X SYSTEMS LTD

APPLICATION NO:
F/2000/1039

LOCATION:
Wards Hill House Milley Lane, Hare Hatch Reading.

APPLICANT:
Ward Consultancy Plc C/O Sedgman Noble *Architects*

PROPOSAL:
Proposed formation of all weather tennis court

EARLIEST DATE FOR DECISION: **30/04/2000**

APPLICATION EXPIRY DATE: **17/05/2000**

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Ward Consultancy Plc
C/O Sedgman Noble Architects
The Studio Spring Meadows
Business Centre
Highfield Farm
Wargrave
Berkshire
RG10 8PZ

Application Number: F/2000/1039

Parish: **WARGRAVE**

Location: **Wards Hill House, Milley Lane, Hare Hatch, Reading.**

Proposal: **Proposed formation of all weather tennis court.**

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. The hereby approved tennis court shall only be used by employees of Hill House at any time.

Condition
3. Prior to the commencement of development details of the proposed slab levels of the proposed tennis court shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Condition
4. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include hard surfacing materials and footpaths.

Condition
5. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation and maintenance programme.

Condition
6. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Condition
7. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (1 November - 31 March) 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 landscaping die, are removed or become dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
8. No floodlighting of any sort shall be erected on the application site without the prior written permission of the Local Planning Authority.

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

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

Reason
2. In the interests of highway safety and convenience and to safeguard the amenities of neighbouring residents and the locality.

Reason
3. To safeguard the amenities of neighbouring residents and the locality.

Reason
4. In the interests of the character and amenities of the locality.

Reason
5. In the interests of the character and amenities of the locality.

Reason
6. In the interests of the character and amenities of the locality.

Reason
7. In the interests of the character and amenities of the locality.

Reason
8. In the interests of the character and amenities of the locality.

Reason
9. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 21/06/2000

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.

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/1039

Applicant : Ward Consultancy Plc C/O Sedgman Noble Architects.

Location : Wards Hill House, Milley Lane, Hare Hatch, Reading.

Proposal : Proposed formation of all weather tennis court.

Site Notice Displayed ? :	YES	NO	DATE
	✓		27.4.2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....27.4.2000.....

Date Registered : 22/03/2000

Earliest Date for Decision : 30/04/2000

Latest Consultation Date/Site Notice Expiry Date : 30/04/2000

Application Expiry Date: 17/05/2000

Consultation Responses :

Wargrave P.C - 'No Comment'

Highways - No objection.

Landscaping - No objection subject to conditions

Planning Issues :

Site Designation - within the Green Belt.

1.) Impact upon the neighbouring dwellings.

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

Application Number: F/2000/1039

Appraisal :

1.) Impact upon the neighbouring dwellings.

The proposed development is for the development of a tennis court on land to the south East of the Hill House (Listed Building). The site is heavily well Screened, with a gap in the landscaping along the Shared drive way.

The proposed develop will not overbear or overshadow. The noise and disturbance from the facility will have no significant impact upon the residential amenity of the adjacent properties.

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

The proposed Tennis court would be largely Screened from the wider area. The area of open space should be Screened by using further planting. To the south of the site is an existing manage which covers a similar sort of area, but which is more open.

A tennis court is an out door leisure facility and is an area Such as this with limited users. The tennis court will be for the Sole use of the office workers / employees.

Therefore the proposed development will have no Significant detrimental impact upon the open character and amenity of the Green Belt.

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

Application Number F/2000/1039
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	→	SR14 + SR05	The hereby approved tennis court shall only be used by employees of ~~the~~ ~~existing~~ Hill House at any time.
3	SC18	SR05	Delete - Proposed dwelling and replace with "proposed tennis court". Delete - by more than 300mm.
4	SC40	SR17	include - hard surfacing material and footpaths.
5	SC41	SR17	
6	SC42	SR17	
7	SC48	SR17	
8	→	SR17	No floodlighting of any sort shall be erected on the application site without the prior written permission of the local planning Authority
9	→		~~All boundary treatment including hard surfacing materials and fencing~~
9	SC52	SR12	insert "including hard surfacing material, ~~with~~ colour and type of fencing" between external material and shall be ...

RECORD OF SITE VISIT

SITE ADDRESS: Wards Hill House
Milley Lane Hare Hatch Reading.

APPLICATION NUMBER: F/2000/1039

OFFICER: Nicola Lake

DATE OF SITE VISIT: 27.4.2000.

1 SITE/STATUTORY NOTICE DISPLAYED ? YES – Front of the property.

2. DESCRIPTION OF SURROUNDINGS

Rural / Green Belt.

3. DESCRIPTION OF SITE/BUILDING

2/s large detached property with the building within its own grounds.

4. RELATIONSHIP TO ADJOINING PROPERTIES The corner of the plot will be visible from Castle End but - It would be visible opposite side of the driveway is a garage. Part of the site will be screened by tree conifers

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Received by Wokingham District Council

Application No: F/2000/1039

Proposal:
Proposed formation of all weather tennis court.

