APPLICATION NO:
F/2001/4806

LOCATION:
Woodside Beggars Hill Road, Lands End, Twyford Reading. Charvil

APPLICANT:
Mr Sollesse C/O English Heritage Buildings

PROPOSAL:
Proposed erection of new stable building to replace existing.

EARLIEST DATE FOR DECISION: **05/10/2001**

APPLICATION WILL HAVE EXPIRED ON:
31/10/2001

CASE OFFICER: **Natalie Brown**

APPROVED
No objs 02.01.02 SV

RAILEX
Marbleboard

EASIFILE EP7

1167

D1

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Sollesse
C/O English Heritage Buildings
Woods Corner
Dallington
East Sussex
TN21 9LQ

Application Number: F/2001/4806

Parish: **CHARVIL**

Location: **Woodside, Beggars Hill Road, Lands End, Twyford, Reading.**

Proposal: **Proposed erection of new stable building to replace existing.**

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

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

Condition
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. The stable block hereby permitted shall not be occupied or used at any time other than in association with the paddocks on site.

Condition
4. No development shall take place until arrangements have been made for an archaeological "Watching Brief" to monitor development groundworks and to record any archaeological evidence revealed. These arrangements are to be submitted to, and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the "Watching Brief"

proposals agreed pursuant to this condition and shall be carried out by a suitably qualified investigating body approved in writing by the Local Planning Authority.

Condition
5. The developer shall afford access at all reasonable times to any archaeologist nominated by the Local Planning Authority, and shall allow him/her to observe the excavations and record items of interest and finds.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. The development is only acceptable in association with the paddocks, as it would otherwise be contrary to countryside policies.

Reason
4. To ensure that any archaeological evidence discovered during ground works is adequately recorded.

Reason
5. To ensure that any archaeological evidence discovered during ground works is adequately recorded.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy C2.
Loddon Area Local Plan Policies LTV2, LC1 and LC19.
Deposit Draft Wokingham District Local Plan Policies WOS3, WCC1, WCC2 and WCC7.

Anna Cronin
Head of Planning & Transportation
Date: 21/12/2001

Notice checked by: _____

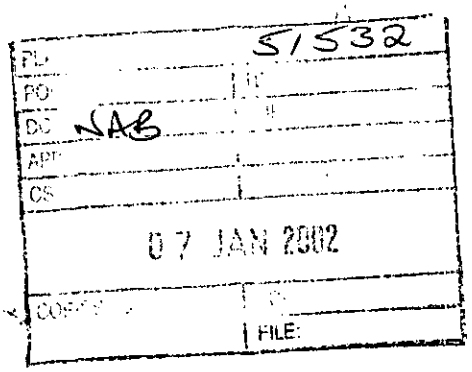
If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

4806

ENVIRONMENT AGENCY

Our Ref : SP/2001/004503-1/1
Your Ref :

Date : 27 December 2001



f/2001/3884
4806

Received after dec. issued (21/12).

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

Dear Ms Brown

ERECTION OF NEW STABLE BUILDING TO REPLACE EXISTING AT WOODSIDE, BEGGARS HILL ROAD, LANDS END, TWYFORD, READING

Thank you for your letter dated 12th September 2001, received on 14th September 2001. Please quote the following reference in any correspondence: **SU77SE/23/11.** The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed three 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, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

ADVICE TO PLANNING AUTHORITY

Landfill Gas Risk

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference: SU 773 742
Distance from site: 21m

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Landfill name: Tippings Lane
Details: Household Waste

Due to the proximity of this landfill to the above site, the applicant is advised to incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report No. 212 "Construction of New Buildings on Gas Contaminated Land". This will ensure that the development is protected against the adverse effects of gas which may migrate into the building.

Presence of a Watercourse

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Pollution Prevention

Clean Roof and Surface Water
The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard standing 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.

Foul Water
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.

Pollution Prevention
Further guidance and advice on the prevention of pollution to water courses and groundwater can be found on our website, in particular the 'Pollution Prevention Guidelines' web pages. These can be found in the Business section of The Agency's web site. Alternatively, you can type the following location in your browser's address bar:
www.environment-agency.gov.uk/business/ppg/

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Pollution Prevention Guideline No 24; is a guideline intended to assist those involved in the management and operation of stables, kennels and catteries.
If you are unable to access this information, please contact us so that a paper copy can be forwarded to you.

