditions to ensure no raising of ground levels, fencing (if any) to be constructed to be permeable to floodwater.
   - ***Remenham Parish Council*** – Encroachment onto Green Belt. Parking to be limited to those attending Leander Club. Originally for 12 cars but no documentation to support this. No commuter parking. Restrictions to Leander

Club users only. No parking on the goplar – grass verges retained. Post and wire fence extended.

4. **Appraisal** -

A. Impact upon the Green Belt (Policy C4 of the Berkshire Structure Plan, Policy 1 of the Green Belt Local Plan for Berkshire, Policy WGB1 of the Wokingham District Local Plan (Deposit Draft) as modified).
B. Impact upon the floodplain (Policy EN3 of the Berkshire Structure Plan, Policy WIC16 of the Wokingham District Local Plan (Deposit Draft) as modified).
C. Impact upon Trees (Policy EN1 of the Berkshire Structure Plan, Policy WBE10 of the Wokingham District Local Plan (Deposit Draft) as modified).
D. Other Issues.

A. Impact upon the Green Belt

The scheme seeks retrospective consent for goplar grass paving at the eastern end of the site. Shingle has been provided at the northern end of the site between existing trees. The goplar seeks to prevent the grass being churned up and maintains the greenness of the site. There is no objection in Green Belt terms to this element. The new shingle element represents an approximate 30% increase over the existing. Whilst this represents an extension in gravel surfacing and potentially of cars covering a previously grassed area, in light of the area already covered, it is not considered the gravelled area would have an adverse impact upon the open, rural nature of the Green Belt. The proposal is deemed to be in accordance with policy WGB1 of the Wokingham District Local Plan (Deposit Draft) as modified.

B. Impact upon the floodplain

The proposal results in the introduction of an additional 400 m² of shingle within the floodplain, where previously there was grass. The applicant has confirmed there has been no change in ground levels which was verified on a site visit by Enforcement. The Environment Agency have stated there is no objection in principle to the development subject to no raising of levels on the site and ensuring any walls/fences are designed to be permeable to floodwater. Conditions can be added to this effect. On this basis, it is not considered the floodplain will be adversely affected. The proposal is deemed to be in accordance with policy WIC16 of the Wokingham District Local Plan (Deposit Draft) as modified.

C. Impact upon trees

The applicants have stated that the shingle was laid down because of churning created by contractors vehicles. They removed a top layer of mud and laid down the shingle. The trees have been protected by a raised border round the trunks. There has been no increase in the height of ground levels. Trees and Landscape staff have advised that the works carried out were

generally satisfactory, especially as the gravel allows for the same percolation as previously. Trees and Landscape staff have recommended only infrequent parking of light cars be allowed and that the gravel be raked back to a loose surface to avoid rutting or compaction. Subject to conditions regarding the above it is considered the introduction of the gravelled surface would not have a detrimental impact upon the existing trees. The proposal is deemed to be in accordance with policy WBE10 of the Wokingham District Local Plan (Deposit Draft) as modified.

D. Other Issues

The application is for the laying out of the gravel and goplar, which constitutes an engineering operation. Correspondence from Enforcement staff to the applicants prior to submission of the application (April and May 2000) makes it clear that on the basis of evidence submitted, the use of the field for parking is not an issue. The application is not therefore for a change of use.

Remenham Parish Council have raised various concerns regarding the usage of the car park. The application relates to the physical works and not the use of the land for parking. In addition, it represents an extension to existing parking which is not tightly restricted. As such, it is not considered reasonable under Circular guidance to place restrictions on commuter parking or limit parking to those using facilities, as opposed to just members, on one particular section of the site. The applicants have advised that a swipe card system is in place to prevent the general public using the site. The applicants have advised that the goplar is to prevent the mud churning up when boats on trailers are brought onto the site. Similarly, the gravelled area is generally used as overflow parking, and not on a permanent basis. Conditions are to be imposed to ensure these areas are used only on this basis.

5. **Conclusion** – The extension of the gravelled area and the introduction of goplar would not materially impact upon the openness of the Green Belt or the floodplain. The retention of the existing trees on site will be ensured by the suggested condition regarding regular raking.

6. **Recommendation** – GRANT planning permission, subject to the following conditions:

1. The gravel fill material under the trees along the eastern boundary, hereby approved, shall be raked back to a loose level surface at regular intervals (once every calendar month) throughout the area.

2. The goplar area, hereby approved, shall not be used for the purpose of parking vehicles but for trailers loading and unloading boats.

3. The gravelled area under the trees on the eastern boundary, hereby approved, shall be used for overflow parking only, to be used by members of the Leander Club during regatta events only.

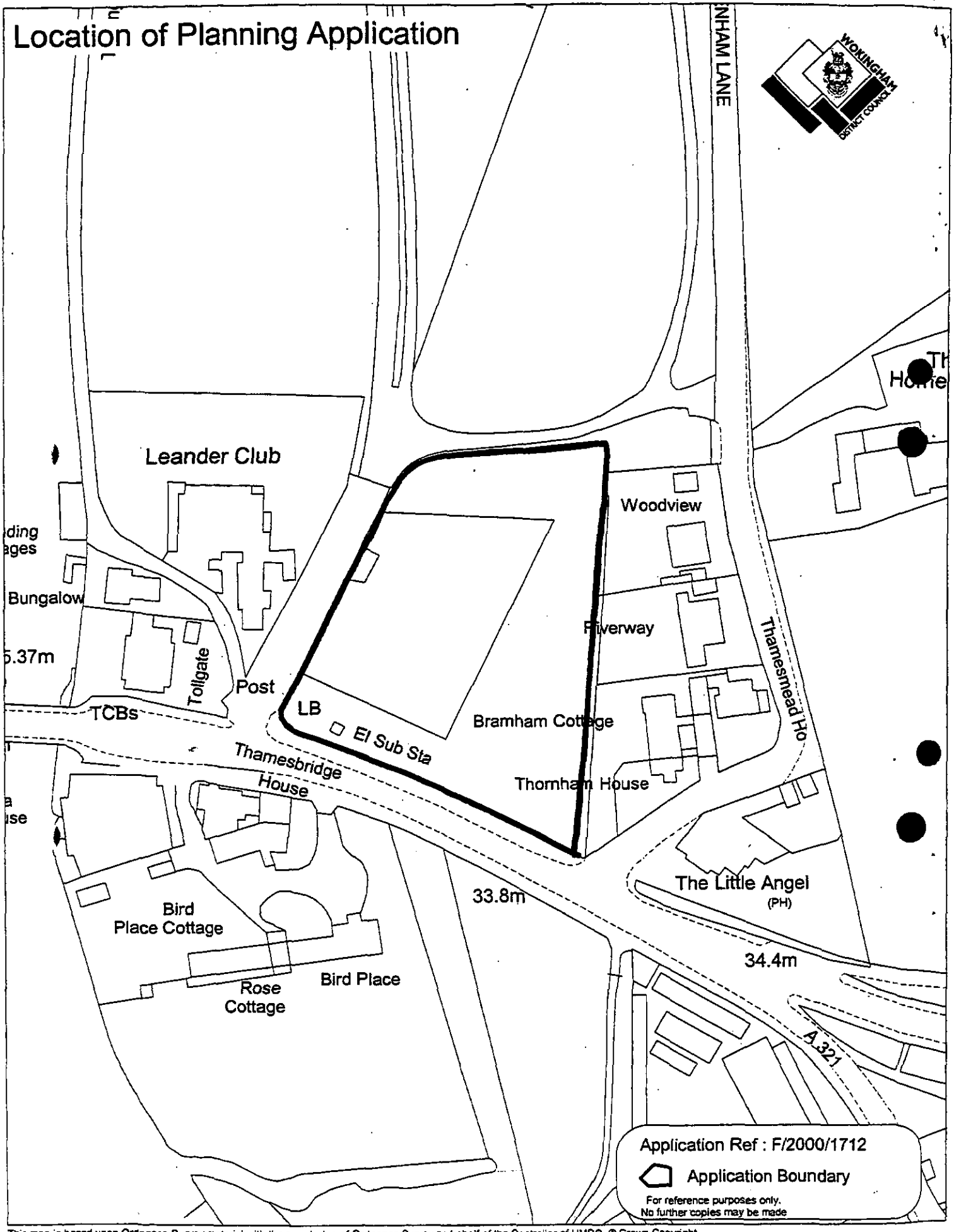
REASONS

1. To ensure compaction of the gravel does not occur to the detriment of the future health and amenity of the trees.
2. To ensure the level of parking is not extended to unacceptable levels.
3. To ensure the level of parking is not extended to unacceptable levels and to ensure the health of the trees is not adversely affected.

Informatives

1. You are advised, in compliance with The Town and Country Planning (General Development Proceedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan Policies C4, EN3, EN1.
   Deposit Draft Wokingham District Local Plan Policies WGB1, WIC16, WBE10.

Heather Morgan



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Development Control Section, Environmental Services, Wokingham District Council.

27 September 2000

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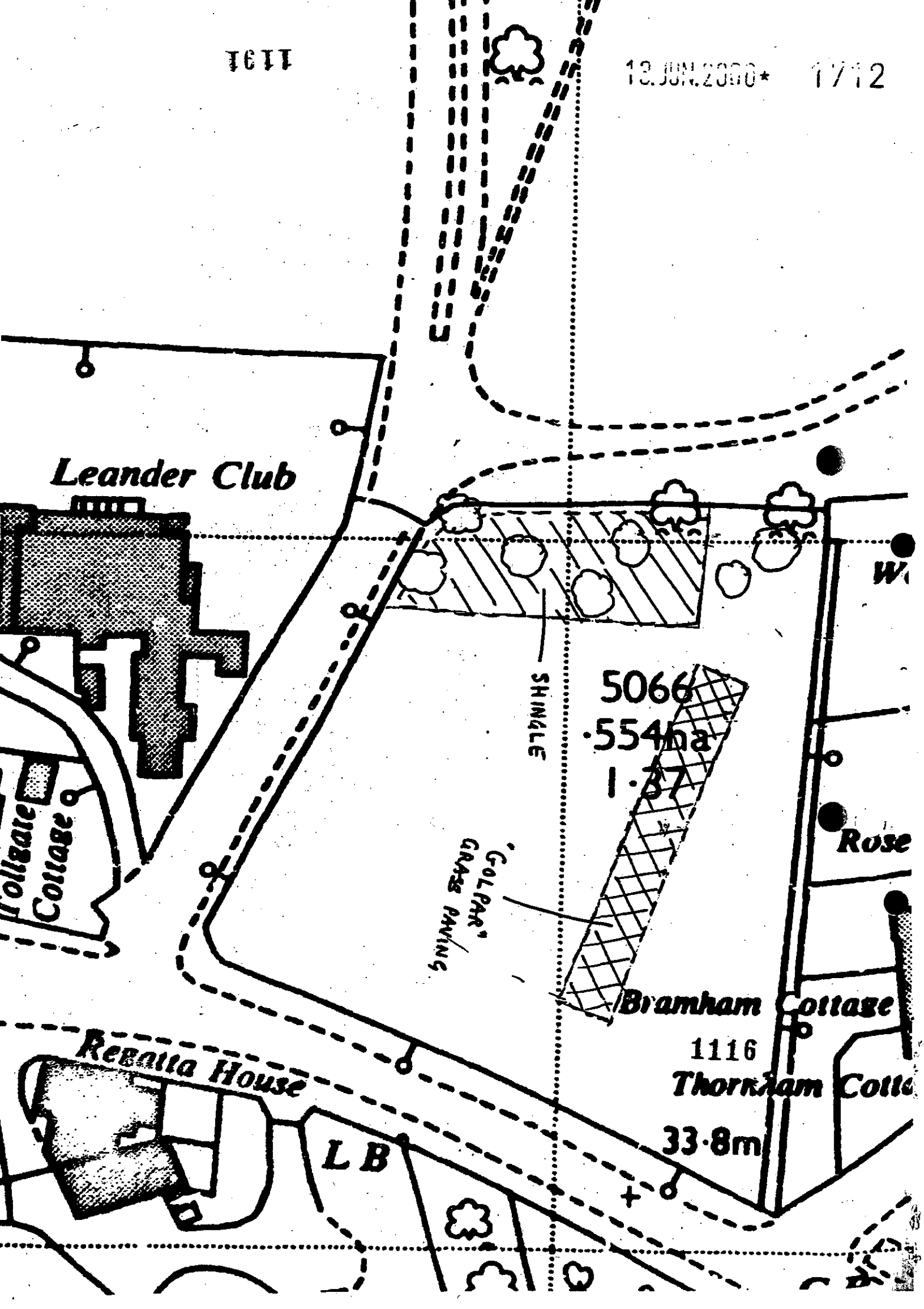


MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 27 SEPTEMBER 2000 FROM 7.00 PM TO 9.45PM

Present: Mr. KA Malvern (Chairman), Mrs. JA Lissaman (Vice-Chairman), Mrs. DC Beatty Mr. MJ Bryant, Mr. SR Conway, Mr. TP Dredge, Mr. JL Earnshaw, Mr. RFN Eke, Fiona Rolls, Mr. BJS Patman, and Mrs. M Robertson.

Also present under Standing Order 39: Mr. FD Browne, Mr. G Cowan and Mrs. ANMC Drake.

119. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

120. MINUTES

Subject to the following amendments, the Minutes of the meeting of the Committee held on 6th September 2000 were confirmed as a correct record and signed by the Chairman.

Amendments are shown in Italics.

Minute 95

Amend resolution as follows:

RESOLVED: That the Director of Environmental Services formulate a strong objection to the proposal for submission to the Secretary of State, taking into account the comments to be made by Members and having consulted *the Chairman of the Development Control Committee*, Chairman of the Environmental Services Committee and respective opposition spokesmen.

Minute 98

Amend resolution 3 as follows:

Substitute the word "before" with "*outside*" in the third line.

Add a new 4):-

4) *That in respect of Application No. 2000/1444, had the appeal against non-determination not been submitted to the Planning Inspectorate, the application would have been approved subject to completion of a legal Agreement as set out in para (4F) Agenda page 780 and to the conditions set out on Agenda page 783 to 784.*

Minute 99

Amend paragraph 2 as follows:
In explaining the report, the Head of Planning and Transportation informed Members that five additional letters of objection had been received and that the first sentence of page 806 of the Agenda should read "increases of 428 sqm B1 use and 189 B*8* use are proposed which is 618 sqm in total."

121. APOLOGIES FOR ABSENCE

An apology for absence was received from Mrs. MA Long.

IMPROVEMENTS TO GROUND CAR PARK (RETROSPECTIVE), LEANDER CLUB, REMENHAM LANE REMENHAM, FOR HENLEY ROYAL REGATTA

The Committee considered a report on this application as set out on Agenda pages 1111 to 1116.

Mr. FD Browne, a local Member attended the meeting and raised the issue of unauthorised parking at the above site and asked that if Members were minded to approve the application, extra conditions be included relating to restricting access to Leander Club members/Henley Royal Regatta use and access control measures.

RESOLVED: That Application No. 2000/1712 be deferred to enable further negotiations to take place with regard to restricting access to the site.

129. APPLICATION NO. 2000/1712, PROPOSED RETENTION OF

Application No.	Received	Remenham	Listed by
F/2000/1712	13.06.00		Cllr Browne

Applicant : Henley Royal Regatta
Location : Leander Club, Remenham Lane, Remenham
Proposal : Proposed retention of improvements to ground car Park (Retrospective)

1. **Planning History** – There is an extensive planning history on the site, both in relation to parking and extensions/alterations to the Leander Club building. Investigations into the history of the site by the Enforcement section have identified that the site has been used for parking purposes since the 1930's. There is no record of an application specifically for the gravelling of the majority of the field for car parking, which has obviously taken place. Photographic evidence clearly indicates that the field has been used in successive years for parking. Insufficient evidence has been provided to the contrary. As such, the change of use to car parking is deemed to have been established for the extended parking area. Planning permissions in the past (24748 for an extension approved in 1986 and 44905 for redevelopment approved in 1996 both show the area in question in use as a car park for Leander Club members.

   The application has been listed by Cllr Browne due to the impact upon the Green Belt.

2. **Proposal** – seeks retrospective permission for the laying out of gravelled and goplar areas (plastic version of grasscrete), currently and previously used for car parking. These physical works are deemed to constitute development. The application is not for a change of use, as use of the field for parking has been previously approved as part of the Leander Club proposals (see planning history above).

3. **Consultations** -
   - ***Environmental Health*** – No objections
   - ***Trees and Landscape*** – Work is generally satisfactory. Recommend only infrequent parking of light cars and that the gravel is raked to stop rutting.
   - ***Conservation*** – Not in support of re-inforced grass. Guess that in the past the car park would have been green space. Need to reconsider the whole surface, trees and visual impact and extent of parking. (Officer note – this is broader than the remit of this application).
   - ***Public Right of Way*** – No objection.
   - ***Highways*** – No objection.
   - ***Environment Agency*** – No objection subject to conditions to ensure no raising of ground levels, fencing (if any) to be constructed to be permeable to floodwater.
   - ***Remenham Parish Council*** – Encroachment onto Green Belt. Parking to be limited to those attending Leander Club. Originally for 12 cars but no documentation to support this. No commuter parking. Restrictions to Leander

Club users only. No parking on the goplar – grass verges retained. Post and wire fence extended.

4. **Appraisal** -

A. Impact upon the Green Belt (Policy C4 of the Berkshire Structure Plan, Policy 1 of the Green Belt Local Plan for Berkshire, Policy WGB1 of the Wokingham District Local Plan (Deposit Draft) as modified).
B. Impact upon the floodplain (Policy EN3 of the Berkshire Structure Plan, Policy WIC16 of the Wokingham District Local Plan (Deposit Draft) as modified).
C. Impact upon Trees (Policy EN1 of the Berkshire Structure Plan, Policy WBE10 of the Wokingham District Local Plan (Deposit Draft) as modified).
D. Other Issues.

A. Impact upon the Green Belt

The scheme seeks retrospective consent for goplar grass paving at the eastern end of the site. Shingle has been provided at the northern end of the site between existing trees. The goplar seeks to prevent the grass being churned up and maintains the greenness of the site. There is no objection in Green Belt terms to this element. The new shingle element represents an approximate 30% increase over the existing. Whilst this represents an extension in gravel surfacing and potentially of cars covering a previously grassed area, in light of the area already covered, it is not considered the gravelled area would have an adverse impact upon the open, rural nature of the Green Belt. The proposal is deemed to be in accordance with policy WGB1 of the Wokingham District Local Plan (Deposit Draft) as modified.

B. Impact upon the floodplain

The proposal results in the introduction of an additional 400 m^2 of shingle within the floodplain, where previously there was grass. The applicant has confirmed there has been no change in ground levels which was verified on a site visit by Enforcement. The Environment Agency have stated there is no objection in principle to the development subject to no raising of levels on the site and ensuring any walls/fences are designed to be permeable to floodwater. Conditions can be added to this effect. On this basis, it is not considered the floodplain will be adversely affected. The proposal is deemed to be in accordance with policy WIC16 of the Wokingham District Local Plan (Deposit Draft) as modified.

C. Impact upon trees

The applicants have stated that the shingle was laid down because of churning created by contractors vehicles. They removed a top layer of mud and laid down the shingle. The trees have been protected by a raised border round the trunks. There has been no increase in the height of ground levels. Trees and Landscape staff have advised that the works carried out were

generally satisfactory, especially as the gravel allows for the same percolation as previously. Trees and Landscape staff have recommended only infrequent parking of light cars be allowed and that the gravel be raked back to a loose surface to avoid rutting or compaction. Subject to conditions regarding the above it is considered the introduction of the gravelled surface would not have a detrimental impact upon the existing trees. The proposal is deemed to be in accordance with policy WBE10 of the Wokingham District Local Plan (Deposit Draft) as modified.

D. Other Issues

The application is for the laying out of the gravel and goplar, which constitutes an engineering operation. Correspondence from Enforcement staff to the applicants prior to submission of the application (April and May 2000) makes it clear that on the basis of evidence submitted, the use of the field for parking is not an issue. The application is not therefore for a change of use.

Remenham Parish Council have raised various concerns regarding the usage of the car park. The application relates to the physical works and not the use of the land for parking. In addition, it represents an extension to existing parking which is not tightly restricted. As such, it is not considered reasonable under Circular guidance to place restrictions on commuter parking or limit parking to those using facilities, as opposed to just members, on one particular section of the site. The applicants have advised that a swipe card system is in place to prevent the general public using the site. The applicants have advised that the goplar is to prevent the mud churning up when boats on trailers are brought onto the site. Similarly, the gravelled area is generally used as overflow parking, and not on a permanent basis. Conditions are to be imposed to ensure these areas are used only on this basis.

5. **Conclusion** – The extension of the gravelled area and the introduction of goplar would not materially impact upon the openness of the Green Belt or the floodplain. The retention of the existing trees on site will be ensured by the suggested condition regarding regular raking.

6. **Recommendation** – GRANT planning permission, subject to the following conditions:

1. The gravel fill material under the trees along the eastern boundary, hereby approved, shall be raked back to a loose level surface at regular intervals (once every calendar month) throughout the area.

2. The goplar area, hereby approved, shall not be used for the purpose of parking vehicles but for trailers loading and unloading boats.

3. The gravelled area under the trees on the eastern boundary, hereby approved, shall be used for overflow parking only, to be used by members of the Leander Club during regatta events only.

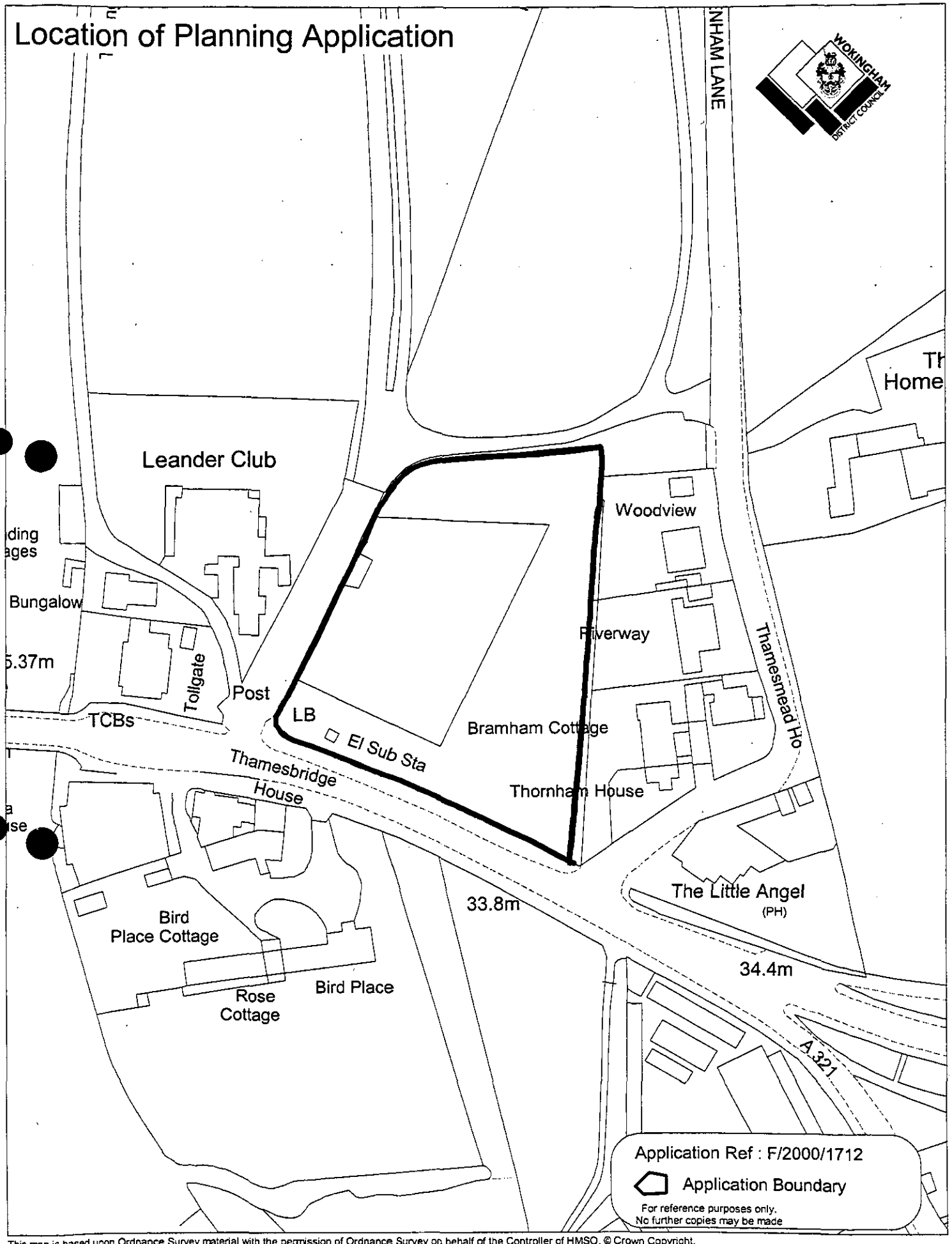
REASONS

1. To ensure compaction of the gravel does not occur to the detriment of the future health and amenity of the trees.
2. To ensure the level of parking is not extended to unacceptable levels.
3. To ensure the level of parking is not extended to unacceptable levels and to ensure the health of the trees is not adversely affected.

Informatives

1. You are advised, in compliance with The Town and Country Planning (General Development Proceedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan Policies C4, EN3, EN1.
   Deposit Draft Wokingham District Local Plan Policies WGB1, WIC16, WBE10.

Heather Morgan



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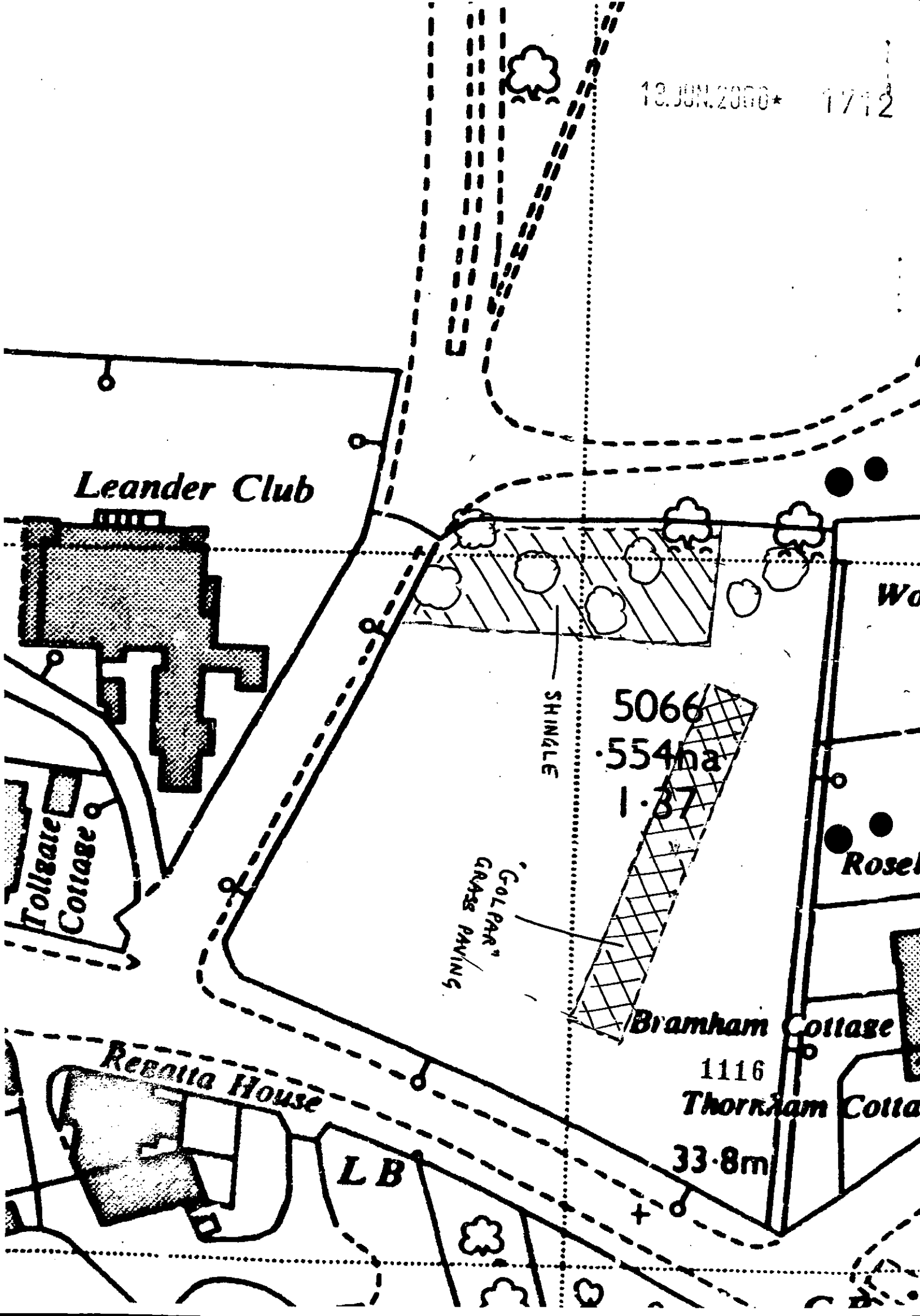
Development Control Section, Environmental Services, Wokingham District Council.

27 September 2000

Scale: 1 : 1250

18 JUN 2008* 1712



Application No.	Received	Remenham	Listed by
F/2000/1712	13.06.00		Cllr Browne

Applicant : **Henley Royal Regatta**
Location : **Leander Club, Remenham Lane, Remenham**
Proposal : **Proposed retention of improvements to ground car Park (Retrospective)**

1. Members will recall that the application was deferred at Committee on 27 September to negotiate with Henley Royal Regatta regarding the possibility of a S106 agreement to restrict users of the car park to Henley Royal regatta, Leander Club members and other licensed users (the result of conditions/legal agreements on other applications). A letter was forwarded to the Secretary to this effect.

   Henley Royal Regatta have responded that they are unwilling to enter into a legal agreement for the reasons set out below:

- It is deemed to be an unacceptable curtailment of landowners rights.
- The issue is outside of this application, which purely relates to the physical engineering works and not the change of use of the land. Consider such a request to be 'ultra vires'.
- The use of the land as a car park has never been in question to their mind, and was confirmed by the Council's Enforcement Section.
- The Royal Regatta consider that the swipe card system that they have in place on site should provide Members with adequate reassurance as to their aims and intentions.
- Henley Royal Regatta supports the current stance of Wokingham District Council in resisting the provision of park and walk facilities on this side of the Thames for Henley.

2. Notwithstanding the understandable concerns of Members in respect of the present and future use of the car park, unfortunately the use is well established historically. There are no restrictions in place at present, and the Royal Regatta have indicated that they have a swipe card system in place to restrict users. The current application is for physical engineering works and it is not considered that a refusal to restrict use of the whole car park could reasonably and legally be attached to an application for actual works to one section of it. On the basis of the above the recommendation is as set out below.

6. **Recommendation** – GRANT planning permission subject to conditions attached in the following report.

