APPLICATION NO:
CON/2001/5017

LOCATION:
Land at Chandlers Farm Fox Lane, Reading Road, Eversley.

APPLICANT:
RMC Aggregates (S) Ltd & Eversley Sports Asso C/O RMC Aggregates

PROPOSAL:
Consultation from Hants CC on application for use of site as sports fields,match fishery including erection of club houses, car parking and access

EARLIEST DATE FOR DECISION: **31/10/2001**

APPLICATION WILL HAVE EXPIRED ON:
07/11/2001

CASE OFFICER: **Elaine Vashi**

130

DO

CON/2001/5017

NO RESPONSE SENT

(NO DECISION NOTICE)

Hampshire County Council

ENVIRONMENT

PLAN
POL
DC
APP
DE
COPIES

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

The Castle, Winchester
Hampshire SO23 8UE
Telephone 01962 841841
Fax 01962 846776

Enquiries to: Miss T Davies

Direct Line: 846496

Date: 8 October, 2001

My reference: MWP/TED/WJA/HR038

Your reference:

E-mail: mwp@hants.gov.uk

Dear Sir,

USE OF PART OF SITE AS SPORTS FIELDS AND MATCH FISHER6, INCLUDING THE ERECTION OF ASSOCIATED CLUBHOUSES, CONSTRUCTION OF CAR PARKING AND ACCESS AT CHANDLERS FARM. FOX LANE, READING ROAD, EVERSLEY

May I please have your observations on the above application, a copy of which I enclose. In accordance with the Local Government (Access to Information) Act 1985 any comments will be made available to the public.

I have attached a note concerning the main features of the application and the principal issues that arise. I hope this information is useful.

It is important that I have your reply, together with the return of the documents, by 5 November 2001. If I do not hear from you by that date I will assume that you have no comments to make.

Should you have any further queries please do not hesitate to contact me on the above extension.

Yours faithfully

County Planning Officer

Printed on 100% recycled paper

County Planning Officer
Tim Greenwood BSc(Hons) MRTPI

WORK SHEET FOR : Elaine Vashi

Application Number : CON/2001/5017

Applicant : RMC Aggregates (S) Ltd & Eversley Sports Asso C/O RMC Aggregates.

Location : Land at Chandlers Farm, Fox Lane, Reading Road,, Eversley.

Proposal : Consultation from Hants CC on application for use of site as sports fields,match fishery including erection of club houses, car parking and access

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 10/10/2001

Earliest Date for Decision : 31/10/2001

Latest Consultation Date/Site Notice Expiry Date : 31/10/2001

This application will have expired on: 07/11/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

Application Number: CON/2001/5017

Appraisal :

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

Application Number CON/2001/5017
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: Land at Chandlers Farm Fox Lane Reading Road, Eversley.

APPLICATION NUMBER: CON/2001/5017

OFFICER: Elaine Vashi

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: CON/2001/5017
CASE OFFICER: Elaine Vashi

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **CON/2001/5017**
CASE OFFICER: **Elaine Vashi**
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				

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	10 OCT 2001
Officer: EC	Application No. CON | 2001 | 5017

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

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

Description:
(CON) ~~REP~~ Consultation from Hants CC on application for use of site as sports fields match fishery including erection of club houses car parking areas

Location: LAND AT Chandlers Farm, Fox Lane, Reading Rd.

Parish: EVERSLEY Ward: Mrs Long, Mr Cockcroft

Applicant: RMC AGGREGATES (SOUTHERN) LTD AND Eversley Sports Association

Fee Received ✓ Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ..... 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 (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A .....
Adjacent Parish Finchampstead .....
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:

.....
.....
.....

NEIGHBOURS:

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HAMPSHIRE

PLANNING APPLICATION

APPL. NO.:

FEE:

REG. DATE:

B2 E
FORM 1.