Wildlife Conservation

Wildlife Protection
The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

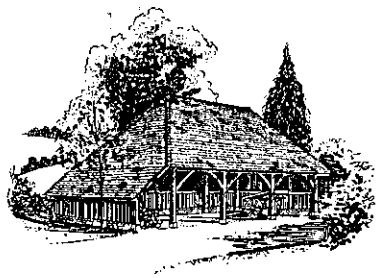
DECISION NOTICE

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 contact me, quoting the reference at the beginning of this letter.

Yours sincerely

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk
CC: English Heritage Buildings



ENGLISH HERITAGE BUILDINGS
South East



Coldharbour Studio Woods Corner East Sussex TN21 9LQ
Telephone 01424 838123 Facsimile 01424 838500

12 SEP 2001

NAB

The Chief Planning Officer,
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire, RG40 1BN

Date: 11th September 2001

Our ref: Soll2294/RH/004

Dear Sir/Madam,

Re: Application No. F/2001/4806 - Proposed Stable and Storage Building at Woodside, Beggars Hill Road, Charvill, Berkshire.

Further to the Planning Application submitted for the above on 4th September 2001, please find enclosed a replacement cheque, in the sum of £95.00.

Please return the earlier cheque submitted, in the sum of £195.00. ✓

Yours faithfully,

Rachel Hunt.

Enc.

Proposed stable outbuilding

Cartlodge not subject of this application

FORM NEW BASE SLAB AND RE-POSITION EXISTING STABLE BLOCK WHERE SHOWN PROVIDE LIGHTING AND SMALL POWER TO SUIT

WALL AROUND CAR PARKING COURTYARD TO MATCH PATTERN OF FRONT BOUNDARY WALL

COURTYARD TO BE BLOCK PAVED LAID TO FALL AT 1:40 TOWARDS YARD GULLIES

SOAKAWAYS MINIMUM 5 M

LINE OF NEW GARAGE BLOCK

LINE OF EXISTING OUTBUILDING TO BE DEMOLISHED

R.W.P.

SOAKAWAY

Site Plan.
Scale 1:200.

Woodside,
Beggars Hill Road,
Charvill,
Berkshire, RG10 0UB.

05.SEP.2001* 4806

APPROVED

Woodside,
Beggars Hill Road,
Charvill,
Berkshire,
RG10 0UB.

Location Plan 1/2500

12200mm

S.V.P.

DIG

Received by Wokingham District Council

Application No: F/2001/4806

Proposal:
Proposed erection of new stable building to replace existing.

Location:
Woodside, Beggars Hill Road, Lands End, Twyford, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to take this letter with you or quote application number F/2001/4806 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/10/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued 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