Location:
Wards Hill House, Milley Lane, Hare Hatch, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/04/2000. 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 6481

Date: 6 June 2000

My ref: F/2000/1039

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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

Dear Councillor

Application Number: F/2000/1039
Wards Hill House, Milley Lane, Hare Hatch, Reading.
Proposed formation of all weather tennis court.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. 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 16 June 2000

Yours faithfully

John Mitchell

Head of Planning and Transportation

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/1039**
Wards Hill House, Milley Lane, Hare Hatch, Reading.
Proposed formation of all weather tennis court.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Browne

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

Tel: (0118) 974 6481

Date: 6 June 2000

My ref: F/2000/1039

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

CONFIDENTIAL

Councillor S Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

Dear Councillor

Application Number: F/2000/1039
Wards Hill House, Milley Lane, Hare Hatch, Reading.
Proposed formation of all weather tennis court..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL~~: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Hutchings

Head of Planning and Transportation

To:
landscape

- 3 MAY 2000

From: Nicola Lake

Date: 28 April 2000

Application Number: LB/2000/1234

Proposal: Proposed formation of all weather tennis court.

Site Address:
Wards Hill House, Milley Lane, Hare Hatch, Reading.

Wargrave

Applicant:
Ward Consultancy Ltd C/O Sedgman Noble Architects, The Studio.

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

No TPO

43

FROM: Nicola Lake

DATE: 28 April 2000

WARGRAVE PARISH CONSULTATION SHEET

Application Number: LB/2000/1234

Proposal: Proposed formation of all weather tennis court.

Site Address: Wards Hill House, Milley Lane, Hare Hatch, Reading.

Applicant: Ward Consultancy Ltd C/O Sedgman Noble Architects, The Studio.

Your observations are required in respect of this application **by 22/05/2000** .

No comment.

SIGNED: _____ DATE: 15/5/2000

Clerk To Wargrave Parish/Town Council.

TO: DEVELOPMENT CONTROL
Nicola Lake

FROM: Environmental Design

DATE: 22nd May 2000

Location: Ward Consultancy plc, Hill House Milley Lane Hare Hatch Wargrave.

Proposal: Proposed formation of all weather tennis court at Grade II listed building site.

Application Number: LB/2000/1234

In response to your consultation dated 28th April 2000 for the above application, the landscape comment is as follows:

The proposal is acceptable, since the tennis court is to be placed on open ground within the site where the court and its fencing is away from the historic building.

The mature trees which screen the development along the road boundary must not be harmed by vehicles, service trenches or materials storage during the construction period. The applicant's attention is drawn to the British Standard no. 5837: *Guide for trees in relation to construction*, which sets out methods of protecting trees. It is available from the Stationery Office and can be consulted in main libraries.

Patricia Green.

Patricia Green
Landscape Consultant

To:
Harold Sanders
Urban Design And Conservation Officer

11 APR 2000

From: Nicola Lake

Date: 06 April 2000

Application Number: F/2000/1039

Proposal: Proposed formation of all weather tennis court..

Site Address:
Wards Hill House, Milley Lane, Hare Hatch, Reading.

Applicant:
Ward Consultancy Plc C/O Sedgman Noble Architects.

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

1. HILL HOUSE IS A GRADE II LISTED BUILDING LOCATED WITHIN THE GREEN BELT. THE ADDITION OF ANY STRUCTURE 2.75M HIGH IS VISUALLY SENSITIVE TO THE SETTING OF THE LISTED BUILDING.
2. THE DEGREE OF SCREENING IS THEREFORE AN IMPORTANT ISSUE (BOTH EXISTING AND PROPOSED)
3. A LANDSCAPE SCHEME SHOULD FORM PART OF THIS APPLICATION AND THE AREAS IMMEDIATELY ADJOINING THE FENCE SHOULD BE RE-EVALUATED FOR ADDITIONAL LANDSCAPE OR INCLUSION IN THE TENNIS COURT. (NOTE. FENCING DOES NOT HAVE TO BE SQUARE WITH COURT — SEE ENCLOSED PLAN)
4. I DO NOT OBJECT TO THE PRINCIPLE OF ADDING A TENNIS COURT.

17.05.00.

Harold Sanders.
CONSERVATION + DESIGN.

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 28 April 2000

Application Number: LB/2000/1234

Proposal: Proposed formation of all weather tennis court

Parish: WARGRAVE PARISH

Site Address:
Wards Hill House, Milley Lane, Hare Hatch, Reading.

Applicant:
Ward Consultancy Ltd C/O Sedgman Noble Architects, The Studio.

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).

SC 34 - Mud.

SR 13

Signed: _____ 10-5-00 **Print name:** S M Alton

FROM: Nicola Lake

DATE: 28 April 2000

PLANNING SERVICES	HPT
PCL	TLS
DC	ENF
APP	
CS	
22 MAY 20[illegible]	
COPIES TO:	ACK:
	FILE:

WARGRAVE PARISH CONSULTATION SHEET

Application Number: LB/2000/1234

Proposal: Proposed formation of all weather tennis court.

Site Address: Wards Hill House, Milley Lane, Hare Hatch, Reading.

