SOUTHPORT U.K
LONDON OFFICE
SYSTEMS LTD

APPLICATION NO:
F/2000/0440

LOCATION:
Clubhouse Bearwood Lakes Golf Club
Bearwood Road, Wokingham.

APPLICANT:
Bearwood Lakes Golf Club C/O Izod Design

PROPOSAL:
Proposed extension to existing club house.

EARLIEST DATE FOR DECISION: **26/02/2000**

APPLICATION EXPIRY DATE: **24/04/2000**

CASE OFFICER: **Elaine Connor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Bearwood Lakes Golf Club
C/O Izod Design
14 Milton Road
Wokingham
Berks
RG40 1DB

Application Number: F/2000/0440

Parish: **BARKHAM**

Location: **Bearwood Lakes Golf Club Clubhouse, Bearwood Road, Wokingham.**

Proposal: **Proposed extension to existing club house.**

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. This permission relates to the application as amended by and shall be carried out in accordance with revised plans, drawing No. 20 and 22 submitted to the Local Planning Authority on 08/03/00 showing bridge link.

Condition
3. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a landscaping scheme to include the replacement of the 3 Birch trees to be removed, as shown on plan, drawing No. 23.

Condition
4. Prior to the commencement of development samples of the proposed materials shall be submitted to and approved by the Local Planning Authority and no materials shall be used other than those approved.

Condition
5. Prior to the commencement of development details of the materials to be used in the surface treatment of the proposal shall be submitted to and approved by the Local Planning Authority and no materials shall be used other than those approved.

Condition
6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
7. Prior to the commencement of development details of measures to be taken to protect existing trees from damage during development shall be submitted to and approved by the Local Planning Authority and shall only be carried out in accordance with the approved details.

Condition
8. The clubhouse shall only be used for activities ancillary to the primary use of the land as a Golf Club. No meals shall be served later than 10.00pm on any night.

Condition
9. No outside lighting shall be installed without the prior written consent of the Local Planning Authority.

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

Reason
2. For the avoidance of doubt.

Reason
3. In the interests of visual amenity.

Reason
4. In order to ensure the satisfactory appearance of the proposal.

Reason
5. In the interests of visual amenity.

Reason
6. In the interests of visual amenity.

Reason
7. To ensure that exisitng trees are protected during development.

Reason
8. To prevent disturbance to occupiers of nearby residential properties and to maintain the character of the rural area.

Reason
9. In order to protect the character of the rural area.

Informative
The applicant is reminded that the surrounding wooded area is a Wildlife Heritage Site (Bearwood - SU76U03). It is advised that works should therefore be undertaken outside of the bird breeding season (March to August inclusive) to avoid disturbing and damaging these species and their nests. In addition any mature, deciduous trees that contain obvious splits or crevices should be checked for the presence of roosting or breeding bats prior to felling. If they are found, works should be immediately postponed whilst advice is sought from English Nature.

John Mitchell
Development Control Manager
Date: 27/06/2000

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.

For Reference.

PLANNING PERMISSION

APPROVED

F
ME

WOKINGHAM DISTRICT COUNCIL

-5 MAR 1993

1417m²

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1990

To: THE TRUSTEES OF THE ROYAL MERCHANT
NAVY SCHOOL FOUNDATION
C/O MARTIN AND POLE PLANNING
OXFORD HOUSE, 39 BROAD ST
WOKINGHAM, BERKS RG11 1AU

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No.38899 (O)

Proposal:
CHANGE OF USE OF LAND FROM AGRICULTURE TO GOLF COURSE
OUTLINE APPLICATION FOR CLUBHOUSE AND CAR PARK
BEARWOOD COLLEGE (BEARWOOD ROAD ARBORFIELD) MOLE RD - WINNERSH.

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.(5)

01 REASON This condition is deemed to be attached by virtue of Section 91(1) of the Town and Country Planning Act, 1990.(3R)

02 The clubhouse hereby permitted shall be begun either before the expiration of five years from the date of this permission,or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.(976E)

02 REASON This condition is deemed to be attached by virtue of Section 92(2) of the Town and Country Planning Act , 1990.(2R)

03 Approval of the details of the siting, design and external appearance of the building/s and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained in writing from the District Planning Authority before any development, the subject of this permission, shall commence and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.(042G)

03 REASON To secure an appropriate development of the site and since no such details have been submitted.(1R)

continued/-

04 This permission is in respect of the application as amended by the revised drawings received on 28.04.92.(150)

04 REASON For the sake of clarity and to ensure a more satisfactory development of the site.(138R)

05 The proposed clubhouse shall be used solely as a clubhouse and for no other purpose.

05 REASON To prevent inappropriate development in a rural location.

06 The floorspace of the proposed clubhouse shall not exceed 1750 square metres.

06 REASON To prevent inappropriate development in a rural location.

07 No external lighting shall be installed without the prior written consent of the Local Planning Authority.

07 REASON In the interests of visual amenity.

08 There shall be no other means of vehicular access to the golf course other than as shown on drawing no. 90604/1.

08 REASON In the interests of road safety.(550R)

09 Any additional gates provided shall open away from the highway and be set back a distance of at least 10 metres from the nearside edge of the carriageway of Bearwood Road.

09 REASON To ensure that vehicles can be driven off the highway before the gates are opened.(570R)

10 The golf course access onto Bearwood Road shall be highlighted in accordance with a detailed signing and lighting scheme to be submitted to and approved by the District Planning Authority. These access works shall be completed before the golf course is brought into use.

10 REASON In the interests of road safety.(550R)

11 No development of the site shall commence until the access serving the golf course and clubhouse as shown on drawing no. 90604/1 has been constructed in a tarmacadam surface in compliance with the Highway Authority's specification for work carried out within the public highway.

11 REASON In the interests of road safety.(550R)

12 No development shall be commenced until visibility splays of 4.5 metres by 215 metres have been provided and enclosed by chain link fencing at the golf course access onto Bearwood Road, shown on approved drawing no. 90604/1. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.9 metre above carriageway level.

continued/-

12 REASON In the interests of road safety.(550R)

13 The golf course clubhouse shall not be occupied until 120 car parking and turning spaces have been provided within the site in accordance with a detailed scheme to be submitted to and approved by the District Planning Authority.

13 REASON To ensure the development is provided with adequate parking and turning space.

14 The layout of the golf course shall be in accordance with the approved plans, except where amendments have been submitted to and approved by the Local Planning Authority.

14 REASON In the interests of amenity.(90R)

15 The golf course shall not be brought into use until access has been made available within the proposed link wood to the Forestry Trust for Conservation and Education.

15 REASON In order to ensure the provision of public access.

16 No netting, fencing or other means of enclosure shall be erected without the prior written consent of the Local Planning Authority.

16 REASON In the interests of amenity.(90R)

INFORMATIVES:-

Area Surveyor at Highways Depot, Whitley Wood Road, Reading RG2 8TH, (0734) 752222 should be contacted for the approval of the access construction details before any work is carried out within the highway.(HI2)

The Developer or Agent is requested to contact the Council's Engineer regarding the following informative(s). (669)

Full details of all foul and surface water drainage proposals shall be submitted to the Council's Engineer and approved by the District Council before commencement of the development.(671)

Soak-aways shall be designed and constructed in accordance with Building Research Establishment Digest 151.(679)

The developer is required to obtain the consent of the National Rivers Authority (Senior Ground Water Protection Officer, Thames Region, Denton House, Iffley Turn, Oxford OX4 4HU) for the installation and use of a septic tank or other form of treatment plant for the disposal of sewage. (682)

continued/-

All existing land drainage disturbed shall be replaced or relaid as near as possible to its original position and subject to the approval of the Engineer, shall be connected to the surface water drainage system.(687)

The developer is responsible for obtaining easements to connect to and discharge through the private drainage system.(690)

No public foul sewer available.(702)

Surface water to be disposed of via headwall to lake.(977E)

The use of soakaways is subject to satisfactory testing in accordance with Building Research Establishment Digest No. 151.(708)

Gravity drainage of the site is subject to levels permitting.(712)

A petrol and oil interceptor is to be installed on the surface water drainage system upstream of the point of discharge. Details of the interceptor are to be to the approval of the Engineer and to the National Rivers Authority, Thames Region, Pollution Control No.2 District, Fobney Mead, Rose Kiln Lane, Reading RG2 0SF.(715)

Date 26 FEB 1993

R.F. Wilson
District Planning Officer

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1990 only. Approval may also be required under the Building Regulations.

Note: Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the countryside and townscapes tidy.

continued/-

INFORMATIVE: If this planning permission relates to the erection or extension of a building, then the following section applies:-

BERKSHIRE ACT 1986- SECTION 32: ACCESS FOR FIRE BRIGADE

(1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show:-

(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1971, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act of 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section may appeal to a magistrates' court.

(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.



Izod DESIGN
Chartered Architects
Landscape Consultants

PLANNING SERVICES RECD 29651
POL
DC VEC
APP
CS
22 MAY 2000
COPIES TO:
ACK:
FILE:

KPI/em/2611
19 May 2000

Wokingham District Council
Environmental Services Department
P.O Box No.157
Council Offices
Shute End
Wokingham
RG40 1WR

For the attention of Elaine Connor
Planning Services

Dear Sirs

BEARWOOD LAKES CLUBHOUSE EXTENSION
Application F/2000/0440

Further to my telephone discussion with Elaine Connor on 18 May 2000, I am concerned that you have not yet processed the above application, despite the expiry of the statutory period, on 24 April 2000.

