7/2

APPLICATION NO:
F/2002/8214

LOCATION:
Kelpie Wargrave Road, Remenham Henley On Thames.

APPLICANT:
Mr/Mrs Webb C/O Day Tanner P/Ship Ltd

PROPOSAL:
Proposed erection of detached garage and boatshed plus alterations to dwelling approved under F/2002/6502.

EARLIEST DATE FOR DECISION: ~~01/02/2003~~ 12/2/03

APPLICATION WILL HAVE EXPIRED ON:
12/02/2003

CASE OFFICER: **Dawn Hancocks**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Webb
C/O Day Tanner Partnership Ltd
55 Church Street
Caversham
Reading
Berks
RG4 8AX

Application Number: F/2002/8214

Parish: **REMENHAM**

Location: **Kelpie, Wargrave Road, Remenham, Henley-on-Thames.**

Proposal: **Proposed erection of detached garage and boatshed plus alterations to dwelling approved under F/2002/6502.**

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

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

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

Condition
3. The garage and dwelling shall be constructed with underfloor voids, with the oversite concrete finished at existing ground level; with the underside of the floor structure set at or above the 1 in 100 flood water level of 32.97 metres AOD(N); and with openings sufficient in size and number to allow free entry and exit of flood water.

Condition
4. Openings and any associated grilles to the under-floor voids shall be constructed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

Condition
5. There shall be no raising of existing ground levels on the site.

Condition
6. No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.

Condition
7. A Buffer Zone 3.5 metres wide alongside the River Thames shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

Condition
8. Any steps or ramps shall be of open construction.

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

Condition
10. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
11. 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 landscaping 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
12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
13. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
14. Notwithstanding the plans submitted the dwelling shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

Condition
15. The existing vehicular access(es) to the site shall be stopped up and abandoned, and footway and/or verge crossings shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

Condition
16. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 7 metres measured from the carriageway edge.

Condition
17. No building shall be occupied until the access has been constructed in accordance with the approved plans.

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

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

Reason
3. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

Reason
4. To ensure the free passage of flood water through the under-floor voids of the building is provided for.

Reason
5. To prevent the increased risk of flooding due to the impedance of flood flows and reduction of flood storage capacity.

Reason
6. To prevent the increased risk of flooding due to the impedance of flood flows and reduction of flood storage capacity.

Reason
7. To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

Reason
8. To prevent the increased risk of flooding due to the impedance of flood flows and reduction of flood storage capacity.

Reason
9. To establish the impact of development on any archaeological remains present.

Reason
10. In the interests of visual amenity.

Reason
11. In the interests of visual amenity.

Reason
12. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
13. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
14. In the interests of highway safety and convenience.

Reason
15. In the interests of highway safety and convenience.

Reason
16. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

Reason
17. In the interests of highway safety and convenience.

Informative
1. This approval is in respect of the Ordnance Survey Site Location Plan and Plans numbers 1757/01, 1757/02, 1757/04E, 1757/04F, 1757/06D, 1757/07A and SK/01, received by the Local Planning Authority on 18 December 2002.

Informative
2. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Informative
3. Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the River Thames.
Contact Mike Chapman on 01276 45 4331 for further details.

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

Berkshire Structure Plan Policies C4, C8, EN3 and EN10.
Green Belt Local Plan Policy 9.
Deposit Draft Wokingham District Local Plan Policies WLL2, WBE1, WOS3, WGB1, WGB3, WLL2, WBE12, WIC16 and WIC18.

T. G Watson

Trevor Watson
Development Control Manager
Date: 28/02/2003

Notice checked by: _____

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

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

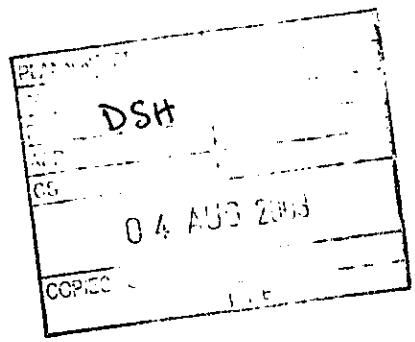
COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

Please file.

HRH

LANDSCAPE DESIGN, SITE MANAGEMENT & MAINTENANCE



Planning Department
Wokingham District Council
Shute End
Wokingham
RG40 1WH

71708

28th July 2003

Dear Sirs

Ref: Kelpie, Wargrave Road, Henley on Thames, Oxon, RG9 3JD

Planning Application No F/2002/8214

I refer to the above application submitted by the Day Tanner Partnership with landscape drawings and planting schedule supplied by us. Please note that HRH Landscapes is withdrawing from the project and, as such, will be withdrawing the landscape plans.

Yours sincerely

Henrietta Simpson

Henrietta Simpson
BA, BSc (Hons), AIHort, ALI

Proprietors: H.Simpson & R.F.Hickey
15 Ravenswood Avenue, Crowthorne, Berkshire RG45 6AX
Tel: 01344 772551 Fax: 01344 777593 Email: hrh@easynet.co.uk Website: www.hrhlandscapes.co.uk

Tel. 0118 974 6463 (Direct Line)
E-mail: Dawn.Hancocks@wokingham.gov.uk
Date. 14 May, 2003
My ref. BC/DC/F/2002/8214
Your ref.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr & Mrs Webb
C/o Day Tanner Partnership
55 Church Street
Caversham
READING
Berkshire RG4 8AX

Dear Mr and Mrs Webb

PLANNING PERMISSION F/2002/8214
SITE: KELPIE, WARGRAVE ROAD, REMENHAM

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/2002/8214 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 you 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 sincerely

DAWN HANCOCKS
Planning Officer

Tel: (0118) 974 6444 (Direct Line)
Email: jenifer.jackson@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 10 February 2004
My ref: JJ/2004.32
Your ref:
File ref: F/2002/8214

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

Day Tanner Partnership Ltd.
22B Market Place
Wokingham
RG40 1AP

For the attention of Shaun Tanner

Dear Sirs,

RE: PROPOSED MINOR AMENDMENTS AND OTHER CHANGES TO APPLICATION F/2002/8214 – KELPIE, WARGRAVE ROAD, REMENHAM.

