APPLICATION NO:
F/2000/2224

LOCATION:
Land Adjacent To Crooked Billet PH Honey Hill, Wokingham.

APPLICANT:
Redlake Leisure Ltd ~~**C/O Tony Thorpo Associates**~~ Retail Broadbar Limited

PROPOSAL:
Proposed reduction in size of car park creation of landscaped bund and additional planting to existing car park.

EARLIEST DATE FOR DECISION: **23/09/2000**

APPLICATION WILL HAVE EXPIRED ON:
06/10/2000

CASE OFFICER: **Nicola Lake**

1 March 2001

RAILEX
Marlborough

EASIFILE EP7

DECISION NOTICE FOR

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

Appeal Decision

hearing held on 23/11/1999

by R L Muers BA DipSocAdmin DipSocWk Solicitor

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

-8 DEC 1999

Appeal 1: T/APP/X0360/C99/1024994

- The appeal is made under Section 174 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991 against an enforcement notice.
- The appeal is brought by Redlake Leisure Limited against Wokingham District Council.
- The site is located at the Crooked Billet Public House, Honey Hill, Wokingham Without, Berkshire.
- The Council's reference is 00189E.
- The notice was issued on 24 May 1999.
- The breach of planning control as alleged in the notice is: Without planning permission, raising the level of the land in the construction of a car park on the land.
- The requirements of the notice are: (a) Remove from the land all material including soil deposits, and tarmacadam chippings used for the construction of the car park; (b) Restore the land to its original agricultural condition before the breach took place.
- The period for compliance with the requirements is eight weeks.
- The appeal was made on the grounds set out in section 174(2)(a) (f) and (g) of the 1990 Act.

Summary Decision: The appeal is dismissed and the enforcement notice upheld with corrections and variations (see Schedule).

Correction of the Notice

1. In the council's pre-hearing statement it was pointed out that the enforcement notice plan is incorrect. The enforcement site on the plan covers part of the area where the works have been carried out, but also covers some land where these works have not been carried out. At the same time, it does not cover some land, to the north of the enforcement site, where works were in fact carried out. This matter was discussed at the hearing. On behalf of the appellant it was confirmed that there was no objection to the plan being corrected, in the way shown in the council's appendix 7. From what I read and heard, there had never been any doubt about what works the notice was intended to deal with. The correction of the notice, in the manner discussed, would not change the substance of the deemed application; nor would it affect the issues in dispute between the parties. In those circumstances, making the correction would cause no injustice.

The appeal on ground (a) and the Deemed Application

2. From the representations made at the hearing and in writing and from my inspection of the site and surroundings it is my opinion that the main issues are: (a) whether the project would cause material harm to the objectives of relevant planning policies dealing with development in rural areas outside settlements and in "green wedges"; (b) whether there would be harm to the

setting of the Listed Building; (c) whether material advantages would arise from the project, in particular in relation to highway safety and convenience.

3. In connection with the first issue, my attention was drawn to development plan policies, including Policies C2 and C6 of the Structure Plan and STV2 and SC1 of the South East Area Local Plan. Reference was also made to corresponding policies in the deposit draft of the emerging Local Plan.

4. For the appellant it was argued that the site is at the edge or boundary of a settlement. However there is no doubt that in terms of development plan policy it is to be treated as outside any defined settlement, and so the policies mentioned are relevant. I add that my own assessment is that, although there is sporadic development in the general vicinity of the site, it is reasonable to class it as "in the countryside".

5. According to these policies, it is very clear that development outside the defined settlements is to be strictly limited. Some exceptions are mentioned in the policies but it does not appear to me that an extension to a pubic house car park falls within any of the exceptions.

6. Various benefits flowing from the proposal were mentioned. These included: the claim that it assists 'rural diversification' because it gives better access to parking facilities and refreshment for fishermen using the lake just to the north of the extended car park; the suggestion that it generally facilitates access to the countryside; an improvement in the appearance of the countryside because cars need no longer be parked on the highway. Nevertheless, even supposing these points are valid, they do not bring the development within the terms of the policies that deal with development outside settlements and in 'green wedges'.

7. From the evidence and my visits to the site, I am of the opinion that the enlarged car park is conspicuous. It is of considerable size and, partly because of the raised ground levels, is easily seen from the nearby lane, even beyond the ford. The cars parked on this raised land are quite obtrusive. As a consequence of these factors, there is material harm to the rural character and appearance of the locality. I therefore agree with the council that the extra car park is appropriately described as an 'urbanising feature'. Bearing in mind the raised ground levels, I consider that these harmful effects could not be dealt with satisfactorily by means of additional landscaping. My conclusion is that material harm is done to the objectives of the policies.

8. In coming to the conclusion in the previous paragraph, I have given little weight to the council's assertion that a hedgerow was removed. On that particular matter, from the evidence I heard at the hearing, it seems that there was no properly formed hedgerow on that part of the site.

9. Turning to the second issue, Policies EN4 of the Structure Plan, SBE16 of the adopted Local Plan and WHE11 of the emerging plan are particularly relevant. I was told that the reason for the listing of the public house is the timber frame, seen in the bar area. That may be so, but it is the building as a whole which is listed, and effect on the setting of that listed building must be considered. Viewed from the east, The Crooked Billet appears as a pleasant, country public house of traditional construction. To my mind, the greatly extended car park does intrude noticeably into views from that direction and, as a result, the pleasantness and appropriateness of the setting of the public house is damaged. For reasons already mentioned, I do not believe that

understand that some soil from the construction of the fishing lake was already on the site. Judging from what I was told about the way the car park was constructed, this soil was incorporated in the new engineering 'operation'. It does not appear that there is any discrete and identifiable portion of the new car park that could, in any sense, be said to have been 'completed' four years prior to the date of issue of the notice. That being so, I do not think the 'Mansi principle' is applicable here.

16. On the other hand I accept what was said about the very small agricultural value of the land prior to the works. The wording of paragraph 5(b) of the notice seems to imply that the land must be made suitable for 'agriculture'. It would be clearer and more reasonable if the words 'original agricultural' were omitted from this paragraph. To that limited extent the appeal on ground (f) succeeds.

Appeal on ground (g)

17. Eight weeks is insufficient time in which to complete the works. The period for compliance will be extended to four months.

Other Matters

18. I have considered all the other matters raised at the hearing and in writing, but they are not sufficient to outweigh the reasons which have led to my decision.

Informative

19. Particulars of the rights of appeal to the High Court against my decision are enclosed for those concerned.

R L Muers

R L Muers

Inspector

Schedule:

Appeal 1: T/APP/X0360/C99/1024994

1. It is directed that the enforcement notice shall be corrected as follows: (a) by deleting the plan attached to the enforcement notice and substituting the plan attached to this decision;

problem could be dealt with by landscaping. My conclusion is that there is harm to the setting of the listed building.

10. Of the various advantages claimed for the project, by far the most important is highway safety and convenience. This is a point emphasised in the various letters that I have read. For the council there was evidence, supported by photographs, that the extra car park is little used at lunchtimes and early evenings. For the appellant there was evidence, also supported by photographs, that prior to the new car park there was considerable on-street parking at summer weekends. Letters pointed out the adverse safety implications of this on-street parking.

11. There are two authorised car parks, one to the east and one to the west of the pub. The one to the west is separated from the pub by a garden, but is near enough to be easily accessible. It was claimed that it is awkward to use. It seems to me that it could accommodate 10-12 cars, especially if some effort were made to "lay out" parking spaces. The authorised car park to the east is evidently much more popular, no doubt because it is a little closer to the pub entrance. It could accommodate about 30 cars. Its value as a car park could perhaps be increased if it were better organised.

12. This public house is of modest size. Measurements taken by the parties show that the internal floor space, available to customers, amounts to about 91.3 square metres. The existing car parks provide room for at least 40 cars. In my judgement that should be adequate, especially if better use were made of the space. At this point, I note that I was informed that the car parking standards in the emerging Local Plan would only require about 31 spaces. That certainly supports the conclusion arrived at on the basis of my own assessment. I appreciate that some customers might park on the highway rather than bother to use the west car park. I also realise that at peak times in the summer there may be unusually large numbers of customers. Even so, the evidence available to me is that this very substantial, extra car park is not really necessary. It might sometimes be convenient to have the additional space. It is not essential. My conclusion on this issue is that any advantages, from the point of view of highway safety, are not nearly as great as was claimed.

13. I understand that disabled fishermen find it helpful to use the car park extension to obtain access to the lake to the north. Obviously, better access to a recreational facility is to be welcomed. However the new car park is a far more extensive construction that would be needed simply to provide an easier route to the lake.

14. To sum up, the project is clearly not in accordance with the development plan. Any advantages that have been identified are quite insufficient to justify a departure from the plan. Permission should be refused. The appeal on ground (a) will be dismissed.

Appeal on ground (f)

15. Some of the arguments raised in connection with ground (f) have already been discussed. For reasons explained, the harm to amenity cannot be adequately remedied by landscaping. It was suggested that the car park helps to disguise the bunds supporting the lake. To an extent that may be so. Unfortunately the raised levels of the car park are themselves harmful to the appearance of the area. An electricity cable has been buried under part of the site. That may increase the care needed in carrying out works. It does not make the works impossible. I

(b) by deleting the words "edged red" in paragraph 2 and substituting the words "edged and cross-hatched in black".

2. It is also directed that the enforcement notice shall be varied in paragraph 5 as follows: (a) by deleting the words "original agricultural"; (b) by deleting the words "eight weeks" and substituting the words "four months".

3. Subject thereto the appeal is dismissed, the notice upheld as corrected and varied, and planning permission refused on the application deemed to have been made under S177(5) of the amended Act.

APPEARANCES

FOR THE APPELLANT:

Mr A J Thorpe BA MRTPI MIHBC	Chartered Town Planner, of Tilehurst, Reading
Mr K Brant	Director of appellant company
Mrs Paula Jack	42 Cheviot Road, Little Sandhust, Berkshire GU47 8N
Mr N Lumsden MBII	Dog and Duck PH, Matthewsgreen Road, Emmbrook, Wokingham RG41 1JT

FOR THE LOCAL PLANNING AUTHORITY:

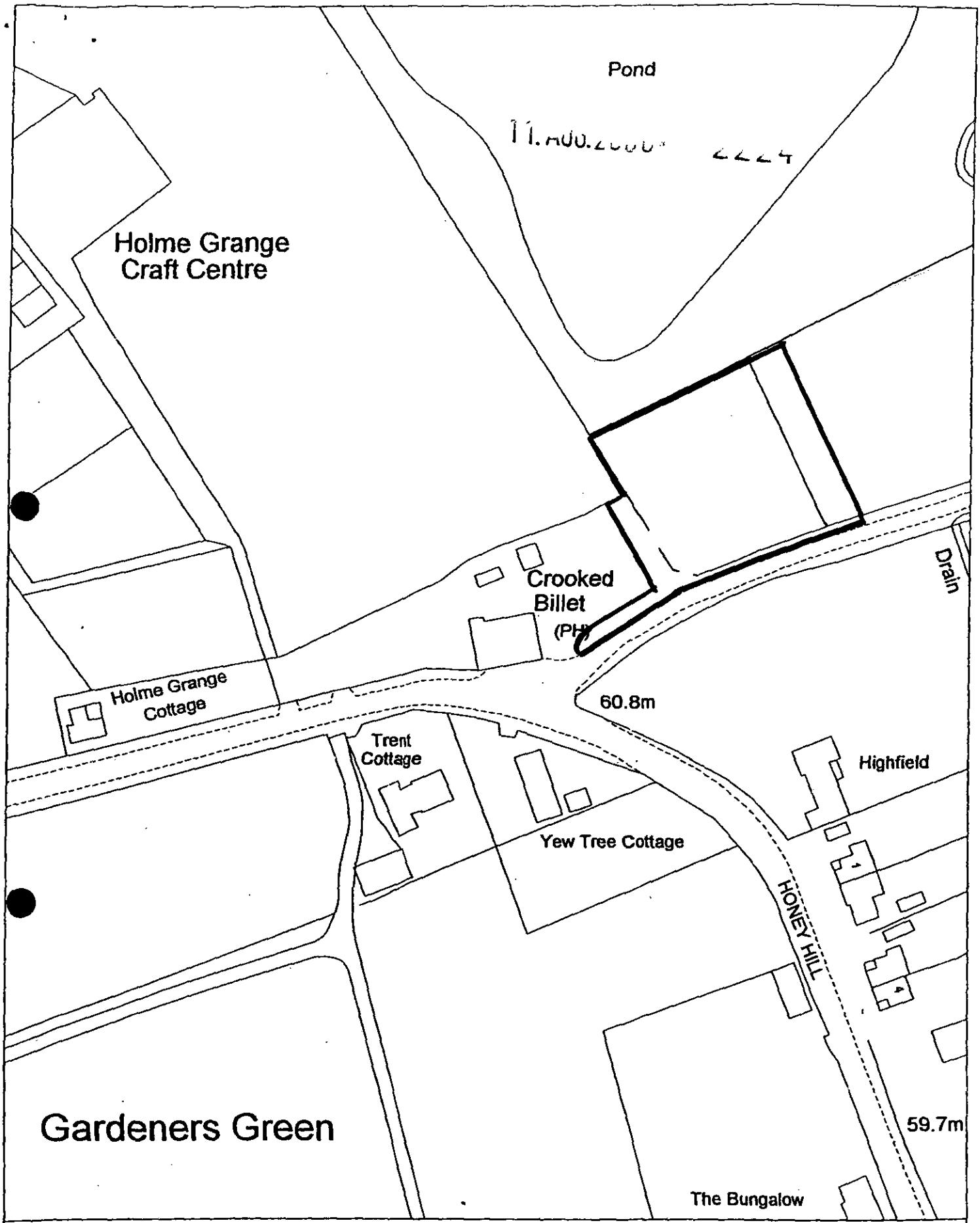
Mr M Hamlin BSc MA MRTPI	Principal Planning Enforcement Officer

INTERESTED PERSON:

Cllr. Angus Ross	Local ward councillor

DOCUMENTS

Document	1	list of persons present at the hearing
Document	2	pre-hearing statement for appellant
Document	3	pre-hearing statement for council
Document	4	copy of aerial photograph of site (1996)