PLEASE READ THE ACCOMPANYING NOTES AND COMPLETE THE FORM BY TYPING OR BLOCK LETTERS

HAMPSHIRE COUNTY COUNCIL
COMPLETED APPLICATION
RECEIVED
18 OCT 2001
COUNTY PLANNING OFFICER

A1 APPLICANT. Name & Address
RMC AGGREGATES (SOUTHERN) LTD AND EVERSLEY SPORTS ASSOCIATION (State Mr. Mrs. Miss etc.)
C/O RMC HOUSE, COLDHARBOUR LANE, THORPE, EGHAM SURREY
Post Code: TW20 8TD Tel. No.: 01932 583453

A2 AGENT. Name & Address
RMC AGGREGATES (U.K.) LTD, RMC HOUSE, COLDHARBOUR LANE, THORPE, EGHAM, SURREY, Post Code: TW20 8TD
Tel. No.: 01932 583453 Contact Name: M.C. JERP

A3 APPLICATION SITE. Address & Location
LAND AT CHANDLERS FARM, FOX LANE, READING ROAD EVERSLEY HANTS

A4 PROPOSALS. Brief Description
USE OF LAND AS SPORTS FIELDS AND MATCH FISHERY INCLUDING THE ERECTION OF CLUB HOUSES, CONSTRUCTION OF CAR PARKING AND ACCESS

B1 TYPE OF APPLICATION

Is this a full application for alteration/addition to an existing single dwelling? ~~YES~~ / **NO**

If **YES** only answer questions coded ▲ If **NO** continue at **B2**

B2 Please tick appropriate box(es):—

A	Full Permission for New Works / Operations Change of Use	☑	■
B	Outline Permission	☐	×
C	Approval of Reserved Matters	☐	+
D	Relief from Conditions of Previous Permission	☐	

PLEASE ANSWER OTHER QUESTIONS CODED AS SYMBOL

State **number and date** of previous permission and **condition number.** **Please complete C1, C13 & D1.**

E	Renewal of a Temporary Permission	☐	

State **number** of Temporary permission and **expiry date.** **Please complete C1, C13 & D1.**

B3 Has the development already started? ~~YES~~ / **NO**

C1 INTEREST IN LAND. Please tick appropriate box ■ × ▲

Freehold Owner ☑ Lessee ☐ Prospective purchaser ☐

Other (please specify): PROSPECTIVE LESSEE (EVERSLEY SPORTS ASSOCIATION)

Does the applicant own or control any adjoining land? YES / ~~NO~~

C2 SITE AREA ■ × +

The area of the application site is 19.45 hectares (2 decimal places) (1 hectare = 2.471 acres)

C3 OUTLINE APPLICATION X Please tick to show which matters, if any, are to be considered.

External appearance ☐ Siting ☐ Design ☐
Means of access ☐ Landscaping ☐

C4 RESERVED MATTERS + Please tick **one or more boxes** to show which matters are included in this application.

Ref. No. of Outline Permission .....

External appearance ☐ Siting ☐ Design ☐
Means of access ☐ Landscaping ☐

C5 VEHICLE PARKING ■ X +

How many garages/parking spaces to be provided?

Lorries: ..... Cars: 180

C6 DEMOLITION ■ X

Is any building or part of a building to be demolished? ~~YES~~ / NO

C7 USE OF LAND / BUILDINGS ■

Please state **existing use.** If the property is vacant, state **last known use** and when it became vacant:

SAND AND GRAVEL QUARRY

C8 DWELLING UNITS ▲ ■ X +

Please state number:
Existing on site: N/A
Intended on completion: .....

C9 DRAINAGE ■ X +

How is it proposed to dispose of:
Surface Water: TO SOAKAWAY
Foul sewage: TO SEWER

C10 ACCESS TO HIGHWAY ▲ ■ X

ACCESS TO NEW FACILITIES.