Further to your telephone call of yesterday, I am writing to apologise for any distress caused to you and your clients arising from the confusion regarding the proposed amendments and the existing permissions.

I am writing to confirm that, further to my telephone message left yesterday evening, the proposed enclosure of the porch to the side of the house is considered to represent a minor amendment to permission F/2002/8214 and this letter may be taken as confirmation of same.

In terms of the boathouse becoming a double garage, in my view this would still require the submission of a fresh planning application.

I trust this is of assistance. Once again, please accept my apologies for any distress caused as a result of my earlier letter, I can confirm that permission exists for the amendments to the permission set out in Miss Lynch's letter and regret that the revised application did not show up on the relevant planning history.

Yours sincerely,

Mrs Jenifer Jackson
Principal Planning Officer - North Area

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS **CASE OFFICER** DSH

PLANNING APPLICATION NUMBER	8214
BUILDING CONTROL NUMBER.	4110
APPLICANT/AGENT	DAVID TANNER PARTNERSHIP
ADDRESS OF SITE	KELPIE WARGRAVE ROAD REMENHAM
DESCRIPTION OF PROPOSED WORK	Replacement Dwelling

DRAWING NUMBERS

	BC	DC
BLOCK PLAN	1757|17	
ELEVATIONS	1757|10	1757|04F
FLOOR PLANS	1757|08	1757|06D

CHECKLIST

	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	27.2.03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	NO	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	23.04.03	

PROBLEMS

	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Dawn Hancocks

Application Number : F/2002/8214

Applicant : Mr/Mrs Webb C/O Day Tanner P/Ship Ltd.

Location : Kelpie, Wargrave Road, Remenham, Henley On Thames.

Proposal : Proposed erection of detached garage and boatshed plus alterations to dwelling approved under F/2002/6502.

Site Notice Displayed ? :	YES	NO	DATE
	✓		15.1.03

Date of Neighbour Notifications : .....

Date of Site Visit : 22.1.03

Date Registered : 18/12/2002

Earliest Date for Decision : 01/02/2003

Latest Consultation Date/Site Notice Expiry Date : 01/02/2003

This application will have expired on: 12/02/2003. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Landscape - no objection, c/A.
Babtie - see 6502, c/A
Highways - see 6502, c/A
Env Health - no objections
Countryside - no objection
Env. Agency - c/A
Remenham P.C - object to loss of Willow Tree.

Planning Issues :

ASLI
Highways
Flood zone, GWPZ
Green Belt/Route

Impact upon neighbours & streetscene.

Application Number: F/2003/8214

Appraisal:

Development
The proposed is for the erection of a detached garage and boatshed and alterations to dwelling as approved under F/2002/6502. The alterations include the slight increase in depth of bedroom 3 and master bedroom ensuite (0.5m), single storey front extension to create storage area in the entrance lobby and a covered area to the main door to the dwelling. The garage and boatshed would be 6.2m wide, 6m in length with a ridge height of 5.2m above ground level. The site would be a detached bungalow with detached garage as approved under F/2002/6502 and located within the Green Belt of Remenham.

1) Impact upon the neighbours
The proposed increase to bedroom 3 and ensuite would have no adverse impact upon the amenity of neighbouring properties. The front extension would have no windows or door and will be built within the boundary treatment. The covered porch area to the main entrance would be open in design. The proposed garage and boatshed would replace the garage approved in F/2002/6502 and be located adjacent to the garage of the neighbouring property. It is considered that there would be no adverse impact in terms of overlooking, overshadowing and overbearing.

2) Impact upon the character of the street and river scene
The additions are considered to have a minor impact upon the character of the street scene and river scene.

3) Impact upon the ASLI and Green Belt
The site is located within the Area of Special Landscape Importance and Green Belt. The proposed would be visible from the Wargrave Road which is a designated Green Route and the River Thames. The proposals would create an increase of 16 square metres in floor space. This is considered to be minimal and have little impact upon the ASLI and Green Belt. Some trees will be removed and replaced with specimen trees, ~~but~~ Landscape Architect has requested that a condition is imposed in order to oversee the size and species of the proposed replacement trees.

4) Flood Zone
The site is located on the banks of the River Thames and is prone to flooding. The proposed boatshed and garage would be built below the 1 in 100 flood level, the garage would be inaccessible if built above this level. In order for the boatshed to accommodate a boat it needs to be built below the water level and as such adds an additional floodable area. The Environment Agency has no objections to the proposals and recommends a number of conditions.

5) Highways

The site would have two on site parking spaces to comply with the Council's parking standards for a three bedroom property, one in the garage an one in front of the garage.