Applicant: Ward Consultancy Ltd C/O Sedgman Noble Architects, The Studio.

Your observations are required in respect of this application **by 22/05/2000** .

No comment.

SIGNED: [signature] DATE: 15/5/2000

Clerk To Wargrave Parish/Town Council.

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice *under Article 8*

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: F/2000/1039

Proposal:
Proposed formation of all weather tennis court.

Location:
Wards Hill House Milley Lane Hare Hatch Reading

This application is being advertised in the Henley Standard newspaper on the 12/05/2000 for the following reason(s);

SITE IS WITHIN THE CURTILAGE OF A LISTED BUILDING

The application can be inspected 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 Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **02/06/2000** from the date of this notice. 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 observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Date: 12/05/2000

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 11 May 2000
My ref: NL/LB/2000/1234
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 Sedgeman
Sedgman Noble Architects
The Studio
Spring Meadows Business Centre
Highfield Farm
Wargrave
RG10 8PZ

Dear Mr Sedgman,

PROPOSED LISTED BUILDING APPLICATION FOR A NEW TENNIS COURT AT WARDS HILL HOUSE, MILLEY LANE, WARGRAVE. APPLICATION NUMBER LB/2000/1234.

I write to confirm the information, which was conveyed to you during our recent telephone conversation.

The proposed tennis court does not require a listed building application, as it is a new structure within the grounds of a listed building, and not an alteration to the existing listed building or any existing structure on the site.

However, the tennis court does still require full planning permission. Therefore, although we have returned the Listed Building application, the full application F/2000/1039 is still continuing within the determination process.

I hope this information has helped to clarify matters for you. Should you wish to discuss the matter further please do not hesitate to contact me on the above direct line number.

Yours sincerely,

N Lake .

NICOLA LAKE.
Planning Assistant.

TO: DEVELOPMENT CONTROL FROM: Environmental Design
Nicola Lake

DATE: 26th April 2000

Location:	Wards Hill House, Milley Lane, Hare Hatch
Proposal:	PROPOSED FORMATION OF ALL WEATHER TENNIS COURT
Application Number:	F/2000/1039

In response to your consultation dated 6th April 2000 for the above application, the tree and landscape comments are as follows:

Whilst I have on objections to the proposal in principle there are a number of issues which require resolution and are as follows:

The Site Plan drawing WC5 SK1 does not show an important area of linear planting adjacent to the pond. This together with a line of conifer hedging adjacent to the access road will screen the proposed tennis court and must be retained. The applicant should therefore resubmit the drawing with all existing planting accurately marked together with protective fencing to BS 5837 to illustrate that this planting can be successfully retained.

The applicant should also submit existing and proposed site levels. The site gently falls north to south and some form of re-grading and or low retaining wall will be required to accommodate the tennis court which could have an impact on the existing planting. The applicant must demonstrate that any such earthworks and structures would not prejudice the long term health and vigour of the existing planting above.

ROBERT PETROW
Consultant Landscape Architect

See Harolds copy plans.

To:
Neil Etherington
Senior Arboricultural Officer

From: Nicola Lake

11 APR 2000 1

Date: 06 April 2000

Application Number: F/2000/1039

Proposal: Proposed formation of all weather tennis court..

Site Address:
Wards Hill House, Milley Lane, Hare Hatch, Reading.

Applicant:
Wargrave
Ward Consultancy Plc C/O Sedgman Noble Architects.

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

NO TPO

ADDRESS HILL HOUSE. MILLEY ~~[illegible]~~ LANE PARISH WARGRAVE E

PLOT No. ORD. SHEET No. SU. 8077 (26)

BUILDER Listed Building 3/99.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
~~R/49/66~~	~~Lin Tronic Ltd~~	~~Use building as laboratory~~	~~1.6.66~~	~~N/A~~ ~~Re~~
R/281/69	Bluff v Loathing	Ab. to divide into 2 units	7.8.69.	APP C
~~176/56~~	~~MRS. D. PATTEN~~	~~CHAP. DWELLING ON LAND OPPOSITE AT SUNLEAGH~~	~~11.5.56~~	~~N/A~~ ~~Re~~
~~BR 11783~~	~~MR. J. WILLMIN~~	~~GARAGE~~	~~6.9.79~~	~~APP~~ ~~N/~~
~~14926~~	~~L.A.D.D. Ltd O/L~~	~~Agricultural dwelling~~	~~9.4.81~~	~~N/A~~ ~~Cf~~
~~21895~~				
*29132	MR & MRS. C. WARD	HOUSE TO OFFICES	16.12.87	R
32292	"	PART "	16.2.89	Lo
42585	"	BARN/O/BLDGS. TO OFFICE	26.5.94	C/
42586 LBC		INCL. PARTIAL DEM. &	26.5.94	C/
		HB.		
FP96/5166 A		BARN/O/BLDGS. TO OFFICE	~~10.6.96~~ 5.6.96	~~Ref~~ APP