You have indicated that you will be preparing your report 'shortly' but are concerned about the scale and size of the proposed extension. This is of some concern as you do not appear to have acknowledged that Outline Planning Consent for a club house of up to 1750M^2 was granted under application 38899 dated 26 February 1993, and that the current building, granted permission under reference 45164 dated 3 January 1996, occupies an area of only 896M^2. The current application clearly maintains the aggregate floor area well within the scope of the Outline Consent.

You should also note that when application 45164 was submitted and subsequently approved, future extension in the area now proposed was indicated. I do not consider there to be a valid case in respect of scale, the client having opted to scale down the first phase of the development until the golf club had established itself. There is now a clear need to enhance the facilities at this very successful club.

I would be pleased to discuss the proposals with you to assist your deliberations.

Yours faithfully

PETER IZOD RIBA

Izod Design Limited
14 Milton Road Wokingham Berkshire RG40 1DB
Telephone 0118 977 0075
Facsimile 0118 977 0057

Registered in England Number 2991902

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(1)

BEARWOOD COLLEGE (INCL. STAFF HOUSES AT HERMES CLOSE)

ADDRESS ROYAL LARCHMONT NAVY SCHOOL + RIDING SCHOOL - BEARWOOD PARISH WOLF ARBORFIELD

PLOT No. COLLEGE / CHAPEL / MAIN LODGE LISTED ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisic
121/62	RMNS	2 PRS HOUSES FOR STAFF	16.8.62	Cl
B/R/4/64		RADIO MAST	12.2.64	C
O/120/69		O/L. RES. DEV. AT MOLE ROAD		Re
R/119/69		RECR. ROOM, TUCK SHOP, KITCHEN, LAVATORIES, STORES WITH FLAT ABOVE	2.6.69	Cl
8959 M		GEN. MODERNISATION	2.8.72	APP
O/101/70		MATRONS FLAT, STAFF QTRS, CLASSROOMS ABOVE HEATING	17.7.70	Cl
R/438/70		"	6.10.70	Cl
159/71		O/LOOK. ADS. W. LODGE TOWERS	15.4.71	Re
S 70/71		SQUASH COURT	16.7.71	Cl

MINISTRY DECISION

SPECIAL ORDERS

1933

(2)

ADDRESS BEARWOOD COLLEGE PARISH ARBORFIELD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisic
898/71		ADD. TO SCHOOL SHOP	3.9.71	APP AP
1213/71		ADD. CLASSROOMS	25.11.71	APP AP
1353/71		CONV. TO RES. AT POULTRY HOUSE ADJ. W. LODGE	13.1.72	Cl
374/72		PR. S/REF. HOUSES	22.5.72	APP C
1474/72		O/L. OFFICE, WAREHOUSE BLDG. AT SAWMILL	21.12.72	Re
6/25/73		BUNGALOW FOR STAFF	1.8.73	Cl
632/73		O/L. RES. DEV. MOLE ROAD	19.4.73	Re
673/73		O/L. IND. & WAREHOUSE BLDG.	19.4.73	Re
1453/73		5 STAFF BUNGALOWS	27.9.73	Re
BR 663		4 " " ADS	10.5.74	APP
00 663		PLAYING FIELDS	20.6.74	Cl

MINISTRY DECISION

SPECIAL ORDERS

1933

(3)

ADDRESS Bearwood College PARISH Arborfield

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
00670		DEM. BARKHAM LODGE / ERECT BUNGALOW	2-8-74	C
00859		STABLE BLOCK TO RES. DEM. O/BLDGS - NEW BUILDINGS	2-8-74	C
BR 1274		EXT. TO CRICKET PAVILION	16-8-74	APP
01281		"	5-9-74	C/
01366		40 ACRES TO GOLF COURSE	7-11-74	C/
01393		2 ADD. CLASSROOMS	7-11-74	C/
BR 1340		1ST FLOOR EXT.	31-10-74	APP
BR 2067		OLD LAUNDRY TO RES.	20-2-75	APP
02135		"	20-3-75	C

MINISTRY DECISION

SPECIAL ORDERS

(4)

ADDRESS The Royal Merchant Navy School PARISH ~~Wok~~ Arborfield 1-4-86

PLOT No. Bearwood Road ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
01982	The Royal Merchant Navy School	Establishment of Shooting School	20 3 75	N/A Ref
02624	" "	ADS. KEEPERS COTTAGE	15-5-75	N/A C/
BR 2820	" "	1ST FLOOR EXTENSION AT BEARWOOD COLLEGE FARMHOUSE	10-6-75	APP. N/A
BR 2695	The Governors	1st Floor Laboratories	19 5 75	App N/A
02760	Bearwood College	" "	12 6 75	N/A C/
00859	MR C R FROST	STABLE BLOCK TO DWELLING DEMOLISH OUTBUILDINGS & ERECT NEW BUILDINGS	13-6-74	N/A C/
02885	BEARWOOD COLLEGE	BEARWOOD BATHROOM & W.C	2-10-75	N/A C/
B/25/73 9431	" "	2 BUNGALOWS AT BARKHAM LODGE FOR STAFF	12-7-73	APP. C/
00670	" "	DEMOLISH BARKHAM LODGE ERECT NEW BUNGALOW	13-6-74	N/A C/
BR 664	" "	" "	1-5-74	APP. N/A
05768	" "	Swimming pool	20-1-77	N/A C/A
04447	AGRIVISUAL	ADS. FARM - TEMP. OFFICE ACC. WITH PARKING	15-4-76	N/A Ref

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS BR 664 - CANCELLED BY W.D.C. - 9-11-77

DRAINAGE

091074

(5) ADDRESS THE ROYAL MERCHANT NAVY SCHOOL PARISH ~~WOK~~ ARBORFIELD 1.4.86

PLOT No. BEARWOOD ROAD ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 6721	The Governors	drama store & staff accom	5.7.77	APP N/
06633	BEARWOOD COLLEGE	" "	7.7.77	N/A C/A
BR 6720	GOVERNORS	1ST FLOOR EXTENSION	8.7.77	REF N/
06634	BEARWOOD COLLEGE	ACC. FOR DAY BOYS	7.7.77	N/A REF
BR 6862	THE GOVERNORS	ADD. DAY BOY ACCOM.	25.7.77	APP N/
BR 7600	The Governors	mod. of Mole Lodge.	29.12.77.	REF N
BR. 7774	"	" "	30.1.78	APP. N
BR. 7941.	"	Pool enclosure erection of Swimming	27.2.78	APP W
07883	R.M.N.S.	" "	16.3.78	N/A C/A
08688	"	Office Rear of our building to Riding School at Mole Road.	31.8.78	N/A C/A
10222	"	" "	12.4.79	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION APPEAL AGAINST ENFORCEMENT NOTICE BY WOODLEY TIMBER COMPANY FOR

SPECIAL ORDERS USE OF LAND AS SAWMILL ETC. REFUSED - 10.3.78 (NO PLANNING PERMISSION)

DRAINAGE BR. 2067 cancelled by WDC. 28.3.78.

091074

(6) ADDRESS ROYAL MERCHANT NAVY SCHOOL BEARWOOD ROAD PARISH ~~WOK~~ ARBORFIELD ~~WINNERSH~~ 1.4.

PLOT No. SEE ALSO MOLE ROAD ARBORFIELD FOR WALLED GDN ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 10579	R.M.N.S	PORTAKABIN CHANGING/CLEARING AT MOLE ROAD	11.4.79	APP. N/
10493	"	CHANGING ROOM & CLEARING	12.4.79	N/A RE
BR 10963	"	20 LOOSE BOXES - RIDING SCH.	30.5.79	APP. N/
10833	"	" " (MOLE RD.)	8.6.79	N/A C/
BR 11179	" The Walled Garden	conversion of boiler room to one flat.	4.7.79	APP N/
11059	"	" "	5.7.79	N/A Ref
11034	R.M.N.S.	SANITARY ACCOMMODATION	5.7.79	N/A C/A
BR 11198	"	AT GOLF CLUB	5.7.79	APP. N/A
BR 11577	"	PORCH TO BACK DOOR (MOLE LODGE)	20.8.79	APP N/A
BR 11698	R.M.N.S. - THE GOVERNORS	20 LOOSE BOXES - RIDING SCH	31.8.79	APP. N/A
11621	"	"	27.9.79	N/A REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 10833 - RIDING SCHOOL LICENCE - 9.11.80

DRAINAGE

091074

(4) ADDRESS Royal Merchant Navy School, Bearwood Road PARISH Arborfield 1.4.8

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
12244	R.M.N.S	1st Phase Hut (Ace Hole and Kit)	13.12.79	N/A CA
BR 12428	RMNS	Revised Day Boy Acc.	20.12.79	App N/A
14583	"	Study Centre (H/Masters House + Garage, 2 Flats, + Acc. for 72 Students	18.12.80	N/A CA
14903	"	As above but 4 flats	12.2.81	N/A CA
BR 16320	"	Dormitory Block Study Centre.	2.4.81	Relaxed 2 app N/A
16458	"	Indoor Riding School	22.10.81	N/A CA
BR 17706	"	"	2.12.81	Ref N/A
BR 17996	"	"	5.1.82	App. N/
BR 18482	"	Golf Clubs Extension	22.4.82	App C