Approval: ✓ **~~Refusal:~~**

Application Number F/2003/8214
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C012	R012	and dwelling
3			The garage shall be constructed with underfloor voids, with the oversite concrete finished at existing ground level; with the underside of the floor structure set at or above the 1 in 100 flood water level of 32.97 metres AOD(N); and with openings sufficient in size and number to allow free entry and exit of flood water. Reason: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.
4			Openings and any associated grilles to the under-floor voids shall be constructed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences. Reason: To ensure the free passage of flood water through the under-floor voids of the building is provided for. *(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).*
5			There shall be no raising of existing ground levels on the site. Reason: To prevent the increased risk of flooding due to the impedance of flood flows and reduction of flood storage capacity.
6			No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood. Reason: To prevent the increased risk of flooding due to the impedance of flood flows and reduction of flood storage capacity.
7			A Buffer Zone 3.5 metres wide alongside the River Thames shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences. Reason: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor. *(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).*
8			Any steps or ramps shall be of open construction. Reason: To prevent the increased risk of flooding due to the impedance of flood flows and reduction of flood storage capacity.
9			No development shall take place within the area indicated until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. Reason: To establish the impact of development on any

			archaeological remains present.
10	C150	R150	
11	C151	R151	
12	C049	R049	
13	C122	R122	
14	C128	R128	"Notwithstanding the plans submitted..."
15	C135	R135	
16	C140	R140	INSERT: 7 metres
17	C132	R132	

Informative for approvals

1) This approval is in respect of the OS Site Location Plan and Plan No's 1751/01, 1757/02, 1757/04E, 1757/04F, 1757/06D, 1757/07A and SK/01, received by the LPA on 18/12/02

2) N07

3) Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the River Thames. *Contact Mike Chapman on 01276 45 4331 for further details.*

3) N16

LODDON AREA LOCAL PLAN POLICIES:

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WLL2, WBE1, WOS3, WGB1, WGB3, WLL2, WBE12, WIC16, WIC18

GREEN BELT LOCAL PLAN POLICIES: 9

BERKSHIRE STRUCTURE PLAN POLICIES: C4, C8, EN3, EN10

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: P.J.S. Anderwallis
(Development Control Manager)

Date: 27/2/03

If any of the consultee's have requested a copy of the decision notice please list them below;
Environment Agency, please quote SP/2003/006922-1/1

Copy of notice to EA quoting Ref: SP/2003/006922/-1/1

RECORD OF SITE VISIT

SITE ADDRESS: Kelpie Wargrave Road Remenham Henley On Thames.

APPLICATION NUMBER: F/2002/8214

OFFICER: Dawn Hancocks

DATE OF SITE VISIT: 22/1

1 SITE/STATUTORY NOTICE DISPLAYED ? V Yes, fence to front

2. DESCRIPTION OF SURROUNDINGS

rural, by the river, busy road
bungalows

3. DESCRIPTION OF SITE/BUILDING

detached bungalow - to go. Wooded gardens

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

from porch to parking
1.8m fence to front + hedge upto 4m - from porch
- fields beyond road. detached to left
by river - boathouses / bungalows on Eyot
hedge 4m high by existing garage to neighbour
existing 1.8m fence encloses house to side
good vis to road ~~from Henley traffic~~

1894

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT

Record of Meeting:
Present:

Record of Telephone Call: 12/2/03
Conversation with:
Mr Francis Berley
Clerk to Remenham Parish Counci

Date: 12/2/03

Time:

Place:
(if applicable)

NOTES

Remenham Parish Council comments on application F/2002/521

1) No objection to the slight increase on the ridge line at the south edge to create a larger bedroom 3 and en-suite.

2) No objection to the garage and boatshed. Though did have co that similar cut aways of the bank on other plots along the River were refused.

3) Want the comments of the Environment Agency to be taken to account.

4) Object to the loss of the established Willow Tree. This would up views of the dwelling from the River and nearby land (Even though it is proposed to plant a specimen tree n

nb. consultation reply was emailed to the general planning email addr not yet received by officer on 12/2/03

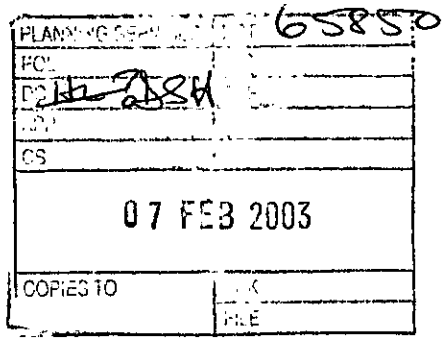
Copies to:

Application/File No: F/2002/5214

Action:

ENVIRONMENT AGENCY

Our Ref : SP/2003/006922-1/1
Your Ref : F/2002/8214



Date : 04 February 2003

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

Dear Sir/Madam

GARAGE, BOATSHED & ALTERATIONS TO DWELLING APPROVED UNDER F/2002/6502 - KELPIE, WARGRAVE ROAD, REMENHAM, HENLEY ON THAMES

Thank you for your letter dated 10 January 2002, received on 14 January 2003. Please quote the following reference in any correspondence: SU78SE/12/57. The Environment Agency has the following comments:

Flooding

This site is within the 1in 100 year floodplain of the River Thames. The flood water level at this site during such an event is estimated at 32.97 metres above Ordnance Datum (Newlyn). The site is, therefore, within an area where new development is to be strictly controlled. In this case, the Environment Agency would that the following conditions are imposed on any planning permission granted ;

PLANNING CONDITIONS:

CONDITION: The garage shall be constructed with underfloor voids, with the oversite concrete finished at existing ground level; with the underside of the floor structure set at or above the 1 in 100 flood water level of 32.97 metres AOD(N); and with openings sufficient in size and number to allow free entry and exit of flood water.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

CONDITION: Openings and any associated grilles to the under-floor voids shall be constructed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.
REASON: To ensure that free passage of flood water through the under-floor voids of the building is provided for.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

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

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

CONDITION: No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: A Buffer Zone 3.5 metres wide alongside the River Thames shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.
REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: Any steps or ramps shall be of open construction
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the River Thames .
Contact Mike Chapman on 01276 45 4331 for further details.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact me on the number below, quoting the reference cited at the beginning of this letter.

