APPLICATION NO:
F/2000/1383

LOCATION:
The Old Boathouse Wargrave Road, Wargrave Reading.

APPLICANT:
Mr A J Spinks

PROPOSAL:
Proposed erection of replacement boathouse.

EARLIEST DATE FOR DECISION: **09/06/2000**

APPLICATION EXPIRY DATE: **23/06/2000**

CASE OFFICER: **Nicola Lake**

17 July 2000

RAILEX
Marbleboard

EASIFILE ED7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr A J Spinks
Lianti
Loddon Drive
WARGRAVE
Berkshire
RG10 8HL

Application Number: F/2000/1383

Parish: **WARGRAVE**

Location: **The Old Boathouse, Wargrave Road, Wargrave, Reading**

Proposal: **Proposed erection of replacement boathouse**

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

Reason

1. The proposed replacement boat house, by reason of its scale and massing, would result in an unacceptable change in the scale of development on the site, to the detriment of the open character and amenity of the Green Belt. As such the proposed development is contrary to Policies 1 and 15 of the Green Belt Local Plan for Berkshire and Policies WOS3, WGB1 and WGB8 of the Wokingham District Local Plan.

John Mitchell
Development Control Manager
Date: 18/07/2000

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

PLANNING SERVICES | APP 32076
PDL | TLS
DC NL | ENF
APP |
CS |
21 JUL 2000
COPIES TO: | ACK:
FILE:

LIANTI LODDON DRIVE WARGRAVE RG10 8HL

19th July 2000

Nicola,
I think that the decision for this has already been issued

For the attention of Miss N. Lake
Environmental Services Department Planning Services
Wokingham District Council

Dear Miss Lake,

Application number F/2000/1383
Site address : The Old Boathouse, Wargrave Road, Wargrave, RG10 8PJ
Proposal : Proposed erection of replacement boathouse.

I refer to the above application dated 20th April.

I have been studying other recent riverside applications and would confirm that I am quite prepared to accept as a condition that 'The Boathouse shall be used for recreational purposes and for no other use' and this would, I believe, be within the terms of use for the location.

Also, I would be prepared to delete the extended balcony but it is essential to have a dry storage area.

Yours sincerely,
anthony spinks
Anthony Spinks

could we please discuss the matter as I am anxious not to get a refusal.

Received by Wokingham District Council

Application No: F/2000/1383

Proposal:
Proposed erection of replacement boathouse.

Location:
The Old Boathouse, Wargrave Road, Wargrave, Reading.

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 09/06/2000. 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

16 May 2000

Wargrave
(073-522) 3208

Lake Lodge,
Henley Road,
Wargrave,
Berks, RG10 8PH

PPM/JH/1135/89

21 August 1989

Department of the Environment
Room 10/04
Tollgate House
Houlton Street
Bristol BS2 9DJ

FAX: 0272 218769

4 Pages.

Dear Sirs,

TOWN & COUNTRY PLANNING ACT 1971 - SECTION 36
NOTICE OF AN APPEAL BEING DEALT WITH BY WRITTEN REPRESENTATIONS.
APPEAL BY M. CLEMENCE
APPLICATION NO. 32200
PROPOSAL: CHANGE OF USE TO LEISURE ACTIVITIES AND CONSTRUCTION OF A WET-DOCK WITH MOORING RIGHTS TO BANK
REFERENCE APP/HO330/A/89/127006.

I am the owner and occupier of Lake Lodge, a property situated nearby the field which is the subject of the above Appeal. The location of my property is marked on the attached map.

The land in question has only ever been used for agricultural purposes and since moving to Wargrave in 1971 I have only observed occasional grazing by one or two horses. The small dry boat house, situated in the south-west corner has not been used for at least 10 years and in fact is in such an advanced state of disrepair that it is in danger of total collapse any day.

I believe, that the boathouse at sometime in the past may have been part of the field lying immediately south of the Appeal Site and I have found no evidence that any use was made of the boathouse by means of access through the Appeal Site.

It is my view that the Appeal should be rejected in the [illegible] of:-

RETURNED

THE LAND

The plot of land to be sold is approximately 3.85 acres (1.558 hectares) and is outlined on the attached plan. The land has a westerly aspect and there are excellent views across the Thames Valley. The ground is mainly rough pasture, the area nearest the backwater mainly covered by reeds. There is a small area of unmanaged woodland in the south-east corner by the double entrance gates, and a boathouse is located in the south-west corner.

THE BOATHOUSE

The boathouse is constructed of a timber frame and elevations and has a slate roof. It measures approximately 28' x 10' and there is a small concrete slip-way into the Hennerton. The property has not been maintained over the past few years and is now in need of some renovation.

THE HENNERTON BACKWATER

The Hennerton is navigable for small pleasure craft but there are low bridges over the backwater and potential purchasers are advised to carry out their own inspections. The plot of land has approximately 550 ft. frontage on to the Hennerton and this point is about 30 ft. wide. Any potential purchasers are advised to contact the appropriate authority regarding the exercising of any rights and any proposed change of use. For management purposes, the Hennerton Backwater is considered to be part of the Thames.

BOUNDARIES

The purchasers shall, within 3 months of completion, erect and thereafter maintain a good and substantial fence along the northern and southern boundaries of the property shown with an inward 'T' on the attached plan.

SERVICES

A water trough is located close to the road but at present this is disconnected.

AUTHORITIES

District: Wokingham District Council, Shute End, Wokingham, Berkshire, RG11 1BN
Tel: 0734 786833

County: Berkshire County Council, Shire Hall, Shinfield Park, Reading, Berks., RG2 9XF
Tel: 0734 875444

Water: Thames Water, 11 Berkeley Avenue, Reading, Berkshire, RG1 6JJ
Tel: 0734 55622

River Management - Thames Water Rivers Division, Nugent House, Vastern Road, Reading, Berkshire, RG1 8DB
Tel: 0734 593333

H858/PM/0710/88

REFUSED

SALES LITERATURE

The words "bases for permanent moorings" and "hire facilities" indicate a totally different scale of mooring to that which we have sought consent. Viz: a wet dock for one small boat.

Part B of Proposal 4 includes the words, ".....will only be acceptable where it does not substantially increase traffic on the river....."

Again, reasonableness and moderation were intended, not a total prohibition.

The justification for Proposal 4 includes the following passage: ".....it is clearly important to have regard for the existing level of boating activity, which varies from one part of the river to another."

The Hennerton Backwater is an area where boating activity is practically non-existent. In view of the low bridges at either end of the Hennerton, the only boat moored at the site would be a small craft such as a rowing boat, punt, or canoe, which is unlikely to spend much time on the main river.

We believe that the Local Authority have been selective in their reference to the Countryside Recreation Local Plan for Berkshire and other sections worth quoting are:

2.5.1. Opportunities are to be found in the county for both water-based recreation and informal countryside recreation.

2.5.31 The Draft Green Belt Local Plan 1 says "...it has long been appreciated that the countryside surrounding London affords the opportunity for meeting many of the recreation needs both of Londoners and of those residents in the Green Belt itself".

2.5.32 In 1979 the Standing Conference on London and South-East Regional Planning - a body representing all the Planning Authorities in the region - made the following recommendations concerning recreation in the Metropolitan Green Belt which are accepted in principle by the Berkshire Planning Authorities:

i The promotion of recreation within the Green Belt should be recognised as a positive policy objective by local authorities and other agencies involved.

OBJECTIONS 04 & 05

The proposed change will not affect the number of vehicle movements between the site and the A321, although it will affect the type of vehicle using the access. The present agricultural use dictates that slow relatively unmanouverable farm vehicles drive on and off the site, whereas the proposed change of use will mean that access to and from the site will be in smaller more manouverable private cars.

Substantial road works being carried out adjacent to the site at the present time will remove the problems related to poor visibility and highway design.

APPEAL

REFUSED

Our proposed change to leisure/recreational use must be acceptable if judged by the stated criteria:

A. The proposed recreational use is normally associated with the countryside: Boating, fishing, picnics etc.
B. No new building, or alterations to existing buildings are proposed.
C. No new building is proposed.
D. The proposals will not reduce the rural, open or countryside appearance of the landscape.
E. No changes are proposed that will cause harm to living conditions in the green belt.

OBJECTION 03

In raising this objection, the Local Authority have quoted from a section of the Countryside Recreation Local Plan for Berkshire (1985) - Page 25 under the heading 'Boating'.

They have selected part of one sentence and it is important to view the whole section in context. Proposal 4 states:

"Along the full length of the River Thames in Berkshire there will be strict control over further development of boating facilities as follows:

A. No new bases for permanent moorings or hire facilities will be allowed.
B The improvement or expansion of existing permanent moorings or hire facilities will only be acceptable where it does not substantially increase traffic on the river....."

The proposal is essentially concerned with further development of boating facilities and the increase of trafic on the river.

Our planning application will not affect the level of boating on the river at all.

There has been a boathouse on the site for many years and there is no limitation on use of the river by a boat, or boats, kept in the boathouse. We merely wish to add a wet dock to the boathouse so that we are not obliged to lift a boat from the water after each use.

continued on attached sheet

Now check that you have:
- completed the form;
- completed the acknowledgement cards;
- enclosed all the supporting documents;
- set out above the full grounds of appeal.

APPEAL

Send one copy of the appeal form with all the *supporting documents* to:
The Planning Inspectorate
Department of the Environment
Tollgate House
Houlton Street
Bristol BS2 9DJ

and one copy of the appeal form to the LPA at the address from which you received the decision on your application (or any acknowledgements, etc.) enclosing only copies of those documents not previously seen by the LPA.

REFUSED

28. APR 2000* 1383

LIANTI LODDON DRIVE WARGRAVE RG10 8HL
Telephone : 0118 9402586 14th April, 2000

Miss N. Lake
Planning Assistant
Environmental Services Department Planning Services
Wokingham District Council.

Your reference : 99/70670/F.

Proposed replacement boathouse :
The Old Boathouse, Henley Road, Wargrave, Berkshire, RG10 8PJ.

Dear Miss Lake,

There are many old residents in the village but it has taken me some time to find someone (without any axe to grind) who really knew and remembers Hennerton some 50 years ago and I suggest that the attached statement by Mr Harris (Item 5) for the period (1940-52) before he joined the Coldstream Guards is of particular importance.

Please could the following items accompany my application.

1. **My letter to you dated 4th April.**
2. **A copy of this letter.**
3. **Statement by Julie Nanette Thomas dated 30/12/99.**
4. **Statement by Christian Trevor Edward Brinsden dated 20/2/2000.**
5. **Statement by Henry Harris dated 15.4.2000.**
6. **The attached list of observations.**

Thank you for your help.
Yours sincerely,

Anthony Spinks

REFUSED

28 MAY 2000* 1383

LIANTI LODDON DRIVE WARGRAVE RG10 8HL

Telephone : 0118 9402586

4th April, 2000

Miss N. Lake
Environmental Services Department Planning Services
Wokingham District Council.

Your reference : 99/70670/F
The Old Boathouse, Henley Road, Wargrave. RG10 8PJ

Dear Miss Lake,

I refer to the above application which I withdrew on 10th December.

I have discussed the matter with The Wargrave Residents' Association and, last evening, I outlined the details to Wargrave Parish Council.

From my enquiries, it would appear that the original building was based on a chalet style which did not include windows at the sides of the first floor and this gave the impression of a single floor structure.

It would seem that none of the five duplicated letter writers were ever inside the building. I had previously discussed the plans in some detail with three of them and was given to understand that they were in full agreement, in fact, one of them shook me warmly by the hand and wished me well and every success with the project. I find that The Wargrave Residents' Association has a very negative attitude and influence.

I have also been in touch with the two previous owners and I enclose copies of the statements they have sent to me. Also enclosed is a draft plan based on the details contained in these statements.

I am quite prepared to make any adjustments which you think might be necessary. For instance, I could include the balcony within the roof area. I must admit I should like some windows on the North side as it does seem a pity to have a potential view which cannot be enjoyed but I am happy to follow your guidance and advice.

If these details now seem acceptable to you I should like to proceed with my application.

REFUSED

Yours sincerely,

Reference : The Old Boathouse, Henley Road, Wargrave.
Title Number BK 269222

I, JULIE NANETTE THOMAS of (Widow)
Brooksby, Kennylands Road, Sonning Common,
Oxfordshire, RG4 9JT

DO SOLEMNLY AND SINCERELY DECLARE

that I have known and used The Old Boathouse for some five years and confirm that the interior was constructed to provide an upper floor area which was used as a workshop and storage area. This was reached by steps and formed within the roof space. I have no interest in the property.

I depose as above from my personal knowledge of the property.

I make this statement conscientiously and knowing the same to be true.

Declared by the said Julie Nanette Thomas.

Date 30-12-99

Witness Richard Parry-Jones
Occupation Artiste - Peintre.
Address Brooksby
Kennylands Road
Sonning Common
Oxon RG4 9JT

REFUSED

28.MAY2000* 1383

I, CHRISTIAN TREVOR EDWARD BRINSDEN (Writer)
of 40, Rue du Meaux, Quincy - Voisins, France.

DO SOLEMNLY AND SINCERELY DECLARE as follows :

1. That I was the owner of the property known as
The Old Boathouse, Henley Road, Wargrave, Berkshire, RG10 8PJ
Title Number BK 269222

2. My knowledge dates from 1993. At first I rented and later purchased the property in June, 1996.

3. The boathouse was in a poor condition with advanced dry rot. it had asbestos sheeting lining the upper walls and ceiling which was disintegrating. Eventually one side of the roof collapsed.

4. There was always an upper floor area which was reached by a flight of open tread stairs which were at the rear. The headroom at the centre of the upper floor was at least 12 feet. The roof was steep and I think that this is called chalet style. I used this upper area to store boat equipment, cushions etc. and as a workshop. On rainy or cold days we also used it for picnicking. There was limited headroom for the lower boat store area, only about 7 feet.