APPROVED CTTEE 18/10

FARRER & CO
+44 171 0207 9177556
66 LINCOLN'S INN FIELDS LONDON WC2A 3LH
Telephone 020-7242 2022 Fax 020-7242 9899 E-mail Enq@farrer.co.uk DX 32 Chancery Lane

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A W C Edwards
R A Powles
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Miss M E Falk
J H Evans
N S D Bulmer
R D Cooper
C R Jessel
G W Richards
R G Clinton
R W J Parry
J Morcom
J Thorne
Hon M T Bridges
W J Furber
Mrs J L Hill LVO
M J Chantler
Miss E J Potter
R S Blair
P J Downy
A C Parkhouse
C R A Anderson
R E Foster
J M Bayliss
F Nation-Dixon
S J Bruce
S J Pring
J P D Wienand
D C S Smellie
[redacted] Aldis
P J Gorman
Mrs V A Reburn
G J Acheson
Mrs C F Hamilton-Russell
Mrs K G Vleck
Miss C M McAleavey
W J A Gordon
J C Pike
J D McNeile
J A V Smith
W P Twidale
Miss F A Jones

Consultant
C F Woodhouse CVO

Associates
Miss J L Brown
W G F Gee
Miss A J Springett
Mrs S A Ingle
Miss D E Davidson
M K Nicolas *

John Mitchell Esq
Development Control Manager
Wokingham District Council
Environmental Services Department
Planning Services
DX 33506 Wokingham

Your Ref JRM/SB/F/2000/1712
Our Ref JM/djp
Direct Fax 020 7917 7556
Direct E-Mail jm@farrer.co.uk

8 March 2001

REPLY BY
22 MAR 2001

BY FACSIMILE AND BY DX - 0118 974 6484

Dear Mr Mitchell

Henley Royal Regatta
Planning Permission dated 18 October 2000 - Application Number F/2000/1712

Thank you for your letter of 27 February, which I have now been able to discuss with my Clients.

My Clients and I feel that it is important that the offending conditions are actually removed from the planning permission, otherwise there could be confusion in the future.

For this reason, I am instructed to lodge a formal appeal against the unacceptable conditions.

Should the appeal be successful, and I find it hard to see how it could not, my Clients would certainly seek to recover costs from the Council. Indeed, they have already been put to considerable trouble and expense, in the form of professional charges, because the Council ignored the points made to their officers by our Clients before the planning permission was granted, which were the very points which we have made and which you have accepted, with the result that the clearly ultra vires conditions were imposed.

We could, in parallel with the appeal, also lodge an application on the forms which you have kindly supplied for removal of the conditions but this would involve my Clients in further expense and they do not see why they should incur yet more expense by reason of the Council's failure to deal with the matter in a satisfactory way.

I should be grateful, therefore, if you could find your way to a satisfactory conclusion of this matter by removal of the offending condition without the need for either your Council or my Clients and their advisers to spend an undue amount of time on the matter.

Website http://www.farrer.co.uk
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* non-solicitor
JJR0]0660756 (3)

FARRER & CO

John Mitchell Esq

8 March 2001

My view is that this whole question should be put before the Planning Committee without any further delay, and I look forward to hearing from you as a matter of urgency as to what action you are taking.

Yours sincerely

John Morcom

1712

FARRER & CO

66 LINCOLN'S INN FIELDS LONDON WC2A 3LH
Telephone 020-7242-2022 Fax 020-7242 9899 E-mail Enq@farrer.co.uk DX 32 Chancery Lane

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DC | ENF
APP | 39139
CS | Your Ref
29 JAN 2001 | Our Ref
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G W Richards
R G Clinton
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C R A Anderson
R E Foster
J M Bayliss
F Nation-Dixon
S J Bruce
S J Pring
J P D Wienand
D C S Smellie
[illegible] Aldis
Miss P J Gorman
Mrs V A Reburn
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Miss D E Davidson
M K Nicolas *

John Mitchell Esq
Development Control Manager
Wokingham District Council
Environmental Services Department
Planning Services
DX 33506 Wokingham

JRM/SB/F/2000/1712
JM/djp
020 7917 7556
jm@farrer.co.uk

25 January 2001

BY FACSIMILE AND BY DX - 0118 974 6484

Dear Mr Mitchell

Henley Royal Regatta
Planning Permission dated 18 October 2000 - Application Number F/2000/1712

I refer to our telephone conversation on 11 January when you kindly confirmed that it was accepted that the planning conditions referred to in my letter of 6 December were ultra vires and that there was no need for us to lodge an appeal against the imposition of these conditions.

It is, however, most important that I do have written confirmation from you on this point, and I should be glad to hear from you with such confirmation as a matter of urgency.

I also consider that there should be at least some resolution confirming the position at the appropriate Committee, and should be grateful if you could arrange this. It may be that you will feel that there should be a formal document varying the original planning permission by deleting the conditions in question.

Yours sincerely

John Morcom

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* non-solicitor
HR010250403 (1)

F
GR

PLANNING PERMISSION

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1990

To: THE TRUSTEES OF LEANDER CLUB
C/O MARK A STEWART
111 HIGH STREET
TONBRIDGE
KENT TN9 1DL

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No.44905 (F)

Proposal:
PROPOSED REDEVELOPMENT OF CLUBHOUSE AND DEMOLITION OF SOUTH WING OF CLUBHOUSE
LEANDER CLUB REMENHAM LANE REMENHAM

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.(N4)

01 REASON This condition is deemed to be attached by virtue of Section 91(1) of the Town and Country Planning Act 1990.(N4R)

02 All new external work shall be carried out in materials that resemble in type, colour and texture, those of the existing building.

02 REASON To ensure a satisfactory external appearance.

03 Prior to the commencement of development details of measures to be taken to protect existing trees from damage during development shall be submitted to and approved by the Local Planning Authority. The approved measures shall be carried out before the development thereby approved commences and shall therfore be maintained in accordance with the details approved..

03 REASON To ensure that existing trees are protected during development. (N16R)

04 The siting of any site compound,temporary building, storage area and other such activity required for construction work on the site shall be carried out under a scheme to be submitted to and approved in writing by the District Planning Authority before the development of the site

continued/-

commences. (N23)

04 REASON In the interests of amenity and road safety. (N23R)

05 No construction work or any sort within the area covered by the application shall take place between the hours of 7.00 pm and 7.00 am on Mondays to Saturdays and no construction work at all shall take place on Sundays or Bank Holidays.

05 REASON In the interests of amenity and to prevent undue disturbance to existing residential properties. (N25R)

06 All new joinery shall be painted white . (N41)

06 REASON To preserve the appearance, character and interest of the building. (564I)

07 Prior to the commencement of development details of flood alleviation measures within and below the building shall be submitted to and approved in writing by the District Planning Authority. The development shall thereafter be carried out in accordance with those details; and the alleviation measures shall remain available for flood storage at all times.

07 REASON In order to ameliorate the increased risk of flooding as a result of the proposed development. (N53R)

08 This permission is in resect of the application as amended by revised drawings numbered 121/P01A; 02A; 03A; 04A and 05A.

05 REASON For the sake of clarity. (N8R)

Date 27th February 1996

D.C. Rimmer
Head of Development Control

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1990 only. Approval may also be required under the Building Regulations.

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 countryside and townscapes tidy.

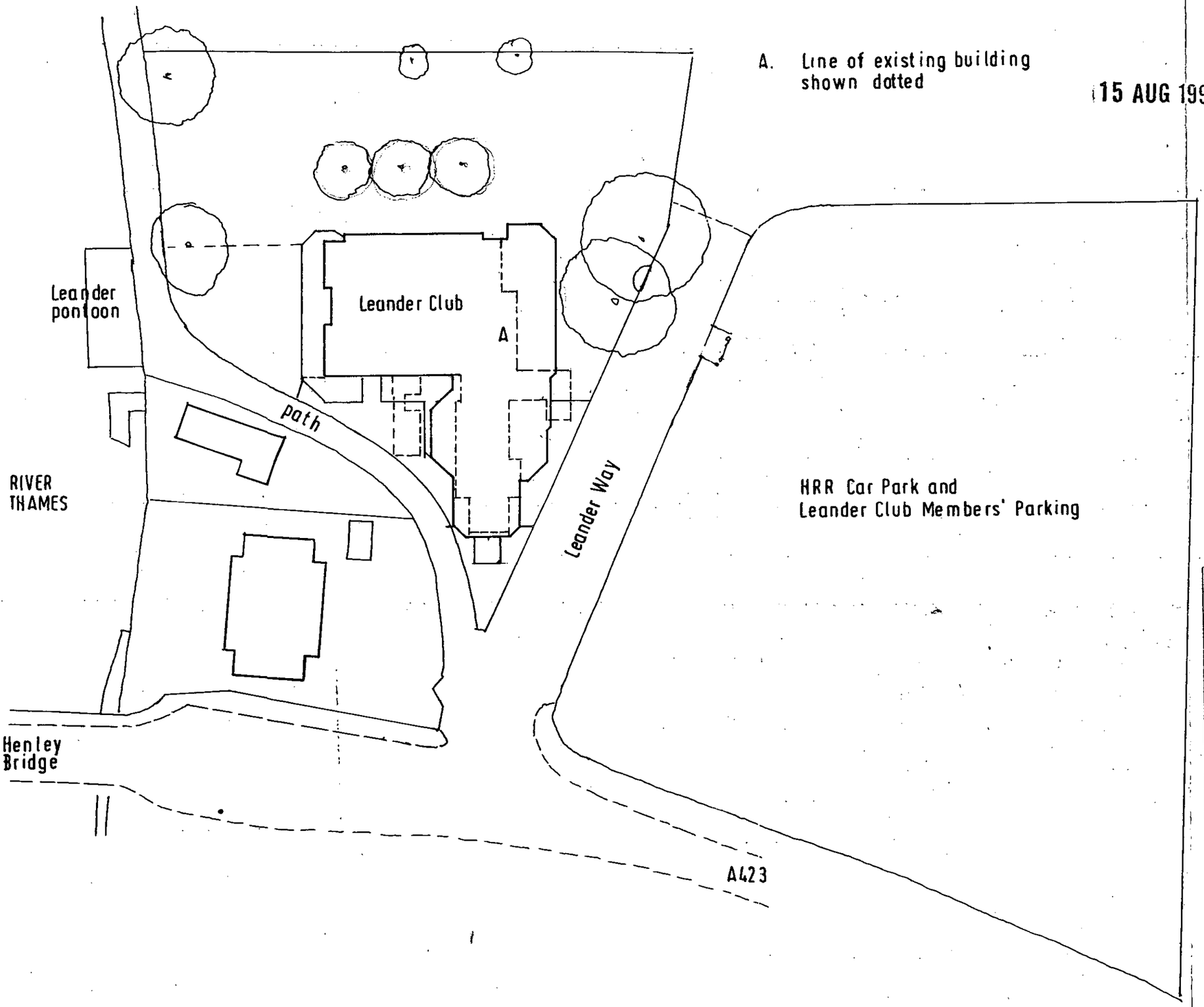
continued/-

44905.

A. Line of existing building shown dotted

15 AUG 1995

NORTH



rev	description	date

Mark A Stewart Chartered Architect
111 High Street, Tonbridge, Kent, TN9 1DL
Tel: 0732 363939

client
TRUSTEES OF LEANDER CLUB
HENLEY ON THAMES

project
REDEVELOPMENT OF CLUBHOUSE AND ROWING FACILITIES

title
BLOCK PLAN

date	scale	drg. no.
AUG 95	1 : 500	121 / P 07

ANING PERMISSION

P
JRS

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: TRUSTEES OF LEANDER CLUB
C/O FREDERICK GIBBERD COOMBES &
PARTNERS
82-84 ST JOHN STREET
LONDON EC1M 4BP

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No.(F) 24748

Proposal:
EXTENSION TO KITCHEN AT FIRST FLOOR LEVEL, FORMATION OF NEW CREW ROOM AND CREW TRAINING AREA IN EXISTING PUNT SHED & WINE STORE, NEW WINE STORE & ACCESS TO SHOWERS AT GROUND FLOOR LEVEL-NEW EXTERNAL WALL
LEANDER CLUB OFF HENLEY BRIDGE MAIDENHEAD ROAD REMENHAM

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

1 The development hereby permitted shall be commenced within five years from the date of this permission.(5)

1 REASON This condition is deemed to be attached by virtue of Section 41(1) of the Town and Country Planning Act, 1971.(3R)

2 All the materials to be used in the elevations of the proposed development shall match those on the existing building to the satisfaction of the District Planning Authority, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.(12)

2 REASON To ensure that the materials are in keeping with those existing.(8R)

3 All the existing site levels shall be maintained in the development of the site, particularly along the boundaries, unless changes in levels are first approved in writing by the District Planning Authority and this condition shall apply notwithstanding any indications as to this matter which may have been given in the current application.(141)

3 REASON To enable the District Planning Authority to give proper consideration to the affect of such alterations to site levels.(133R)

4 Provision shall be made for services to be placed underground. No overhead wire or cables or other form of overhead servicing shall be placed over or used in the development of the application site.(130)

4 REASON In the interests of visual amenity.(13R)

Continued / .....

ication No. 24748 continued

Any chimney or extraction vent to be constructed or provided in connection with this development shall first be approved in writing by the District Planning Authority in respect of the height, position, design and materials used. Furthermore, its use shall not cause a nuisance by reason of smoke, fumes, smell, soot, ash, dust or grit to occupiers of adjacent premises.(316)

5 REASON In the interests of amenity (90R)

INFORMATIVES:-

CHRONICALLY SICK AND DISABLED PERSONS ACT 1970 - Buildings or Premises to which the Public are to be admitted whether on payment or otherwise

In accordance with Section 29A of the Town and Country Planning Act 1971 your attention is drawn to Sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970 and to the Code of Practice for Access for the Disabled to Buildings being the British Standards Institution Code of Practise referred to as BS 5810: 1979.(642)

For the prevention of pollution from above ground oil storage tanks, the Thames Water Authority have produced guidelines to assist those responsible for the design, construction, operation and ownership of such tanks. The guidelines should be complied with in order to avoid oil pollution of surface or ground water, sewers and drains (foul and surface water) and sewage, water and trade effluent treatment works. A copy of the guidelines can be obtained from the Divisional Manager, Thames Water Southern Division, Divisional Office, Reading Bridge House, Reading, Berkshire RG1 8PS (661)

The applicant should consult with the Thames Water Authority on measures for the avoidance of pollution with particular reference to the storage and use of oils, the disposal of water from vehicle parking areas, and the proposed surface water drainage system.

The applicant should contact the Pollution Controller, West, Thames Water Authority, Scientific Services, Nugent House, Vastern Road, Reading, RG1 8DB (6947)

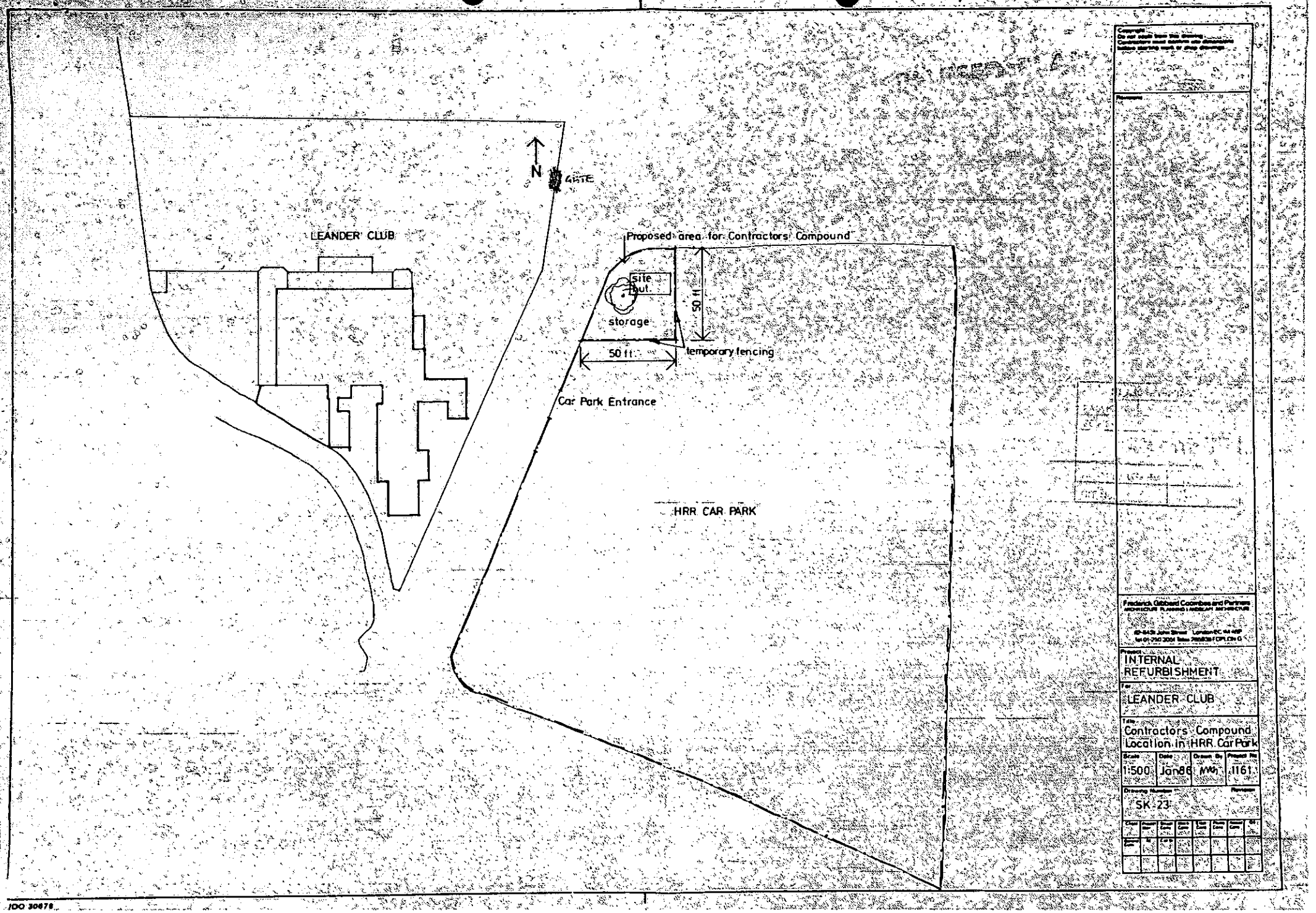
The consent of the Thames Water Authority will be required before any discharge of sewage or trade effluent is passed to any water course or into the ground by means of a well, borehole or pipe. (668)

Date 20 JAN 1986

District Secretary

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1971 only. Approval may also be required under the Building Regulations.


N
LEANDER CLUB
Proposed area for Contractors' Compound
site hut
storage
50 ft
50 ft
temporary fencing
Car Park Entrance
HRR CAR PARK
INTERNAL REFURBISHMENT
LEANDER CLUB
Contractors' Compound Location in HRR Car Park
1:500
Jan 86
MWA
1161
SK 23

35048

Permitted Development
6-3-90

ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD

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. Submit ~~FOUR~~ FIVE copies of this form and plans ~~FIVE~~ if the site adjoins a trunk road and additional copy if the site is within the Flood Plain of the River Thames to:

BOROUGH PLANNING OFFICER
ASTON HOUSE,
YORK ROAD, MAIDENHEAD, BERKS. SL6 1PS
Telephone: Maidenhead (0628) 33155
Fax: Maidenhead (0628) 770096

FOR OFFICE USE ONLY

Application / Plan No.

3928

21 DEC 1989

1. APPLICANT'S NAME: HENLEY ROYAL REGATTA
ADDRESS: REGATTA HEADQUARTERS
HENLEY ON THAMES
OXFORDSHIRE
POSTCODE: RG9 2LY PHONE

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME: SIMMONS & SONS
ADDRESS: 32 BELL STREET
HENLEY ON THAMES
OXFORDSHIRE
POSTCODE: RG9 2BH PHONE 0491-571111

3. (a) The site of the Application must be shown EDGED RED on the submitted plans
SITE LOCATION: CAR PARK OPPOSITE LEANDER CLUB,
REMENHAM, HENLEY ON THAMES.

(b) Any other land adjoining the application site, in the ownership/control of the applicant should be shown EDGED BLUE on the submitted plans.

4. LIST ALL PLANS AND DRAWINGS SUBMITTED WITH APPLICATION *(see Notes 1, 2 and 6)*

Each application MUST be accompanied by FOUR – site plans at 1:2500; block plans at 1:1250; elevational and plan drawings showing existing and proposed development. The existing and proposed development should be distinguished

6 COPIES DRAWING.

5. Give the area in hectares or part of a hectare
AREA OF SITE: 0.219 hectares

6. APPLICANT'S INTEREST IN LAND? e.g. owner, lessee, potential purchaser
OWNERS

7. WHAT IS THE APPLICATION FOR? Give brief details and state for what purpose the site and any buildings will be used
RESURFACING OF EXISTING CAR PARK

8. DOES IT INVOLVE ANY OF THE FOLLOWING? Tick the box(es) *(see Note 4)*
CHANGE OF USE ☐
DEMOLITION ☐
NONE
NEW BUILDING ☐
REDEVELOPMENT ☐
ALTERATION or EXTENSION ☐

9. WHAT KIND OF APPLICATION IS THIS? Tick one box only *(see Note 5)*

OUTLINE PERMISSION ☐	See question 10
FULL PERMISSION ☑	
Approval of details (RESERVED MATTERS) ☐	State relevant outline permission no.
TEMPORARY PERMISSION ☐	State period required
RELAXATION OF CONDITIONS ☐	State relevant application no.
	Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION, which details are to be considered as part of this application?
EXTERNAL APPEARANCE ☐
MEANS OF ACCESS ☐
N/A
SITING ☐
DESIGN ☐
LANDSCAPING ☐

1763

WOKINGHAM D C PLANNING DEPARTMENT

Agenda No. .....

Appln. No. 35048

LEVEL: MAIN CTTEE / SUB FUND / (SUB NON-F) / DELE / CNTY MATTER / S SEC STATE

(INCORRECT FEE) (INVALID)

Description (F) RESURFACING OF CAR PARK Parish REMENHAM

Location CAR PARK OPP LEANDER CLUB, MAIDENHEAD RD.

Applicant HENLEY ROYAL REGATTA

ACTION REQUIRED BY ADMIN

FEE: Received 00-00 Required £38-00 Requested 09/01/90 Additional £38-00 Refund .....

ADVISE ENF of this Appl'n KS 02/01/90

ADDITIONAL INFORMATION REQUIRED

1. 1 / 2500 O S LOCATION PLAN showing property edged RED / BLUE
2. 1 / 500 BLOCK PLAN showing EXISTING & PROPOSED DEVT. & ADJ. PROPERTIES
3. A CLEARER / COLOURED print for display at Cttee of DRWG NOS:-
4. LETTER RE: Scale disclaimer
5. FORMS UNSIGNED
6. (CORRECT S.27 Certificate) Req. 9-1-90 KS Received 15.1.90 CH
7. Section 26 Cert & Notices
8. Listed Building Application
9. Caravan Site Licence Application

A E Encroachment Letter

Departure : CD OD SD LD MD ND

Cons Area : A B C D E F G

List Bldg. : I II* II

Advert Reqd. : CD LCV LCC LVV LVC LSV LSC NDC NLC

Designation : A B (C) D E F (G) H I J K L M N P R S T (V) X

Agricultural Questionnaire : AQ

Agricultural : AG

Perm Devt : PD

Area Team : (N) S F O CF

Arch panel : A

LF WA CC : L W

Neighbours :

Date S.N. sent :

MEMORANDUM

Fwd Plans : QA

Env Health : NA

H & E Off : NB

R.O.W.O. (WDC): NH

Recreation : (ND)

Princ. Valuer : NG

Ted Harris : (PA)

Dist Sec : MA only if Sub to SOS

High. Auth : (XA)

STD CON LETTERS

T W S D : BP

Mid Southern : AV

Min of Ag : AT

D O T PO Obs : BA

Amenity Societies (F2) Permitted Development 6-3-90

BCC : Local Authty : FA .....

BCC : Struct Plan Policies : Cat 1. HA Cat 2. TA Cat 3. UA

BCC : Min Brg Land : GA .....

BCC : D of Ed : AP .....

Social Serv : See Red Book

Adj D P A : (F1) .....

Adj Parish : Code .....

S E B : (BN) .....

Southern Gas : BM .....

Health & Safety : AS .....

PSA Oil Pipeline : BD .....

Circ 23 /77 6 Bod's : KA-KF.....

British Rail (SR) : AD .....

British Rail (WR) : AE .....

Fire Authority : BE .....

Environmental S.O. : VA .....

Rights O.W.O. (B.C.C.) : VB .....

Others : F1&F2 Any Ltr. from Simpsons See ENF for details

ACTION REQUIRED BY PLANNING OFFICER

cc: District Secretary
Remenham Parish Council

Mr R S Goddard
Secretary
Henley Royal Regatta
Secretary's Office
Regatta Headquarters
HENLEY-ON-THAMES
Oxfordshire
RG9 2LY

2348
6 March 1990
RSG/CLL
JRS/SB/35048

Mr J R Soones

Dear Sir

CAR PARK OPPOSITE LEANDER CLUB, REMENHAM

I refer to our recent meeting and having discussed this matter further with Mr Lawley am of the opinion that the works as carried out are on the limit of what may be regarded as works of repair and maintenance and confirm therefore that a planning application is not required in respect of these works.

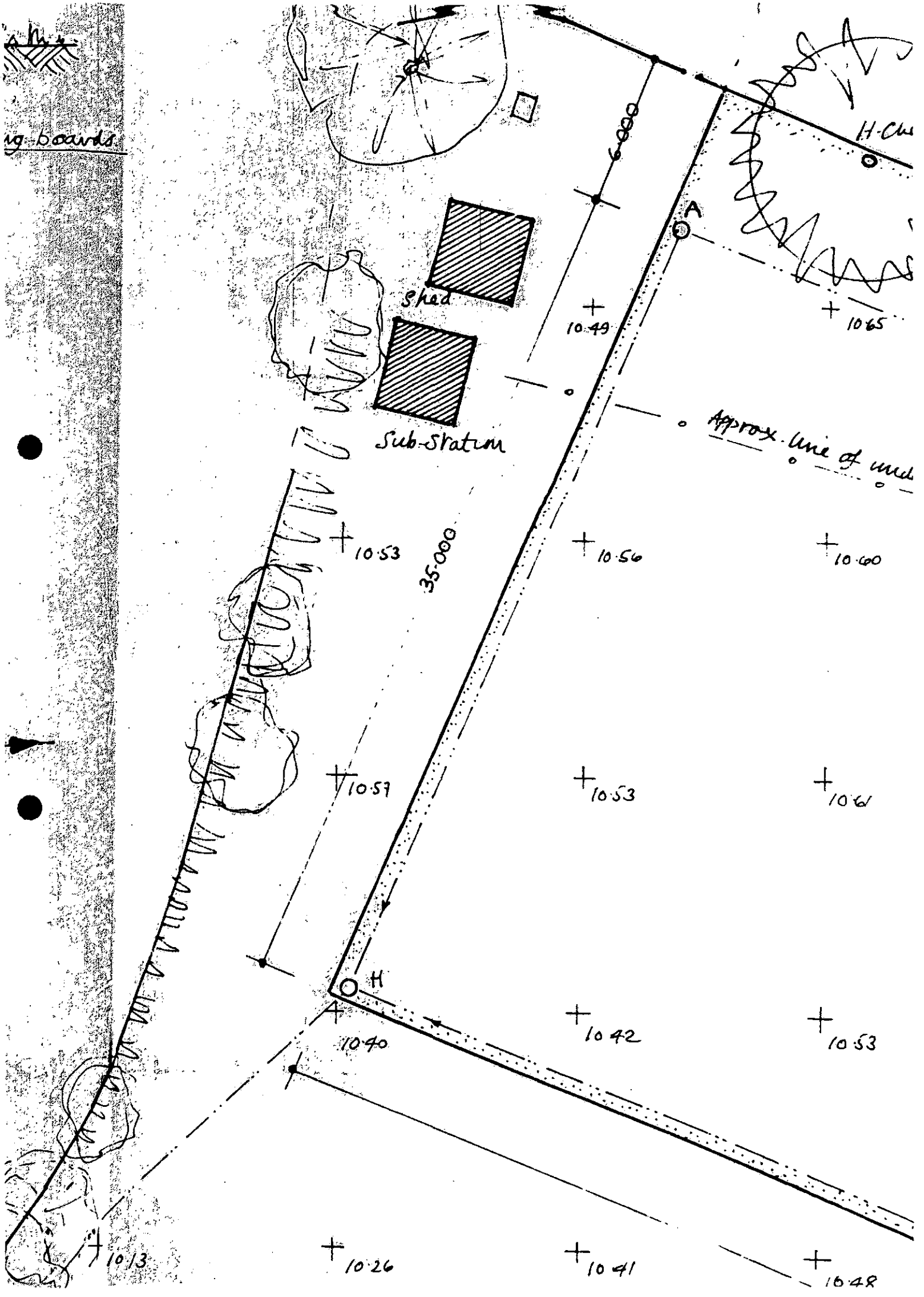
If in the future you consider it necessary to extend the area of surfaced car parking I consider that such an extension of the surfaced area would be likely to result in the extent of the works being such that a formal application would be required.

With regard to the proposed car park entrance barriers I confirm that whilst they may be permitted development I would very much appreciate receiving details of the proposal prior to its installation in order that I might deal with any queries that I receive in this respect.

In conclusion I would like to thank you for the courtesy extended to us on our visit and for offering to supply the details of the proposed car park entrance barrier.

