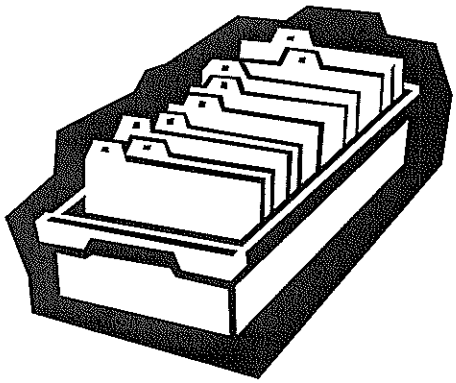
DATE: 05 January 2010

SCANNING INFORMATION SHEET

CONDITIONS



Application Number: F/2001/3168

Applicants Name: Queens Moat Houses UK Ltd

Site Address: Reading Moat House Hotel, Mill Lane, Sindlesham, Wokingham.

Tel: (0118) 974 6229 (Direct Line)
Email: rosie.rogers@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 16 August 2007
My ref: RR/2007
Your ref:
File ref: F/2001/3168

WOKINGHAM BOROUGH COUNCIL

Planning, Regulation & Enforcement
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 L Davies
Design Coalition
The Old Mill
Castle Street
Ongar
Essex CM5 9JY

Dear Mr Davies,

READING MOAT HOUSE, MILL LANE, SINDLESHAM – F/2001/3168
CONDITION 4 - LANDSCAPING

I refer to your letter dated 9 July 2007 and the enclosed landscaping plan, drawing number 1259/325d submitted pursuant to condition 4 of the above planning approval.

I can advise that the landscaping details as submitted are not acceptable and attach a copy of Lynne Howard's comments for your information. I should be pleased if you could consider the points raised by Lynne Howard and submit revised details for further consideration. However if you would like to discuss this matter with Lynne directly before resubmitting a revised plan then she can be contacted on 0118 974 6344.

I trust this is of assistance.

Yours sincerely,

Rajan Patel
Development Control Team Leader – Southern Parishes

TO: **DEVELOPMENT CONTROL**
Rosie Rogers

FROM: Landscape and Trees

DATE: 2 August 2007

Location:	Reading Moat House, Mill Lane, Earley
Proposal:	Change of use of nightclub and offices to 26 hotel bedroom
Application Number:	F/2001/3168

In response to information submitted by Design Coalition on 12 July 2007 for the above application, the landscape comments are as follows:

There are a number of comments relating to the landscaping details:

- As was discussed at an earlier stage the footpath proposed along the side of the road should have an irregular edge on the grass side. The proposed straight edge has too an urban feel for this Countryside location.
- The shrub borders along the side of the mill should be wider and more curved. The Genista and Cotoneaster on their own will be lost here. Bolder species should be used here (I would suggest the Sambucus, Cornus species, hawthorn and holly) against the wall with smaller species in front (perhaps the Cotoneaster, Genista and Cytisus) and the same mixture should be used across the width. I would also suggest it wraps around the corner of the building.
- With regard to the planting around the millstones I consider that the Phormium tenax is unsuitable in this Countryside location. Phormium specimens are to be located in front of the stones obscuring what are supposed to be focal points. I also think that the shrubs suggested here will grow too large – the Cotoneaster horizontalis, Genista, Cytisus and perhaps a ground cover rose would be more appropriate here. I would also elongate the beds for a better setting for the height of the stones.

Lynne Howard
Landscape Officer

A.267. CH

THE OLD MILL, CASTLE STREET, ONGAR, ESSEX CM5 9JY
TELEPHONE (01277) 368000 FACSIMILE (01277) 368010

DESIGN
COALITION

Lynne Howard – Landscape Officer,
Wokingham District Council,
Planning Services,
PO Box 157,
Civic Offices,
Shute End,
Wokingham,
Berkshire,
RG40 1WW.

9th July 2007

Dear Lynne,

Re: Reading Moat House, Mill Lane, Sindlesham

Please find enclosed our landscaping drawing no 1259/325d for the above site. Can you confirm you are satisfied with proposals to discharge condition 4 of Planning Approval F/2001/3168.

Note that planting has been omitted from under the 2no Yew trees to the beer garden, this proposal has been discussed with the hotel management who confirmed previous attempts to plant under the trees has failed due to the shelter under the canopy and the trees taking the available water.

If you require any further information please do not hesitate to contact the undersigned.

Yours sincerely,

pp. J Mahon

Lance Davies

Enc.

MAYRISE No	MT
	A&T
12 JUL 2007	H&A
	KD
ACK	HO
	LH
ANS'D	SD
	TM
FILE REF	TP
	WS

DESIGN COALITION COMPANY LTD DIRECTORS RJ WATSON MCSD MJ BLACKSHAW CW PRANCE JE BOHLE A BOOTH
PROJECT DIRECTOR: RE KIRBY
ASSOCIATES: LD DAVIES A BARBA C TAYLER
REGISTERED IN ENGLAND NUMBER 4197123 ADDRESS ABBEY HOUSE, 51 HIGH STREET, SAFFRON WALDEN ESSEX CB10 1AF

THE OLD MILL, CASTLE STREET, ONGAR, ESSEX CM5 9JY
TELEPHONE (01277) 368000 FACSIMILE (01277) 368010

DESIGN
COALITION

MAYRISE No 20098884	MT
10 JUL 2007	A&T
ACK	HC
	LH
	SF
	TM
FILE REF	TP
	WS

LH.

Lynne Howard – Landscape Officer,
Wokingham District Council,
Planning Services,
PO Box 157,
Civic Offices,
Shute End,
Wokingham,
Berkshire,
RG40 1WW.

DETAILS TO MEET CONDITIONS

9th July 2007

--3168

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Re: Reading Moat House, Mill Lane, Sindlesham

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If you require any further information please do not hesitate to contact the undersigned.

Yours sincerely,

Lance Davies

Enc.

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