5. There were no side windows to the upper floor but there were roof lights on the South side. There were also double opening windows at each end of the building which each held about 8 panes of glass. On the West side there had been a small balcony which was supported by wooden brackets but this had reached an advanced state of decay and I removed it for safety.

6. I should add that there was a conservatory built on the back of the building and a lean-to on the South side and evidence of this can still be seen. I remember these particulars in some detail as, at the time, it was my firm intention to rebuild.

I depose as above from my personal knowledge of the property. I make this statement conscientiously and knowing the same to be true. I have no vested interest in the property.

Date 20-2-00

Witness [signature] I B FORD

Occupation RETIRED

Address 20 OF CASTLEHILL DRIVE
BROCKWORTH.
GLOUCESTER.

REFUSED

28.MAY2000* 1383

I, HENRY HARRIS (Retired)
of 6, Helen Court, Bath Road, Reading, RG30 2BN

DO SOLEMNLY AND SINCERELY DECLARE AS FOLLOWS :

Reference : The Old Boathouse, Henley Road, Wargrave, Berkshire.

I lived at No.5 High Street, Wargrave, until 1940, when I was six years old. In that year my father was killed on active service and my mother moved to Golders Cottages at Cockpole Green.
I lived there until I was 18 when I joined the army.

Throughout these years the Hennerton Backwater was really my hunting ground and together with friends I fished and spent much time along the banks. We usually entered at the stables on the corner of Willow Lane which was then locally known as Cabby Brown's.

I well remember The Old Boathouse as at one time it was occupied by Polish people, It was, without doubt, a two storied building and I remember that there was a balcony along the front of the upper floor. It was what I would now describe as a traditional Thames boathouse.

Declared by the said Henry Harris.
Date : 15/4/2000 H Harris.

Witness [signature] A. J HUBBARD

Occupation Retired.

Address WHYNOT LODDON DRIVE
WARGRAVE RG10 8HL.

REFUSED

Observations regarding the rebuilding of
The Old Boathouse, Henley Road, Wargrave, RG10 8PJ

1. The original structure can be traced to, at least, the 1920's. It is clearly shown on all maps.

2. It was originally part of the Hennerton House estate.

3. It has always been listed and referred to as a boathouse, not as a shed, store or in any other way.

4. It was probably the oldest boathouse along the backwater.

5. I do not know of any other 'stand alone' boathouse i.e., one that is not reasonably near to a dwelling that is without upper storage space and what has always been known as a 'cushion room' with picnic facilities.

6. I have specifically asked the Wargrave Residents' Association if any of their 'duplicated' objectors claim to have ever been in the boathouse and the answer was in the negative.

7. I was not allowed to attend the WRA meeting to discuss the matter.

8. Mr P. N. Vercoe from the Parish Council asked if he could see the site and I met him there. We discussed the matter and he said that he could not foresee any problems. The WRA have never asked to visit the site.

9. The 'duplicated' objections from the WRA do not tally. They also say that the residents are close to the site whereas, at least, one lives the best part of half a mile away.

10. I suggest that the points raised in the corresponce are largely imagined and are designed to be as obstructive and unkind as possible.

11. I find that a request for the existing water supply to the property be withdrawn beyond comment.

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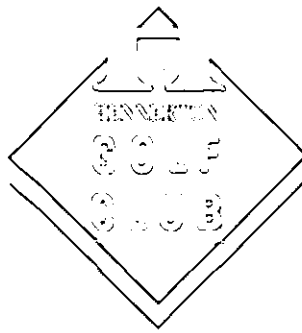
RL WOLD



With Compliments

Hennerton Golf Club • Wargrave • Berks • RG10 8LT
Tel (0118) 940 1000 • Fax (0118) 940 1042

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REFUSED

Applicationo	Name & Address
F/2000/1383	G Van Zwanenberg Winnies Willow lane Wargrave RG10 8LG
F/2000/1383	T R Berman Watersmoon Henley road Wargrave RG10 8PE
F/2000/1383	P Paine White Cliff Cottage Henley Road Wargrave RG10 8PJ
F/2000/1383	Mr P Meadowcroft Lake Lodge Wargrave Rg10 8PH
F/2000/1383	K R Barge Lake Cottage Willow Lane Wargrave Berkshire RG10 8LG
F/2000/1383	Mr F Browne Rose Cottage Bird Place Remenham Berkshire RG9 2LN

App refused,
Letter sent 20/07/00

1933

ADDRESS The Old Boathouse Wargrave Rd PARISH WARGRAVE

PLOT No ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
99/70670F		W/D.		

MINISTRY DECISION

SPECIAL ORDERS

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 16 May 2000

Application Number: F/2000/1383

Proposal: Proposed erection of replacement boathouse.

Parish: WARGRAVE PARISH

Site Address:
The Old Boathouse, Wargrave Road, Wargrave, Reading.

Applicant:
Mr A J Spinks .

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).

Signed: _____ **Print name:** Stephanie Knowles.

13/06/00.

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/1383

Applicant : Mr A J Spinks .

Location : The Old Boathouse, Wargrave Road, Wargrave, Reading.

Proposal : Proposed erection of replacement boathouse.

Site Notice Displayed ? :	YES	NO	DATE
	✓		25.5.2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....25.5.2000.....

Date Registered : 28/04/2000

Earliest Date for Decision : 09/06/2000

Latest Consultation Date/Site Notice Expiry Date : 09/06/2000

Application Expiry Date: 23/06/2000

Consultation Responses :

Wargrave P.C - No objection subject to it being a like for like replacement with the original

Environmental Health - No objection subject to condition

Policy - Concerned about aspects of the development

Landscape Arch - No objection

Highways - No objection

Letters - 8 letters of objection + one officer statement .

Letters - 3 letters supporting the application

Planning Issues :

Site Description - within the identified Green Belt .
Area of landscape importance

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

Application Number: F/2000/1383

Appraisal :

(i) Impact upon the character and amenity of the Grand Bank.

The proposed application is to build a replacement boat house on a site slightly further back from the river and the site of the original structure. This is to reduce the potential damage to boats and. The concrete plinth of the original structure will remain on the site. As Does some of the materials. The applicant has submitted 3 letters from people (local residents) who remember that the boathouse was 2/S. However only one of these people gave any details on actual height.

However, during the consultation period we have received 8 letters, plus an officers statement who state that the boathouse was only single storey.

On the balance of the information on the application file it appears that the boathouse was only single storey, with perhaps some storage within the roof space also.

As such, the proposed development by reason of its bulk and massing would have a detrimental impact upon the character and amenity of the Grand Bank.

Recomendation : ~~Approval:~~ ☐ **Refusal:** ☑

(tick appropriate box)

OFFICERS NOTE: The Navigation officer - Martin Johnson for the E.A said he was familar with the site and that it was definitley S/S.

Application Number F/2000/1383
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	→		The proposed replacement boat house by reason of its Scale and massing would result in an unacceptable change in the Scale of development on the Site to the detriment of the open character and amenity of the Green Belt. As Such the proposed development is contrary to policy 1 and 13 of the Green Belt local plan for Berkshire and Policies GB3, GB9B1 and GB8A of the Wokingham District Local Plan.

RECORD OF SITE VISIT

SITE ADDRESS: The Old Boathouse
Wargrave Road Wargrave Reading.

APPLICATION NUMBER: F/2000/1383

OFFICER: Nicola Lake

DATE OF SITE VISIT: 25.5.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - Front Fence.

2. DESCRIPTION OF SURROUNDINGS

Green Belt / Rural.

3. DESCRIPTION OF SITE/BUILDING

open area with concrete slab of previous Boat house.

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel:

Date: 5 July 2000

My ref: F/2000/1383

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

CONFIDENTIAL

Councillor S Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

Dear Councillor

Application Number: F/2000/1383
The Old Boathouse, Wargrave Road, Wargrave, Reading.
Proposed erection of replacement boathouse..

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 . 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:

Date: 5 July 2000

My ref: F/2000/1383

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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

Dear Councillor

Application Number: F/2000/1383
The Old Boathouse, Wargrave Road, Wargrave, Reading.
Proposed erection of replacement boathouse.

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 . If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 17 July 2000

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1383**
The Old Boathouse, Wargrave Road, Wargrave, Reading.
Proposed erection of replacement boathouse.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Browne

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

1894

WOKINGHAM DISTRICT COUNCIL

PLANNING DEPARTMENT

Record of Meeting: ☐
Present:

Record of Telephone Call: ☐
Conversation with:

Date:

Time:

Place:
(if applicable)

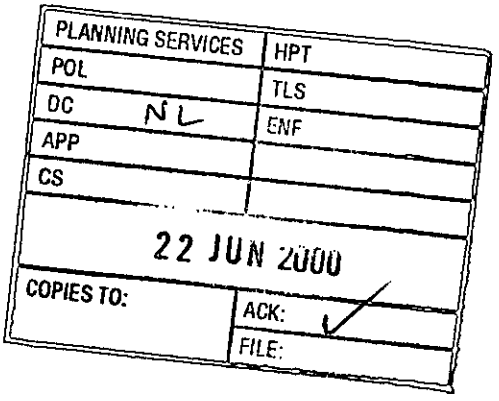
NOTES

Copies to:

Application/File No:

Action:

Rose Cottage
Bird Place, Remenham,
Berkshire, RG9 2LN
Telephone: 01491 579012



20th June 2000

John Mitchell,
Head of Development Control,
Wokingham District Council

Dear John,

Planning Application F/2000/1383

With reference to the above application, I am writing to place on record my concerns that this application could present a significant increase on the original property. Please could we use the archive photographs to check the dimensions of the original property.

I enclose information from Simmons and Sons giving details of the property. I hope this will be useful.

If the officers are minded to recommend approval, I would like this application to be listed, to be decided by Development Control for the above reasons.

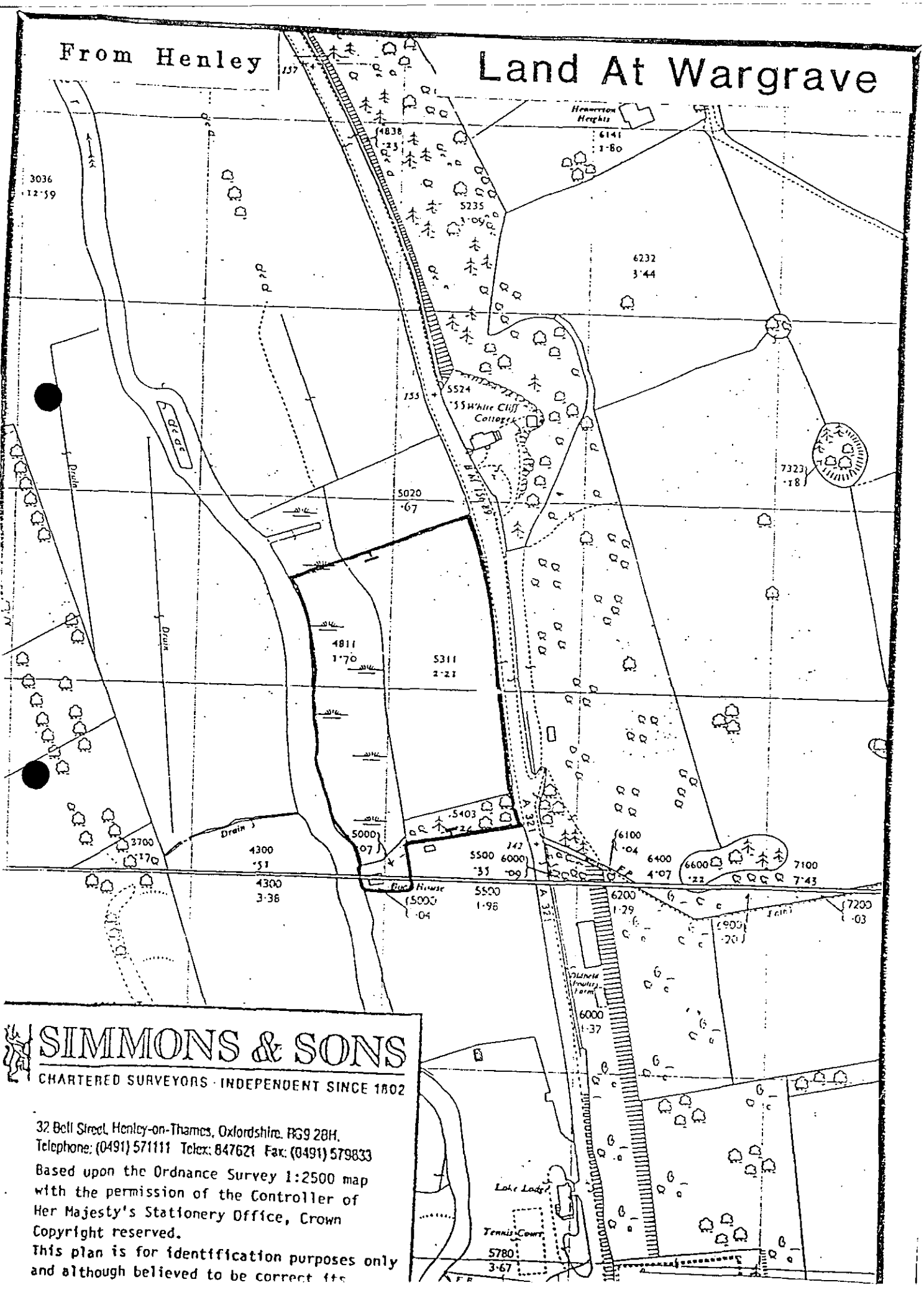
I would be grateful if you could keep me informed of progress.

Yours sincerely,

Frank Browne

Frank Browne,
Member for Remenham & Wargrave,
Wokingham District Council

Enc.