Yours faithfully

J R SOONES
Principal Assistant Planning Officer (North)



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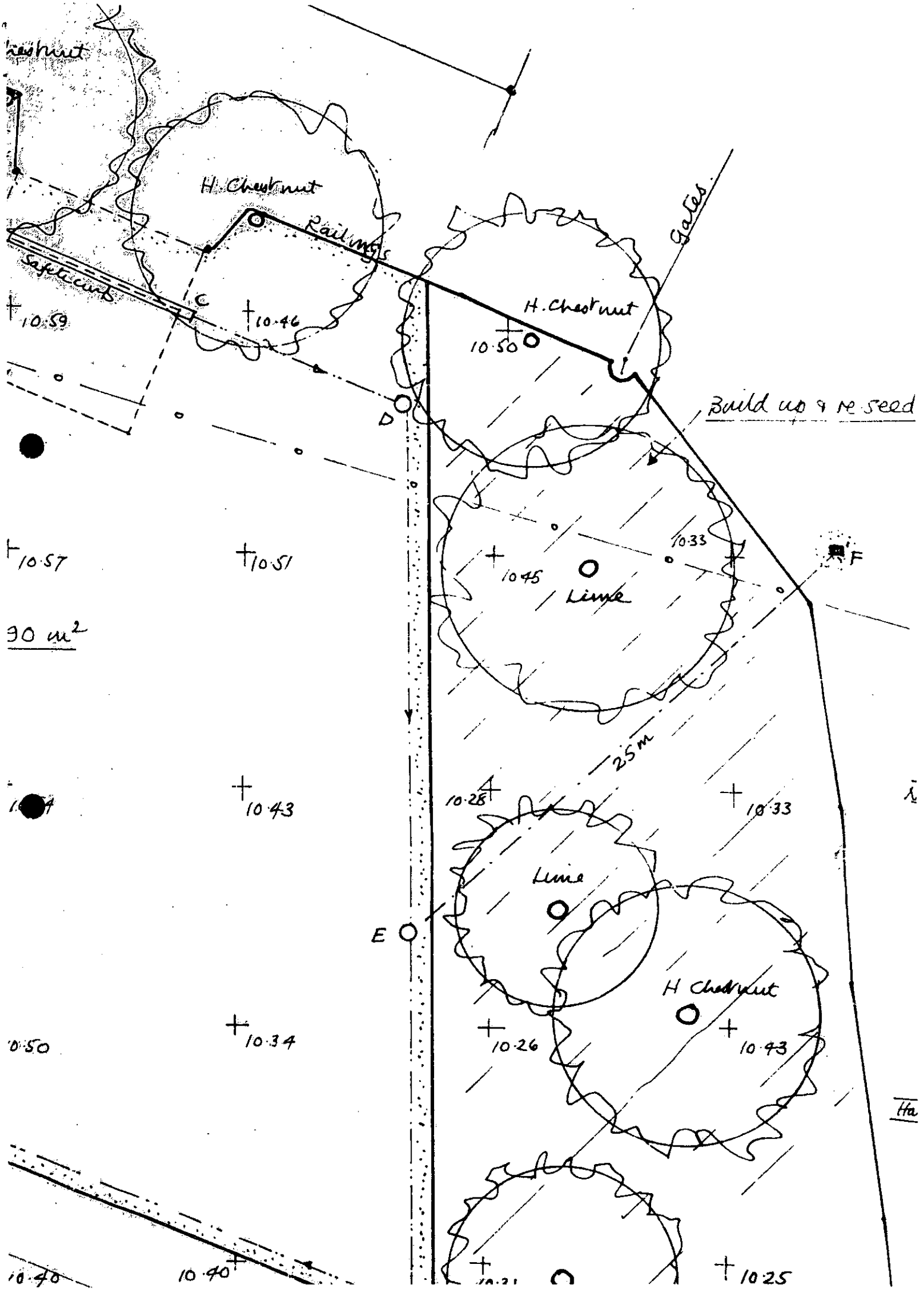

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HENLEY ROYAL REGATTA

Telephone: 01491 572153
Fax: 01491 575509

Secretary's Office,
Regatta Headquarters,
Henley-on-Thames,
Oxfordshire
RG9 2LY

Patron:
Her Majesty The Queen

HM
35047

Ms. Heather Morgan,
Senior Planning Officer,
Wokingham District Council,
P.O. Box 157,
Shute End,
Wokingham,
Berkshire, RG40 1WR

4th October 2000

Dear Ms. Morgan,

Thank you for your letter of 29th September regarding our application for retrospective consent for the minor improvements made to the Car Park adjacent to Leander Club.

We have had a telephone conversation on the contents of your letter and, as requested, I am now putting my views in writing.

I think the first principle to establish is that the entire field in question has been used as a car park for over sixty years. At no time in my discussions with the local authority has it ever been suggested that such usage be in doubt or subject to review. Indeed, if such a stance had been advanced I would have instantly referred the matter to the Regatta's legal advisers.

Second, I think it essential to establish, unequivocally, the ownership of the land. This field is the property of the Stewards of Henley Royal Regatta, who have absolute title. It is not owed by Leander Club, despite the fact that it is almost universally called Leander Car Park. Consequently, I am puzzled by reference, in the first paragraph of your letter, to planning permissions indicating the car park is to be used by Leander Club members only.

Thirdly I turn to the application I submitted for retrospective permission for minor improvements to the ground surface of parts of the car park. These were in the nature of minor engineering works and I would hope that this application could be resolved without the introduction of additional considerations that did not form any part of the original application.

However, I would have hoped the Committee had taken note of the sentiments I expressed in my accompanying letter of 7th June 2000. The Regatta is determined to control access to this facility and to restrict such access to those entitled to enter. To this end a new card reader control barrier has been installed and is to be commissioned within days. Moreover, it was then our intention to demarcate individual parking bays to permit easy identification of any unauthorised cars that might have somehow got in and against which action (clamping) would be taken.

Finally, I would answer your query regarding the area under the trees and I confirm this would only be used on an overflow basis. We will certainly ensure the gravel is regularly raked. All the trees on our land are inspected annually by arboriculturalists and I will instruct them to note your comments regarding the health of the trees in this particular location.

I trust that this additional information will allow the Committee to reach a decision on our original application at its next meeting.

Yours sincerely,



R.S. Goddard
Secretary

HENLEY ROYAL REGATTA

Telephone: 01491 572153
Fax: 01491 575509

Secretary's Office,
Regatta Headquarters,
Henley-on-Thames,
Oxfordshire
RG9 2LY

Patron:
Her Majesty The Queen

COPY

M. Bridge, Esq.,
Wokingham District Council,
Environmental Services Department,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham,
Berks. RG40 1WR

7th June, 2000

Dear Mr. Bridge,

Thank you for your letter dated 26th May regarding the repairs and renovations we have undertaken to the Car Park adjacent to Leander Club – known, for your information, as the Competitors' Car Park.

I note that you would like me to submit an application for these works and this I now attach.

First may I stress that we had no idea such an application was necessary, otherwise we would have sought your approval before the work was undertaken. For this unintentional lapse I offer my apologies. You have already advised me that if the work had been undertaken on a residential property it would not have needed consent and we rather assumed that the improvements we made were to the betterment of the locality.

Second, may I restate the point I made on the occasion of your site visit, namely how concerned we had become at the unauthorised parking that was taking place on this field and our determination to institute a new method of barrier control to prevent this happening in the future.

We are most anxious to restrict parking only to those vehicles that have business with the Regatta and with Leander Club and those few cars from the occupiers of Thames Bridge House that have a licence to park, as previously required by Wokingham District Council. It is most certainly not our wish or intention to make parking available to other parties: quite the reverse.

The work we undertook on the land was of two separate elements. First, we strengthened a strip of grass by laying a product called *Goplar.* This has now been completely hidden by a vigorous growth of grass and will remain invisible. Its purpose is to prevent cars, especially those towing heavy rowing boat trailers, cutting-up the grass into mud. This has happened regularly during the autumn and spring when conditions mean the ground surface is susceptible to such damage.

I hope you will agree that the end result is attractive and has achieved our aim of maintaining a lawn finish as opposed to an unsightly muddy field.

The second work also centred upon the problem of mud. The area of land under a grove of trees had been badly damaged by the parking of contractors' vehicles associated with the major building works recently undertaken at Leander Club. The land had been used very extensively for nearly two years, including the winter months. As a result it had deteriorated badly. Furthermore the presence of so many mature trees made it difficult to establish thriving grass across the whole area. We removed the muddy top surface and replaced this with shingle. We protected the trees by retained a raised border around the trunks. We established a grass border around the site to blend in with the visual appearance of the rest of the field. It seems to have worked well and is a great improvement on that which it replaced.

I wish to stress that we were fully aware of our responsibilities in regard to the flood plain and that all these works were undertaken with that in mind. In neither case did we raise the level of the land, indeed, in the case of the shingle area we somewhat lowered the mean ground height, as can be observed by the fact that the tree trunks now stand a little proud of their surroundings.

I do hope these explanations persuade the Council to grant retrospective consent and I should be most grateful if you would advise me if you foresee any difficulties as I would then wish to discuss the matter further in an endeavour to reach an amicable solution of this matter.

Yours sincerely,

R.S. Goddard
Secretary

Tel. 0118 974 6446 (Direct Line)
E-mail: Heather.Morgan@wokingham.gov.uk
Date. 29 September, 2000
My ref. HPM/F/2000/1712
Your ref.

Mr. R. Goddard,
Secretary's Office,
Regatta Headquarters,
Henley on Thames,
Oxon.
RG9 2LY.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr. Goddard,

PROPOSED IMPROVEMENTS TO GROUND OF CAR PARK (RETROSPECTIVE) LEANDER CLUB, REMENHAM LANE, REMENHAM

I refer to the current application in respect of the above, which was considered at Development Control Committee on Wednesday 27 September 2000. Members expressed reservations at the meeting regarding those who were able to use the existing parking facilities. There is understandable concern that the current facilities may be open to all and therefore become a general 'park and walk' facility for Henley on Thames. Previous planning permissions have clearly indicated that the car park is to be used for Leander Club Members only, although no restrictions seem to have been put in place. Members therefore requested that the application be deferred for further negotiations to establish whether the Royal Regatta would be willing to enter into a legal agreement covering the whole car park site.

I understand from previous telephone conversations that it is the Regattas intention in the near future to erect a swipe card system to restrict entry to Leander Club and Henley Royal Regatta members only. The legal agreement would be a mechanism whereby this could be assured. I am hopeful that bearing in mind the intentions of the Regatta, you would be willing to enter into a S 106 agreement which will achieve the desired ends of both Wokingham District Council and yourselves.

In addition, Trees and Landscape have advised that the gravelled area under the trees should only be used on an infrequent basis and raked at regular intervals to ensure the health of the trees are not adversely affected. It is intended that these areas be used on an overflow basis, when the remaining car park is full. I would appreciate some assistance on when such situations generally arise eg. whether it is only during the Regatta week.

Please do not hesitate to contact me should you wish to discuss the matter further. The next available Committee is on 18 October. Should written confirmation reach this office by Friday 6 October then the item could be considered on that date. Failing this, the

committee cycle is once every three weeks. I look forward to a speedy response, and trust the matter can be resolved to our mutual satisfaction.

Yours sincerely,

HEATHER MORGAN
Senior Planning Officer

Application No.	Received	Remenham	Listed by
F/2000/1712	13.06.00		Cllr Browne

Applicant : Henley Royal Regatta
Location : Leander Club, Remenham Lane, Remenham
Proposal : Proposed retention of improvements to ground car Park (Retrospective)

1. **Planning History** – There is an extensive planning history on the site, both in relation to parking and extensions/alterations to the Leander Club building. Investigations into the history of the site by the Enforcement section have identified that the site has been used for parking purposes since the 1930's. There is no record of an application specifically for the gravelling of the majority of the field for car parking, which has obviously taken place. Photographic evidence clearly indicates that the field has been used in successive years for parking. Insufficient evidence has been provided to the contrary. As such, the change of use to car parking is deemed to have been established for the extended parking area. Planning permissions in the past (24748 for an extension approved in 1986 and 44905 for redevelopment approved in 1996 both show the area in question in use as a car park for Leander Club members.

   The application has been listed by Cllr Browne due to the impact upon the Green Belt.

2. **Proposal** – seeks retrospective permission for the laying out of gravelled and goplar areas (plastic version of grasscrete), currently and previously used for car parking. These physical works are deemed to constitute development. The application is not for a change of use, as use of the field for parking has been previously approved as part of the Leander Club proposals (see planning history above).

3. **Consultations** -
   - ***Environmental Health*** – No objections
   - ***Trees and Landscape*** – Work is generally satisfactory. Recommend only infrequent parking of light cars and that the gravel is raked to stop rutting.
   - ***Conservation*** – Not in support of re-inforced grass. Guess that in the past the car park would have been green space. Need to reconsider the whole surface, trees and visual impact and extent of parking. (Officer note – this is broader than the remit of this application).
   - ***Public Right of Way*** – No objection.
   - ***Highways*** – No objection.
   - ***Environment Agency*** – No objection subject to conditions to ensure no raising of ground levels, fencing (if any) to be constructed to be permeable to floodwater.
   - ***Remenham Parish Council*** – Encroachment onto Green Belt. Parking to be limited to those attending Leander Club. Originally for 12 cars but no documentation to support this. No commuter parking. Restrictions to Leander

Club users only. No parking on the goplar – grass verges retained. Post and wire fence extended.

4. Appraisal -

A. Impact upon the Green Belt (Policy C4 of the Berkshire Structure Plan, Policy 1 of the Green Belt Local Plan for Berkshire, Policy WGB1 of the Wokingham District Local Plan (Deposit Draft) as modified).
B. Impact upon the floodplain (Policy EN3 of the Berkshire Structure Plan, Policy WIC16 of the Wokingham District Local Plan (Deposit Draft) as modified).
C. Impact upon Trees (Policy EN1 of the Berkshire Structure Plan, Policy WBE10 of the Wokingham District Local Plan (Deposit Draft) as modified).
D. Other Issues.

A. Impact upon the Green Belt

The scheme seeks retrospective consent for goplar grass paving at the eastern end of the site. Shingle has been provided at the northern end of the site between existing trees. The goplar seeks to prevent the grass being churned up and maintains the greenness of the site. There is no objection in Green Belt terms to this element. The new shingle element represents an approximate 30% increase over the existing. Whilst this represents an extension in gravel surfacing and potentially of cars covering a previously grassed area, in light of the area already covered, it is not considered the gravelled area would have an adverse impact upon the open, rural nature of the Green Belt. The proposal is deemed to be in accordance with policy WGB1 of the Wokingham District Local Plan (Deposit Draft) as modified.

B. Impact upon the floodplain

The proposal results in the introduction of an additional 400 m² of shingle within the floodplain, where previously there was grass. The applicant has confirmed there has been no change in ground levels which was verified on a site visit by Enforcement. The Environment Agency have stated there is no objection in principle to the development subject to no raising of levels on the site and ensuring any walls/fences are designed to be permeable to floodwater. Conditions can be added to this effect. On this basis, it is not considered the floodplain will be adversely affected. The proposal is deemed to be in accordance with policy WIC16 of the Wokingham District Local Plan (Deposit Draft) as modified.

C. Impact upon trees

The applicants have stated that the shingle was laid down because of churning created by contractors vehicles. They removed a top layer of mud and laid down the shingle. The trees have been protected by a raised border round the trunks. There has been no increase in the height of ground levels. Trees and Landscape staff have advised that the works carried out were

generally satisfactory, especially as the gravel allows for the same percolation as previously. Trees and Landscape staff have recommended only infrequent parking of light cars be allowed and that the gravel be raked back to a loose surface to avoid rutting or compaction. Subject to conditions regarding the above it is considered the introduction of the gravelled surface would not have a detrimental impact upon the existing trees. The proposal is deemed to be in accordance with policy WBE10 of the Wokingham District Local Plan (Deposit Draft) as modified.

D. Other Issues

The application is for the laying out of the gravel and goplar, which constitutes an engineering operation. Correspondence from Enforcement staff to the applicants prior to submission of the application (April and May 2000) makes it clear that on the basis of evidence submitted, the use of the field for parking is not an issue. The application is not therefore for a change of use.

Remenham Parish Council have raised various concerns regarding the usage of the car park. The application relates to the physical works and not the use of the land for parking. In addition, it represents an extension to existing parking which is not tightly restricted. As such, it is not considered reasonable under Circular guidance to place restrictions on commuter parking or limit parking to those using facilities, as opposed to just members, on one particular section of the site. The applicants have advised that a swipe card system is in place to prevent the general public using the site. The applicants have advised that the goplar is to prevent the mud churning up when boats on trailers are brought onto the site. Similarly, the gravelled area is generally used as overflow parking, and not on a permanent basis. Conditions are to be imposed to ensure these areas are used only on this basis.

5. **Conclusion** – The extension of the gravelled area and the introduction of goplar would not materially impact upon the openness of the Green Belt or the floodplain. The retention of the existing trees on site will be ensured by the suggested condition regarding regular raking.

6. **Recommendation** – GRANT planning permission, subject to the following conditions:

1. The gravel fill material under the trees along the eastern boundary, hereby approved, shall be raked back to a loose level surface at regular intervals (once every calendar month) throughout the area.

2. The goplar area, hereby approved, shall not be used for the purpose of parking vehicles but for trailers loading and unloading boats.

3. The gravelled area under the trees on the eastern boundary, hereby approved, shall be used for overflow parking only, to be used by members of the Leander Club during regatta events only.

REASONS

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure compaction of the gravel does not occur to the detriment of the future health and amenity of the trees.
3. To ensure the level of parking is not extended to unacceptable levels.
4. To ensure the level of parking is not extended to unacceptable levels and to ensure the health of the trees is not adversely affected.

Informatives

1. You are advised, in compliance with The Town and Country Planning (General Development Proceedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan Policies C4, EN3, EN1.
   Deposit Draft Wokingham District Local Plan Policies WGB1, WIC16, WBE10.

Heather Morgan

Tel: (0118) 974 6446

Date: 23/8/00

My ref: F/2000/1712

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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

Dear Councillor

Application Number: F/2000/1712
Leander Club, Remenham Lane, , Henley-On-Thames.
Proposed improvements to ground of car park (Retrospective)

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 4/9/00

PLANNING SERVICES
POL | HPT
DC | TLS
APP | ENF
CS |
01 SEP 2000
COPIES TO: | ACK:
FILE:

Yours faithfully

A Crowin

pp John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Heather Morgan** Application Number: **F/2000/1712**
Leander Club, Remenham Lane, , Henley-On-Thames.
Proposed improvements to ground of car park (Retrospective)

Transfer: Yes ☑ No ☐

Reason for Transfer:
CONCERN ABOUT IMPLICATIONS ON THE GREEN BELT. & CONDITIONS ETC.

Signed: Councillor F Browne Date: 31-8-2000

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.

To

John Mitchell
Head of D.C.
W.D.C.

Tel: (0118) 974 6446

Date: 23/8/00

My ref: F/2000/1712

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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Dear Councillor

Application Number: F/2000/1712
Leander Club, Remenham Lane, , Henley-On-Thames.
Proposed improvements to ground of car park (Retrospective)

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ [redacted] ☐ 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 4/9/00

Yours faithfully

pp John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Heather Morgan** Application Number: **F/2000/1712**
Leander Club, Remenham Lane, , Henley-On-Thames.
Proposed improvements to ground of car park (Retrospective)

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: 23/8/00

My ref: F/2000/1712

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/2000/1712
Leander Club, Remenham Lane, , Henley-On-Thames.
Proposed improvements to ground of car park (Retrospective).

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ [redacted] ☐ 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 Mitchell
Development Control Manager

Received by Wokingham District Council

Application No: F/2000/1712

Proposal:
Proposed improvements to ground of car park (Retrospective)

Location:
Leander Club, Remenham Lane, , 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 notice 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 14/07/2000. 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

19 June 2000

FILE NOTE 21/8

Tel. Con. with Daniel Evans (Assb & Sec)

Gravel parking area.
Historically this has been used for overspill parking for the site.
Tended to get churned up with mud due to infrequent use → put down the gravel.
(Note: Enforcement cannot establish evidence to the contrary).

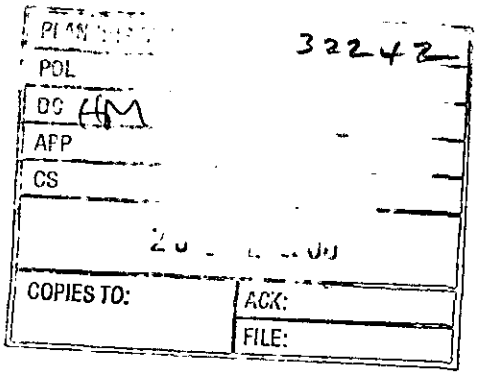
- Car park is accessed via a swipe card. It's not available to the general public.
  Swipe card for Henley Regatta and members of the Leander Club.

  No increase in the number of members is intended. The numbers have not been increased recently ∴ they would expect no greater nos than existing.
- Gravelled area - will be used for overspill.

Our ref: SP\2000\001936\001
Your ref: F/2000/1712

Date: 20th July 2000

ENVIRONMENT AGENCY



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

For the attention of: Heather Morgan

Dear Sir/Madam

IMPROVEMENTS TO GROUND OF CAR PARK (RETROSPECTIVE)
LEANDER CLUB, REMENHAM LANE, HENLEY - ON - THAMES

Thank you for your letter dated 19 June 2000 which was received on 22 June 2000. You are asked to quote the following reference in any correspondence: **SU78SE/12/52**. The

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

PLANNING CONDITIONS

CONDITION: There shall be no raising of existing ground levels on the site.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

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.

ADVICE TO PLANNING AUTHORITY

Development Control: Contact Tom Wong on 01276 45 4343

This site is within the 1947 floodplain of the River Thames. It is estimated that the flood water level at the site at that time was 32.68m metres above Ordnance Datum (Newlyn). The site is therefore within an area where development is to be strictly controlled.

Cont/d..

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

As this application involves improvements to the car park only, with no increase in ground covered area, the Environment Agency has no objection, provided that ground levels have not been raised at the site.

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 applicant.

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: The Secretary, Henley Royal Regatta, Regatta Headquarters, Henley-on-Thames Oxon RG9 2LY

Remenham Parish Council



Please reply to:

Francis Burley
Parish Clerk
Stablehouse Barn
Remenham Hill
Henley on Thames
OXON RG9 3HN

☎ *01491 578859*
01491 578270
FrancisAB@aol.com

Heather Morgan
Development Control Dept
Wokingham District Council
Council Offices
Shute End
Wokingham
RG40 1BN

10 July, 2000

Dear Ms Morgan,

Planning Applications Remenham Parish

Thank you for our telephone conversation this morning - it was most helpful. This letter summarises the council's view on the following applications:

Yewgate App F/2000/1703

The extension was too far big for the existing house, it was clearly well over 40% of the existing, and so contrary to local greenbelt policy. The proposal was out of keeping with the area of special character. The Council agreed to strongly oppose the application as the size of the extension was inappropriate for a perfectly normal house.

Upper Remenham Farm Barns VAR2000/1776

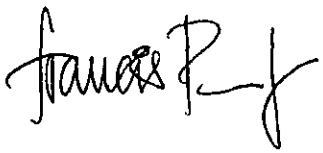
The council resolved to ask WDC for an extension on this application and to have a copy of the accompanying letter which was not supplied. Concerns were raised on the increased movement of traffic and possible maintenance of cars on the site.

Leander Club Parking F2000/1712

The council's view was that the increase in parking was an encroachment on the green belt, and the use of parking should be limited to those attending the Leander club to avoid 'commuter' parking for Henley. It was the local view that parking was originally limited to

12 cars, but there was no documentation to support this. Clerk to seek an extension on this application to allow a site visit by RPC.

Yours sincerely.



Francis Burley
Parish Clerk

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLAN
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AEP
CS
COPIES TO:

From: Joanne Ellis, Environmental Health — My Ref: JPE/aky

To: Heather Morgan, Planning — Your Ref:

Date: 5 July, 2000

PROPOSED IMPROVEMENTS TO GROUND OF CAR PARK
LOCATION: LEANDER CLUB, REMENHAM LANE, HENLEY-ON-THAMES
APPLICATION NO. F/2000/1712

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

Joanne Ellis
Snr Environmental Health Officer
Environmental Protection & Housing

To:
Harold Sanders
Urban Design And Conservation Officer

20 JUN 2000

From: Heather Morgan

Date: 19 June 2000

Application Number: F/2000/1712

Proposal: Proposed improvements to ground of car park (Retrospective).

Site Address:
Leander Club, Remenham Lane, , Henley-On-Thames.

Applicant:
Henley Royal Regatta The Secretary.

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

---

1. COMMENTS OF THE TREE TEAM SHOULD BE SOUGHT (IF IT HAS NOT ALREADY BEEN)

2. I AM NOT A SUPPORTER OF 'REINFORCED GRASS' ALTHOUGH THE NATIONAL TRUST HAS USED 'NETLON' – A PLASTIC NETTING TO REDUCE WEAR IN THEIR CARPARKS.

3 I ASSUME, IN THE PAST, THIS AREA, WHICH IS NOW BEING USED AS A CARPARK FOR THE LEANDER CLUB, WAS CONSIDERED A 'GREEN SPACE'

4 THIS MAY BE THE TIME TO RE-CONSIDER THE WHOLE SURFACE OF THE AREA, EXISTING TREES, THE VISUAL IMPACT OF THE SPACE ON THE APPROACH TO HENLEY AND THE EXTENT OF CARPARKING / BOAT PARKING

Harold Sanders

CONSERVATION + DESIGN. 07.07.00

Leander Club
Henley-on-Thames - RG9 2LP
Phone: +44 (0)1491-575782 Fax: +44 (0)1491-410291
E-mail leander@globalnet.co.uk

PLANNING SERVICES | HPT
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10 JUL 2000
COPIES TO | ACK
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Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham RG40 1WR

For the attention of Heather Morgan

7 July 2000

Dear Sirs

Application Number: F/2000/1712
Site Address: Leander Way, Henley-on-Thames
Proposal: Proposed improvements to ground of Henley Royal Regatta's Car Park (Retrospective)

I have viewed this application at Woodley Library and Leander Club supports this application which will improve the appearance of this existing car park and enable improved control of its use. We hope that the application will receive a favourable decision when it is considered.

Yours sincerely

John Beveridge
Honorary Secretary

Cc: R S Goddard, Secretary of Henley Royal Regatta

TO: DEVELOPMENT CONTROL
Heather Morgan

FROM: Environmental Design

DATE: 11th July 2000

Location: Leander Club, Remenham Lane, Henley-on-Thames (Remenham)

Proposal: Proposed improvements to ground of car park (Retrospective).

Application Number: F/2000/1712

In response to your consultation dated 19th June 2000 for the above application, the landscape comment is as follows:

The work has been carried out carefully and is generally satisfactory. The gravel surfacing allows rainwater to percolate to the roots of the mature trees as it did previously through the soft ground surface.

However the work around the mature oaks gives rise to some concern:

1. Ground level has been reduced below the branches of the large oak trees and it is hoped that when the topsoil was scraped away there was no extensive damage to the small feeder roots of the trees that tend to lie very near the surface, especially on land that can become waterlogged at times.

2. The extent of ground left at the original surface level around each tree trunk is much smaller than the optimum area which is the area below the full spread of the branches.

3. It was noted that already rain water forms puddles on the surface below the trees and there is some rutting in the loose gravel fill.

It is recommended that:

(a) only infrequent parking of light cars is permitted under the trees.

(b) the gravel fill material is regularly checked and raked back to a loose level surface, to avoid deep rutting and possible compaction of the ground below the gravel around the tree roots.

Patricia Green
Landscape Consultant

Patricia Green

HIGHWAYS CONSULTATION SHEET

From: Heather Morgan **Date:** 19 June 2000

Application Number: F/2000/1712

Proposal: Proposed improvements to ground of car park (Retrospective)

Parish: REMENHAM PARISH

Site Address:
Leander Club, Remenham Lane, , Henley-On-Thames.

Applicant:
Henley Royal Regatta The Secretary.

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).

No objection

TR 19/7/00

Signed: _____ **Print name:** _____

~~To:~~ FROM
Public Rights Of Way Officer
F A O Graham Barnwell

~~**From:**~~ TO Heather Morgan

Date: 19 June 2000

Application Number: F/2000/1712

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COPIES TO: ACK.
FILE:

Proposal: Proposed improvements to ground of car park (Retrospective).

Site Address:
Leander Club, Remenham Lane, , Henley-On-Thames.

Applicant:
Henley Royal Regatta The Secretary.

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

No objection to the application.

G Barnwell
3-8-2000

FÒÈÚÖÙÙ BÆÒÍÂÇ [ÊÊß]



Remenham Parish Council
Please reply to
Francis Burley,
Parish Clerk
Stablehouse Barn
Remenham Hill
Henley on Thames
Oxon RG9 3HN

☎ *01491 578859*
07887 687518
01491 578270
FrancisAB@aol.com

PLANNING SERVICES NOT 32129
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COPIES TO:

Attn Heather Morgan
Development Control Dept
Wokingham District Council
Council Offices
Shute End
Wokingham
RG40 1BN

@ fax no 0118 974 6484

July 21 2000

Dear Heather,

Here are the Council's comments on the two applications we discussed last week.
Thank you for your ansaphone call concerning the storage barns, unfortunately it was cut off after 30 sec., so I did not get the full message.

Application No F/2000/1712
Leander Club Car Parking

The Parish Council have conducted a site visit and would object to increased parking on this site unless the following conditions were applied to the application:

- That there should be no 'all day' commuter parking Too cond / consent for existing c.p. Difficult to condition.
- Parking should be restricted to bone fide visitors to HR Regatta house and the Leander Club Difficult to put restrictive condition across whole site.
- An effective entry system should be installed and used. Inf ?
- No more area s of land shall be given over to parking in the future. Inf ?
- There should be no car parking on the 'Goplar' area. Its use should be restricted to boat trailers. Condition ?
- The post and wire fence on the south side of the site should be extended to the eastern boundary, and no vehicles parked on the area south of the fence; which should remain mown grass.
- The grass verges around the northern boundary of the site should be retained Inf.
- There should be restricted access to the northern boundary of the shingled area to boat trailer, i.e. not to create a further entrance to the site for private vehicles. This area to be kept secure when no in use. Condition ?

Wokingham District Council
Planning Application

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

AND/OR

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

Application No: F/2000/1712

Proposal:
Proposed improvements to ground of car park (Retrospective)

Location:
Leander Club Remenham Lane Henley-On-Thames

This application is being advertised in the Henley Standard newspaper on the 30/06/2000 for the following reason(s);

SITE IS IN A CONSERVATION AREA

The application can be inspected at Wokingham District Council's offices during the following times:

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heather Morgan P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **21/07/2000** from the date of this notice. Written comments submitted will become available for public inspection.

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

Date: 30/06/2000

Erected
26/6/00
4pm
Duc on
access Road

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 09 JUN 2000	Map No. 8... Site ...053..
Officer: HM	Application No. F/2000/1712
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description: (F.) PROPOSED ~~ALTERATIONS~~ Improvements Ground of. TO CAR PARK (RETROSPECTIVE)

Location: CAR PARK WHITE HILL ? REMENHAM HILL ?

Parish: REMENHAM Ward: .....

Applicant: HENLEY ROYAL REGATTA

Fee Received 95-00 Required ..... Additional ..... Refund .....

(10)

Enforcement Section to be notified ☑ MB 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	Scale 1:500 ?.		
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 ..... Remenham .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 19-6-2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	.....
Landscape	O. ✓
Trees	.....
Conservation Officer	O. ✓
Environmental Health	O. ✓
Housing	.....
Leisure & Cultural services	.....
Public Rights of Way	O. ✓
Property	.....
District Secretary (only if called in by SOS)	.....
Policy & Plans	.....
Strategic Planning (JSPU)	.....
Minerals (BABTIE)	.....
Archaeological Site (BABTIE)	: .....
Education	.....
Social Services	.....
Highways	O. ✓

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	.....
British Gas	.....
PSA Oil Pipeline	.....
Transco	.....
Environment Agency	O. Flood zone ✓
Rail Track	.....
Police Arch. Liaison Officer	.....

HERITAGE BODIES

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

OTHERS: (Green Belt)

.....

.....

..... No pre-apps.

