APPLICATION NO:
F/2001/5225

LOCATION:
Hare Hatch Nursery London Road, Hare Hatch Reading.

APPLICANT:
Mr Robert Scott & Mr Curtis Leach C/O The Jenkins Partnership

PROPOSAL:
Proposed erection of glasshouses and toilet block with office and staff room.

EARLIEST DATE FOR DECISION: **09/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
03/01/2002

CASE OFFICER: **Andrew Thorley**

APPROVED

D3 JJ4

RAILEX
Marbleboard

EASIFILE EP7

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Robert Scott & Mr Curtis Leach
C/O The Jenkins Partnership
The Stables
Thurston End
Hawkedon
Bury St Edmunds
Suffolk IP29 4LQ

Application Number: F/2001/5225

Parish: **WARGRAVE**

Location: **Hare Hatch Nursery, London Road, Hare Hatch, Reading.**

Proposal: **Proposed erection of glasshouses and toilet block with office and staff room.**

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. Details of materials to be used in the proposed development shall be submitted to and approved by the Local Planning Authority prior to the commencement of development. Only those materials approved shall be used.

Condition
3. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition
4. The toilet block /office hereby permitted shall not be occupied or used at any time other than ancillary to the operation of the site.

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

Condition
6. 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
7. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
8. The buildings proposed to be demolished shall be demolished and removed from the site prior to the commencement of development.

Condition
9. The horticultural building hereby approved shall not be used for any purposes other than those ancillary to horticultural or agriculture. If the horticultural building(s) hereby approved should cease being used for horticultural or agricultural purposes within 10 years from the date of substantial completion or first use, whichever is the later, then the approved building(s) shall be removed from the land, and the land shall be restored to its condition before the development took place within 3 years of the date that the horticultural or agricultural use ceased, in accordance with details to be first submitted to and approved by the Local Planning Authority.

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

Reason
2. In the interests of visual amenity.

Reason
3. To prevent queuing and parking off site, in the interests of highway safety and convenience.

Reason
4. The creation of a separate and independent unit would not comply with the policies and standards of the Local Planning Authority.

Reason
5. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

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

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

Reason
8. In the interests of visual amenity.

Reason
9. The building(s) hereby approved would constitute inappropriate development in the countryside if it were not for the proposed horticultural or agricultural use.

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

Berkshire Structure Plan Policies C2 and C4.
Green Belt Local Plan Policies 1 and 21.
Deposit Draft Wokingham District Local Plan Policies WBE1/12, WGB1, WOS2 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 09/01/2002

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.

Date: 03 January 2002 please file

Your Ref:

My Ref: **Andrew Thorley - F/2001/5225**

Mr Robert Scott & Mr Curtis Leach
C/O The Jenkins Partnership
The Stables Thurston End
Hawkedon Bury
St Edmunds
Suffolk
IP29 4LQ

WOKINGHAM UNITARY
Environmental Services Department
Planning Services
Aiming for Excellence
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 Sir/Madam

Application Number: F/2001/5225

Site Address: Hare Hatch Nursery, London Road, Hare Hatch, Reading.

Proposal: Proposed erection of glasshouses and toilet block with office and staff room..

Your application is to be determined at the Development Control Sub-Committee meeting on the 09.01.02 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

please file

Applicationo	Name & Address
F/2001/5225	Deanie Klat Wakefield Cottage C/o The Old House HARE HATCH Berkshire RG10 9TH

WOKINGHAM UNITARY
Aiming for Excellence

Committee letters sent 03/01/02

Tel. 0118 974 6482 (Direct Line)
E-mail: heidi.lynch@wokingham.gov.uk
Date. 12 April, 2002
My ref. F/2001/5225
Your ref.

R T R Jenkins
The Jenkins Partnership
The Stables
Thurston End
Hawkedon
Bury St Edmunds
Suffolk
IP29 4LQ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear R T R Jenkins,

RE: DISCHARGE OF CONDITIONS FOR HARE HATCH NURSERY, LONDON ROAD, TWYFORD APPLICATION NO F/2001/5225

I refer to the tile sample viewed on site on 11th April 2002. The following letter deals with the discharge of the condition attached to the above decision.

Condition 2

This condition deals with proposed external materials. The tile sample seen on site (Marley Ludlow Plus, Antique Brown in Sand Finish) is considered to be acceptable.

The engineer 'blue' bricks to be used on the gable end of the building to write letters 'HHN', are to be a dark brown/purple colour, similar to that of the roof tile colour (as shown on site). This is considered to be acceptable.

Condition 3

This condition relates to the accommodation of all site-operatives' visitors' vehicles and construction vehicles. The existing car park on site is considered to be acceptable for this purpose – as shown on the plans approved.

I hope this information is clear, however should you wish to discuss any matter arising from this please do not hesitate to contact Heidi Lynch on the above number.

Yours sincerely,

MLT

pp M L THORP
Principal Development Control Officer

PLANNING SERVICES HPT 54788
PC TLS
DC NE HL ENF
AP
CS
02 APR 2002
COPIES TO ACK:
FILE:

THE Jenkins PARTNERSHIP

Chartered Surveyors and Commercial Property Consultants

R. T. R. Jenkins FRICS S. P. Jenkins MRICS

Principal Development Control Officer
Wokingham District Council
Planning Services
Shute End
WOKINGHAM
Berkshire **RG40 1WR**

Our Ref 0608/R

Your Ref
AJT/MLT/F/2001/5225

27TH March 2002

Dear Sir

Discharge of Conditions
Hare Hatch Nursery London road Twyford
Application No F/2001/5225

Referring to your letter of February 6th, the conditions have been dealt with as follows.

Condition 2 You have approved the bricks; the tiles will by now have been brought to your office by our client.

Condition 3 Parking for contractors' vehicles is as shown on the submitted plan

Condition 5 There are no slabs in the glasshouses; in the toilet/office block they are as shown on the submitted drawings.

Condition 7 Wheelwashing by hose is available if any vehicle is soiled.

Yours sincerely

R T R Jenkins
The Jenkins Partnership Chartered Surveyors

VALUATION
TOWN PLANNI
MINERALS
WASTE DISPOS
ACQUISITIONS
DEVELOPMENT
INVESTMENT

The Stables Thurston End Hawkedon Bury St Edmunds Suffolk IP29 4LQ
Tel/fax 01284 789487 e mail: janbob@btinternet.com
And at Rickmansworth Hertfordshire

VAT Reg No 635

please file determined

5225

51426

PLANNING SERVICES	HPT
POL	TLS
DC AT	SMF
APP	
CS	

04 JAN 2002

COPIES TO:	ACK:
	FILE:

ENVIRONMENT AGENCY

Our Ref : SP/2001/004890-1/1
Your Ref : F/2001/5225

Date : 31 December 2001

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

Dear Mr Thorley

ERECTION OF GLASSHOUSE AND TOILET BLOCK WITH OFFICE AND STAFF ROOM AT HARE HATCH NURSERY LONDON ROAD, HARE HATCH, READING

Thank you for your letter dated 15th November 2001, received on 20th November 2001. Please quote the following reference in any correspondence: **SU87NW/11/7**. The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

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

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.
(Note: The Environment Agency asks to be consulted on any details submitted pursuant to the above condition)

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

ADVICE TO PLANNING AUTHORITY

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

Landfill Gas Risk

According to our records, there is one landfill site within 250 metres of the site. In view of the proximity of the proposed development to the above landfill sites, it is considered possible that landfill gas may present a risk to this proposal. The agency would suggest that the applicant is advised to incorporate gas protection measures into the design of the toilet block and office. Suitable techniques are outlined in the Building Research Establishment Report No. 212 'Construction of New Buildings on Gas Contaminated Land'. This will ensure that the development is protected against the adverse effects of gas, which may migrate into the building.

Surface Water Drainage

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency will recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

Our general criteria is:
- The limiting discharge should be equivalent to the runoff from a 1 in 1 year storm of the existing undeveloped land. This would be between 2 and 7 l/sec per hectare, depending on site geology and slope;
- Storage should be provided to protect from a 1 in 100 year storm.

Presence of a Watercourse

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

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

ADVICE TO APPLICANT

Surface Water Drainage

The Environment Agency would also encourage the developer to be aware of the advice set out in paragraphs 40 to 42 inclusive, and Appendix E of PPG 25; Sustainable Drainage Systems. This paragraph explains that sites are not just at risk from fluvial and tidal flooding alone. Surface water flooding and drainage problems due to the increase in impermeable area,

also occur on site, and can have significant impacts downstream of a development site. PPG 25 then goes on to explain the use of sustainable drainage systems to control surface water run-off as close to the source as possible. The Environment Agency would be keen to provide further information on these drainage systems, and be happy to discuss the use of these techniques at the application site.

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Some systems utilise surface water for landscape irrigation and water features. This might include the use of permeable pavements, grassed swales, infiltration trenches, ponds and wetlands.

Pollution Prevention

Clean Roof and Surface Water

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

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

Foul Water

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

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk
CC: The Jenkins Partnership

FROM: Andrew Thorley

DATE: 15 November 2001

Please file

PLANNING SERVICES	HPT
FOL	TLS
DC	ENF
APP	
CS	

0 3 JAN 2002

COPIES TO: ACK:

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2001/5225

Proposal: Proposed erection of glasshouses and toilet block with office and staff room.