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(8) ADDRESS Royal Merchant Navy School, Bearwood Road PARISH Arborfield 1.4.8

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
17386	RMNS	Ext. to Golf Club House	7.5.82	N/A CA
AR 19152	" (The Governors)	Cattle-yard at 'The Farm'	4.8.82	App. N/A
BR 19553	" "	4 new garages at the new Study Centre (Winnersh)	2.11.82	App. N/
18436	"	4 staff garages	18.11.82	N/A CA
22082	Tawa for Eastern Wessex	2 offices, training room stores, bore tube range	23.8.84	N/A
BR 23239	RACAL-MILGO (OPS) LTD	Radio station	5.9.84	App N/A
21770 S	See Coombes Bank			
BR 24770	RMNS	Addtn. Alac. (Mole Road)	18.6.85	App N/A
23791	"	" "	20.6.85	N/A CA
24083 -	Town & City Props.	O/L Land to E. of Gravelpit Road - off Mole Road - 2 blocks of Hi-Tech offices etc (Arborfield)	15.8.85	N/A Ref

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

8 ADDRESS BEARWOOD COLLEGE PARISH ARBORFIELD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
26529	TRUSTEES C/O/USE	AGR. BLDGS TO STORAGE/WORKSHOP	6.11.86	C/A
26530	" "	SAW MILL COMPOUND TO CLASS IV WORKSHOPS	6.11.86	C/A
28865	" RIDING SCHOOL	— PONY SHELTER/CORRAL/ CAR PARKING	1.10.87	C/A
29969	HERMES CLOSE 1/2 FLATS 3-6	4 FLATS 2 S/DET. HOUSES FOR STAFF	16.3.88	C/A
29492	"	NEW VEH. ACCESS TO BEARWOOD RD	19.3.88	Ref
BRA 5319		2 S/DET. HOUSES & 4 FLATS	17.6.88	APP
31828	RMNS.	ARTS CENTRE ON SITE OF MUSIC SCHOOL	26.10.88	C/A
31829 LBC	"	"	26.10.88	C/A
BRA 6955	"	"	6.4.89	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 29969 - LA - ISSUED 14.2.90

DRAINAGE

091074

35532 - R/O W. LODGE. S/ST. ADMIN. BUILDING 10.5.90 C/A

ADDRESS BEARWOOD COLLEGE PARISH ARBORFIELD

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PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
36136	RMNS JELLICOE HOUSE	CLASSROOM BLOCK ETC.	1.8.90	C/A
BRA 8988	BEARWOOD COLL. 1 & 2 THE DRIVE	- CONNECT SEPTIC TANK TO MAIN	16.7.90	APP
BRA 8989	" MAIN LODGE	"	16.7.90	APP
36802	" AGR. USE TO	GOLF COURSE/CLUB HOUSE/ RES. O/L & BUSINESS UNITS FULL APPL. O/L	13.5.91 25.4.91	Ref
38045	" SEE SAWMILL CARD		3.9.91	Ref
38076	"	RECREATION ROOM	12.8.91	TP
38899 -	TRUSTEES O/L	C/O/USE AGR. LAND TO GOLF COURSE & O/L APPL. FOR CLUBHOUSE & CARPARK SOUTHERN PART OF BEARWOOD PARK	26.8.93 31.8.94	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074 ED/92/1113 MR. T. MANZI REPL. BOATHOUSE 25.1.93 APP

40358 RMNS BOATHOUSE & SLIPWAY 14.4.93 C/A

1933

(11)

ADDRESS BEARWOOD COLLEGE PARISH ARBORFIELD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
42501 LBC	RMNS	INT. ALTS 6th FORM BLDG / FIRE ESCAPE DOOR	15.9.94	C
FP94/2349	RMNS B. COLLEGE	UPGRADE PARTITION WALLS	28.4.94	APP
		6th FORM COMMON ROOM		
		FOR ESCAPE		
42983	" O/L	RE 38899 - FULL PERMISSION	18.4.95	C/A
42989	"	RENEWAL 38076	17.8.94	31.8.
43111	"	NON-ILL. SIGN. JUNCTION	15.9.94	R
		NEW ROAD / BEARWOOD		
		ROAD - WINNERSH		
43646	"	DIR SIGN AT NEW ROAD / MOLE ROAD	19.12.94	C/
43711	BEARWOOD LAKES GOLF CLUB	GOLF CLUBHOUSE	2.8.95	~~R~~ 155 C/
44368		9 HOLE GOLF COURSE —	23.11.95	C/
~~95/60457/F~~		COVERED PRACTICE FACILITY		

MINISTRY DECISION 43111 - APPEAL DISMISSED - 10.7.95

SPECIAL ORDERS

1933 (12)

ADDRESS Bearwood College PARISH Arborfield / BARKHA

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
44606	BEARWOOD LAKES GOLF CLUB	EXT. TO EX. STORAGE &	14.8.95	C/A
~~95/60495~~		MAINTENANCE BUILDING		
FP95/3639		INT. ALTS AT CLAREMONT	22.6.95	APP
		KINDERGARTEN		
45164	"	CLUBHOUSE	3.1.96	C/A
FP95/3833	"	STEEL FRAMED SHED	3.10.95	Rec.
FP95/3961	"	GOLF CLUBHOUSE	6.12.95	C/APP
96/64013/A	"	ILL. SIGN	24.12.96	Re
96/64203/F		9 HOLE GOLF COURSE	18.10.96	C/
		AT MOLE ROAD		
		COVERED PRACTICE FACILITY		

MINISTRY DECISION

SPECIAL ORDERS

1933
(13)

ADDRESS Bearwood College PARISH Arborfield

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
96/64620/F	Bearwood Golf Club (Mole Road)	Ill. Golf Driving Range	25.4.97	C/
FP96/5900	"	" Golf Practice Facility	18.11.96	APP
97/66165/TR	Trustees of Royal Merchant Navy School Foundation	Renew of Temp. Permis. 42989 for Temp. Build - Sch. Rec. Rm.	5.11.97 ~~24.10.97~~	C/
97/66701/LA	Bearwood College	Int. Alts. to Listed Building	18.3.98	C/
CLU(E) 117	W/DR. (Riding Centre)			
CLU(P) 125	" "		10.5.99	
FP98/7578	Royal Merchant Navy	Int. Alts to Porch & Recep.	10.6.98	APP

MINISTRY DECISION

SPECIAL ORDERS Pd. Enq. - Res. Flats to Educational Use - 7.11.96

Arborfield & Newland Parish Council

Temporary Office: 25799

Birch House
Eversley Road
Arborfield Cross
Berkshire
RG2 9PG
Tel 01189 760281
Fax 01189 760934

PLA
POL
DC
APP
CS
18 FEB 2000
COPIES TO:

8 February 2000

Ms Elaine Connor
Planning Case Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1RW