SIMMONS & SONS

CHARTERED SURVEYORS · INDEPENDENT SINCE 1802

32 Bell Street, Henley-on-Thames, Oxfordshire. RG9 2BH.
Telephone: (0491) 571111 Telex: 847621 Fax: (0491) 579833

Based upon the Ordnance Survey 1:2500 map with the permission of the Controller of Her Majesty's Stationery Office, Crown Copyright reserved.
This plan is for identification purposes only and although believed to be correct its

The Boathouse

The boathouse is constructed of timber frame and elevations with a slate roof, and measures approx. 10 feet (3.0 metres) x 28 feet (8.5 metres). There is a small concrete slipway into the Hennerton.

Over the last few years the boathouse has been left untouched and is now in need of some renovation.

BOUNDARIES

The purchasers shall within three months of completion erect and thereafter maintain a good and substantial fence along the northern and southern boundaries of the property shown with an inward "T" on the attached plan.

POSSESSION

Vacant possession will be given on completion of the purchase.

SERVICES

A water trough is located close to the road, but at present this is disconnected.

AUTHORITIES

District: Wokingham District Council, Shute End, Wokingham, Berks, RG11 1BN, Tel: 0734 786833

County: Berkshire County Council, Shire Hall, Shinfield Park, Reading, Berks, RG2 9XF, Tel: 0734 875444

Water:
Supply - Thames Water, 11 Berkeley Avenue, Reading, Berks, RG1 6JJ, Tel: 0734 55822
River Management - Thames Water Rivers Division, Nugent House, Vastern Road, Reading, Berks, RG1 8DB, Tel: 0734 593333

GENERAL REMARKS

DIRECTIONS

Leave Henley-on-Thames via the River Bridge, turning immediately right onto the Wargrave Road. After about 2 miles having crossed Conways Bridge and passing the turning to Cockpole Green the land will be found on the right, with the entrance gates at the southern (Wargrave) end.

LOCATION

Henley-on-Thames 2 miles, Wargrave 1 mile, Reading 7 miles.

VIEWING

The land may be viewed at any time without prior appointment, but please take the particulars with you.

DESCRIPTION

The Land

The area of land to be sold is approx. 3.85 acres (1.558 hectares) and is outlined on the attached plan.

It is within the area of the Metropolitan Green Belt, and covered by Wokingham District Council.

The land has a westerly aspect, ranges from about 100 feet (30 metres) to 130 feet (40 metres) above sea level and there are excellent views across the Thames Valley. The soil varies from typical medium loam over chalk to rich alluvial gley soils adjacent to Hennerton Backwater.

Much of this parcel is rough pasture with the ground nearest the backwater mostly covered by reeds. There is a small area of unmanaged woodland in the south-east corner, by the double entrance gates, and the boathouse is located in the south-east corner.

In addition to the land the riparian rights to the middle of the riverbed are included.

The Hennerton Backwater

There is approx. 550 feet (170 metres) of frontage onto the Hennerton and at this point it is about 30 feet (10 metres) wide. The fishing rights, mooring rights and other riparian rights are in hand and are for sale with the property but any potential purchasers are advised to contact the appropriate authority regarding the exercising of these rights and any proposed change of use. For management purposes the Thames Water Authority consider the Hennerton Backwater to be part of the Thames.

The Hennerton is navigable for small pleasure craft but there are low bridges over the backwater and potential purchasers are advised to carry out their own inspections.

SIMMONS & SONS

CHARTERED SURVEYORS · INDEPENDENT SINCE 1802

FOR SALE BY PRIVATE TREATY

APPROX. 3.85 ACRES OF LAND ADJOINING WARGRAVE ROAD,

WITH BOATHOUSE AND FRONTAGE ONTO THE HENNERTON BACKWATER

WARGRAVE, BERKS

OFFERS INVITED IN EXCESS OF £35,000

Summer 1985



Demand for small parcels of land in the Henley area is immense and this land is ideal for a number of pursuits. It has good access onto the A321, has a small boathouse, and has approx. 550 feet (170 metres) of frontage to the Hennerton Backwater which joins the Thames about half a mile to the north.

Simmons & Sons, 32 Bell Street, Henley on Thames, Oxon, RG9 2BH

Tel: 0491-571111 Telex: 847621 Fax: 0491-579833

Simmons & Sons for themselves and for the vendors or lessors of the property whose agents they are give notice that (a) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer. (b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (c) No person in the employment of Simmons & Sons has any authority to make or give any representation or warranty whatever in relation to this property.

WATERSMOON HENLEY ROAD WARGRAVE BERKS RG10 8PE
Tel. 0118 940 3319 e-mail. bermantomjanet@compuserve.com

Mr S Etheridge
7 Chackfield Drive
Wokingham, Berks. RG41 5PH

Mr F Browne
Rose Cottage
Bird Place Remenham, Berks. RG9 2LN

14 June 2000

Dear Simon

Dear Frank

Planning Application F/2000/1383
Proposed erection of replacement boathouse

I understand from Nicola Lake earlier this week that she will be making a recommendation on the above "within the next few days", at which point, she told me, you will hear from her and have the opportunity to comment.

I am writing to ask that, if the officer's recommendation is to allow the application, please would you:

1. Have the Application put on the Full List.

2. Advise me, if you woudn't mind, when the matter would come before the Planning Committee (as I would certainly want to attend/speak).

Furthermore, 3. Please could you ensure that the Officer does consult with the Environment Agency, which should be a statutory consultee on a riverside development, but whose comments had not been received, when I asked this week.

And finally, 4. Please would you be willing to speak on behalf of the local objectors at the Planning Committee meeting, whenever it is.

I enclose my own letter of objection(1/6/2000). There are several others from long-time residents of Wargrave.

The key point, which I fear is in danger of being missed, unless you can help us to highlight it with the officers, is this:

We have conclusive evidence that the application seeks permission for a larger boathouse than existed before.

It is common ground -even including the developer, Mr Spinks- that a like-for-like replacement of the old boathouse is what should be and could be allowed. But, a lot of people seem to be wringing their hands and saying "but we don't know what existed before (and therefore by implication we cannot deny the application)".

The conclusive evidence, I refer to, is the Simmons & Sons description and measurement of the old boathouse in 1988 (see Section 5 of my 1/6/2000 letter to Nicola Lake plus Simmons & Sons' prospectus).

It seems to me that the Simmons & Sons' evidence should be treated as conclusive in so far as (1) they clearly measured the square footage of the old boathouse 10ft x 28ft (3,0 metres x 8.5 metres). (2) Estate Agents are not liable to understate the size of their client's property (rather the reverse). So, there can be no reason to doubt the accuracy of this piece of historical, wholly independent, third party evidence. It is every bit as good as any photograph.

If this evidence is indeed accepted as conclusive, we know that the old boathouse was about 26 sq. metres on the ground compared with the Application for 37.4 sq. metres on the ground -a substantial increase. This is clearly a sufficient basis for rejecting the application, quite apart from the question of the second storey, and I would be most grateful if you could bring this point to the attention of the Officers (if they have not already taken it on board).

In regard to the question of a second storey, the Simmons & Sons' prospectus is only marginally less compelling. Any fair-minded arbitrator would say that the balance of probabilities is hugely on the side of the old boathouse having had a single storey for the reasons stated in Section 5 of my 1/6/2000 letter.

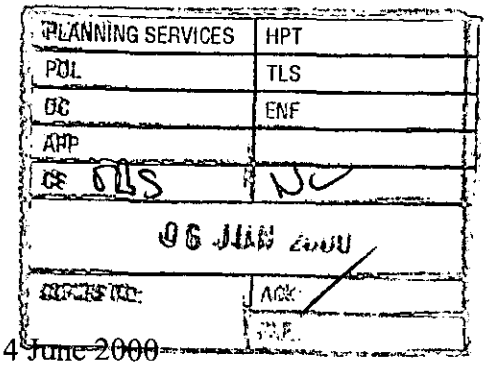
Last of all, the local people know without a peradventure that the old boathouse was single storey, and the letters, which I have seen, from Peter Hearn (previous owner), Pam Paine (nearby neighbour), Bruce Maidment and Philip Meadowcroft ("next door" neighbour) are compelling. All these people are very long-standing residents and still resident (unlike the witnesses produced by Mr Spink).

It would be an absolute travesty if this planning application were allowed to slip through. Please help us!

Yours sincerely,
T R Berman

Bruce Maidment
8 East View Road
Wargrave
Berkshire RG10 8BH
0118-9402208

Miss N Lake
Development Control - North
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WH



4 June 2000

Dear Miss Lake

PLANNING APPLICATION F/2000/1383
PROPOSED REPLACEMENT OF BOATHOUSE
- OFF HENLEY ROAD, WARGRAVE

I am writing in connection with the documentation lodged with the Council in connection with the above planning application, which includes numerous false claims in connection with the previous boathouse on the site. I have been asked to write to you because of my life long residence in Wargrave, and both my family's and my own close association with the Hennerton Backwater.

I have studied my Late Father's collection of large scale Ordnance Survey maps covering the Parish of Wargrave. As a result of this research I can advise you that no building of any sort is shown on the site subject to this planning application on the second edition map dated 1898. However, the previous boathouse is shown on the 1913 edition, and is described as "boathouse". The original structure was therefore built between 1898 and 1913. The structure is shown on all subsequent editions of the maps in my possession, and in each case is described as a "boathouse".

My Late Father, Clifford Maidment, owned Tidy Corner in Willow Lane, Wargrave at the time of my birth, in 1957, until his death in 1997. I am now the joint owner of the property with my Sister. I have lived in the village of Wargrave all of my life apart from three years away at university. During each year, in the summer months, my family made use, and continues to make use, of Tidy Corner, and the access to the Hennerton Backwater that it provides.

My observations on the former boathouse on the site subject to the above application derive from passing the site by boat on many occasions, every year, since I was born. The previous boathouse structure deteriorated, and then collapsed, during the last 10 to 12 years. The structure collapsed in the first instance, and was then cleared away (or possibly burned), although the brick base surround (less than a third of a metre above ground level) and concrete floor of the old boathouse can still be clearly seen from the river during the winter. I estimate the dimensions of the old boathouse, revealed by the brick base visible from the river, to be approximately 3.5 metres wide by 9 metres deep (an area of just over 31 square metres). The length of the boathouse would have enabled it to store a traditional Thames punt (a likely use given the date of construction of the boathouse).

The structure that suffered such a sad demise was a dry boathouse, similar in appearance to a long single width garage. It had a pitched roof with gable ends, and was covered with blue/grey slates. Its sides comprised timber cladding above the brick base (referred to above). The entrance to the river had double doors opening outwards towards the river (west elevation). The boathouse had no windows in either the north, south or west elevations, in view of the isolated location of the boathouse I imagine that this was a security consideration. Similarly, there were no roof lights or translucent panels in the roof. I was never able to see the east elevation away from the river. For the avoidance of doubt, the structure had no second storey, no balcony feature and no conservatory. It was a very plain building, typical of a building used for storage.

To appreciate the appearance of the old boathouse I would draw your attention to the wet boathouse on the south side of Willow Lane immediately before Fidlers Bridge. Allowing for the fact that this is a wet boathouse, has no doors on the west elevation (fronting the river) and has a corrugated iron roof. its external appearance and size (above the level of the internal landing stages) is otherwise almost identical to the structure that existed on the site that is the subject of this planning application. By coincidence, this wet boathouse was formerly owned by Mr Clifford Brown (the "Cabby Brown" referred to in Mr Harris' statement), who owned Woodclyffe Stables (before it was re-developed in the 1980's).

Given the number of boathouses along the Hennerton Backwater shown on the Ordnance Survey maps referred to above and the vagueness of the remarks made by Mr Harris in his statement it would be unwise to associate his remarks with the site subject to this planning application, not least because the property known as Woodclyffe Stables is nearly half a mile from the said site.

I trust that these objective observations will assist you in considering this planning application.

I am sure that if the applicant seeks approval for a replacement single storey boathouse of the same dimensions as the former boathouse, his application will not encounter any significant objections from local residents. Their, and my primary concern, is to preserve the unique rural character of the Hennerton Backwater and its immediate environment and to ensure that any new boathouse on the site subject to this planning application is a "like for like" replacement boathouse rather than a building with over twice the floor area and twice the height as set out in the current planning application.

Yours sincerely

Bruce Maidment

Bruce Maidment

PHILIP MEADOWCROFT

Home: Lake Lodge, Wargrave, Berks, RG10 8PH.
Phone/Fax: 0118 940 3208 Mobile: 07771 814630

Office: St. Mary's Court, 39 Market Place, Henley-on-Thames, Oxon, RG9 2AA.
Phone: 01491 573512 Fax: 01491 579793 Telex: 849191 Houdex

PPM/JH/603/2000

7 June 2000

PLANNING SERVICES	HPT
POL	TLS
DC	ENF NC
APP	
CS 0035	
08 JUN 2000	
SUPPLIED TO:	ACK: ✓

Ms. Nicola Lake
Planning Dept
Wokingham District Council
Shute End
Wokingham
Berks RG40 1WR

Dear Ms. Lake

APPLICATION REF: F/2000/1383

I wish to register my observations and objections to the above Application:

Firstly, there is some essential background (which may be familiar to you arising from last year's application which was subsequently withdrawn by Mr. Spinks).

1. I have lived at Lake Lodge since October 1981. My property is the nearest residence to the Applicant's site. The previous boathouse became totally unusable at least 10 years ago and had progressively deteriorated during the latter part of the 1980s.

2. When Mr. Spinks asked me to meet him to discuss his earlier (now withdrawn) application, I readily agreed and reviewed his application in considerable detail during a 2 ½ hour meeting .

3. At that time I informed Mr. Spinks that I would enthusiastically support any planning application to replace the former boathouse on an exact like for like basis. The scale, nature and size of his proposal, however, was far beyond what I considered acceptable. The applicant's latest application does not alter my view. Mr. Spinks is fully aware that his latest application raises a number of fundamental objections.