Site Address: Hare Hatch Nursery, London Road, Hare Hatch, Reading.

Applicant: Mr Robert Scott & Mr Curtis Leach C/O The Jenkins Partnership.

Your observations are required in respect of this application **by 09/12/2001** .

No comment

SIGNED: _____ DATE: 10/12/01

Clerk To Wargrave Parish/Town Council.

08.NOV.2001 * 5225

HARE HATCH NURSERY
LONDON ROAD
TWYFORD BERKSHIRE

Statement in Support of Planning Application for Glasshouses and Toilet Block

1. Background

1.1 Hare Hatch Nursery is owned by Mr Robert Scott and Mr Curtis Leach. They acquired the nursery in 1993 when it had been disused for about five years and was virtually derelict. The applicants have renovated and refurbished the existing glasshouses and restored the working areas to operate the nursery for bedding plants and shrubs.

1.2 By 1997 progress in restoring the nursery had been so good that applications were made and granted for additional glasshouses and a barn which were erected and are in full use.

1.3 Apart from the buildings needing formal consent, improvement work has included the installation of oil fired heaters to warm all glasshouses, floor heating for a dedicated propagating house, automatic irrigation and installation of mechanical potting and plug transplanting. The site has been extensively landscaped.

1.4 The success of the operation is demonstrated by the applicants being the growers and suppliers for various large retailers and have won awards for plants and displays.

1.5 The Applicants have recently acquired a further area of land at Twyford almost opposite Hare Hatch Nursery at Mumbery Hill which will provide open growing areas and facilitate provision of additional glasshouse accommodation and production facilities at Hare Hatch Nursery.

1.6 Although the applicants wish to keep public access to a minimum since it does not assist the working regime at the nursery, there is demand for direct purchase so the Applicants restrict public access to weekends. There are two busy periods for the public - Spring and Autumn. Carparking is set out for the public but there are no other facilities and toilets are seen as essential.

1.7 The toilet accommodation for staff has not been upgraded since purchase despite growth in numbers of employees. A toilet block with male and female accommodation with washing facilities is necessary in order to meet modern requirements as is a purpose built rest room/canteen.

1.8 A nursery generates a great deal of clerical work as does any business and needs the use of computers and other sophisticated equipment. The work is currently carried out in an area of one of the glasshouses which uses space badly, does not provide adequate conditions for record keeping, invoicing, etc. and leaves the equipment in a very vulnerable location. Space for this could readily be made in the toilet block building by a small office.

08.NOV.2001* 5225

1.9 Market demands have hardened over the years, particularly from the Applicants' principal customers who are garden centres and superstores. Such major retailers demand uniformity in quality, size and stage of development. This in turn calls for skills in horticulture but backed by high quality glasshouses in which the environment can be carefully controlled. Additional glasshouses to achieve these standards are needed in addition to upgrading the degree of control exercisable in the existing houses.

2. The Existing Nursery

2.1 The nursery on the south side of the Bath Road extends to about 2.43 ha (6 acres). It has frontage to Bath Road (A4 Trunk Road) but the access is from London Road (A3032) to which there is a return frontage.

2.2 Presently on the site are the following:-

10 glasshouses totalling about 7,892 sm of space
Shade hall, about 1,820sm
Barn, 318 sm
Covered Way, 360sm
Supernumerary structures including small stores, water tanks, fuel tanks
Hardstanding for car parking
Sundry open growing areas totalling about 10,800sm

2.3 The area on the north side of the A4 has not yet come into use with Hare Hatch Nursery. It is about 4.3ha (10,63acres) in extent.

2.4 The highway boundaries have been extensively planted and there are internal live windbreaks adding further to the landscaped appearance.

08.NOV.2001* 5225

3. Development Proposals

3.1 It is proposed to demolish two old and small glasshouses (about 343sm) and part of the shade hall (about 438sm).

3.2 New glasshouses in three different locations are proposed totalling 2604sm. One replaces the two old glasshouses, one replaces part of the shade hall and the third fills a gap between two existing houses.

3.3 Erection of the toilet/rest room block totalling 168sm

3.5 The Glasshouses

Due to the demands of the market the need for tight control over the environment in which plants are nurtured is essential. With the change in climate this is becoming more important than ever. Thus, even temperature, controlled irrigation either overhead or to the roots, measured delivery of nutrients and fertilisers, pest control have to be undertaken. These operations can best be done in modern glasshouse specially designed to cope with current horticultural techniques. It is practical to replace obsolescent houses with new rather than to try to update the old.

3.6 Toilet Block

3.6.1 At present there is no toilet accommodation for visitors to the site. That for the staff has not been updated since the applicants acquired the property and is now substandard in location, quality and size. In addition, staff work in conditions likely to make them dirty and hot and the provision of showers is seen as an essential. While erecting toilets for the staff it seems appropriate to provide for visitors.

3.6.2 The provision of a new building gives the opportunity to provide recreational space for the staff. This is presently provided within one of the glasshouses which uses space which could be better employed for its design purpose but which can be unacceptable in comfort terms for off duty staff. A room in which members of staff can relax and have a meal or a drink can be incorporated in the same building.

08.NOV.2001 * 5225

3.6.3 The administration of the nursery creates the need for a small office which, like the restroom, is presently in one of the glasshouses and thus unacceptable in space use terms as well as environmental. A room in the toilet block can provide for this essential need.

3.6.4 The new building has been designed to provide all these essential facilities without using any of the production areas and without intruding into the carparking area.

4. Staff

4.1 The applicants Messrs Scott and Leach are virtually full time at the site although demands of business require their absence from time to time.

4.2 Full time staff at Hare Hatch Nursery comprises the following:-

Manager
Supervisors and technical staff - 7
General staff - 5

4.3 In addition to the foregoing there are 15 part time employees.

4.4 The peak times of Spring and Summer call for an additional seasonal workforce of up to 10.

4.5 The workforce is almost entirely local living within a maximum of 10 miles radius

4.6 Many of the staff travel to work by bicycle but there is ample space for those who prefer to travel by car.

5. Town Planning

5.1 Although the application site is in the Green Belt the present use - horticulture - is one which is permitted in such a location.

5.2 The Local Plan makes it clear that the existing use is one which is an exception against the general presumption against development in the Green Belt.

5.3 What the Applicants seek permission to do is to consolidate the existing use and to continue their programme of modernisation which has rescued the site from dereliction.

08.NOV.2001* 5225

5.4 What is proposed will make little visual impact and there will be no change in traffic generation. It will, however, add to the successful operation of the nursery and ensure the maintenance of the enhancement which the Applicants have brought about.

5.5 The Applicants are providing employment for people in the agricultural sector which has been contracting as an employer.

5.6 In all the circumstances the application is seen as one deserving of full support.

6. Schedule of Documents

6.1 The following documents form part of this planning application:-

This Statement of Support
Town Planning Application form Parts 1& 2
Section 66 Certificates A and Agricultural Holdings
The Jenkins Partnership plan no 0608/1
Drawright Drawing Office Services' plan no D/1354/100A
Drawright Drawing Office Services' plan no D/1354/101
Drawright Drawing Office Services' plan no D/1354/102

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/5225

Applicant : Mr Robert Scott & Mr Curtis Leach C/O The Jenkins Partnership.

Location : Hare Hatch Nursery, London Road, Hare Hatch, Reading.

Proposal : Proposed erection of glasshouses and toilet block with office and staff room.

Site Notice Displayed ? :	YES	NO	DATE
	✓		3/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 3/12/01

Date Registered : 08/11/2001

Earliest Date for Decision : 09/12/2001

Latest Consultation Date/Site Notice Expiry Date : 09/12/2001

This application will have expired on: 03/01/2002. 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 :

See committee report.

Planning Issues :

Application Number: F/2001/5225

Appraisal :

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

Application Number F/2001/5225
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: Hare Hatch Nursery
London Road Hare Hatch Reading.

APPLICATION NUMBER: F/2001/5225

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 3/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

Greenbelt

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: 0118 974 6441

Date:

My ref: F/2001/5225

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 F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Dear Councillor

Application Number: F/2001/5225
Hare Hatch Nursery, London Road, Hare Hatch, Reading.
Proposed erection of glasshouses and toilet block with office and staff room.

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 **Andrew Thorley** on **0118 974 6441**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Andrew Thorley** Application Number: **F/2001/5225**
Hare Hatch Nursery, London Road, Hare Hatch, Reading.
Proposed erection of glasshouses and toilet block with office and staff room.

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 6441

Date:

My ref: F/2001/5225

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 Etheridge
2 Grensell Close
Eversley
Hook
Hants
RG27 0QQ

Dear Councillor

Application Number: F/2001/5225
Hare Hatch Nursery, London Road, Hare Hatch, Reading.
Proposed erection of glasshouses and toilet block with office and staff room..

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 **Andrew Thorley** on **0118 974 6441**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Principal Development Control Officer

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5225
CASE OFFICER: Andrew Thorley

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

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/2001/5225

Proposal:
Proposed erection of glasshouses and toilet block with office and staff room.

Location:
Hare Hatch Nursery London Road Hare Hatch Reading

This application is being advertised in the Henley Standard newspaper on the 07/12/2001 for the following reason(s);

PROPOSAL IS A MAJOR DEVELOPMENT

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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **28/12/2001**. Written comments submitted will become available for public inspection.