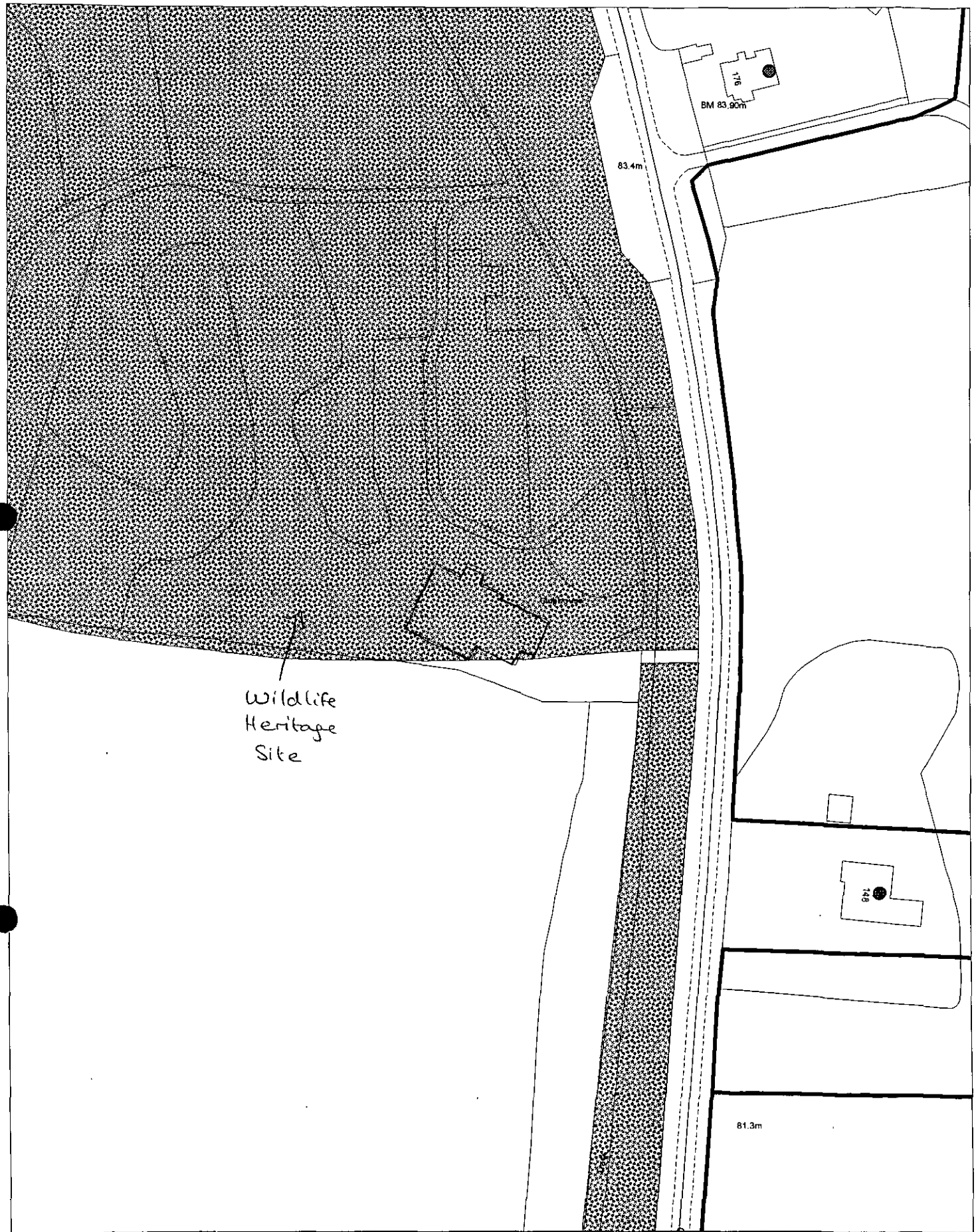
Dear Ms Connor

PA F/2000/0440 Clubhouse Bearwood Lakes Golf Club
Proposed extension to existing club house

Arborfield Parish Council has no objection to the above planning application; but would like to fully support Barkham Parish Council in their response.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council



Site Plan, Scale: 1 to 1250

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Date: 25 January 2000

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Received by Wokingham District Council

Application No: F/2000/0440

Proposal:
Proposed extension to existing club house.

Location:
Clubhouse Bearwood Lakes Golf Club, Bearwood Road, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/02/2000. 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

Tel: (0118) 974 6451

Date: 14.6.00

My ref: F/2000/0440

CONFIDENTIAL

Councillor A Miller
12 Silver Birches
Elizabeth Park
Barkham
RG41 4YZ

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/2000/0440
Clubhouse Bearwood Lakes Golf Club, Bearwood Road, , Wokingham.
Proposed extension to existing club house.

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 Elaine Connor on (0118) 974 6451. 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 26.6.00.

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM
Case officer: Elaine Connor Application Number: F/2000/0440
Clubhouse Bearwood Lakes Golf Club, Bearwood Road, , Wokingham.
Proposed extension to existing club house.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Miller

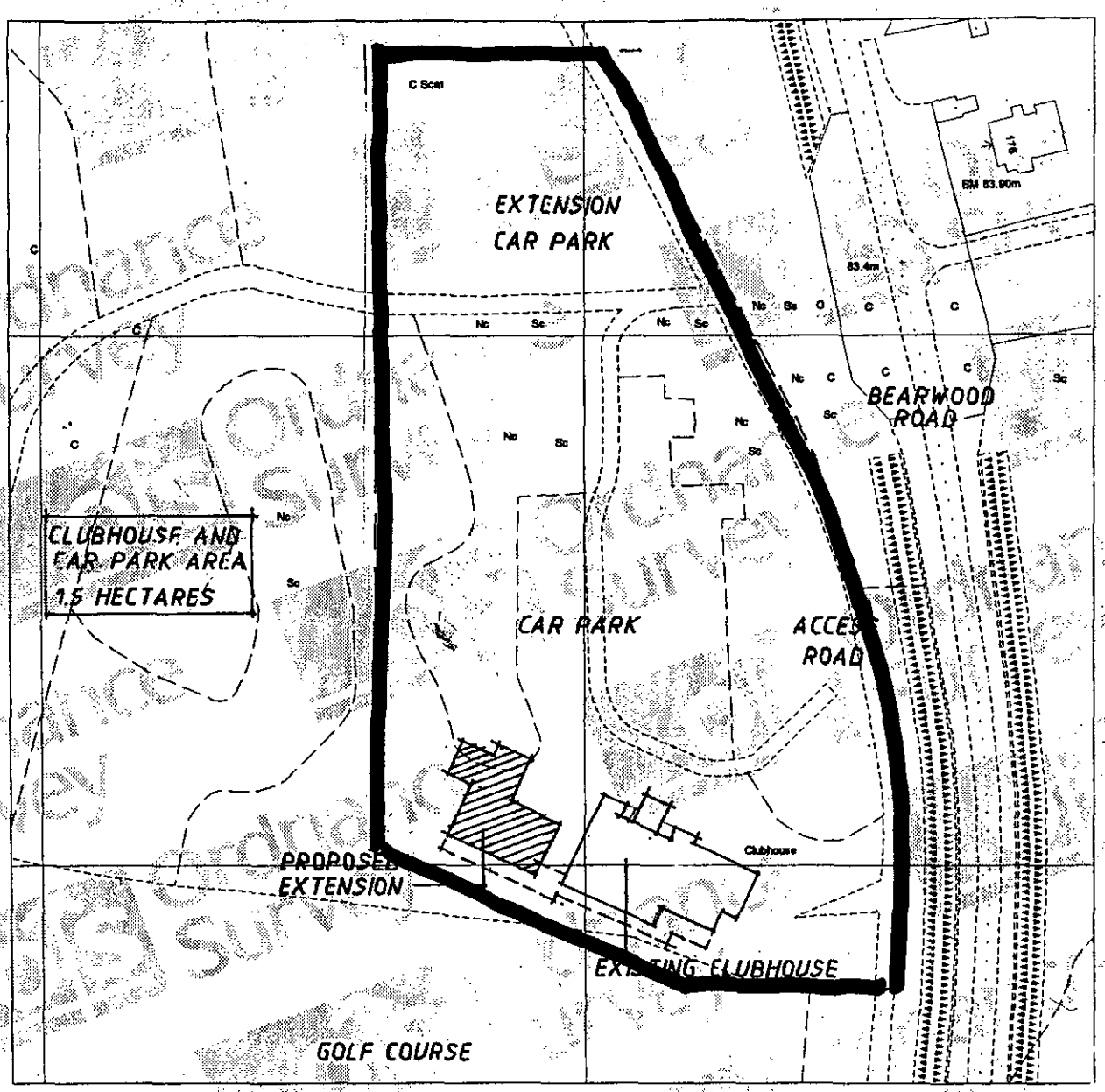
NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Ordnance Survey

28. JAN. 2000* 0440

Siteplan

1:1250 Scale



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20 0 20 40 60 80

Metres

BEARWOOD LAKES GOLF CLUBHOUSE
PROPOSED EXTENSION

Centre coordinates : 478294mE 168459mN

National Grid sheet reference at centre of this Siteplan: SU7868SW.

Supplied by : Blackwell's Reading
Serial Number : 548

Ordnance Survey

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Site Plan, Scale: 1 to 2500

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Date: 25 January 2000

N
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By Hand 03/08

Izod DESIGN

Chartered Architects
Landscape Consultants

PLANNING SERVICES	HPT 32638
POL	TLS
DC	ENF
APP	
CS	
04 AUG 2000	
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	FILE:

KPI/em/2611
3 August 2000

Wokingham District Council
Environmental Services Department
P.O Box No.157
Council Offices
Shute End
Wokingham
RG40 1WR

For the attention of Elaine Connor

Dear Sirs

BEARWOOD LAKES GOLF CLUB
Application F2000/0440

I refer to the above application which was approved by your council on 27 June 2000.

In developing the working details and to meet Building Regulations requirements, minor internal layout revisions and adjustments of windows have resulted. I am therefore enclosing six copies of the revised drawings incorporating the changes, and ask that these be considered as minor amendments to the approved drawings.

The drawings enclosed are numbered: 2611/53A, 54A, 56, 57A, 62, 63 and 64.

Further details required to satisfy conditions of the Planning Consent will be submitted shortly as works on site are scheduled to commence in about four weeks time.

If you require any further clarification of the revisions, I will be pleased to arrange to meet to run through the drawings.

I now await your confirmation that the revisions are acceptable as minor amendments.

Yours faithfully

PETER IZOD RIBA

Peter Izod Dipl.Arch (Hons) Dip.LA RIBA
IZOD DESIGN
14 Milton Road Wokingham Berkshire RG40 1DB
Telephone 0118 977 0075
Facsimile 0118 977 0057

Tel: (0118) 974 6451 (Direct Line)
Fax: (0118) 974 6484
Date: 26 September, 2000
My ref: F/2000/0440
Your ref:

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

Mr P Izod
IZOD Design
14 Milton Road
Wokingham
Berkshire
RG40 1DB

Dear Mr Izod

RE: MATERIAL SAMPLES FOR PROPOSED EXTENSION AT BEARWOOD LAKES GOLF CLUB, BEARWOOD ROAD
APP NO. F/2000/0440

I refer to the material samples delivered to the Council offices on the 25th August 2000.