NEIGHBOURS: The Little Angel (PH) Remenham Lane

S/N + 1, 2 & 3 Woodview, Remenham Lane

Riverway, Bramham Cottage, Thornham House } Remenham Lane

The Annex, Bird Place, Henley Bridge ✓

Thamesbridge House, Henley Bridge

Bird Place Cottage, Rose Cottage, Bird Place } Henley Bridge

Tollgate Cottage, Bridge Bungalow, Leander Club, Henley-on-Thames } Henley Bridge

HENLEY ROYAL REGATTA

Telephone: 01491 572153
Fax: 01491 575509

Patron:
Her Majesty The Queen

Secretary's Office,
Regatta Headquarters,
Henley-on-Thames,
Oxfordshire
RG9 2LY

13.JUN.2000* 1712

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

M. Bridge, Esq.,
Wokingham District Council,
Environmental Services Department,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham,
Berks. RG40 1WR

7th June, 2000

Dear Mr. Bridge,

Thank you for your letter dated 26th May regarding the repairs and renovations we have undertaken to the Car Park adjacent to Leander Club – known, for your information, as the Competitors' Car Park.

I note that you would like me to submit an application for these works and this I now attach.

First may I stress that we had no idea such an application was necessary, otherwise we would have sought your approval before the work was undertaken. For this unintentional lapse I offer my apologies. You have already advised me that if the work had been undertaken on a residential property it would not have needed consent and we rather assumed that the improvements we made were to the betterment of the locality.

Second, may I restate the point I made on the occasion of your site visit, namely how concerned we had become at the unauthorised parking that was taking place on this field and our determination to institute a new method of barrier control to prevent this happening in the future.

We are most anxious to restrict parking only to those vehicles that have business with the Regatta and with Leander Club and those few cars from the occupiers of Thames Bridge House that have a licence to park, as previously required by Wokingham District Council. It is most certainly not our wish or intention to make parking available to other parties: quite the reverse.

13 JUN 2000* 1712

The work we undertook on the land was of two separate elements. First, we strengthened a strip of grass by laying a product called *Goplar*. This has now been completely hidden by a vigorous growth of grass and will remain invisible. Its purpose is to prevent cars, especially those towing heavy rowing boat trailers, cutting-up the grass into mud. This has happened regularly during the autumn and spring when conditions mean the ground surface is susceptible to such damage.

I hope you will agree that the end result is attractive and has achieved our aim of maintaining a lawn finish as opposed to an unsightly muddy field.

The second work also centred upon the problem of mud. The area of land under a grove of trees had been badly damaged by the parking of contractors' vehicles associated with the major building works recently undertaken at Leander Club. The land had been used very extensively for nearly two years, including the winter months. As a result it had deteriorated badly. Furthermore the presence of so many mature trees made it difficult to establish thriving grass across the whole area. We removed the muddy top surface and replaced this with shingle. We protected the trees by retained a raised border around the trunks. We established a grass border around the site to blend in with the visual appearance of the rest of the field. It seems to have worked well and is a great improvement on that which it replaced.

I wish to stress that we were fully aware of our responsibilities in regard to the flood plain and that all these works were undertaken with that in mind. In neither case did we raise the level of the land, indeed, in the case of the shingle area we somewhat lowered the mean ground height, as can be observed by the fact that the tree trunks now stand a little proud of their surroundings.

I do hope these explanations persuade the Council to grant retrospective consent and I should be most grateful if you would advise me if you foresee any difficulties as I would then wish to discuss the matter further in an endeavour to reach an amicable solution of this matter.

Yours sincerely,

R.S. Goddard
Secretary

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

13. JUN. 2000* 1712

1.	APPLICANT'S NAME	(THE SECRETARY) HENLEY ROYAL REGATTA
	ADDRESS	REGATTA HEADQUARTERS HENLEY-ON-THAMES, OXFORDSHIRE
	POST CODE	RG9 2LY PHONE 01491 572153
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	
	ADDRESS	N/A
	POST CODE	PHONE
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
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		IMPROVEMENT TO GROUND IN EXISTING CAR PARKS - RETROSPECTIVE PERMISSION SOUGHT
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.554 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	SITE PLAN + LOCATION PLAN.

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.

CAR PARK

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

ABUT - NO ALTERATION PROPOSED

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.

NONE TO BE FELLED.

14. STATE EXTERNAL MATERIALS TO BE USED.

"GOPLAR" GRASS PAVING
SHINGLE

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.

N/A

16. HOW WILL SURFACE WATER BE DISPOSED OF?

N/A

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO N/A

If no, please give details

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

N/A

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

N/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	N/A /	*	/	*	/	
OTHER	/	*	/	*	/	*

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/~~NO~~

* STATE No. OF HABITABLE ROOMS

If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO

If YES, please ask for and complete Part 3 of the form

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

£95.00

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.

R. S. GODDARD.

SIGNED M Goddard ON BEHALF OF SECRETARY, DATE 7·6·00

HENLEY ROYAL REGATTA.

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		N/A		
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify SPORTING				
OTHER	Please Specify ORGANISATION				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	N/A	
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.
CAR PARKING - ALREADY DESIGNATED FOR SUCH USE.

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

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
	N/A		

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.
NO

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

13.JUN.2000*

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.

- 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) . . . . . .

. . . . . .

- Notice of the application as attached to this Certificate, has been published in

the (c) . . . . . .

on (d) . . . . . .

OR

(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).

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 . . [signature] . . . . . .

On behalf of . . . . . .

Date . . . . . 7.6.00 . . . . . .

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

① ADDRESS LEANDER CLUB Remenham Lane off Henley Bridge MAIDENHEAD ROAD PARISH REMENHAM.

PLOT No. ORD. SHEET No. SU 7682 No. 8

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
59/49	The Leander Club	add. toilet accom.	8.3.49.	APP APP
R/39/61	The Leander Club	Pump House	20.4.61	APP APP
R/118/61	" " "	Alt and Add.	7.9.61	APP APP
R/156/62	Leander Club	Alterations	9.8.62	APP APP
50/72	" "	Building Wall	20.1.72	APP APP
1962/73	" "	Use of land as public car park	14.3.74	N/A REF
01707	" "	room to office change of use / members	19.12.74	N/A C/A
02007	" "	room elec. & offices conversion of coaches	20.3.75	N/A C/A
BR 2404	Henley Royal Regatta officers	office & toilet accom.	2.4.75	N/A C/A
02695	Leander Club	Crest & Name Plate	12.6.75	N/A C/A
BR16757	"	IMPR. TO ENTRANCE HALL: FIRE ESCAPE.	3.7.81 27.4.81	REL. OMPP. N/A REF. N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

② ADDRESS LEANDER CLUB MAIDENHEAD ROAD Remenham Lane / PARISH REMENHAM.

PLOT No. ORD. SHEET No. SU7682 No 8

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
15673	Sec of Leander Club	alt to club erect	25.6.81	N/A C/A
		fire escape ~~to comp~~	~~4.6.81~~	
2[illegible]	"	REFURBISH EXT. ERIOR OF BUILDING	23.8.84	N/A R
21867	"	Dem chimney stacks	23.8.84	N/A R
24748	TRUSTEES "	1st FLOOR EXT; PUNT SHED /	7.1.86	C/A
		WINESTORE TO TRAINING AREA		
		& CREW ROOM; NEW WINE STORE		
		& ACCESS TO SHOWERS; NEW EXT WALL		
BRA288	"	KITCHEN EXT. & INT. ALTS.	17.2.86	APP N/A
RA3492	"	INT. REFURB.	7.4.87	APP
35048	LAND ADJ		6.3.90	PD
37443	"	S/ST. EXT.	15.6.91	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074 FP/92/0250 ENLARGE LOWER HALL 18.3.92 APP

1933

(3) LEANDER CLUB REMENHAM LANE / OFF MAIDENHEAD ROAD

ADDRESS PARISH REMENHAM

PLOT No. ORD. SHEET No. SU 7682 8

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
40413 CAC		REPL. BALCONY	27.1.93	C/A
40414			27.1.93	C/A
XP/93/1203	TRUSTEES	REPL. 1ST FLOOR MAIN BALCONY SLAB	1.3.93	APP
44905 F / 95/60996/F	"	RE-DEV. CLUBHOUSE / DEM. S. WING OF CLUBHOUSE	27.2.96	C/A
44906 CAC / 95/60997/CA	"	DEM. S. WING OF CLUBHOUSE	22.2.96	C/A
TP97/6866	"	RE-DEV.	14.11.97	C/APP
DN98/0131	Luff Construction	Demo. of Sth wing of Bldg	12.3.98	APP

MINISTRY DECISION

SPECIAL ORDERS

REGATTA H.QS. ~~THE CARPENTERS ARMS P.H.~~ (Henley Bridge) MAIDENHEAD ROAD

ADDRESS PARISH REMENHAM E

PLOT No. ORD. SHEET No. SU 7682 No. 8

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/236/67	Brakespear	Saw accom	6.7.67	APP APP
R/287/68	Brakespear	Conv. c/store room into bar	3.10.68	APP APP
06409	Mr. B. J. Martin	Part dem. - redev as restaurant	4.8.77.	N/A REF
06447	" "	L.B.C. for " "	4.8.77.	N/A REF
07040	" "	" for dem. & redevelopment as rest.	27.10.77.	N/A REF
07077	" "	App for listed Building consent	27.10.77	N/A REF
07944	" "	rest. offices & boat stores & parking	8.6.74	N/A REF
08024	" "	Application for listed building consent	8.6.74	N/A REF
15107.	Stewards of Henley Regatta & Mr Martin	REPLACE EL. BLDG. AS OVER →	9.4.81	N/A Ref
15108	" " " " "	L BC " " "	9.4.81	N/A Ref
16102	Mr B J Martin	Extn & internal alls	19.11.81	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION 16102 - APPEAL AGAINST COND. 3 DISMISSED - 27.9.82

SPECIAL ORDERS

DRAINAGE

091074

P.T.O.

(2) REGATTA H.Qs. ~~THE CARPENTERS ARMS~~

ADDRESS MAIDENHEAD ROAD PARISH REMENHAM E

PLOT No. ORD. SHEET No. SU. 7682 (S)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
16102	MR. B. MARTIN	EXT. & INT. MODIFICATIONS	19.11.81	N/A C/A
20749	HENLEY ROYAL REGATTA	CLUB-HOUSE, BOATYARD, RECEPT.	5.4.84	N/A C/A
		ADMIN. & RES. ACC. FOR STAFF		
		AT SITE & BOATYARD AT REAR		
20750	" CBC	DEM. & RE-DEV	5.4.84	N/A C/A
22227,8	"	AMEND 20749 (ALTS. TO RES. UNIT)	18.10.84	N/A C/A
6R23527	"	NEW H.Qs.	26.11.84	~~APP~~ N/A
35048	SEE LEANDER CLUB			

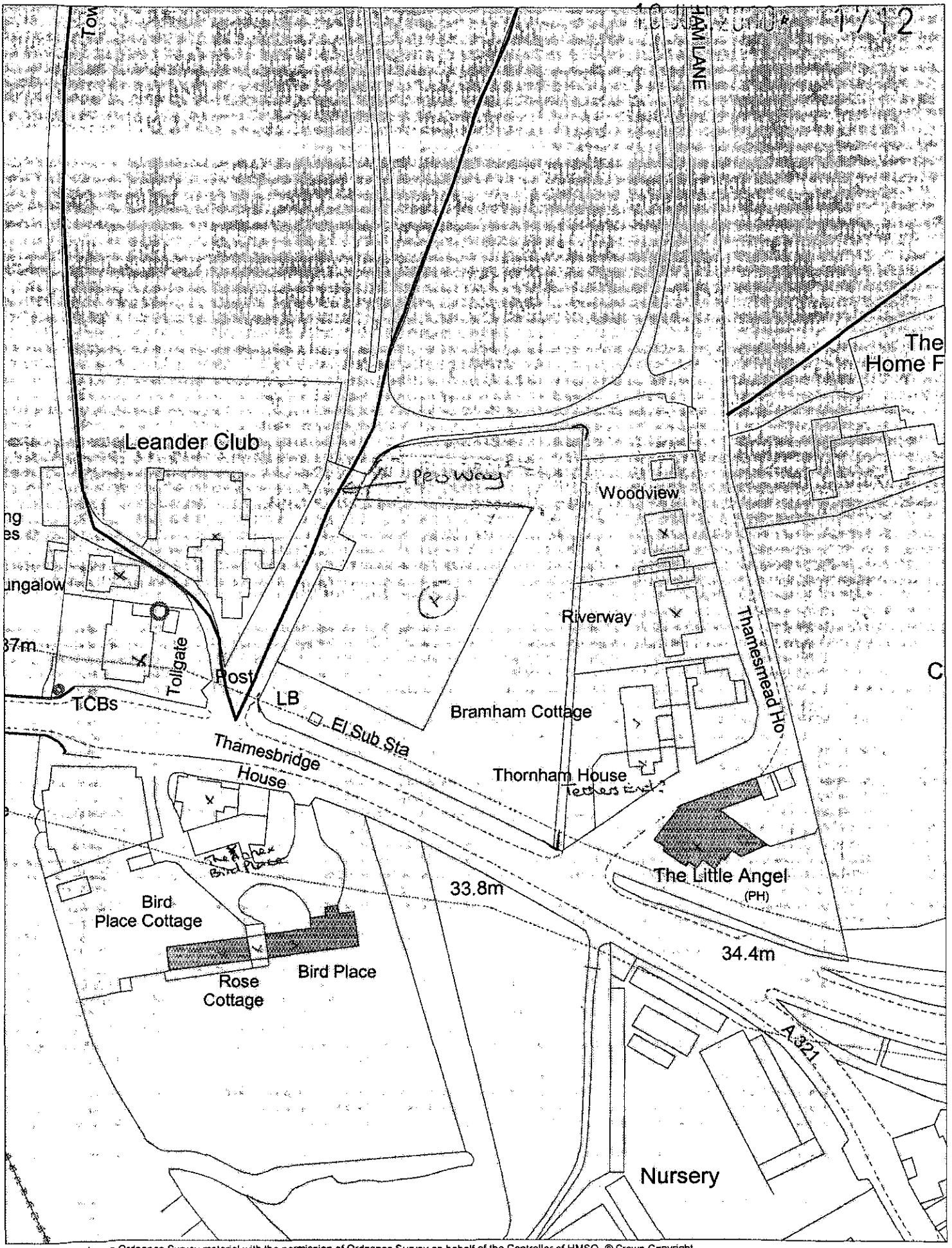
DATE OF COMPLETION

MINISTRY DECISION 16102 - APPEAL DISMISSED - 28.9.82 (APPEAL AGAINST COND. 3)

SPECIAL ORDERS

DRAINAGE

091074



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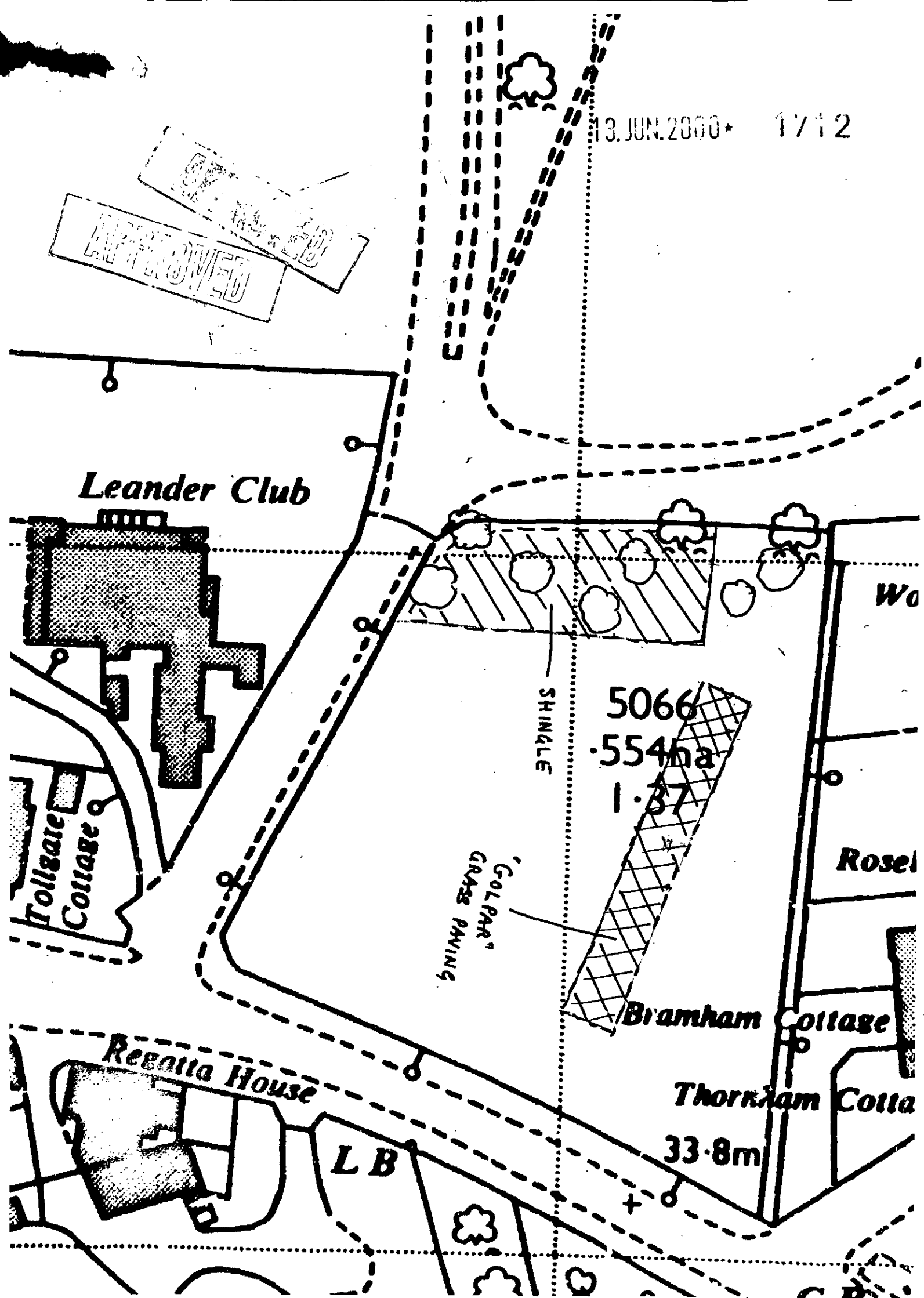
Development Control Section, Environmental Services, Wokingham District Council.
14 June 2000 Scale: 1 : 1250

N W E S

13.JUN.2000* 1712



APPLICATION NO.1712

Name of appellant:
The Secretary, Henley Royal Regatta

Site address:
Leander Club, Remenham Lane

Proposal:Proposed improvements to ground o
car park (Retrospective)

Case Officer:

Received

XSYSTEMS LTD
SOUTHPORT,UK Tel:01704-229669 Fax:01704-229614
LONDON OFFICE Tel:02073741777 Fax:02072476181

Appeal Decision

Site visit made on 9 July 2001

by Simon Emerson BSc DipTP MRTPI

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

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date
26 JUL 2001

Appeal Ref: APP/X0360/A/01/1063017
Competitors car park (opposite the Leander Club) Henley Bridge, Henley-on-Thames.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a grant of planning permission subject to conditions.
- The appeal is made by The Secretary, Henley Royal Regatta against the decision of Wokingham District Council.
- The application (Ref. F/2000/1712), dated 7 June 2000, was granted planning permission by the Council on 18 October 2000 subject to conditions.
- The development permitted is: *proposed improvements to ground of car park (retrospective).*
- The conditions in dispute are Nos 2 and 3 which state :

  (2) The goplar area, hereby approved, shall not be used for the purpose of parking vehicles but for trailers loading and unloading boats;

  (3) The gravelled area under the trees on the eastern boundary, hereby approved, shall be used for overflow parking only, to be used by members of the Leander Club during regatta events only.
- The reasons given for the conditions are:

  (2) To ensure the level of parking is not extended to unacceptable levels;

  (3) To ensure the level of parking is not extended to unacceptable levels and to ensure the health of the trees is not adversely affected.

Summary of Decision: The appeal is allowed and the planning permission varied.

Procedural Matters

1. The development had already taken place when the application was submitted. As indicated in the description of the development permitted, the application was one made under section 73A for the retention of improvements to the ground of the car park.

2. The appellant seeks an award of costs against Wokingham District Council. Circular 8/93 *Awards of Costs Incurred in Planning and Other (including Compulsory Purchase) Proceedings* states in paragraph 11 that the Government has decided to defer, for the time being, any further extension of awards of costs to written representation appeals. I therefore intend to take no further action on the application for an award of costs since there is no provision for such an award to be made.

Background

3. The District Council does not oppose the removal of these 2 conditions. The Council's officers have previously indicated to the appellant that the conditions in dispute are not enforceable and are probably *ultra vires*. The appellant has made a separate application to the Council for the removal of conditions 2 and 3. Planning permission (VAR/2001/3841)

was granted by the Council on 18 June 2001 for: *proposed variation to conditions 2 and 3 of consent 2000/1712 to allow additional parking*. The Council has not explained the effect of that permission. Notwithstanding the District Council's lack of opposition to the appeal, the Remenham Parish Council believes that the conditions were properly imposed and that if the appeal were to be allowed the level of parking afforded to the applicant will be excessive and unacceptable. The Parish Council do not object to the physical works that have been undertaken, but the extent to which they facilitate the use of the land for parking.

Planning Policy

4. The site is within the Metropolitan Green Belt and the Remenham Henley Bridge Conservation Area. The development plan includes the Berkshire Structure Plan 1991-2006 (1997). Policy C4 concerns development in the Green Belt. It states, among other things, that development should not compromise the purpose of the Green Belt and the fundamental aim of keeping land permanently open. Policy EN1 seeks to protect and enhance the quality of the environment.

5. The emerging local plan is the Wokingham District Local Plan (Proposed Amendments February 2000). Policy WGB1 controls development in the Green Belt in similar terms to structure plan policy C4. Policy WBE11 sets out measures to protect trees, including resisting proposals that would cause damage to trees or groups of trees of amenity and conservation value. At this stage, I consider that this plan carries only limited weight.

6. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

7. I have also had regard to Circular 11/95 *The Use of Conditions in Planning Permissions* which sets out 6 tests that should be met before any condition is imposed. These include that the condition is necessary, relevant to the development to be permitted and reasonable in all other respects.

Main Issue

8. From what I have seen and read I consider that the main issue is whether conditions 2 and 3 are necessary, relevant and reasonable to retain the openness of the Green Belt or the appearance of the conservation area.

Reasons

9. The appeal site is a flat, roughly square area of about 0.5ha. The site is a private car park with an entry barrier controlling access. The greater part of the site has a gravelled surface, but the eastern third is grass. A long strip of this grassed area has been reinforced with a plastic mesh embedded in the ground with hexagonal holes through which grass grows (described as *goplar* or *golpar*). In the northern part of the site there are a number of large trees under which a layer of uncompacted small stones have been laid, described variously as gravel or shingle. The goplar and the area of gravel under the trees are the works comprising this application. Condition (3) incorrectly refers to the gravelled area under the trees on the *eastern* boundary; there is no gravel under trees on the eastern boundary.

10. The Remenham Henley Bridge Conservation Area includes a long Thames frontage either side of Henley Bridge. To the north of the bridge it includes the substantial Leander Club,

the appeal site and the open ground where the facilities for the regatta are set up. To the south of the bridge it includes a variety of buildings. In my view, the dominant feature of the area is the river Thames; both the river and adjoining land are used for recreational activity and this is the distinctive characteristic of the conservation area. I saw the site the day after the annual regatta had finished, but before the temporary buildings and facilities had been removed. The visual impact of such recreational events is clearly substantial.

11. The application relates to engineering works only and is not for a change of use of land for parking. The appellant states that the site has been used for parking for over 60 years. The Council's Committee Report on the application accepts that parking on the site is long established and accepts that no change of use is involved. The Parish Council contend that the small areas the subject of the proposed works were not previously used for parking, albeit that they are within the curtilage of an area used for parking. Given that the application is for engineering works only, it is not for me to determine whether or not a change of use is involved. Irrespective of the outcome of this appeal, the Council could take action against any unauthorised change of use. I therefore consider that conditions which seek to control the use of the land, other than as a direct consequence of the physical or visual impact of the works undertaken, would not fairly and reasonably relate to the development permitted and cannot be imposed.

12. I saw the site after a period of hot dry weather and after the peak of activity associated with the regatta, but the grass growing through the goplar was well established and appeared similar to the grass along the eastern boundary. The goplar is green in colour, well-bedded in the ground and only readily noticeable upon close inspection. In my view, the installation of this material has no significant visual impact. The gravel under the trees on the northern side of the site appears as a continuation of the main gravelled area, albeit less compacted. I have no pictorial evidence of the appearance of this area prior to the works being undertaken, but it is referred to variously as grass or mud. In my view, the extension of gravel under the trees is in keeping with the overall character and appearance of the car park and its setting.

13. The appellant indicates that the area now reinforced with goplar was previously used for parking and boat trailers, but that in the winter this resulted in the ground becoming muddy. Prior to the gravel being laid, the area under the trees was used for 2 years by building contractors. The appellant states that parking on the site will continue to be restricted primarily to those vehicles that have business with the regatta and with the Leander Club and that only overflow parking will take place under the trees. It therefore seems to me that substantial increases in parking compared with past use are unlikely to occur. I accept that the hardening of the ground surface by goplar and gravel may enable parking to take place more frequently or over a greater period of the year than might previously have been possible due to poor ground conditions, but any such additional parking would not appear out of place in this area of intense recreational activity. In addition, I consider that the gravel surface and the well-established grass in the goplar area are more attractive in this location than ground with patchy, eroded grass or which is churned-up and muddy.

14. I therefore consider that the works have preserved the character and appearance of the conservation area. Given that the goplar and gravel are flush with the ground, there is no direct affect on the openness of the Green Belt. In my view, any increase in parking on the site facilitated by these works would not be of such a scale or frequency as to materially affect the openness of the Green Belt.

15. The large mature trees under which the gravel has been spread contribute to the character and appearance of the area and their long-term health is important. The ground level around the trees has been slightly lowered to accommodate the gravel. In my view, this reduction would have had some adverse affect on the surface roots of the trees, but any damage to their long-term health will have already occurred, irrespective of whether the gravel is retained or removed. Given the previous use of this area, the ground will have been compacted. In my view, parking on a layer of gravel, which is free draining, is less likely to result in further compaction than parking on earth. Bearing in mind the appellant's intention not to intensify parking on the site, I consider that the retention of the gravel and consequent parking is unlikely to affect the health of the trees. The retention of the gravel does not conflict with the objective of policy WBE11.

16. Given this assessment, I consider that there is no justification for conditions which limit the frequency or nature of parking on the areas subject to the works in the application. This is also the conclusion of the planning authority who would be responsible for enforcing any conditions. In my view, conditions 2 and 3 are not necessary, are not directly related to the development permitted and are not reasonable in any other respect.

Conclusions

17. For the reasons given above and having regard to all other matters raised, I consider that the appeal should succeed. I shall vary the planning permission by deleting the disputed conditions.

Formal Decision

18. In exercise of the powers transferred to me, I allow the appeal and vary planning permission (Ref. F/2000/1712) for proposed improvements to the ground of the car park (retrospective) at the competitors car park, Henley Bridge, Henley-on-Thames, granted on 18 October 2000 by Wokingham District Council, deleting conditions 2 and 3.

Information

19. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court within 6 weeks from the date of this decision.

20. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

Simon Emerson

SIMON EMERSON

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax.No. 0117-3728443
GTN 1371-6079

DC/46/147

PLANNING SERVICES
NPT | POL | TLS | DC | ENF | APP | CS

27 JUL 2001

COPIES TO: | ACK:

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

Your Ref: F/2000/1712

Our Ref: APP/X0360/A/01/1063017

Date: 26 July 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY THE SECRETARY, HENLEY ROYAL REGATTA
SITE AT COMPETITORS CAR PARK (OPPOSITE LEANDER CLUB), HENLEY BRIDGE, HENLEY-ON-THAMES, OXON, RG9 2LY

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

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

Quality Assurance Unit
The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Phone No. 0117 372 8252 Fax No. 0117 372 8139

E-mail: Complaints@planning-inspectorate.gsi.gov.uk

Yours faithfully

Miss A Groves

COVERDL1

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: The Secretary, Henley Royal Regatta
SITE: Leander Club, Remenham Lane, Remenham
APPLICATION NO.: 1712
PROPOSAL: Proposed improvements to ground of car park (Retrospective)

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Remenham & Wargrave

Mr F D Browne

Mr S E Etheridge

Clerk(s) of Parish / Town Council of Remenham

Mr F Burley, Stablehouse Barn, Remenham Hill, Remenham, RG9 3HN

Environmental Services Department, Engineering Services, Wokingham District Council, PO Box 157, Council Offices, Shute End, WOKINGHAM, Berkshire, RG40 1WR

Environmental Design, WDC
-Trees & Landscape

Environmental Health, WDC
-FAO Joanne Ellis

Conservation Officer, WDC

Environment Agency, Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ

Applicationo	Name & Address
F/2000/1712	J Beveridge Leander Club Henley-upon-Thames RG9 2LP

App. approved
Letter sent 20/10/00

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728443
GTN 1371-6079

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

Your Ref: F/2000/1712

Our Ref: APP/X0360/A/01/1063017

Date: 27 June 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY THE SECRETARY, HENLEY ROYAL REGATTA
SITE AT COMPETITORS CAR PARK (OPPOSITE LEANDER CLUB), HENLEY BRIDGE, HENLEY-ON-THAMES, OXON, RG9 2LY

I enclose for your information a copy of the appellant's final comments on the above appeal. Normally, no further comments, from any party, will now be taken into consideration.

DG 45136

PLANNING SERVICES
FOL DG
DC
APP
CS 29 JUN 2001
COPIES TO:

Yours faithfully

pp Simon Campbell
Miss A Groves

217L(BPR)

FARRER & CO

66 LINCOLN'S INN FIELDS LONDON WC2A 3LH

COPY

Miss A Groves
The Planning Inspectorate
3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Your ref APP/X0360/A/01/1063017
Our ref JM/djp
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Direct email jm@farrer.co.uk

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Fax 020 7242 9899
Email enq@farrer.co.uk
DX 32 Chancery Lane
Web www.farrer.co.uk

8 June 2001

Dear Miss Groves

Town & Country Planning Act 1990
Appeal by Henley Royal Regatta
Site at Competitors Car Park, Henley Bridge, Henley-on-Thames, RG9 2LY

Thank you for your letter of 5 June with enclosures which will have crossed with my letter to you of 7 June.

As mentioned in my letter of 7 June, we have no comments on what Wokingham District Council say in their letter of 29 May.

We do, however, wish to comment on what the Chairman of Remenham Parish Council says in his or her letter of 28 May.

The retrospective planning permission was granted solely for engineering works and in that context, it is wholly inappropriate for Wokingham District Council to seek to attach conditions restricting the user. As you will see from the correspondence and documents you have received, Wokingham District Council appear to agree with us on this point.

My Clients would take the view that the use of all the land which was the subject of the planning permission, having been established for many years, is not in issue. Even if there were an issue on the extent of user, that would be an issue which is totally unrelated to the matter which is the subject of the appeal.

I would refer in particular to paragraph 3 in the letter dated 28 May from the Chairman of Remenham Parish Council. This matter does not involve any application for further use of land for car parking. It is simply a question of seeking to have removed from the planning permission for

Miss A Groves
8 June 2001

the engineering works which has been granted the two conditions which are clearly ultra vires the Council.