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

Date: 07/12/2001

pwr up 11/12/01

Received by Wokingham District Council

Application No: F/2001/5225

Proposal:
Proposed erection of glasshouses and toilet block with office and staff room.

Location:
Hare Hatch Nursery, London Road, 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 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/2001/5225 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/12/2001. Written *comments submitted will become available for public inspection.*

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

Head Planning and Transportation

15 November 2001

Tel. 0118 974 6444 (Direct Line)
E-mail: Mike.Thorp@wokingham.gov.uk
Date. 20 February, 2002
My ref. BC/DC/2001/5225

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 B Scott
c/o Drawright Drawing Office Services
18 School Hill
Little Sandhurst
GU47 8LD

Dear Sirs

PLANNING PERMISSION 2001/5225
SITE: HARE HATCH NURSERY, LONDON ROAD, HARE HATCH

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 2001/5225 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

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

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

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

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

Yours faithfully

M L THORP
Principal Development Control Officer

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5225	AT
BUILDING CONTROL NUMBER	FP 2002/2681 North	
~~APPLICANT~~/AGENT	Drawright Drawing Office Services	
ADDRESS OF SITE	Scottlandscape Ltd. Hare Hatch Nursery London Road TW4 FORD	
DESCRIPTION OF PROPOSED WORK	S/S (DC only glasshouses) toilet block, offices & staff room	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	D1354/100A	D1354/100A
ELEVATIONS	D/1354/101A	D 1354/101
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	9/1/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	8/2/02	

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	



MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 9TH JANUARY 2002 FROM 7.00 PM TO 11.05 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr SR Conway, Mr RH Cundy, Mr TP Dredge, Mrs MA Long, Mrs M Robertson, Mr ND Rose and Mrs C Smith.

Also present Mrs P Bray, Frank Browne, Mr JL Earnshaw, Mrs T Marinos and Mr D Swindells.

PART I

152. MINUTES

The Minutes of the meeting of the Committee held on 5th December 2001 were confirmed as a correct record and signed by the Chairman subject to the following amendments:-

1) Minute No. 137 page 1738, resolution 1) reference should be made to the terraced block, rather than the whole development being out of character.

2) Minute No. 137 page 1738, resolution 3) the deletion of the word "due".

153. APOLOGIES

Apologies for absence were submitted from Mr MJ Bryant and Mr AJ Ross.

164. APPLICATION NO: 2001/5225, PROPOSED ERECTION OF NEW GLASSHOUSE AND TOILET BLOCK WITH OFFICE AND STAFF ROOM, HARE HATCH NURSERY, LONDON ROAD, TWYFORD, FOR MR ROBERT SCOTT & MR CURTIS LEACH

The Committee considered a report about this application set out on Agenda pages 1886 to 1893.

Mr SR Conway, the local Member spoke in support of the proposal.

RESOLVED: That Application No:2001/5225 be approved subject to the conditions set out on Agenda pages 1888 to 1889.

Development Control Ref No:	Received	Parish
F/2001/5225	08.11.01	Twyford

Applicant: Mr Robert Scott & Mr Curtis Leach
Location: Hare Hatch Nursery London Road, Twyford.
Proposal: Proposed erection of glasshouses and toilet block with office and staff room.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning & Transportation Services and Andrew Thorley

SUMMARY:

Planning History –
The site is located to the east of the settlement of Twyford. The site takes direct access from London Road (A3032) and lies to the south of Bath Road (A4) trunk road. The are a scattering of nearby commercial uses on both sides of Bath Road. It is also located within the countryside in the Green Belt.

The site contains growing areas, an existing barn and a number of glasshouses together with parking and circulation areas. Planning application F/2001/4820 for proposed erection of barn, office, toilet block and glasshouses was previously withdrawn. It was advised that the proposed barn be omitted from the application.

Proposal – The proposal is for the erection of glasshouses and toilet block with office and staff room.

RECOMMENDATION - GRANT PLANNING PERMISSION subject to conditions.

Background Papers
Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

BACKGROUND

3. **Consultations** –
   - ***Policy & Plans*** – No objections
   - ***Highways*** – No objections subject to conditions
   - ***Environmental Health*** – No objections.
   - ***Ruscombe Parish Council*** – No response yet.
   - ***Neighbours Letters*** – 1 letter of support.
   - ***Landscape*** – No objections
   - ***Environmental Agency*** – No effect on existing landscape features within site, and no objections to proposal.

4. **Appraisal** – The main issues are:

   A. Impact upon the Metropolitan Green Belt (Berkshire Structure Plan Policy C4, Green Belt Local Plan Policy 1 and 21, Draft Deposit Wokingham District Local Plan policies WOS2 and WGB1

   B. Impact on neighbouring properties: Draft Deposit Wokingham District Local Plan policies WOS3 & WBE1.

   C. Highway Issues

A. **Impact upon the Metropolitan Green Belt**

The horticultural company would appear to be a successful business providing local employment, which needs to expand and improve facilities. The applicants have acquired more open land nearby for further open crop growing. The new glasshouses will be located amongst existing greenhouses and therefore do not visually dominate the site. The toilet /office building although a small building will be visible from Bath Road to the north. However it will be sited amongst existing development and it would not have a detrimental impact on the open character of the area. Therefore it is considered that the proposals will not cause harm in relation to the openness of the green belt.

B. **Impact upon neighbouring properties**

Due to the distance away 40 metres minimum and relationship with Primrose Cottage a detached bungalow located to the south of the site the proposals will not effect the occupants of this property.

C. **Highway Issues**

The highway section has considered the proposals and recommends conditional approval they also consider that there will be no impact upon highway safety.

5. **Conclusion** – It is considered that the proposed development, will have no detrimental impact on the open character of the Green Belt Area and to the neighbouring properties, and would therefore not be contrary to local plan policies.

6. **Recommendation** – GRANT planning permission subject to the following conditions.

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

2. Details of materials to be used in the proposed development shall be submitted to and approved by the Local Planning Authority prior to the commencement of development. Only those materials approved shall be used.

3. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

4. The toilet block /office hereby permitted shall not be occupied or used at any time other than ancillary to the operator of the site.

5. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

6. 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.

7. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

8.The buildings proposed to be demolished shall be demolished and removed from the site prior to the commencement of development.

9. The horticultural building hereby approved shall not be used for any purposes other than those ancillary to horticultural or agriculture. If the horticultural building(s) hereby approved should cease being used for horticultural or agricultural purposes within 10 years from the date of substantial completion or first use, whichever is the later, then the approved building(s) shall be removed from the land, and the land shall be restored to its condition before the development took place within 3 years of the date that the horticultural or agricultural use ceased, in accordance with details to be first submitted to and approved by the Local Planning Authority.

Reasons

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

2. In the interests of visual amenity.

3. To prevent queuing and parking off site, in the interests of highway safety and convenience.

4. The creation of a separate and independent unit would not comply with the policies and standards of the Local Planning Authority.

5. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

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

7. In the interests of highway safety and convenience.

8. In the interests of visual amenity.

9. The building(s) hereby approved would constitute inappropriate development in the countryside if it were not for the proposed horticultural or agricultural use.