I can confirm that the following materials are considered acceptable to discharge conditions 04 and 05 of planning approval F/2000/0440:

1. Ibstock Leicester Multi Red stock
2. Ibstock Aldridge smooth red
3. Non- asbestos, dark grey Eternit NT Thrutone slates
4. Marshalls Nori red 65mm brick paviors
5. Marshalls Nori brown 65mm brick paviors

I hope this information is of assistance to you.

Yours sincerely

JOHN MITCHELL
Development Control Manager

Izod
DESIGN
Chartered Architects
Landscape Consultants

KPI/em/2611
25 August 2000

Wokingham District Council
Environmental Services Department
P.O Box No.157
Council Offices
Shute End Wokingham
RG40 1WR

For the attention of Elaine Connor

Dear Sirs

BEARWOOD LAKES GOLF CLUB Application F2000/0440

With reference to the Conditions attached to the above Planning Consent, I confirm delivery of samples of materials to your office in response to the requirements of Conditions 4 and 5 as follows.

1. Main facing brickwork
   Ibstock Leicester Multi Red Stock

2. Feature string course
   Ibstock Aldridge Smooth Red.

3. Roof slates
   Non-asbestos, dark grey Eternit NT Thrutone slates.

4. Main block paving
   Marshalls Nori Red 65mm brick paviors

5. Edging strips to paving
   Marshalls Nori Brown 65mm brick paviors

All the materials match those used on the original building but I would appreciate your written confirmation that the relevant conditions have been met.

Yours faithfully

PETER IZOD RIBA

Peter Izod Dipl.Arch (Hons) Dip.LA RIBA
IZOD DESIGN
14 Milton Road Wokingham Berkshire RG40 1DB
Telephone 0118 977 0075
Facsimile 0118 977 0057

Tel. 0118 974 6451 (Direct Line)
E-mail: Elaine.Connor@wokingham.gov.uk
Date. 29 August, 2000
My ref. BC/DC/F/2000/0440

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) 977 8909
DX: 33506 – Wokingham

Bearwood Lakes Golf Club
c/o Izod Design
14 Milton Road
Wokingham
Berkshire
RG40 1DB

Dear Sirs

PLANNING PERMISSION F/2000/0440
SITE: CLUBHOUSE, BEARWOOD LAKES GOLF CLUB, BEARWOOD ROAD, WOKINGHAM

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number F/2000/0440 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

Elaine Connor

Elaine Connor
Planning Assistant

Application Number F/2000/0440
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02.	
2	SC04	SR04	'permission' 'plans, drawing no. 20 & 22' .... ' 8th March' showing Bridge Link.
3.		SR09.	No development shall take place until there has been submitted to and approved in writing by the LPA, a landscaping scheme which is to include the replacement of the 3 birch trees to be removed, as shown on plan, drawing no. 23.
[redacted]			MORE CONDITIONS PTO →
	IN0		* (TO BE PUT AT THE END) * The applicant is reminded that the surrounding wooded area is a Wildlife Heritage Site (Bearwood - SU76U103). It is advised that works should therefore be undertaken outside of the bird breeding season (March to August inclusive) to avoid disturbing or damaging these species & their nests. In addition any mature, deciduous trees that contain obvious splits or crevices should be checked for the presence of roosting or breeding bats prior to felling. If any are found, works should be immediately postponed whilst advice is sought from English Nature.

4. Prior to the commencement of development samples of the proposed materials shall be submitted to and approved by the Local Planning Authority and no materials shall be used other than those approved (N10)

REASON In order to ensure the satisfactory appearance of the proposal. (N10R)

5. Prior to the commencement of development details of the materials to be used in the surface treatment of the proposal shall be submitted to and approved by the Local Planning Authority and no materials shall be used other than those approved. (N13)

REASON In the interests of visual amenity. (N13R)

6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. (511I)

REASON In the interests of visual amenity. (N13R)

7. Prior to the commencement of development details of measures to be taken to protect existing trees from damage during development shall be submitted to and approved by the Local Planning Authority and shall only be carried out in accordance with the approved details.

REASON To ensure that existing trees are protected during development. (N16R)

8. The clubhouse shall only be used for activities ancillary to the primary use of the land as a Golf Club. No meals shall be served later than 10.00pm on any night.

REASON To prevent disturbance to occupiers of nearby residential properties and to maintain the character of the rural area.

9. No outside lighting shall be installed without the prior written consent of the Local Planning Authority.

REASON In order to to protect the character of the rural area.

INO : ADD INFO FROM ~~PAGE~~ OVER-LEAF.

*

RECORD OF SITE VISIT

SITE ADDRESS: Clubhouse Bearwood Lakes Golf Club Bearwood Road Wokingham.

APPLICATION NUMBER: F/2000/0440

OFFICER: Elaine Connor

DATE OF SITE VISIT: 24.3.00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES.

2. DESCRIPTION OF SURROUNDINGS

Extensive parkland area with existing Clubhouse 2st detached, with adjacent car parking area.

3. DESCRIPTION OF SITE/BUILDING

Extensive site incorporating Golf Course, Club house & Parkland.

4. RELATIONSHIP TO ADJOINING PROPERTIES

N/A

5. SITE CONSTRAINTS —

TREES —

ACCESS/PARKING —

LEVELS —

BOUNDARY TREATMENT —

OTHERS

—

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/0440

Applicant : Bearwood Lakes Golf Club C/O Izod Design.

Location : Clubhouse Bearwood Lakes Golf Club, Bearwood Road, , Wokingham.

Proposal : Proposed extension to existing club house.

Site Notice Displayed ? :	YES	NO	DATE
	✓		24.3.00.

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 28/02/2000

Earliest Date for Decision : 26/02/2000

Latest Consultation Date/Site Notice Expiry Date : 26/02/2000

Application Expiry Date: 24/04/2000

Consultation Responses :

HIGHWAYS : recommend ~~good~~ approval. with no conditions

ENGLISH NATURE : Have no comments - reminded that area known to include a badger habitat & Active Setts.

LANDSCAPE : No objection - see comments.

BABTIE : Any trees felled should be replaced with native species
Works should be undertaken outside of Bird Breeding season March - August.

Planning Issues :

ARBORFIELD & NEWLAND PC : No objection - requested financial contribution

ENGLISH HERITAGE : See file for comments

OBS LETTER 1 : See file for comments.

CONSERVATION OFFICER : See file for comments.

PLANNING ISSUES:

* IMPACT UPON CHAR. OF AREA.

• 285.4 m².
254
539.4

Application Number: F/2000/0440
PROP: 2st ext. to existing Clubhouse.
Appraisal :

The application being considered is for a 2 storey club house to provide additional & clubhouse facilities.
The proposed building will provide facilities over 2 floors & will be linked to the existing clubhouse by a glazed bridge link. The application proposes additional floor area of approx. 539m². The existing Clubhouse which was given permission in January 1996 (45164), has a floor area of approx. 804m². ~~Outline~~ Planning permission for change of use from Agriculture to Golf Course, along with outline consent for a a clubhouse & car park was granted in February 1993. The scheme given approval under this consent ~~on~~ was for a clubhouse with a floor area of maximum floorspace 1750m² for the Clubhouse Complex.
Given the History of previous consents, although the proposed development is considered extensive in the countryside ~~refusal of planning permission cannot be substantiated~~, the total area of the existing clubhouse plus the proposed is less than that granted in the outline planning consent. It is therefore considered that the proposed development is acceptable

The Councils conservation Architect expressed concerns about the scale of the development & its visual impact upon the Historic Parkland. However given the history of the site & the fact that the new building will be visually, in keeping with the existing Club-house it is not considered that the proposal will have an adverse negative impact upon the character of the Parkland.

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

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 BPW/014601/TS/NH Your Ref Elaine Connor/F/2000/0440

14 February 2000

Elaine Connor
Environmental Services Department (Planning)
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR.

PLANNING SERVICES | HPT 25951
POL | TLS
DC | ENF
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CS |
15 FEB 2000
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FILE

Dear Elaine,

ECOLOGICAL COMMENTS ON PROPOSED ALTERATIONS TO BEARWOOD LAKES GOLF CLUB

Thank you for your recent enquiry for ecological observations on the above proposals. Having reviewed our records, we have the following information available.

The proposed extension to the club house area would involve the loss of some mature trees (exact number unclear). The surrounding area is a large, wooded Wildlife Heritage Site (Bearwood - SU76U03) and consequently we would seek to protect the integrity of this area wherever possible. We therefore advise that any trees to be felled should be replaced with planting elsewhere (as close to existing location as possible). Tree species selected should be native and appropriate to the local area (preferably of local stock).

The above works should be undertaken outside of the bird breeding season (March to August inclusive) to avoid disturbing or damaging these species and their nests. In addition, any mature, deciduous trees that contain obvious splits or crevices should be checked for the presence of roosting or breeding bats prior to felling. If any are found, works should be immediately postponed whilst advice is sought from English Nature.

I hope this information is of use to you. Please phone me on 0118 9881610 if you have any further queries.