Yours sincerely



John Morcom

cc R S Goddard, Secretary, Henley Royal Regatta

PS I have copied to my Clients the letter dated 28 May from the Chairman of Remenham Parish Council. They have already received a copy of Wokingham District Council's letter of 29 May. We reserve the right to make further comments within the specified time limit in the light of any further instructions which I may receive.

In accordance with your letter of 20 April, I am enclosing an extra copy of this letter.

FARRER & CO

66 LINCOLN'S INN FIELDS LONDON WC2A 3LH

COPY

Miss A Groves
The Planning Inspectorate
3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Your ref APP/X0360/A/01/1063017
Our ref JM/djp
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Fax 020 7242 9899
Email enq@farrer.co.uk
DX 32 Chancery Lane
Web www.farrer.co.uk

12 June 2001

Dear Miss Groves

Town & Country Planning Act 1990
Appeal by Henley Royal Regatta
Site at Competitors Car Park, Henley Bridge, Henley-on-Thames, RG9 2LY

Further to my letter of 8 June, I have heard from the Secretary to Henley Royal Regatta to whom, as I mentioned, I sent a copy of that letter, and enclose a copy of his letter dated 11 June which should be treated as a further comment on Wokingham District Council's six weeks statement or, rather, on the letter from the Chairman of Remenham Parish Council dated 28 May which accompanied that statement.

This should be treated as part of my Clients' comments on the LPA's statement and the third party correspondence.

Once again, I am enclosing an extra copy of this letter, and also two copies of Mr Goddard's letter dated 11 June.

Yours sincerely

John Morcom

HENLEY ROYAL REGATTA

Telephone: 01491 572153
Fax: 01491 575509

Secretary's Office,
Regatta Headquarters,
Henley-on-Thames,
Oxfordshire
RG9 2LY

Patron:
Her Majesty The Queen

BY FAX & POST

11th June, 2001

John Morcom, Esq.,
Farrer & Co.,
66 Lincoln's Inn Fields,
London,
WC2A 3LH

RSG/CLP/Farrer

Dear John,

Thank you for your letter of 8th June regarding the competitors' car park.

Frankly, I am astonished at Mr. West's letter. He knows full well that the entire field has been used for parking in the past and the engineering works were brought about because cars cut up the field when they parked in the areas concerned.

I think that your letter to Miss Groves entirely satisfactorily deals with the matter.

Yours sincerely,

Richard

R. S. Goddard
Secretary.

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728443

GTN 1371-6079

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

Your Ref: F/2000/1712

Our Ref: APP/X0360/A/01/1063017

Date: 5 June 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY THE SECRETARY, HENLEY ROYAL REGATTA
SITE AT COMPETITORS CAR PARK (OPPOSITE LEANDER CLUB), HENLEY BRIDGE, HENLEY-ON-THAMES, OXON, RG9 2LY

I enclose third party correspondence relating to the above appeal.

22/06/01

If you have any comments on the points raised, please send 2 copies to me no later than 9 weeks from the starting date. Comments submitted after that deadline may not be seen by the Inspector.

Yours faithfully

pp Simon Campbell

Miss A Groves

211AL(BPR)

64252

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP
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08 JUN 2001
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FILE

REMENHAM MANOR
HENLEY-ON-THAMES
OXON
RG9 3DD
01491 574750
Fax 01491 579514
e-mail jahwest@aol.com

28 May 2001

Miss A Groves
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol, BS1 6PN

Ref: APP/X0360/A/01/1063017

Dear Madam

Town and Country Planning Act 1990
Leander Club, Remenham Lane
Appeal by Henley Royal Regatta

As Chairman of Remenham Parish Council, I would invite the Inspector to take note of the following comments, put forward by the Parish Council:

1. It is the Parish Council's understanding that the part of the site for which retrospective permission was sought had not previously been used for parking and that it was only the carrying out of the ground works that enabled parking to take place. It is accepted that the area of the ground works was within the curtilage of the overall parking area but that parking did not actually take place on those 'sub' areas.
2. In the light of the foregoing, the Parish Council considers it quite proper for the District Council to impose conditions restricting the nature of the parking on the increased area.
3. The Parish Council is determined to limit, most strongly, any applications for further use of land in the Parish for car parking and the imposition of the current restrictions is in accordance with this policy.
4. From a practical (and day to day) point of view, the conditions will not materially affect the amount of parking which is reasonably required for the members of Leander Club and for the business of the Regatta.
5. If the Appeal is allowed, the Parish Council considers that the level of parking afforded to the Applicant will be excessive and unacceptable.

Yours sincerely

JAH West
Chairman, Remenham Parish Council

FARRER & CO

66 LINCOLN'S INN FIELDS LONDON WC2A 3LH

Ms Denise Gumbrell
Wokingham District Council
Environmental Services Department
Planning Services
DX 33506 Wokingham

Your ref 99/70714
Our ref JM/djp
Direct fax 020 7917 7556
Direct email jm@farrer.co.uk

Tel 020 7242 2022
Fax 020 7242 9899
Email enq@farrer.co.uk
DX 32 Chancery Lane
Web www.farrer.co.uk

7 June 2001

Dear Ms Gumbrell

Appeal by Henley Royal Regatta
Ref - APP/X0360/A/00/1063017

Many thanks for sending me a copy of your colleague's letter to Miss Groves dated 29 May.

I have written to Miss Groves and enclose a copy of my letter.

Yours sincerely

John Morcom

44250

PLANNING SERVICES	HPT
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08 JUN 2001	
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FARRER & CO

66 LINCOLN'S INN FIELDS LONDON WC2A 3LH

COPY

Miss A Groves
The Planning Inspectorate
3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

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Fax 020 7242 9899
Email enq@farrer.co.uk
DX 32 Chancery Lane
Web www.farrer.co.uk

7 June 2001

Dear Miss Groves

Town & Country Planning Act 1990
Appeal by Henley Royal Regatta
Site at Competitors Car Park, Henley Bridge, Henley-on-Thames, RG9 2LY

I have received from Ms Denise Gumbrell of Wokingham District Council a copy of her colleague's letter to you of 29 May which is the Council's "6 weeks" statement.

I have not sent you a 6 weeks statement because I did not think that I had anything significant to add to the original grounds of appeal.

Likewise, I do not have any comment on the Council's 6 weeks statement.

I am hoping that very shortly we will receive confirmation of removal of the conditions pursuant to my Clients' parallel application to the Council.

Yours sincerely

John Morcom

cc R S Goddard Esq, Secretary, Henley Royal Regatta
Ms Denise Gumbrell, Wokingham District Council

A list of partners is available on request. Farrer & Co is regulated by the Law Society in the conduct of investment business

FAX COVER SHEET

TO: John Morcom - Solicitor

FROM: Denise Gumbrell

DESTINATION FAX No: 0207917 7556

DATE: 06/06/01

TIME: 3.10 pm.

SUBJECT: Leander Club.

TOTAL NUMBER OF PAGES (Inc. this cover sheet): 2.

Copy of letter of 25/5

Environmental Services Department, P.O Box 157, Civic Offices, Shute End,
Wokingham, Berkshire RG40 1WR. Tel (0118) 9746428. Fax (0118) 9746484.

* * * COMMUNICATION RESULT REPORT (6.JUN.2001 15:13) * * *

TTI WDC PLAN&TRANSPORT

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REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

		01·06·01
To ii. What is the date you told those you notified about the appeal that we must receive any further comments by?		
b. Copies of the following documents must, if appropriate, be enclosed with this questionnaire.	Number of Documents Enclosed	N/A
i) representations received from interested parties about the original application	6	
ii) the planning officer's report to committee	1	
iii) any relevant committee minute	2	
17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY Do you intend to send another statement about this appeal? If NO, please send the following information:-		YES / [redacted]
a. In non-determination cases:		
i) what the decision notice would have said;		
ii) how the relevant development plan policies relate to the issues of this appeal.		
b. In all cases:		
i) the relevant planning history;		
ii) any supplementary reasons for the decision on the application;		
iii) matters which you want our Inspector to note at the site visit.		
18. THE MAYOR OF LONDON CASES ONLY		
a. Was it necessary to notify the Mayor of London about the application? If YES please attach a copy of that notification.		YES / NO
a. Did the Mayor of London issue a direction to refuse planning permission If YES, please attach a copy of that direction.		YES / NO

I confirm that a copy of this appeal questionnaire and any enclosures have been sent today to the appellant or agent.

Signature: Olywell on behalf of WOKINGHAM DISTRICT Council

Date sent to us and the appellant OUR REF: F/2000/1712.

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QUESTIONNAIRE

To be used for all appeals made on or after August 2000

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/X0360/A/01/1063017 **GRID REF:**

APPEAL BY: HENLEY ROYAL REGATTA – The Secretary

SITE: LEANDER CLUB, RAYNHAM LANE, RAYNHAM

You must ensure that a copy of a completed questionnaire, together with any enclosures, is received by us and the appellant, within 2 weeks of the 'starting date' given in our letter. Please send our copy to the case officer. Their address is shown on our letter.

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us within 6 weeks of the 'starting date'.

NB: PLEASE TELL US OF ANY CHANGES TO THE INFORMATION YOU HAVE GIVEN ON THIS FORM.

1. Do you agree to the written representations procedure?	YES / [redacted]
OR Do the you wish to be heard by an Inspector at: a. a local inquiry?	[redacted] / NO
or b. a hearing?	[redacted] / NO
2. a. If the written procedure is agreed, could the Inspector see the whole site clearly from a road or other public land?	[redacted] / [redacted] NO
b. From your knowledge of the issues, would our Inspector need to enter the site for any reason e.g. to view/measure any dimensions from within it?	YES [redacted]
3. Does the appeal relate to an application for approval of reserved matters?	[redacted] / NO
4. Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?	[redacted] / NO / [redacted]
5. Was it necessary to advertise the proposals under Article 8 of the GDPO 1995 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990?	YES / [redacted]

16. a. What is the date [illegible] any further comments [illegible]	01·06·01
b. Copies of the following documents must, if appropriate, be enclosed with this questionnaire	

	Number of Documents Enclosed	N/A
i) representations received from interested parties about the original application	6	
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iii) *any relevant committee minute*	2	

17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY

Do you intend to send another statement about this appeal? If NO, please send the following information:- YES / [redacted]

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i) what the decision notice would have said;

ii) how the relevant development plan policies relate to the issues of this appeal.

b. In all cases:

i) the relevant planning history;

ii) any supplementary reasons for the decision on the application;

iii) matters which you want our Inspector to note at the site visit.

18. THE MAYOR OF LONDON CASES ONLY

a. Was it necessary to notify the Mayor of London about the application? If YES please attach a copy of that notification. YES / NO

a. Did the Mayor of London issue a direction to refuse planning permission If YES, please attach a copy of that direction. YES / NO

I confirm that a copy of this appeal questionnaire and any enclosures have been sent today to the appellant or agent.

Signature: [signature] on behalf of WOKINGHAM DISTRICT Council

Date sent to us and the appellant OUR REF: F/2000/1712.

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QUESTIONNAIRE

To be used for all appeals made on or after August 2000

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP /X0360/A/01/1063017 GRID REF: _____

APPEAL BY: HENLEY ROYAL REGATTA – The Secretary

SITE: LEANDER CLUB, REMENHAM LANE, REMENHAM

You must ensure that a copy of a completed questionnaire, together with any enclosures, is received by us and the appellant, within 2 weeks of the 'starting date' given in our letter. Please send our copy to the case officer. Their address is shown on our letter.

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us within 6 weeks of the 'starting date'.

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OR Do the you wish to be heard by an Inspector at: a. a local inquiry?	[redacted] / NO
or b. a hearing?	[redacted] / NO
2. a. If the written procedure is agreed, could the Inspector see the whole site clearly from a road or other public land?	[redacted] / [redacted] No
b. From your knowledge of the issues, would our Inspector need to enter the site for any reason e.g. to view/measure any dimensions from within it?	YES [redacted]
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4. Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?	[redacted] / NO / [redacted]
5. Was it necessary to advertise the proposals under Article 8 of the GDPO 1995 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990?	YES / [redacted]

Royal County of BERKSHIRE



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997





Babtie

- *where possible, avoid taking the best and most versatile farmland (Policy C10);*

- *take account of environmental constraints referred to in Policies EN2 - EN10 and the Colne Valley Regional Park Strategy;*

- *seek an appropriate provision of low cost housing of various tenures to meet local housing needs (Policy H7) and a range of residential densities, dwelling types and sizes related to local needs (Policy H9);*

- *be satisfied that infrastructure, services and amenities made necessary by proposed development are provided or will be provided at the appropriate time (Policy LD6).*

Development in the Green Belt

5.20 The purpose of the Metropolitan Green Belt in Berkshire is to help to limit the spread of Greater London; to prevent neighbouring towns from merging; and to safeguard the countryside from further encroachment by buildings and other features associated with intensive activity. Restraints on development in the Green Belt may also encourage the recycling of derelict and other urban land excluded from the Green Belt. Planning Policy Guidance Note 2 (PPG2) states that "general policies controlling development in the countryside apply with equal force in Green Belts but there is, in addition, a general presumption against inappropriate development within them".

Control of Development in the Green Belt

Policy C4 **There will be a presumption against inappropriate development in the Metropolitan Green Belt. Development must be acceptable in scale, form, impact, character and siting to its location in the Green Belt and should not compromise the purposes of the Green Belt and the fundamental aim of keeping land permanently open.**

Approval will not be given, save in very special circumstances, for new buildings for any purpose, other than :

(i) agriculture and forestry;

(ii) essential facilities for outdoor sport and recreation, for cemeteries, and for other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it;

(iii) limited extension, alteration and replacement of existing dwellings;

(iv) limited infill in Recognised Settlements defined in local plans;

(v) small-scale low-cost housing on other sites in Recognised Settlements to meet proven local needs in accordance with Policy H8;

(vi) limited infilling in, or redevelopment of, major existing developed sites identified in adopted local plans.

5.21 In implementing the provisions of Policy C4, it should be noted that development includes the change of use of land and existing buildings and the carrying out of engineering or other operations. The carrying out of such operations and the making of material changes in the use of land are inappropriate development unless they maintain openness and do not conflict with the purpose of including land in the Green Belt.

5.22 Within the Green Belt, the erection of new dwellings is normally restricted to infilling in Recognised Settlements (those villages and other locations within the Green Belt where, because of the local concentration of development, it is considered that the overall character of the Green Belt would not be harmed by permitting such development). The boundaries of these settlements are currently defined in the Green Belt Local Plan, which also indicates that "infilling" in the Green Belt should normally be limited to single plots. As local plans are prepared for areas in the Green Belt, their policies will supersede those in the Green Belt Local Plan. Until that time, policies in the Green Belt Local Plan will apply.

5.23 Planning Policy Guidance Note 2 'Green Belts' does not refer to park and ride sites as being appropriate development in the Green Belt. However, if such schemes are to be provided in the eastern part of the County in accordance with the integrated transport strategy, it is most likely that sites will have to be found in the Green Belt. Proposals for sites in the Green Belt would have to be treated as exceptional cases and as departures from the development plan which would have to be referred to the Secretary of State.

5.24 By maintaining the separation of settlements, the Green Belt plays an important role in protecting the rural character of much of the eastern part of Berkshire. However, in some areas, pressures for change and fragmentation of ownership are leading to degradation of the landscape. To help combat such changes (and thereby improve the effectiveness of Green Belt policy), the County Council will work in partnership with other agencies to develop appropriate landscape conservation and enhancement measures.

Settlements, Buildings and the Countryside

5.25 Areas on and near the edge of settlements, where built-up areas meet the countryside, are especially vulnerable to insensitive development within settlement boundaries which:

(i) increases the visual intrusion by buildings in the surrounding countryside;

(ii) causes the loss of tree and hedgerow cover which helps to soften and screen a settlement edge;

(iii) extends beyond a feature (like a ridge or tree belt) which forms a visual barrier to the edge of a settlement;

(iv) adds to, or fills gaps in, an area of dispersed settlement or sporadic development;

(v) prejudices the continued satisfactory conduct and management of a land-use wholly appropriate to a rural area, either on land adjoining a settlement or in an area of sporadic or dispersed development.

6 ENVIRONMENT AND CONSERVATION

MAINTAINING ENVIRONMENTAL QUALITY

6.1 The quality of the County's environment relates to its character, identifiable 'sense of place', and people's living conditions. These depend partly on care for its environment as a whole, including the countryside (dealt with in Chapter 5) and towns, villages and built-up areas which are considered in this chapter. It also concerns : safeguarding and enhancing a number of specific environmental interests, which together contribute to the character of the County; curbing and controlling a number of specific threats to pleasant living conditions; and the conservation of natural resources.

The Environment of the Built-up Areas

6.2 The density, form and quality of buildings, landscape and other elements of the environment in towns, villages and built-up areas have an important bearing on the overall quality of life in the County, especially as the majority of the population live and work in such areas.

Protection and Enhancement of the Environment of Built-Up Areas

Policy EN1 **The character and quality of the environment in the towns, villages and other built-up areas will be protected and enhanced. Within these areas development must be appropriate in scale, form, impact, character and siting to its location. In particular :**

(i) development should embody a high standard of design, layout and landscaping, and help maintain and, where possible, enhance the character of its surroundings;

(ii) town and village greens and all open land important to the character of settlements will be protected from development and where necessary enhanced;

(iii) the existing tree cover, important areas of vegetation and wildlife habitats will be conserved, and additions to them encouraged;

(iv) special attention will be paid to the maintenance and improvement of the character of town and village centres.

Where appropriate, to achieve optimum use of land and buildings in built-up areas, the re-use of vacant buildings and redevelopment of derelict or genuinely under-used urban land will be supported.

6.3 In order to secure improvements in the environment of built-up areas, local plans will need to include guidelines on a wide range of matters raised in the policy. Particular public concerns have been raised about the quality of design in new development and about increased densities in the built-up areas. While the latter may help reduce the need for travel and minimise the loss of open countryside, it may also lead to problems of congestion, loss of tree cover and open land, and deterioration in environmental quality in established neighbourhoods.

6.4 Policy EN1 is intended positively to encourage appropriate regeneration in line with Government guidance. It is not proposed that appropriate changes of use of buildings should be restricted whether they are currently vacant or not. Derelict land which has been the subject of contamination may be appropriate for redevelopment, but only if there is no danger created for the new use of the site or through the transport and re-deposit of contaminated matter on a site elsewhere.

Environmental Nuisance

6.5 Certain kinds of development can give rise to nuisance which can affect occupiers of buildings, passers-by or those using outdoor space. There is a need to prevent new problems from arising, and to limit or reduce the nuisance from existing sources. The impact of nuisance may in some circumstances be limited by curbing development in areas affected, and this is appropriate where (as is the case for aircraft noise) little can be done to reduce the nuisance in the short term.

Protection from Environmental Nuisance

Policy EN2 **Development should not give rise to unacceptable levels of noise, smell, dust, fumes, light or noxious emissions affecting areas beyond the site boundary, or to unacceptable levels of air or water pollution. In addition, uses sensitive to disturbance such as new houses, schools and hospitals, should not be located in areas already subject to unacceptable levels of these environmental nuisances.**

6.6 In areas affected by high levels of noise, development should be designed to minimise the nuisance caused to future occupants. Unacceptable levels of environmental nuisance will be defined through the local plan process and by building upon studies such as the County Council's State of the Environment Report. The County Council has also recently published environmental noise planning guidelines to assist with the implementation of Policy EN2 and to help co-ordinate a standardised approach across the County.

Flooding

6.7 Most of Berkshire's rivers have an associated floodplain which is essential for both flood flow and storage. Development within the floodplain would reduce the storage capacity and impede the flow of water, thereby increasing the risk of flooding elsewhere. Therefore in areas at risk from flooding new development or the intensification of existing development will be resisted. It is also necessary to ensure that the surface water run-off from any new development does not exacerbate flooding or drainage problems elsewhere.

Reducing the Risk of Flooding

Policy EN3 **Development should not be located in areas liable to flood if it would be likely to:**

(i) inhibit the capacity of the flood plain to store flood water; or

(ii) impede the flow of flood water; or

(iii) increase the risks to life or property arising from flooding.

In addition, proposals which would increase flood risk elsewhere as a result of additional surface water run-off will be resisted unless adequate surface water balancing facilities are provided.

6.8 Areas liable to flood include those which have at any time been affected by flooding, or which form part of a river flood plain. At sites suspected of being at risk of flooding but for which precise recent flood risk information is unavailable, a technical assessment of the flood risk may be required to demonstrate compliance with the requirements of this policy. Policy EN3 covers intensification of existing development and the raising of land.

PROTECTING PARTICULAR ENVIRONMENTAL INTERESTS

6.9 The protection of special landscapes and the rural landscape at large is dealt with in Chapter 5. Other policies for protection and enhancement of specific environmental interests are set out below.

Buildings of Special Character and Interest

6.10 Legislation provides for the protection of statutorily listed historic buildings from demolition or unnecessary or over-radical change. Other buildings of local importance may also warrant retention as part of development schemes. There is a need to ensure that subject to other policies in this Plan, historic buildings can have a use which justifies or funds their upkeep.

Development Proposals Related to Buildings of Special Character and Interest

Policy EN4 **Listed buildings and buildings in conservation areas will be protected from demolition, inappropriate alteration and other adverse change. Proposals affecting these buildings and other buildings of special architectural or historic interest should conserve their historic fabric and character, preserve or enhance their settings, provide appropriate uses and ensure adequate standards of maintenance and repair.**



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

- **Proposed Amendments April 1999**
- **Additional Proposed Amendments September 1999**
- **Proposed Transport Amendments February 2000**

POLICY FRAMEWORK

National Policy

3.11 The Government's policy for the Green Belt is contained within PPG 2, which explains the fundamental aims and purposes of including land within the Metropolitan Green Belt.

Strategic Policy

3.12 The *Berkshire Structure Plan 1991 - 2006* states that the purpose of the Metropolitan Green Belt in Berkshire is to help limit the spread of Greater London; to prevent neighbouring towns from merging; and to safeguard the countryside from further encroachment by buildings and other features associated with intense activity. It states also that restraints on development in the Green Belt may encourage the recycling of derelict and other urban land excluded from the Green Belt.

3.13 The Structure Plan envisages that the Green Belt boundaries, as originally set out in the Green Belt Local Plan for Berkshire, will be retained except to correct very minor local inconsistencies. Further guidance on this is set out paragraph 5.12 of the Berkshire Structure Plan.

Supplementary Planning Guidance

3.14 Future supplementary guidance will be produced by this Council in respect of a District wide *Landscape Assessment*, which in turn will be used to produce a *Countryside Design Summary*. Also, there will be the production of *Village Design Statements* in conjunction with the parishes within this District. They will all be based on Countryside Commission methodology and advice set out in Planning Policy Guidance Note 7 (PPG 7) *The Countryside - Environmental Quality and Economic and Social Development*.

3.15 A background paper on recognised Major Existing Developed Sites in the Metropolitan Green Belt will be published concurrently with this Plan. It will provide an explanation of the selection criteria that form the basis of Policy WGB7. As supplementary planning guidance it defines the extent of the area within which the Council could accept possible future development (the defined development envelope). Further supplementary planning guidance in the form of a development brief could be necessary on these sites.

THE CONTROL OF DEVELOPMENT IN THE METROPOLITAN GREEN BELT

3.16 In the Metropolitan Green Belt there is a presumption against inappropriate development, which by definition, is harmful to the Green Belt, though there are some categories of development which may be appropriate and these are set out in Policy WGB1 below:

POLICY WGB1: DEVELOPMENT IN THE METROPOLITAN GREEN BELT

THERE WILL BE A PRESUMPTION AGAINST INAPPROPRIATE DEVELOPMENT IN THE METROPOLITAN GREEN BELT, ~~DEVELOPMENT MUST BE ACCEPTABLE TO ITS LOCATION WITHIN THE GREEN BELT~~, **(PA 3/1)** AS DEFINED ON THE PROPOSALS MAP. ~~APPROVAL WILL NOT BE GIVEN,~~ *DEVELOPMENT WILL NOT BE PERMITTED,* **(PA 3/1)** SAVE IN VERY SPECIAL CIRCUMSTANCES, ~~FOR THE CONSTRUCTION OF NEW BUILDINGS OR THE CHANGE OF USE OF LAND~~: FOR ANY PURPOSE OTHER THAN: **(PA 3/1)**

Cont.

~~A) DEVELOPMENT THAT DOES NOT CONFLICT WITH THE FUNDAMENTAL AIM OF KEEPING LAND PERMANENTLY OPEN AND ANY OTHER PURPOSE FOR WHICH GREEN BELTS ARE DEFINED~~ **(PA 3/1)**

~~B)~~ *A)* DEVELOPMENT FOR AGRICULTURE OR FORESTRY **(PA 3/1)**

~~C)~~ *B)* DIVERSIFICATION OF AN ESTABLISHED AGRICULTURAL BUSINESS WHERE IT DOES NOT CONFLICT WITH POLICIES IN THE GREEN BELT **(PA 3/1)**

~~D)~~ *C)* ESSENTIAL FACILITIES FOR OUTDOOR SPORT AND RECREATION, ~~AND~~ FOR CEMETERIES, *AND FOR OTHER USES OF LAND THAT PRESERVE THE OPENNESS OF THE GREEN BELT, AND WHICH DO NOT CONFLICT WITH THE PURPOSES OF INCLUDING LAND IN IT* **(PA 3/1)**

~~E)~~ *D)* LIMITED EXTENSION, ALTERATION AND REPLACEMENT OF EXISTING DWELLINGS **(PA 3/1)**

~~F)~~ *E)* LIMITED INFILLING OR REDEVELOPMENT OF *MAJOR* EXISTING DEVELOPED SITES IN ACCORDANCE WITH ~~POLICIES WGB5 OR~~ *POLICY* WGB7 **(PA 3/1)**

~~G)~~ *F)* THE RE-USE AND ADAPTATION OF EXISTING BUILDINGS IN ACCORDANCE WITH POLICY WGB4. **(PA 3/1)**

G) ESSENTIAL FACILITIES FOR PUBLIC UTILITIES WHICH IT HAS BEEN CONCLUSIVELY DEMONSTRATED CANNOT BE LOCATED ELSEWHERE **(PA 3/1)**

IN ALL CASES, DEVELOPMENT WILL NEED TO ~~RESPECT ITS CONTEXT~~ *RETAIN THE OPEN CHARACTER OF THE GREEN BELT,* **(PA 3/1)** AND NOT CAUSE DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES AND OCCUPIERS. DEVELOPMENT MUST BE APPROPRIATE IN TERMS OF:

SCALE, FORM, SITING, DESIGN, MATERIALS, CHARACTER, TYPE AND LEVEL OF USE, AND OTHER VISUAL, PHYSICAL AND ECOLOGICAL ASPECTS.

Implementation: Through development control process.

Monitoring: Impact of planning applications determined.

4.17 ~~The floodlighting of key buildings can greatly enhance an appropriate environment. However, lighting proposals can cause light pollution, with an adverse impact on the amenities of local residents. Therefore, the Council will give favourable consideration only to those schemes that are energy efficient, where there is no significant impact on the surrounding countryside, and where there is no material effect on the amenity of local residents.~~ **(PA 4/3)**

~~POLICY WBE8: FLOODLIGHTING~~

~~THE COUNCIL WILL ENCOURAGE THE FLOODLIGHTING OF KEY BUILDINGS IN THE ENVIRONMENT PROVIDED THAT THE LIGHT IS CAREFULLY CONTROLLED, SO AS NOT TO CAUSE EXCESSIVE LIGHT POLLUTION FROM LIGHT SPILL.~~

~~Implementation: Target key buildings.~~

~~Monitoring: Projects achieved on the ground.~~ **(PA 4/3)**

4.18 Ensuring good accessibility to new developments assists in the creation of a more vital environment, and assists in the promotion of safety and security through good surveillance. The provision of access to development is the subject of Policy WT2, and further policy guidance on provision for pedestrians is given in Policy WT8

POLICY WBE9: ACCESSIBILITY

THE COUNCIL ENCOURAGES ALL NEW DEVELOPMENT AND BUILDING REFURBISHMENTS TO HAVE REGARD TO ISSUES OF ACCESSIBILITY AND WILL:

a) RESIST THE LOSS OF PART OF A PUBLIC RIGHT OF WAY, UNLESS THE COUNCIL IS SATISFIED THAT APPROPRIATE ALTERNATIVE PROVISION CAN BE MADE

b) REQUIRE THE PROVISION OF EASY AND DIRECT ACCESS BETWEEN AREAS BY THE PROVISION OF FOOTPATH LINKS WHERE APPROPRIATE, HAVING REGARD TO SAFETY AND SECURITY

c) SEEK TO LINK OPEN SPACES AND CREATE A SERIES OF OPEN SPACES, WHERE APPROPRIATE, HAVING REGARD TO SAFETY AND SECURITY.

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

4.19 Landscaping and planting can be used to enhance the existing built environment, and to help integrate new development into the wider environment.

POLICY WBE10: LANDSCAPE AND PLANTING

IN ORDER TO MAINTAIN AN ATTRACTIVE PUBLIC REALM ~~ALL APPLICATIONS FOR DEVELOPMENT WILL BE REQUIRED TO BE ACCOMPANIED BY A LANDSCAPE SCHEDULE.~~ *CONDITIONS REQUIRING A LANDSCAPE SCHEME AND SCHEDULE TO BE AGREED AND IMPLEMENTED MAY BE ATTACHED TO PLANNING PERMISSIONS.* **(PA 4/4)** IN CONSIDERING LANDSCAPE SCHEMES THE COUNCIL WILL HAVE REGARD TO THE FOLLOWING:

Cont.

A) PROTECTION OF NATURAL FEATURES

B) THE LAYOUT SHOULD BE APPROPRIATE IN SCALE, FORM, AND CONTINUITY WITH THE LOCAL CONTEXT

C) THE APPROPRIATE USE OF SPECIES OF, *PREDOMINANTLY NATIVE*, **(PA 4/5)** TREES AND SHRUBS TO CREATE CLEARLY IDENTIFIED 'THEMES'

D) THE PROTECTION, ENHANCEMENT AND CREATION OF WILDLIFE CORRIDORS IN ACCORDANCE WITH POLICY WNC6. **(PA 4/6)**

Implementation: Assess the quality of landscape schemes through the development control process, including use of section E of the Planning Guidelines.

Monitoring: Check quality of landscape works and planting on the ground.

4.20 The Council considers it important to protect trees and hedges in the plan area, as they make a fundamental contribution to its character and appearance, and may also have ecological value. Tree preservation orders have already been applied to many individual and groups of trees and areas of woodland, and this approach will be continued as appropriate.

POLICY WBE11: PROTECTION OF TREES AND WOODLAND

THE COUNCIL WILL PROTECT TREES AND AREAS OF WOODLAND BY:

A) RESISTING DEVELOPMENT PROPOSALS THAT WOULD CAUSE THE LOSS OF, OR DAMAGE TO, TREES OR GROUPS OF TREES RECOGNISED AS HAVING AMENITY OR CONSERVATION VALUE.