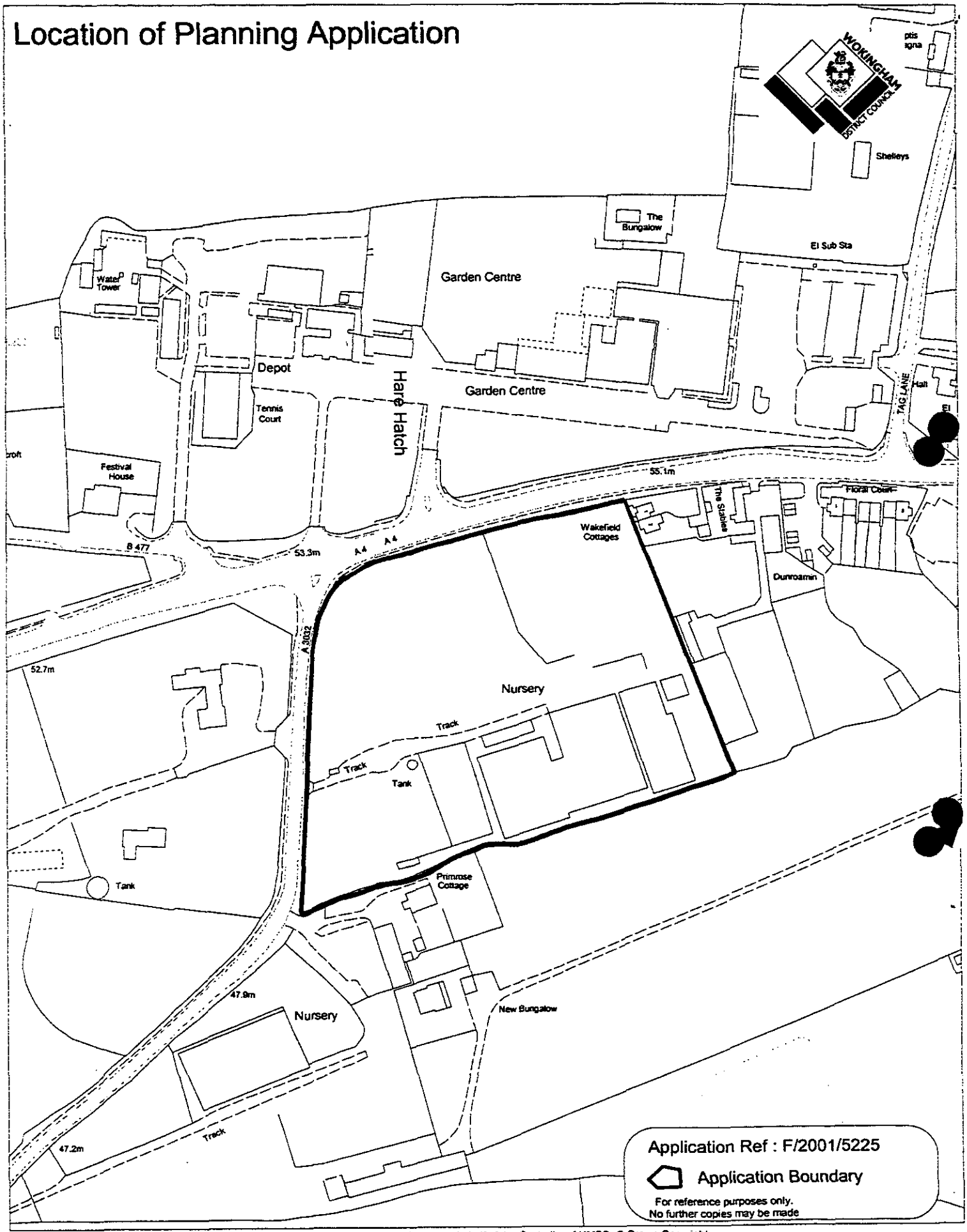
Informatives

1. You are advised, in compliance with *The Town & 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:

   Policies C2, C4 of the Berkshire Structure Plan
   WBE1/12, WGB1, WOS2/3 of the Wokingham District Local Plan
   Policy 1 and 21 of the Green Belt Local Plan for Berkshire

Andrew Thorley

Location of Planning Application



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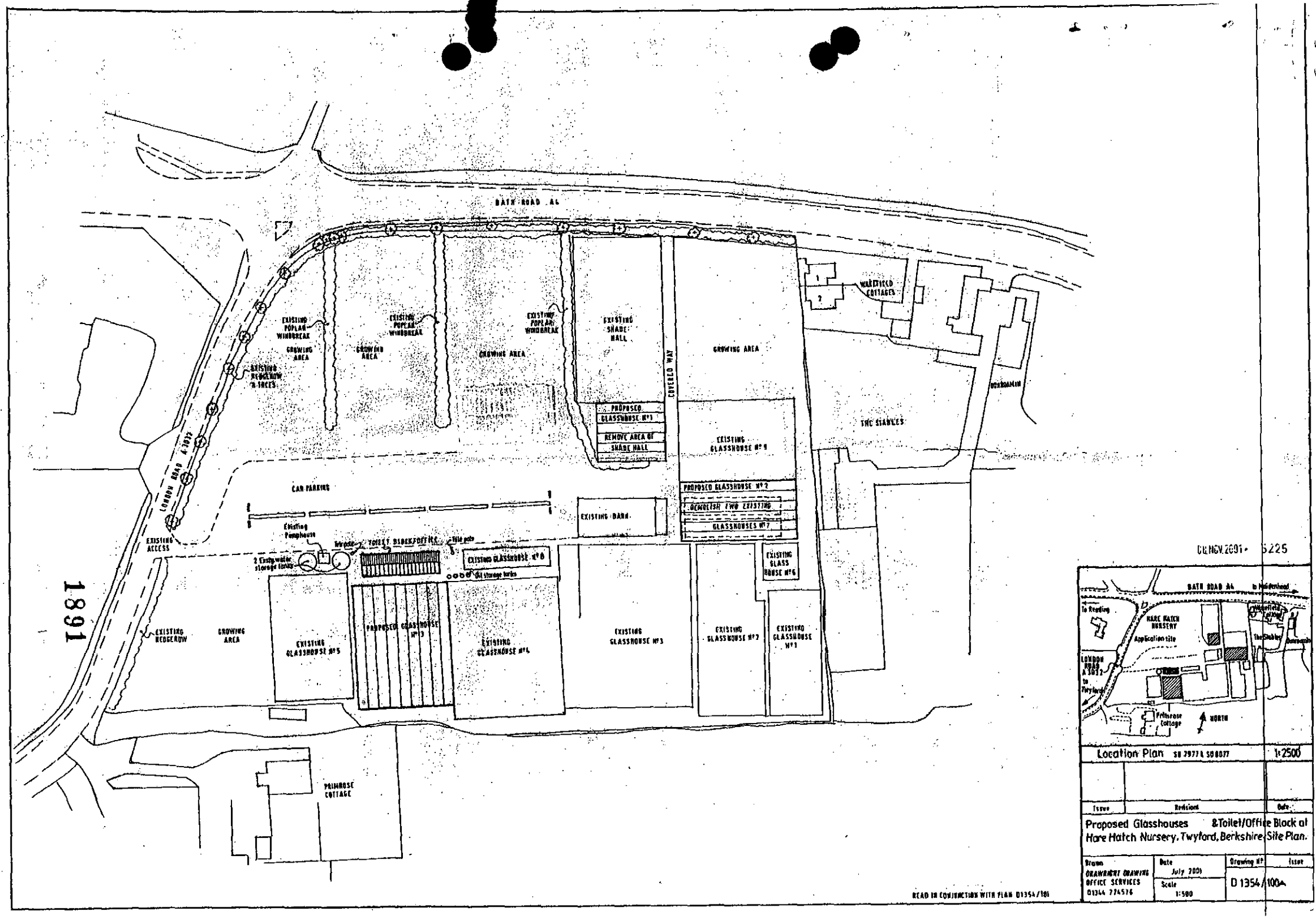
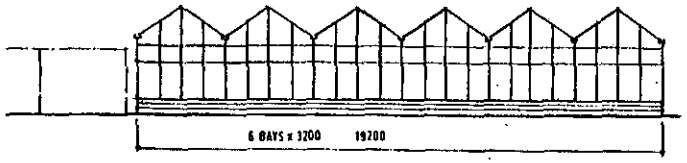
Development Control Section, Environmental Services, Wokingham District Council.

9 January 2002

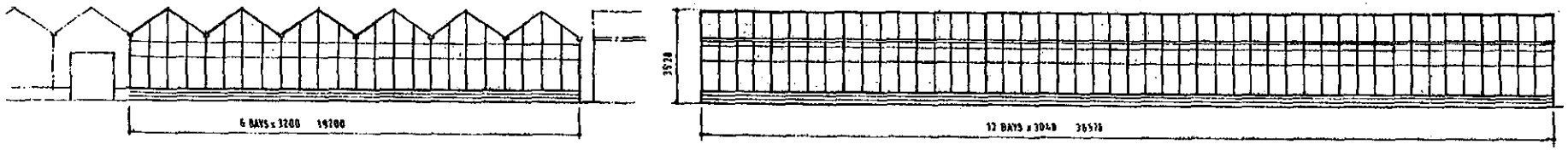
1890

Scale: 1 : 2500

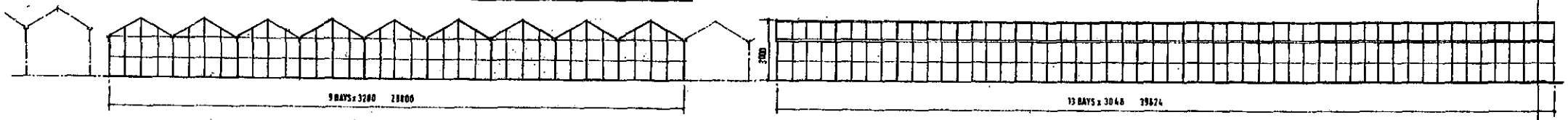

BATH ROAD A4
LONDON ROAD A 3032
EXISTING POPLAR WINDBREAK
GROWING AREA
EXISTING HEDGEROW & TREES
EXISTING SHADE HALL
COVERED WAY
WAKEFIELD COTTAGES
THE STABLES
PROPOSED GLASSHOUSE Nº1
REMOVE AREA OF SHADE HALL
EXISTING GLASSHOUSE Nº8
PROPOSED GLASSHOUSE Nº2
DEMOLISH TWO EXISTING GLASSHOUSES Nº7
CAR PARKING
EXISTING BARN
Existing Pumphouse
Borehole
TOILET BLOCK/OFFICE
Gate
2 Existing water storage tanks
EXISTING ACCESS
EXISTING GLASSHOUSE Nº6
EXISTING GLASSHOUSE Nº5
PROPOSED GLASSHOUSE Nº3
EXISTING GLASSHOUSE Nº4
EXISTING GLASSHOUSE Nº3
EXISTING GLASSHOUSE Nº2
EXISTING GLASSHOUSE Nº1
EXISTING HEDGEROW
PRIMROSE COTTAGE
1891
DENGV 2001 - 5225
BATH ROAD A4
To Reading
HARE HATCH NURSERY
Application site
The Stables
LONDON ROAD A 3032 to Twyford
Primrose Cottage
NORTH
Location Plan SU 7977 & SU 8077
1:2500
Issue
Revision
Date
Proposed Glasshouses & Toilet/Office Block at Hare Hatch Nursery, Twyford, Berkshire. Site Plan.
Drawn
DRAWRIGHT DRAWING OFFICE SERVICES 01344 774576
Date July 2001
Scale 1:500
Drawing Nº D 1354/100
Issue A
READ IN CONJUNCTION WITH PLAN D1354/101