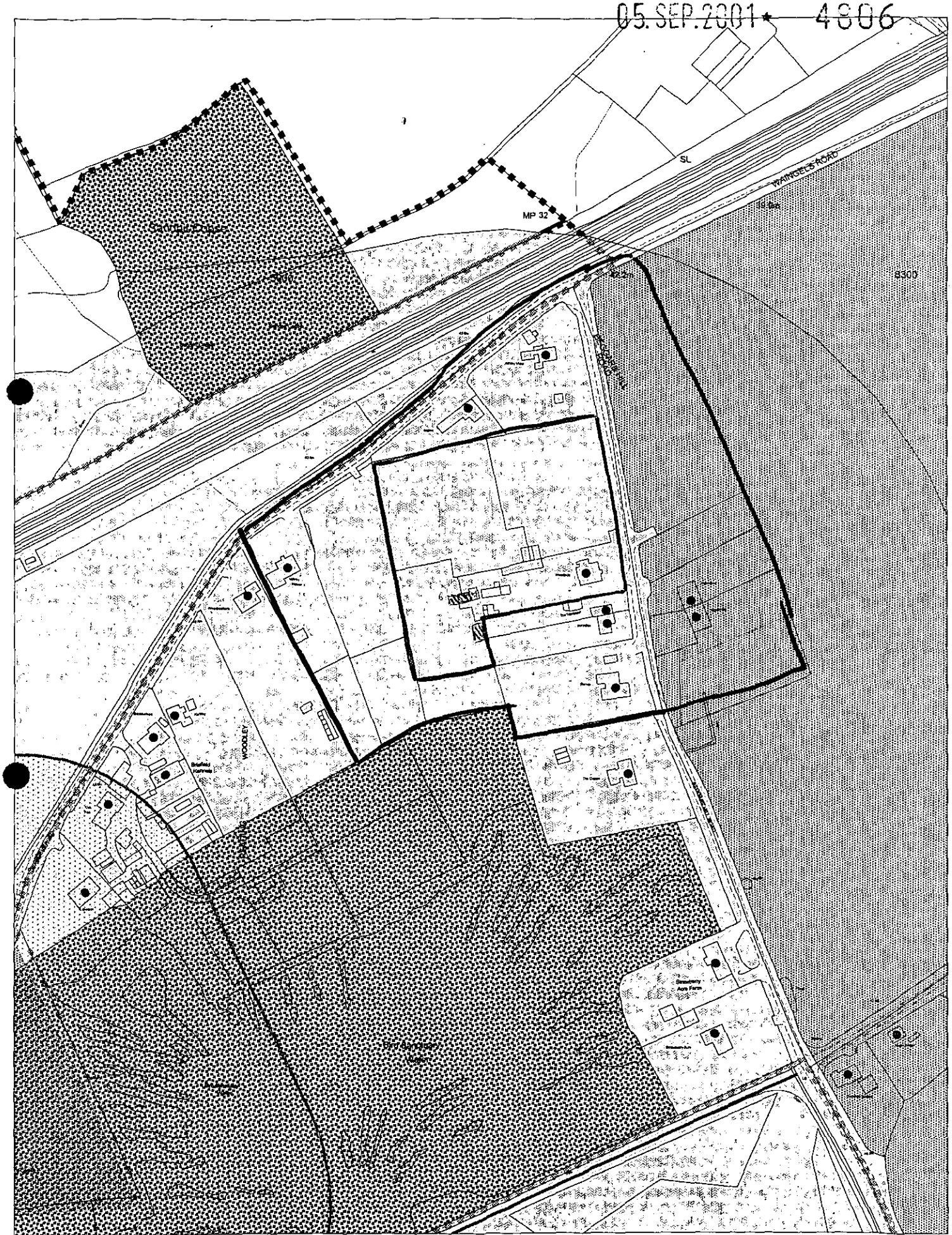
12 September 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/4806
CASE OFFICER: Natalie Brown

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

05.SEP.2001 4806



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Development Control Section, Environmental Services, Wokingham District Council.

10 September 2001

Scale: 1 : 2500

N
W E
S

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/4806

Applicant : Mr Sollesse C/O English Heritage Buildings.

Location : Woodside, Beggars Hill Road, Lands End, Twyford, Reading.

Proposal : Proposed erection of new stable building to replace existing.

Site Notice Displayed ? :	YES	NO	DATE
	✓		17/9.

Date of Neighbour Notifications : .....

Date of Site Visit : .....17/9.....

Date Registered : 05/09/2001

Earliest Date for Decision : 05/10/2001

Latest Consultation Date/Site Notice Expiry Date : 05/10/2001

This application will have expired on: 31/10/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Archaeology.

Planning Issues : WLP: Rural, Sep of settlement
WDLDD: Countryside. green gap & wedges.

Application Number: F/2001/4806

Appraisal :

See attached sheet

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

Application Number F/2001/4806
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)	C001	R001	full perm, 5 yrs.
(2)	C012	R012	Ex. finishes to be agreed.
(3)			The stable block hereby permitted shall
			not be occupied or used at any time other
			than in association with
			~~ancillary to~~ the paddocks on site.
			Reason: The development is only acceptable in
			association with the paddock, as it would otherwise be
			contrary to countryside policies.
(4)	C183	R183	Watching brief
(5)	C185	R185	Access for Archaeologist.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LTV2, LC1, LC19
SOUTH-EAST AREA LOCAL PLAN POLICIES: ———
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WC3, WC1, WC2, WC7
GREEN BELT LOCAL PLAN POLICIES: ———
BERKSHIRE STRUCTURE PLAN POLICIES: C2
MINERALS LOCAL PLAN POLICIES: ———

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 21.12.01

RECORD OF SITE VISIT

SITE ADDRESS: Woodside Beggars Hill Road Lands End, Twyford Reading.

APPLICATION NUMBER: F/2001/4806

OFFICER: Natalie Brown

DATE OF SITE VISIT: 29/9/19

1 SITE/STATUTORY NOTICE DISPLAYED ? yes - tree at front

2. DESCRIPTION OF SURROUNDINGS

Rural.