Yours sincerely,

N. Harwood.

Neil Harwood
Ecologist

N.B. I would advise that your Tree Officer becames involved in the above also.

Group Offices:
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Abingdon
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Birmingham
Bristol
Cambridge
Cardiff
Chelmsford
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Croydon
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Wakefield
Wallingford
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Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

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INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

ENGLISH NATURE

Thames and Chilterns Team

Foxhold House, Crookham Common,
Thatcham, Berks. RG19 8EL
Telephone (01635) 268881 Fax (01635) 268940

PLANNING SERVICES	HPT
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Wokingham District Council
Environmental Services Dept
Planning Dept
PO Box 157
Shute End
Wokingham RG40 1WR

Your ref: E. Connor/F/2000/0440
Our ref: SU
Date: 11 February 2000

FAO Ms Connor

Dear Ms Connor

EXTENSION TO CLUB HOUSE BEARTWOOD LAKES GOLF CLUB

Thank you for consulting English Nature about the above application which i received on February 7th 2000.

Whilst we have no comment on the above application I would like to remind you that this area was known to include badger habitat and active setts. Badgers are a protected species and Wokingham has policies within the local plan concerning protected species. You may wish to discuss this matter with Mr Davy / Dr Cox at Babtie as I recall they were involved with site when badger issues came to light a number of years ago.

Yours sincerely

W Fojt

WANDA FOJT (Dr)
Conservation Officer Berkshire

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CHARTER MARK

TO: **DEVELOPMENT CONTROL**
Elaine Connor

FROM: Environmental Design

DATE: 17/02/00

Location: Clubhouse, Bearwood Lakes Golf Club, Bearwood road, Wokingham

Proposal: EXTENSION TO CLUB HOUSE

Application Number: F/2000/0440

In response to your consultation dated 2 February 2000 for the above application, the arboricultural comments are as follows:

I have no objection to planning permission being granted.

The proposals will result in the loss of some Birch trees and shrubs as shown on the applicants drawing. These are not significant in the wider landscape and could be replaced as part of new landscape planting around the proposed extension.

Neil Etherington
Senior Arboriculturist

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor

Date: 02 February 2000

Application Number: F/2000/0440

Proposal: Proposed extension to existing club house..

Site Address:
Clubhouse Bearwood Lakes Golf Club, Bearwood Road, , Wokingham.

Applicant:
Bearwood Lakes Golf Club C/O Izod Design.

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).

9-2-00

Signed: _____ **Print name:** _____

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ENGLISH HERITAGE

SOUTH EAST REGION

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

28th February 2000

Your ref:elaine connor/F/20000/0440

Direct dial:01483 306493

Dear Sir,

Notification under Environment Circular 14/97
Planning Application

Address: Club House Bearwood Lakes Golf Club, Bearwood Road.

Thank you for notifying English Heritage of this planning application affecting the setting of a grade II* registered park or garden.

We have considered the application and, on the basis of the submitted documentation, we can now confirm that English Heritage considers this to be a case which can be determined in accordance with Government guidance, development plan policies, and with the benefit of conservation advice locally.

Should there be material changes to the plans and drawings now before us, we would be grateful if you could draw these changes to the attention of this office.

Yours faithfully,

pp S. Angell.

Mrs P A Monroe
Historic Buildings Consultant
South East Region

No address on letter.

By Hand

PLANNING SERVICES	HPT
POL	TLS
DC OBS	ENF EC
APP	
CS	
24 MAR 2000	
COPIES TO:	ACK:
	FILE:

Your Ref F/2000/0440
23 March 2000
Sk1rad@aol.com

Dear Sir /Madam

Having studied the planning application of a "club house extension" to the Bearwood lakes Golf Club at the Council offices I wish to object to the proposals put forward.

My objections are based on the following

1. The extension is not actually an extension but a completely separate building that is in fact a **SECOND** club house and **NOT** an extension. There is a walkway between them but it seems to be more of a convenience to get the planning permission. If they were to plan such another building on another part of the course I am sure they would have difficulty in getting permission. Be it a mile or ten yards it's still a second building.
2. The old building is actually quite a pretty design with good clear lines front and Back. The new structure bares **no resemblance** to the original building. Had they extended to form a mirror (symmetrical) part to the original it would be much more pleasing to the eye.
3. From behind the new building is a (excuse my language) complete dogs dinner, again one side has good lines and yet the second (proposed) seems to resemble a hastily erected semi detached and again is **not in keeping** with the rest of the building.
4. In creating a separate building there is a complete double up on services and waste, not to be recommended in such a beautiful area. If the had "extended" in the normal use of the phrase, this would not be the case

I would be grateful if you would take these objections and treat them with some merit in order to get this design changed to a more acceptable and eye pleasing design.

Yours

K Sant

To:
Conservation Officer

- 3 FEB 2000

From: Elaine Connor

Date: 02 February 2000

Application Number: F/2000/0440

Proposal: Proposed extension to existing club house..

Site Address:
Clubhouse Bearwood Lakes Golf Club, Bearwood Road, , Wokingham.

Applicant:
Bearwood Lakes Golf Club C/O Izod Design.

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

---

1. THE GOLF COURSE AND CLUBHOUSE HAS BEEN DEVELOPED WITHIN THE BEARWOOD COLLEGE GARDENS WHICH ARE INCLUDED ON THE REGISTER OF PARKS AND GARDENS. IT IS GRAD II*.

2. THE PROPOSED EXTENSION IS AN INCREASE OF APPROX. 60% ON THE ORIGINAL CLUBHOUSE.

3. THIS IS A VERY LARGE EXTENSION, IN ANY LOCATION. THE SENSITIVITY OF THE SITE AND THE FORM OF THE EXTENSION (AN INDIVIDUAL BUILDING LINKED TO THE EXISTING CLUBHOUSE) DOES BRING INTO QUESTION THE ORIGINAL CONCEPT TO LOCATE A CLUBHOUSE IN THE PARKLAND

4. A VISUAL APPRAISAL OF THE PARKLAND AND IMPACT OF THIS PROPOSAL SHOULD FORM PART OF THE APPLICATION TO INCREASE THE FRONTAGE FROM 32.00M TO 59.00M. MUST HAVE A MAJOR VISUAL IMPACT ON THE HISTORIC PARKLAND.

5. I SUGGEST WE ARRANGE A MEETING ON SITE TO ASSESS THE IMPACT OF THE PROPOSED EXTENSION, FROM THE PARK AND OTHER PUBLIC VIEW POINTS.

Harold Sowden CONSERVATION ARCHITECT 21-02-00

Arborfield & Newland Parish Council

Temporary Office:
Birch House
Eversley Road
Arborfield Cross
Berkshire
RG2 9PG
Tel 01189 760281
Fax 01189 760934

PT 25949
POL
DC
APP
CS
15 Feb 2000
COPIES TO:
ACK:
FILE:

11 February 2000

Ms Elaine Connor
Planning Case Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1RW

Dear Ms Connor

PA F/2000/0440 Clubhouse Bearwood Lakes Golf Club
Appendix I

As per our letter dated 8th February Arborfield Parish Council has no objections to the above application. If this application were granted by WDC we would like to request that the developer makes a contribution towards our new Playground project, Swallowfield Road, Arborfield. Although the Clubhouse its self is not in Arborfield, half of the course is. This contribution could be sponsorship of a piece of equipment and we will be erecting a plaque to advertise sponsorship money received.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

WOKINGHAM D.C. DEVELOPMENT CONTROL

VALID

Start date: ~~21 JAN 2000~~ 28 JAN 2000

Officer: EC | Application No. F/2000/0440

Map No. ..... Site ...15.....

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED EXTENSION TO EXISTING CLUB HOUSE

Location: BEARWOOD LAKES BEARWOOD ROAD

Parish: ~~ARBORFIELD~~ BARKHAM 3 Ward: Barkham 2/2/00

Applicant: BEARWOOD LAKES GOLF CLUB

Fee 1330-00 (3) Received ~~.....~~ Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate		28 JAN 2000	
5	Elevation plans	Discrepancy between drawings 20 & 21 Dwg 20 shows an extra window on the ground floor between "cellar access" & "accounts office" — not shown on floor plan (Dwg 21)		
6	Floor plans	amended ✓	phoned	27/1
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 : 2/2/00 Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape (Area of Special Landscape Importance)	NK: .....
Trees	NK: .....
Conservation Officer	NK: (Historic Park/ Garden)
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	: Wokingham & Arborfield
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	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	: .....

~~BABTIE~~ (Ecology) (Wild Life Heritage Site)

OTHERS:

(Rural Area)

English Heritage (re Historic Park & Garden)

English Nature

Garden History Society 2/2/00

No pre-apps.

NEIGHBOURS:

S/N Sufficient.

By hand 21.1.00

Izod DESIGN

Chartered Architects
Landscape Consultants

28. JAN. 2000* 0440

KPI/em/2611
20 January 2000

The District Planning Officer
Wokingham District Council
Planning Department
P.O Box No.157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sirs

BEARWOOD LAKES CLUBHOUSE EXTENSION

I have prepared proposals for the extension of the existing Golf Clubhouse at the above and enclose the following documentation in support of the formal Planning Application.