Proposed Glasshouse N°1 - Elevation



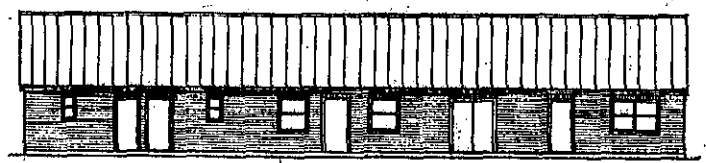
Proposed Glasshouse N°2 - Elevation



Proposed Glasshouse N° 3 - Elevation



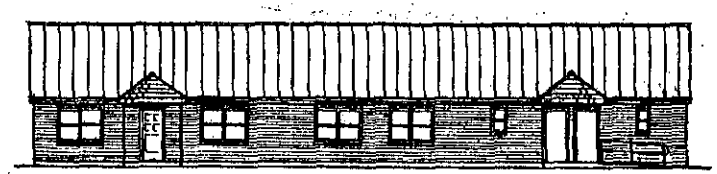
Side Elevation



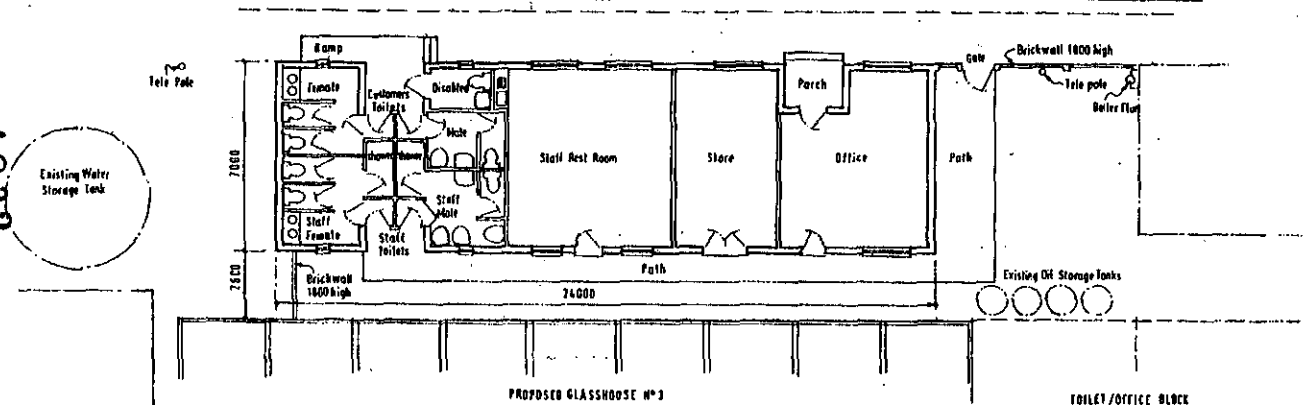
Rear Elevation



Side Elevation



Front Elevation



Plan View

1992

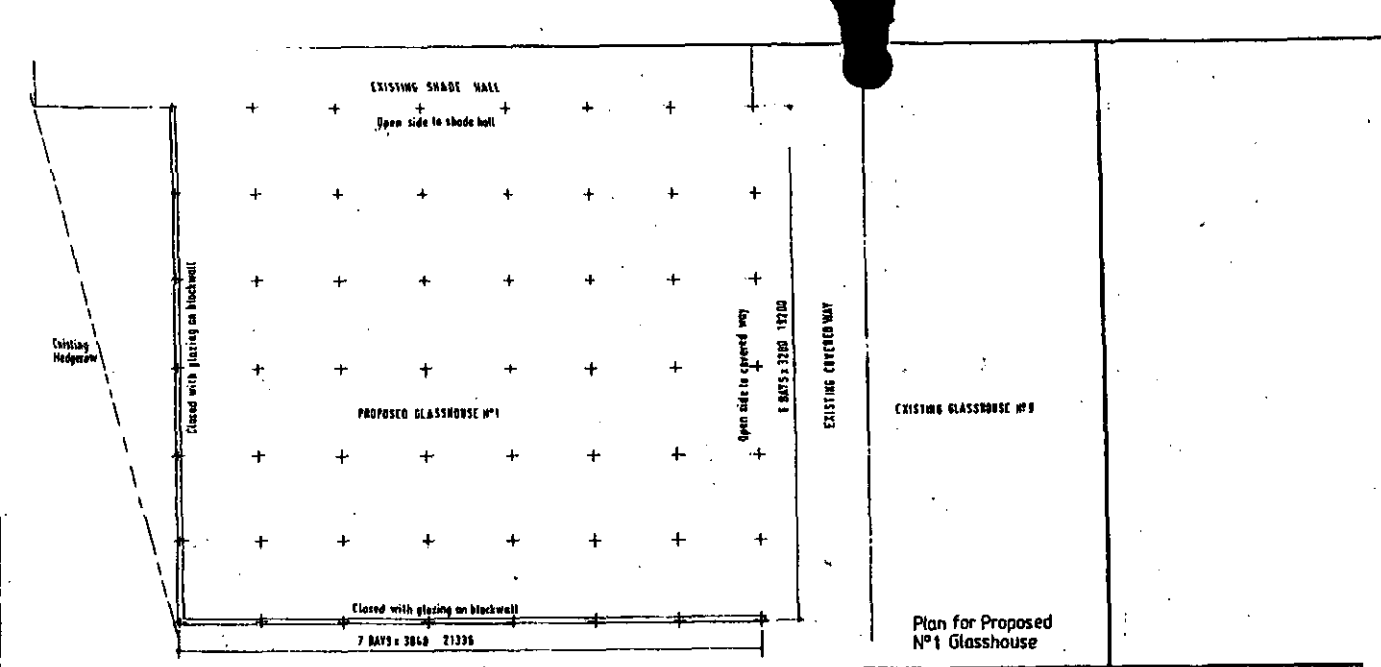
TOILET/OFFICE BLOCK
Brickwork & Roof Tiles to L.A Approval.
Timber frame sliding sash windows with decorative metal security grills fitted externally.
Foul drainage to septic tank.
S.W. to soakaway.
READ IN CONJUNCTION WITH PLAN D1354/

GR. NOV. 2001 - 6225

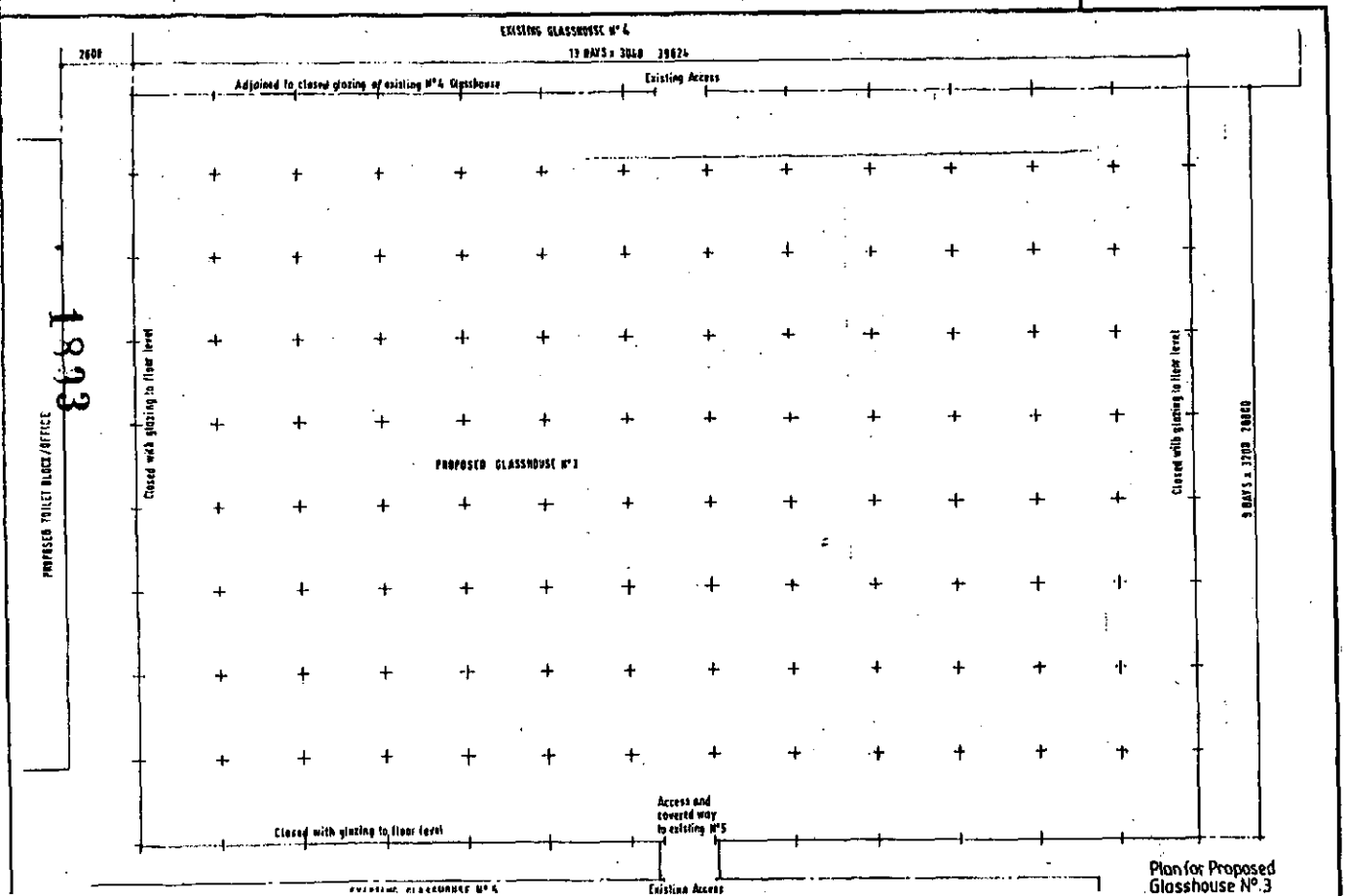
Issue	Revisions	Date

Proposed Glasshouses & Toilet/Office Block at Hare Hatch Nursery, Twyford, Berkshire - Elevations