3. DESCRIPTION OF SITE/BUILDING

Triple garage + dwelling being built under previous consent
previous granny block already demolished -
foundations/footings already built → adj to triple garage.
open fields surrounding - some trees - orchard

4. RELATIONSHIP TO ADJOINING PROPERTIES

Detached.
dwelling visible along W. lane - Hillary House at rear
Ashley View at side

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT wall at front dwelling

OTHERS

Existing dwelling yet to be demolished as new dwelling not yet finished

Application Number: F/2001/4806 - Woodside

Appraisal:

Development
For a new stable block to replace the existing (NB: at the time of the site visit, the old stable and been demolished and the footings of the new stable were already in place)
The proposed stable block would be overall 13.5m in length and 5.6m in width. It would be 4.7m to the ridge, and stand adjacent to the new garage block (which is 11.985m long, 6.025m width and is 4.8m to the ridge, 4.9m inc decorative ridge tiles, and has a barn style hipped roof). The proposed stable block would have a barn style hip on the side of the stable adjacent to the garage block, the opposite end would have a cat-slide roof, which would be 2.5m to the eaves (the covered mono-pitched part to the side would be 1.5m to the eaves)

Application F/2000/0465 for the demolition of dwelling and outbuildings and replacement with new dwelling and garage block was refused and allowed on appeal. A subsequent application (F/20001/3331) amended the application and was approved. At the time of the site visit, the replacement dwelling and garage block were being built (almost completed), with the original dwelling still being on site. In the appeal decision, the Inspector stated that whilst the garage would be higher than the existing building, it would have a similar hipped roof design to the proposed house. This would in his view minimise the apparent height of the roof, and minimise any visual harm caused by the higher roof.

1) Impact upon neighbouring properties
   The proposed development would be located away from all neighbouring properties, and itself be set away from the neighbouring boundaries. As such, due to its single storey design, it is not considered that there would be any adverse effects to neighbouring properties.

2) Impact upon the character of the area
   The stable block, whilst covering a larger area than the previous (as the site plan shows), is replacing some form of structure that was once there. It would resemble the style and height of the approved garage. The cat slide roof to one end would further reduce its impact. As the previous stable block had been demolished at the time of the site visit, I was unable to compare the two structures.

   Surrounding the proposed stable block to the side and rear are fields used as paddocks for horses. Given the size of these fields, the proposed stable block is of a reasonable size in relation to the paddock. Provided that a condition be added to ensure that the stable block is used in conjunction with the paddocks, there would be no adverse effects.

Approval: ✓ ~~**Refusal:**~~

Tel: (0118) 974 6492

Date: 10 December 2001

My ref: F/2001/4806

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 Graddon
C/O Wokingham District Council

Dear Councillor

Application Number: F/2001/4806
Woodside, Beggars Hill Road, Lands End, Twyford, Reading.
Proposed erection of new stable building to replace existing.

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 **Natalie Brown** on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 20 December 2001

Yours faithfully

M Pacey

Principal Development Control Officer

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/4806**
Woodside, Beggars Hill Road, Lands End, Twyford, Reading.
Proposed erection of new stable building to replace existing.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Graddon

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 05 SEP 2001

Officer: NAB | Application No. F/2001/4806

Map No. 32 Site 127

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☑ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED ERECTION OF NEW STABLE BUILDING TO REPLACE EXISTING

Location: WOODSIDE, BEGGARS HILL ROAD

Parish: ~~WOODLEY~~ CHARVIL Ward: Charvil

12/9/01 JS.

Applicant: MR SOLLESSÉ

12/9 Ref-Chq.

Fee (2) Received 195-00 Required 95-00 Additional ..... Refund 100-00

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 : 12/9/01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency - Stables - Landfill Cons ~~Groundwater Prot Zone~~ 3 .....
Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS: (Green Gap / Wedges Countryside Rural Area)

.....

.....

.....No pre-apps.....

NEIGHBOURS:

.....S/N + See map.....

Babtie Environmental

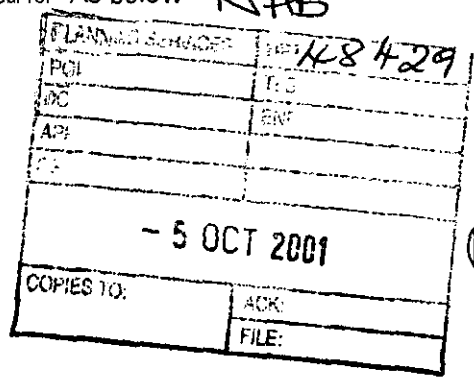
School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

A member of Babtie Group

Our ref Kgb02

Your ref As below NAB



3rd October 2001.