~~b) APPLYING TREE PRESERVATION ORDERS AS APPROPRIATE, INCLUDING ON IMPORTANT AREAS OF STRUCTURAL TREE PLANTING ASSOCIATED WITH NEW DEVELOPMENT, AND ON IMPORTANT INDIVIDUAL TREES, PARTICULARLY ON SMALL SITES~~ **[A6]**

B) APPLYING TREE PRESERVATION ORDERS AS APPROPRIATE. **[A6]**

~~c) REQUIRING TREES THAT ARE TO BE RETAINED ON DEVELOPMENT SITES ARE ADEQUATELY PROTECTED DURING ASSOCIATED WORKS~~ **[A6]**

C) *SEEKING MAINTENANCE OF AREAS OF STRUCTURAL TREE PLANTING AND IMPORTANT TREES.* **[A6]**

~~d) REQUIRING REPLACEMENT PLANTING OF TREES AS RESULT OF ANY LOST DURING DEVELOPMENT WORKS.~~ **[A6]**

D) *REQUIRING TREES THAT ARE TO BE RETAINED ON DEVELOPMENT SITES ARE ADEQUATELY PROTECTED DURING ASSOCIATED WORKS. DETAILS WILL BE EXPECTED TO ACCOMPANY ANY PROPOSED DEVELOPMENT SUBMISSION THAT INVOLVES TREES AND WOODLANDS* **[A6]**

Implementation: Through the development control process, including use of section E of the Planning Guidelines.

Monitoring: Check quality of tree cover on the ground.

Water Run-Off

...efully sited and designed, new development can increase run-off by the addition of ...ble surfaces such as roofs and paved areas. This can result in increased risk of flooding ...m and damage to the water environment. Where possible the Council will encourage ...surfaces, in parking areas for example.

...

...nment Agency has statutory responsibilities for water resources, pollution control, flood ...heries, recreation, conservation and navigation. New development can cause flooding, ...d erosion of areas located downstream. Accordingly development will be restricted in ... to flood and in locations that would result in an increased flood risk in areas ... In preparing flood compensation schemes consideration should be given to the ...of the land. Flood compensation schemes will not be acceptable within residential ...unless it can be demonstrated that the main use as a garden would not be affected.

...WIC16: DEVELOPMENT IN FLOOD PLAINS

...LIABLE TO FLOOD DEVELOPMENT WILL NOT BE PERMITTED UNLESS IT ... DEMONSTRATED TO THE SATISFACTION OF THE COUNCIL, IN ...ATION WITH THE ENVIRONMENT AGENCY THAT, BY ITSELF, OR ...IVELY WITH OTHER DEVELOPMENT, IT WILL NOT:

...E THE FLOW OF FLOOD WATER; OR

...E THE CAPACITY OF THE FLOOD PLAIN TO STORE WATER; OR

...ASE THE NUMBER OF PEOPLE OR PROPERTIES AT RISK FROM FLOODING.

...tion: Through development control process and in consultation with the Environment

... Planning applications determined within flood areas.

... WIC17: SURFACE WATER RUN-OFF LIABLE TO CAUSE FLOODING

...NG PERMISSION WILL NOT BE GRANTED FOR NEW DEVELOPMENT OR ...LOPMENT OF EXISTING URBAN AREAS IF SUCH DEVELOPMENT WOULD ... IN AN INCREASED FLOOD RISK IN AREAS DOWNSTREAM DUE TO ...NAL SURFACE WATER RUN-OFF. WHERE DEVELOPMENT IS PERMITTED ... LIKELY TO INCREASE THE RISK OF FLOODING, IT MUST INCLUDE ...RIATE ATTENUATION MEASURES DEFINED BY THE COUNCIL IN ...LTATION WITH THE ENVIRONMENT AGENCY.

...entation: Through development control process and in consultation with the Environment

...oring: Planning applications determined.

HIGHWAYS CONSULTATION SHEET

From: Heather Morgan **Date:** 19 June 2000

Application Number: F/2000/1712

Proposal: Proposed improvements to ground of car park (Retrospective)

Parish: REMENHAM PARISH

Site Address:
Leander Club, Remenham Lane, , Henley-On-Thames.

Applicant:
Henley Royal Regatta The Secretary.

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).

No objection

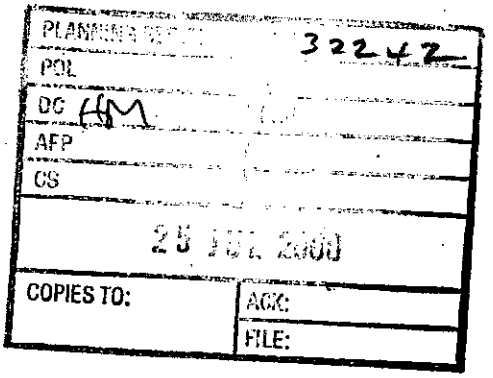
TR 19/7/00

Signed: _____ **Print name:** _____

Our ref: SP\2000\001936\001
Your ref: F/2000/1712

Date: 20th July 2000

ENVIRONMENT AGENCY



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

For the attention of: Heather Morgan

Dear Sir/Madam

IMPROVEMENTS TO GROUND OF CAR PARK (RETROSPECTIVE)
LEANDER CLUB, REMENHAM LANE, HENLEY - ON - THAMES

Thank you for your letter dated 19 June 2000 which was received on 22 June 2000. You are asked to quote the following reference in any correspondence: **SU78SE/12/52**. The

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

PLANNING CONDITIONS

CONDITION: There shall be no raising of existing ground levels on the site.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

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.

ADVICE TO PLANNING AUTHORITY

Development Control: Contact Tom Wong on 01276 45 4343

This site is within the 1947 floodplain of the River Thames. It is estimated that the flood water level at the site at that time was 32.68m metres above Ordnance Datum (Newlyn).
The site is therefore within an area where development is to be strictly controlled.

Cont/d..

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

As this application involves improvements to the car park only, with no increase in ground covered area, the Environment Agency has no objection, provided that ground levels have not been raised at the site.

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 applicant.

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: The Secretary, Henley Royal Regatta, Regatta Headquarters, Henley-on-Thames Oxon RG9 2LY

Remenham Parish Council



Please reply to:

Francis Burley
Parish Clerk
Stablehouse Barn
Remenham Hill
Henley on Thames
OXON RG9 3HN

☎ *01491 578859*
01491 578270
FrancisAB@aol.com

Heather Morgan
Development Control Dept
Wokingham District Council
Council Offices
Shute End
Wokingham
RG40 1BN

10 July, 2000

Dear Ms Morgan,

Planning Applications Remenham Parish

Thank you for our telephone conversation this morning - it was most helpful. This letter summarises the council's view on the following applications:

Yewgate App F/2000/1703

The extension was too far big for the existing house, it was clearly well over 40% of the existing, and so contrary to local greenbelt policy. The proposal was out of keeping with the area of special character. The Council agreed to strongly oppose the application as the size of the extension was inappropriate for a perfectly normal house.

Upper Remenham Farm Barns VAR2000/1776

The council resolved to ask WDC for an extension on this application and to have a copy of the accompanying letter which was not supplied. Concerns were raised on the increased movement of traffic and possible maintenance of cars on the site.

Leander Club Parking F2000/1712

The council's view was that the increase in parking was an encroachment on the green belt, and the use of parking should be limited to those attending the Leander club to avoid 'commuter' parking for Henley. It was the local view that parking was originally limited to

12 cars, but there was no documentation to support this. Clerk to seek an extension on this application to allow a site visit by RPC.

Yours sincerely.

Francis Burley
Parish Clerk

FÒÉÚÖÚÙ BÆÒÍÁÇ [ÉÉß]

Remenham Parish Council
Please reply to
Francis Burley,
Parish Clerk
Stablehouse Barn
Remenham Hill
Henley on Thames
Oxon RG9 3HN

01491 578859
07887 687518
01491 578270
FrancisAB@aol.com

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Attn Heather Morgan
Development Control Dept
Wokingham District Council
Council Offices
Shute End
Wokingham
RG40 1BN

@ fax no 0118 974 6484

July 21 2000

Dear Heather,

Here are the Council's comments on the two applications we discussed last week.
Thank you for your ansaphone call concerning the storage barns, unfortunately it was cut off after 30 sec., so I did not get the full message.

Application No F/2000/1712
Leander Club Car Parking

The Parish Council have conducted a site visit and would object to increased parking on this site unless the following conditions were applied to the application:

- That there should be no 'all day' commuter parking Too cond / consent for existing c.p. Difficult to condition.
- Parking should be restricted to bone fide visitors to HR Regatta house and the Leander Club Difficult to put restrictive condition across whole site.
- An effective entry system should be installed and used. Inf ?
- No more area s of land shall be given over to parking in the future. Inf ?
- There should be no car parking on the 'Goplar' area. Its use should be restricted to boat trailers. Condition ?
- The post and wire fence on the south side of the site should be extended to the eastern boundary, and no vehicles parked on the area south of the fence; which should remain mown grass.
- The grass verges around the northern boundary of the site should be retained Inf.
- There should be restricted access to the northern boundary of the shingled area to boat trailer, i.e. not to create a further entrance to the site for private vehicles. This area to be kept secure when no in use. Condition ?

TO: **DEVELOPMENT CONTROL**
Heather Morgan

FROM: Environmental Design

DATE: 11th July 2000

Location: Leander Club, Remenham Lane, Henley-on-Thames (Remenham)

Proposal: Proposed improvements to ground of car park (Retrospective).

Application Number: F/2000/1712

In response to your consultation dated 19th June 2000 for the above application, the landscape comment is as follows:

The work has been carried out carefully and is generally satisfactory. The gravel surfacing allows rainwater to percolate to the roots of the mature trees as it did previously through the soft ground surface.

However the work around the mature oaks gives rise to some concern:

1. Ground level has been reduced below the branches of the large oak trees and it is hoped that when the topsoil was scraped away there was no extensive damage to the small feeder roots of the trees that tend to lie very near the surface, especially on land that can become waterlogged at times.

2. The extent of ground left at the original surface level around each tree trunk is much smaller than the optimum area which is the area below the full spread of the branches.

3. It was noted that already rain water forms puddles on the surface below the trees and there is some rutting in the loose gravel fill.

It is recommended that:

(a) only infrequent parking of light cars is permitted under the trees.

(b) the gravel fill material is regularly checked and raked back to a loose level surface, to avoid deep rutting and possible compaction of the ground below the gravel around the tree roots.

Patricia Green
Landscape Consultant
Patricia Green

~~To:~~ FROM
Public Rights Of Way Officer
F A O Graham Barnwell

~~From:~~ TO: Heather Morgan

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	FILE:

Date: 19 June 2000

Application Number: F/2000/1712

Proposal: Proposed improvements to ground of car park (Retrospective).

Site Address:
Leander Club, Remenham Lane, , Henley-On-Thames.

Applicant:
Henley Royal Regatta The Secretary.

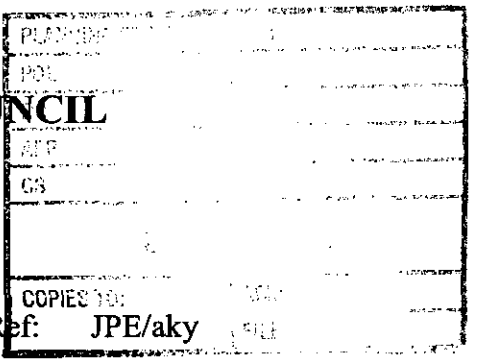
Your observations are required in respect of this application within **7 days** of the above date.

No obstruction to this application.

G Barnwell
3-8-2000

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM



From: Joanne Ellis, Environmental Health — My Ref: JPE/aky

To: Heather Morgan, Planning — Your Ref:

Date: 5 July, 2000

PROPOSED IMPROVEMENTS TO GROUND OF CAR PARK
LOCATION: LEANDER CLUB, REMENHAM LANE, HENLEY-ON-THAMES
APPLICATION NO. F/2000/1712

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

Joanne Ellis
Snr Environmental Health Officer
Environmental Protection & Housing

To:
Harold Sanders
Urban Design And Conservation Officer

20 JUN 2000

From: Heather Morgan

Date: 19 June 2000

Application Number: F/2000/1712

Proposal: Proposed improvements to ground of car park (Retrospective).

Site Address:
Leander Club, Remenham Lane, , Henley-On-Thames.

Applicant:
Henley Royal Regatta The Secretary.

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

---

1. COMMENTS OF THE TREE TEAM SHOULD BE SOUGHT (IF IT HAS NOT ALREADY BEEN)
2. I AM NOT A SUPPORTER OF 'REINFORCED GRASS' ALTHOUGH THE NATIONAL TRUST HAS USED 'NETLON' – A PLASTIC NETTING TO REDUCE WEAR IN THEIR CARPARKS.
3. I ASSUME, IN THE PAST, THIS AREA, WHICH IS NOW BEING USED AS A CARPARK FOR THE LEANDER CLUB, WAS CONSIDERED A 'GREEN SPACE'
4. THIS MAY BE THE TIME TO RE-CONSIDER THE WHOLE SURFACE OF THE AREA, EXISTING TREES, THE VISUAL IMPACT OF THE SPACE ON THE APPROACH TO HENLEY AND THE EXTENT OF CARPARKING / BOAT PARKING

Harold Sanders

Leander Club

Henley-on-Thames - RG9 2LP
Phone: +44 (0)1491-575782 Fax: +44 (0)1491-410291
E-mail leander@globalnet.co.uk

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Support

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

For the attention of Heather Morgan

7 July 2000

Dear Sirs

Application Number: F/2000/1712
Site Address: Leander Way, Henley-on-Thames
Proposal: Proposed improvements to ground of Henley Royal Regatta's Car Park (Retrospective)

I have viewed this application at Woodley Library and Leander Club supports this application which will improve the appearance of this existing car park and enable improved control of its use. We hope that the application will receive a favourable decision when it is considered.

Yours sincerely

John Beveridge
Honorary Secretary

Cc: R S Goddard, Secretary of Henley Royal Regatta

Application No.	Received	Remenham	Listed by
F/2000/1712	13.06.00		Cllr Browne

Applicant : Henley Royal Regatta
Location : Leander Club, Remenham Lane, Remenham
Proposal : Proposed retention of improvements to ground car Park (Retrospective)

1. Members will recall that the application was deferred at Committee on 27 September to negotiate with Henley Royal Regatta regarding the possibility of a S106 agreement to restrict users of the car park to Henley Royal regatta, Leander Club members and other licensed users (the result of conditions/legal agreements on other applications). A letter was forwarded to the Secretary to this effect.

   Henley Royal Regatta have responded that they are unwilling to enter into a legal agreement for the reasons set out below:

- It is deemed to be an unacceptable curtailment of landowners rights.
- The issue is outside of this application, which purely relates to the physical engineering works and not the change of use of the land. Consider such a request to be 'ultra vires'.
- The use of the land as a car park has never been in question to their mind, and was confirmed by the Council's Enforcement Section.
- The Royal Regatta consider that the swipe card system that they have in place on site should provide Members with adequate reassurance as to their aims and intentions.
- Henley Royal Regatta supports the current stance of Wokingham District Council in resisting the provision of park and walk facilities on this side of the Thames for Henley.

2. Notwithstanding the understandable concerns of Members in respect of the present and future use of the car park, unfortunately the use is well established historically. There are no restrictions in place at present, and the Royal Regatta have indicated that they have a swipe card system in place to restrict users. The current application is for physical engineering works and it is not considered that a refusal to restrict use of the whole car park could reasonably and legally be attached to an application for actual works to one section of it. On the basis of the above the recommendation is as set out below.

6. **Recommendation** – GRANT planning permission subject to conditions attached in the following report.

Application No.	Received	Remenham	Listed by
F/2000/1712	13.06.00		Cllr Browne

Applicant : Henley Royal Regatta
Location : Leander Club, Remenham Lane, Remenham
Proposal : Proposed retention of improvements to ground car Park (Retrospective)

1. **Planning History** – There is an extensive planning history on the site, both in relation to parking and extensions/alterations to the Leander Club building. Investigations into the history of the site by the Enforcement section have identified that the site has been used for parking purposes since the 1930's. There is no record of an application specifically for the gravelling of the majority of the field for car parking, which has obviously taken place. Photographic evidence clearly indicates that the field has been used in successive years for parking. Insufficient evidence has been provided to the contrary. As such, the change of use to car parking is deemed to have been established for the extended parking area. Planning permissions in the past (24748 for an extension approved in 1986 and 44905 for redevelopment approved in 1996 both show the area in question in use as a car park for Leander Club members.

   The application has been listed by Cllr Browne due to the impact upon the Green Belt.

2. **Proposal** – seeks retrospective permission for the laying out of gravelled and goplar areas (plastic version of grasscrete), currently and previously used for car parking. These physical works are deemed to constitute development. The application is not for a change of use, as use of the field for parking has been previously approved as part of the Leander Club proposals (see planning history above).

3. **Consultations** -
   - ***Environmental Health*** – No objections
   - ***Trees and Landscape*** – Work is generally satisfactory. Recommend only infrequent parking of light cars and that the gravel is raked to stop rutting.
   - ***Conservation*** – Not in support of re-inforced grass. Guess that in the past the car park would have been green space. Need to reconsider the whole surface, trees and visual impact and extent of parking. (Officer note – this is broader than the remit of this application).
   - ***Public Right of Way*** – No objection.
   - ***Highways*** – No objection.
   - ***Environment Agency*** – No objection subject to conditions to ensure no raising of ground levels, fencing (if any) to be constructed to be permeable to floodwater.
   - ***Remenham Parish Council*** – Encroachment onto Green Belt. Parking to be limited to those attending Leander Club. Originally for 12 cars but no documentation to support this. No commuter parking. Restrictions to Leander

Club users only. No parking on the goplar – grass verges retained. Post and wire fence extended.

4. **Appraisal** -

A. Impact upon the Green Belt (Policy C4 of the Berkshire Structure Plan, Policy 1 of the Green Belt Local Plan for Berkshire, Policy WGB1 of the Wokingham District Local Plan (Deposit Draft) as modified).
B. Impact upon the floodplain (Policy EN3 of the Berkshire Structure Plan, Policy WIC16 of the Wokingham District Local Plan (Deposit Draft) as modified).
C. Impact upon Trees (Policy EN1 of the Berkshire Structure Plan, Policy WBE10 of the Wokingham District Local Plan (Deposit Draft) as modified).
D. Other Issues.

A. Impact upon the Green Belt

The scheme seeks retrospective consent for goplar grass paving at the eastern end of the site. Shingle has been provided at the northern end of the site between existing trees. The goplar seeks to prevent the grass being churned up and maintains the greenness of the site. There is no objection in Green Belt terms to this element. The new shingle element represents an approximate 30% increase over the existing. Whilst this represents an extension in gravel surfacing and potentially of cars covering a previously grassed area, in light of the area already covered, it is not considered the gravelled area would have an adverse impact upon the open, rural nature of the Green Belt. The proposal is deemed to be in accordance with policy WGB1 of the Wokingham District Local Plan (Deposit Draft) as modified.

B. Impact upon the floodplain

The proposal results in the introduction of an additional 400 m^2 of shingle within the floodplain, where previously there was grass. The applicant has confirmed there has been no change in ground levels which was verified on a site visit by Enforcement. The Environment Agency have stated there is no objection in principle to the development subject to no raising of levels on the site and ensuring any walls/fences are designed to be permeable to floodwater. Conditions can be added to this effect. On this basis, it is not considered the floodplain will be adversely affected. The proposal is deemed to be in accordance with policy WIC16 of the Wokingham District Local Plan (Deposit Draft) as modified.

C. Impact upon trees

The applicants have stated that the shingle was laid down because of churning created by contractors vehicles. They removed a top layer of mud and laid down the shingle. The trees have been protected by a raised border round the trunks. There has been no increase in the height of ground levels. Trees and Landscape staff have advised that the works carried out were

generally satisfactory, especially as the gravel allows for the same percolation as previously. Trees and Landscape staff have recommended only infrequent parking of light cars be allowed and that the gravel be raked back to a loose surface to avoid rutting or compaction. Subject to conditions regarding the above it is considered the introduction of the gravelled surface would not have a detrimental impact upon the existing trees. The proposal is deemed to be in accordance with policy WBE10 of the Wokingham District Local Plan (Deposit Draft) as modified.

D. Other Issues

The application is for the laying out of the gravel and goplar, which constitutes an engineering operation. Correspondence from Enforcement staff to the applicants prior to submission of the application (April and May 2000) makes it clear that on the basis of evidence submitted, the use of the field for parking is not an issue. The application is not therefore for a change of use.

Remenham Parish Council have raised various concerns regarding the usage of the car park. The application relates to the physical works and not the use of the land for parking. In addition, it represents an extension to existing parking which is not tightly restricted. As such, it is not considered reasonable under Circular guidance to place restrictions on commuter parking or limit parking to those using facilities, as opposed to just members, on one particular section of the site. The applicants have advised that a swipe card system is in place to prevent the general public using the site. The applicants have advised that the goplar is to prevent the mud churning up when boats on trailers are brought onto the site. Similarly, the gravelled area is generally used as overflow parking, and not on a permanent basis. Conditions are to be imposed to ensure these areas are used only on this basis.

5. **Conclusion** – The extension of the gravelled area and the introduction of goplar would not materially impact upon the openness of the Green Belt or the floodplain. The retention of the existing trees on site will be ensured by the suggested condition regarding regular raking.

6. **Recommendation** – GRANT planning permission, subject to the following conditions:

1. The gravel fill material under the trees along the eastern boundary, hereby approved, shall be raked back to a loose level surface at regular intervals (once every calendar month) throughout the area.

2. The goplar area, hereby approved, shall not be used for the purpose of parking vehicles but for trailers loading and unloading boats.

3. The gravelled area under the trees on the eastern boundary, hereby approved, shall be used for overflow parking only, to be used by members of the Leander Club during regatta events only.

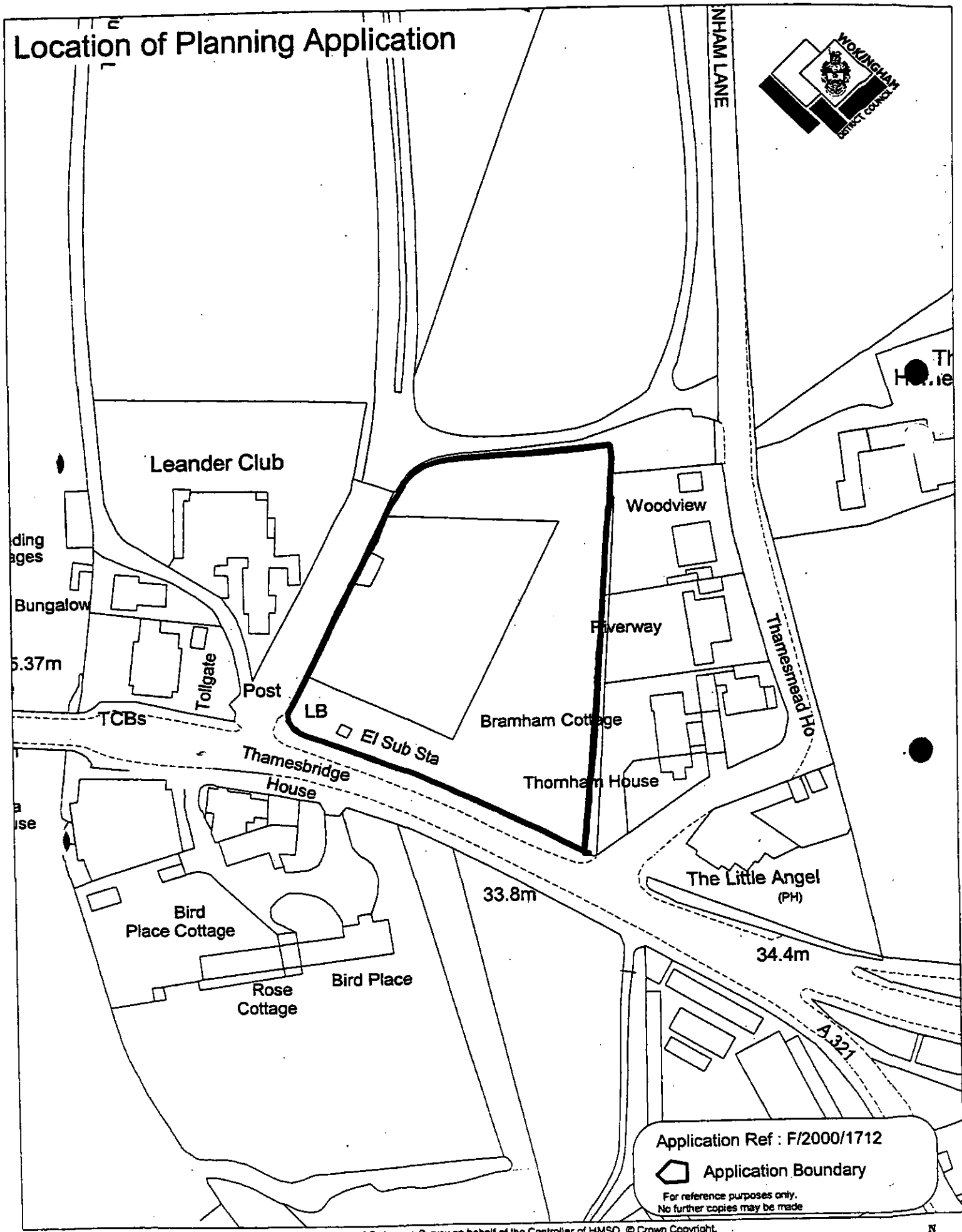
REASONS

1. To ensure compaction of the gravel does not occur to the detriment of the future health and amenity of the trees.
2. To ensure the level of parking is not extended to unacceptable levels.
3. To ensure the level of parking is not extended to unacceptable levels and to ensure the health of the trees is not adversely affected.

Informatives

1. You are advised, in compliance with The Town and Country Planning (General Development Proceedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan Policies C4, EN3, EN1.
   Deposit Draft Wokingham District Local Plan Policies WGB1, WIC16, WBE10.

Heather Morgan



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Development Control Section, Environmental Services, Wokingham District Council.

27 September 2000

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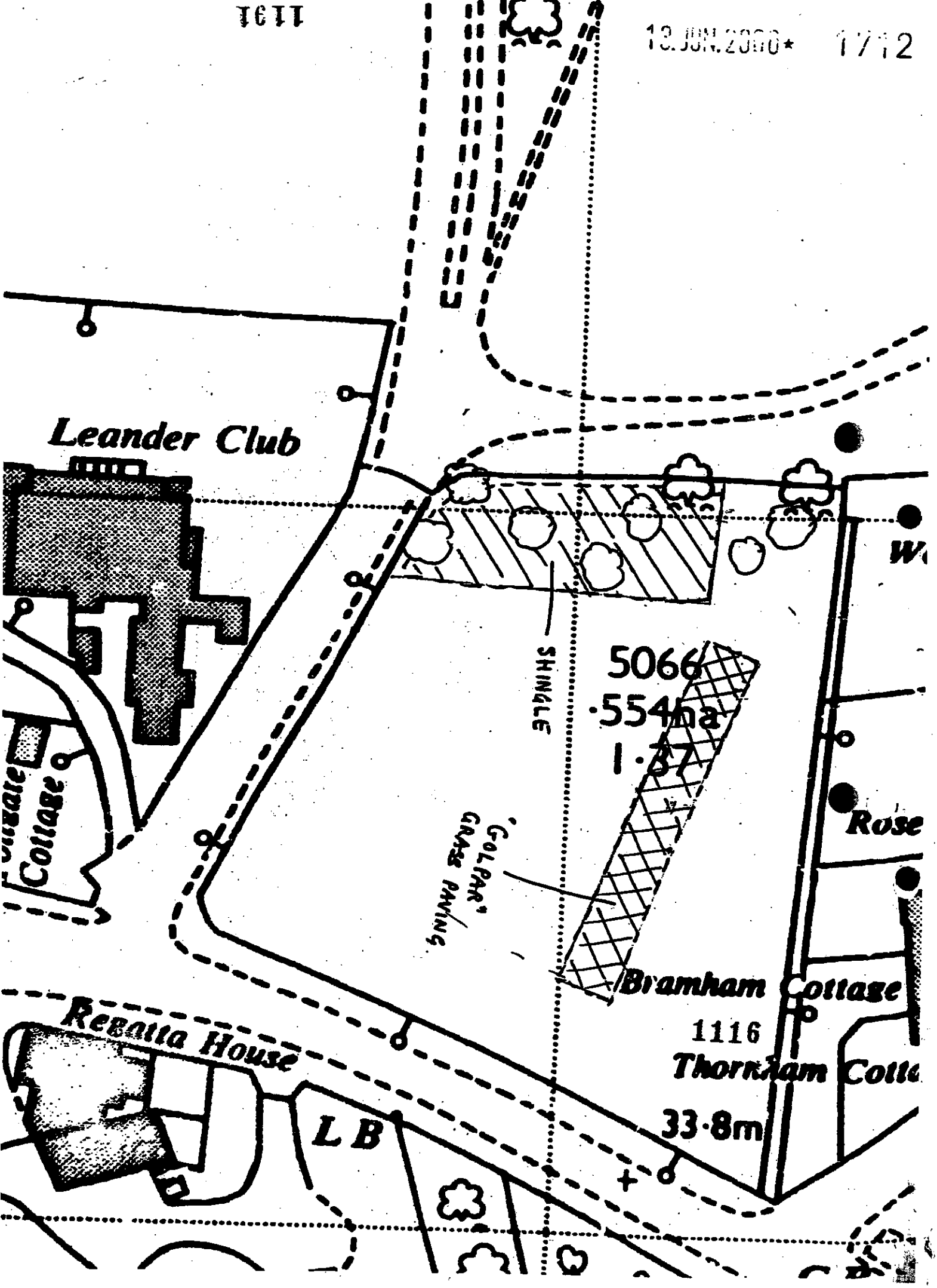
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Leander Club
SHINGLE
5066
·554ha
1·37
'GOLPAR' GRASS PAVING
Cottage
Rose
Bramham Cottage
1116
Thornham Cotta
33·8m
Regatta House
L B

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 27 SEPTEMBER 2000 FROM 7.00 PM TO 9.45PM

Present: Mr. KA Malvern (Chairman), Mrs. JA Lissaman (Vice-Chairman), Mrs. DC Beatty Mr. MJ Bryant, Mr. SR Conway, Mr. TP Dredge, Mr. JL Earnshaw, Mr. RFN Eke, Fiona Rolls, Mr. BJS Patman, and Mrs. M Robertson.

Also present under Standing Order 39: Mr. FD Browne, Mr. G Cowan and Mrs. ANMC Drake.

119. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

120. MINUTES

Subject to the following amendments, the Minutes of the meeting of the Committee held on 6th September 2000 were confirmed as a correct record and signed by the Chairman.

Amendments are shown in Italics.

Minute 95

Amend resolution as follows:

RESOLVED: That the Director of Environmental Services formulate a strong objection to the proposal for submission to the Secretary of State, taking into account the comments to be made by Members and having consulted *the Chairman of the Development Control Committee*, Chairman of the Environmental Services Committee and respective opposition spokesmen.

Minute 98

Amend resolution 3 as follows:

Substitute the word "before" with "*outside*" in the third line.