4. The former boathouse was, most certainly, a single-storey structure about 12 feet high (from ground level to the ridge of the pitched rood) on a concrete base 3 metres wide by 8.5 metres deep which ran down to the water's edge. (I have, on file, details of the Applicant's property as provided by successive local estate agents to support these measurements).

Secondly, these are my objections to the application:

a) It seeks approval for a two-storey boathouse on the basis of declarations from three persons only one of whom is a relatively recent owner of the land on which the former boathouse was located. However, the declaration from the former owner relates to a period of ownership after the boathouse had collapsed. The recollections in that declaration cannot therefore be regarded as sound. All three declarations appear to be worded and presented in a style generally adopted in an affidavit. In fact the declarations have not been sworn in front of a Notary Public and cannot in any respect be considered as, or have the weight of, affidavits (with all the legal significance attached to any properly sworn declaration). My firm knowledge that the former boathouse was a single/storey building is re-inforced by other long-term residents living in property adjacent to Hennerton Backwater. The land now owned by Mr. Spinks was owned by the Hearn family for many years and (having been away for most of May 2000) I shall be contacting Mr. Peter Hearn for his personal knowledge of the former boathouse. Additionally my daughter, born in 1975, regularly used to play in the vicinity of the discussed former boathouse during the school summer holidays and vividly recollects it was a single storey building with open rafters and black ship-lap external boarding.

b) The proposed development is not a like-for-like re-development. The latest application has ground floor dimensions in excess of 37M2 – around 45% more than the previous boathouse.

c) There is no justification for a second storey, either by reference to the previous structure or any need for a dry boathouse, as such, to have a second storey. Mr. Spinks has made it quite clear to me that his use of the development would be to enjoy summertime picnics and drinks parties from the upper storey balcony. Accordingly, the proposed development is a summerhouse above a dry boathouse despite the latter's awkward access from the Hennerton Backwater. This constitutes a significant change of use which is not being sought in this latest application.

d) The proposed development is not even in the same location as its predecessor. It is set back some 7 metres from the water's edge. It is obviously apparent that the sole use of the development as a dry boathouse is effectively nullified if it is not located at the water's edge, allowing for an element of concrete hard-standing between the boathouse and the water's edge.

e) Mr Spinks has mentioned to me that he wishes to store a steam launch at his proposed development. I understand that his craft does not belong to him but it may even be impossible for a steam launch to navigate beneath the downstream bridge on its way to the site. Recovering a steam launch from the Backwater to concrete hard-standing would be a physical impossibility without the lifting gear normally found in professional boatyards.

f) Access to the site form the A321 (a road at the point of access with an officially designated 70% above average risk of traffic accidents for an "A" class road) prevents any vehicle within to enter the site, from leaving the main carriageway until the galvanised metal gate has been unpadlocked and opened. The application ignores the reality of this danger and makes on allowance to ameliorate the

dangers. Added to this, the application refers to on-site parking "as existing". As far as I can judge, nothing exists. It if were to exist, this would add questionable development to a site officially recognised as "Accommodation Land" within the Green Belt in an area of Landscape Value in which Hennerton Backwater passes through undeveloped and wild water meadow. This is part of the Flood Plain and is regularly prone to flooding with the water level capable of rising one metre above the norm. Under such circumstances, any new development needs to be recognised as critically essential or directly and exactly reflecting a pre-existing situation.

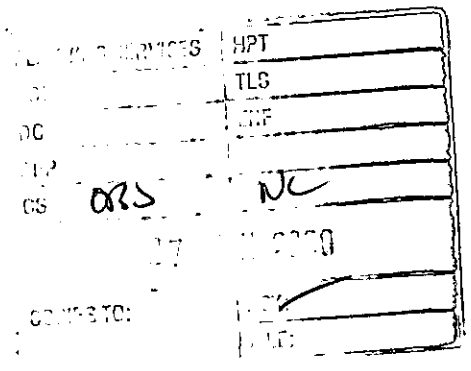
For the above reasons I recommend that the application is rejected.

Yours sincerely,

Philip Meadowcroft

Winnies - Willow Lane - Wargrave - Berkshire - RG10 8LG
Tel: 0118-9401320
e-mail: gillvz2000@hotmail.com

Ms Nicola Lake
Development Control – North
Planning Department
Wokingham District Council
Shute End
Wokingham RG40 1WH



June 6th 2000

Your **Ref:** **Planning Application F/2000/1383**

Please take this as a formal objection to the planning application F/2000/1383 for the proposed erection of a replacement boathouse.

I have been a local resident all my life, having been born in a house on the Hennerton in 1956. I spent my childhood in and on the water; we moved to Shiplake in 1980 but still used the backwater as we retained a small boat. I returned to live on the Hennerton in 1990 and I can categorically state that I have NO recollection of a two story building on the site in question any time in my lifetime

Yes, there was a "lean-to" on the site, which had not been cared for in many years, and to my knowledge finally collapsed approx 3 years ago.

The "boathouse" under discussion was really a large garden shed with a concrete base and there was a small slipway to the doors. I am sure there were no windows visible on three sides, could not be certain about the side nearest the road. and the building was definitely single storey.

The land in question is in the Green Belt and I am sure you are aware that the Hennerton Backwater is a rare area of nature beauty with some very rare plants and shrubs (e.g. the endangered Loddon Lilies) and where as I have no objection to recreating a small dry boathouse as before, I do feel that these suggested planning will overdevelop the site and go against all environmental ideals we are now trying to keep hold of. I also believe this application would be a serious change of use for the plot and change the environment forever.

I am 44 years old and my memory is very much in order and I would like to swear that I have stated the truth in this letter.

Yours truly,

Gill van Zwanenberg
Local resident and Member of The Hennerton Backwater Association

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
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05 JUN 2000	
COPIES TO:	ACK:
	FILE:

White Cliff Cottage
Hanley Road
Wargrave
Berks
RG10 8PT.

03.6.00.

Dear Miss Laka.

Planning Application No. F/2000/1383

I am writing to you to object very strongly to the plans proposed by Mr. A. Spinks for the erection of a replacement boathouse on his land. I own the land adjoining his and have lived here since 1973 when that field was owned by Mr. Hearn and he kindly allowed me to walk my dogs over his land on a daily basis. Consequently my knowledge of the old boathouse is extensive and I can assure you that it was a very simple structure consisting of wooden sides, doors front and back and a slate roof. Its maximum height would have been approx. 8ft. high and about 12ft. long with a very shal-

concrete slipway onto the backwater — a simple sort of long shed for a couple of boats, either rowing or canoes.

When Mr. Spinks purchased the land he rang me to say he intended rebuilding the old boathouse, exactly as it was before and I expressed my delight as that's what I thought he really intended to do — HOWEVER — now that I have seen his proposed plans for the boathouse I am aghast with horror & would like to put forward a very strong objection to the proposed plan. I can assure you that there was definitely no upper storey to the old boathouse at all, in or out. The Hermitage Backwater is a lovely rural wildlife, wild flower sanctuary at the moment, please help us to keep it that way.

Yours sincerely

Pamela D. Paine.

WATERSMOON HENLEY ROAD WARGRAVE BERKS RG10 8PE
Tel. 0118 940 3319 e-mail. bermantomjanet@compuserve.com

Ms Nicola Lake
Development Control -North
Planning Department
Wokingham District Council
Shute End
Wokingham, Berks RG40 1WH

1 June 2000

Dear Ms Lake

Planning Application F/2000/1383
Proposed erection of replacement boathouse

As a local resident, I am writing to object to the above planning application for a "replacement boathouse". I would be grateful if, in preparing your recommendations, you would take into account the following points.

1. The previous boathouse on this site collapsed in the early 90s.

2. The Council will no doubt have received statements from a number of long-standing, reliable and current residents of Wargrave, who have vouched for the fact that the old boathouse was not a 2 storey building.

3. I have lived here on the Hennerton Backwater for 24 years, and during the period 1976 - 1990, when the old boathouse was still standing, I will have passed by it slowly and within yards of it by small boat hundreds of times with a good view of three sides of the building, North, West and South. It was like a medium sized garage. It certainly had no windows (on three sides), no roof lights, no lean-to, no balcony, and no second storey.

4. The planning application implies that the old boathouse was a 2 storey building with precisely the same dimensions as the proposed new one. But the applicant has presented no contemporaneous plans, drawings or photographs to support this.

In regard to the unsworn statements presented with the application, only one (Brinsden's) is from a previous owner -not two as stated- and both Brinsden's and Thomas' statements relate to a period after the old boathouse had collapsed. The statement from one Henry Harris relates to a period nearly 50 years ago and fails to show that it refers to the correct location and the correct boathouse.

5. One of the best pieces of independent third party evidence concerning the dimensions of the building derives from the attached Simmons & Sons estate agents' prospectus issued in Summer 1988, when the site including boathouse was put on the market.

Simmons & Sons stated that the ground area of the old boathouse was "3.0 metres x 8.5 metres" = say 26 sq. metres (compared with the present planning application claiming a ground area of 37.4 sq. metres). The correctness of this 26 sq. metres dimension is manifested by the concrete base (slightly longer and wider than the building itself as one would expect), which still stands on the site.

In regard to the height of the building, the Simmons & Sons prospectus makes no comment. But, this in itself is evidence. I submit that it is inconceivable that in 1988 the Estate Agents (or their client) would have omitted to state in the prospectus that the boathouse had a second storey with whatever area of storage/workshop, if there had indeed been a second storey -however decrepit the building.

But, the 1988 prospectus makes no mention of a second storey, no mention of internal or external steps or even a mezzanine floor, no mention of a balcony, no mention of windows or roof lights.

I suggest, therefore, that it can safely be concluded that the old boathouse was indeed a simple single storey building with a ground area of 26 sq. metres.

6. If these dimensions are accepted as correct for the old boathouse, but the developer intends nonetheless to proceed with a much larger structure as in the current application, I would ask that this be rejected on the following grounds.

6.1 Flood Plain

The boathouse is in the flood plain (and of course Green Belt and an Area of Special Landscape Value)

In the Wargrave Village Design Statement (which has been accepted as supplementary planning guidance by Wokingham District Council), the Parish Council has asked for restriction on the putting down of more concrete in the flood plain.

The proposed new boathouse would have a ground area of about 44 per cent more than the old one (37.4 sq. metres / 26.0 sq. metres).

Furthermore, the new proposed boathouse is shown in a new position approximately 7 metres (according to the rough plan) set back from the water's edge. If the new structure were to function effectively as a dry boathouse in this position more distant from the water, it would require a greater area of hard standing (than the old boathouse) between it and the water. Thus, the increased area covered in concrete (or whatever) would be greater by even more than the +44% referred to above.

6.2 Visual Quality

A site visit by boat along the Hennerton Backwater would establish what has been much appreciated by residents and boating visitors for many years, namely that the central stretch of the Hennerton Backwater is exceptionally beautiful, rural, peaceful and undeveloped.

A two storey stucture just short of 20 ft high (6 metres, as applied for) would be at least double the height of the previous boathouse and would be a most intrusive element in the landscape.

6.3 Planning Concept

The removal of the boathouse (from the original position by the water's edge) in this planning application, its enlargement and the emphasis on new features irrelevant to the storage functions of a dry boathouse suggest that what is envisaged is more of a recreation facility than a boathouse -effectively a change of use.

6.4 Vehicular Access and Provision for Parking

The planning application as it stands is not clear and/or fails to deal with some important points:

(i) Access from A321
The A321 in this area is a notoriously accident-prone road. When turning into the site by car, and assuming the gates are shut, one would have difficulty in temporarily stopping a vehicle without being partly on the road. This needs to be addressed.

(ii) Parking within the site
This is described in the planning application as "as existing". I suggest that more specific details should be given as to the location of car parking. If this were to be at the east end of the site, close to the road, it would presumably be unobjectionable. But, if the intention was to park near the new boathouse ie in the flood plain requiring still more hard standing, that should not be allowed for the same reasons as in 6.1 above.

7. Conclusion

When this planning application was first heard of, one was given to undestand that it involved a straightforward replication of the old boathouse. The objections arise from the fact that this current application is certainly not for a like-for-like rebuilding of the old boathouse

The writer would have no objection to a replication of the old boathouse: 10 ft wide x 28 ft long and say 10 ft max high, one storey structure located in exactly the same position as the old boathouse with appropriate conditions imposed to ensure that its use was restricted to boat storage rather than recreational purposes.

Yours sincerely,

T R Berman

c.c. Wargrave Parish Council
Councillor F Browne

SIMMONS & SONS

CHARTERED SURVEYORS · INDEPENDENT SINCE 1802

FOR SALE BY PRIVATE TREATY

APPROX. 3.85 ACRES OF LAND ADJOINING WARGRAVE ROAD,

WITH BOATHOUSE AND FRONTAGE ONTO THE HENNERTON BACKWATER

WARGRAVE, BERKS

OFFERS INVITED IN EXCESS OF £35,000 ← Summer 1985



Demand for small parcels of land in the Henley area is immense and this land is ideal for a number of pursuits. It has good access onto the A321, has a small boathouse, and has approx. 550 feet (170 metres) of frontage to the Hennerton Backwater which joins the Thames about half a mile to the north.

Simmons & Sons, 32 Bell Street, Henley on Thames, Oxon, RG9 2BH

Tel: 0491-571111 Telex: 847621 Fax: 0491-579833

Simmons & Sons for themselves and for the vendors or lessors of the property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer, (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of Simmons & Sons has any authority to make or give any representation or warranty whatsoever in relation to this property

GENERAL REMARKS

DIRECTIONS

Leave Henley-on-Thames via the River Bridge, turning immediately right onto the Wargrave Road. After about 2 miles having crossed Conways Bridge and passing the turning to Cockpole Green the land will be found on the right, with the entrance gates at the southern (Wargrave) end.