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

Dear Natalie,

APPLICATION F/2001/4806
Woodside, Beggars Hill Rd, Lands End, Twyford

Regulation 4 Town and Country Planning (Applications) Regulations 1988
ARCHAEOLOGICAL WATCHING BRIEF

In line with advice contained in PPG16, Wokingham District Council Planning Policy WHE15 and 17 Development Affecting Archaeological Sites, Policy EN6 of the Berkshire Structure Plan, Policy LBE22 of the Loddon Area Local Plan. I would now advise you that the application site requires an Archaeological Watching Brief during excavation works for the proposed development. This should be by means of an archaeological watching brief to be completed once its results are submitted to yourselves this is to be secured by a condition on this application as per PPG16, Planning Conditions, Paragraph 30:

"No development shall take place within the area indicated until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority."

I would advise you that the above application has potential archaeological implications. The site has the potential to contain Neolithic and Bronze Age remains and consequently requires an archaeological watching brief to be undertaken in order to establish the potential impact of the development on any remains present.

A brief for an archaeological Watching Brief is enclosed.

If you wish to discuss this matter, please contact me on 0118 988 1611.

Yours sincerely,

Elizabeth Rowe
Archaeologist

Group Offices:
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
London
Maidstone
Newcastle upon Tyne
Oxford
Preston
Reading
Shrewsbury
Telford
Wakefield
Wallingford
Westminster

Ankara
Bangkok
Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

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95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

Recycled Paper

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

WOODSIDE, BEGGARS HILL ROAD, LANDS END, TWYFORD

BRIEF FOR AN ARCHAEOLOGICAL WATCHING BRIEF

Prepared For
Wokingham District Council
By
Babtie

WOODSIDE, BEGGARS HILL ROAD, WOKINGHAM
BRIEF FOR AN ARCHAEOLOGICAL WATCHING BRIEF

1 INTRODUCTION

1.1 This brief sets out the background and general conditions to enable a detailed specification for an archaeological scheme to be prepared and submitted for approval to Wokingham District Council. The brief is valid for six months only, after which time the District should be contacted. Specifications produced in accordance with this brief will be considered valid for the same period of time.

2 SITE LOCATION AND DESCRIPTION

2.1 The site is located to at Woodside, Beggars Hill Road, Wokingham, at grid reference SU 7762 7485.

3 PLANNING BACKGROUND

3.1 Planning application number F/2001/4806 submitted to Wokingham District Council proposes the erection of a new stable building to replace existing.

4 ARCHAEOLOGICAL BACKGROUND

4.1 The area surrounding the confluence of the Rivers Thames and Loddon is renown for prehistoric remains. Neolithic remains and Bronze Age Settlement has been recorded immediately to the north of the site and the SMR contains references to prehistoric and Roman pottery from the paddocks of Woodside. As a consequence, the site is considered to have the potential to contain archaeological remains. The proposed construction may disturb these archaeological remains associated with earlier land use of the site.

5 STAGES OF WORK AND TECHNIQUES

5.1 The aims of the project will be to record the presence/absence, extent, condition, character, quality and date of any archaeological deposits within the whole of the area affected by development.

5.2 The archaeological watching brief will be carried out on all areas of ground disturbance, including test-pitting, topsoil stripping, ground reduction, and the cutting of foundation or other trenches.

5.3 The project will be fully recorded by descriptive context records giving details of locations, composition, depth, relationships etc, plans, sections and elevation drawings at scales of 1:10, 1:20 and 1:50 where appropriate, and photographs. Sections, plans and elevations are to include spot-heights related to Ordnance Datum in metres OD. All finds will be recorded by context as a minimum, significant finds being recorded three-dimensionally. Provision should be made for sampling appropriate material for dating and environmental assessment.

5.4 The project will be carried out on a daily basis by a competent archaeologist and managed on a regular, agreed basis by a Member of the Institute of Field Archaeologists registered with an appropriate area of competence.

5.5 The archaeological contractor will liase with the site agent, foreman or other representative as appropriate, with regard to access, the timing of visits, and the health and safety requirements in force on the site.