Site Plan, Scale: 1 to 1250

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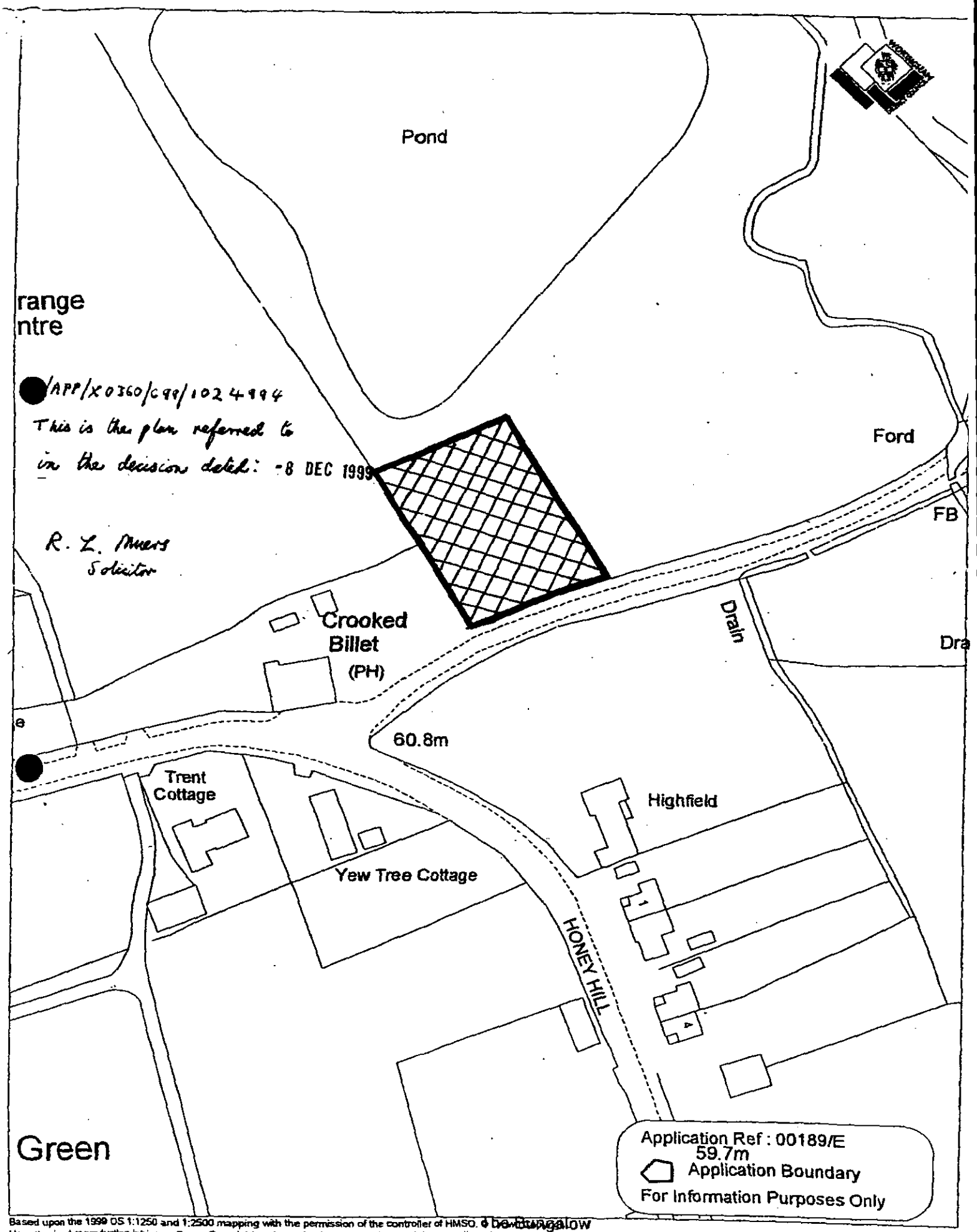
Wokingham District Council, Licence No. LA086134
Date: 28 July 1998



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Development Control Section, Environmental Services, Wokingham District Council.

2 September 1999

Scale: 1 : 1250

The Planning Inspectorate

An Executive Agency in the Department of the Environment, Transport and the Regions, and the Welsh Office

RIGHT TO CHALLENGE THE APPEAL DECISION

The attached appeal decision is final unless it is successfully challenged in the Courts on a point of law. If a challenge is successful the case will be returned to the Secretary of State by the Court for re-determination. However, if it is re-determined, it does not necessarily follow that the original decision on the appeal will be reversed.

Depending on the circumstances, an appeal may be made to the High Court under either or both sections 288 and 289 of the Town & Country Planning Act 1990. There are differences between the two sections, including different time limits, which may affect your choice of which to use. These are outlined below.

You may wish to consider taking legal advice before embarking on a challenge. The following notes are provided for guidance only.

CHALLENGES UNDER SECTION 289

Section 289(1) relates to decisions on enforcement appeals. The appellant, the local planning authority or any person having an interest[1] in the land to which the enforcement notice relates may appeal to the High Court against the decision on a point of law.

An appeal under section 289 may only proceed with the *leave* (permission) of the Court. An application for leave to appeal **must be made to the Court within 28 days of the date of the appeal** decision, unless the period is extended by the Court.

If you are not the appellant, the local planning authority or a person with an interest in the land but you want to challenge an enforcement appeal decision on grounds (b) to (g), or the decision to quash the notice, you may make an application for judicial review. You should seek legal advice promptly if you wish to use this non-statutory procedure.

CHALLENGES UNDER SECTION 288 OF THE 1990 ACT

Decisions on appeals under section 78 (planning) or section 195 (Lawful Development Certificate) may be challenged under this section. Section 288 also relates to enforcement appeals, but only to decisions granting planning permission or discharging conditions. Success under section 288 alone would not alter any other aspect of an enforcement appeal decision. The enforcement notice would remain quashed unless successfully challenged under section 289 or by judicial review.

Section 288 provides that a person who is aggrieved by the decision to grant planning permission or discharge conditions (on an enforcement appeal) or by any decision on an associated appeal under s78 or s195 of the Act, may question the validity of that decision by an application to the High Court on the grounds that:-

i) the decision is not within the powers of the Act; or

ii) any of the 'relevant requirements' have not been complied with ('relevant requirements' means any requirements of the 1990 Act or of the Tribunals and Inquiries Act 1992, or of any order, regulation or rule made under either Act).

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1 To have an interest in the land

These two grounds mean in effect that a decision cannot be challenged merely because someone does not agree with an Inspector's judgement. Those challenging a decision have to be able to show that a serious mistake was made by that Inspector when reaching his or her decision; or, for instance, that the inquiry, hearing or site visit was not handled correctly, or that the appeal procedures were not carried out properly. If a mistake has been made the Court may decide not to quash the decision if the interests of the person making the challenge have not been prejudiced.

Please note that under section 288 an application to the High Court must be lodged with the Crown Office within 6 weeks of the date of the accompanying decision letter. This time limit cannot be extended. *Leave* of the High Court is not required for this type of challenge.

ADVICE

If you require further advice on making a High Court challenge you should consult a solicitor or other advisor or contact the Crown Office at the Royal Courts of Justice, Queens Bench Division, Strand, London, WC2 2LL. Telephone: 0171 936 6000.

INSPECTION OF DOCUMENTS

In an inquiry case, any person who is entitled to be notified of the decision has a statutory right to view the listed documents, photographs and plans within 6 weeks of the date of the decision letter. Other requests to see appeal documents are not normally refused but please note that our appeal files are usually destroyed one year after the decision is issued. Please make your request to Room 11/00, Tollgate House, Houlton Street, Bristol, BS2 9DJ, quoting the Inspectorate's appeal reference and stating the day and time you wish to visit. Give at least 3 days' notice and include a daytime telephone number, if possible.

COMPLAINTS TO THE INSPECTORATE

You can make a written complaint about the decision letter, or about the way in which the Inspector has conducted the case, or any procedural aspect of the appeal to the Complaints Officer in Room 14/04, Tollgate House, Houlton Street, Bristol, BS2 9DJ quoting the Inspectorate's appeal reference. We aim to send you a full reply within 15 days of receipt of your letter. Please note that, once the decision has been issued, we cannot reconsider any appeal or the decision. This can be done only following a successful High Court challenge as explained in this leaflet.

PARLIAMENTARY COMMISSIONER FOR ADMINISTRATION (THE OMBUDSMAN)

If you consider that you have been unfairly treated through maladministration on the part of the Inspectorate or the Inspector you can ask the Ombudsman to investigate. The Ombudsman cannot be approached directly; only an MP can pass on your request. In most cases, your local MP may be the easiest to contact (their name and address is listed at the local library) although you may approach another MP if you prefer. Although the Ombudsman can recommend various forms of redress he cannot alter the appeal decision in any way.

COUNCIL ON TRIBUNALS

If you feel there was something wrong with the basic procedure used for the appeal, you can make a complaint to the 'Council on Tribunals', 22 Kingsway, London, WC2B 6LE. The Council will take the matter up if they think it comes within their scope. They are not concerned with the merits of the appeal and cannot change the outcome of the appeal decision.

(NL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Redlake Leisure Ltd
C/O Robin Bradbeer Ltd
P.O. Box 168
CHELTENHAM
Gloucs.
GL53 0XX

Application Number: F/2000/2224

Parish: **WOKINGHAM WITHOUT**

Location: **Land adjacent to Crooked Billet PH, Honey Hill, Wokingham**

Proposal: ***Proposed reduction in size of car park creation of landscaped bund and additional planting to existing car park.***

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

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

Condition
2. Within 1 month from the date of this decision a fully detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall include full details of the species, location, size and density at time of planting.

Condition
3. Within one month of the date of the approval of this scheme all planting, seeding and turfing shall be carried out in accordance with those details, and any trees or plants which, within a period of 5 years from the date of the completion of the landscaping scheme, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

Condition

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

Condition

5. Within one month of the date of this permission a scheme showing the means of demarcation of 36 parking spaces, shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be implemented in accordance with the approved details within 3 months of the date of approval of those details.

Reason

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

Reason

2. In the interests of visual amenity.

Reason

3. In the interests of visual amenity.

Reason

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

Reason

5. In the interests of visual amenity.

John Mitchell
Development Control Manager
Date: 27/02/2001

Notice checked by: _____

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

TONY THORPE ASSOCIATES

CHARTERED TOWN PLANNERS

The Studio, 1 Durrant Way, Tilehurst, Reading, Berks, RG31 6TR.
Telephone: 0118 942 1855. Fax: 0118 942 1815
Mobile: 0831 432582 Email: tony.thorpe@dial.pipex.com

Our Ref:- AJT/MT/515
Your Ref:- 98/68413/F
98/68414/LA

10 August 2000

11 AUG 2000* 2224

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

Attention of:- Mr M Hamlin

Dear Mike

AMENDEMENTS TO REFUSED CAR PARKING SCHEME INCORPORATING 50% REDUCTION IN CAR-PARKING AREA, LANDSCAPED BUNDING TO SCREEN SITE AND COMPREHENSIVE LANDSCAPING SCHEME INCLUDING ORIGINAL PUB CAR PARK.
LAND ADJOINING AND INCLUDING CROOKED BILLET PUBLIC HOUSE, HONEY HILL, WOKINGHAM WITHOUT.

We refer to our recent meeting when we tabled an amended scheme with additional boundary landscaping. You informed us that this was an improvement but that a 50% reduction in car parking area was still required allied to a significant increase in the area of proposed landscaping. The view of the car park from the ford needed screening and filtering by a landscaped bund whilst the additional gate onto Redlake Lane should be removed and the area planted. In addition the boundary of the original pub car-park onto Redlake Lane required a new landscaping strip in order to both screen the view of the car park from Honey Hill and improve the setting of the listed building.

These comprehensive amendments have now been incorporated into the enclosed planning and listed building applications and shown on drawing MS1. The scheme is based on the creation of a wide landscaped bund between the field to the east and the car park. The car park itself has been reduced in area by 50%. The bund will have a maximum height of some 2.00m and this will completely screen the site from view from the east as required.

The bund will run south from the timber fence boundary adjoining the fishing lake down to the ditch along Redlake Lane. There will therefore be no conceivable way that a view of the car park could be obtained. The bund will be planted with a 'conservation mix' and this is detailed on drawing MS1.

11.AUG.2000* 2224

Existing planting along the Redlake Lane and Honey Hill frontages is also made significantly wider (a maximum of 10m width) and denser to the extent that there should no longer be any reasonable possibility of catching a glimpse of the now-reduced car parking area.

This wider and denser planting strip will be extended along the frontage of the original car park in front of the area where the majority of vehicles park and where they are generally visible to passers-by. This entirely new planted area will both soften the appearance of the original car, screen views of the new car park and provide a much-improved setting for the listed building.

We trust that these amendments are acceptable and that the scheme can now receive favourable consideration. If you have any queries or require further information please do not hesitate to call.

Kind regards
Yours sincerely

Anthony J Thorpe BA(Hons) MRTPI MIHBC

Applicationo	Name & Address
F/2000/2224	M A Hall Heathlands Farm Honey Hill RG40 3BG
F/2000/2224	Mr & Mrs P Renn Snooks Barn Church Lane Farley Hill RG7 1UP
F/2000/2224	R H Drury Halls farm Farley Hill Reading RG7 1UJ
F/2000/2224	C Broadhurst New Vine Cottage Farley Hill Reading RG7 1UO
F/2000/2224	Mr & Mrs J Baker 91-95 Church Street Crowthorne RG45 7AW
F/2000/2224	Mrs P Jack 42 Cheviot Road Little Sandhurst GU47 8NG
F/2000/2224	M Robertson The Crooked Billet Honey Hill Wokingham
F/2000/2224	Y M Jessop 4 Honey Hill Wokingham RG40 3BD

App approved
Letter sent 2/03/01

01242 527151

Reply Req

FAX COVER SHEET

Robin Bradbeer Limited
Planning & Development Consultancy
PO Box 168
Cheltenham
GL53 0XX
TEL: 01242 577151
FAX: 01242 527151
E-Mail planning@bradbeer.co.uk

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28 FEB 2001	
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SEND TO: NICOLA LANE

From: ROBIN BRADBEER

Fax number: 0118 974 6484.

Date: 27/2/01

☒ Urgent ☐ Reply ASAP ☐ Please comment ☐ Please review ☐ For your information

Total pages, including cover: ____

COMMENTS

LAND ADJ. CROOKED BILLET P.H.
F/2000/2224.

Further to our telecon on monday is the decision notice available please?
I shall be visiting the Council offices during the day and would like to collect the notice if possible since the High Court Hearing is set down for Thursday 1 March.
Can you please call me on 0385 355828 to confirm whether it will be ready to collect?
Thank you for your help. Robin Bradbeer

IF YOU DO NOT RECEIVE A CLEAR TRANSMISSION, OR ANY OF THE SHEETS ARE MISSING, PLEASE RING US ON THE ABOVE NUMBER

This fax is intended for the named addressee only. It contains information that may be confidential and which may also be privileged. Unless you are the named addressee you may neither copy nor use nor disclose it to any one else. If you receive it in error please notify us immediately so that we can arrange for its return. Thank you.

Registered in England Number: 3372202

Robin Bradbeer Limited

Planning & Development Consultancy

PO Box 168
Cheltenham
GL53 0XX

Telephone
01242 577151

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01242 527151

E-Mail
planning@bradbeer.co.uk

NL

Planning Services
Wokingham District Council
PO Box 152
Shute End
Wokingham Berkshire RE40 1WR

My ref. RWB/364
Your ref. F/2000/2224
29 January 2001

2224
REVISED PLAN

For the attention of Ms Nicola Lake
Development Control

Dear Ms Lake

SITE : LAND ADJACENT TO CROOKED BILLET P.H. HONEY HILL WOKINGHAM

Thank you for attending the site meeting on 25 January together with your colleague Catherine Brimble.

The preliminary sketch plan which I produced at the meeting has since been revised to include the additional details discussed on site.

Please find enclosed 6 copies of drawing no. 364/00/01 which supersedes the 1:1250 location plan and 1:500 scale site layout plan (drawing no. 515 MS1 dated August 2000) submitted by the previous agent. I also enclose a copy of the statement prepared for Holme Grange Fishery attesting to the need for this car parking facility in the countryside. The original copy has been sent to you under separate cover.

You will note that the application site area is now reduced in size. To the west the site now omits land within the curtilage of The Crooked Billet. To the east the site boundary is reduced by approximately 5m -10m to correct an error in the earlier plans.