1. Six copies of the application form
2. One copy of Certificate A
3. Six copies each of the following drawings
   - 2611/20C Elevations
   - 21C Lower Floor Plan
   - 22B Upper Floor Plan
   - 23 Site Plan
   - 24 Perspective view
   - 25 Elevations/Existing and Proposed
4. Six copies of the Site Location Plan
5. A statutory application fee cheque for £1330.00 (Development 521M²/7 units at £190 per 75M²)

In considering the proposals, I bring particular attention to previous Planning Consents. Outline Planning Consent was granted under application 38899, dated 26 February 1993. This indicated a maximum floorspace of 1750M² for the Clubhouse complex.

Izod Design Limited
14 Milton Road Wokingham Berkshire RG40 1DB
Telephone 0118 977 0075
Facsimile 0118 977 0057

Registered in England Number 2991902

2/continued

The current building was the subject of full consent under application 45164 dated 3 January 1996. The floor area is 896M² and given the floor area of the application now being placed before your Council, you will note an aggregate floor area of 1417M².

The proposals will incorporate matching materials and details and will provide additional accommodation including a security flat to protect the isolated building, compatible with the scale of the golf club now that the course and membership has been established, and to overcome the current crowded conditions.

In the light of the nature of the project I would be pleased to discuss the proposals in further detail and to make arrangements for Planning Officers and Committee members to visit the site.

I now await formal notification of registration of the application.

Yours sincerely

PETER IZOD RIBA

1933

(1)

BEARWOOD COLLEGE (INCL. STAFF HOUSES AT HERMES CROSS)

ADDRESS ROYAL MERCHANT NAVY SCHOOL & RIDING SCHOOL - BEARWOOD PARISH WOK ARBORFIELD

PLOT No. COLLEGE / CHAPEL / MAIN LODGE LISTED ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
121/62	RMNS	2 PRS HOUSES FOR STAFF	16.8.62	Cl
B/R/4/64		RADIO MAST	12.2.64	G.
O/120/69		O/L. RES. DEV. AT MOLE ROAD		Re
R/119/69		RECR. ROOM, TUCK SHOP, KITCHEN, LAVATORIES, STORES WITH FLAT ABOVE	2.6.69	Cl
8959M		GEN. MODERNISATION	2.8.72	APP
O/101/70		MATRONS FLAT, STAFF QTRS, CLASSROOMS ABOVE HOSTING	17.7.70	Cl
R/438/70		"	6.10.70	Cl
159/71		O/LOOK. ADJS. W. LODGE TOWER	15.4.71	Re
S70/71		SQUASH COURT	6.7.71	Cl

MINISTRY DECISION

SPECIAL ORDERS

1933

(2)

ADDRESS BEARWOOD COLLEGE PARISH ARBORFIELD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
898/71		ADD. TO SCHOOL SHOP	3.9.71	APP AP
1213/71		ADD. CLASSROOMS	25.11.71	APP AP
1353/71		CONV. TO RES. AT POULTRY HOUSE ADJS. W. LODGE	13.1.72	Cl
374/72		PR. SPRT. HOUSES	22.5.72	APP C
1474/72		O/L. OFFICE, WAREHOUSE BLDG. AT SAWMILL	21.12.72	Re
6/25/73		BUNGALOW FOR STAFF	1.8.73	Cl
632/73		O/L. RES. DEV. MOLE ROAD	19.4.73	Re
673/73		O/L. IND. & WAREHOUSE BLDG.	19.4.73	Re
1453/73		5 STAFF BUNGALOWS	27.9.73	K
BR 663		4 " " ADS	10.5.74	APP
00 663		PLAYING FIELDS	20.6.74	Cl

MINISTRY DECISION

SPECIAL ORDERS

1933

(3)

ADDRESS Bearwood College PARISH Arborfield

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
00670		DEM. BARKHAM LODGE / ERECT BUNGALOW	2-8-74	C
00859		STABLE BLOCK TO RES. DEM. O/BLDGS - NEW BUILDINGS	2-8-74	C
BR 1274		EXT. TO CRICKET PAVILION	16-8-74	APP
01281		"	5-9-74	C/A
01366		40 ACRES TO GOLF COURSE	7-11-74	C/A
01393		2 ADD. CLASSROOMS	7-11-74	C/A
BR 1340		1ST FLOOR EXT.	31-10-74	APP
BR 2067		OLD LAUNDRY TO RES.	20-2-75	APP
02135		"	20-3-75	C/A

MINISTRY DECISION

SPECIAL ORDERS

(4)

ADDRESS The Royal Merchant Navy School PARISH ~~Wok~~ Arborfield 1-4-86

PLOT No. Bearwood Road ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
01982	The Royal Merchant Navy School	Establishment of Shooting School	20 3 75	N/A Ref
02624	" "	ADS. KEEPERS COTTAGE	15-5-75	N/A C/A
BR 2820	" "	1ST FLOOR EXTENSION AT BEARWOOD COLLEGE FARMHOUSE	10-6-75	APP. N/A
BR 2695	The Governors	1st Floor Laboratories	19 5 75	App N/A
02760	Bearwood College	" "	12 6 75	N/A C/A
00859	MR C R FROST	STABLE BLOCK TO DIVERTING DEMOLISH OUTBUILDINGS & ERECT NEW BUILDINGS.	13-6-74	N/A C/A
02885	BEARWOOD COLLEGE	BEDROOM BATHROOM & W.C.	2-10-75	N/A C/A
B/75/73 9431	" "	2 BUNGALOWS AT BARKHAM LODGE FOR STAFF	12-7-73	APP. C/A
00670	" "	DEMOLISH BARKHAM LODGE ERECT NEW BUNGALOW	13-6-74	N/A C/A
BR 664	" "	" "	1-5-74	APP. N/A
05768	" "	Swimming pool	20-1-77	N/A C/A
04447	AGRIVISUAL	ADS. FARM - TEMP. OFFICE ACC. WITH PARKING	15-4-76	N/A Ref

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS BR 664 - CANCELLED BY W.D.C. - 9-11-77

DRAINAGE

091074

(55)

ADDRESS THE ROYAL MERCHANT NAVY SCHOOL PARISH ~~WOK~~ ARBORFIELD 1.4.86

PLOT No. BEARWOOD ROAD ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 6721	The Governors	drama store & staff accom	5.7.77	APP N/
06633	BEARWOOD COLLEGE	" "	7.7.77	N/A C/
BR 6720	GOVERNORS	1ST FLOOR EXTENSION	8.7.77	REF N/
06634	BEARWOOD COLLEGE	ADD. FOR ART BOYS	7.7.77	N/A RE
BR 6862	THE GOVERNORS	ADD ART ROY ACCOM.	21.7.77	APP N/
BR 7600	The Governors	mod. of Mole hedge.	29.12.77.	REF N
BR. 7774	"	" "	30.1.78	APP. A
BR. 7941.	"	erection of Swimming Pool enclosure	27.2.78	APP N
07883	R.M.N.S.	" "	16.3.78	N/A C/
08688	"	Open Loan of Building to Reading School at Mole Road.	31.8.78.	N/A C/
10222	"	" "	12.4.79	N/A C/

DATE OF COMPLETION

MINISTRY DECISION APPEAL AGAINST ENFORCEMENT NOTICE BY WOODLEY TIMBER COMPANY FOR

SPECIAL ORDERS USE OF LAND AS SAWMILL ETC. REFUSED - 10.3.78 (NO CLAIMANTS APPEARED)

DRAINAGE BR. 2067 cancelled by WDR. 28.3.78.

091074

(6) ADDRESS ROYAL MERCHANT NAVY SCHOOL BEARWOOD ROAD PARISH ~~WOK~~ ARBORFIELD 1.4.86

PLOT No. SEE ALSO MOLE ROAD ARBORFIELD FOR WALLED GDN ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 10579	R.M.N.S	PORTAKABIN CHANGING (CLUB) AT MOLE ROAD	11.4.79	APP. N/
10493	"	CHANGING ROOM & CLOAKROOM	12.4.79	N/A RE
BR 10963	"	20 LOOSE BOXES - RIDING SCH.	30.5.79	APP. N/
10833	"	" " (INCLUDED)	8.6.79	N/A C/
BR 11179	" The Walled Garden	Conversion of boiler room to one flat.	4.7.79	APP N/
11089	"	" "	5.7.79	N/A Ref
11034	R.M.N.S.	SANITARY ACCOMMODATION AT "GOLF CLUB"	5.7.79	N/A C/A
BR 11198	"		5.7.79	APP. N/A
BR 11577	"	PORCH TO ATTACHED GARAGE (MOLE LODGE)	20.8.79	APP. N/A
BR 11698	R.M.N.S. - THE GOVERNORS	20 LOOSE BOXES - RIDING SCH	31.8.79	APP. N/A
11621	"	"	24.9.79	N/A REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 10833 - RIDING SCHOOL LICENCE - 9.11.80

DRAINAGE

091074

(7) ADDRESS Royal Merchant Navy School Bearwood Road PARISH Arborfield 1.4.8 ~~Nok~~ / Winnersh