Add a new 4):-

4) *That in respect of Application No. 2000/1444, had the appeal against non-determination not been submitted to the Planning Inspectorate, the application would have been approved subject to completion of a legal Agreement as set out in para (4F) Agenda page 780 and to the conditions set out on Agenda page 783 to 784.*

Minute 99

Amend paragraph 2 as follows:
In explaining the report, the Head of Planning and Transportation informed Members that five additional letters of objection had been received and that the first sentence of page 806 of the Agenda should read "increases of 428 sqm B1 use and 189 B8 use are proposed which is 618 sqm in total."

121. APOLOGIES FOR ABSENCE

An apology for absence was received from Mrs. MA Long.

IMPROVEMENTS TO GROUND CAR PARK (RETROSPECTIVE), LEANDER CLUB, REMENHAM LANE REMENHAM, FOR HENLEY ROYAL REGATTA

The Committee considered a report on this application as set out on Agenda pages 1111 to 1116.

Mr. FD Browne, a local Member attended the meeting and raised the issue of unauthorised parking at the above site and asked that if Members were minded to approve the application, extra conditions be included relating to restricting access to Leander Club members/Henley Royal Regatta use and access control measures.

RESOLVED: That Application No. 2000/1712 be deferred to enable further negotiations to take place with regard to restricting access to the site.

129. APPLICATION NO. 2000/1712, PROPOSED RETENTION OF

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 18 OCTOBER 2000 FROM 7.00 PM TO 9.45 PM

Present: Mr KA Malvern (Chairman) Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty, Mr SR Conway, Mr TP Dredge, Mr JL Earnshaw, Mr RFN Eke, Fiona Rolls, Mrs MA Long, Mr BJS Patman.

Also present under Standing Order 39: Mrs ANMC Drake, Mr ND Rose and Mr AJ Ross

132. MINUTES

The Minutes of the meeting of the Committee held on 27 September 2000 were confirmed as a correct record and signed by the Chairman.

133. APOLOGIES FOR ABSENCE

An apology for absence was received from Mr MJ Bryant.

136. APPLICATION NO: 2000/1712, PROPOSED RETENTION OF IMPROVEMENTS TO GROUND CAR PARK (RETROSPECTIVE), LEANDER CLUB REMENHAM LANE REMENHAM, FOR HENLEY ROYAL REGATTA

The Committee considered a report on this application as set out on Agenda pages 1185 to 1191.

Members were reminded that consideration of this application had been deferred at the Committee meeting held on 27 September 2000, to enable further negotiations to take place with the applicant regarding restricting access to the site. However, these had proved to be unsuccessful.

RESOLVED: That Application No. 2000/1712 be approved subject to the conditions set out on Agenda pages 1188 to 1189.

Wokingham District Council
Planning Application

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

AND/OR

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

Application No: F/2000/1712

Proposal:
Proposed improvements to ground of car park (Retrospective)

Location:
Leander Club Remenham Lane Henley-On-Thames

This application is being advertised in the Henley Standard newspaper on the 30/06/2000 for the following reason(s);

SITE IS IN A CONSERVATION AREA

The application can be inspected at Wokingham District Council's offices during the following times:

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heather Morgan P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **21/07/2000** from the date of this notice. Written comments submitted will become available for public inspection.

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

Date: 30/06/2000

Erected
26/6/00
4pm
Talk on
access road

Remenham Henley Bridge - Conservation Area



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GIS Section, Planning Department, Wokingham District Council.

17 June 1998

scale: 1 : 5000

Tel. (0118) 974 6448 (Direct Line)
Date: April 26, 2001
My ref. F/2000/1712
Your ref.

copy/example



J Beveridge
Leander Club
Henley on Thames
Oxon
RG9 2LP

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,

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY: Henley Royal Regatta, The Secretary
SITE: Leander Club, Remenham Lane, Henley on Thames
PROPOSAL: Proposed improvements to ground of car park (Retrospective)

I am writing to inform you, that this appeal against conditions 2 & 3 of the Consent, has been lodged with The Planning Inspectorate, and will be dealt with by means of written statements by the appellant and the Council.

Comments already made, following the original application for planning permission, will be forwarded to The Planning Inspectorate and copied to the appellant

As your interests may be affected, you can give your views on the appeal in writing to Miss A Groves The Planning Inspectorate, Room 3 / 03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. You should, if possible, send three copies quoting reference APP/X0360/A/01/1063017. Comments received after 01/06/01 will not normally be seen by the Inspector & will be returned.

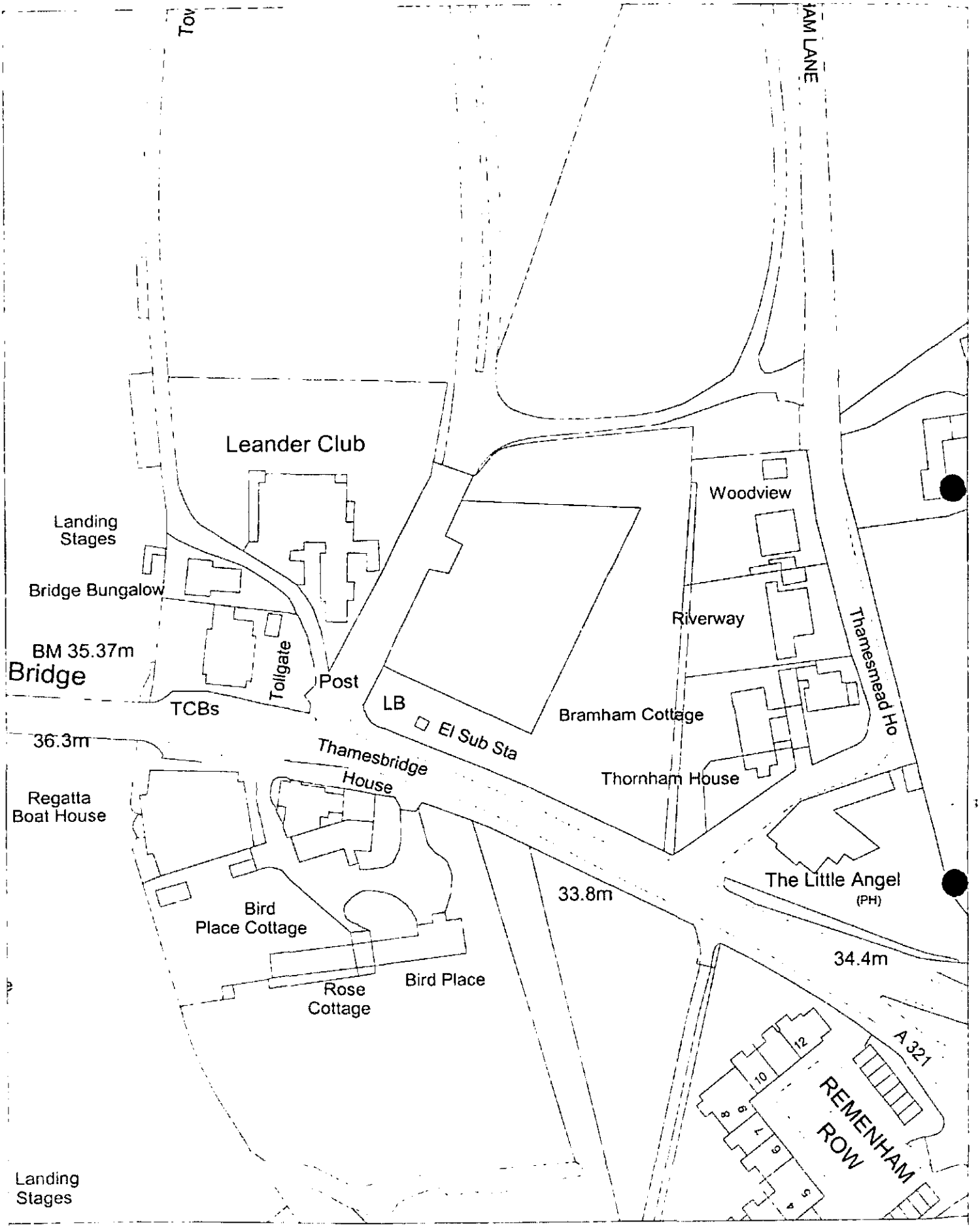
The application, decision notice, and the appellant's grounds of appeal may be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (08.30 to 17.00 on Mondays to Thursdays, 16.00 on Fridays).

A free booklet, Guide to taking part in Planning Appeals, is available from this office.

If you wish to be notified of the result of the appeal, you should write to Miss Groves at the Planning Inspectorate requesting a copy of the decision. Please quote reference APP/X0360/A/01/1063017.

Yours faithfully

Denise Gumbrell
Appeals Assistant



Site Plan, Scale: 1 to 1250

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Date: 26 April 2001

N W E S

FARRER & CO

66 LINCOLN'S INN FIELDS LONDON WC2A 3LH
Telephone 020-7242 2022 Fax 020-7242 9899 E-mail Enq@farrer.co.uk DX 32 Chancery Lane

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R G Clinton
R W J Parry
J Morcom
J Thorne
Hon M T Bridges
W J Furber
Mrs J L Hill LVO
M J Chantler
Miss E J Potter
R S Blair
P J Downy
A C Parkhouse
C R A Anderson
R E Foster
J M Bayliss
F Nation-Dixon
S J Bruce
S J Pring
J P D Wienand
D C S Smellie
M Aldis
V A Reburn
J Acheson
Mrs C F Hamilton-Russell
Mrs K G Vleck
Miss C M McAleavey
W J A Gordon
J C Pike
J D McNeile
J A V Smith
W P Twidale
Miss F A Jones
G E F Williams

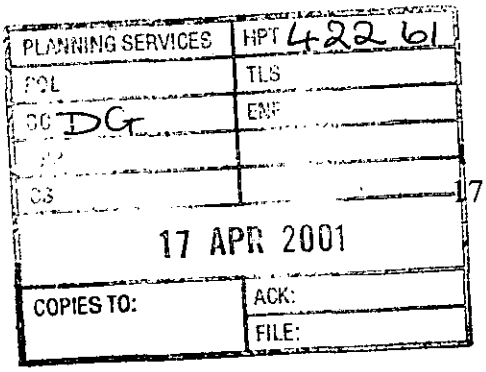
Consultants
C F Woodhouse CVO
Miss P J Gorman

Associates
Miss J L Brown
W G F Gee
Miss A J Springett
Mrs S A Ingle
Miss D E Davidson
M K Nicolas *

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

Our Ref JM/djp
Direct Fax 020 7917 7556
Direct E-Mail jm@farrer.co.uk

Recd 14/4/2001
DG



17 April 2001

BY HAND

Dear Sirs

Extension of Parking Area at Leander Club, Henley Bridge

We enclose a duplicate of an appeal form which has been submitted to the Planning Inspectorate together with copies of the enclosures referred to in section J.

We will be lodging with you separately an application for removal of the two conditions which are the subject of the appeal and, if that application is successful, there will be no need to progress the appeal.

Yours faithfully

Farrer

Website http://www.farrer.co.uk
Farrer & Co is regulated by the Law Society in the conduct of investment business
* non-solicitor
Document6

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

(1)



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

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

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

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	(THE SECRETARY) HENLEY ROYAL REGATTA
	ADDRESS	REGATTA HEADQUARTERS
		HENLEY-ON-THAMES, OXFORDSHIRE
	POST CODE	RG9 2LY PHONE 01491 572153
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	
	ADDRESS	N/A
	POST CODE	PHONE
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
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		IMPROVEMENT TO GROUND IN EXISTING CAR PARK - RETROSPECTIVE PERMISSION SOUGHT.
5. Give the area in hectares or part of a hectare	AREA OF SITE	·554 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 this application	PLANS/DRAWINGS	SITE PLAN & LOCATION PLAN

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ? Tick the box(es)	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.

CAR PARK

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

ABUT - NO ALTERATION PROPOSED

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

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

NONE TO BE FELLED

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.

"GOPLAR" GRASS PAVING
SHINGLE

15. HOW WILL THE SITE BE ENCLOSED?
Say whether walls, fences or hedges, and give heights, colour and materials. If the site is divided into plots, say how each is to be enclosed.

N/A

16. HOW WILL SURFACE WATER BE DISPOSED OF?

N/A

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO N/A

If no, please give details

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

N/A

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

N/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	N/A		
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.

£95.00

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 R.G. GOLDSMITH ON BEHALF OF SECRETARY, HENLEY ROYAL REGATTA DATE 7.6.00

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 black ink. 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 measurements) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS.
Please give all floor areas in SQUARE METRES.

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

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	N/A	
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 emissions. You may wish to amplify your answers in a covering letter.
CAR PARKING – ALREADY DESIGNATED FOR SUCH USE

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

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
	N/A		

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.
NO

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

- 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) . . . . . .

. . . . . .

- Notice of the application as attached to this Certificate, has been published in

the (c) . . . . . .

on (d) . . . . . .

OR

(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).

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 . . [signature] . . . . . [illegible]

On behalf of . . . . . [illegible]

Date . . . . . 7.6.00 . . . . . [illegible]

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

(3)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Henley Royal Regatta
The Secretary
Regatta Headquarters
Remenham Lane
HENLEY-ON-THAMES
Oxon
RG9 2LY

Application Number: F/2000/1712

Parish: **REMENHAM**

Location: **Leander Club, Remenham Lane, Henley-On-Thames**

Proposal: **Proposed improvements to ground of car park (Retrospective)**

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 gravel fill material under the trees along the eastern boundary, hereby approved, shall be raked back to a loose level surface at regular intervals (once every calendar month) throughout the area.

Condition
2. The goplar area, hereby approved, shall not be used for the purpose of parking vehicles but for trailers loading and unloading boats.

Condition
3. The gravelled area under the trees on the eastern boundary, hereby approved, shall be used for overflow parking only, to be used by members of the Leander Club during regatta events only.

Reason
1. To ensure compaction of the gravel does not occur to the detriment of the future health and amenity of the trees.

Reason
2. To ensure the level of parking is not extended to unacceptable levels.

Reason
3. To ensure the level of parking is not extended to unacceptable levels and to ensure the health of the trees is not adversely affected.

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 C4, EN3, EN1
Deposit Draft Wokingham District Local Plan Policies WGB1, WIC16, WBE10

John Mitchell
Development Control Manager
Date: 18/10/2000

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.

(8)

Tel: (0118) 974 6449 (Direct Line)
Fax: (0118) 974 6484
E-mail Mark.Bridge@wokingham.gov.uk
Date: April 27, 2000
My ref: MB/2/RFS/3328
Your ref:

Phoned 2.5.00
arranged
Meeting
9.5.00

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

The Trustees
Leander Club
Henley Bridge
Henley-on-Thames
RG9 2LP

Dear Sirs

EXTENSION OF PARKING AREA AT LEANDER CLUB, HENLEY BRIDGE

I am writing with reference to the above and further to number of complaints received.

The area of car parking appears to have been extended without the benefit of planning permission. Further gravel has been laid along the Northern boundary of the car park, under the trees and also Grasscrete has been laid along the western boundary.

I can find no record of any planning permission having been granted for either of these extensions. As such I must advise you that the works undertaken are considered to be development and require planning permission. Please remove the new gravel and grasscrete or submit an application for its retention, within 21 days. The submission of an application does not necessarily mean that permission will be forthcoming. Failure to do so could result in formal enforcement action being taken against you.

I would be grateful if you could advise me in writing your intentions regarding this matter on receipt. If you require further information or wish to discuss this matter, please do not hesitate to contact me.

Yours faithfully,

MR. M. BRIDGE
Planning Enforcement Officer

Tel: (0118) 974 6449 (Direct Line)
Fax: (0118) 974 6484
E-mail Mark.Bridge@wokingham.gov.uk
Date: May 26, 2000
My ref: MB/4/RFS/3328
Your ref:

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Henley Royal Regatta
Secretary's Office
Regatta Headquaters
Henley-on-Thames
Oxfordshire
RG9 2LY

For the attention of Mr R Goddard

Dear Sirs

LAYING OF HARD STANDING AT CAR PARK ADJACENT TO LEANDER CLUB

I am writing with reference to the above and further to our site meeting. I apologise for the delay.

I have now undertaken further research into the area in question and would advise you that an application will be required for the laying of the hardstanding under the trees to the North of the site and the Gopta/Gopter on the East of the car park.

As such I would request that the hardstanding be removed or an application for its retention is submitted within 21 days. I have enclosed the relevant application and explanatory details for your use. The submission of an application does not necessarily mean that permission will be forthcoming. I would appreciate your intentions regarding this matter on receipt of this letter.

If you require further information regarding this matter, please do not hesitate to contact me.

Yours faithfully,

MR. M. BRIDGE
Planning Enforcement Officer

HENLEY ROYAL REGATTA

Patron:
Her Majesty The Queen

Telephone: 01491 572153
Fax: 01491 575509

Secretary's Office,
Regatta Headquarters,
Henley-on-Thames,
Oxfordshire
RG9 2LY

M. Bridge, Esq.,
Wokingham District Council,
Environmental Services Department,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham,
Berks. RG40 1WR

7th June, 2000

Dear Mr. Bridge,

Thank you for your letter dated 26th May regarding the repairs and renovations we have undertaken to the Car Park adjacent to Leander Club – known, for your information, as the Competitors' Car Park.

I note that you would like me to submit an application for these works and this I now attach.

First may I stress that we had no idea such an application was necessary, otherwise we would have sought your approval before the work was undertaken. For this unintentional lapse I offer my apologies. You have already advised me that if the work had been undertaken on a residential property it would not have needed consent and we rather assumed that the improvements we made were to the betterment of the locality.

Second, may I restate the point I made on the occasion of your site visit, namely how concerned we had become at the unauthorised parking that was taking place on this field and our determination to institute a new method of barrier control to prevent this happening in the future.

We are most anxious to restrict parking only to those vehicles that have business with the Regatta and with Leander Club and those few cars from the occupiers of Thames Bridge House that have a licence to park, as previously required by Wokingham District Council. It is most certainly not our wish or intention to make parking available to other parties: quite the reverse.

The work we undertook on the land was of two separate elements. First, we strengthened a strip of grass by laying a product called *Goplar.* This has now been completely hidden by a vigorous growth of grass and will remain invisible. Its purpose is to prevent cars, especially those towing heavy rowing boat trailers, cutting-up the grass into mud. This has happened regularly during the autumn and spring when conditions mean the ground surface is susceptible to such damage.

I hope you will agree that the end result is attractive and has achieved our aim of maintaining a lawn finish as opposed to an unsightly muddy field.

The second work also centred upon the problem of mud. The area of land under a grove of trees had been badly damaged by the parking of contractors' vehicles associated with the major building works recently undertaken at Leander Club. The land had been used very extensively for nearly two years, including the winter months. As a result it had deteriorated badly. Furthermore the presence of so many mature trees made it difficult to establish thriving grass across the whole area. We removed the muddy top surface and replaced this with shingle. We protected the trees by retained a raised border around the trunks. We established a grass border around the site to blend in with the visual appearance of the rest of the field. It seems to have worked well and is a great improvement on that which it replaced.

I wish to stress that we were fully aware of our responsibilities in regard to the flood plain and that all these works were undertaken with that in mind. In neither case did we raise the level of the land, indeed, in the case of the shingle area we somewhat lowered the mean ground height, as can be observed by the fact that the tree trunks now stand a little proud of their surroundings.

I do hope these explanations persuade the Council to grant retrospective consent and I should be most grateful if you would advise me if you foresee any difficulties as I would then wish to discuss the matter further in an endeavour to reach an amicable solution of this matter.

Yours sincerely,

R.S. Goddard
Secretary

Tel. **(0118) 974 6446**

Date: 19 June 2000

Your Ref:

My Ref: **Heather Morgan - F/2000/1712**

Henley Royal Regatta
The Secretary
Regatta Headquarters
Remenham Lane
Henley On Thames
Oxon
RG9 2LY

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Planning Services
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Dear Sir/Madam

Application Number: F/2000/1712

Site Address: Leander Club, Remenham Lane, , Henley-On-Thames.

Proposal: Proposed improvements to ground of car park (Retrospective).

Thank you for the above application, which has now been accepted along with the sum of £95 *in fees.*

We aim to determine with applications within 8 weeks, however it is not always possible to do so, particularly in the case of complex schemes, and those that require modification. If you have not received notification of the outcome of your application by **04/08/2000** you have the right to appeal to the Secretary of State for the Environment, Transport and the Regions. Appeals must be made within 6 months of this date, on a form, which is available from the Department of the Environment, Transport and the Regions.

If you have any queries concerning your application contact your case officer, **Heather Morgan,** on **(0118) 974 6446** quoting reference number **F/2000/1712.**

Please note that approval under Building Regulations may be required for the proposed development, for which a separate application must be made. To obtain advice on this matter, you may contact the Building Control Section of the District Council on 0118 974 6375.

Yours faithfully,

John Mitchell

Development Control Manager

Tel. 0118 974 6446 (Direct Line)
E-mail: Heather.Morgan@wokingham.gov.uk
Date. 29 September, 2000
My ref. HPM/F/2000/1712
Your ref.

Environmental Services Department
Planning Services
P.O. Box 157
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Tel: (0118) 974 6000
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DX: 33506 – Wokingham

Mr. R. Goddard,
Secretary's Office,
Regatta Headquarters,
Henley on Thames,
Oxon.
RG9 2LY.

Dear Mr. Goddard,

PROPOSED IMPROVEMENTS TO GROUND OF CAR PARK (RETROSPECTIVE) LEANDER CLUB, REMENHAM LANE, REMENHAM

I refer to the current application in respect of the above, which was considered at Development Control Committee on Wednesday 27 September 2000. Members expressed reservations at the meeting regarding those who were able to use the existing parking facilities. There is understandable concern that the current facilities may be open to all and therefore become a general 'park and walk' facility for Henley on Thames. Previous planning permissions have clearly indicated that the car park is to be used for Leander Club Members only, although no restrictions seem to have been put in place. Members therefore requested that the application be deferred for further negotiations to establish whether the Royal Regatta would be willing to enter into a legal agreement covering the whole car park site.

I understand from previous telephone conversations that it is the Regattas intention in the near future to erect a swipe card system to restrict entry to Leander Club and Henley Royal Regatta members only. The legal agreement would be a mechanism whereby this could be assured. I am hopeful that bearing in mind the intentions of the Regatta, you would be willing to enter into a S 106 agreement which will achieve the desired ends of both Wokingham District Council and yourselves.

In addition, Trees and Landscape have advised that the gravelled area under the trees should only be used on an infrequent basis and raked at regular intervals to ensure the health of the trees are not adversely affected. It is intended that these areas be used on an overflow basis, when the remaining car park is full. I would appreciate some assistance on when such situations generally arise eg. whether it is only during the Regatta week.

Please do not hesitate to contact me should you wish to discuss the matter further. The next available Committee is on 18 October. Should written confirmation reach this office by Friday 6 October then the item could be considered on that date. Failing this, the

committee cycle is once every three weeks. I look forward to a speedy response, and trust the matter can be resolved to our mutual satisfaction.

Yours sincerely,

HEATHER MORGAN
Senior Planning Officer

HENLEY ROYAL REGATTA

Telephone: 01491 572153
Fax: 01491 575509

Secretary's Office,
Regatta Headquarters,
Henley-on-Thames,
Oxfordshire
RG9 2LY

Patron:
Her Majesty The Queen

Ms. Heather Morgan,
Senior Planning Officer,
Wokingham District Council,
P.O. Box 157,
Shute End,
Wokingham,
Berkshire, RG40 1WR

4th October 2000

Dear Ms. Morgan,

Thank you for your letter of 29th September regarding our application for retrospective consent for the minor improvements made to the Car Park adjacent to Leander Club.

We have had a telephone conversation on the contents of your letter and, as requested, I am now putting my views in writing.

I think the first principle to establish is that the entire field in question has been used as a car park for over sixty years. At no time in my discussions with the local authority has it ever been suggested that such usage be in doubt or subject to review. Indeed, if such a stance had been advanced I would have instantly referred the matter to the Regatta's legal advisers.

Second, I think it essential to establish, unequivocally, the ownership of the land. This field is the property of the Stewards of Henley Royal Regatta, who have absolute title. It is not owed by Leander Club, despite the fact that it is almost universally called Leander Car Park. Consequently, I am puzzled by reference, in the first paragraph of your letter, to planning permissions indicating the car park is to be used by Leander Club members only.

Thirdly I turn to the application I submitted for retrospective permission for minor improvements to the ground surface of parts of the car park. These were in the nature of minor engineering works and I would hope that this application could be resolved without the introduction of additional considerations that did not form any part of the original application.

However, I would have hoped the Committee had taken note of the sentiments I expressed in my accompanying letter of 7th June 2000. The Regatta is determined to control access to this facility and to restrict such access to those entitled to enter. To this end a new card reader control barrier has been installed and is to be commissioned within days. Moreover, it was then our intention to demarcate individual parking bays to permit easy identification of any unauthorised cars that might have somehow got in and against which action (clamping) would be taken.

Finally, I would answer your query regarding the area under the trees and I confirm this would only be used on an overflow basis. We will certainly ensure the gravel is regularly raked. All the trees on our land are inspected annually by arboriculturalists and I will instruct them to note your comments regarding the health of the trees in this particular location.

I trust that this additional information will allow the Committee to reach a decision on our original application at its next meeting.

Yours sincerely,

R.S. Goddard
Secretary

HENLEY ROYAL REGATTA

Patron:
Her Majesty The Queen

Telephone: 01491 572153
Fax: 01491 575509

Secretary's Office,
Regatta Headquarters,
Henley-on-Thames,
Oxfordshire
RG9 2LY

27th October, 2000

COPY

John Mitchell, Esq.,
Wokingham District Council,
P.O. Box 157,
Shute End,
Workingham,
Berkshire RG40 1WR

RSG/ASW/WDC

Dear Mr. Mitchell,

Re: Application No: F/2000/1712

Thank you for your Notification of Approval of Permission.

I regret that I am not able to accept some of the conditions that the Council have imposed.

Whilst I am entirely happy to accept Condition 1 the remaining conditions are not acceptable.

In particular I must resist Condition 3 as it is no business of the Council to instruct the owners of this Car Park as to who uses a particular area.

As I have explained to your colleagues on a number of times the Car Park is in the sole ownership of the Stewards of Henley Royal Regatta. Leander Club are not involved in the ownership of the field in any way whatsoever.

It is therefore quite improper for the Council to instruct the Regatta that Members of another organisation shall have rights on or over the Regatta's land.

I must now refer the matter to our legal advisers and seek information as to the steps we must now take to protect our position.

Yours sincerely,

R.S. Goddard
Secretary

(0118) 974 6487 (Direct Line)
(0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 22 March 2001
My ref.. JRM/SB/F/2000/1712
Your ref.

RECEIVED
26 MAR 2001

Mr J Morcom
Farrer & Co
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Dear Mr Morcom

HENLEY ROYAL REGATTA
PLANNING PERMISSION DATED 18 OCTOBER 2000 - APPLICATION NO. F/2000/1712

Thank you for your letter of 8 March regarding the above.

I have re-examined this whole application very carefully following a discussion with your client, Mr Goddard, yesterday (Wednesday, 21 March) in which he claimed that he had advised the Council that the conditions were unreasonable prior to consideration by the Development Control Committee, and that he would be making a complaint to the Local Government Ombudsman about maladministration. He also advised that his committee would be meeting on Sunday, 25 March to discuss the possibility of an appeal into the two conditions in question.

In granting planning permission for the works which were carried out, I would add, without the benefit of planning permission the Council was trying to reflect concerns of the local community expressed through Remenham Parish Council about the possibility of the use of the car park by commuters and also to try and protect the character and appearance of the area. Consideration of the application was deferred by the Development Control Committee to find out if Henley Royal Regatta would be prepared to accept a Section 106 Agreement limiting use of the car park to the Royal Regatta and Leander Club only. They did not wish to do this and Mr Goddard wrote to us on 4 October explaining why not. The Committee accepted his explanations and accordingly the permission was granted with the conditions as we have discussed. At no time in correspondence or on the extensive case officer's notes on the file does Mr Goddard make it apparent that the proposed conditions would not be acceptable or would be ultra vires.

Subsequently you wrote to me on 6 December, clarifying the position regarding the conditions, and I agreed with you that Conditions 2 and 3 of the Planning Permission would be impossible to enforce.

2

Mr J Morcom
Farrer & Co

22 March 2001

I can appreciate your client's concern that they should be removed from the permission but I am afraid the only way I can do this is for the Henley Royal Regatta to submit a fresh planning application for the retention of improvements to the car park without compliance with Conditions 2 and 3 of Planning Permission No. 2000/1712. This would be a reasonable way forward and I would formally invite you to make such a planning application.

You are of course entitled to proceed with an appeal to the Secretary of State. However I do not think the Council has acted unreasonably because we have accepted the error we have made and have sought a remedy. Consequently while you may be successful at appeal you would not be awarded costs. I would advise that there would be no fee in making a planning application as I have described above.

I am further of the opinion that there has been no maladministration whatsoever in this case and in fact the Council has tried to be helpful in remedying a breach of planning control by your clients.

I hope you find this information helpful.

Yours sincerely

JOHN MITCHELL
Development Control Manager

John Mitchell Esq
Development Control Manager
Wokingham District Council
Environmental Services Department
Planning Services
DX 33506 Wokingham

Your Ref JRM/SB/F/2000/1712
Our Ref JM/djp
Direct Fax 020 7917 7556
Direct E-Mail jm@farrer.co.uk

8 March 2001

BY FACSIMILE AND BY DX - 0118 974 6484

Dear Mr Mitchell

Henley Royal Regatta
Planning Permission dated 18 October 2000 - Application Number F/2000/1712

Thank you for your letter of 27 February, which I have now been able to discuss with my Clients.

My Clients and I feel that it is important that the offending conditions are actually removed from the planning permission, otherwise there could be confusion in the future.

For this reason, I am instructed to lodge a formal appeal against the unacceptable conditions.

Should the appeal be successful, and I find it hard to see how it could not, my Clients would certainly seek to recover costs from the Council. Indeed, they have already been put to considerable trouble and expense, in the form of professional charges, because the Council ignored the points made to their officers by our Clients before the planning permission was granted, which were the very points which we have made and which you have accepted, with the result that the clearly ultra vires conditions were imposed.

We could, in parallel with the appeal, also lodge an application on the forms which you have kindly supplied for removal of the conditions but this would involve my Clients in further expense and they do not see why they should incur yet more expense by reason of the Council's failure to deal with the matter in a satisfactory way.

I should be grateful, therefore, if you could find your way to a satisfactory conclusion of this matter by removal of the offending condition without the need for either your Council or my Clients and their advisers to spend an undue amount of time on the matter.

John Mitchell Esq 8 March 2001

My view is that this whole question should be put before the Planning Committee without any further delay, and I look forward to hearing from you as a matter of urgency as to what action you are taking.

Yours sincerely

John Morcom

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date February 27, 2001
My ref. JM/TAB/F/2000/1712
Your ref.



RECEIVED
- 1 MAR 2001

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Dear Mr Morcom

HENLEY ROYAL REGATTA
PLANNING APPLICATION F/2000/1712

Thank you for your letter of the 15th February. If I may clarify matters, the Council will not be in a position to enforce the implementation of these planning conditions and will not seek to do so.

I hope this clarifies matters.