I trust this revised plan includes all the relevant information required to enable you to proceed with a favourable delegated determination as soon as possible. As you will appreciate from my earlier correspondence it will be desirable to achieve a decision before 1 March.

The statement provided for Holme Grange Fishery demonstrates that this facility is justified by the level of demand for car parking facilities in this location amongst recreational anglers using the adjacent fishing lake. This car parking facility will improve this countryside recreation asset by preventing traffic hazards caused by on street parking along surrounding lanes. Furthermore, the facility provides level access to the fishing lake suitable for disabled persons. The proposal, with the

Registered in England Number: 3372202

integrated landscaping measures, complies with the following development plan policies:

Berkshire Structure Plan	:	R1, R2(iv)
Wokingham District Local Plan Deposit Draft	:	WCC1(b)

If you require any additional information or need to discuss any aspect of this application further please do not hesitate to contact me directly.

Yours sincerely



ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

Enc.

c.c. Clifton Ingram Solicitors
Cllr. A Ross

2224

REVISED PLAN

Crowthorne Sports and Angling
91-95 Church Street
Crowthorne
Berkshire RG45 7AW

29 January 2001

Attn: Nicola Lake
Environmental Service Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Ms. Lake.

Concerning our meeting of 24th January 2001, at the car park opposite our lake at Holme Grange. The number of anglers parking cars is as follows:

During the winter periods the car park is mainly taken up by competition/matches on Wednesdays and Sundays. Approximately 20 cars per match.

During other days approximately 40/50 cars in total.

Springtime, there is an increase, although matches cease as from April 8th, with the exception of OAP's who fish until the end of May on Wednesday's only.

This increase continues during the summer and autumn and providing there are no sustained storms, which are quite rare. The number of cars arriving on Saturday and Sunday are approximately 60 per day, which are alternating i.e 5am/12 noon, 10am/6pm and 5pm/sundown. During weekdays there are approximately 130 cars.

Therefore:	Winter	-	85 cars weekly.
	Summer	-	250 cars weekly.

The popularity of the fishery is growing and the amount of space for parking will increase. Therefore the level of demand justifies the proposal.

I hope this information is useful to you.

Yours sincerely.

MR AND MRS J BAKER.
For HOLME GRANGE FISHERY

Telephone : 01344-777411

WORK SHEET FOR : Nicola Lake.

Application Number : F/2000/2224.

Applicant : Redlake Leisure Ltd.

Location : Land Adjacent to Crooked Billet PH, Honey Hill, Wokingham.

Proposal : Proposed creation of a car park, with access and landscaping.

Site Notice Displayed ? :	YES	NO	DATE
	✓		11.08.00

Date of Neighbour Notifications : On revised plan 2 February 2001.

Date of Site Visit : 21.09.00

Date Registered : 11.08.00

Earliest Date for Decision : 23.09.00

Latest Consultation Date/Site Notice Expiry Date : 23.09.00

Application Expiry Date: 06.10.00

Consultation Responses :
Wokingham Without Parish Council: They want the enforcement notice which was upheld at appeal to be applied. However if the application is approved they request further screening. (original comments)
Highways: No objection subject to conditions.
Environment Agency: No objection subject to conditions.
Conservation Architect: Concern over details of the scheme.
Landscaping: No objection subject to conditions.
Letters: 5 letter were received (4 Supporting the car park site and 1 objection to the car park.)

Planning History :
The conversion of the paddock to a car park has been the subject of an enforcement notice, which was appeal and the appeal was dismissed.

Planning Issues :
Site designation: Within the Countryside – Green Gap/Wedge.

1. Impact upon the character and appearance of the surrounding area.

Application Number: F/2000/2224

Appraisal :

1. **Impact upon the character and appearance of the surrounding area.**

The proposed development is for the regularization of the current unauthorized development. The ground level of the site has been raised by approximately 1.5m to form a level car park for the use by the anglers who use the pond. The proposed development would introduce a band of landscaping along the eastern and southern boundaries of the site. This landscaping would be on the top of a proposed mound measuring 3m deep and 0.5m high. This would mound together with the landscaping would help to screen the car park and its cars from the surrounding area. There is also a central ban of landscaping through the middle of the site proposed. This would help to physically and visually reduce the size of available parking area, while also providing depth to the landscaping along the boundaries of the site.

The landscaping scheme also proposes a number of trees and some low level planning to the boundary of the car park with the pond area. This landscaping would help to improve the setting of the pond while again providing some depth of planting within the site. The proposed application also indicates that the revised parking layout would provide approximately 36 parking spaces. These parking spaces should be marked out to help make efficient and safe use of the area.

It is considered that while the proposed development would result in the loss of the original paddock area, it would help to improve access to a leisure facility within the countryside. The proposed landscaping and mound would provide the essential screen of the parked car and would brake up the appearance of the area of hard surfacing.

Therefore the proposed development would have no significant detrimental impact upon the character or appearance of the surrounding area.

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

Application Number:F/2000/2224
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C001	R001	
2.			~~Restriction on hours of parking and who uses the parking.~~ ? Can't do it!
2		R151	Within 1 month from the date of this decision a fully detailed landscaping scheme shall be submitted to and approved in write by the Local Planning Authority. This scheme shall include full details of the species, location, size and density at time of planting.
~~3~~	~~C151~~	~~R151~~	
~~4~~	C153	R153	
			~~[illegible]~~
5			~~Dec~~ Within one month of the date of this permission a scheme showing the means of demarcation of 36 parking spaces shall be ~~per~~ submitted to and approved in writing by the local planning authority. Such a scheme shall be implemented in accordance with the approved details within 3 months of the date of approval of those details
			Reason - to ensure the site can accommodate 36 cars in the interests of highway safety
			~~all planting, seeding or turfing~~
3		R151	Within one month of the date of the approval of this scheme all planting, seeding and turfing shall be carried out in accordance with those details, and any any trees, or plants which, within a period of 5 years from the date of the completion of the landscaping scheme, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species

[signature]
27/2/01

CONDITION MONITORING RECORD SHEET

APPLICATION NO:

SECTION 106 AGREEMENT Yes ☐ No ☐

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

RECORD OF SITE VISIT

SITE ADDRESS: Land Adjacent To Crooked Billet PH Honey Hill Wokingham.

APPLICATION NUMBER: F/2000/2224

OFFICER: Nicola Lake

DATE OF SITE VISIT: 21.9.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? yes on gate post.

2. DESCRIPTION OF SURROUNDINGS

Countryside

3. DESCRIPTION OF SITE/BUILDING

area to the south of fishing pond.

4. RELATIONSHIP TO ADJOINING PROPERTIES * check that they have right of access and that Brewery have agreed to change ~~of~~ to their own car park will result in some loss of parking to the pub.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6481

Date: 19 February 2001

My ref: F/2000/2224

CONFIDENTIAL

Councillor P Helliar-Symons
17 Eagle Close
Heathlake Park
Crowthorne
RG45 6TP

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/2000/2224
Land Adjacent To Crooked Billet PH, Honey Hill, , Wokingham.
Proposed reduction in size of car park creation of landscaped bund and additional planting to existing car park..

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

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control 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

Tel: (0118) 974 6481

Date: 19 February 2001

My ref: F/2000/2224

CONFIDENTIAL

Councillor P Lewis
4 St Andrews Close
Heathlake Park
Crowthorne
RG45 6UP

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Yours faithfully

John Mitchell
Development Control Manager

Tel: (0118) 974 6481

Date: 19 February 2001

My ref: F/2000/2224

CONFIDENTIAL

Councillor A Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

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
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This form must be received no later than 1 March 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/2224**
Land Adjacent To Crooked Billet PH, Honey Hill, , Wokingham.
Proposed reduction in size of car park creation of landscaped bund and additional planting to existing car park.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Ross

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

Tel: (0118) 974 6481

Date: 19 February 2001

My ref: F/2000/2224

CONFIDENTIAL

Councillor A Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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Application Number: F/2000/2224
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John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/2224**
Land Adjacent To Crooked Billet PH, Honey Hill, , Wokingham.
Proposed reduction in size of car park creation of landscaped bund and additional planting to existing car park.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: 23.2.01

Councillor A Ross

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

Date: 02 February 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/2224

Location: Land Adjacent to Crooked Billet PH, Honey Hill, Wokingham.

Proposal: Proposed reduction in size of car park creation of landscaped bund and additional planting to existing car park.

Applicant: Redlake Leisure Ltd C/O Robin Bradbeer Ltd.

Case Officer: Nicola Lake

The new plans show the following: Amended landscaping and site layout. Drawing no 364/01/01.

Comments are required by 12/02/2001.

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

CONDITIONAL APPROVAL

① C127 (INSERT: 2.4m by 60m) (INSERT: junction of the site access with Redlake Lane). R127.

② C139 (INSERT: 5 metres). R139.

③ The vehicle parking and turning space herein approved shall be permanently maintained and used for no other purposes.

Reason: To avoid adverse impact on the public highway in the interests of highway safety.

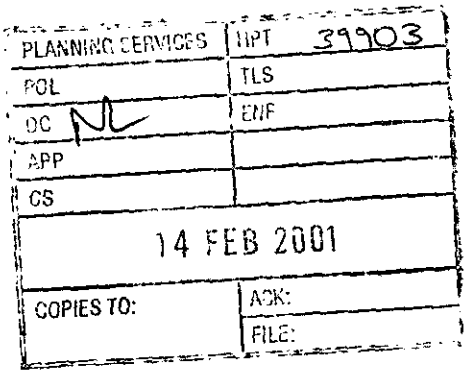
Adam Coggins 14/02/01

Our ref: SP\2001\003118\001
Your ref: F/2000/2224

Date: 12th February 2001

ENVIRONMENT AGENCY

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



For the attention of: Nicola Lake

Dear Sir/Madam

REVISED/ADDITIONAL PLANS - REDUCTION IN SIZE OF CAR PARK, LANDSCAPED BUND PLANTING TO EXISTING CAR PARK
LAND ADJ TO CROOKED BILLET PH, HONEY HILL, WOKINGHAM

Thank you for your letter dated 2 February 2001 which was received on 5 February 2001. You are asked to quote the following reference in any correspondence: SU86NW/8/4.

The Environment Agency has no further comments in regard to the above application, other than those previously made in our letter of 19 October 2000.

DECISION NOTICE

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

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Robin Bradbeer Ltd, PO Box 168, Cheltenham, GL53 0XX

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

Date: 02 February 2001 05 FEB 2001

To: Harold Sanders, Conservation

We have received Revised Plans for the following planning application:

Application Number: F/2000/2224

Location: Land Adjacent to Crooked Billet PH, Honey Hill, Wokingham.

Proposal: Proposed reduction in size of car park creation of landscaped bund and additional planting to existing car park.

Applicant: Redlake Leisure Ltd C/O Robin Bradbeer Ltd.

Case Officer: Nicola Lake

The new plans show the following: Amended landscaping and site layout. Drawing no 364/01/01.

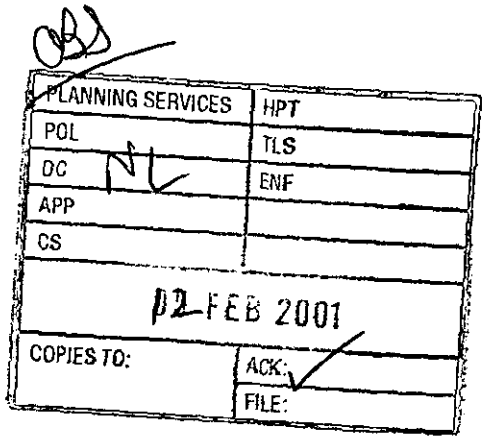
Comments are required by 12/02/2001.

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

HAVE THE FOLLOWING ISSUES BEEN ADDRESSED WHICH ARE NOT COVERED BY DRG. NO. 364/01/01.

1. LEVELS.
2. MATERIAL(S) OF CAR PARK ACCESS ROUTES + PARKING AREAS.
3. FENCING DETAILS TO CAR PARK AND PUBLIC HOUSE.
4. REINSTATEMENT OF OR REINFORCEMENT OF EXISTING HEDGE.
5. USE OF SLEEPERS AT EDGE OF MOUNDS. IS THIS ALL EDGES OR WHERE CARS BACK ONTO BANKS?

Harold Sanders. 14.02.01



Mrs. P Jack
42 Cheviot Rd
Little Sandhurst
Berks
GU47 8NJ.

9. Feb. 2001

Dear Miss Lake

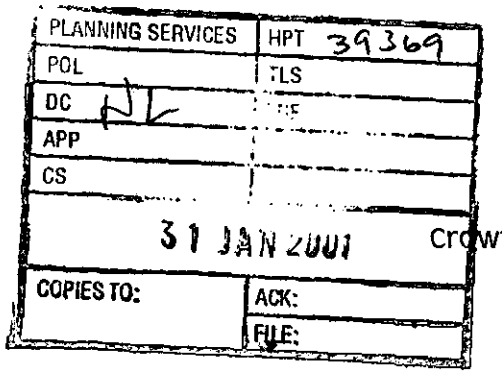
Ref No F/2000/2224.

Thank you for your letter of 2 February. Having looked at the amended drawings I am pleased to see that there is some progress in agreeing to permit some additional car parking. I support the amended plan but still feel that it is insufficient to keep the highway clear due to the increased traffic in the area.

Yours Sincerely

Paula Jack.

Mrs P. Jack.



Crowthorne Sports and Angling
91-95 Church Street
Crowthorne
Berkshire RG45 7AW

29 January 2001

Attn: Nicola Lake
Environmental Service Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG4U 1WR

Dear Ms. Lake.

Concerning our meeting of 24th January 2001, at the car park opposite our lake at Holme Grange. The number of anglers parking cars is as follows:

During the winter periods the car park is mainly taken up by competition/matches on Wednesdays and Sundays. Approximately 20 cars per match.

During other days approximately 40/50 cars in total.

Springtime, there is an increase, although matches cease as from April 8th, with the exception of OAP's who fish until the end of May on Wednesday's only.

This increase continues during the summer and autumn and providing there are no sustained storms, which are quite rare. The number of cars arriving on Saturday and Sunday are approximately 60 per day, which are alternating i.e 5am/12 noon, 10am/6pm and 5pm/sundown. During weekdays there are approximately 130 cars.

Therefore:	Winter	-	85 cars weekly.
	Summer	-	250 cars weekly.

The popularity of the fishery is growing and the amount of space for parking will increase. Therefore the level of demand justifies the proposal.

I hope this information is useful to you.

Yours sincerely,

Irene Baker

MR AND MRS J BAKER.
For HOLME GRANGE FISHERY

Telephone : 01344-777411

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 8 February 2001

Location:	Land adjacent to Crooked Billet PH, Honey Hill, Wokingham
Proposal:	Proposed reduction in size of car park creation of landscaped bund, and additional planting to existing car park.
Application Number:	F/2000/2224

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

The revised landscape scheme as shown on drawing no. 364/01/01 is acceptable in principle. The species mix given for the different areas is acceptable, however numbers of trees and shrubs to be planted should also be provided. It is not acceptable for the hawthorn hedging along the northern boundary to be planted at 1.5m centres as the rest of the shrub planting. The hedge should be planted in a double staggered row, 45cm between each plant and 45cm between the two rows. The landscape scheme needs to be amended accordingly.