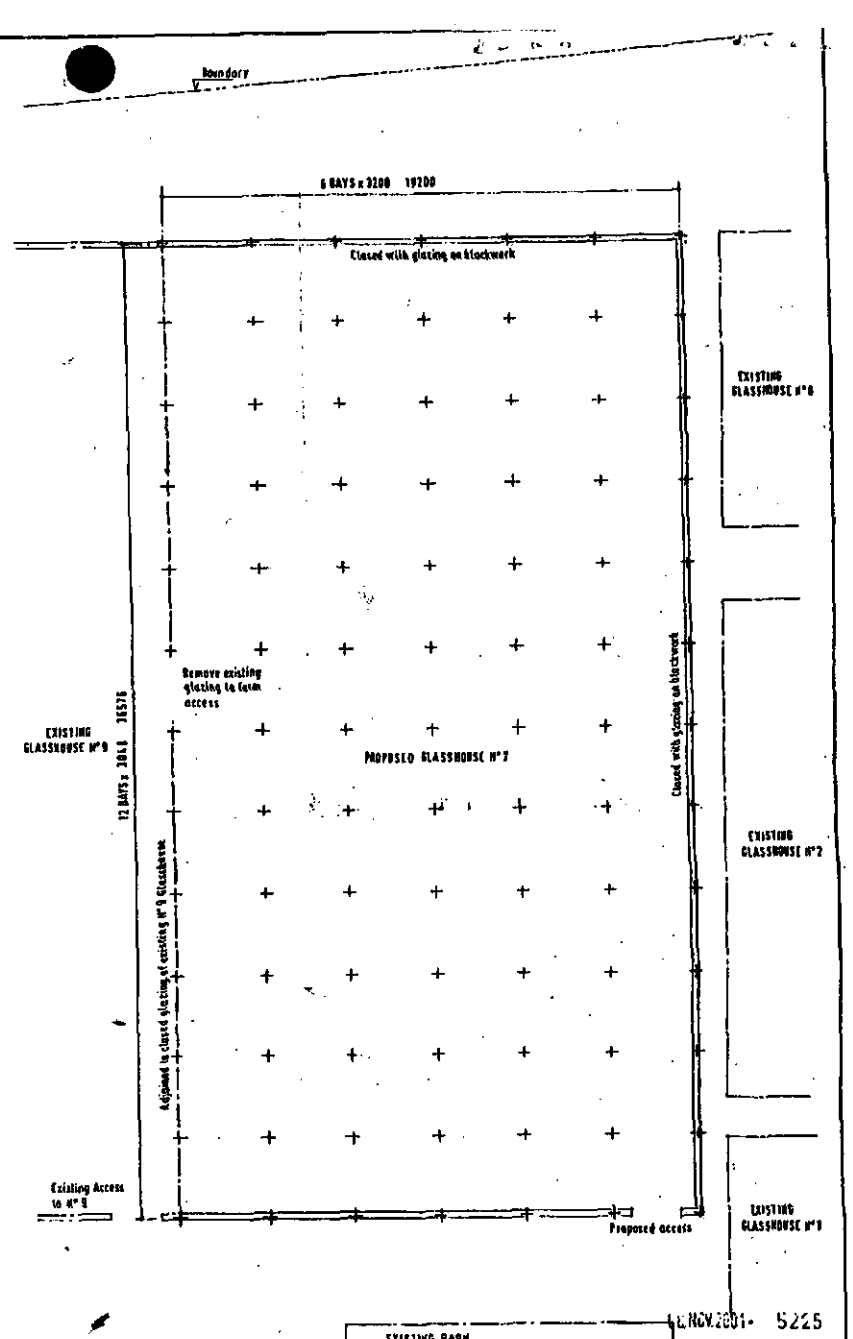
Drawn DRAWRIGHT DRAWING OFFICE SERVICES 01344 774576	Date July 2001	Drawing N° Issue
	Scale 1:100	D1354/101



Plan for Proposed N°1 Glasshouse



Plan for Proposed Glasshouse N°.3



Plan for Proposed N°2 Glasshouse

14 NOV 2001 5225

Issue	Revisions	Date

Proposed Glasshouses 1 2&3 at Hare Hatch Nursery Twyford Berkshire Plan views

Drawn DRAWRIGHT DRAWING OFFICE SERVICES 01344 776576	Date September 2001	Drawing n° Issue D1354/102
	Scale 1:100	

NOTE : + Column support for glasshouse roof
READ IN CONJUNCTION WITH PLAN D1356/100&101

1893

Tel. 0118 974 6441 (Direct Line)
E-mail:

Date. 6 February, 2002

My ref. AJT/MLT/F/2001/5225

Your ref. 0608/R

R T R Jenkins
The Jenkins Partnership
The Stables,
Thurston End,
Hawkedon,
Bury St Edmunds,
Suffolk,
IP29 4LQ.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Sir,

RE: DISCHARGE OF CONDITIONS FOR HARE HATCH NURSERY, LONDON ROAD, TWYFORD - APPLICATION NO. F/2001/5225

I refer to your letter and sample submitted into this office on 29th January 2002, and received in this office on 30th January 2002. The following letter deals with the discharge of the conditions attached to application no. F/2002/5225.

Condition 2

This condition deals with materials. The following sample submitted is considered to be acceptable:

Brick: Wealden Red Multi

However we are still awaiting submission of a tile sample in compliance with this condition.

Condition 3

This condition requires the submission of a plan showing that provision should be made to accommodate all site operatives, visitors and construction vehicles loading, off loading, parking and turning within the site during construction. We are still awaiting submission of details in compliance with this condition.

Condition 5

This condition requires submission of a plan showing slab levels. We are still awaiting submission of details in compliance with this condition.

Condition 7

This condition requires measures to prevent the deposit of mud and debris on the adjacent public highways. We are still awaiting submission of details in compliance with this condition.

File: Hare Hatch Nursery,London Road, Twyford.

I must point out that any work undertaken prior to these conditions being complied with is undertaken at your own risk and expense.

I hope this information is clear, however should you wish to discuss any matter arising from this please do not hesitate to contact Mr. Andrew Thorley on the above number.

Yours sincerely,

M L THORP
Principal Development Control Officer

THE Jenkins PARTNERSHIP

Chartered Surveyors and Commercial Property Consultants

R. T. R. Jenkins FRICS S. P. Jenkins ARICS

Wokingham District Council
Environmental Services Department - Planning
P O Box 157
Shute End
WOKINGHAM
Berks **RG40 1WR**

Our Ref 52475 0608/R

Your Ref ~~F/2002~~/5225

29th January 2002

SERVICES
HPL
TLS
ENF
APP
CS
30 JAN 2002
COPIES TO:
ACK:
FILE:

Dear Sirs

BY FAX AND FIRST CLASS POST

For the Attention of Mr Andrew Thorley

Hare Hatch Nursery London Road Twyford

Following the approval of the proposals for new glasshouses and toilet/office block at the above, our clients are proceeding with the building work They have chosen the bricks for the toilet/office block from Ambion of Horsham.

In accordance with condition 2 of the consent we write to advise that the bricks will be Wealden Red Multi. Please confirm you approve this selection.

Yours faithfully

R T R Jenkins
The Jenkins Partnership Chartered Surveyors

VALUATION
TOWN PLANNING
MINERALS
WASTE DISPOSAL

ACQUISITIONS
DEVELOPMENT
INVESTMENT

The Stables Thurston End Hawkedon Bury St Edmunds Suffolk IP29 4LQ
Tel/fax 01284 789487 e mail: janbob@btinternet.com
And at Rickmansworth Hertfordshire

VAT Reg No 635 915

The Jenkins Partnership uses recycled paper

PLANNING SERVICES	HPT 52380
POL	TLS
DC AT	ENF
APP	
CS	
COPIES TO:	ACK:
	FILE:

29 JAN 2002

THE Jenkins PARTNERSHIP

Chartered Surveyors and Commercial Property Consultants

R. T. R. Jenkins FRICS S. P. Jenkins ARICS

Wokingham District Council
Environmental Services Department - Planning
P O Box 157
Shute End
WOKINGHAM
Berks **RG40 1WR**

Our Ref 0608/R

Your Ref F/2002/5225

29th January 2002

Dear Sirs

Robert Sole.