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
12244	R.M.N.S	1st Floor Ext. (Acc. for Day Boys)	13.12.79	N/A C/A
BR 12428	RMNS	Revised Day Boy acc	20.12.79	app N/A
14583	"	Study Centre (H/Masters House & Garage, 2 Flats, & Acc. for 72 students	18.12.80	N/A C/A
14903	"	As above but 4 flats	12.2.81	N/A C/A
BR 16320	"	Dormitory Block Study Centre.	2.4.81	relaxed & app N/A
16458	"	Indoor Riding School	22.10.81	N/A C/A
BR17706	"	"	2.12.81	Ref. N/A
BR17996	"	"	5.1.82	App. N/A
BR18482	"	Golf Club Extension	22.4.82	App N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(8) ADDRESS Royal Merchant Navy School Bearwood Road PARISH Arborfield 1.4.8 ~~Nok~~ / Winnersh

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
17386	RMNS	Ext. to Golf Club House	7.5.82	N/A C/A
BR 19152	" (The Governors)	Cattle-yard at 'The Farm'	4.8.82	App. N/A
BR 19553	" "	4 new garages at the new Study Centre (Winnersh)	2.11.82	App. N/A
18436	"	4 staff garages	18.11.82	N/A C/A
22082	Tavra for Eastern Wessex	2 offices, training room stores, bore tube range	23.8.84	N/A
BR23239	Racal-Milgo (Ops) Ltd	Radio Station	5.9.84	App N/A
21770	See Coombes Lane			
BR24770	RMNS	Admin. Bldg. (Mole Road)	18.6.85	App N/A
23797	"	" "	20.6.85	N/A C/A
24083 -	Town & City Props.	O/L Land to E. of Gravelpit Road - off Mole Road - 2 blocks of Hi-Tech offices etc (Arborfield)	15.8.85	N/A Ref

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

8 ADDRESS BEARWOOD COLLEGE PARISH ARBORFIELD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
26529	TRUSTEES C/O/USE	AGR. BLDGS TO STORAGE/WORKSHOP	6.11.86	O/A
26530	" "	SAW MILL COMPOUND TO CLASS IV WORKSHOPS	6.11.86	C/A
28865	" RIDING SCHOOL	– PONY SHELTER/CORRAL/ CAR PARKING	1.10.87	C/A
29969	HERMES CLOSE 1/2 FLATS 3-6	4 FLATS 2 S/DET HOUSES FOR STAFF	16.3.88	C/A
29492	"	NEW VEH ACCESS TO BEARWOOD RD	19.3.88	Ref
BRA 5319		2 S/DET HOUSES & 4 FLATS	17.6.88	APP
31828	RMNS.	ARTS CENTRE ON SITE OF MUSIC SCHOOL	26.10.88	C/A
31829 LBC	"	"	26.10.88	C/A
BRA 6955	"	"	6.4.89	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 29969 – LA – ISSUED 14.2.90

DRAINAGE

091074
35532 – R/O W. LODGE. S/ST. ADMIN. BUILDING 10.5.90 C/A

ADDRESS BEARWOOD COLLEGE PARISH ARBORFIELD
(10)

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
36136	RMNS JELLICOE HOUSE	CLASSROOM BLOCK ETC.	1.8.90	C/A
BRA 8988	BEARWOOD COLL. 1&2 THE DRIVE	– CONNECT SEPTIC TANK TO MAIN	16.7.90	APP
BRA 8989	" MAIN LODGE	"	16.7.90	APP
36802	" AGR. USE TO	FULL APPL O/L GOLF COURSE/CLUB HOUSE/ RES. O/L & BUSINESS UNITS	13.5.91 25.4.91	Ref
38045	" SEE SAWMILL CARD		3.9.91	Ref
38076	"	RECREATION ROOM	12.8.91	TP
38899 –	TRUSTEES O/L	C/O/USE AGR. LAND TO GOLF COURSE & O/L APPL. FOR CLUBHOUSE & CARPARK SOUTHERN PART OF BEARWOOD PARK	26.8.93 31.8.94	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074 LD/92/1113 MR. T. MANZI REPL. BOATHOUSE 25.1.93 APP
40358 RMNS BOATHOUSE & SLIPWAY 14.4.93 C/A

1933

(11)

ADDRESS BEARWOOD COLLEGE PARISH ARBORFIELD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
42501 LBC	RMNS	INT. ALTS 6TH FORM BLDG / NEW ESCAPE DOOR	15.9.94	C
AP94/2349	RMNS B. COLLEGE	FORMATION OF PARTITION WALLS 6TH FORM COMMON ROOM FOR ESCAPE	28.4.94	APP
42983	" O/L	RE 38899 - FULL PERMISSION	18.4.95	CA
42989	"	RENEWAL 38076	17.8.94	31.8.
43111	"	NON-ILL. SIGN. JUNCTION NEW ROAD / BEARWOOD ROAD - WINNERSH.	15.9.94	R
43646	"	DIR SIGN AT NEW ROAD / MOLE ROAD	19.12.94	C
43711	BEARWOOD LAKES GOLF CLUB	GOLF CLUBHOUSE	2.8.95	PERMISSION C
44368		9 HOLE GOLF COURSE - COVERED PRACTICE FACILITY	23.11.95	C
~~95/60457/A~~				

MINISTRY DECISION 43111 - APPEAL DISMISSED - 10.7.95

SPECIAL ORDERS

1933

(12)

ADDRESS Bearwood College PARISH Arborfield // BARKHA

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
44606	BEARWOOD LAKES GOLF CLUB	EXT. TO EX. STORAGE & MAINTENANCE BUILDING	16.8.95	CA
~~95/60495~~				
FP95/3639		INT. ALTS AT CLAREMONT KINDERGARTEN	22.6.95	APP
45164	"	CLUBHOUSE	3.1.96	CA
FP95/3833	"	STEEL FRAMED SHED	3.10.95	Ref.
FP95/3961	"	GOLF CLUBHOUSE	6.12.95	APP
96/64013/A	"	ILL. SIGN	24.12.96	Re
96/64203/F		9 HOLE GOLF COURSE AT MOLE ROAD COVERED PRACTICE FACILITY	16.10.96	C

MINISTRY DECISION

SPECIAL ORDERS

1933
(13)

ADDRESS BEARWOOD COLLEGE **PARISH** ARBORFIELD

PLOT No. **ORD. SHEET No.**

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
96/64620/F	BEARWOOD GOLF CLUB (MOLE ROAD)	ILL. GOLF DRIVING RANGE	25.4.97	C/
FP96/5900	"	" GOLF PRACTICE FACILITY	18.11.96	APP
97/66165/TR	Trustees of Royal Merchant Navy School Foundation	Renew of Temp. Permis. 42989 for Temp. Build - Sch. Rec. Rm.	5.11.97 ~~24.10.97~~	C/
97/66701/LA	Bearwood College	Int. Alts. to Listed Building	18.3.98	C/
CLU(E) 117	W/DR. (RIDING CENTRE)			
CLU(P) 125	" "		10.5.99	
FP98/7578	Royal Merchant Navy	Int. Alts to Porch & Recep.	10.6.98	APP

MINISTRY DECISION

SPECIAL ORDERS PD. ENQ - RES. FLATS TO EDUCATIONAL USE - 7.11.96

1789/a

SECTION 66 CERTIFICATE

Application No. 28.JAN.2000* 0440

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.

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 . . . . . .

On behalf of . . PEARWOOD LAKES GOLF CLUB

Date . . 20 . . JAN . . 2000 . . . . . .

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

28 JAN 2000* 0440

1.	APPLICANT'S NAME	BEARWOOD LAKES GOLF CLUB
	ADDRESS	BEARWOOD ROAD SINDLESHAM WOKINGHAM
	POST CODE	RG41 4SJ PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	IZOD DESIGN
	ADDRESS	14 MILTON ROAD WOKINGHAM
	POST CODE	RG40 1DB PHONE 0118 977 0075
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	BEARWOOD LAKES GC BEARWOOD ROAD SINDLESHAM
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		EXTENSION TO EXISTING CLUBHOUSE TO PROVIDE ENLARGED FACILITIES
5. Give the area in hectares or part of a hectare	AREA OF SITE	CLUBHOUSE AREA 1.5Ha
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	LESSEE
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	2611/20C, 21C, 22B, 23, 24, 25 and location Plan

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 ?

N/A

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.

GOLF CLUB / COURSE

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~~ SEE PLAN 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.

DARK GREY NON-ASBESTOS ROOF SLATES

RED FACING BRICKWORK (TO MATCH EXISTING

BROWN STAINED TIMBER DOORS/WINDOWS

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.

EXISTING FENCES, HEDGES UNALTERED

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

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

AS EXISTING

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

YES, FULL ACCESS VIA RAMPS TO ALL LEVELS

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			

N/A

* 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.

£1330-00

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 IZOD DESIGN ON BEHALF OF BEARWOOD LAKES GOLF CLUB DATE 20 JAN 2002

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	896	NIL	521	NIL
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	896	NIL	521	NIL

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

26. WHAT PROVISION IS BEING MADE FOR PARKING? Existing provision in excess of original requirements

	Cars	Lorries
Existing	131	SERVICE
Proposed	131	AREA/EXISTING

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.
GOLF CLUB FACILITIES ENLARGED AREAS

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?
PEARSON LAKES GOLF CLUB (EXISTING
NO

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
20	—	5	25

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.'