Catherine Brimble

Catherine Brimble
Landscape Architect

Nicola Lake

From: Angus Ross [angus@soldiers75.freeserve.co.uk]
Sent: 05 February 2001 09:42
To: John Mitchell
Cc: nicola.lake@wokingham.gov.uk
Subject: F/2000/2224 adj Crooked Billet

John/Nicola
Ref your letter of 2/2/01. I have seen a copy of the latest revised plans submitted after the site meeting (which I attended). I believe that a reasonable compromise has now been struck so that it is not imperitive to restore the site to its previous state. This would have involved the removal of many lorry loads of spoil and left the area probably in a worse condition than before.
Whilst I am very unhappy still that this alteration was made in 1998/9 without permission and that it has taken so long to find a reasonable remedy, I believe we should agreee the proposal with all speed. This will allow planting in this season.
Can we condition planting within such a short time left this year? Do we include replacing/maintaining/replacing dead shrubs/trees? Do we condition the boundaries on all sides, including the boundary onto the pub car park? Do we condition that only cars parked ancilliary with the fishing pond use are allowed (I say this because of the two lorries that seem to have been there some time and also whether the applicant should be able to let the pub use the area without specific planning permission?
This area must not become a car store park instead of the area at Gardeners Green subject to recent enforcement action.
I do hope that the Inspector's findings and this application 2224 for land adjacent to the Crooked Billet does not stop us putting on sufficient and appropriate conditions to ensure the minimum effect on the rural scene and appropriite uses only for this site.
I note that the application, in the August 2000 original form, includes '...additional planting to existing pub car park.' Is this part of the application now removed?
Completion and implementation will be a great relief when it happens!
regards, angus ross

01242 527151

PLANNING
POL
DC NC
APP
CS

38938
L.F

22 JAN 2001

COPIES TO:
ACK:
FILE:

FAX COVER SHEET

Robin Bradbeer Limited
Planning & Development Consultancy
PO Box 168
Cheltenham
GL53 0XX
TEL: 01242 577151
FAX: 01242 527151
E-Mail planning@bradbeer.co.uk

SEND TO: NICOLA LAKE.	From: ROBIN BRADBEER
Fax number: 0118 974 6484	Date: 22/1/01

☐ Urgent ☐ Reply ASAP ☐ Please comment ☐ Please review ☑ For your information

Total pages, including cover: 2

COMMENTS

Re: H/2000/2224.

IF YOU DO NOT RECEIVE A CLEAR TRANSMISSION, OR ANY OF THE SHEETS ARE MISSING, PLEASE RING US ON THE ABOVE NUMBER

This fax is intended for the named addressee only. It contains information that may be confidential and which may also be privileged. Unless you are the named addressee you may neither copy nor use nor disclose it to any one else. If you receive it in error please notify us immediately so that we can arrange for its return. Thank you.

Registered in England Number: 3372202

01242 527151

Robin Bradbeer Limited

Planning & Development Consultancy

PO Box 168
Cheltenham
GL53 0XX

Telephone
01242 577151

Fax
01242 527151

E-Mail
planning@bradbeer.co.uk

Planning Services
Wokingham District Council
PO Box 152
Shute End
Wokingham Berkshire RE40 1WR

My ref. RWB/364
Your ref. F/2000/2224
22 January 2001

For the attention of Ms Nicola Lake
Development Control

Fax to 0118 974 6484

Dear Ms Lake

SITE: LAND ADJACENT TO CROOKED BILLET P.H. HONEY HILL WOKINGHAM

Further to our telephone conversion on Friday 19 January I confirm arrangements for the meeting on site at 9.30am on Wednesday 24 January. I am please that Catherine Bramble will also be able to attend.

Others invited to the meeting are Cllr. Ross, representatives from Crowthorne Sports and Angling Club (Crowsport Angling) who lease the adjoining fishing lake, together with Mr Brant and myself for the applicant.

The purpose of requesting this meeting is to consider on site, in the presence of the principal interested parties, the scope to achieve a negotiated compromise that is practical and acceptable. If a negotiated solution can be found this should be progressed promptly in view of the Order made by the High Court on 7 December which adjourns the appeal until 1 March.

Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

Enc.

c.c. Clifton Ingram Solicitors

364:R.B

Date: 02 February 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/2224

Location: Land Adjacent to Crooked Billet PH, Honey Hill, Wokingham.

Proposal: Proposed reduction in size of car park creation of landscaped bund and additional planting to existing car park.

Applicant: Redlake Leisure Ltd C/O Robin Bradbeer Ltd.

Case Officer: Nicola Lake

The new plans show the following: Amended landscaping and site layout. Drawing no 364/01/01.

Comments are required by 12/02/2001.

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

(RING ONE)

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

App No. F/2000/2224 (Planaps) / (Ludhouse) Date Rec. 31.01.01

Location: Land Adjacent to Crooked Billet PH, Honey Hill

Parish Wokingham

Applicant: Redbrake Leisure Ltd c/o Robin Bradbeer

Description of attached plans Revised plans showing amended landscaping and site layout.

Drawing No's: 364/00/01.

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: All previous consultees and objectors.

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

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

NEIGHBOURS:

Date for Responses 16 Days

FURTHER ACTION

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

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER NL.

Consultations Sent by Admin. on 02.02.PS

Yellow - Part One Copy
Green - Officer's Copy

Robin Bradbeer Limited

Planning & Development Consultancy

PO Box 168
Cheltenham
GL53 0XX

Telephone
01242 577151

Fax
01242 527151

E-Mail
planning@bradbeer.co.uk

NL

Planning Services
Wokingham District Council
PO Box 152
Shute End
Wokingham Berkshire RE40 1WR

My ref. RWB/364
Your ref. F/2000/2224
29 January 2001

2224 - A
REVISED PLAN

For the attention of Ms Nicola Lake
Development Control

Dear Ms Lake

SITE : LAND ADJACENT TO CROOKED BILLET P.H. HONEY HILL WOKINGHAM

Thank you for attending the site meeting on 25 January together with your colleague Catherine Brimble.

The preliminary sketch plan which I produced at the meeting has since been revised to include the additional details discussed on site.

Please find enclosed 6 copies of drawing no. 364/00/01 which supersedes the 1:1250 location plan and 1:500 scale site layout plan (drawing no. 515 MS1 dated August 2000) submitted by the previous agent. I also enclose a copy of the statement prepared for Holme Grange Fishery attesting to the need for this car parking facility in the countryside. The original copy has been sent to you under separate cover.

You will note that the application site area is now reduced in size. To the west the site now omits land within the curtilage of The Crooked Billet. To the east the site boundary is reduced by approximately 5m -10m to correct an error in the earlier plans.

I trust this revised plan includes all the relevant information required to enable you to proceed with a favourable delegated determination as soon as possible. As you will appreciate from my earlier correspondence it will be desirable to achieve a decision before 1 March.

The statement provided for Holme Grange Fishery demonstrates that this facility is justified by the level of demand for car parking facilities in this location amongst recreational anglers using the adjacent fishing lake. This car parking facility will improve this countryside recreation asset by preventing traffic hazards caused by on street parking along surrounding lanes. Furthermore, the facility provides level access to the fishing lake suitable for disabled persons. The proposal, with the

Registered in England Number: 3372202

integrated landscaping measures, complies with the following development plan policies:

Berkshire Structure Plan	:	R1, R2(iv)
Wokingham District Local Plan Deposit Draft	:	WCC1(b)

If you require any additional information or need to discuss any aspect of this application further please do not hesitate to contact me directly.

Yours sincerely



ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

Enc.

c.c. *Clifton Ingram Solicitors*
Cllr. A Ross

2224

TOTAL P.02

REVISED PLAN

Crowthorne Sports and Angling
91-95 Church Street
Crowthorne
Berkshire RG45 7AW

29 January 2001

Attn: Nicola Lake
Environmental Service Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Ms. Lake.

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	Summer	-	250 cars weekly.

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I hope this information is useful to you.

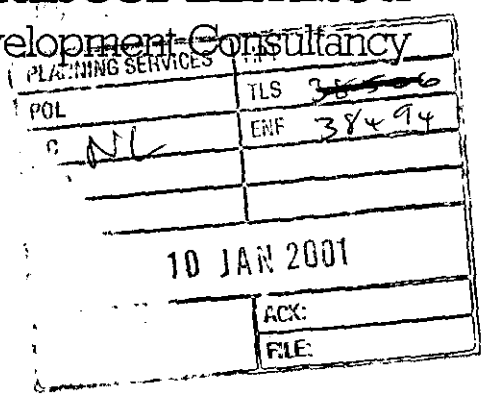
Yours sincerely,

MR AND MRS J BAKER.
For HOLME GRANGE FISHERY

Telephone : 01344-777411

Robin Bradbeer Limited

Planning & Development Consultancy



PO Box 168
Cheltenham
GL53 0XX

Telephone
01242 577151

Fax
01242 527151

E-Mail
planning@bradbeer.co.uk

Planning Services
Wokingham District Council
PO Box 152
Shute End
Wokingham Berkshire RE40 1WR

My ref. RWB/364
Your ref. F/2000/2224
9 January 2001

For the attention of Ms Nicola Lake
Development Control

By first class post and
fax to 0118 974 6484

Dear Ms Lake

SITE : LAND ADJACENT TO CROOKED BILLET P.H. HONEY HILL WOKINGHAM

I refer to our meeting on 23 November and my subsequent letter dated 27 November.

I telephoned you before Christmas when you made informal comments upon the preliminary revised plan produced at the meeting. You agreed to let me have your comments in writing before the Christmas holiday.

I have yet to receive your written comments. I shall be pleased to hear form you as a matter of urgency in view of the outstanding High Court proceedings.

Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

Enc.

c.c. Clifton Ingram Solicitors

364rll.8

01242 527151

FAX COVER SHEET

POL	
DC NL	38494
APP	
CS	
10 JAN 2001	
COPIES TO:	ACK:
	FILE:

Reply Req

Robin Bradbeer Limited
Planning & Development Consultancy
PO Box 188
Cheltenham
GL53 0XX
TEL: 01242 527151
FAX: 01242 527151
E-Mail planning@bradbeer.co.uk

SEND TO: NICOLA LAKE	From: ROBIN BRADBEER
Fax number: 0118 974 6484.	Date: 9/1/01

☑ Urgent ☐ Reply ASAP ☐ Please comment ☐ Please review ☐ For your information

Total pages, including cover: 2.

COMMENTS

F/2000/2224.

IF YOU DO NOT RECECEIVE A CLEAR TRANSMISSION, OR ANY OF THE SHEETS ARE MISSING, PLEASE RING US ON THE ABOVE NUMBER

This fax is intended for the named addressee only. It contains information that may be confidential and which may also be privileged. Unless you are the named addressee you may neither copy nor use nor disclose it to any one else. If you receive it in error please notify us immediately so that we can arrange for its return. Thank you..

Registered in England Number: 3372202

01242 527151

Robin Bradbeer Limited

Planning & Development Consultancy

PO Box 168
Cheltenham
GL53 0XX

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My ref. RWB/364
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9 January 2001

For the attention of Ms Nicola Lake
Development Control

By first class post and
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Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

Enc.

c.c. Clifton Ingram Solicitors

364/LB

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 25 July 2001
My ref: NL/F/2000/2224
Your ref:

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

Mr Robin Bradbeer
PO Box 168
Cheltenham
GL53 0XX

Dear Mr Bradbeer,

PROPOSED LANDSCAPING SCHEME FOR THE CAR PARK AT LAND ADJACENT TO THE CROOKED BILLET PUBLIC HOUSE, HONEY HILL, WOKINGHAM. APPLICATION NUMBER F/2000/2224.

Thank you for your letter of the 2 March 2001, regarding the above stated development. I would like to take this opportunity to apologise for the delay in responding to your enquiry.

The landscape architect is very concerned that the proposed Hawwthorne hedge along the northern boundary of the car park should be planted in a double staggered row with 45cm between each plant and 45 cm between the two rows. I understand that you client may have some concerns about security and natural surveillance level on the site. This could be secured by limiting the growth height of the hedge to around 1m in height. Should you wish to discuss this matter further please do not hesitate to contact Cathrine Brimble on 0118 974 6470.

While you state that the 36 parking spaces will be marked by painting on the exposed edge of the timber railway sleepers that will be used as retaining structures for the planting area, I am concerned that this would not be comprehensive enough to encourage the proper use of the parking area. It is therefore suggested that 1metre high posts be used, located against the sleeper, with either reflective paint or an actual reflector on the top.

I hope this information is of assistance to you.

Yours sincerely,

NICOLA LAKE.
Senior Planning Officer.

Robin Bradbeer Limited

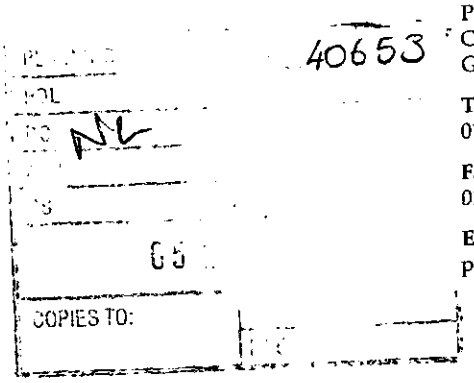
Planning & Development Consultancy

PO Box 168
Cheltenham
GL53 0XX

Telephone
01242 577151

Fax
01242 527151

E-Mail
planning@bradbeer.co.uk



Planning Services
Wokingham District Council
PO Box 152
Shute End
Wokingham Berkshire RG40 1WR

My ref. RWB/364
Your ref. F/2000/2224
2 March 2001

For the attention of Ms Nicola Lake
Development Control

Dear Ms Lake

SITE : LAND ADJACENT TO CROOKED BILLET P.H. HONEY HILL WOKINGHAM

Thank you for arranging release of the Decision Notice for my collection on Wednesday.

I confirm the following details regarding the requirements of conditions 2 and 5.

Condition 2
The fully detailed proposed landscaping scheme is shown on drawing 364/01/01 (the approved plan).

Condition 5
The means of demarcating the 36 parking spaces will be by markings painted onto the exposed edges of timber railway sleepers to be used as retaining structures for the planting areas.

I look forward to receiving your reply.

Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

Enc.

364rll.18

1769A

PLANNING APPLICATION PART I

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached.

If you still have any questions about the form, please call Ian Jordan on 01734 778763.

17 AUG 2000

WOKINGHAM DISTRICT COUNCIL

For office use only
Application No.