LOCATION

Henley-on-Thames 2 miles, Wargrave 1 mile, Reading 7 miles.

VIEWING

The land may be viewed at any time without prior appointment, but please take the particulars with you.

DESCRIPTION

The Land

The area of land to be sold is approx. 3.85 acres (1.558 hectares) and is outlined on the attached plan.

It is within the area of the Metropolitan Green Belt, and covered by Wokingham District Council.

The land has a westerly aspect, ranges from about 100 feet (30 metres) to 130 feet (40 metres) above sea level and there are excellent views across the Thames Valley. The soil varies from typical medium loam over chalk to rich alluvial gley soils adjacent to Hennerton Backwater.

Much of this parcel is rough pasture with the ground nearest the backwater mostly covered by reeds. There is a small area of unmanaged woodland in the south-east corner, by the double entrance gates, and the boathouse is located in the south-east corner.

In addition to the land the riparian rights to the middle of the riverbed are included.

The Hennerton Backwater

There is approx. 550 feet (170 metres) of frontage onto the Hennerton and at this point it is about 30 feet (10 metres) wide. The fishing rights, mooring rights and other riparian rights are in hand and are for sale with the property but any potential purchasers are advised to contact the appropriate authority regarding the exercising of these rights and any proposed change of use. For management purposes the Thames Water Authority consider the Hennerton Backwater to be part of the Thames.

The Hennerton is navigable for small pleasure craft but there are low bridges over the backwater and potential purchasers are advised to carry out their own inspections.

The Boathouse

The boathouse is constructed of timber frame and elevations with a slate roof, and measures approx. 10 feet (3.0 metres) x 28 feet (8.5 metres). There is a small concrete slipway into the Hennerton.

Over the last few years the boathouse has been left untouched and is now in need of some renovation.

BOUNDARIES

The purchasers shall within three months of completion erect and thereafter maintain a good and substantial fence along the northern and southern boundaries of the property shown with an inward "T" on the attached plan.

POSSESSION

Vacant possession will be given on completion of the purchase.

SERVICES

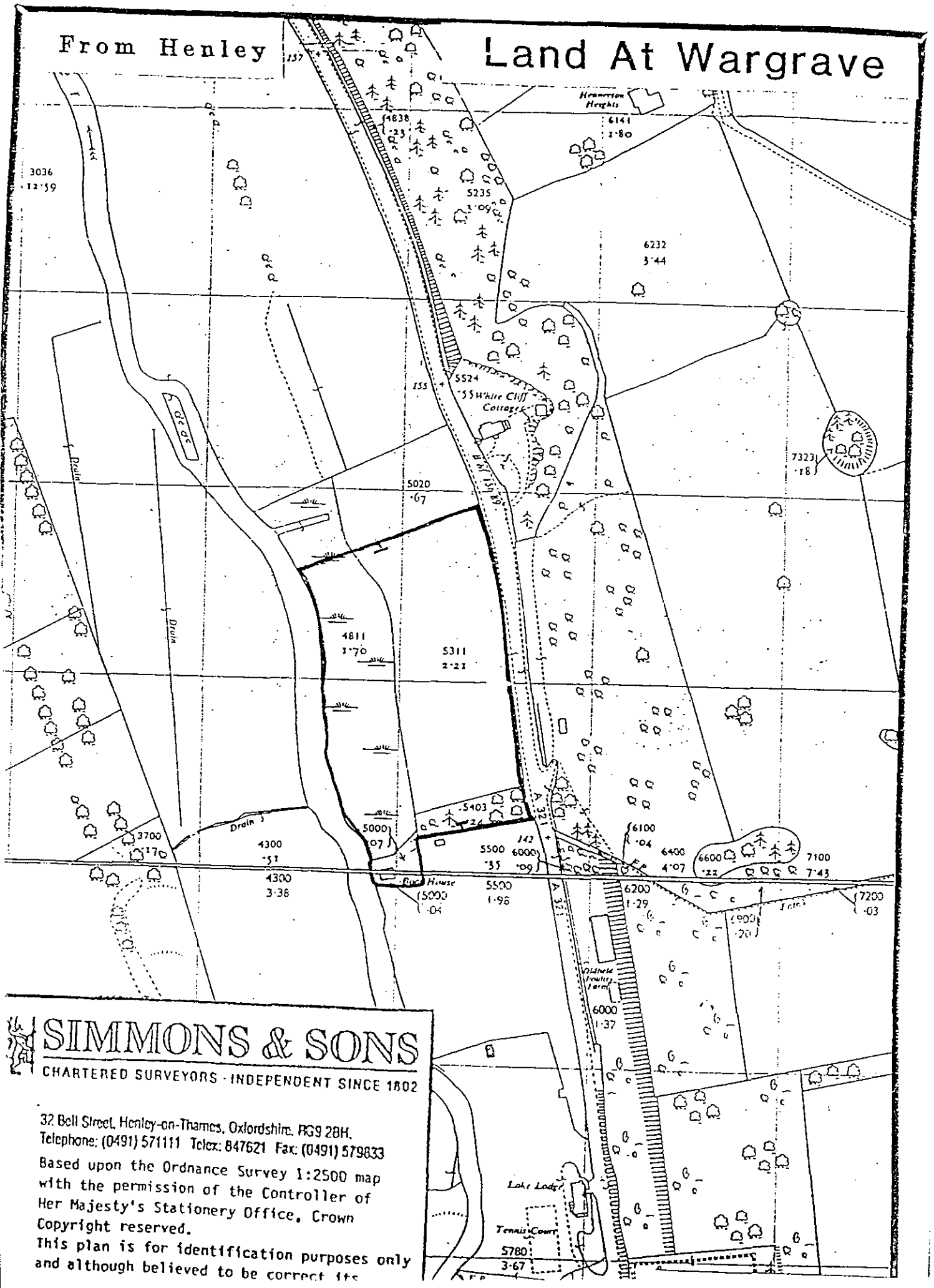
A water trough is located close to the road, but at present this is disconnected.

AUTHORITIES

District: Wokingham District Council, Shute End, Wokingham, Berks, RG11 1BN, Tel: 0734 786833

County: Berkshire County Council, Shire Hall, Shinfield Park, Reading, Berks, RG2 9XF, Tel: 0734 875444

Water:
Supply - Thames Water, 11 Berkeley Avenue, Reading, Berks, RG1 6JJ, Tel: 0734 55822
River Management - Thames Water Rivers Division, Nugent House, Vastern Road, Reading, Berks, RG1 8DB, Tel: 0734 593333



SIMMONS & SONS
CHARTERED SURVEYORS · INDEPENDENT SINCE 1802

32 Bell Street, Henley-on-Thames, Oxfordshire, RG9 2BH.
Telephone: (0491) 571111 Telex: 847621 Fax: (0491) 579833

Based upon the Ordnance Survey 1:2500 map with the permission of the Controller of Her Majesty's Stationery Office, Crown Copyright reserved.
This plan is for identification purposes only and although believed to be correct its

HENNERTON GOLF CLUB

PLANNING SERVICES	RPT 30083
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01 JUN 2000	
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Mrs. Nicola Blake.

31-5-00.

Development Control - North.
Planning Dept., P.O. Box 157,
Wokingham District Council,
Shute End, Wokingham.
RG40 1WR

Dear Ms Blake.

Ref: The Old Boathouse Hennerton Backwater, Henley Rd. Wargrave.
Application no F/2000/1383 - Anthony Spinks.

The above property was owned by my father from 1950 until 1987 and my brother and I spent many happy hours boating and fishing on the Backwater during that time.

Whilst I have no objection to a similar building being erected on that site I feel it is important for you to know details of the original building, since within about 2 years of the sale it collapsed. Unfortunately we do not have any photographs of the building but I can advise you of the following.

The position of the boathouse, close to

the bank of the Beckwith was such that the area chosen was slightly higher than the surrounding flood plain, but nevertheless it was subject to flooding most winters.

The building itself was a very simple single storey structure with a slate roof with gable ends. Constructed in timber with shiplap boarding on the sides and gate-like doors at either end it was approximately 25 feet in length and 12 feet wide. It had a concrete floor (which presumably is still there) with rollers to help moor small rowing boats or Canadian canoes which we possessed. The most memorable feature was the somewhat low eaves. I am barely 6 feet tall but it was always necessary to 'duck' to prevent bruising one's head on entering!

Needless to say there were no services available. (i.e. Mains water, electricity or sewage facilities). The only light entering the building was from the slatted gate-like doors mentioned above and the areas where the side cladding had deteriorated. There were no windows.

I trust that this information may be useful to you discussions on the above proposal.

Yours sincerely

Peter J Hearn

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From:	Joanne Ellis, Environmental Health	My Ref:	JPE/LW
To:	Nicola Lake, Planning	Your Ref:	F/2000/1383
		Date:	26 May, 2000

PROPOSED ERECTION OF REPLACEMENT BOATHOUSE

LOCATION: THE OLD BOAT HOUSE, WARGRAVE ROAD, WARGRAVE

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

Joanne Ellis

Memo

To: Nicola Lake

From: Conrad Moore

Date: 01/06/00

Re: **Policy Comments upon Revised Plans for 2000/1383**

The site is within the Metropolitan Green Belt. Note the principles in PPG2 – *Green Belt,* paragraphs 1.5, 1.6, 3.2 and 3.4-3.6.

In respect of the WDLP, Policy WGB1 applies and lists where potential development may be acceptable in principle. This is an application for a replacement boathouse and a number of issues have to be addressed such as, is it a replacement or new build? Take legal advice on criterion (f) that relates only to existing buildings, as does not appear to comply with Policy WGB4 and its strict wording. If it is accepted as a replacement and use has not been abandoned, is it significantly increasing bulk and massing over the original?

Under criterion © of WGB1 essential facilities for outdoor sport and recreation can be permitted that preserve the openness of Green Belt. Landscape advice will be important given the new location, size? and potential visual prominence from the road. The site is on the slope before Wargrave Borough Marsh which would increase visual prominence from the Marsh and Backwater. A two storey building, where at present there is none, and doubt that there was ever two storey building will not preserve openess. Neither is it proven that the boathouse size is essential for the purpose of its use. Note the problem that Hennerton Backwater is shallow and narrow, as well as boat size is further limited by the height of longstanding bridges (including a listed bridge) at either end of the backwater. These aspects are repeated in Policy WGB8 and note the supporting text in Paragraph 3.30 that states "new buildings will not be permitted except in very special circumstances." These circumstances have not be proven or addressed as yet. Policy WR1 requires that recreational development be accessible by alternatives to the private car and refers back to Policy WOS3 that contains development control principles to be complied with.

The site has two Wildlife Heritage Sites referenced as SU78 V14 (Wetland) and SU77 Z02 (Grassland Slope) that overlap. See attached Map. One is wetland with 20 plant species recorded including meadow rue, indicative of unimproved neutral-acid grassland. The other is mixed rough grassland slope of calcareous and marshy sections. It contains the Loddon Lily –a red data book species and which is nationally scarce. As Dr Paula Cox indicated on application 99/70670/F the Backwater could act as a winter fish refuge and fry nursery area. It could contain several dragon fly species and schedule one protected bird species such as the Kingfisher.

An ecological assessment was requested to accompany the application 99/70670/F. The application was subsequently withdrawn and the ecological report not actioned. I note that an assessment is still absent now and it remains that no informed decision can be made on potential impacts. It is difficult to assess the potential harm that could be caused from the use of and building on the site to the Wildlife Heritage Sites and associated fauna/flora. In the absence of this information, the precautionary principle should therefore apply. Paragraph two of Policy WNC4 requires an ecological assessment be carried out. It is contrary to this aspect at present.

The site is within the floodplain (Policy WIC16) and within the Thames Valley (Policy WLL4). This backwater has an important function as a wildlife corridor (Policy WNC6), given levels of use on the main navigable river. The riverside habitat is vulnerable. It is important to get the specific comments of the Environment Agency Wildlife and Conservation Officer who deals with wildlife and conservation issues. It is important to clarify between wildlife and land drainage and flooding issues with the Environment Agency. Have English Nature also been consulted as Loddon Lily is unique to the Loddon and are red data book species important because of national rarity. These issues of ecology and landscape will need to be resolved for WLL4. Flooding under WIC16.

Before making a recommendation please clarify issues identified above. This is important for a full assessment against our policies. However, based on current information, it would appear that the proposal currently is contrary to policies discussed above. Seek legal advice on a number of issues.

Conrad Moore.

SNS

Lake Cottage, Willow Lane, Wargrave, Berkshire, RG10 8LG
Tel: 0118 940 2587

NL

Miss N. Lake,
Planning Assistant,
Environmental Services Department Planning Services,
Wokingham District Council. Ref: 99/70670/F.

COPIES TO: ACK: ✓ FILE:

F/2000/1383
NL

The Old Boathouse, Henley Road, Wargrave.

Dear Miss Lake,

Very many of us who are devoted to the Hennerton Backwater, whether we live adjacent to it, or the many more who love its charm and peacefulness and sail through it are determined to do all that we can to protect it .

We have seen a small boathouse that has fallen down and have no argument with the rebuilding in the same place in the same dimension and to be used for the same purpose. We however do object to a request for planning approval for a building that is larger in foot print, of greater height and in a position making it less useful as a boathouse and probably to be used for other purposes.

I think that this application is against the interest of the users of the Hennerton Backwater and ask you to record my disagreement to this request.

Lours sincerely,

K.R.Barge.

Peter

FROM: Nicola Lake

DATE: 16 May 2000

39221

DELEGATED

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2000/1383

Proposal: Proposed erection of replacement boathouse..

Site Address: The Old Boathouse, Wargrave Road, Wargrave, Reading.

Applicant: Mr A J Spinks .

Your observations are required in respect of this application **by 09/06/2000** .