Is there to be a new access to a highway? Vehicles ~~YES~~ / NO Pedestrians ~~YES~~ / NO
Is an existing access to be altered? Vehicles ~~YES~~ / NO Pedestrians ~~YES~~ / NO

C11 TREES ▲ ■ X +

Is it proposed to fell any trees? ~~YES~~ / NO or remove hedgerows? ~~YES~~ / NO

C12 MATERIALS ▲ ■ +

Please state materials to be used for:—
External Walls: SEE ATTACHED PLANS Colour: TO BE AGREED
Roofing: " " " Colour: TO BE AGREED

C13 PLANS & DOCUMENTS ENCLOSED ▲ ■ X +

Plans / Drawings (including location plan) P9/530/8; 9; 11; 001A and 002A.

Ownership Certificate: Certificate A: YES / ~~NO~~ Certificate B: ~~YES~~ / NO; Other: .....
Part II form (Commercial development): ~~YES~~/NO
Part III form (Agricultural development): ~~YES~~/NO
Part IV form (Minerals extraction): ~~YES~~/NO

D1 I APPLY FOR PERMISSION / APPROVAL IN ACCORDANCE WITH THE PARTICULARS ABOVE AND THE PLANS ENCLOSED

I enclose the fee of £ 950.00 cheque / ~~cash~~ / ~~Postal Order~~

Note: Data Protection Act 1984: Information supplied may be computerised and used for planning purposes.

Signed: M.C.V. M.C.V. ~~Applicant~~ / Agent. Date 25th Sept 2001

FOR RMC AGGREGATES (SOUTHERN) LTD AND EVERSLEY SPORTS ASSOCIATION.

Form 2

Town and Country Planning (General Developent Procedure) Order

CERTIFICATE UNDER ARTICLE 7

This Certificate relates to proposed development at (a) LAND AT CHANDLERS FARM, FOX LANE, READING RD. EVERSLEY, HAMPSHIRE.

* COMPLETE BOTH SECTIONS 1 and 2 - delete as applicable.

I certify that:

SECTION 1

Certificate A

*1. On the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner (b) of any part of the land to which the application relates.

~~OR~~

~~Certificate B~~

~~*1. I have/The applicant has* given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying application*, was an owner (b) of any part of the land to which the application* relates, as listed below.~~

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

HAMPSHIRE COUNTY COUNCIL
COMPLETED APPLICATION
- 8 OCT 2001
COUNTY PLANNING OFFICER

AND

SECTION 2

Agricultural Holdings Certificate

*2. None of the land to which the application relates is, or is part of, an agricultural holding.

~~OR~~

~~*2. I have/The applicant has* given the requisite notice to every person other than my/him/her* self 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:~~

~~Agricultural tenant's name Address at which notice was served Date on which notice was served~~

(c)

Signed M.C TEPP M C TEPP.

*On behalf of RMC AGGREGATES (SOUTHERN) LTD AND EVERSLEY SPORTS ASSOCIATION.

Date 25th Sept. 2001.

(a) please give the application site address.

(b) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years. Unless you are the **sole freehold owner** of all the land included in the application, you should complete Certificate B and serve notice on all other owners..

If you do not know the name and address of the owners of the land, please consult the local Planning Office for further advice.

(c) If you are the sole agricultural tenant enter "not applicable".

It is an offence to knowingly or recklessly complete a false or misleading Article 7 Certificate.

RMC Aggregates

Planning Department

Direct Line: 01932 583453
Email: Malcolm.Jepp@rmc.co.uk

HAMPSHIRE COUNTY COUNCIL
COMPLETED APPLICATION
- 8 OCT 2001
COUNTY PLANNING OFFICER

RMC Aggregates
(UK) Limited
RMC House,
Coldharbour Lane,
Thorpe, Egham,
Surrey TW20 8TD

Telephone
01932 568833
Facsimile
01932 568933
Britdoc
DX 56051 Thorpe

www.rmc.co.uk

Our Ref: MCJ/smg/530/P9
Your Ref: MWP/PDC/JB/HR038

25th September 2001

The County Planning Officer
Hampshire County Council
The Castle
Winchester
Hampshire
SO23 8UE

COUNTY PLANNING DEPARTMENT
2 0 OCT 2001
PASSED TO
FILE REF.
TO FILE

For the attention of Mr. P. Chadwick

Dear Sir,

Chandlers Farm, Fox Lane, Reading Road, Eversley, Hants.
Use of part of site as sports fields and match fishery, including the erection of associated clubhouses, construction of car parking and access.