1.	YOUR NAME	REDLAKE LEISURE LTD
	ADDRESS	22-24 BROAD STREET
		WOKINGHAM, BERKSHIRE.
	POST CODE	RG40 1BA Tel. No. 0118 978 0099
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	TONY THORPE ASSOCIATES.
	ADDRESS	THE STUDIO, 1, DURRANT WAY,
		TILEHURST, READING, BERKS.
	POST CODE	RG31 6TR Tel. No. 0118 942 1855
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	LAND ADJACENT TO CROOKED BILLET PUBLIC HOUSE, HONEY HILL, WOKINGHAM WITHOUT.
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	0·119 HA
5. Give brief details of the proposal.	ABOUT THE APPLICATION	REDUCTION IN SIZE OF CAR PARK, CREATION OF LANDSCAPED BUND, ADDITIONAL PLANTING TO EXISTING PUB CAR PARK.
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	PART OWNER.
7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.	PLANS/DRAWINGS	1:25000 Location Plan ✓ · 1:100 Floor Plan ☐ · 1:500 Block Plan ✓ · Other ☐ · 1:100 Elevations ☐
8. Does the application involve any of the following Please tick relevant boxes. If you tick OTHER, please explain on this form.	CHANGE OF USE ☐ · ALTERATION or EXTENSION ☐ · CONSTRUCTION OF NEW BUILDING ☐ · DEMOLITION ☐ · OTHER	ENGINEERING OPERATION.
9. What type of Planning application are you applying for?	RESERVED MATTERS ☐	Go to Question 10.
	OUTLINE PERMISSION ☐	State relevant outline permission No. Go to Question 10.
	FULL PERMISSION ✓	Go to Question 11.
	TEMPORARY PERMISSION ☐	State period required. Go to Question 11.
	RENEWAL OF TEMPORARY PERMISSION ☐	State previous permission No. Go to Question 11.
	VARIATION/RELAXATION OF CONDITIONS ☐	State relevant application No. Details of conditions to be relaxed. Go to Question 11.
10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.	EXTERNAL APPEARANCE ☐ · MEANS OF ACCESS ☐ · SITING ☐ · DESIGN ☐ · LANDSCAPING ☐	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

ANGLERS & PUB CAR PARK.

12. ARE THERE ANY TREES ON THE SITE?
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

N/A

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM?
If NO, please give details of any new system to be constructed.

~~YES~~ / NO — SOAKAWAY.

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM?
If NO, please give details of any new system to be constructed.

~~YES~~/NO — N/A

16. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE?
Please show details of the existing access and any proposed changes on the plans.

YES / ~~NO~~

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED?
If, YES, please show details of any changes on the plans.

YES / ~~NO~~

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS? If YES, please complete the following table.

~~YES~~ / NO

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		
	NET CHANGE	

20. HAS PROVISION BEEN MADE FOR THE DISABLED?
If YES, please show on the submitted plans what is to be provided.

(DISABLED SPACE IN EXISTING CAR PARK).

~~YES~~ / NO

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

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 (INCLUDING SCRAP YARDS)?
If YES, complete PART 3 of the form and submit whole application to Berkshire County Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £190-00
The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF REDGATE LEISURE. DATE 10/8/00

Before submitting this application check that you have answered all the relevant questions 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.

Robin Bradbeer Limited

Planning & Development Consultancy

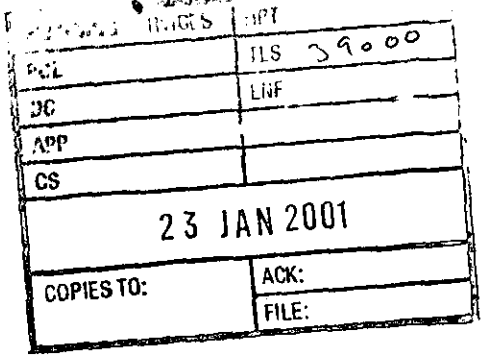
PO Box 168
Cheltenham
GL53 0XX

Telephone
01242 577151

Fax
01242 527151

E-Mail
planning@bradbeer.co.uk

Planning Services
Wokingham District Council
PO Box 152
Shute End
Wokingham Berkshire RE40 1WR



My ref. RWB/364
Your ref. F/2000/2224
22 January 2001

For the attention of Ms Nicola Lake **Fax to 0118 974 6484**
Development Control

Dear Ms Lake

SITE : LAND ADJACENT TO CROOKED BILLET P.H. HONEY HILL WOKINGHAM

Further to our telephone conversion on Friday 19 January I confirm arrangements for the meeting on site at 9.30am on Wednesday 24 January. I am please that Catherine Bramble will also be able to attend.

Others invited to the meeting are Cllr. Ross, representatives from Crowthorne Sports and Angling Club (Crowsport Angling) who lease the adjoining fishing lake, together with Mr Brant and myself for the applicant.

The purpose of requesting this meeting is to consider on site, in the presence of the principal interested *parties, the scope to achieve a negotiated compromise that is practical and acceptable. If a negotiated* solution can be found this should be progressed promptly in view of the Order made by the High Court on 7 December which adjourns the appeal until 1 March.

Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner Enc.

c.c. Clifton Ingram Solicitors

364/II.9

Received by Wokingham District Council

Application No: F/2000/2224

Proposal:
Proposed reduction in size of car park creation of landscaped bund and additional planting to existing car park.

Location:
Land Adjacent To Crooked Billet PH, Honey Hill, , Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 23/09/2000. 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

30 August 2000

Robin Bradbeer Limited

Planning & Development Consultancy

PO Box 168
Cheltenham
GL53 0XX

Telephone
01242 577151

Fax
01242 527151

E-Mail
planning@bradbeer.co.uk

NL

Planning Services
Wokingham District Council
PO Box 152
Shute End
Wokingham Berkshire RE40 1WR

My ref. RWB/364
Your ref. F/2000/2224
29 January 2001

2224
REVISED PLAN

For the attention of Ms Nicola Lake
Development Control

Dear Ms Lake

SITE : LAND ADJACENT TO CROOKED BILLET P.H. HONEY HILL WOKINGHAM

Thank you for attending the site meeting on 25 January together with your colleague Catherine Brimble.

The preliminary sketch plan which I produced at the meeting has since been revised to include the additional details discussed on site.

Please find enclosed 6 copies of drawing no. 364/00/01 which supersedes the 1:1250 location plan and 1:500 scale site layout plan (drawing no. 515 MS1 dated August 2000) submitted by the previous agent. I also enclose a copy of the statement prepared for Holme Grange Fishery attesting to the need for this car parking facility in the countryside. The original copy has been sent to you under separate cover.

You will note that the application site area is now reduced in size. To the west the site now omits land within the curtilage of The Crooked Billet. To the east the site boundary is reduced by approximately 5m -10m to correct an error in the earlier plans.

I trust this revised plan includes all the relevant information required to enable you to proceed with a favourable delegated determination as soon as possible. As you will appreciate from my earlier correspondence it will be desirable to achieve a decision before 1 March.

The statement provided for Holme Grange Fishery demonstrates that this facility is justified by the level of demand for car parking facilities in this location amongst recreational anglers using the adjacent fishing lake. This car parking facility will improve this countryside recreation asset by preventing traffic hazards caused by on street parking along surrounding lanes. Furthermore, the facility provides level access to the fishing lake suitable for disabled persons. The proposal, with the

Registered in England Number: 3372202

integrated landscaping measures, complies with the following development plan policies:

Berkshire Structure Plan	:	R1, R2(iv)
Wokingham District Local Plan Deposit Draft	:	WCC1(b)

If you require any additional information or need to discuss any aspect of this application further please do not hesitate to contact me directly.

Yours sincerely



ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

Enc.

c.c. Clifton Ingram Solicitors
Cllr. A Ross

30/01 '01 09:18 TX/RX NO. 4034

TOTAL P.02

2224

REVISED PLAN

Crowthorne Sports and Angling
91-95 Church Street
Crowthorne
Berkshire RG45 7AW

29 January 2001

Attn: Nicola Lake
Environmental Service Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Ms. Lake.

Concerning our meeting of 24th January 2001, at the car park opposite our lake at Holme Grange. The number of anglers parking cars is as follows:

During the winter periods the car park is mainly taken up by competition/matches on Wednesdays and Sundays. Approximately 20 cars per match.

During other days approximately 40/50 cars in total.

Springtime, there is an increase, although matches cease as from April 8th, with the exception of OAP's who fish until the end of May on Wednesday's only.

This increase continues during the summer and autumn and providing there are no sustained storms, which are quite rare. The number of cars arriving on Saturday and Sunday are approximately 60 per day, which are alternating i.e 5am/12 noon, 10am/6pm and 5pm/sundown. During weekdays there are approximately 130 cars.

Therefore:	Winter	-	85 cars weekly.
	Summer	-	250 cars weekly.

The popularity of the fishery is growing and the amount of space for parking will increase. Therefore the level of demand justifies the proposal.

I hope this information is useful to you.

Yours sincerely,

MR AND MRS J BAKER.
For HOLME GRANGE FISHERY

Telephone : 01344-777411

For the Council's use only:

Application No: .....

Date received: .....

WOKINGHAM DISTRICT COUNCIL

Town and Country Planning Act 1990, Section 192, as amended by Section 10 of the Planning and Compensation Act 1991.

Town and Country Planning General Development (Amendment) Order, 1992.

APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR A *PROPOSED* USE OR DEVELOPMENT.

---

1. Description of proposed use or development applied for:

BUNGALOW ANNEXE

---

2. Applicant (in block capitals)

Name: MR M W WEBB

Address: HIGHFIELD, HONEY HILL, WOKINGHAM WITHOUT

BERKSHIRE

Post Code: .....

Tel. No: .....

---

3. Agent (if any)

Name: THE DAY TANNER PARTNERSHIP

Address: 11-13 DUKES RIDE, CROWTHORNE

BERKSHIRE RG45 6LZ

Post Code: RG45 6LZ

Tel. No: 01344 777143

4. (1) Nature of applicant's interest in the land, e.g. owner, lessee, occupier. OWNER

(2) If you do not have an interest:

(a) give name(s) and address(es) of anyone you know who has an interest in the land.

(b) state the nature of their interest (if known).

(c) state whether they have been informed about this application.

YES/NO

---

5. Address or exact location of the land to which this application relates:

HIGHFIELD, HONEY HILL, WOKINGHAM WITHOUT, BERKSHIRE

Describe here and enclose ( ) copies of an OS-based plan showing the boundary of the land edged in red.

---

6. Has the proposal been started? YES/NO

---

7. If the proposal consists or, or includes, carrying out building or other operations give a detailed description of *all** such operations and attach such plans or drawings as are necessary to show their precise nature.
(In the case of a proposed building the plans should indicate its precise

siting and exact dimensions).
*includes the need to describe any proposal to alter or create a new access, lay out any new street, construct any associated hardstandings, means of enclosure or means of draining the land/buildings.

ERECTION OF BUNGALOW ANNEXE WITHIN CURTILAGE OF PROPERTY LESS THAN 4m HIGH TO RIDGE AND MORE THAN 20m FROM A HIGHWAY.

---

8. If the proposal relates to a change of use of the land or building(s):

(1) give a full description of the scale and nature of the proposed use, including the processes to be carried on, any machinery to be installed, and the hours the proposed use will be carried on;
(2) fully describe the existing use or the last known use, with the date when this use ceased.

N/A

---

9. Briefly explain why you consider the existing, or last, use of the land is lawful, or why you consider that any existing buildings which it is proposed to alter or extend are lawful.
(You can use Section 12 of this application to state your case more fully). Specify the supporting documentary evidence (such as a planning permission) which accompanies this application.

UNDER CLASS E PART 1 OF SCHEDULE 2 OF THE TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 THE PROPOSAL IS PERMITTED DEVELOPMENT.

10. If you consider the *existing* or last, use is within a "use class" in the Town and Country Planning (Use Classes) Order 1987, state which one.

RESIDENTIAL

---

11. If you consider the *proposed* use is within a "use class" in the Town and Country Planning (Use Classes) Order 1987, state which one.

RESIDENTIAL

---

12. Is the proposed operation or use temporary or permanent? If temporary, give details.

PERMANENT

---

13. State why you consider that a Lawful Development Certificate should be granted for this proposal.

FOR THE REASONS STATED IN QUESTION 9 AND BY VIRTUE OF THE FACT THAT THE PROPOSAL IS INTENDED FOR USE BY THE CURRENT OCCUPIERS IN CONJUNCTION WITH THEIR RESIDENTIAL ENJOYMENT OF THE PROPERTY.

(Continue on a separate sheet if necessary)

I/We hereby apply for a lawful use or development certificate under Section 191 of the 1990 Act in respect of the existing use, operations or activity described in this application and the documents, drawings and plans which accompany it. I/We enclose the appropriate fee of £95.00...

Signed: ..... Date: 19/5/98.....

On behalf of: M W WEBB.....

(Insert name of applicant if signed by an Agent).

WARNING: The amended Section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the Council to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.

BY HAND 15/11/2000

Robin Bradbeer Limited

Planning & Development Consultancy

PLANNING SERVICES
POL
DC NL
APP
CS
COPIES TO:
ACK:
FILE:
S 36646

PO Box 168
Cheltenham
GL53 0XX

Telephone
01242 577151

Fax
01242 527151

E-Mail
planning@bradbeer.co.uk

Planning Services
Wokingham District Council
PO Box 152
Shute End
Wokingham Berkshire RE40 1WR

Ref. No. RWB/364
15 November 2000

For the attention of Ms Nicola Lake
Development Control

Dear Ms Lake

SITE : LAND ADJACENT TO CROOKED BILLET P.H. HONEY HILL WOKINGHAM
DEVELOPMENT : PROPOSED REDUCTION IN SIZE OF CAR PARK, CREATION OF LANDSCAPED BUND AND ADDITIONAL PLANTING TO EXISTING CAR PARK.

I refer to our telephone conversation last week when I explained that I am now instructed as agent in the above matter. You were made aware from your earlier meeting with Mr Housden of Clifton Ingram, the applicants Solicitors, that a new agent was to be appointed. I understand that Redlake Leisure Ltd subsequently wrote to you on 31 October 2000 confirming that this firm has been instructed to act in this matter. A further copy of that letter is attached for your convenience.

I confirm arrangements for our meeting, together with Catherine Brimble the Council's Landscape Architect, on Thursday 23 November at 2.00pm at the Council Offices. My purpose in requesting the meeting is to seek Officer guidance upon the specification of amended plans to be submitted under this application.

Prior to our meeting you kindly agreed to consult with the Highway Authority to establish the following:

1. Whether or not there is any objection to retaining the existing access to the site?
2. If this access is to be retained whether there are highway requirements which should be specified on the amended plans?

I look forward to our meeting on Thursday 23 November.

Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

Enc.

c.c. Clifton Ingram Solicitors

REDLAKE LEISURE LIMITED
22/24 BROAD STREET
WOKINGHAM
BERKSHIRE
RG40 1BA

31 October 2000

Dear Sirs

Application Number: F/2000/2224

Please note that we have now instructed Robin Bradbeer Limited to act as our agents in this application in place of Tony Thorpe Associates. In future please correspond concerning the application with Robin Bradbeer Limited, PO Box 168, Cheltenham, GL53 OXX. You also have our authority to contact or correspond with our solicitors, Messrs Clifton Ingram of 22/24 Broad Street, Wokingham, Berkshire RG40 1BA, should the need arise.

Yours faithfully

Redlake Leisure Ltd

Our ref: SP\2000\002310\001
Your ref: F/2000/2224

Date: 19th October 2000 NL

ENVIRONMENT AGENCY

HPT 35625
CS
23 OCT 2000
ACK:
FILE:

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

Attention of: Nicola Lake

Dear Madam,

PROPOSED REDUCTION IN SIZE OF CAR PARK, CREATION OF LANDSCAPED BUND AND ADDITIONAL PLANTING TO EXISTING CAR PARK LAND ADJ TO CROOKED BILLET PH, HONEY HILL, WOKINGHAM

Thank you for your letter dated 30th August 2000 which was received on 1st September 2000. You are asked to quote the following reference in any correspondence: SU86NW/8/4. The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

CONSERVATION: CONTACT LIZ BALDWIN ON 01276 454 430

CONDITION: A Buffer Zone 2 metres wide alongside the roadside ditch shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.
REASON: To maintain the character and conservation value of the ditch.