DATE OF COMPLETION

MINISTRY DECISION ENF. NOTICE QUASHED / APPEAL ALLOWED - 14.11.90

SPECIAL ORDERS 00086/E

DRAINAGE PD Eng - Tennis Court - Sedgman - 12/1/00

091074

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
25 APR 2000	
COPIES TO:	ACK:
	FILE:

WARGRAVE PARISH COUNCIL

Tel/Fax : 01628 788354
Email : wargraveparishcouncil@hotmail.com

47 Halifax Road
Pinkneys Green
Maidenhead
Berkshire
SL6 5ES

WARGRAVE PARISH CONSULTATION SHEET

CASE OFFICER:	Nicola Lake
APPLICATION NUMBER:	F/2000/1039
APPLICANT:	Ward Consultancy Plc C/o Sedgman Noble Architects
SITE:	Wards Hill House, Milley Lane, Hare Hatch, Reading.
PROPOSAL:	Proposed formation of all weather tennis court.
COMMENTS:	No comment.

Stephen Hedges
Clerk to Wargrave Parish Council

Date: 18th April 2000

Comments required by	**30/4/2000**
Fax to	0118 974 6484

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 06 April 2000

Application Number: F/2000/1039

Proposal: Proposed formation of all weather tennis court.

Site Address:
Wards Hill House, Milley Lane, Hare Hatch, Reading.

Applicant:
Ward Consultancy Plc C/O Sedgman Noble Architects.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☑ Recommend approval with **no** condition(s) or reason(s).

Signed: N.S. Trotter **Print name:** N TROTTER

18-4-00

TO: DEVELOPMENT CONTROL
Nicola Lake

FROM: Environmental Design

DATE: 26th April 2000

Location:	Wards Hill House, Milley Lane, Hare Hatch
Proposal:	PROPOSED FORMATION OF ALL WEATHER TENNIS COURT
Application Number:	F/2000/1039

In response to your consultation dated 6th April 2000 for the above application, the tree and landscape comments are as follows:

Whilst I have on objections to the proposal in principle there are a number of issues which require resolution and are as follows:

The Site Plan drawing WC5 SK1 does not show an important area of linear planting adjacent to the pond. This together with a line of conifer hedging adjacent to the access road will screen the proposed tennis court and must be retained. The applicant should therefore resubmit the drawing with all existing planting accurately marked together with protective fencing to BS 5837 to illustrate that this planting can be successfully retained.

The applicant should also submit existing and proposed site levels. The site gently falls north to south and some form of re-grading and or low retaining wall will be required to accommodate the tennis court which could have an impact on the existing planting. The applicant must demonstrate that any such earthworks and structures would not prejudice the long term health and vigour of the existing planting above.

ROBERT PETROW
Consultant Landscape Architect

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 22 MAR.	
Officer: NL	Application No. F/2000/1039

Map No. 26 Site ..Q:80....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED FORMATION OF ALL WEATHER TENNIS COURT

Location: HILL HOUSE MILLEY LANE

Parish: WARGRAVE Ward: Wargrave. ✓ 6.4.2000

Applicant: WARD CONSULTANCY

Fee Received 95-00 Required ..... Additional ..... Refund .....

(3) 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	~~elevation of fencing?~~ height on plan		
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous ?	Listed app. required – within curtilage of listed building	10/4	

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

.....

Listed Building 1 (2) 2*

Advertisement Required within curtilage of ^ listed Bdg., not in cons. area.

Date Site Notice Sent : 6.4.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

OTHERS:

.....

.....

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

NEIGHBOURS:

..... S/N + Hill House, Milley Lane, Hare Hatch .....

..... 1 Hill House Cottages, Milley Lane, Hare Hatch .....

..... Vortice Ltd, Milley Lane, Hare Hatch .....

.....

.....

..... 6/4 .....

.....

.....

ADDRESS HILL HOUSE. MILLEY ~~[illegible]~~ LANE PARISH WARGRAVE E

PLOT No. ORD. SHEET No. SU. 8077 (26)

BUILDER Listed Building 3/99.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
~~R/49/66~~	~~Lin Tronic Ltd~~	~~Use building as laboratory~~	~~1.6.66~~	~~N/A~~ ~~Re~~
R/281/69	Bluff & Collins	Ab. to divide into 2 units	7.8.69.	APP C
~~176/56~~	~~MRS. A. PATTEN~~	~~[illegible]~~	~~4.5.56~~	~~N/A~~ ~~Re~~
~~BR 11783~~	~~MR. J. [illegible]~~	~~GARAGE~~	~~6.9.79~~	~~APP~~ ~~N/~~
~~14926~~	~~L.A.D.D. Ltd~~	~~o/c agricultural dwelling~~	~~9.4.81~~	~~N/A~~ ~~Cf~~
~~21895~~				
*29132	MR & MRS. C. WARD	HOUSE TO OFFICES	16.12.87	R
32292	"	PART "	16.2.89	Le
42585	"	BARN/O/BLDGS. TO OFFICE	26.5.94	C/A
42586 LBC		INCL. PARTIAL DEM. & ETB.	26.5.94	C/
FP96/5166 A		BARN/O/BLDGS. TO OFFICE	~~10.6.96~~ 5.6.96	~~REF~~ APP

DATE OF COMPLETION

MINISTRY DECISION ENF. NOTICE QUASHED / APPEAL ALLOWED - 14.11.90

SPECIAL ORDERS 80086/E

DRAINAGE PD Eng - Tennis Court - Sedgman - 12/1/00

091074

SEDGMAN NOBLE architects

The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747 Fax: 0118 940 4749

22 MAR 2000 1039

20 March 2000

WC5/fs/L2

Planning Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
Berkshire
RG40 1WR

Dear Sirs

HILL HOUSE, MILLEY LANE, HARE HATCH

I wish to make a full planning application on behalf of my clients, Ward Consultancy plc, to build an all weather surface tennis court, without floodlighting, at the above location.