BY FAX AND FIRST CLASS POST

For the Attention of Mr Andrew Thorley

Hare Hatch Nursery London Road Twyford

Following the approval of the proposals for new glasshouses and toilet/office block at the above, our clients are proceeding with the building work They have chosen the bricks for the toilet/office block from Ambion of Horsham.

In accordance with condition 2 of the consent we write to advise that the bricks will be Wealden Red Multi. Please confirm you approve this selection.

o Ray brick
matches surrounding buildings in the vicinity
tiles sample to follow.

Yours faithfully

R T R Jenkins
The Jenkins Partnership Chartered Surveyors

VALUATION
TOWN PLANNING
MINERALS
WASTE DISPOSAL
ACQUISITIONS
DEVELOPMENT
INVESTMENT

The Stables Thurston End Hawkedon Bury St Edmunds Suffolk IP29 4LQ
Tel/fax 01284 789487 e mail: janbob@btinternet.com
And at Rickmansworth Hertfordshire

VAT Reg No 635 915

The Jenkins Partnership uses recycled paper

Applicationo	Name & Address
F/2001/5225	Deanie Klat Wakefield Cottage C/o The Old House HARE HATCH Berkshire RG10 9TH

WOKINGHAM UNITARY
Aiming for Excellence

Committee letters sent 03/01/02
App granted letter sent 16/01/02

5. **Conclusion** – It is considered that the proposed development, will have no detrimental impact on the open character of the Green Belt Area and to the neighbouring properties, and would therefore not be contrary to local plan policies.

6. **Recommendation** – GRANT planning permission subject to the following conditions.

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

2. Details of materials to be used in the proposed development shall be submitted to and approved by the Local Planning Authority prior to the commencement of development. Only those materials approved shall be used.

3. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

4. The toilet block /office hereby permitted shall not be occupied or used at any time other than ancillary to the ~~operator~~ operation of the site.

5. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

6. 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.

7. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

8.The buildings proposed to be demolished shall be demolished and removed from the site prior to the commencement of development.

9. The horticultural building hereby approved shall not be used for any purposes other than those ancillary to horticultural or agriculture. If the horticultural building(s) hereby approved should cease being used for horticultural or agricultural purposes within 10 years from the date of substantial completion or first use, whichever is the later, then the approved building(s) shall be removed from the land, and the land shall be restored to its condition before the development took place within 3 years of the date that the horticultural or agricultural use ceased, in accordance with details to be first submitted to and approved by the Local Planning Authority.

Reasons

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

2. In the interests of visual amenity.

3. To prevent queuing and parking off site, in the interests of highway safety and convenience.

4. The creation of a separate and independent unit would not comply with the policies and standards of the Local Planning Authority.

5. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

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

7. In the interests of highway safety and convenience.

8. In the interests of visual amenity.

9. The building(s) hereby approved would constitute inappropriate development in the countryside if it were not for the proposed horticultural or agricultural use.

Informatives

1. You are advised, in compliance with *The Town & 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:

   Policies C2, C4 of the Berkshire Structure Plan
   WBE1/12, WGB1, WOS2/3 of the Wokingham District Local Plan
   Policy 1 and 21 of the Green Belt Local Plan for Berkshire

Andrew Thorley

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 15 November 2001

Application Number: F/2001/5225

Proposal: Proposed erection of glasshouses and toilet block with office and staff room.

Parish: WARGRAVE PARISH

Site Address:
Hare Hatch Nursery, London Road, Hare Hatch, Reading.

Applicant:
Mr Robert Scott & Mr Curtis Leach C/O The Jenkins Partnership.

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).

Comments as per application no. 4820. (attached).

Signed: _____ **Print name:** AT. 19/11/01

HIGHWAYS CONSULTATION SHEET

From: Ron Made[illegible] **Date:** 13 September 2001

Application Number: P/2001/4820

Proposal: Proposed erection of barn/office/ toilet block and glasshouses.

Parish: WARGRAVE PARISH

Site Address:
Hare Hatch Nursery, London Road, Hare Hatch, Reading.

Applicant:
Mr Scott And Mr Leach C/O The Jenkins Partnership.

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).

C122 - Parking + Turning - R122
C130 - Mud - R130

Signed: _____ **Print name:** S. McAvoy

16.10.01

TO: **DEVELOPMENT CONTROL**
Andrew Thorley

FROM: Environmental Design

DATE: 28 November 2001

Location:	Hare Hatch Nursery, London Road, Hare Hatch, Wargrave
Proposal:	Proposed erection of glasshouses and toilet block with office and staff room.
Application Number:	F/2001/5225

In response to your consultation dated 15 November 2001 for the above application, the landscape comments are as follows:

The site is located within the Green Belt. The proposed greenhouses will be located amongst existing greenhouses which do not visually dominate the site due to their relatively low height and the existing screening within the site and along the site boundaries. Therefore I have no objection to the siting of the greenhouses.

The toilet block / office although a small building, has quite a high roof making it over 5m in height and therefore more visible within the site from the Bath Road. It would be preferable to reduce the height of this building so that the agricultural character of low level buildings within the nursery is retained. The existing barn is an exception to this and one which should not be repeated in this semi-rural location.

Catherine Brimble

Catherine Brimble
Landscape Architect

Memo

To: ~~Rachael~~ Andrew Thorley

From: Conrad Moore

Date: 23/11/01

Re: **Policy Comments upon F/2001/5225**

Erection of new glasshouses, office and toilet block at Hare Hatch Nursery, Hare Hatch.

Comment

Policy comments are made in respect of PPG guidance, Adopted Structure Plan and the Wokingham District Local Plan (Deposit Draft, as amended), & Local Plan Inspectors Recommendations unless otherwise stated.

Greenbelt & Countryside Policies

PPG 2 paragraph 3.1 makes clear that general policies controlling development in the countryside apply with equal force in Green Belts, but there is, in addition, a general presumption against inappropriate development within them. Such development should not be approved. See Paragraph 3.4. This sets out that the construction of new buildings is inappropriate (unless it meets certain purposes). One of the approved purposes is for agriculture and forestry.

PPG 7 makes clear that the Government policy is that the countryside should be safeguarded for its own sake and non-renewable and natural resources should be afforded protection. However PPG 7 was amended in March 2001 to "encourage rural enterprise". It sees a competitive and sustainable agricultural industry as vital to the economic, social and environmental well being of rural areas. This horticultural company would appear to be a successful business providing local employment and I acknowledge the market demands set out in Paragraph 1.10 of the applicants supporting evidence.

The site is within the countryside in the Green Belt (WGB1). The principle is acceptable criterion (A), but in all cases development has to be appropriate in terms of scale, form, siting, design, materials, character etc. under Policy WGB1. A key question will be whether the impression of scale, bulk, massing and character of the existing site with its activities and buildings will be detrimentally and unacceptably altered by the proposals. Note that the aim of Green Belt Policy is the permanence of an open character that does not occur in general countryside policies. (Note the requirements of PPG 2 paragraphs 1.4, 1.5 and 1.6). PPG 2 sets out tests for new building in para. 3.4. PPG 7 is quite clear that new development in the open countryside away from established settlements or areas allocated for development will be strictly controlled. Re-use of existing buildings is encouraged, but I acknowledge the difficulties in locating, securing and being able to use existing buildings for the specific uses set out in the applicants supporting evidence.

Landscape & Nature Conservation Issues

The site is adjacent to the Cookham/Wargrave ASLI – a landscape important in the County context. Detailed comments from Catherine Brimble should assist in assessing appropriate landscape and planting schemes. Berkshire Structure Plan Policy C9 should also be considered in this context. Policy WBE12 regarding Green Routes (that are along significant routes through the District) applies and they are important to people's perception of the character of the District. In this location, the Green Route is identified as requiring enhancement and reinforces the need to secure good quality landscaping. The Local Plan Inspector has supported this aspect.

The potential urbanising effects from the additional buildings (and intensified use?) will need to be assessed. How many visitors to the site will there be? What will be the type of vehicles and their likely frequency of movements? Will parking and office areas be lit for security? You will need to assess all these potential urbanising feature/use implications. These issues are dealt with under Policies WOS3, WOS6 and WOS7. The Local Plan Inspector has supported these policies. All these factors could result in the land feeling even more suburbanised and could adversely impact the wider rural character. You will need to consider these aspects carefully. These issues are also reflected in the BSP policies OS1, C4, LD1, LD3 and LD4.

Transport

This development in the countryside will need to be considered against Policy WT3 that encourages more sustainable travel plans particularly to places of work. You will need to consider this against the Local Transport Plan. Consideration will also need to take account of the latest PPG13. The Highways Team will comment on these aspects, including Highway Safety (Policy WT7) and Parking Provision (Policy WT6). Whilst the policy wording has been amended by the Local Plan Inspector, the general thrust of the policies remain the same. These issues are also reflected in the Berkshire Structure Plan policies T1, T4, T7 and LD5.

Other Policies in the Wokingham District Local Plan (DD As Amended)

There is a question of sustainability. These aspects are considered as part of Policies WOS1 and WOS3. This is also reflected in PPG 7. However I acknowledge that there is a concentration of horticultural and related retail enterprises in this location that seem to support such enterprises in this location. It is well related to a principal route through Berkshire – the A4.