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld.
Contact Nick Weddell on 01276 454 666 for further details.

Cont/d..

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

ADVICE TO LOCAL AUTHORITY

CONSERVATION: CONTACT LIZ BALDWIN ON 01276 454 430

Conservation welcomes the provision of native planting in the new landscaped bund. To prevent the bund subsiding into the roadside ditch, the bund should be located a minimum of 2 metres from existing ditch.

ADVICE TO APPLICANT

ENVIRONMENT PROTECTION: CONTACT NICK WEDDELL ON 01276 454 666

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

The developer should consult with the Environment Agency on general measures for the avoidance of pollution.

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

No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

DECISION NOTICE

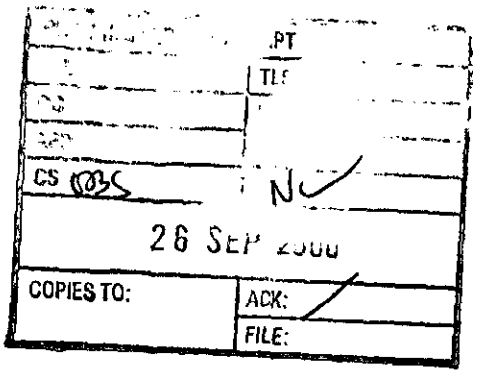
Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman

Sarah Paxman
pp **Development Planning Officer**

Cc. Anthony Thorpe, Tony Thorpe Associates, The Studio, 1 Durrant Way, Tilehurst, Reading, Berks RG31 6TR



4 Honey Hill
Wokingham
Berkshire
RG40 3BD

Planning Department
Wokingham District Council
Shute End Road
Wokingham
Berkshire

Your Ref F/2000/2224 Car Park Reduction - Crooked Billet, Honey Hill.

Dear Sir or Madam,

I wish to register my objection to the above planning application.

It is my understanding that the extension to the car park was done without planning consent and I feel that the field into to which the extension was made should be returned to its original state. This is more in keeping with the rural nature of the area and the surroundings of a listed building.

I feel there is ample parking for the fishing lake in the car park on the other side of the ford in Redlake Lane and for the pub, in the two original car parks that the are either side of the pub. I had not experienced dangerous parking on Honey Hill prior to the extension of the carpark.

Yours faithfully

Y.M. Jessop.

Y.M. Jessop

To:
Harold Sanders
Urban Design And Conservation Officer

31 AUG 2000

From: Nicola Lake

Date: 30 August 2000

Application Number: F/2000/2224

Proposal: Proposed reduction in size of car park creation of landscaped bund and additional planting to existing car park..

Site Address:
Land Adjacent To Crooked Billet PH, Honey Hill, , Wokingham.

Applicant:
Redlake Leisure Ltd C/O Tony Thorpe Associates.

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

HAVING READ THE INSPECTOR'S APPEAL DECISION DATED 8. DEC. 99, THE LATEST PROPOSAL APPEARS CONTRARY TO THAT DECISION, NAMELY "ALL MATERIAL USED TO RAISE THE LAND INCLUDING THE TARMAC CHIPPINGS USED FOR THE CONSTRUCTION OF THE CAR PARK (HARD) TO BE REMOVED AND THE LAND RESTORED." FOUR MONTHS WERE GIVEN TO CARRY OUT THE WORKS.

THE PROPOSALS DO NOT APPEAR TO COMPLY TO THIS DECISION. LEVELS, LANDSCAPE AND EXTENT OF ANY ADDITIONAL PARKING & HIGHWAY CONSIDERATIONS ARE NOT ADDRESSED BY THIS PROPOSAL. THERE MAY HAVE BEEN OTHER DISCUSSION PRIOR TO THIS SUBMISSION THAT I AM NOT AWARE OF.

Harold Sanders.
CONSERVATION.

28.09.00.

FILE NOTE — ENFORCEMENT FILE & ORIGINAL PLANNING AND LISTED BUILDING APPLICATION FILES ON MIKE HAWKINS' DESK.
HS

TONY THORPE ASSOCIATES

CHARTERED TOWN PLANNERS

The Studio, 1 Durrant Way, Tilehurst, Reading, Berks, RG31 6TR.
Telephone: 0118 942 1855. Fax: 0118 942 1815
Mobile: 0831 432582 Email: tony.thorpe@dial.pipex.com

Our Ref:- AJT/MT/515
Your Ref:- 98/68413/F
98/68414/LA

10 August 2000

11.AUG.2000 2224

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

Attention of:- Mr M Hamlin

Dear Mike

AMENDEMENTS TO REFUSED CAR PARKING SCHEME INCORPORATING 50% REDUCTION IN CAR-PARKING AREA, LANDSCAPED BUNDING TO SCREEN SITE AND COMPREHENSIVE LANDSCAPING SCHEME INCLUDING ORIGINAL PUB CAR PARK.
LAND ADJOINING AND INCLUDING CROOKED BILLET PUBLIC HOUSE, HONEY HILL, WOKINGHAM WITHOUT.

We refer to our recent meeting when we tabled an amended scheme with additional boundary landscaping. You informed us that this was an improvement but that a 50% reduction in car parking area was still required allied to a significant increase in the area of proposed landscaping. The view of the car park from the ford needed screening and filtering by a landscaped bund whilst the additional gate onto Redlake Lane should be removed and the area planted. In addition the boundary of the original pub car-park onto Redlake Lane required a new landscaping strip in order to both screen the view of the car park from Honey Hill and improve the setting of the listed building.

These comprehensive amendments have now been incorporated into the enclosed planning and listed building applications and shown on drawing MS1. The scheme is based on the creation of a wide landscaped bund between the field to the east and the car park. The car park itself has been reduced in area by 50%. The bund will have a maximum height of some 2.00m and this will completely screen the site from view from the east as required.

The bund will run south from the timber fence boundary adjoining the fishing lake down to the ditch along Redlake Lane. There will therefore be no conceivable way that a view of the car park could be obtained. The bund will be planted with a 'conservation mix' and this is detailed on drawing MS1.

11.AUG.2006 2224

Existing planting along the Redlake Lane and Honey Hill frontages is also made significantly wider (a maximum of 10m width) and denser to the extent that there should no longer be any reasonable possibility of catching a glimpse of the now-reduced car parking area.

This wider and denser planting strip will be extended along the frontage of the original car park in front of the area where the majority of vehicles park and where they are generally visible to passers-by. This entirely new planted area will both soften the appearance of the original car, screen views of the new car park and provide a much-improved setting for the listed building.

We trust that these amendments are acceptable and that the scheme can now receive favourable consideration. If you have any queries or require further information please do not hesitate to call.

Kind regards
Yours sincerely

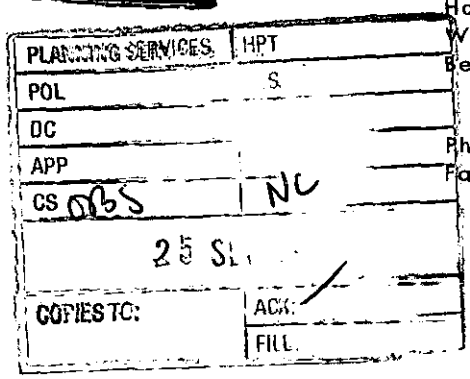
Anthony J Thorpe BA(Hons) MRTPI MIHBC



THE CROOKED BILLET

The Crooked Billet
Honey Hill
WOKINGHAM
Berkshire

Phone: 0118 978 0438
Fax: 0118 978 9256



19 September 2000

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

Attn Nicola Lake

Dear Sirs

I write in respect of Planning Application, F/2000/2224.

I would like to express my concern at reducing the parking area by 50%

At present the parking area is adequate for the fishermen and customers to the Crooked Billet. *But to reduce this would result in once again cars parked on the* roadside of Redlake Lane and Honey Hill. As tenant at the Crooked Billet I am only too aware of how hazardous this can be. Large farm vehicles frequently use these roads and would once again have problems passing through.

Also I would like to point out that giving the adjacent car park access via our car park, and our existing car park only one way in/out, will again cause major problems for all concerned. We have dray deliveries which block this main entrance and other large vehicles requiring access, such as tankers for emptying the septic tank.

Customers and myself are in agreement that visually this area has improved a great deal since Mr Brant has carried out work and can not see the reason for such screening.

I hope my views will be considered.

Yours sincerely

M A Y Robertson.

Monica A Y Robertson
Proprietor

Crowthorne Sports and Angling
91-95 Church Street
Crowthorne
Berkshire RG45 7AW

19 September 2000

Attn: Nicola Lake
Environmental Service department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG4U 1WR

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS OBS	INC
20 SEP 2000	
COPIES TO:	ACK:
	FILE:

Dear Ms. Lake.

RE: YOUR REF: F/2000/224

We have perused the new plans concerning Redlake Leisure Car Park which is adjacent and opposite our Fishery at Holme Grange.

We are very concerned at cutting the size of the car park to this degree, indeed some of the plan is including the Crooked Billet Car Park which should not be in question.

Judging by the amount this proposed plan will effect the size of the existing car park. It will make access very difficult indeed, once parked we can see it could be impossible to extricate ones vehicle, also it would put cars back on the roads of Redlake Lane and Honey Hill.

Whilst Mr Brant should have obtained proper planning consent before proceeding with this work, the whole is a vast improvement on what was existing. This was a low lying boggy field which occasionally retained a travelers pony. The field was surrounded by barbed wire.

On Tuesday 14th September a Mr Angus Ross walked into our shop, announced himself and then began to inform us of this car park planning proposal of which we were already aware. After we had a short conversation Mr Ross became very irate about the situation. How he could say that the field prior to Mr Brant work was superior we just cannot understand. We understand that certain council regulations have not been adhered to but please could someone use common sense. From the road the existing visual features are an improvement. From the lake the view has been enhanced considerably. Although not strictly applicable to this situation the Electricity Authority have removed the pylons which were between the lake and the car park and run the cables underground. In all, the lake and car park areas have been visually enhanced and made safer.

If the car park is made any smaller, the disabled and OAP anglers will suffer. I trust you will take our views on board as we feel the vast majority of people are in favour of the status quo.

Yours sincerely,

MRS AND MRS J BAKER.

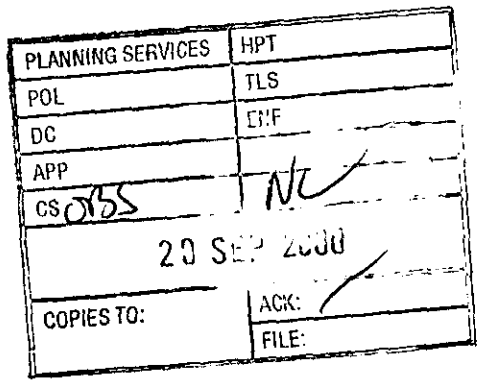
Telephone : 01344-777411

Please find enclosed two photgraphs of how the parking used to affect the roads adjacent to the Crooked Billet.

42 Cheviot Road
Little Sandhurst
Berks GU47 8NG

Our ref: PJ/kl

19 September 2000



Wokingham District Council
Environmental Services Department
DX33506
WOKINGHAM
Attn: Nicola Lake

Dear Sirs,

Re: APPLICATION NO: F/2000/2224 - LAND ADJACENT TO CROOKED BILLET PH, HONEY HILL, WOKINGHAM

Further to your letter of 30 August 2000, I feel I must write to express my dismay at the intention to reduce the size of the car park by 50%.

I have been associated with the Crooked Billet since 1976 – 1998. Throughout the time my family and I were licensees at the premises, we experienced severe problems with regard to a shortage of car parking space and following many complaints from the police about the danger of cars parking on the road, a further car park was constructed from the garden in 1979. Even still this did not completely resolve the problem.

As years have gone on we have seen an increase the amount of agricultural traffic, speeding cars and even arctic lorries travelling to collect produce from the nearby farm(s). As such, if cars are once again forced to park on the road, it will only be a matter of time before a serious accident occurs.

I note from the plans there is only one entrance proposed and this will immediately become blocked when a dray lorry or such delivers to the pub. Basically, in concealing the car park, it makes far more sense to leave the car park in situ and site the Bund to the edge of that, thus ensuring that there is sufficient space for cars to park WITHOUT needing to left on the road.

I sincerely hope that you will bear the above in mind when a ruling is made on this proposal.

Yours sincerely

Paula Jack.

Paula Jack (Mrs)

F/2000/2224

Cooked Billet P.H.

Honey Hill.

22 Sept 2000 8:50 am.

Phoned Tony Thorp to clarify the situation on right of way, and landscaping and loss of pub parking space.

There was no answer so I left message on answering machine.

26 Sept 2000 12-50 am.

Left message on answering machine.

12 Oct 2000 1:30 am.

Left message on answering machine

NL

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/2224 relates.

Address of site LAND ADJ CROOKED BILLET P.H. HONEY HILL.

Signed

Date 5/9/00

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

PLEASE USE YOUR

Business reply service
License no. RG147

1

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

PLANNING SERVICES | HPT 3424 9
POL | TLS
DC | INF
CS |
14 SEP 2000
COPIES TO: | ACK:
FILE:

Wokingham Without Parish Council Consultation Sheet

Officer	Nicola Lake
No	F 2000 2224
Proposal	reduction in size of car park creation of landscaped bund and additional planting to existing car park.
Site	land adjacent to Crooked Billet PH, Honey Hill, Wokingham.

Committee's Comments

The previous appeal decision on this site should be enforced, i.e. the land restored, and this application refused. If however it is granted, hedge planting, in addition to that proposed, should be required on the border of the car park overlooking lake.

Signed :
Clerk to Wokingham Without Parish Council

13 September 2000

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/2000/2224

Proposal:
Proposed reduction in size of car park creation of landscaped bund and additional planting to existing car park.

Location:
Land Adjacent To Crooked Billet PH Honey Hill Wokingham

This application is being advertised in the Wokingham Times newspaper on the 06/09/2000 for the following reason(s);

THE PROPOSAL AFFECTS OR MAY AFFECT THE SETTING OF A LISTED BUILDING

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 Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **27/09/2000**. 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 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: 06/09/2000



TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 11 September 2000

Location:	Land adjacent to Crooked Billet PH, Honey Hill, Wokingham
Proposal:	Proposed reduction in size of car park creation of landscaped bund, and additional planting to existing car park.
Application Number:	F/2000/2224

In response to your consultation dated 30 August 2000 for the above application, the landscape comments are as follows:

I am not sure how the proposals relate to the existing area of hardstanding as shown on drawing 515MSI as the existing area of car park is not shown on this drawing. The following points arise from the information given:

1. Is the existing area of hardstanding to be excavated and removed off site and to what depth?
2. Bunding of 2m in height will be an intrusive feature in its own right and is out of character with the wider landscape of this area, therefore I would suggest that it is inappropriate in this instance. The width of planting shown on the plan will provide the screening necessary from the ford as it matures.

I would suggest that the areas of planting shown on the landscape proposals be supplemented with native tree species, such as oak and ash, with a reduction in the percentage in hawthorn, in order to make a woodland belt. The applicant needs to also provide details of material imported to improve the ground conditions where the hardcore is to be removed.

Catherine Brimble

Catherine Brimble
Landscape Architect

d769A

PLANNING APPLICATION PART I

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

11 AUG 2000 *

If you are a new applicant, notes to help you fill in the form are attached.

If you still have any questions about the form, please call Ian Jordan on 01734 778763.