I enclose 6 sets of the completed planning application forms and the following drawings, together with a cheque for £95.00:

Drawing No	Scale	Size	Description
WC5/S1	1.2500	A4	SURVEY: Location Plan
WC5/S2	1.1250	A4	SURVEY: Block Plan
WC5/SK1	1.500	A3	PROPOSALS: Site Plan

I trust that this application can be dealt with speedily and look forward to hearing from you shortly.

Yours faithfully

Francis Sedgman

copy to: Mr. C. Ward, Ward Consultancy plc

1789/a

SECTION 66 CERTIFICATE

Application No.

22.MAR2000* 1039

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 M. R. Sedgman for SEDGMAN NOBLE architects

On behalf of WARD CONSULTANCY PLC

Date 20 March 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

22 MAR 2000* 1039

1. APPLICANT'S NAME: WARD CONSULTANCY PLC
ADDRESS: HILL HOUSE, MILLEY LANE, HARE HATCH, READING
POST CODE: RG10 9TH PHONE: 0118-940-4111

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME: SEDGMAN NOBLE ARCHITECTS
ADDRESS: THE STUDIO, SPRING MEADOWS BUSINESS CENTRE, HIGHFIELD FARM, WARGRAVE, READING
POST CODE: RG10 8PZ PHONE: 0118-940-4747

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: HILL HOUSE, MILLEY LANE, HARE HATCH READING

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
ALL WEATHER TENNIS COURT

5. Give the area in hectares or part of a hectare
AREA OF SITE: 0.8 HA

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: WC5/S1, LOCATION PLAN, S2 BLOCK PLAN, SK01 SITE 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 ?

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.
COMMERCIAL

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? YES
IF YES, ARE ANY TO BE FELLED? NO ~~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.
ALL WEATHER TENNIS COORT, WITH CHAIN LINK PERIMETER FENCE. 2·75M HIGH

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.
AS EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?
N/A

17. HOW WILL FOUL SEWAGE BE DISPOSED OF? N/A
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
N/A

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

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

* STATE No. OF HABITABLE ROOMS

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

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

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.
£95-00

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 N P R Sedgman for SEDGMAN NOBLE architects ON BEHALF OF WARD CONSULTANCY PLC DATE 20 MARCH 2000

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

1769c

PLANNING APPLICATION

PART 2

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

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

N/A

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

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	As 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. — As existing

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

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
As existing			

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES? — No
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.