Yours faithfully

SARAH PAXMAN
Development Planning Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
email: sarah.paxman@environment-agency.gov.uk

Dawn Hancocks

From: Andy Glencross
Sent: 24 January 2003 14:46
To: Dawn Hancocks
Subject: PA F/2002/8214 Kelpie Wargrave Rd Remenham

Hi Dawn

There appear to be no ecological grounds on which to object to this planning application.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/8214
CASE OFFICER: Dawn Hancocks

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)
SATSUMA, WARGRAVE ROAD, HENLEY-ON-THAMES RG9 3SD	21 days	27/1

ADDRESS Kelpie, Wargrave Road. PARISH Remenham.

PLOT No. Part of the land in the boundaries is known as The Moorings ORD. SHEET No. SU. 7682. (8)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1173/73	Mr S A G. Williams	Retention of wall, shed + Moorings	17 9 73	Ref
04047	Mr M.H Williams + J Appleton	Access from A.321 (The Moorings)	20 2 75 W/A	App
F/2001/5475	Mr + Mrs Webb.	Erect repl. dwell + gar	5.2.02	Ref
		dem of exist dwell + gar		
F/2002/6502	" " "	Erect 1 dwell + gar	19.6.02	C/A
		dem of exist dwell + gar		
F/2002/8214	" " "	Erect det gar. + boatshed.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - ME
GE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAG
D - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD
SSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - ME

To: Dawn

Mr / ~~Mrs / Miss~~ Frances Burley.

Of: Remenham Parish Clerk to Tel No: 01491578859

☑ Telephoned ☐ Visited ☐ Wants to see you

☑ Please Phone ☐ Will call again ☐ URGENT

Message: Re: F/2002/8214

Have just had their meeting + would like to make comments on the app. but the last date for comments was 1st Feb, is it alright for them to send comments now.

Message taken by: Gloria. Time: 10.35

Date: 7/2

THE REPROGRAPHICS UNIT, Unit 13 Weller Drive, Hogwood Lane Ind. Est.
Finchampstead, Berkshire RG40 4QZ Tel: (0118) 9735844 Fax (0118) 9735966
Email: reprographics@wokingham.gov.uk

1) ridge line at southern edge slightly increased

- no objection

2) garage / boat house + wet dock

concerned that other cuts plot 4/5 were refused

willow tree to be removed

- objection to .

Dawn Hancocks

From: John Mullaney
Sent: 22 January 2003 12:08
To: Dawn Hancocks
Subject: F/2002/8214 Kelpie, Wargrave Rd Remenham

No objections to proposal.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

HIGHWAYS CONSULTATION SHEET

From: Dawn Hancocks **Date:** 10 January 2003

Application Number: F/2002/8214

Proposal: Proposed erection of detached garage and boatshed plus alterations to dwelling approved under F/2002/6502.

Parish: REMENHAM PARISH

Site Address:
Kelpie, Wargrave Road, Remenham, Henley On Thames.

Applicant:
Mr/Mrs Webb C/O Day Tanner P/Ship Ltd.

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).

Site visit carried out: ☐ **No** ☐ **Yes - Date & Time:** _____

Conditions as per 6502.

Signed: AC **Print name:** 17/1/03

Babtie Group

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

Babtie

Our ref Kgb001

Your ref As below

16th January 03

PLANNING SERVICES	REF 6508-1
POL	TLS
DC DSH	FILE
APP	
DS	
17 JAN 2003	
COPIES TO	
	FILE

Ms D Hancocks
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Dawn,

REF: F/2002/8214
Kelpie, Wargrave Rd, Remenham

Further to your letter of the 10th inst. with reference to the above application.

The above planning application should have a similar condition attached as that of F/2001/5475 & F/2002/6502 for which an archaeological brief has already been supplied.

If you require any more information please do not hesitate to telephone me on 0118 988 1611

Yours sincerely,

Kev Beachus
Senior Archaeologist

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

Ankara
Hong Kong
India
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

Recycled Paper

To:
Landscape and Trees
RE Area of Special Landscape Importance

From: Dawn Hancocks

Date: 10 January 2003

Application Number: F/2002/8214

Proposal: Proposed erection of detached garage and boatshed plus alterations to dwelling approved under F/2002/6502..

Site Address:
Kelpie, Wargrave Road, Remenham, Henley On Thames.

Applicant:
Mr/Mrs Webb C/O Day Tanner P/Ship Ltd.

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

Please refer to Catherine Brimble's comments of the 13th May 2002 (copy attached).

The applicant will need to provide details of the size and species of the proposed trees to be planted as part of the scheme.

Neil Ethrington
16/1/03.

TO: **DEVELOPMENT CONTROL**
Heidi Lynch

FROM: Environmental Design

DATE: 13 May 2002

Location:	Kelpie, Wargrave Road, Remenham
Proposal:	Proposed erection of one dwelling and garage. Demolition of existing dwelling and garage.
Application Number:	F/2002/6502

In response to your consultation dated 10 May 2002 for the above application, the landscape comments are as follows:

The site is located within the Green Belt, ASLI and Green Route designation. None of the trees are protected by a tree preservation order.