5.6 All health and safety requirements in force on the site will be adhered to by the archaeological contractor's staff.

6 METHODS

6.1 The project specification will include a method statement detailing the methods and standards to be applied in the programme of work, both field and post-field.

7 TIMETABLE AND MONITORING ARRANGEMENTS

7.1 Details of timing should be the subject of discussion between the developer's representative, Babtie Group (archaeological consultant for Wokingham District Council) and the archaeological contractor. A programme of works, monitoring, recording and access will be agreed in writing before the project commences.

7.2 A period of notice required to start site works following the award of the contract should be stated.

7.3 Babtie Group will monitor the progress and quality of the work at intervals to be agreed. A representative of the archaeological contractor should be present at all monitoring inspections.

7.4 The archaeological contractor will provide a projected timetable of activity on site.

8 REPORTING REQUIREMENTS

8.1 A report should be produced no later than 2 weeks after the completion of the fieldwork.

8.2 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

8.3 Details of style and format to be determined by the archaeological contractor. In any event it should include:-

(a) a plan(s) at an appropriate scale showing the survey area, layout of trenches (as dug) and features located;

(b) a summary table and descriptive text showing the features, classes and numbers of artefacts located, with interpretation;

(c) an evaluation of the methodology employed and the results obtained (i.e. a confidence rating);

(d) a plan at an appropriate scale showing both actual and, where possible, predicted archaeological deposits;

(e) a consideration of evidence within the wider landscape setting;

(f) any recommendations for further investigation if necessary.

9 STANDARDS

The project should be carried out to the highest professional standards and conform to the IFA Code of Conduct and Code of Practice. The IFA's Code of approved Practice for the Regulation of Contractual Arrangements in Field Archaeology will be applied throughout the selection procedure and contract period.

10 ARCHIVE DEPOSITION

10.1 All finds (other than those of gold or silver) are the property of the landowner. The agreement of the landowner for the ownership of any finds to be transferred to an appropriate museum will be sought.

10.2 Provision should be made for the deposition of archive and artefacts in Reading Museum. The museum should be advised of the proposed investigation before excavation starts and the specification should include any reasonable requirements they may have regarding conservation and storage of excavated material and archive. The archive should be prepared in accordance with the guidelines published in *Guidelines for the preparation of Excavation Archives for long-term storage* (United Kingdom Institute for Conservation, 1990) and *Standards in the Museum care of archaeological collections* (Museums and Galleries Commission, 1994)

11 PUBLICATION & DISSEMINATION

11.1 A copy of the results will be supplied to the Wokingham SMR on the understanding that this will become a public document after an appropriate period of time (usually not exceeding six months).

11.2 The archaeological contractor will supply the SMR with a full set of catalogued slides taken during the projects, together with selected negatives, for future use in lectures, publications, or other publicity material.

11.3 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

11.4 Details of style and format to be determined by the archaeological contractor. However, the report ***must*** have a front sheet providing the following information:

- Site name
- Grid Reference
- Site activity (eg Evaluation trenching, geophysical survey, fieldwalking, etc.
- Date and duration of project
- Site code
- Area of site
- Summary of results
- Monuments identified (this ***must*** be referenced to the RCHME Thesaurus of Monument Types)
- Location and reference of archive

11.5 The report should also include:

(i) a summary of the project's background;
(ii) the site location;
(iii) a methodology;
(iv) a description of the project's results;
(v) an interpretation of the results in the appropriate context;
(vi) a summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
(vii) site layout plans on an Ordnance Survey base, with the location of the trenches superimposed on the results of any earlier, non-intrusive surveys;
(viii) plans of each trench or area in which archaeological features were recognised;
(ix) trench sections and feature sections;
(x) site matrices where appropriate and
(xi) a consideration of evidence within the wider setting.

12 OTHER FACTORS

12.1 The specification may be varied, subject to agreement between the contractor, the landowner/developer and the Principal Archaeologist, in response to significant discoveries.



ENGLISH HERITAGE BUILDINGS
South East



Coldharbour Studio Woods Corner East Sussex TN21 9LQ
Telephone 01424 838123 Facsimile 01424 838500

The Chief Planning Officer,
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire, RG40 1BN

Date: 04 September 2001

Our ref: Soll2294/mdh003

Dear Sir/Madam,

Re: Proposed Stable and Storage Building at Woodside, Beggars Hill Road, Charvill, Berkshire.