For office use only
Application No.

1.	YOUR NAME	REDLAKE LEISURE LTD
	ADDRESS	22-24 BROAD STREET
		WOKINGHAM, BERKSHIRE.
	POST CODE	RG40 1BA Tel. No. 0118 978 0099
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	TONY THORPE ASSOCIATES.
	ADDRESS	THE STUDIO, 1, DURRANT WAY,
		TILEHURST, READING, BERKS.
	POST CODE	RG31 6TR Tel. No. 0118 942 1855
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	LAND ADJACENT TO CROOKED BILLET PUBLIC HOUSE, HONEY HILL, WOKINGHAM WITHOUT.
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	0·119 HA
5. Give brief details of the proposal.	ABOUT THE APPLICATION	REDUCTION IN SIZE OF CAR PARK, CREATION OF LANDSCAPED BUND, ADDITIONAL PLANTING TO EXISTING PUB CAR PARK.
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	PART OWNER.

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

- 1:25000 Location Plan ☑
- 1:500 Block Plan ☑
- 1:100 Elevations ☐
- 1:100 Floor Plan ☐
- Other ☐

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

- CHANGE OF USE ☐
- CONSTRUCTION OF NEW BUILDING ☐
- ALTERATION or EXTENSION ☐
- DEMOLITION ☐
- OTHER: ENGINEERING OPERATION.

9. What type of Planning application are you applying for?

- RESERVED MATTERS ☐ Go to Question 10.
- OUTLINE PERMISSION ☐ State relevant outline permission No. Go to Question 10.
- FULL PERMISSION ☑ Go to Question 11.
- TEMPORARY PERMISSION ☐ State period required. Go to Question 11.
- RENEWAL OF TEMPORARY PERMISSION ☐ State previous permission No. Go to Question 11.
- VARIATION/RELAXATION OF CONDITIONS ☐ State relevant application No. Details of conditions to be relaxed. Go to Question 11.

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

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

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.
ANGLERS & PUB CAR PARK.

12. ARE THERE ANY TREES ON THE SITE?
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.
YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.
N/A

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM?
If NO, please give details of any new system to be constructed.
~~YES~~ / NO
SOAKAWAY.

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM?
If NO, please give details of any new system to be constructed.
YES/~~NO~~
N/A

16. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE?
Please show details of the existing access and any proposed changes on the plans.
YES / ~~NO~~

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED?
If, YES, please show details of any changes on the plans.
YES / ~~NO~~

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE?
If YES, please show the route and any proposed alternative on the plans.
~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS? If YES, please complete the following table.
~~YES~~ / NO

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		
	NET CHANGE	

20. HAS PROVISION BEEN MADE FOR THE DISABLED?
If YES, please show on the submitted plans what is to be provided.
(DISABLED SPACE IN EXISTING CAR PARK).
~~YES~~ / NO

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT?
If YES, please complete PART 2 of the form.
~~YES~~ / NO

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 (INCLUDING SCRAP YARDS)?
If YES, complete PART 3 of the form and submit whole application to Berkshire County Council.
~~YES~~ / NO

23. THE FEE ENCLOSED IS £190-00
The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF REDGATE LEISURE. DATE 10/8/00

Before submitting this application check that you have answered all the relevant questions 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.

TONY THORPE ASSOCIATES

CHARTERED TOWN PLANNERS

The Studio, 1 Durrant Way, Tilehurst, Reading, Berks, RG31 6TR.
Telephone: 0118 942 1855. Fax: 0118 942 1815
Mobile: 0831 432582 Email: tony.thorpe@dial.pipex.com

Our Ref:- AJT/MT/515
Your Ref:- 98/68413/F
98/68414/LA

10 August 2000

11.AUG.2000 2224

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

Attention of:- Mr M Hamlin

Dear Mike

AMENDEMENTS TO REFUSED CAR PARKING SCHEME INCORPORATING 50% REDUCTION IN CAR-PARKING AREA, LANDSCAPED BUNDING TO SCREEN SITE AND COMPREHENSIVE LANDSCAPING SCHEME INCLUDING ORIGINAL PUB CAR PARK.
LAND ADJOINING AND INCLUDING CROOKED BILLET PUBLIC HOUSE, HONEY HILL, WOKINGHAM WITHOUT.

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The bund will run south from the timber fence boundary adjoining the fishing lake down to the ditch along Redlake Lane. There will therefore be no conceivable way that a view of the car park could be obtained. The bund will be planted with a 'conservation mix' and this is detailed on drawing MS1.

11.AUG.2006 2224

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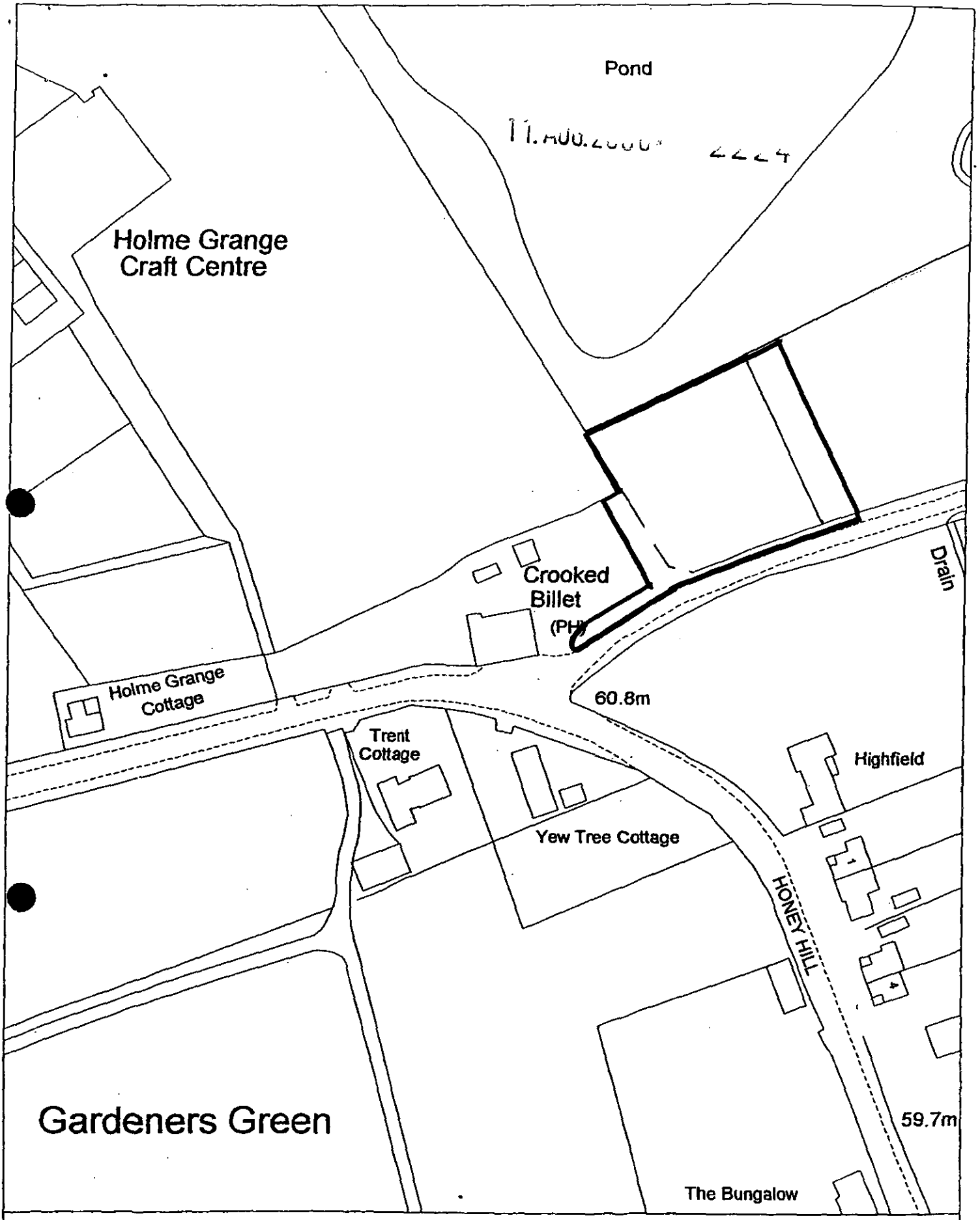
We trust that these amendments are acceptable and that the scheme can now receive favourable consideration. If you have any queries or require further information please do not hesitate to call.

Kind regards
Yours sincerely

Anthony J Thorpe BA(Hons) MRTPI MIHBC



Site Plan, Scale: 1 to 1250

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Date: 28 July 1998

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18 SEP 2000
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Heathlands Farm
Honey Hill
Wokingham
Berks RG40 3BG
Telephone: 0118 9773992
Facsimile: 0118 9787976

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

14th September, 2000.

Ref: Nicola Lake.
F/2000/2224.

Dear Sirs,

In summary, I object to the reduction in size of the car park on land adjacent to the Crooked Billet Pub.

This car park provides parking for pub users and fishermen. Prior to its construction, roadside parking was a major hazard and inconvenience to residents and users of Honey Hill.

Common sense demands its retention.

Yours faithfully,

Mark A. Hall.

Nicola Lake

From: Angus Ross [angus@soldiers75.freeserve.co.uk]
Sent: 03 September 2000 16:03
To: john.mitchell@wokingham.gov.uk; nicola.lake@wokingham.gov.uk
Cc: tom.callaghan@wokingham.gov.uk
Subject: Application F/2000/2224 Crooked Billet

John. You will recall that this problem goes back over two years when Mr Brant moved in tons of earth to raise the levels next to the pub and created a new large car park for the pub & fishermen in the lake. Enforecemtn action and an appeal has led us to the sitaution where the Council had the power to have all the earth removed - a nightmare solution! Mike Hamlin had got Brant to agree, through Tony Thorpe, that an improved scheme over their first proposals might find agreement. It had to reduce/eliminate the 'urbanising effect' as reported by the Appeal Inspector.

On the application, I have the following questions/views:-
1. Is the application site size the same as previous?
2. Does the new proposals include space for the disabled fishermen to park?
3. Surely the answer to Q21 on application is YES, not NO.
4. Is the restricted entrance/exit large enough and in the best place near the junction of Redlake Lane with Honey Hill?
5. There was talk that the car park itself should be organised and softened. I see nothing of this. Can we discuss please once you have looked at site and history.
regards, angus ross

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake **Date:** 30 August 2000

Application Number: F/2000/2224

Proposal: Proposed reduction in size of car park creation of landscaped bund and additional planting to existing car park.

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
Land Adjacent To Crooked Billet PH, Honey Hill, , Wokingham.

Applicant:
Redlake Leisure Ltd C/O Tony Thorpe Associates.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☑ Recommend approval with **no** condition(s) or reason(s).

COMMENT – Highways feel that a reduction in the size of the car park could lead to parking on the public highway.

(1) Request details of the maximum number of anglers that could fish at any one time, the expected numbers of employees and customers at peak times for the pub.

(2) A plan showing the layout of the proposed parking spaces.
- Size of space must be 4.8 x 2.4 metres (min).
- with a 6m wide gap between rows and for access.

Signed: _____ **Print name:** ADAM COGGINS

01/09/00.

TONY THORPE ASSOCIATES

33693

CHARTERED TOWN PLANNERS
The Studio, 1 Durrant Way, Tilehurst, Reading, Berks, RG31 6TR
Telephone: 0118 942 1855. Fax: 0118 942 1815
Mobile: 0831 432582 Email: tony.thorpe@dial.pipex.com

COL
DC NL
APP
S

* FACSIMILE *

COPIES TO: ACK: FILE:

DATE:- **30th August 2000** TO:- **Development Control**

FAX NO:- **9778735** ATTENTION OF:- **Nichola Lake**

JOB NO:- **515** TITLE:- **CROOKED BILLET**

NUMBER OF PAGES:- **1.** FROM:- **Tony Thorpe.**

MESSAGE:-

Your Ref:-

Dear Nichola,

AMENDED CAR PARKING AT CROOKED BILLET

Carol Hurst has asked us to indicate the number of car parking spaces involved in the scheme.

The approved car park adjoining the public house to the east has informal parking for about 28 cars. The additional landscaping will take away the area used by the row of cars that park facing Honey Hill, so the final capacity will be some 20 informal spaces.

The capacity of the unapproved car-park extension is about 40 cars in three rows. The suggested scheme of reduction and landscaping will reduce this by half to about 20 spaces.

These car parking numbers are derived from the photographs submitted with the statement accompanying last years enforcement appeal so they are reasonably accurate. More cars could be packed-in with defined parking spaces but this would upset the informality of the car park which provides the setting for the listed Public House.

Kind regards
Yours sincerely

Anthony J Thorpe BA(Hons) MRTPI

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 11 AUG 2000

Officer: NL | Application No. F/2000/2224

Map No. 92 Site 028

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED REDUCTION IN SIZE OF CAR PARK, CREATION OF LANDSCAPED BUND & ADDITIONAL PLANTING TO EXISTING CAR PARK

Location: LAND ADJACENT TO CROOKED BILLET PH, HONEY HILL

Parish: WOK W/OUT Ward: Wok. W.Out. 30.8.2000

Applicant: REDLAKE LEISURE LTD

Fee Received 190-00 (11) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	DO we need to see nº of car parking spaces to remain?	requested 18/8	

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required Affecting the setting of a listed building

Date Site Notice Sent : 30-8-2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

NO pre-apps.

• RURAL AREA

NEIGHBOURS:

S/N + Holme Grange Craft Centre
Holme Grange Cottage
Trent Cottage
Yew tree Cottage
Highfield
Crooked Billet P.H
} Honey Hill ✓

1-4 Honey Hill

TONY THORPE ASSOCIATES

CHARTERED TOWN PLANNERS

The Studio, 1 Durrant Way, Tilehurst, Reading, Berks, RG31 6TR.
Telephone: 0118 942 1855. Fax: 0118 942 1815
Mobile: 0831 432582 Email: tony.thorpe@dial.pipex.com

11. AUG. 2000

Our Ref:- AJT/MT/515
Your Ref:- 98/68413/F
98/68414/LA

10 August 2000

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

Attention of:- Mr M Hamlin

Dear Mike

AMENDEMENTS TO REFUSED CAR PARKING SCHEME INCORPORATING 50% REDUCTION IN CAR-PARKING AREA, LANDSCAPED BUNDING TO SCREEN SITE AND COMPREHENSIVE LANDSCAPING SCHEME INCLUDING ORIGINAL PUB CAR PARK.
LAND ADJOINING AND INCLUDING CROOKED BILLET PUBLIC HOUSE, HONEY HILL, WOKINGHAM WITHOUT.

We refer to our recent meeting when we tabled an amended scheme with additional boundary landscaping. You informed us that this was an improvement but that a 50% reduction in car parking area was still required allied to a significant increase in the area of proposed landscaping. The view of the car park from the ford needed screening and filtering by a landscaped bund whilst the additional gate onto Redlake Lane should be removed and the area planted. In addition the boundary of the original pub car-park onto Redlake Lane required a new landscaping strip in order to both screen the view of the car park from Honey Hill and improve the setting of the listed building.

These comprehensive amendments have now been incorporated into the enclosed planning and listed building applications and shown on drawing MS1. The scheme is based on the creation of a wide landscaped bund between the field to the east and the car park. The car park itself has been reduced in area by 50%. The bund will have a maximum height of some 2.00m and this will completely screen the site from view from the east as required.