I have no objection to the proposals as it will have a very limited impact on the ASLI and is in keeping with the existing character of the area. Although the proposed dwelling will have a pitched roof which will be visible from Wargrave Road, the existing hedgerow adjacent to the road will be retained and the low roof will be seen in conjunction with this. Several trees are shown to be removed, to which I have no objection, as they will be replaced with new specimen trees.

The applicant will need to provide details of the size and species of the proposed trees to be planted as part of the scheme.

Catherine Brimble
Landscape Architect

Application Number: F/2002/8214

Case Officer : OSH.

Valid Date :	18.12.02.

Map No :	8
Site Area :	0.05.
Received Date: 18/12/2002	

Level : Delegated Application

Description : Proposed erection of detached garage and boatshed. + alterations to dwelling approved under F/2002/6502

Location : Kelpie, Wargrave Road, Remenham, Henley On Thames.

Parish : RE **Ward : REM** 10.1.03

Applicant : Mr/Mrs Webb C/O Day Tanner P/Ship Ltd.

Fee Required: £110 **Fee Received: £110** (1)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED	Note on back page		
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 10·1·03 JD

Building Control

Heritage (Harold Sanders)

Landscape AGLI

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

D. Pastures

R. Thames Society

EXTERNAL CONSULTATIONS

Adjacent DPA: South Oxfordshire

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency - Flood Zone
- Groundwater Prot. Zone

Railtrack

Police Arch Officer

Thames Water Drainage

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

(Green Belt
Green Route)

NEIGHBOURS

S/N + See map

+ B.H. Beet, Kilgerran, Wargrave Rd, Henley RG9 3JD

+ Satsuma, Wargrave Rd (no address) paint

No new pre-apps

Organisation_Name	Building_Name	address1	Postcode
	KELPIE	KELPIEWARGRAVE ROADHENLEY-ON-THAMES	RG9 3JD
	KILGERRAN	KILGERRANWARGRAVE ROADHENLEY-ON-THAMES	RG9 3JD
	PENGUIN	PENGUINWARGRAVE ROADHENLEY-ON-THAMES	RG9 3JD
	SYRINGA	SYRINGAWARGRAVE ROADHENLEY-ON-THAMES	RG9 3JD
	GARDEN COTTAGE	GARDEN COTTAGEWARGRAVE ROADHENLEY-ON-T	RG9 3JD
	WILLOW COTTAGE	WILLOW COTTAGEWARGRAVE ROADHENLEY-ON-T	RG9 3JD
	THE MALLARDS	THE MALLARDSWARGRAVE ROADHENLEY-ON-THA	RG9 3JD
EYOT BOAT CLUB			RG9 3JD

**********FILE COPY**********

Tel: (0118) 974 6446

Date: 10 January 2003

My ref: F/2002/8214

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Browne
The Old Coach House
Remenham Hill
Remenham
RG9 3EP

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/2002/8214
Kelpie, Wargrave Road, Remenham, Henley On Thames.
Proposed erection of detached garage and boatshed plus alterations to dwelling approved under F/2002/6502.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Dawn Hancocks** on **(0118) 974 6446** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Dawn Hancocks** Application Number: **F/2002/8214**
Kelpie, Wargrave Road, Remenham, Henley On Thames.
Proposed erection of detached garage and boatshed plus alterations to dwelling approved under F/2002/6502.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Browne

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6446

Date: 10 January 2003

My ref: F/2002/8214

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor Haacke
Wayside
Remenham Hill
Henley On Thames
RG9 3EG

Dear Councillor

Application Number: F/2002/8214
Kelpie, Wargrave Road, Remenham, Henley On Thames.
Proposed erection of detached garage and boatshed plus alterations to dwelling approved under F/2002/6502.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Dawn Hancocks** on **(0118) 974 6446** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Dawn Hancocks** Application Number: **F/2002/8214**
Kelpie, Wargrave Road, Remenham, Henley On Thames.
Proposed erection of detached garage and boatshed plus alterations to dwelling approved under F/2002/6502.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Haacke

**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/8214

Proposal:
Proposed erection of detached garage and boatshed plus alterations to dwelling approved under F/2002/6502.

Location:
Kelpie, Wargrave Road, Remenham, Henley On Thames.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8214 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Dawn Hancocks P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 01/02/2003. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

10 January 2003

8214

Our ref: KEW/ST/1757.34 16 DEC 2002 8214

18th December 2002

Mrs Carol Hurst
Wokingham District Council Planning Department
PO Box Number 157
Council Offices
Shute End, Wokingham
Berkshire, RG40 1WR

DAY • TANNER PARTNERSHIP Ltd
ARCHITECTURE & PLANNING

19 DEC 2002

Dear Mrs Hurst,

RE : KELPIE, WARGRAVE ROAD, REMENHAM, HENLEY ON THAMES REF: 8214

Please find enclosed the following in order to amend the recently submitted planning application on the above property.

- 6 copies of our drawings numbered 1757/01, /02, 04F /06D and /07A.
- 2 copies of SK1
- 6 copies of relevant application forms
- Certificate A
- The application fee of £110.00 has already been submitted

Amend maps to come in 19/12

Further to Shaun Tanners telephone conversation with Ms. Heidi Lynch earlier today we would like to amend the recently submitted planning application for the above property which we understand is being dealt with by yourself.