Interim comment
No objection to a "like for like" replacement of the original structure, on condition that its use be restricted to that of a boathouse and ancillary storage.

The Parish Council would like to request further information regarding the original boathouse.

Furthermore the Parish Council suggests that the Planning Officer refers to the District Council's aerial photographs to ascertain the original structure's dimensions.

SIGNED: _____ DATE: 30/5/2000

Clerk to Wargrave Parish Council

Fax

ENVIRONMENT AGENCY

To NICOLA LAKE

From SARAH PAXMAN 3515

Company WOKINGHAM D. C.

Date 7/7/00 NL

Fax 0118 974 6484

Pages 1 of 5

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HI NICOLA,

PLEASE FIND ENCLOSED EA RESPONSE FOR F/2000/1383 - BOATHOUSE, WARGRAVE RD.

NB: I SPOKE TO OUR NAVIGATION OFFICER, MARTIN JOHNSTON, WHO IS FAMILIAR WITH THE SITE, & HE SAYS THAT THE ORIGINAL BOATHOUSE WAS DEFINITELY ONE STOREY. HIS NUMBER IS 01189535531 IF YOU WANT TO SPEAK TO HIM DIRECTLY.

PLEASE CALL IF THERE ARE ANY PROBLEMS.

REGARDS

SARAH PAXMAN

If this fax is incomplete or illegible, please contact 01276 45 4323

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

0118 9757090

Our ref: SP\2000\001773\001
Your ref: F/2000/1383

ENVIRONMENT AGENCY

Date: 6th July 2000

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

For the attention of: Nicola Lake

Dear Madam

ERECTION OF REPLACEMENT BOATHOUSE
THE OLD BOAT HOUSE, WARGRAVE ROAD, WARGRAVE

Thank you for your letter dated 16 May 2000 which was received on 19 May 2000. You are asked to quote the following reference in any correspondence: **SU78SE/4/3**. The Environment Agency has the following comments:

The Environment Agency **OBJECTS** to the proposed development for the following reasons:

REASON: The proposed development will have a detrimental impact on the landscape character of the Thames.

REASON: The proposed development lies within an area of land liable to flood as shown on maps held by the Environment Agency. The development will be at direct risk of flooding, and will increase the risk of flooding elsewhere.

ADVICE TO PLANNING AUTHORITY

Navigation: contact Tom Christie on 01189 535524

As navigation authority for the River Thames including the Hennerton Backwater, the Environment Agency is extremely concerned at the effect of this proposal on the landscape character of the Thames.

The replacement of the former small, low-lying boat storage shed by a two-storey boathouse would have a major visual impact on the meadow setting of this part of Hennerton Backwater. The Environment Agency also seeks to avoid any possibility of the boathouse being used for weekend/summerhouse accommodation and thus for the gradual domestication of the meadowland around the boathouse. The Agency is aware of numerous instances in the past where boathouses have subsequently been converted to provide living accommodation.

Cont/d..

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

We recommend that planning permission is refused for any replacement boat storage structure which is larger than the original structure or which includes, or appears to include, summerhouse accommodation. This is to prevent the introduction of leisure development on the meadow insofar as it has no history of such use apart from small boat storage inside (and not outside) the former boat storage shed.

The proposed replacement boathouse is sited further into the meadow and away from the river, so that the greater distance of carrying or dragging boats across the meadow to and from the river would have an unnecessary greater impact on the meadow.

The Environment Agency considers that it would be prudent for a condition preventing the development of the site for summerhouse usage, outdoor mooring, garden landscaping etc, be included on any planning permission granted, in order to protect the existing meadow character of the site.

Development Control: Contact Amanda Reed on 01276 45 4331

This site is within the 1947 floodplain of the River Thames/Hennerton Backwater. It is estimated that the flood water level at the site at that time was 33.98 metres above Ordnance Datum (Newlyn).

The site is, therefore, within an area where new development is to be strictly controlled. In this case, we advise as follows:

The design of the boathouse will need to be altered to make provisions for the free ingress and egress of floodwater. This will take the form of openings in the three walls, extending from existing ground level up to the 1947 flood water level of 33.98 m AOD (N). There should be at least two openings in the long walls and one in the short wall, each opening being at least one metre wide. A gap of 150 mm will also be required under the main up and over door. Vertical bars at 100 mm centres may be introduced into the wall openings. I should point out that should the boathouse be relocated outside the floodplain as defined by the 33.98 m AOD (N) contour, the modifications to the design will not be required.

It is not clear from the application as submitted, whether the proposed development is intended to provide some form of residential accommodation. The Environment Agency seeks to avoid the introduction of further residents into the floodplain, and would therefore wish to ensure that the proposed boathouse was not used for this purpose.

WITHOUT PREJUDICE

If, notwithstanding the above objections, or following modification to the proposals to overcome them, your Council were minded to grant planning permission for the above proposal, the Agency asks that account is taken of the advice set out below, including the following conditions:

PLANNING CONDITIONS

CONDITION: The boathouse shall be constructed with the floor slab finished at the existing ground level, and with any arisings from excavation removed from the floodplain;

Cont/d..

with apertures in the side and rear walls from ground level up to the 1947 flood water level of 33.98 m AOD (N) to allow the free entry and egress of flood water; and with gaps under the main doors for the same reason.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: Openings and associated grills to the boathouse shall be constructed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.
REASON: To ensure that free passage of flood water through the walls of the building is provided for.

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

CONDITION: Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.
REASON: To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the Hennerton Backwater main river. *Contact Amanda Reed on 01276 454331 for further details.*

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 Tracy McKeown on 01276 45 4366.*

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse. *Contact Nick Weddell on 01276 454405 for further details.*

ADVICE TO APPLICANT

Conservation: Contact Vaughan Lewis on 01491 82 8479

Cont/d..

A survey for the presence of water voles should be undertaken prior to development commencing. Water vole habitat is protected under the Wildlife & Countryside Act 1981.

Environment Protection: Contact Nick Weddell on 01276 454405

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

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Any open chemical or refuse storage areas should be surrounded by suitable liquid tight bunded compounds to prevent drainage from these areas discharging into the surface water system. Such areas should be connected to the foul sewer subject to the approval of Thames Water Utilities or its sewerage agent.

Any above ground oil storage tank(s) should be sited on an impervious base and surrounded by a suitable liquid tight bunded compound. No drainage outlet should be provided. The bunded area should be capable of containing 110% of the volume of the largest tank and all fill pipes, draw pipes and sight gauges should be enclosed within its curtilage. The vent pipe should be directed downwards into the bund. Guidelines are available from the Environment Agency.

DECISION NOTICE

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

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

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

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Mr A J Spinks, Lianti, Loddon Drive Wargrave RG10 5HL

Our ref: SP\2000\001773\001
Your ref: F/2000/1383

Date: 6th July 2000

ENVIRONMENT AGENCY

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10 JUL 2000
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District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Nicola Lake

Dear Madam

ERECTION OF REPLACEMENT BOATHOUSE
THE OLD BOAT HOUSE, WARGRAVE ROAD, WARGRAVE

Thank you for your letter dated 16 May 2000 which was received on 19 May 2000. You are asked to quote the following reference in any correspondence: **SU78SE/4/3**. The Environment Agency has the following comments:

The Environment Agency **OBJECTS** to the proposed development for the following reasons:

REASON: The proposed development will have a detrimental impact on the landscape character of the Thames.

REASON: The proposed development lies within an area of land liable to flood as shown on maps held by the Environment Agency. The development will be at direct risk of flooding, and will increase the risk of flooding elsewhere.

ADVICE TO PLANNING AUTHORITY

Navigation: contact Tom Christie on 01189 535524

As navigation authority for the River Thames including the Hennerton Backwater, the Environment Agency is extremely concerned at the effect of this proposal on the landscape character of the Thames.

The replacement of the former small, low-lying boat storage shed by a two-storey boathouse would have a major visual impact on the meadow setting of this part of Hennerton Backwater. The Environment Agency also seeks to avoid any possibility of the boathouse being used for weekend/summerhouse accommodation and thus for the gradual domestication of the meadowland around the boathouse. The Agency is aware of numerous instances in the past where boathouses have subsequently been converted to provide living accommodation.

Cont/d..

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

We recommend that planning permission is refused for any replacement boat storage structure which is larger than the original structure or which includes, or appears to include, summerhouse accommodation. This is to prevent the introduction of leisure development on the meadow insofar as it has no history of such use apart from small boat storage inside (and not outside) the former boat storage shed.

The proposed replacement boathouse is sited further into the meadow and away from the river, so that the greater distance of carrying or dragging boats across the meadow to and from the river would have an unnecessary greater impact on the meadow.

The Environment Agency considers that it would be prudent for a condition preventing the development of the site for summerhouse usage, outdoor mooring, garden landscaping etc, be included on any planning permission granted, in order to protect the existing meadow character of the site.

Development Control: Contact Amanda Reed on 01276 45 4331

This site is within the 1947 floodplain of the River Thames/Hennerton Backwater. It is estimated that the flood water level at the site at that time was 33.98 metres above Ordnance Datum (Newlyn).

The site is, therefore, within an area where new development is to be strictly controlled. In this case, we advise as follows:

The design of the boathouse will need to be altered to make provisions for the free ingress and egress of floodwater. This will take the form of openings in the three walls, extending from existing ground level up to the 1947 flood water level of 33.98 m AOD (N). There should be at least two openings in the long walls and one in the short wall, each opening being at least one metre wide. A gap of 150 mm will also be required under the main up and over door. Vertical bars at 100 mm centres may be introduced into the wall openings. I should point out that should the boathouse be relocated outside the floodplain as defined by the 33.98 m AOD (N) contour, the modifications to the design will not be required.

It is not clear from the application as submitted, whether the proposed development is intended to provide some form of residential accommodation. The Environment Agency seeks to avoid the introduction of further residents into the floodplain, and would therefore wish to ensure that the proposed boathouse was not used for this purpose.

WITHOUT PREJUDICE

If, notwithstanding the above objections, or following modification to the proposals to overcome them, your Council were minded to grant planning permission for the above proposal, the Agency asks that account is taken of the advice set out below, including the following conditions:

PLANNING CONDITIONS

CONDITION: The boathouse shall be constructed with the floor slab finished at the existing ground level, and with any arisings from excavation removed from the floodplain;

Cont/d..

with apertures in the side and rear walls from ground level up to the 1947 flood water level of 33.98 m AOD (N) to allow the free entry and egress of flood water; and with gaps under the main doors for the same reason.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: Openings and associated grills to the boathouse shall be constructed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.
REASON: To ensure that free passage of flood water through the walls of the building is provided for.

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

CONDITION: Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.
REASON: To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the Hennerton Backwater main river. *Contact Amanda Reed on 01276 454331 for further details.*

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 Tracy McKeown on 01276 45 4366.*

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse. *Contact Nick Weddell on 01276 454405 for further details.*

ADVICE TO APPLICANT

Conservation: Contact Vaughan Lewis on 01491 82 8479

Cont/d..

A survey for the presence of water voles should be undertaken prior to development commencing. Water vole habitat is protected under the Wildlife & Countryside Act 1981.

Environment Protection: Contact Nick Weddell on 01276 454405

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

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Any open chemical or refuse storage areas should be surrounded by suitable liquid tight bunded compounds to prevent drainage from these areas discharging into the surface water system. Such areas should be connected to the foul sewer subject to the approval of Thames Water Utilities or its sewerage agent.

Any above ground oil storage tank(s) should be sited on an impervious base and surrounded by a suitable liquid tight bunded compound. No drainage outlet should be provided. The bunded area should be capable of containing 110% of the volume of the largest tank and all fill pipes, draw pipes and sight gauges should be enclosed within its curtilage. The vent pipe should be directed downwards into the bund. Guidelines are available from the Environment Agency.

DECISION NOTICE

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

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

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

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Mr A J Spinks, Lianti, Loddon Drive Wargrave RG10 5HL

TO: **DEVELOPMENT CONTROL**
Miss Nicola Lake

FROM: Environmental Design

DATE: 6 June 2000

Location:	The Old Boat House, Wargrave Road, Wargrave
Proposal:	PROPOSED ERECTION OF REPLACEMENT BOATHOUSE
Application Number:	F/2000/1383

In response to your consultation dated 16 May 2000 for the above application, the landscape comments are as follows:

I have no objections to the above proposals.

Catherine Brimble

Catherine Brimble
Landscape Architect

FROM: Nicola Lake

DATE: 16 May 2000

DELEGATED

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2000/1383

Proposal: Proposed erection of replacement boathouse..

Site Address: The Old Boathouse, Wargrave Road, Wargrave, Reading.

Applicant: Mr A J Spinks .

Your observations are required in respect of this application **by 09/06/2000** .

Interim comment
No objection to a "like for like" replacement of the original structure, on condition that its use be restricted to that of a boathouse and ancillary storage.

The Parish Council would like to request further information regarding the original boathouse.

Furthermore the Parish Council suggests that the Planning Officer refers to the District Council's aerial photographs to ascertain the original structure's dimensions.

SIGNED: _____ DATE: 30/5/2000

Clerk to Wargrave Parish Council

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 26 APR 2000	Map No. 17 Site 126 (14/25)
Officer: NL / Application No. F/2000/1383	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

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

Description:
(F) PROPOSED ERECTION OF REPLACEMENT BOATHOUSE

Location: THE OLD BOATHOUSE HENLEY ROAD (Wargrave Rd.)

Parish: WARGRAVE Ward: Wargrave 16.5.2000

Applicant: MR SPINKS

94/ Re-submission of 70670/F withdrawn

Fee Received 00-00 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 : 16:5:2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency (next to Flood zone)	BP: ..... ✓

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

HERITAGE BODIES

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

OTHERS:

*Consult Conrad Moore as is Wildlife Heritage Site.

.....