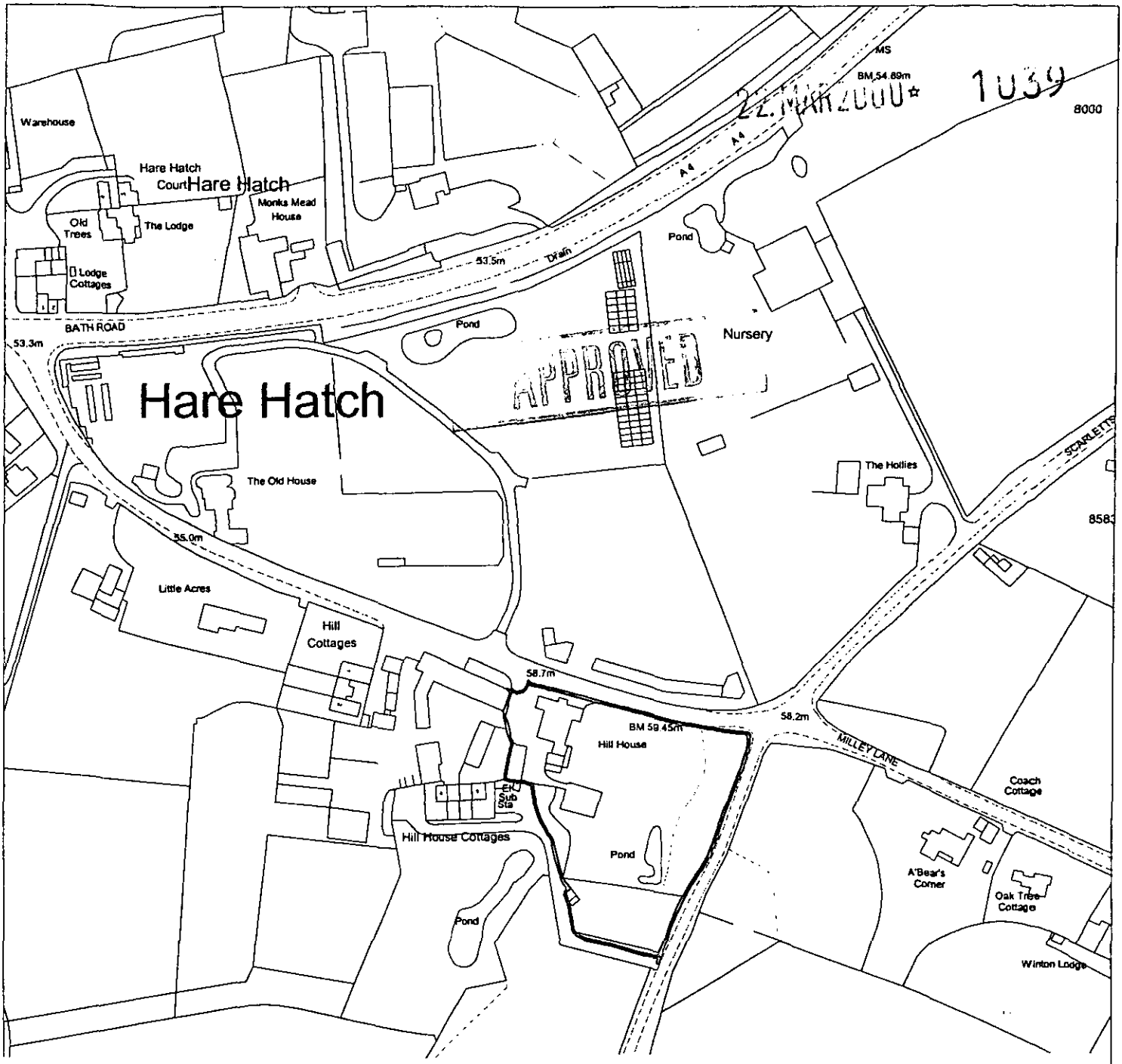
Your application may be refused. The reason will be listed on the Decision Notice.

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.'



22. MAR 2000 ☆ 1039

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SEDGMAN NOBLE architects
The Studio,
Spring Meadows Business Centre, Highfield Farm,
Wargrave, READING, Berkshire. RG10 8PZ
Tel: 0118 940 4747 Fax: 0118 940 4749

Date: March'00

Scale:

Drawn:

Drawing Title: LOCATION PLAN

Project: WARD CONSULTANCY PLC
HILL HOUSE, HARE HATCH
NEW TENNIS COURT

Job No: WC5

Drawing No: S1

Revision:

Site Plan, Scale: 1 to 2500

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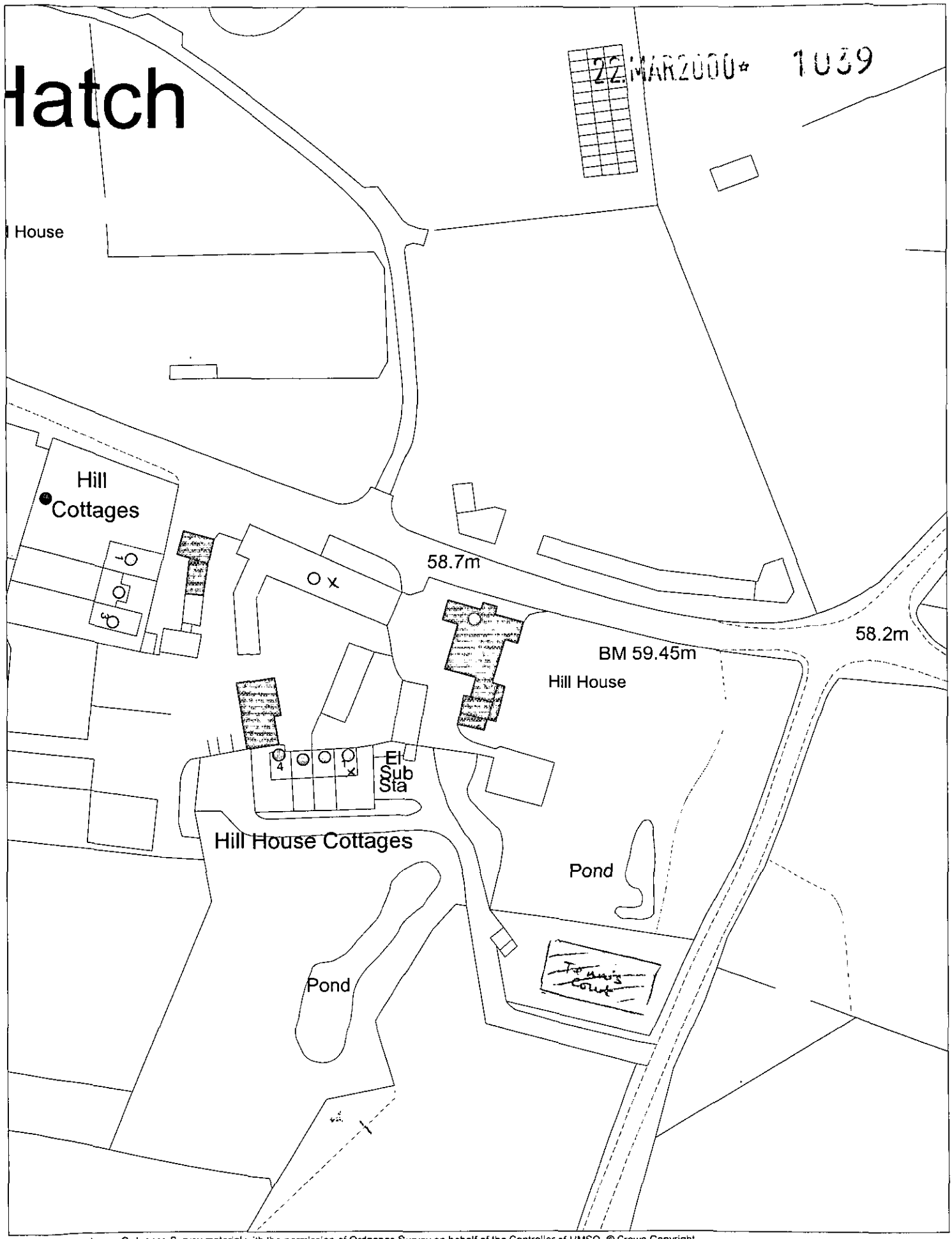
Date: 14 March 2000