These amendments have arisen due to the refusal of some minor amendments that were sent to the local authority last week.

Thus the application is now for a single storey garage with integral boathouse. The addition of an entrance porch and canopy to the north west elevation and to remove the entrance doors from the north east elevation. To increase bedroom three and the master ensuite to line through with the rear walls of the kitchen and dining rooms. This application also confirms the height of the building from the underside of the slab to the ridge as 5.5 metres.

We look forward to receiving a receipt for this application

Should you have any queries or require any further information, please do not hesitate to contact us.

Yours sincerely,

P/P Fairhead.

SHAUN TANNER MBIAT AMASI
Partner

Enclosure
Cc: Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

55 CHURCH STREET, CAVERSHAM
READING, BERKSHIRE, RG4 8AX
TEL: 0118 946 1242 FAX: 0118 946 3166
Shaun@daytannerpav.freeserve.co.uk

REGISTERED OFFICE: 62-64 NEW ROAD
BASINGSTOKE, HAMPSHIRE RG21 1PW

Our ref: KEW/ST/1757.33

18 DEC 2002 8214

10th December 2002

DAY • TANNER PARTNERSHIP

ARCHITECTURE & PLANNING

Ms. Heidi Lynch
Wokingham District Council
Planning Department
PO Box Number 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

8214

18 DEC 2002

Dear Ms Lynch,

RE : KELPIE, WARGRAVE ROAD, REMENHAM, HENLEY ON THAMES

Please find enclosed the following in order to support a full planning application.

- 6 copies of our drawings numbered 1757/01, /02, 04E /06D and /07A.
- 6 copies of relevant application forms
- Certificate A
- Our client's cheque to the sum of £110.00

Further to our recent application (REF F/2001.5475) of which we have now sought minor amendments following the tender procedures, please find enclosed an application to replace the approved 4m wide single garage with a 3m wide garage together with a 3m wide floodable boat store.

Please note that there is no floor within the boat store area thus allowing the structure to flood without restriction. Also, we are still providing two car parking spaces on the property.

By means of digging out the existing river bank we will be creating an additional floodable area for the river of approximately 44 square metres.

One of the conditions of the existing planning approval states that the ground levels may not be built up on the site. As a result of this constraint, the slab level of this garage area will be below the 1 in 100 year flood level of 32.97metres and thus contradicts a second condition which states that the underside of the slab level must be above the 1 in 100 year flood level of 32.97 metres. In addition if the slab level were to comply with the condition then the garage would be inaccessible.

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

55 CHURCH STREET, CAVERSHAM
READING, BERKSHIRE, RG4 8AX
TEL: 0118 946 1242 FAX: 0118 946 3166

Partners:
A I Day S Tanner J E Day C H Tanner

We look forward to receiving a receipt for this application and a notice to display.

Should you have any queries or require any further information, please do not hesitate to contact us.

Yours sincerely,



SHAUN TANNER MBIAT AMASI
Partner

Enclosure
Cc: Client

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

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

0214

18 DEC 2002

1.	APPLICANT'S NAME	MR & MRS WEBB
	ADDRESS	LONSDALE HOUSE
		LODGE LANE DERBY.
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	DAY TANNER PARTNERSHIP LTD.
	ADDRESS	55 CHURCH STREET
		CAVERSHAM BERKSHIRE
	POST CODE	RG4 8AX. PHONE 0118 9461242.
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	KELPIE, WARGRAVE ROAD,
		HENLEY ON THAMES.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		SINGLE GARAGE WITH INTEGRAL BOATHOUSE
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.0637.
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	1757/04E, /06D.

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.

RESIDENTIAL.

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

FACING BRICKWORK TO MATCH HOUSE & FEATHER EDGED PAINTED CLADDING TO MATCH HOUSE TILED ROOF TO MATCH HOUSE

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 FENCE, WALL & RIVER

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO RIVER AS EXISTING.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO N/A

If no, please give details

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

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.

£ 110.00.

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 Kai Wheele. ON BEHALF OF DAY TANNER PARTNERSHIP LTD DATE 11 DECEMBER 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".

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 . . Eric Wheele

On behalf of . . . DAY TANNER PARTNERSHIP LTD

Date . . . . . 11 DECEMBER 2002

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

1.	APPLICANT'S NAME	Mr & Mrs WEBB
	ADDRESS	LONSDALE HOUSE LODGE LANE DERBY.
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	DAY TANNER PARTNERSHIP LTD.
	ADDRESS	55 CHURCH STREET CAVERSHAM BERKSHIRE
	POST CODE	RG4 8AX. PHONE 0118 9461242.
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	KELPIE, WARGRAVE ROAD, HENLEY ON THAMES.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		SINGLE GARAGE WITH INTEGRAL BOATHOUSE PROVIDE ENTRANCE PORCH TO NW ELEVATION & REMOVE THE ENTRANCE DOORS FROM THE NE ELEVATI INCREASE BED3 TO LINE THROUGH & INCREASE HEIGH
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.0637.
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	1757/04E, /06D.

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.

RESIDENTIAL.

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

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

14. STATE EXTERNAL MATERIALS TO BE USED.

FACING BRICKWORK TO MATCH HOUSE & FEATHER EDGED PAINTED CLADDING TO MATCH HOUSE. TILED ROOF TO MATCH HOUSE.

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 FENCE, WALL & RIVER

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO RIVER AS EXISTING.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system

If no, please give details

YES/NO N/A

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.

£110.00.