Please find attached a planning application for the future use and development of land at the above site, which is made on behalf of joint applicants RMC Aggregates (Southern) Ltd the freehold owners, and the Eversley Sports Association prospective lessees of part. Together with the details pursuant to Condition 21 of the ROMP permission ref: 99/00359/CMA for land adjoining to the east, which are submitted separately, these constitute the restoration and afteruses for the whole of the former Chandlers Farm Quarry.

The planning application includes match fishery and sports fields uses, together with shared access and related development. These developments are described in greater detail in the supporting Statement that forms part of the submitted proposals.

The planning application comprises the following:-

(i) 5 copies of the planning application form and appropriate Article 7 Certificates.
(ii) 5 copies of plans Nos. P9/530/8; 9; 11; 001A and 002A.
(iii) 5 copies of a Statement detailing/supporting these proposals.
(iv) A cheque for £950.00 representing the planning fee payable.
(v) The contents of this letter.

The planning fee is based on the aggregate gross floor areas of the clubhouse buildings.

continued.....

RMC Aggregates is a division of RMC Group p.l.c.

Registered in London: Number 1622217
Registered office: RMC House, Coldharbour Lane, Thorpe, Egham, Surrey TW20 8TD

Hampshire County Council

25th September 2001

The detail shown on the submitted plans includes those matters specified in Condition 21 of the ROMP decision, with surface water drainage directed to lower areas and thence naturally to ground. Actual phasing of restoration is included in the details submitted pursuant to Condition 21 of the ROMP decision affecting this site.

We hope you have all the details necessary to favourably determine these proposals, but if you require any further information please do not hesitate to contact me.

Yours faithfully,

M.C. Jepp
Senior Planning Officer

Encs.

Statement in support of a planning application submitted jointly by RMC Aggregates (Southern) Ltd and the Eversley Sports Association for the establishment of

HAMPSHIRE COUNTY COUNCIL
COMPLETED APPLICATION
- 8 OCT 2001
COUNTY PLANNING OFFICER

sports pitches, changing facilities and car park

and

match fishery, clubhouse and car park

on 19.45 ha. of land, formed following a five year programme of infilling with inert materials already permitted by Hampshire County Council.

Sports Pitches

The provision of new sports pitches will help to meet the growing demand for outdoor recreational facilities in and around Eversley. Eversley Cricket Club has for long hoped to obtain a second pitch, primarily for the development of its junior teams. Eversley Football Club is under notice to quit its present ground and, following some success in recent seasons, plans to expand with the addition of a third team. The security of having its own ground is essential for the future. California Football Club, currently based in the neighbouring village of Finchampstead, rents pitches from schools and the local authority and is in a period of considerable growth, particularly in its girls' teams. It has a great need for dedicated pitches. All three clubs desire modern changing facilities and indeed, as standards improve, such provision is essential in order to secure the ability to play in higher leagues.

These three clubs - together with Eversley Parish Council - are forming a Society to be known as the Eversley Sports Association. This newly constituted organisation is to be offered a long-term lease of the site in question by RMC so that grant assistance may be sought.

The proposal is to create one cricket pitch, two senior football pitches and five junior football pitches of varying size. Changing facilities, with a gross floor area of 235m^2 and a car park for eighty vehicles (plus three disabled spaces) will be constructed in the south west corner. Access will be off Fox Lane, the present entrance to RMC's sand and gravel quarry.