N W E S



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Development Control Section, Environmental Services, Wokingham District Council.

29 March 2000

Scale: 1 : 1250

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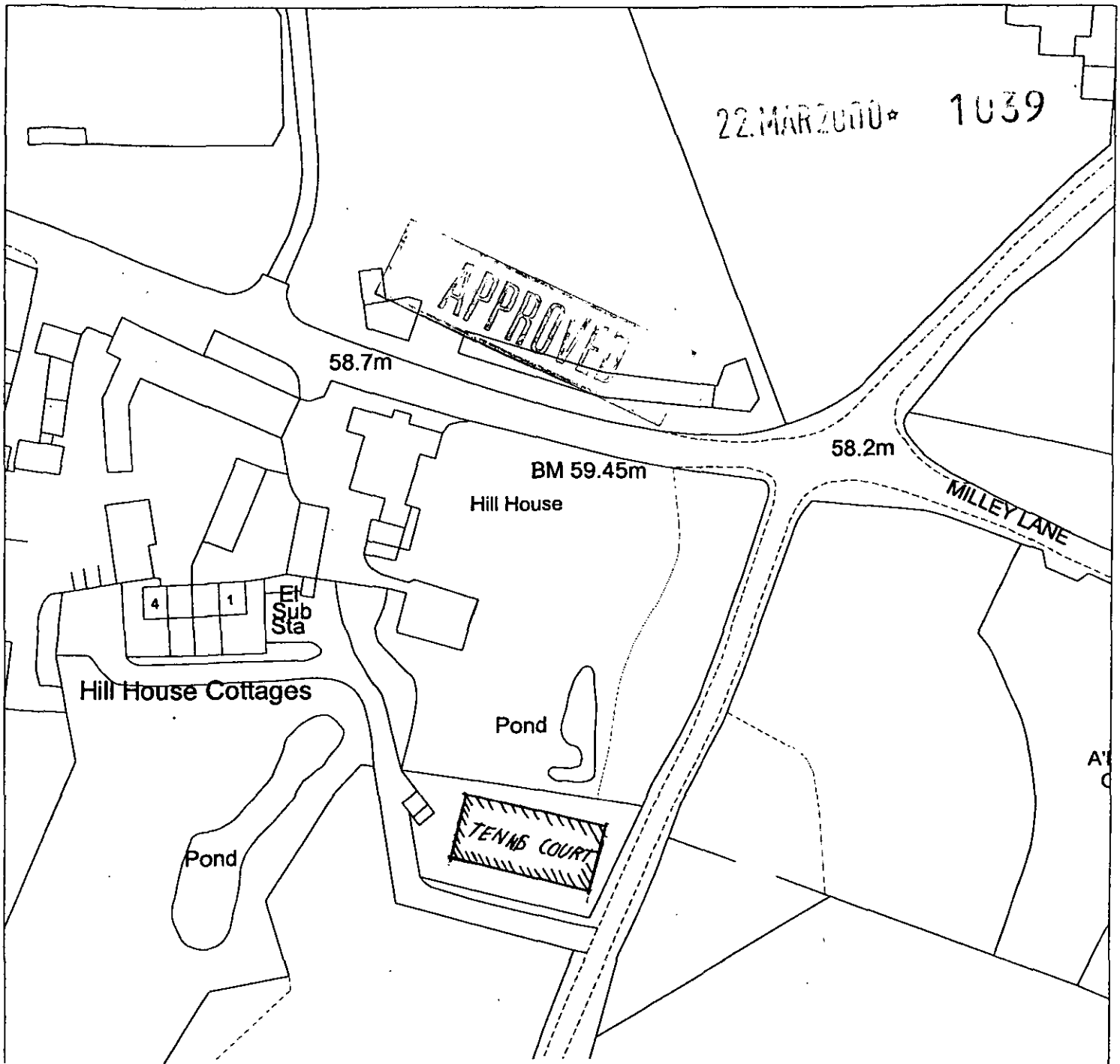