NEIGHBOURS:

S/N + Beech Tree farm ✓
Lake Lodge

LIANTI LODDON DRIVE WARGRAVE RG10 8HL
Telephone : 0118 9402586 14th April, 2000

28. MAY 2000* 1383
APR.

Miss N. Lake
Planning Assistant
Environmental Services Department Planning Services
Wokingham District Council.

Your reference : 99/70670/F.

Proposed replacement boathouse :
The Old Boathouse, Henley Road, Wargrave, Berkshire, RG10 8PJ.

Dear Miss Lake,

There are many old residents in the village but it has taken me some time to find someone (without any axe to grind) who really knew and remembers Hennerton some 50 years ago and I suggest that the attached statement by Mr Harris (Item 5) for the period (1940-52) before he joined the Coldstream Guards is of particular importance.

Please could the following items accompany my application.

1. **My letter to you dated 4th April.**
2. **A copy of this letter.**
3. **Statement by Julie Nanette Thomas dated 30/12/99.**
4. **Statement by Christian Trevor Edward Brinsden dated 20/2/2000.**
5. **Statement by Henry Harris dated 15.4.2000.**
6. **The attached list of observations.**

Thank you for your help.
Yours sincerely,

Anthony Spinks

LIANTI LODDON DRIVE WARGRAVE RG10 8HL

Telephone : 0118 9402586 4th April, 2000

Miss N. Lake
Environmental Services Department Planning Services
Wokingham District Council.

Your reference : 99/70670/F
The Old Boathouse, Henley Road, Wargrave. RG10 8PJ

Dear Miss Lake,

I refer to the above application which I withdrew on 10th December.

I have discussed the matter with The Wargrave Residents' Association and, last evening, I outlined the details to Wargrave Parish Council.

From my enquiries, it would appear that the original building was based on a chalet style which did not include windows at the sides of the first floor and this gave the impression of a single floor structure.

It would seem that none of the five duplicated letter writers were ever inside the building. I had previously discussed the plans in some detail with three of them and was given to understand that they were in full agreement, in fact, one of them shook me warmly by the hand and wished me well and every success with the project. I find that The Wargrave Residents' Association has a very negative attitude and influence.

I have also been in touch with the two previous owners and I enclose copies of the statements they have sent to me. Also enclosed is a draft plan based on the details contained in these statements.

I am quite prepared to make any adjustments which you think might be necessary. For instance, I could include the balcony within the roof area. I must admit I should like some windows on the North side as it does seem a pity to have a potential view which cannot be enjoyed but I am happy to follow your guidance and advice.

If these details now seem acceptable to you I should like to proceed with my application.

Yours sincerely,

Reference : The Old Boathouse. Henley Road. Wargrave.
Title Number BK 269222

I, JULIE NANETTE THOMAS of (Widow)
Brooksby, Kennylands Road, Sonning Common,
Oxfordshire. RG4 9JT

DO SOLEMNLY AND SINCERELY DECLARE

that I have known and used The Old Boathouse for some five years and confirm that the interior was constructed to provide an upper floor area which was used as a workshop and storage area. This was reached by steps and formed within the roof space. I have no interest in the property.

I depose as above from my personal knowledge of the property.

I make this statement conscientiously and knowing the same to be true.

Declared by the said Julie Nanette Thomas.

Date 30-12-99

Witness Richard Parry-Jones
Occupation Artiste - Peintre.
Address Brooksby
Kennylands Road
Sonning Common
Oxon RG4 9JT

I, CHRISTIAN TREVOR EDWARD BRINSDEN (Writer)
of 40, Rue du Meaux, Quincy - Voisins, France.

DO SOLEMNLY AND SINCERELY DECLARE as follows :

1. That I was the owner of the property known as
The Old Boathouse, Henley Road, Wargrave, Berkshire, RG10 8PJ
Title Number BK 269222

2. My knowledge dates from 1993. At first I rented and later purchased the property in June, 1996.

3. The boathouse was in a poor condition with advanced dry rot. it had asbestos sheeting lining the upper walls and ceiling which was disintegrating. Eventually one side of the roof collapsed.

4. There was always an upper floor area which was reached by a flight of open tread stairs which were at the rear. The headroom at the centre of the upper floor was at least 12 feet. The roof was steep and I think that this is called chalet style. I used this upper area to store boat equipment, cushions etc. and as a workshop. On rainy or cold days we also used it for picnicking. There was limited headroom for the lower boat store area, only about 7 feet.

5. There were no side windows to the upper floor but there were roof lights on the South side. There were also double opening windows at each end of the building which each held about 8 panes of glass. On the West side there had been a small balcony which was supported by wooden brackets but this had reached an advanced state of decay and I removed it for safety.

6. I should add that there was a conservatory built on the back of the building and a lean-to on the South side and evidence of this can still be seen. I remember these particulars in some detail as, at the time, it was my firm intention to rebuild.

I depose as above from my personal knowledge of the property. I make this statement conscientiously and knowing the same to be true. I have no vested interest in the property.

Date 20-2-00

Witness [signature] I B FORD

Occupation RETIRED

Address 20 OF CASTLEHILL DRIVE
BROCKWORTH.
GLOUCESTER.

I, HENRY HARRIS (Retired)
of 6, Helen Court, Bath Road, Reading, RG30 2BN

DO SOLEMNLY AND SINCERELY DECLARE AS FOLLOWS :

Reference : The Old Boathouse, Henley Road, Wargrave, Berkshire.

I lived at No.5 High Street, Wargrave, until 1940, when I was six years old. In that year my father was killed on active service and my mother moved to Golders Cottages at Cockpole Green. I lived there until I was 18 when I joined the army.

Throughout these years the Hennerton Backwater was really my hunting ground and together with friends I fished and spent much time along the banks. We usually entered at the stables on the corner of Willow Lane which was then locally known as Cabby Brown's.

I well remember The Old Boathouse as at one time it was occupied by Polish people, It was, without doubt, a two storied building and I remember that there was a balcony along the front of the upper floor. It was what I would now describe as a traditional Thames boathouse.

Declared by the said Henry Harris.
Date : 15/4/2000 H. Harris.

Witness A. J HUBBARD

Occupation Retired.

Address WHYNOT LONDON DRIVE
WARGRAVE RG10 8HL.

Observations regarding the rebuilding of
The Old Boathouse, Henley Road, Wargrave, RG10 8PJ

1. The original structure can be traced to, at least, the 1920's. It is clearly shown on all maps.

2. It was originally part of the Hennerton House estate.

3. It has always been listed and referred to as a boathouse, not as a shed, store or in any other way.

4. It was probably the oldest boathouse along the backwater.

5. I do not know of any other 'stand alone' boathouse i.e., one that is not reasonably near to a dwelling that is without upper storage space and what has always been known as a 'cushion room' with picnic facilities.

6. I have specifically asked the Wargrave Residents' Association if any of their 'duplicated' objectors claim to have ever been in the boathouse and the answer was in the negative.

7. I was not allowed to attend the WRA meeting to discuss the matter.

8. Mr P. N. Vercoe from the Parish Council asked if he could see the site and I met him there. We discussed the matter and he said that he could not foresee any problems. The WRA have never asked to visit the site.

9. The 'duplicated' objections from the WRA do not tally. They also say that the residents are close to the site whereas, at least, one lives the best part of half a mile away.

10. I suggest that the points raised in the corresponce are largely imagined and are designed to be as obstructive and unkind as possible.

11. I find that a request for the existing water supply to the property be withdrawn beyond comment.

APR
28. MAY 2000* 1383

LIANTI LODDON DRIVE WARGRAVE RG10 8HL
Telephone : 0118 9402586 14th April, 2000

Miss N. Lake
Planning Assistant
Environmental Services Department Planning Services
Wokingham District Council.

Your reference : 99/70670/F.

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6. **The attached list of observations.**

Thank you for your help.
Yours sincerely,
Anthony Spinks
Anthony Spinks

Wargrave Bowling Club Pre Season Report

Now that the clocks have gone forward and the evening's daylight hours get longer the village's outdoor sports clubs are busy getting ready for the start of their new season and hopefully long sunny summer days.

The Bowls Club is no exception, preparation for this years campaign started back in October just after the 1999 season ended, when almost 4 tons of top dressing was spread onto the green. Head greenkeeper Mick Pope is now flat out with his preparations to get everything in pristine condition ready for when the Green opens on Saturday 22nd April for Roll-ups (this does not mean hand made fags) when members will deliver their first bowls of the season and thinking of all the brilliant shots they will be playing and trophies they are going to hold aloft at the end of season presentation dinner.

If you are in the Recreation Ground and happen to pass the bowls green, listen out for other unique bowls terms such as:- Your short again, You must be up!, Your not here (goodness knows where they are then), Your wide and heavy!, Kill it (poor thing), Your tight again (been in the bar too long?), and many more.

The Club has a hectic time ahead with over 70 games scheduled, plus club and county competitions, Wargrave has now got a reputation as having one of the best greens in Berkshire and many representative matches are being held at the club, including, Berks v Herts (men) on 28th June, Berks v Herts (ladies) on 23rd August and final stages of county competitions. If you would like to see some of the top players in the UK then come along to the green on Sunday 4th June at 10am when Berkshire take on Middlesex in the 1st round of the national Top Rink championship, when several current England Internationals are expected to play.

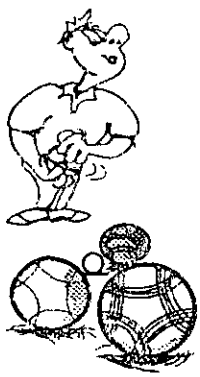
The Club itself has several county players including Darren Holder who has been a Junior (U25) England International for 5 years, he is also the Wokingham DC Sports personality of the year for 1999. Darren has represented England on many occasions including a tournament in Israel when he and his partner from Lincolnshire won the pairs event. England also won the team prize.

If you fancy a game of bowls and you are between the ages of 10 and 100 then why not come along to our Open Day on Spring Bank Holiday Monday, 1st May, sessions at 10.30 and 2.30. Just bring yourself and a pair of flat shoes, we will supply the rest. Bar open from 11am, tea and coffee all day, fully qualified instructors and an England International on hand to help and have a chat.

For those who enjoy sport, open air, gentle exercise and social banter, the Club will be pleased to see you.

If you want to know more about joining then give John Fishwick a ring on 940 2713 or just pop into the Club.

Don Fegert



ADVERTISERS

Please check your adverts and let me know soonest if there are any errors.
John Keast 9402975.

Last Chance for Residents' Association ?

The February edition of Wargrave News carried the news that unless sufficient members came forward to serve as officers and members of the Executive Committee then the Association would be wound up at the forthcoming Annual General Meeting in May. Further publicity was given to the issue by an article (described as 'disappointing' by the Association Chairman) in the Henley Standard. As this piece goes to print there have been no volunteers prepared to save the day - but there is still time to lodge nominations - the AGM is in May on *Thursday 18th (not Friday 19th which* would clash with the AGM of another village institution) in the Woodclyffe Hostel. And it really would be ironic if the Association was wound up in May and the village immediately thereafter had to face planning applications for new property perhaps threatening development of the surrounding Green Belt or, at the least, infilling large sites within the village envelope. And that really is now pretty predictable given the latest Government announcements on the numbers of new houses required in the South East and Berkshire. Tom Berman on 940 3319 or Mike Hill on 940 2106 are the people to talk to.

28. MAY 2000 ★ 1383
APR

WARGRAVE PARISH COUNCIL
ANNUAL PARISH ASSEMBLY

GUEST SPEAKER THERESA MAY MP

You are invited to attend the Annual Parish Assembly
On Wednesday 26th April at 7.30pm
At The Woodclyffe Hall

In addition to our guest speaker the Parish Council wishes to consult as many residents as possible on proposals for
A COMMUNITY CENTRE FOR THE NEW MILLENNIUM

Please come and discuss this exciting project.

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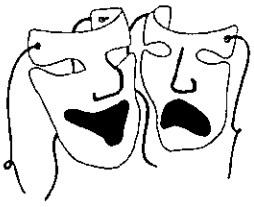
Telephone: 01189 342061



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Sonning

Term Starts: Wednesday 10th May

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Registration details Call:

Clare Hatfield
Telephone: Sonning 0118 969 9383

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Commodore Derek Gorman on 0118 932 0350
or leave a message on our answerphone
0118 940 3344

APR
28 MAY 2000 1383

Observations regarding the rebuilding of
The Old Boathouse, Henley Road, Wargrave, RG10 8PJ

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7. I was not allowed to attend the WRA meeting to discuss the matter.

8. Mr P. N. Vercoe from the Parish Council asked if he could see the site and I met him there. We discussed the matter and he said that he could not foresee any problems. The WRA have never asked to visit the site.

9. The 'duplicated' objections from the WRA do not tally. They also say that the residents are close to the site whereas, at least, one lives the best part of half a mile away.

10. I suggest that the points raised in the corresponce are largely imagined and are designed to be as obstructive and unkind as possible.

11. I find that a request for the existing water supply to the property be withdrawn beyond comment.

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No.

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

CERTIFICATE A

APR 28 ~~MAY~~ 2000* 1383

I certify that:

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

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

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) . . . . . .

. . . . . .

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

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

the (c) . . . . . .

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

on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

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

●

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . assistant surveyor

On behalf of . . . . . .

Date . . . . . 20th April 2005

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

1789/a

SECTION 66 CERTIFICATE

28 MAY 2002
APR.

WOKINGHAM DISTRICT COUNCIL

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

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

(b) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

OR

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

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

OR

- I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . Anthony Spruce . . . . . .

On behalf of . . . . . .

Date . . . . . 20th April 1999 . . . . . .