With cricket and football seasons ever lengthening, it is probable that this development will attract all-year-round use. Excepting the winter months, there would also be some midweek evening matches and training sessions. There are no plans at present to provide flood-lighting.

Based on the present individual club membership rolls, the maximum number of cars expected to visit the premises at any one time would be unlikely to exceed 120. The existing cricket club car park would remain available for use and there would be a pedestrian link between it and the new development.

Match Fishery

The match fishery will be run by RMC Angling, the largest and longest-established commercial fishery managers in the country, and part of the Aggregates Division of the RMC Group p.l.c.

In addition to providing a traditional style of angling, the development is designed to offer a unique facility for competition match angling. Competition angling is an exciting arm of the sport and one that is not adequately provided for within the local area or within the existing RMC Angling portfolio of fisheries.

By providing a well-stocked fishery that has a uniform cross section, anglers are able to compete against each other on equal terms; this is not possible on the majority of fisheries because of uneven depth profiles. Similarly, the sinuous design of the fishery not only complements the adjacent River Blackwater but also allows anglers to have the same span of water in front of them no matter where they choose to fish. The design of, and access to, the fishery is also particularly suited to disabled and wheelchair anglers and will make competitive angling open to many of these users for the first time.

In addition to organised competitive usage, the match fishery will be open all year round to members of the public on a day ticket basis. Mid-week use will be primarily local, with anglers coming from further afield at weekends. There will be no night fishing and opening and closing times will be defined by season. Spring and summer the facility will be open from 6 am to 8 pm and 9 pm respectively. Autumn and winter opening times will be 7 am to 7 pm and 5 pm respectively.

Anglers tend to fish with a friend and will be likely to arrive during the first three hours of opening, and leave during the two hours leading up to closing time. Traffic movement throughout the day therefore is likely to be minimal. Average numbers of cars generated by these facilities will vary throughout the year according to the season, from approximately 15 per day on a winter weekend, up to 40 per day on an autumn weekend and up to 50 per day on a spring and summer weekend. Corresponding numbers for weekdays will be approximately 3, 10 and 15.

The clubhouse, with a gross floor area of 186m^2, will provide toilet and refreshment facilities to users of the facility. In addition, it will also act as an occasional classroom for junior angling tuition on organised courses to be held on the site during school holidays.

Methodology

Plan P9/530/12 'Restoration Phasing' depicts the intended programme of infilling. Following the construction of a bund to separate the area to be filled from the remainder of the exhausted quarry, inert materials will be deposited in phases from south to north. If rates of importation are maintained at predicted levels, sufficient terra firma should be created for the sports pitches' development within three years. Another two years are likely to pass before the match fishery can be formed.

Although it is probable that the infilling programme will not be subject to a Waste Management Licence, a Working Plan, incorporating operational procedures, will be devised and submitted to the Environment Agency.

In the case of the sports pitches, advice will be sought from the Sports Turf Research Institute and the Hampshire Playing Fields Association over matters such as artificial drainage and final soil profile.

The match fishery will be "carved out" of the deposited materials creating channels with an overall and consistent width - including marginal shelf planting - of 16 metres. Water will be pumped from the restored lake to the south, circulated around the channels and allowed to flow back to the lake.

Plan P9/530/8 'Restoration and After Use' shows the two developments - the intended layout of the sports pitches with their changing facilities and car park and the sinuous design of the match fishery channels with their clubhouse and associated facilities. Extensive landscaping is proposed.

Completion of the already permitted infilling activity in five years' time will provide RMC Aggregates with an opportunity to add to the wide range of recreational activities at its Eversley quarry. In the last decade, a nine hole golf course, the Moor Green Lakes Nature Reserve, a watersports centre and the Devereux Park - cricket and football pitches largely formed on previously quarried and filled land - have been developed and are now extensively used. The additional facilities for which permission is now sought will complement these established uses and help yet further to meet the recreational needs of the community.

DNW/pc - 25.09.01