The bund will run south from the timber fence boundary adjoining the fishing lake down to the ditch along Redlake Lane. There will therefore be no conceivable way that a view of the car park could be obtained. The bund will be planted with a 'conservation mix' and this is detailed on drawing MS1.

Existing planting along the Redlake Lane and Honey Hill frontages is also made significantly wider (a maximum of 10m width) and denser to the extent that there should no longer be any reasonable possibility of catching a glimpse of the now-reduced car parking area.

This wider and denser planting strip will be extended along the frontage of the original car park in front of the area where the majority of vehicles park and where they are generally visible to passers-by. This entirely new planted area will both soften the appearance of the original car, screen views of the new car park and provide a much-improved setting for the listed building.

We trust that these amendments are acceptable and that the scheme can now receive favourable consideration. If you have any queries or require further information please do not hesitate to call.

Kind regards
Yours sincerely

Anthony J Thorpe BA(Hons) MRTPI MIHBC

"CROOKED BILLET," P.H.

ADDRESS HONEY HILL PARISH WOK/WITHOUT

PLOT No. Old Property ORD. SHEET No. SU.8266.(92)

BUILDER (LISTED)

Plan No.	Applicant	Description of Development	Date of Decision	Decision
445/71	W.H. Brakspear & Sons Ltd	Minor addtns & alterations	13.5.71	App. App
BR 5650	Mr G.D. Hill	internal alteration	15.11.76	App N/A
BR 7096	Mr. G.D. Hill	Re-siting of bar space	21.9.77	App N/A
09666	"	Alts & ½ storey extension	14.12.78	N/A C/A
BR 10046	"	"	5.1.79	App N/A
11822	"	car park for 15 cars	22.11.79	N/A C/A
BR/16066	"	Restaurant extension	13.1.81	App N/A
14814	"	½ storey " extension	12.2.81	N/A C/A
BR 21069	"	Double carriage	18.7.83	App N/A
19903	"	Repn. "	28.7.85	N/A C/A
98/68413/F	Mr. J.P. Brant	Raising of Ground Level by 1.5m. to enlarge car Park	1.12.98	REF
98/68414	"	"	"	"

~~SPECIAL ORDERS~~ MIN. DEC. 00189E - APPEAL DISMISSED - 8/12/99

DRAINAGE

11. Au...

4

1769A

PLANNING APPLICATION PART I

17 AUG 2006

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached.

If you still have any questions about the form, please call Ian Jordan on 01734 778763.

For office use only
Application No.

1.	YOUR NAME	REDLAKE LEISURE LTD
	ADDRESS	22-24 BROAD STREET
		WOKINGHAM, BERKSHIRE.
	POST CODE	RG40 1BA Tel. No. 0118 978 0099
2. *If you have an agent and want all correspondence to be sent to them.*	AGENT'S NAME	TONY THORPE ASSOCIATES.
	ADDRESS	THE STUDIO, 1, DURRANT WAY,
		TILEHURST, READING, BERKS.
	POST CODE	RG31 6TR Tel. No. 0118 942 1855
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	LAND ADJACENT TO CROOKED BILLET PUBLIC HOUSE, HONEY HILL, WOKINGHAM WITHOUT.
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	0.119 HA
5. Give brief details of the proposal.	ABOUT THE APPLICATION	REDUCTION IN SIZE OF CAR PARK, CREATION OF LANDSCAPED BUND, ADDITIONAL PLANTING TO EXISTING PUB CAR PARK.
6. *What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.*	OWNERSHIP	PART OWNER.

7. *We need plans to be able to assess the application. Please list the plans and drawings you have submitted.*

PLANS/DRAWINGS

1:25000 Location Plan	✓	1:100 Floor Plan	
1:500 Block Plan	✓	Other	
1:100 Elevations			

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE		ALTERATION or EXTENSION	
CONSTRUCTION OF NEW BUILDING		DEMOLITION	
OTHER	ENGINEERING OPERATION.		

9. What type of Planning application are you applying for?

RESERVED MATTERS		Go to Question 10.
OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.
FULL PERMISSION	✓	Go to Question 11.
TEMPORARY PERMISSION		State period required. *Go to Question 11.*
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS		State relevant application No. Details of conditions to be relaxed. Go to Question 11.

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

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

ANGLERS & PUB CAR PARK.

12. ARE THERE ANY TREES ON THE SITE?
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

N/A

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM?
If NO, please give details of any new system to be constructed.

~~YES~~ / NO — SOAKAWAY.

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM?
If NO, please give details of any new system to be constructed.

YES/~~NO~~ — N/A

16. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE?
Please show details of the existing access and any proposed changes on the plans.

YES / ~~NO~~

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED?
If, YES, please show details of any changes on the plans.

YES / ~~NO~~

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS? If YES, please complete the following table.

~~YES~~ / NO

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		
	NET CHANGE	

20. HAS PROVISION BEEN MADE FOR THE DISABLED?
If YES, please show on the submitted plans what is to be provided.

(DISABLED SPACE IN EXISTING CAR PARK).

~~YES~~ / NO

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

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 (INCLUDING SCRAP YARDS)?
If YES, complete PART 3 of the form and submit whole application to Berkshire County Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £190-00

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF REDGRAVE LEISURE. DATE 10/8/00

Before submitting this application check that you have answered all the relevant questions 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.

Please read the guidance notes before completing this form

(Complete this Certificate if the applicant is not the sole owner[1] of all the land to which the application relates and all other owners have been notified[4].)

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

CERTIFICATES UNDER ARTICLE 7

CERTIFICATE B

AND

AGRICULTURAL HOLDING CERTIFICATE

I certify that the applicant has given requisite notice[4] to everyone else who, on the day 21 days before the date of the accompanying application, was the owner[1] of any part of the land to which the application relates, as listed below.

Owners' name	Address at which notice was served	Date on which notice was served
MR N. LUMSDEN	CROOKED DILLET P.H. HONEY HILL, WOKINGHAM WITHOUT. RG40 3BJ.	10/8/00

(Now delete **ONE ONLY** of the following alternatives)

None of the land to which the application relates is or is part of, an agricultural holding[3]

OR[2]

I have/the applicant ~~has~~ given the requisite notice[4] to ~~every~~ person other than the applicant who on ~~the~~ day 21 days before 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:

Tenants' name	Address at which notice was served	Date on which notice was served

Signed ..... Date 10/8/00

on behalf of REDLAKE LEISURE LTD.

1 "owner" means a person having a freehold interest or a leasehold the unexpired term of which is not less than seven years , or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

2 Delete ONE alternative ONLY. Whichever is appropriate of the alternatives must form part of this Certificate. 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.

3 "agricultural holding" has the same meaning as in the Agricultural Holdings Act 1986.

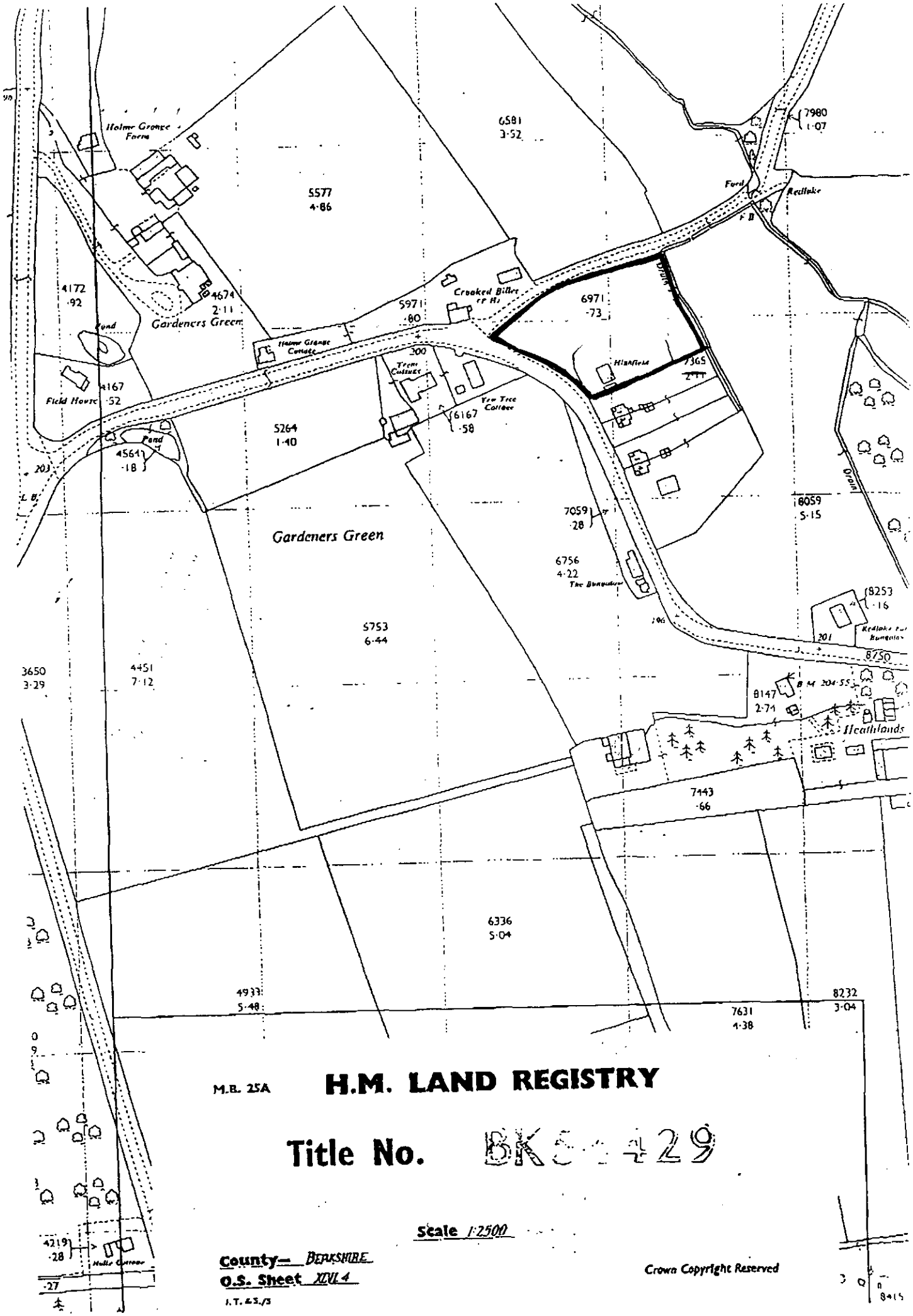
4 "notice" means Notice Under Article 6, copies of which are obtainable from the Planning Department.

CONSULTATION SHEET

APPLICATION NO. F/2000/2224

1859

ADDRESS TO WHICH LETTER SENT	DATE SENT	REPLY RECEIVED (DATE)	APPEAL NOTIFICATION SENT
C. HART, HOLLY COTTAGE DAY NURSERY, HEATHLANDS RD.		✓	
MR RAMSEY, GARDENERS GREEN, HEATLANDS RD.			
MR HALL, HEATHLANDS FARM, HONEY HILL.	✓		
CROWTHORNE SPORTS + ANGLING, 91-95 CHURCH ST. CROWTHORNE.			
P. JACK, 42 CHEVIOT ROAD, LITTLE SANDHURST		✓	
MR LUMSDEN, THE DOG & DUCK P.H. MATTHEWSGREEN RD, EMMBROOK.		✓	



M.B. 25A

H.M. LAND REGISTRY

Title No. BK [illegible] 429

Scale 1:2500

County— BERKSHIRE

O.S. Sheet XLVI 4

I.T. 43/3

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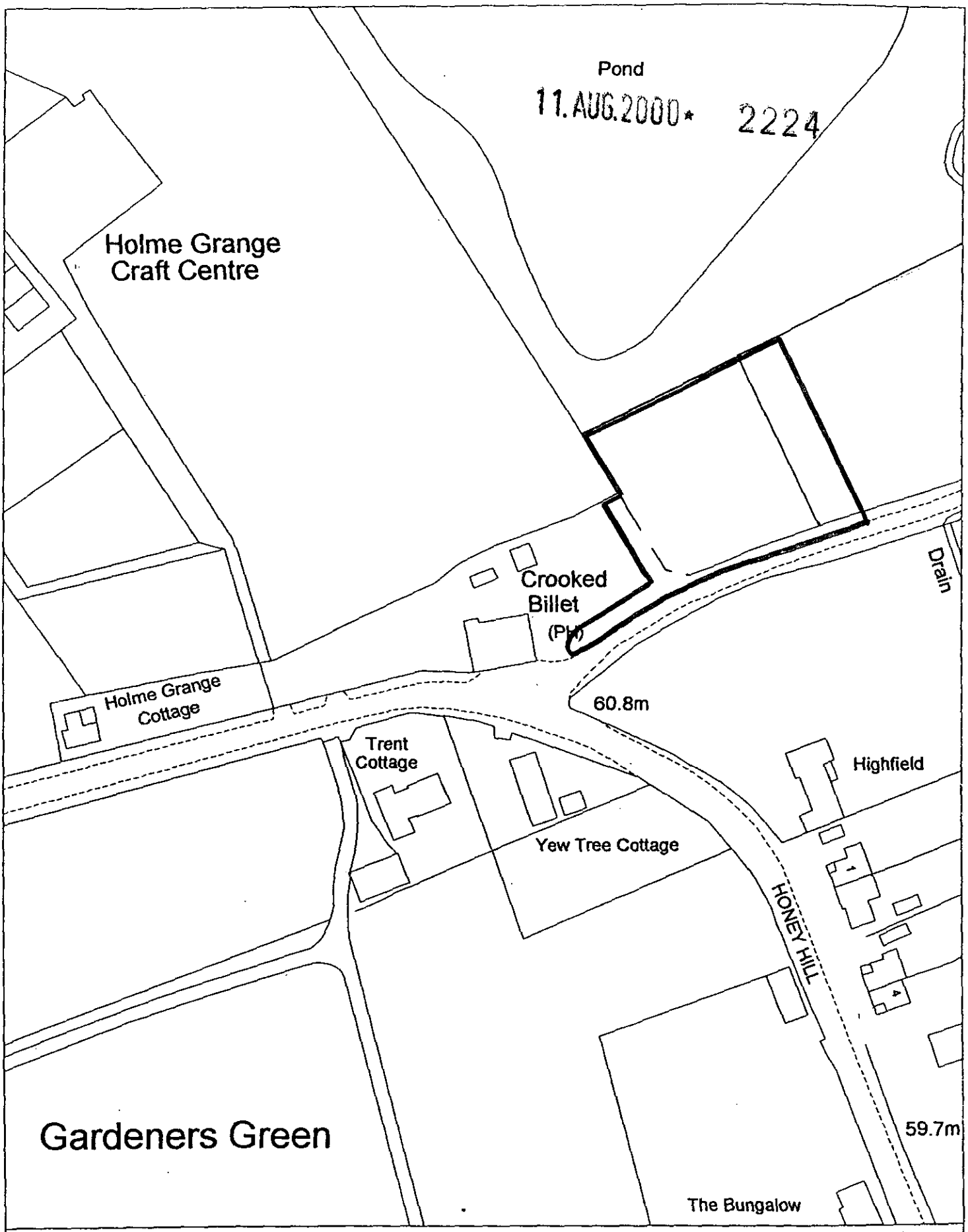

Site Plan, Scale: 1 to 1250

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