Yours sincerely

John Mitchell

JOHN MITCHELL
Development Control Manager

John Mitchell Esq
Development Control Manager
Wokingham District Council
Environmental Services Department
Planning Services
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Our Ref JM/djp
Direct Fax 020 7917 7556
Direct E-Mail jm@farrer.co.uk

15 February 2001

BY FACSIMILE AND BY DX - 0118 974 6484

Dear Mr Mitchell

Henley Royal Regatta
Planning Permission dated 18 October 2000 - Application Number F/2000/1712

Thank you for your letter of 14 February received by fax.

I have to say that I am disappointed in your letter given that when we spoke on the telephone on 11 January, you stated clearly that it was accepted that the two conditions in question were ultra vires.

While my Clients have every intention of taking proper care of the land, there is no reason why they should regard themselves as bound in any way by the restrictions in the two planning conditions.

I did refer in my letter to you of 25 January to the necessity of having a degree of formality in order to settle this matter. Having reviewed the situation, my Clients have decided that they would wish to make an application under Section 73 of the Town and Country Planning Act 1990. Could you please send me by return the forms for this application.

In the circumstances, I would hope that you will agree that such an application could be dealt with quickly at officer level.

Yours sincerely

John Morcom

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Date 14 February 2001
My ref. JRM/SB/F/2000/1712
Your ref. JM/djp

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15 FEB 2001

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Mr J Morcom
Farrer & Co
DX 32 Chancery Lane

Dear Mr Morcom

HENLEY ROYAL REGATTA
PLANNING PERMISSION DATED 18 OCTOBER 2000 - NO. F/2000/1712

Further to your letter of 5 January 2001 and our subsequent telephone conversations, I have now looked at this planning permission very carefully and the points you have raised.

It appears to me that you are correct in your interpretation and that these two conditions are in fact ultra vires.

Nevertheless I think what they are trying to achieve is laudable in planning terms and I would be very grateful if your clients could try and adhere to the provisions of those conditions.

I am sorry for the delay in replying to your initial enquiry.

Yours sincerely

John Mitchell

JOHN MITCHELL
Development Control Manager

John Mitchell Esq
Development Control Manager
Wokingham District Council
Environmental Services Department
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DX 33506 Wokingham

Your Ref JRM/SB/F/2000/1712
Our Ref JM/djp
Direct Fax 020 7917 7556
Direct E-Mail jm@farrer.co.uk

25 January 2001

BY FACSIMILE AND BY DX - 0118 974 6484

Dear Mr Mitchell

Henley Royal Regatta
Planning Permission dated 18 October 2000 - Application Number F/2000/1712

I refer to our telephone conversation on 11 January when you kindly confirmed that it was accepted that the planning conditions referred to in my letter of 6 December were ultra vires and that there was no need for us to lodge an appeal against the imposition of these conditions.

It is, however, most important that I do have written confirmation from you on this point, and I should be glad to hear from you with such confirmation as a matter of urgency.

I also consider that there should be at least some resolution confirming the position at the appropriate Committee, and should be grateful if you could arrange this. It may be that you will feel that there should be a formal document varying the original planning permission by deleting the conditions in question.

Yours sincerely

John Morcom

Tel (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 9 January 2001
My ref. JRM/SB/F/2000/1712
Your ref. JM/dip

RECEIVED
11 JAN 2001

Mr J Morcom
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Dear Mr Morcom

HENLEY ROYAL REGATTA
PLANNING PERMISSION DATED 18 OCTOBER 2000 - APPLICATION NO. F/2000/1712

Thank you for your letter of 5 January regarding the above.

I apologise for the delay but am looking into this matter and will come back to you shortly.

Yours sincerely

pp JOHN MITCHELL
Development Control Manager

John Mitchell Esq
Development Control Manager
Wokingham District Council
Environmental Services Department
Planning Services
DX 33506 Wokingham

Your Ref Heather Morgan - F/2000/1712
Our Ref JM/djp
Direct Fax 020 7917 7556
Direct E-Mail jm@farrer.co.uk

5 January 2001

BY FACSIMILE AND BY DX - 0118 974 6484

Dear Mr Mitchell

Henley Royal Regatta
Planning Permission dated 18 October 2000 - Application Number F/2000/1712

I refer to my letter to you of 6 December, of which I enclose a copy, and to our telephone conversation on 11 December.

I do not appear to have heard anything further from you and should be glad to do so as a matter of urgency.

Yours sincerely

John Morcom

John Mitchell Esq
Development Control Manager
Wokingham District Council
Environmental Services Department
Planning Services
DX 33506 Wokingham

Your Ref Heather Morgan - F/2000/1712
Our Ref JM/djp
Direct Fax 020 7917 7556
Direct E-Mail jm@farrer.co.uk

6 December 2000

BY FACSIMILE AND BY DX - 0118 974 6484

Dear Sir

Henley Royal Regatta
Planning Permission dated 18 October 2000 - Application Number F/2000/1712

We act for the Trustees of Henley Royal Regatta, who have passed to us correspondence relating to the above starting with your letter dated 27 April 2000 to the Trustees of the Leander Club.

First, our Clients have asked us to stress one point where there appears to have been a misunderstanding. The Leander Club do not own the land which was the subject of the application and such rights as they have to use it are granted by our Clients who own the freehold interest in it.

In the correspondence with your Department, our Clients made it clear that the use of the land in question for parking is something which is firmly established, since it has been continuing over a very long period. The planning application which was made by our Clients was simply for retrospective approval of certain engineering works which had been carried out. It was not in any way an application for a change of use. In the circumstances, our Clients and we take the view that conditions 2 and 3 attached to the above mentioned planning permission are inappropriate and unreasonable. They would only have been appropriate and reasonable had the planning permission in question been for a change of use.

To put it another way, it is considered that to impose conditions 2 and 3 in this planning permission is outside the scope of the Council's powers.

We should be grateful if you would let us know how, if at all, you consider that the two conditions in question are justified.

We would also say that it is our Clients' intention to appeal against these two conditions and we have been instructed to lodge an appeal with the Secretary of State. Obviously

that appeal would not be progressed if, in the meantime, you agree to delete these two conditions.

Yours faithfully

Tel: (0118) 9746454 (Direct Line)
Fax: (0118) 974 6484
Email: Mike.Evans@wokingham.gov.uk
Date: 29.5.2001
My ref: 99/70714

Miss A. Groves
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Environmental Services Department
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APPEAL BY HENLEY ROYAL REGATTA, LEANDER CLUB, REMENHAM LANE, REMENHAM REF APP/X0360/A/00/1063017

Dear Miss Groves

I am writing to you regarding the above appeal which is due to be considered under the written representation procedure.

This proposal originally came to our attention through the enforcement process. A retrospective planning application was then submitted which was subsequently approved. This approval contained two conditions the subject of this appeal. Following this decision correspondence was exchanged and discussions took place. The result of this was that the Council's Development Control Manager accepted that the two conditions in dispute were not enforceable and probably were ultra vires.

Subsequently a new application was submitted, at the invitation of this Council, to remove the two conditions in question. This application is currently going through the statutory consultation procedures. In the meantime this appeal was lodged despite this Council's acceptance that the conditions should be removed. Therefore this Council does not intend to oppose the removal of these conditions as to do so would be to reverse the advice already given to the appellant.

Please accept this letter as the Council's statement.

Yours sincerely

ME

M. Evans
Team Leader Enforcement

Tel. (0118) 974 6448 (Direct Line)
Date: April 27, 2001
My ref: f/2000/1712
Your ref: APP/X0360/A/01/1063017

Environmental Services Department
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Miss A Groves
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Dear Miss Groves

APPEAL BY: Henley Royal Regatta, The Secretary
SITE: Leander Club, Remenham Lane, Remenham

With reference to this appeal, I enclose a copy of the questionnaire & associated documents.
I have also sent a copy to the appellant.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. April 27, 2001
My ref: F/2000/1712
Your ref:RSG/DG

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

The Secretary
Henley Royal Regatta
Regatta Headquarters
Henley on Thames
Oxon
RG9 2LY

Dear Sir

APPEAL BY: **Yourself**
SITE: **Leander Club, Remenham Lane, Remenham**

With reference to this appeal, I enclose a copy of the questionnaire & associated documents.

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728443
GTN 1371-6079

L-24462

PLANNING SERVICES | HPT | TLS | ENF | DC | APP | CS
23 APR 2001
COPIES TO: | ACK: | FILE: | Your Ref:

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

F/2000/1712

Our Ref: APP/X0360/A/01/1063017

Date: 20 April 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY THE SECRETARY, HENLEY ROYAL REGATTA
SITE AT COMPETITORS CAR PARK (OPPOSITE LEANDER CLUB), HENLEY BRIDGE, HENLEY-ON-THAMES, OXON, RG9 2LY

I have received an appeal form and accompanying documents for this site. I am the case officer. If you have any questions please contact me. Apart from the questionnaire, please always send **2 copies** of all further correspondence, giving the full appeal reference number which is shown at the top of this letter.

I have checked the papers and confirm that the appeal is valid. If it appears at a later stage, following further information, that this may not be the case, I will write to you again.

The appellant has requested the written procedure. Unless you tell me otherwise, I will assume that you do not want an inquiry. The date of this letter is the **starting date** for the appeal.

You must **submit** the following documents within this timetable:

Within 2 weeks from the starting date -

You must notify any statutory parties and interested persons who were consulted at application stage and those who made comments that the appeal has been made. You should tell them that: -

i) any comments they made at application stage will be sent to me and if they want to make any additional comments, wherever possible, they must submit 3 copies within **6 weeks of the starting date.** If representations are submitted after the deadline, they will not normally be seen by the Inspector and they will be returned.
ii) they can get a copy of our booklet 'Guide to taking part in planning appeals' free of charge from you, and
iii) if they want to receive a copy of the appeal decision they must write to me asking for one.

You must submit a copy of a completed appeal questionnaire and supporting documents, including relevant development plan policies to the appellant and me.

Within 6 weeks from the starting date -

You must submit 2 copies of your statement to me if the appeal questionnaire does not comprise the full details of your case. The appellant must submit 2 copies of any statement to me if it proves necessary to add to the full details of the case made in the grounds of appeal. I will send a copy of your statement to the appellant and send you a copy of their statement. Please keep your statement concise, *as recommended in Annex 1(i) of DETR Circular 05/2000.* Please also include a list of any conditions or limitations you would agree to, if the appeal were to be allowed. I will send you and the appellant a copy of any comments submitted by interested parties.

Within 9 weeks from the starting date -

You and the appellant must submit 2 copies of any final comments on each other's statement and any comments on any representations from interested parties to me. Your final comments must not be submitted in place of, or to add to, your 6 week statement. I will forward the appellant's final comments to you at the appropriate time.

Site visit arrangements

We will arrange for our Inspector to visit the appeal site and we will send you the details. In most cases the visit will be arranged within 12 weeks of the **starting date**.

You **must keep to the timetable** set out above and ensure your representations are submitted within the deadlines. If not, your representations will not normally be seen by the Inspector and they will be returned to you. Inspectors will not accept representations at the site visit, nor will they delay the issue of their decision to wait for them. As I have given details of the timetable, I will not send you reminders.

Planning obligations - Section 106 agreements

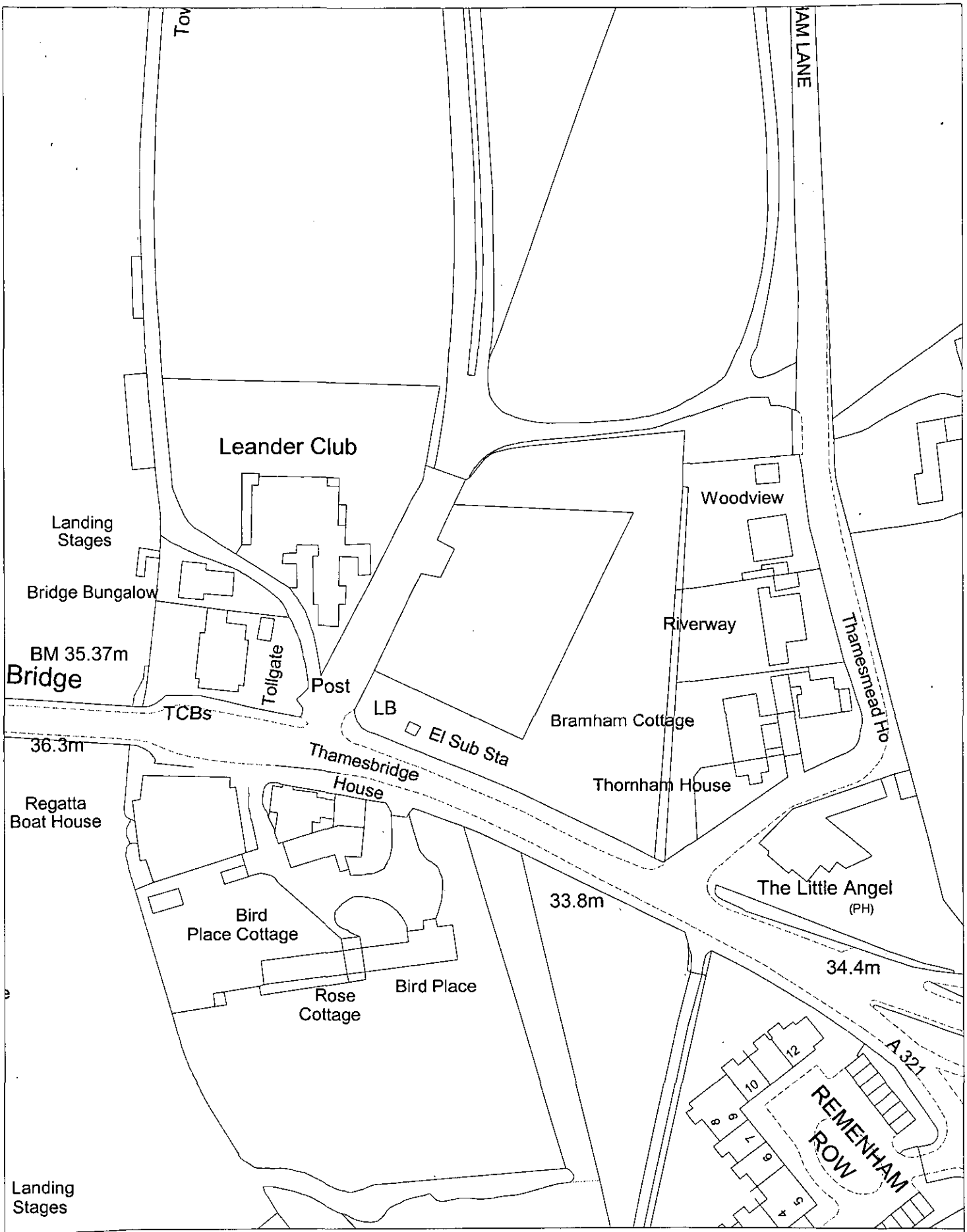
A planning obligation, often referred to as a 'section 106 agreement', is either a legal agreement made between the LPA and a person 'interested in the land', or a legally binding undertaking signed unilaterally by a person 'interested in the land'.

If you intend to rely on an obligation, you must submit a completed, signed and dated copy before the date of the site visit. An Inspector will not normally delay the issue of a decision to wait for the completion of an obligation.

Yours faithfully

Miss A Groves

102(BPR)



Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

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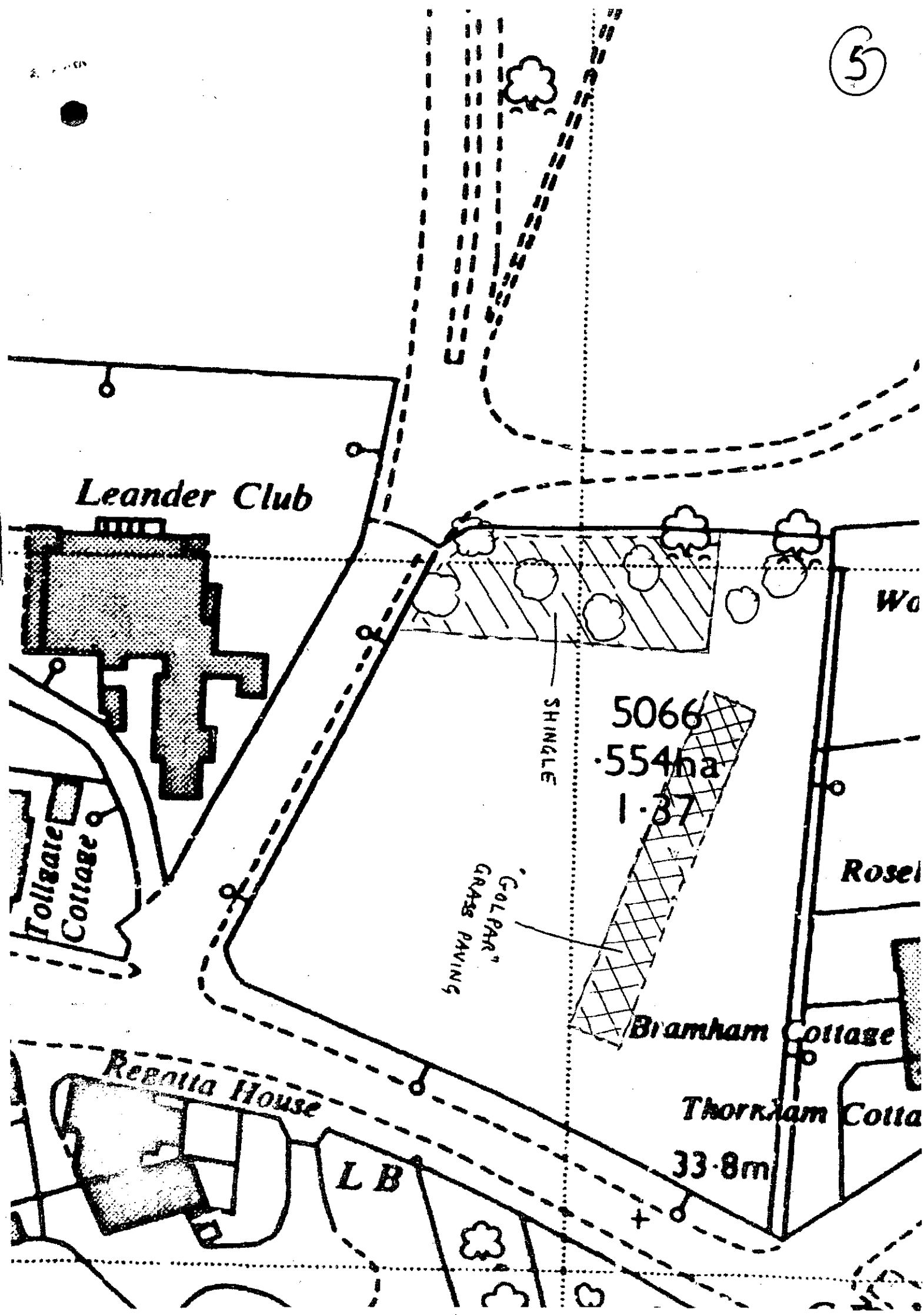
Date: 26 April 2001

N W E S

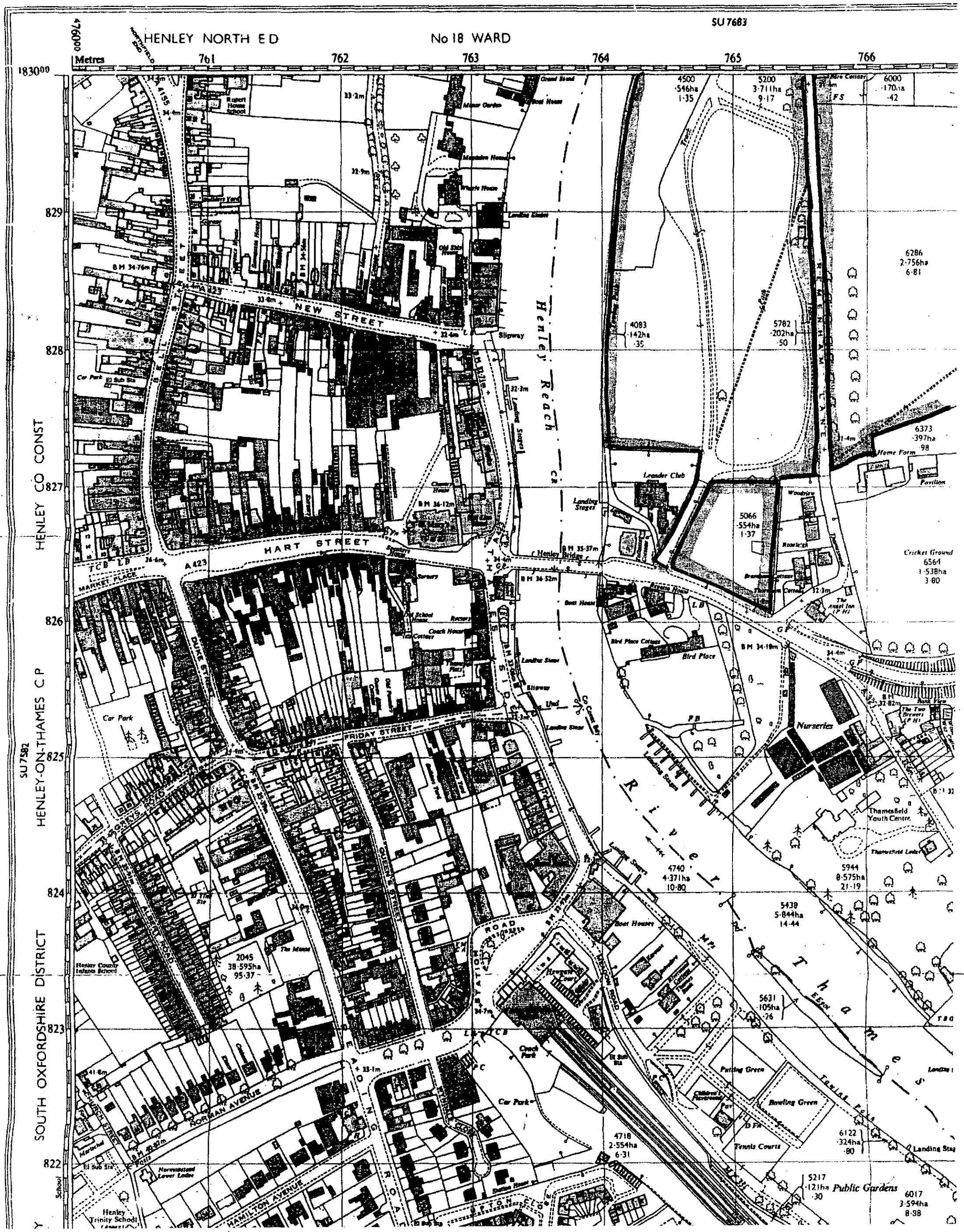

Leander Club
Tollgate Cottage
SHINGLE
5066
·554ha
1·37
"GOLPAR" GRASS PAVING
Regatta House
L B
Bramham Cottage
33·8m

LAND OWNED BY STEWARDS OF HENLEY ROYAL REGATTA

AREA RELATING TO THIS APPLICATION

SIM (SUPPLY OF SURVEY INFORMATION ON MIC

NATIONAL GRID PLANS Scale 1:2500



The Planning Inspectorate

For official use only
Date received

PLANNING APPEAL FORM

Please send each appeal on a separate form

Your appeal and essential supporting documents must reach the Inspectorate within 6 months of the date shown on the Local Planning Authority's decision notice (or, for 'failure' appeals, within 6 months of the date by which they should have decided the application).

Before completing this form, please read our booklet 'Making your planning appeal' which was sent to you with this form.

WARNING: If any of the 'Essential supporting documents' listed in Section J are not received by us within the 6 month period, the appeal will not be accepted.

A. APPELLANT DETAILS

The name of the person(s) making the appeal must be the same as on the planning application form.

Name THE SECRETARY HENLEY ROYAL REGATTA

Address REGATTA HEADQUARTERS
HENLEY-ON-THAMES
OXFORDSHIRE
Postcode RG9 2LY

Your reference RSG/DG
Daytime phone no 01491 572153
Fax no 01491 575509
E-mail address

B. AGENT DETAILS (if any)

Name

Address

Postcode

Your reference
Daytime phone no
Fax no
E-mail address

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA WOKINGHAM DISTRICT COUNCIL
Date of the planning application 7.6.00
LPA's application reference no F/2000/1712
Date of LPA's decision notice (if issued) 18/10/00

D. APPEAL SITE ADDRESS

Address COMPETITOR'S CAR PARK (opposite LEANDER CLUB)
HENLEY-ON-THAMES, OXON
Postcode RG9 2LX
National grid reference SU 765826
(Please see the key on an Ordnance Survey map for instructions; this should be 2 letters and 6 numbers, eg TQ 298407)

E. DESCRIPTION OF THE DEVELOPMENT

(This must be the same as on the application sent to the LPA, unless minor amendments were agreed)

Improvement to ground in existing car park - retrospective permission sought

Size of the whole appeal site (*in hectares*): .554 ha

Area of floor space of proposed development (*in square metres*): N/A

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only* ✔

1. Refuse planning permission for the development described in Section E. ☐
2. Grant planning permission for the development subject to conditions which you do not like. ☑
3. Refuse approval of details listed under a previous outline planning permission. ☐
4. Grant approval of details listed under a previous outline planning permission subject to conditions which you do not like. ☐
5. Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above). ☐

   or The failure of the LPA to give notice of its decision within the appropriate period (usually 8 weeks) of an application for permission or approval. ☐

G. GROUNDS OF APPEAL

If you want your appeal dealt with by the written procedure, your **FULL STATEMENT MUST** be made, otherwise we will return the appeal form. You should give a clear explanation of why you disagree with each of the LPA's reasons for not granting permission, if appropriate. Please continue on a separate sheet(s) if you need to and attach them to this form. If you have requested a hearing or an inquiry, please provide a brief outline of your case.

The application for planning permission which is the subject of this appeal was in respect of engineering works carried out on the appeal site. Conditions 2 and 3 attached to the planning permission granted pursuant to application number F/2000/1712 relate to the user of the land and, as such, are totally unrelated to the development for which application was made for planning permission, and are consequently ultra vires. The Local Planning Authority appear to have accepted in correspondence (see documents enclosed as required in paragraph 8 of section J of this firm), that the conditions in question are ultra vires and unenforceable.

G. GROUNDS OF APPEAL (continued)

H. CHOICE OF PROCEDURE

Appeals dealt with by written representations are usually decided more quickly than by the hearing or inquiry methods. It is important that you read our booklet 'Making your planning appeal' about the various procedures used to determine planning appeals.

*Please tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☑

Can the whole site be seen from a road or other public land and there is no need for the Inspector to enter the site (eg to take measurements or to enter a building)? If yes, please tick the box. If so, we will arrange an unaccompanied site visit. ☑

2. HEARING ☐

Although you may prefer a hearing, we will decide whether a hearing is suitable for your appeal after consulting the LPA.

3. INQUIRY ☐

Please give reasons why you think an inquiry is necessary.

The Planning Inspectorate is registered under the Data Protection Act to hold personal data supplied by you.

NOW SEND:

- **1 COPY to us at**:
  The Planning Inspectorate
  Appeals Registry
  Tollgate House
  Houlton Street
  BRISTOL
  BS2 9DJ
  Fax no: 0117 987 8769

- **1 COPY to the LPA**
  Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the documents again as they will have everything which you sent them at application stage, but send them any supporting documents not previously sent to them as part of the application.
  If you do not send them a copy of this form and documents, we may not accept your appeal.

- **1 COPY for you to keep**

When we receive your appeal form, we will:

1) Tell you if it is valid.

2) Write to you and the LPA and tell you the procedure for your appeal.

3) Tell you the timetable for us receiving further information or representations.
   If your representations are received after the deadline, they will not normally be seen by our Inspector and will be returned to you.

4) Tell you about the arrangements for the site visit, hearing or inquiry.

5) Tell you our Inspector's decision.

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The Copyright Unit
Her Majesty's Stationery Office
St Clements House
2-16 Colegate
Norwich NR3 1BQ

I. APPEAL SITE OWNERSHIP DETAILS

We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s). We also need to be sure that any other owner knows that you have made an appeal. YOU MUST TICK WHICH OF THE CERTIFICATES APPLIES. Please read the enclosed *Guidance Notes* if in doubt.

If you are the sole owner of the whole appeal site, Certificate A will apply: *Please tick **one** box* ✔

CERTIFICATE A ☑

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates;

OR

CERTIFICATE B ☐

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates, as listed below:

Owner's name	Address at which notice served	Date the notice was served

CERTIFICATES C and D ☐

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D enclosed with the accompanying *Guidance Notes* and attach it to the appeal form.

AGRICULTURAL HOLDINGS CERTIFICATE (This has to be completed for all appeals)

We also need to know whether the appeal site forms part of an agricultural holding. Please tick either (a) or (b) **If the appellant is the sole agricultural tenant, (b) should be ticked and 'not applicable' should be written under 'Tenant's name'.**

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding; ☐

OR

(b) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person other than the appellant who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below: ☐

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

PLEASE SIGN BELOW

I confirm that this section has been fully completed and the details of the ownership of the appeal site are correct, to the best of my knowledge.

Signed Farrell (on behalf of) SECRETARY/ HENLEY ROYAL REGATTA

Name (in capitals) FARRER & Co Date 30 · 3 · 01

Please turn over

J. ESSENTIAL SUPPORTING DOCUMENTS

The documents listed in 1–6 below, must be sent with your appeal form; 7–10 must also be sent if appropriate. If we do not receive all your appeal documents by the end of the 6 month appeal period, we will not deal with it. Please tick the boxes to show which documents you are enclosing.

		✔
1.	A copy of the original **planning application** sent to the LPA.	☑
2.	A copy of the ***site ownership certificate and ownership details*** *submitted to the LPA at application stage* (this is usually part of the LPA's planning application form).	☑
3.	A copy of the **LPA's decision notice** (if issued).	☑
4.	A **plan showing the site outlined in red**, including two roads clearly named (preferably on a copy of a 1:10,000 Ordnance Survey map).	☑
5.	Copies of **plans, drawings and documents** sent to the LPA as part of the application.	☑
6.	Any **additional plans, drawings and documents** sent to the LPA but which did not form part of the original application (eg drawings for illustrative purposes).	☐

Copies of the following must also be sent, if appropriate:

7.	**Additional plans or drawings** relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here:	☐
8.	Any relevant **correspondence** with the LPA.	☑
9.	If the appeal is against the LPA's refusal or failure to grant permission for 'details' imposed on a grant of outline permission, please enclose:	
	(a) the relevant outline application;	☐
	(b) all plans sent at outline application stage;	☐
	(c) the original outline planning permission;	☐
10.	A copy of any Environmental Statement plus certificates and notices relating to publicity *(if one was sent with the application, or required by the LPA).*	☐
11.	If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers.	☐

K. PLEASE SIGN BELOW

(Unsigned forms will be returned. Signed forms must be received by us within the 6 month time limit)

1. I confirm that I have sent a copy of this appeal form and documents to the LPA – ***N.B.*** *if you do not, your appeal will not normally be accepted.*
2. I confirm that section J has been fully completed.
3. I will send 2 copies of any further documents relating to this appeal to the Inspectorate.

Signed Farmer & Co (on behalf of) SECRETARY HENLEY ROYAL REGATTA

Name (in capitals) FARMER & CO Date 30.3.01