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SEDGMAN NOBLE architects
The Studio,
Spring Meadows Business Centre, Highfield Farm,
Wargrave, READING, Berkshire. RG10 8PZ
Tel: 0118 940 4747 Fax: 0118 940 4749

Date: March '00
Scale:
Drawn: FS

Drawing Title: BLOCK PLAN

Project: WARD CONSULTANCY PLC
HILL HOUSE, HARE HATCH
NEW TENNIS COURT

Job No: WCS

Drawing No: S2

Revision:

Site Plan, Scale: 1 to 1250

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Date: 14 March 2000

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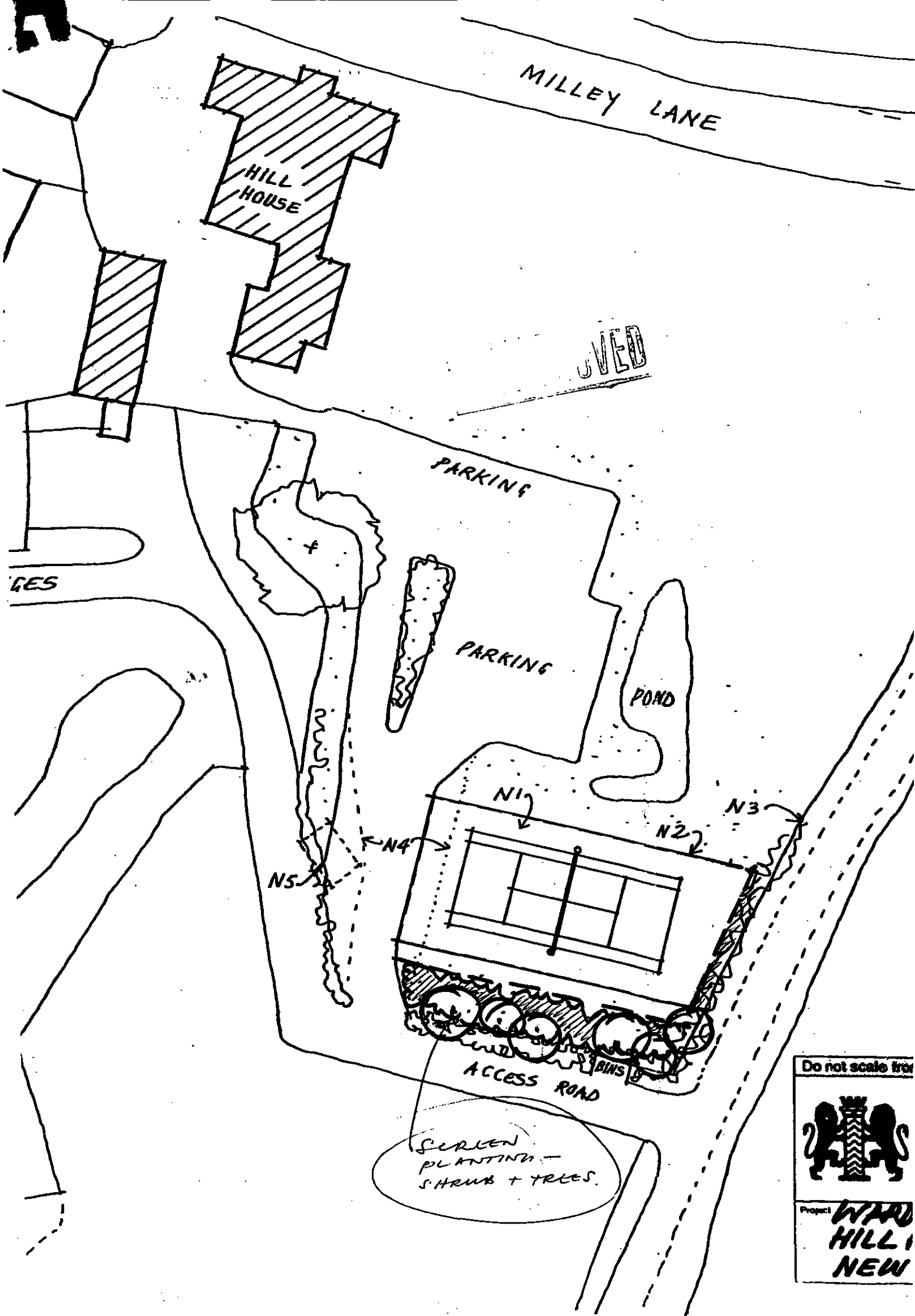
MILLEY LANE
HILL HOUSE
PARKING
PARKING
POND
N1
N2
N3
N4
N5
BINS
ACCESS ROAD
SCREEN PLANTING — SHRUB + TREES.
Do not scale fro
Project
WARD
HILL
NEW