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 Eric Wheele. ON BEHALF OF DAY TANNER PARTNERSHIP LTD DATE 11 DECEMBER 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".

1789/a

SECTION 66 CERTIFICATE

Application No.

16 DEC 2002 8214.

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.

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.

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

  (b) .....

  .....

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

(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).

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

  on (d) .....

1789/b

CERTIFICATE D

I certify that

O 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

O 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

O 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 . . . . . Eric Wheeler . . . . .

On behalf of . . . DAY TANNER PARTNERSHIP LTD

Date . . . . . 11 DECEMBER 2000 . . . . .

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

ADDRESS Kelpie. Wargrave Road. PARISH Remenham.

PLOT No. Part of the land in the boundaries as known as The Moorings ORD. SHEET No. SU. 7682. (8)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision		Decision
1173/73	Mr S A G. Williams	Retention of wall, shed + Moorings	17 9 73		Ref
0404.7	Mr M.H Williams + J Appleton	Access from A321 (The Moorings)	20 2 75	N/A	App
F/2001/5475	Mr + Mrs Webb.	Erect repl. dwell + gar dem of exist dwell + gar	5.2.02		Ref
F/2002/6502	" " "	Erect 1 dwell + gar dem of exist dwell + gar	19.6.02		C/A
F/2002/8214	" " "	Erect det gar. + boatshed.			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

REGISTERED IFA ORGANISATION

THAMES VALLEY
ARCHAEOLOGICAL
SERVICES Ltd

47-49 DE BEAUVOIR ROAD, READING, RG1 5NR, TELEPHONE (0118) 9260552
EMAIL tvas@tvas.co.uk WEBSITE http://www.tvas.co.uk FAX (0118) 9260553

PLANNING SERVICES HPT 67770
PCL
DC SEH
03 APR 2003

Director of Planning,
Wokingham District Council,
Planning Services,
PO Box 157,
Wokingham,
RG40 1WR.

Your ref.
Our ref. 03/34

1st April 2003

Dear Sir,

Kelpie, Wargrave Road, Remenham
Proposal for an archaeological watching brief

I am pleased to enclose a copy of our proposal for this site.

I have also forwarded a copy to Mr. Kev Beachus at Babtie who has agreed the scheme.

I hope this is to your satisfaction but no doubt you will be in touch if there are any queries.

Yours sincerely,

Steve Ford

Dr. S. Ford
encs

Keep on file
(see letter received 17/1)

Archaeological report to be submitted - Babtie will then write to LPA to give OK to clear condition.

planners

Kelpie,
Wargrave Road,
Remenham,
Berkshire

Proposal for an archaeological watching brief

28th March 2003

Kelpie, Wargrave Road, Remenham, Berkshire
Project specification for an archaeological watching brief

03e40

prepared by Thames Valley Archaeological Services

1.0 Background

1.1 Site location and description

1.1.1 The site is located on the east side of the Thames on the west side of Wargrave Road and due east of Henley on Thames (SU 7691 8215).

1.2 Archaeological background

1.2.1 The potential of the site derives from its position within the Thames Valley in an area rich in archaeological deposits visible from the air (Gates 1975) and with further evidence gained from field survey (Ford 1987) and other archaeological observation (Holgate and Start 1983-5). In general terms, the banks of major rivers were favoured locations for settlement in both prehistoric and historic times.

1.3 Proposed groundworks

1.3.1 Planning permission (F/2002/6502) has been granted to demolish existing structures on the site and construct a new house and garage subject to a condition (10) relating to archaeology which requires a watching brief to be carried out during groundworks. This is as set out in *Archaeology and Planning* (PPG16, 1990) and the District policies on archaeology.

1.3.2 Following site clearance, there are three possible areas of ground disturbance which may affect archaeological deposits. These comprise the new house, the new garage and a replacement septic tank.

1.3.3 The foundations for the new house will comprise piles but with groundbeams raised above the current ground level so as to alleviate flood risk. The drainage and other service runs will be raised accordingly. It is not anticipated that any subsoil deposits will be exposed for examination for this operation. The watching brief, therefore, is expected to concentrate on any foundations dug for the new garage and the removal and replacement of the existing septic tank.

2.0 AIMS AND OBJECTIVES

The aims of the fieldwork will be to:

2.1 Observe and record all archaeological deposits within areas of ground disturbance associated with the groundworks.

2.2 Excavate and record any archaeological deposits which will be damaged or disturbed during the groundworks.

2.3 Produce, where possible, relative and absolute dating and phasing for the features on the site.

2.4 Provide, if possible, information on the economy and the local environment of the site.

2.5 Establish the character of the deposits, in order to define functional areas of the site, such as industrial, domestic, etc., and produce a settlement history of the site.

3.0 METHODOLOGY

3.1.1 Where necessary, archaeological deposits will be excavated and fully recorded and sufficient time will be allowed within the groundworkers schedules to carry this out.

3.1.2 In general, all finds and artefacts will be retained, though all but a sample of some classes of building material will be discarded after recording. The categories of artefacts to be discarded will be discussed with the recipient museum and the Archaeological Advisors to the District Council.

3.1.3 Conservation on site will follow guidelines in **First Aid For Finds** with any other specialist conservation work subcontracted to an establishment such as Wiltshire County Council Conservation Section at Salisbury Museum.

3.1.4 A programme of environmental sampling will take place should sufficient well stratified subsoil deposits be located. Typically this involves samples of 30 -40 L depending on the size of the feature examined.