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

APP.
28.MAY2000* 1383

1.	**APPLICANT'S NAME**	A. J. SPINKS
	ADDRESS	LIANTI · LODDON DRIVE · WARGRAVE · BERKSHIRE ·
	POST CODE	RG10 8HL **PHONE** · 0118 · 940 2586 ·
2. If the applicant has an agent, all correspondence will be sent to the agent	**AGENT'S NAME**	
	ADDRESS	
	POST CODE	**PHONE**
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	**SITE LOCATION**	THE OLD BOATHOUSE HENLEY ROAD · WARGRAVE · RG10 8PS ·
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		REPLACEMENT BOATHOUSE
5. Give the area in hectares or part of a hectare	**AREA OF SITE**	1·74
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	**OWNERSHIP**	OWNER
7. List all the plans and drawings submitted with the application	**PLANS/DRAWINGS**	1. SHEETS 4/2000

8. **DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?** Tick the boxes(x)

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

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

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

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

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

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

BOAT HOUSE. DISMANTLED AUTUMN 1997

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

- GREY SLATE ROOF
- TIMBER CLAD UPPER
- BRICK 1.5M FROM BASE

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

ALL EXISTING. WELL SCREENED BY EXISTING TREES

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAY

17. HOW WILL FOUL SEWAGE BE DISPOSED OF? To existing system YES/NO

If no, please give details: SEPTIC TANK

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

ACCESS AND PARKING AS EXISTING. NARROW FOOTPATH SKIRTING EXISTING COPSE

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

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO — If YES, please ask for and complete Part 3 of the form

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

PREVIOUS APPLICATION 99/10670/F WITHDRAWN 10/12/99.

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

SIGNED [signature] ON BEHALF OF DATE 20th April 2000

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify REPLACEMENT BOATHOUSE		74.8 m²	74.8 m²	
OTHER	Please Specify				
	TOTAL		74.8 m²	74.8 m²	

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	✓	
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

GENERAL BOATHOUSE USE

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

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

Existing Staff	Transferred Staff	New Staff	Total
			•

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

NO

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

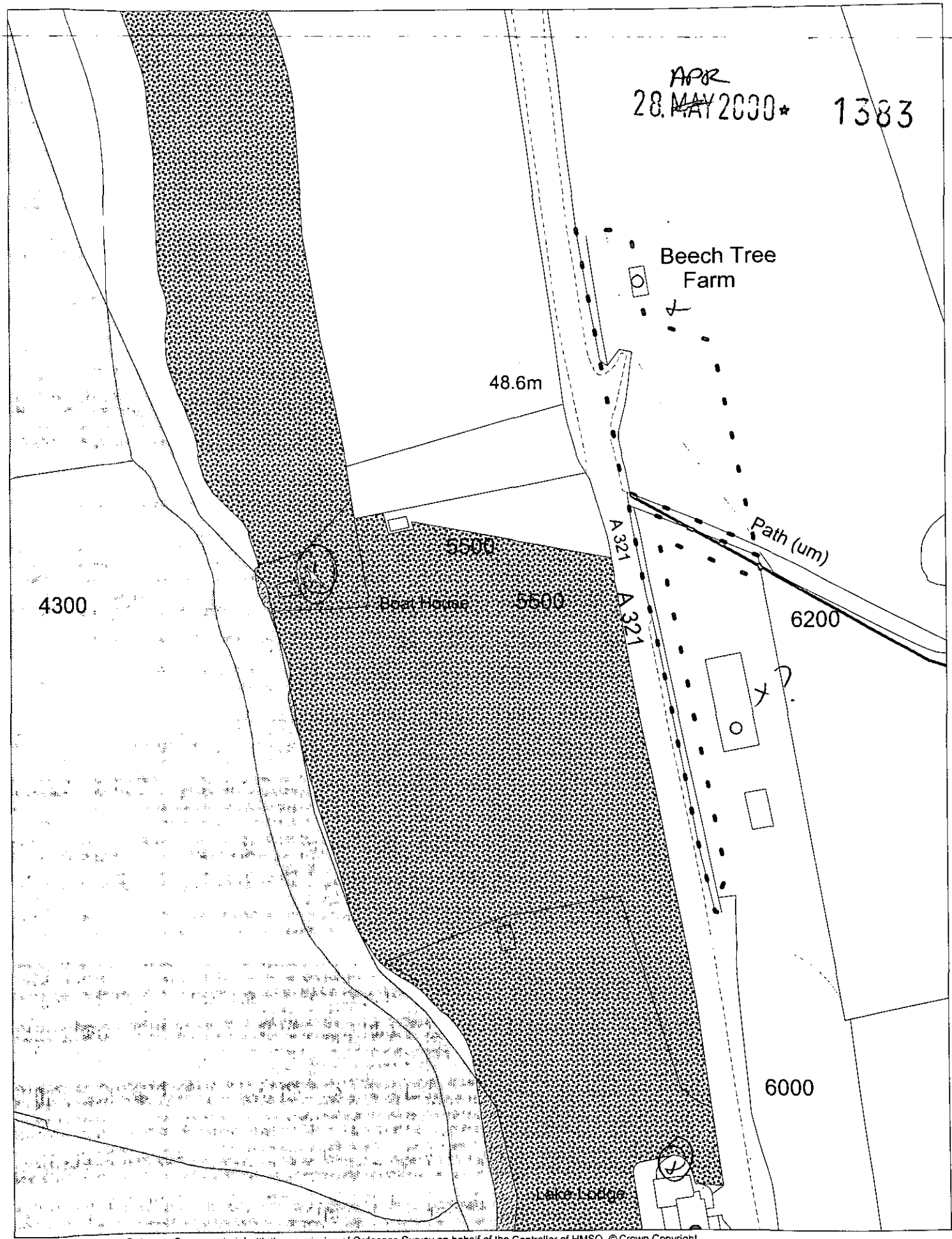
WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months.
Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

APR
28 MAY 2000* 1383



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Development Control Section, Environmental Services, Wokingham District Council.
11 May 2000

Scale: 1 : 1250

N
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Urban Design Section, Environmental Services, Wokingham District Council.

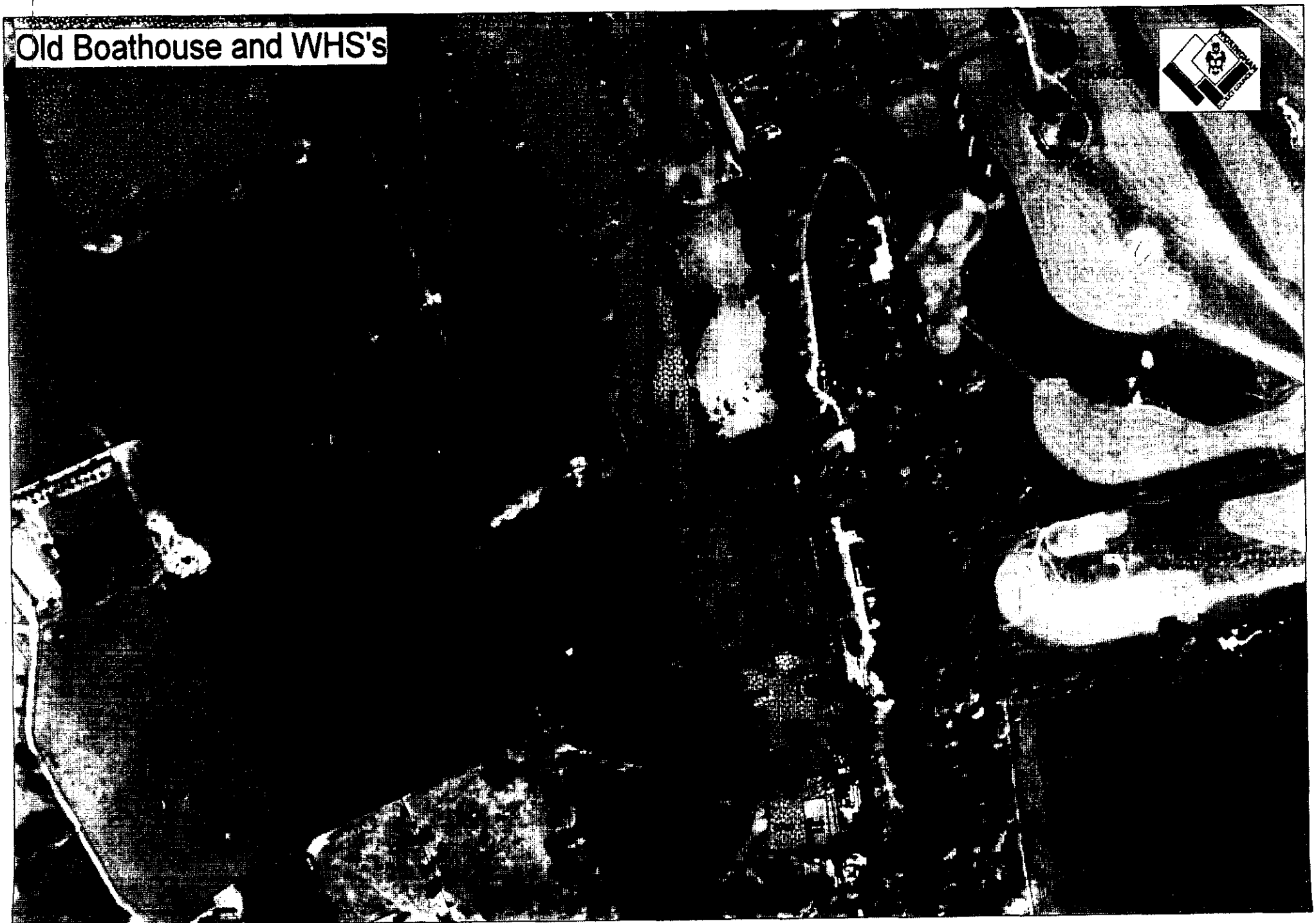
26 May 2000

Scale: 1 : 4000

N
W E
S

1912 overlay with '97 map

Old Boathouse and WHS's



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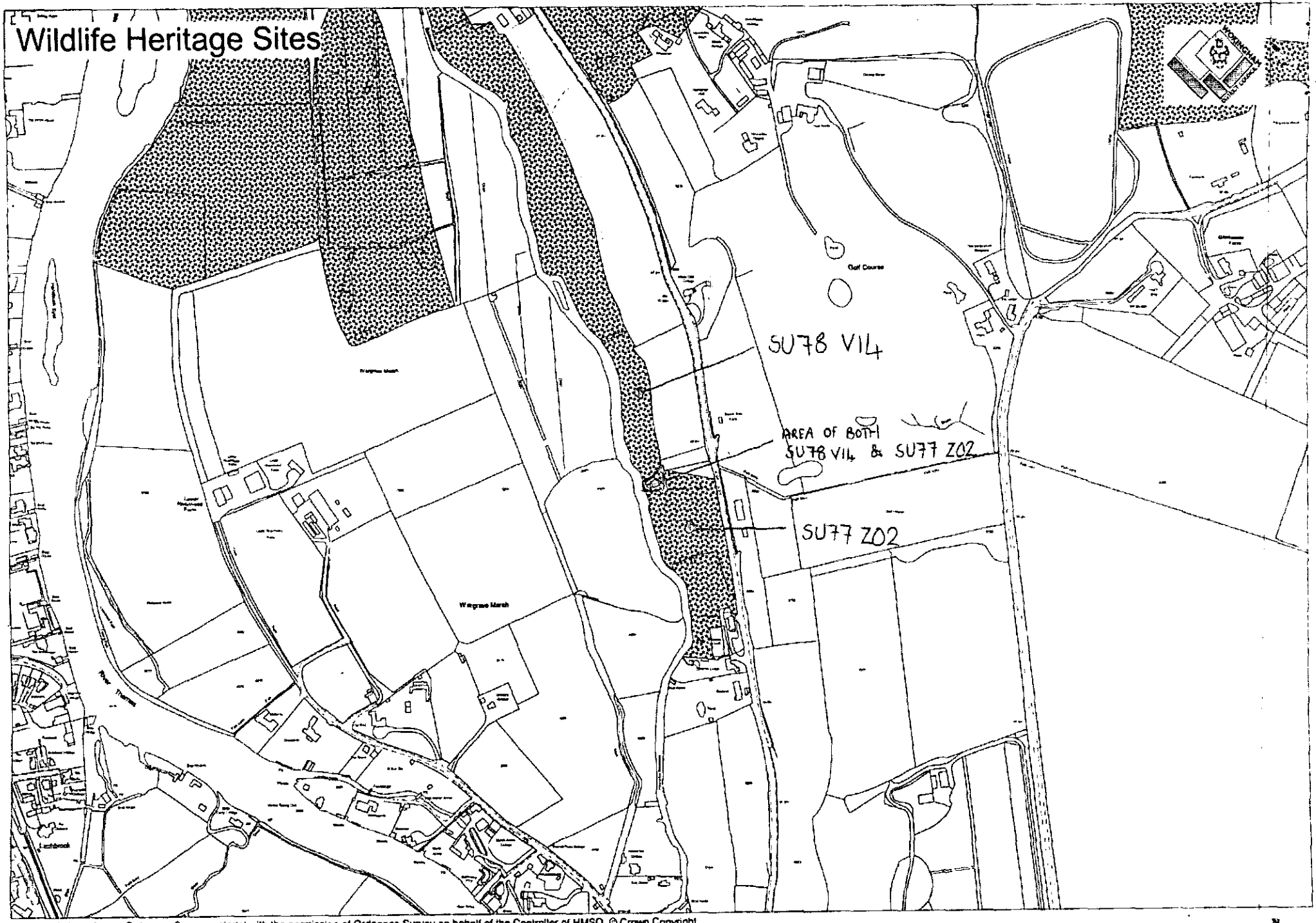
Policy and Plans Section, Environmental Services, Wokingham District Council.

31 May 2000

Scale: 1 : 3016

N
W E
S

Wildlife Heritage Sites



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Policy and Plans Section, Environmental Services, Wokingham District Council.

31 May 2000

Scale: 1 : 6033

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W E
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