In respect of the Planning Application for the erection of an outbuilding at the above address please find enclosed herewith:-

A. 6 Copies of Completed Application forms.

B. 6 Copies of 1:2500 location plans.

C. 6 Copies of 1: 200 site plans.

D. 6 Copies of Plan and elevational drawings.

E. Cheque, in the sum of £190.00.

I trust the enclosed are suitable for your requirements, although should you require any further information or assistance then please do not hesitate to contact me.

Yours faithfully,

Mike Hearn.
Technical Manager.

Encs.

1789/a

SECTION 66 CERTIFICATE

Application No.

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

05.SEP.2001* 4806

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.

(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.

(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).

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

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

(b) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

OR

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . [signature] . . . ENGLISH HERITAGE BUILDINGS . . . .

On behalf of . . . Mr SOLLESSE . . . .

Date . . . 4 September 2001 . . . .

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

(1) "WOODSIDE" 05 010 007

ADDRESS BEGGARS HILL ROAD PARISH CHARVIL ~~WOODLEY~~

PLOT No. ORD. SHEET No. 37 SU. 7774

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
471/52	Mr. W. J. Hathorn	New Dairy	9.9.52	App. Nil
4/55	Mr. W. J. Hathorn	Detached House	8.2.55	App. App
R/2712/63	"	Front Porch	28.11.63	App. App
1335/71	Mrs. K. M. Hathorn	outline - 4 dwellings on land at Woodside North side	30.12.71	N/A Refu
1100/73	Mr E.V. Smith	dem ex bldgs & Bungalow erect new Bungalow & garage	30.8.73	— Refus
1132/73	"	outline - 1 Bungalow	30.8.73	N/A Refus
1148/73	"	temp workers accom no 9 to 200 sqft & glass House	30.8.73	— Refu
Letter 23.8.73	Mr E.V. Smith & withdraws application for determination		—	—
—	—	modernise & rehabilitate existing dwelling	—	—
1549/73	Mr E.V. Smith	outline - 10,000 sq ft glass & boiler house	25.10.73	N/A C/A

DATE OF COMPLETION November 1955

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(2) WOODSIDE BEGGARS HILL ROAD CHARVIL E

ADDRESS PARISH

PLOT No. ORD. SHEET No. (37) 7774

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1599/73	Mr E.V. Smith	erection of two stables	25.10.73	- C/A
12176	MR & MRS A. McFARLANE	ALTERATIONS & ADDITIONS	13.12.79	N/A Gr
BR/2538	"	2/STOREY EXTENSION		
BR 20700	Mr R. TAYLOR.	2/storey Extension	6.6.83	App N
19101	"	"	15.4.83	N/A Gr
99/69170/F	MR C. SOLESSE.	Replacement dwell + garage.	8/4/99.	RE
99/69557/F	W/DR			
99/70482/F				
F/2000/0465	MR. C. SOLESSE	Dem. existing dwelling, replacement dwelling & garage block	23/05/00	RE
F/2001/3331	"	erect new dwelling. Demolish existing & outhouse (Amendment to 0465)	9.5.01	C/

DATE OF COMPLETION

MINISTRY DECISION Appeal Allowed 30.10.00 (F/2000/0465)

SPECIAL ORDERS PD Enq - Garage - Mr. Hearn - 8/8/01 - (N)

DRAINAGE

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

05 SEP 2001 * 4806

1.	APPLICANT'S NAME	Mr Solleste
	ADDRESS	Woodside, Beggar Hill Road, Lands End, Charvil, Berkshire
	POST CODE	RG10 0UB PHONE —
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	English Heritage Buildings
	ADDRESS	Woods Corner Dallington East Sussex
	POST CODE	TN21 9LQ PHONE 01424 838123
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	As 1 above
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		New stable outbuilding to replace existing stables
5. Give the area in hectares or part of a hectare	AREA OF SITE	1·13 Hectares
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	Plans & Elevations "Solleste (11)" Site/Location Plans

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.

EX. STABLES TO BE REPLACED

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.

CLAY TILES
SOFTWOOD BOARDING ON OAK FRAME
BRICK PLINTH WALLS.

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

N/A.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO N/A

If no, please give details

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

EXISTING

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

N/A.

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

N/A.

	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? N/A 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.

£190.00

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

SIGNED [signature] ON BEHALF OF Mr SOLLESSE DATE 4 September 2001
ENGLISH HERITAGE BUILDINGS

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

1769c

PLANNING APPLICATION

PART 2

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

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

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

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.

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.

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.'