3.1.5 Discovery of any human remains will be reported to the coroner and will be excavated on receipt of the appropriate Home Office licence and in consultation with the Archaeological Advisor to the District Council.

3.1.6 The English Heritage regional scientific advisor will be consulted about the scale and nature of any environmental or scientific sampling if appropriate.

3.2 Recording Methodology

3.2.1 A single context recording system will be used in accordance with the TVAS Field Recording Manual (4th edition 2003). Descriptions of individual deposits and features will be recorded on pro-forma context recording sheets.

3.2.2 All archaeological deposits exposed will be planned at a scale of 1:20 and sections drawn at a scale of 1:10. All site drawings will be by pencil on drafting film.

3.2.3 Heights above OD will be taken and recorded on plans and sections.

3.2.4 Where appropriate, significant finds will be recorded in 3D.

3.2.5 The locations of all plans and sections will be tied into the National Grid.

3.2.6 A full photographic record will be made of the evaluation project, consisting of colour slide, colour print, and b/w print (contact sheet). It will record the principal features and finds discovered, both in detail and in their general context.

4.0 Post-fieldwork

4.1 Finds processing and analysis will commence immediately following the completion of the fieldwork.

4.2 Artefacts/ecofacts will be cleaned, conserved and prepared for long term museum storage.

4.3 Specialist reports will be prepared on the artefacts recovered, Particular attention will be paid to correlating the pottery recovered with local or regional fabric type sequences.

4.4 Specialist analysis and reporting will be carried out by the following specialist staff or consultants as appropriate:-

pottery - Dr J. Timby, C. Underwood-Keevil, Mr. P. Blinkhorn or Dr. M. Lyne (consultants)
stone - Dr J. Williams (Southampton University)
metalwork - L Keys (Museum of London) or J Lowe (TVAS)
bone - S. Hamilton-Dyer (consultant), K. Rielly (Museum of London) or S. Anthony (TVAS)
botanical/environmental remains- Dr. M. Robinson, (Oxford University Museum)
struck flint - Dr. S. Ford (TVAS)

5.0 Report and Dissemination

5.1 The report will follow our established format, comprising a descriptive text, illustrations and catalogues in appendices.

5.2 The text will address the aims and objectives of the evaluation, the methodology employed, describe the basic nature of the archaeological deposits discovered, and report on the artefacts recovered. It will then attempt to place the significance of the findings in their local, regional and national setting.

5.3 The report will include a frontsheet providing the following information:

*Site name
*Grid reference
*Site activity (eg. evaluation trenching, geophysical survey, fieldwalking, watching brief, excavation etc.)
*Date and duration of project
*Site code
*Area of site
*Summary of results
*Monuments identified (referenced to the RCHME Thesaurus of Monument Types
*Location and reference of archive

5.4 The illustrations will include:

a site location plan
a trench layout plan
trench plans and sections
profiles/sections of a representative selection of excavated features

a selection of colour photos of significant findings

5.5 Catalogues giving descriptions of trenches, archaeological features, and artefacts will be contained in a series of appendices.

5.6 The findings, even if negative, will be published as a note in an appropriate journal such as the *Berkshire Archaeological Journal.*

5.7 A copy of the results along with selected, catalogued slides will be supplied to the District SMR, (if requested).

5.8 Project details will be provided to the Oasis project.

6.0 Archive Deposition

6.1 The finds and site archive will be prepared in accordance with guidelines in **Management of Archaeological Projects 2** and after consultation with the recipient museum.

6.2 The site archive will be deposited with Reading Museum.

6.3 The site finds will be deposited with Reading Museum with the agreement of the landowner.

6.4 No title will be assumed by the finder of any gold or silver objects and the provisions of the Treasure Act (1996) will be implemented where appropriate.

6.5 The records will be copied onto microfiche for the National Archaeological Record.

7.0 General Items

7.1 The project will be managed on a regular basis by a Member of the Institute of Field Archaeologists (S. Ford or J. Pine) with an appropriate area of competence.

7.2 The project will be carried out in accordance with the IFA Code of Conduct, Code of Practice and Standards and Guidance for Field Evaluations, Finds work and desk-based assessments and the quality control mechanisms set out in the fieldwork and post-fieldwork manuals. The fieldwork will be intermittent as defined by the IFA standards and guidance on watching briefs para 3.2.7.

7.3 Safe working practices will be as set out in the TVAS health and safety manual and current health and safety regulations will be adhered to.

7.4 In the event of any dispute with the client arising out of this scheme of investigation either party may refer to the Arbitration Scheme of the Institute of Field Archaeologists for a decision.

7.5 Our insurance cover comprises £5 million for public liability, £10 million for employee liability, cover for any hired-in plant, and professional indemnity cover of £2m.

7.6 The fieldwork and post-fieldwork will be monitored by the archaeological advisor to Wokingham District and all reasonable access will be provided to the

works. Any changes in the agreed project design will be discussed and agreed with the archaeological advisor before implementation.

8.0 References

Gates T, 1975, **The Middle Thames Valley, and archaeological survey of the river gravels**. Berkshire Archaeological Committee publication 1, Reading

Ford, S, 1987, **The East Berkshire Archaeological Survey**, Berkshire County Council Dept of Highways and Planning Occ pap 1, Reading.

Holgate, R, and Start, D 1983-5, A neolithic pit at Remenham, near Henley-on-Thames, Berkshire, **Berkshire Archaeological Journal** *72*, 1-7.

PPG16, 1990, **Archaeology and Planning**. DoE Planning Policy Guidance note 16. (HMSO).