Other Plan & Policy Comment

Furthermore, the Adopted Local Plan for the Green Belt is the *Green Belt Local Plan for Berkshire (1985)*. I attach a photocopy of a report that set out where the GBLP is not in general conformity with the Berkshire Structure Plan 1991 to 2006. Policies 1, 12, 13 and 14 could apply. The non-conformity issues on policy 1 would not apply to this proposal. See the attached sheet. Policies 12, 13 & 14 are not out of general conformity with the Structure Plan.

The PPG 3 in Annex C defines previously developed land. The definition excludes land and buildings in use for agriculture. The commercial uses that may exist on site are associated with the horticultural products produced on-site. The use of the site is clearly for agri/horticulture. However, the office use and limited retail aspects should be identified and strictly controlled in order to prevent a brownfield site opportunity being created for redevelopment to future retail or office uses.

Conclusion

PPG 7 makes clear that the Government policy is that competitive and sustainable agricultural industry as vital to the economic, social and environmental well being of rural areas. This aspect is further supported by the Local Plan Inspectors recommendations. This horticultural company would appear to be a successful business providing local employment You will need to satisfy yourself that the development referred to meets the tests in PPG 2 and PPG 7.

The PPG 3 in Annex C defines previously developed land. Precautions should be taken to ensure that the area of office use is clearly identified and that the offices are clearly ancillary to the horticultural business. Similarly any retail element should also be considered as ancillary, of low intensity and time-limited. This should avoid claims of a substantial brownfield site being claimed in the Green Belt. This would be in the event that the business relocates or possibly fails in the future.

The proposal should be considered in this context as to whether the end uses and bulk, scale & massing of redevelopment could constitute inappropriate development in the Green Belt.

This proposal is an improvement on the earlier submitted scheme, and I consider that the broad principle can be supported.

Conrad Moore

Senior Planner. Policy & Plans Team.

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Andrew Thorley Development Control	Your Ref:	F/2001/5225
From:	Tom Payne Environmental Heath	My Ref:	20015423
		Date.	28 November 2001

PROPOSED ERECTION OF GLASSHOUSES AND TOILET BLOCK WITH OFFICE AND STAFF ROOM.

HARE HATCH NURSERY, LONDON ROAD, TWYFORD

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

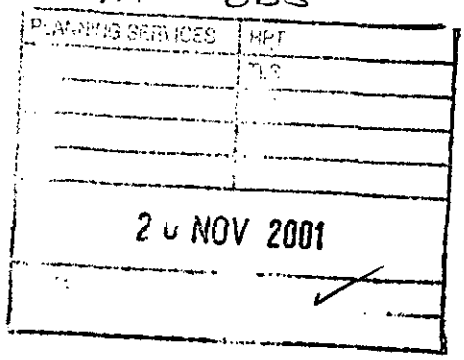
T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

AT OBS

PLANNING SERVICES	HPT
	TLS

2 0 NOV 2001



THE OLD HOUSE
HARE HATCH, READING RG10 9TH
ENGLAND

18 November 2001

Dear Sirs,

Application No. F/2001/5225

Thank you for your letter of 15 November 2001 about the above application. We have no objection. Hare Hatch Nursery ~~are~~ is an example of good business management and beautiful planting to enhance the site. I wish only that you would make a few other people do such English type planting of trees and hedgerows.

Sincerely,

Diane Klat
owner
Wakefield Cottage

☎ 0118 974 6379 (Direct Line)

Tuesday, 20 November 2001

The Jenkins Partnership
The Stables
Thurston End
Hawkedon
Bury St Edmunds
Suffolk
IP29 4LQ

Access Officer
Environmental Services Department
Building Control
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6379
Fax: (0118) 974 6385
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
Email: henry.knight@wokingham.gov.uk

Dear Sir/Madam,

Planning Application No: F/2001/5225

Address: Hare Hatch Nursery, London Road, Hare Hatch, Reading

The above planning application has been reviewed for the provision of access and facilities for disabled people.

The following two lists should be addressed in order to facilitate improved use of the proposed building adaptations by disabled people.

List A *(These are mandatory requirements under the Building Regulations where applicable)*

1. That a level approach is provided suitable for wheelchair users with a minimum width of 1200mm with dropped kerbs from car park area.
2. To ensure that any ramped approach satisfies the requirements detailed in Part M2 and that a stepped approach satisfying Part M2 is integral.
3. That where a stepped approach is provided in conjunction with a ramped approach, that the incorporated tactile paving does not encroach wheelchair circulation space.
4. That all stepped approaches meet the requirements of Part M2.
5. That all principal entrance doors contain a leaf that provides a minimum clear opening width of 800mm and has an unobstructed space on the side next to the leading edge for at least 300mm.
6. That an accessible WC is provided meeting the requirements of Part M3 e.g. minimum dimensions of 1500mm x 2000mm and that equipment and fittings are provided as outlined in Paragraph 4.16 of Part M etc.

List B *(Recommendations for good practice in line with the Disability Discrimination Act, 1995 and BS8300)*

1. That provision is made for permanently marked accessible parking bays close to the principal entrance. Markings should comply with BS8300 (2 bays or 6% of total whichever highest should be provided).
2. Access routes around principal buildings and to/from subsidiary buildings should be at least 1500mm wide with passing places for wheelchair users (1200mm for rarely used routes).
3. To ensure that the force required to open doors does not exceed 20 Newtons.
4. To consider the design and location of door furniture in terms of reach and grip.
5. To consider the use of colour and tonal contrast on floors, walls, doors and door furniture to improve visibility for all.
6. To ensure that appropriate signage and way-finding information is provided both internal and external to the proposed buildings.
7. To provide a pull cord alarm in the accessible WC and externally accessible emergency door lock (Pull cord alarm reset button should be accessible from WC.
8. To ensure that there is an appropriate level of internal and external lighting.

The above list (B) is not meant as an exhaustive list of requirements needed to comply with the DDA but as an indication of some design aspects that should be considered.

Please note that compliance with Part-M does not remove all liabilities under the DDA 1995.

From October, 2004 service providers may have to make 'reasonable adjustments' in relation to those *'physical'* features of their premises that make it impossible or unreasonable difficult for disabled people to access a service. This may include removing, altering or providing reasonable means of avoiding physical features.

At present service providers are not required to make permanent alterations to the physical fabric of premises, fixtures, fittings or furnishings when providing auxiliary aids. However, the Act does not prevent service providers from taking these requirements into account at an earlier stage. Anticipating these requirements in existing building and maintenance schedules would be advisable in order to anticipate the 2004 requirements.

Should you wish to discuss any of the above issues please do not hesitate to contact me on (0118) 974 6379.

If you have any queries with regard to the Building Regulations please contact the area building control surveyor.

Yours faithfully,

Henry Knight
Access Officer

CC: **Andrew Thorley - WDC Planning Dept.**

can this
be put in
as ap.
TA

WOKINGHAM D.C. DEVELOPMENT CONTROL

(5)

Start date: 08 NOV 2001	Map No 2429 Site 3.04
Officer: AT | Application No. F/2001/5225	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED ERECTION OF GLASSHOUSES AND TOILET BLOCK WITH OFFICE & STAFF ROOM

Location: HARE HATCH NURSERY, LONDON ROAD

Parish: T.WYFORD Ward: WARGRAVE

Applicant: MR R SCOTT & MR C LEACH

re submission 2001/4820 w/drawn ?

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate	S66 not signed.	Faxed 14/11	✓ done
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required ... Major development ✓

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

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A .....
Adjacent Parish ✓ : Ruscombe
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco ✓ .....
Environment Agency ✓ Septic Tank ✓ Land fill cons. ✓ Groundwater Prot. Zone

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS: (GREEN BELT)

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

NEIGHBOURS:

2 x S/N + see map
+ pls include B.R. Steele, Grove House, Reading Rd, Lower Basildon RG 8 9ND

PLANNING
POL
DC
APP
ENF
COPIES
08 NOV 2001
5225

THE Jenkins PARTNERSHIP

Chartered Surveyors and Commercial Property Consultants

R. T. R. Jenkins FRICS S. P. Jenkins ARICS

Environmental Services Department
Wokingham Borough Council
Planning Service
P O Box 157 Shute End
WOKINGHAM
Berks **RG40 1WR**

Our Ref 0608/R

Your Ref P/2001/4820

7th November 2001

FOR THE IMMEDIATE ATTENTION OF Mr THORPE

Dear Sir

Messrs Scott and Leach
Proposed Glasshouses and Toilet Block
Hare Hatch Nursery London Road Twyford Berks

Further to our recent withdrawal of the application made last August and our telephone discussion concerning the proposed development at the above we now submit herewith a revised application omitting the barn. As this is a resubmission no fee is required.

Please would you process this as quickly as possible so that, assuming permission is forthcoming, our clients will be able to retrieve something for the forthcoming season.

Yours faithfully

R T R Jenkins
The Jenkins Partnership Chartered Surveyors

VALUATION
TOWN PLANNING
MINERALS
WASTE DISPOSAL

ACQUISITIONS
DEVELOPMENT
INVESTMENT

The Stables Thurston End Hawkedon Bury St Edmunds Suffolk IP29 4LQ
Tel/fax 01284 789487 e mail: janbob@btinternet.com
And at Rickmansworth Hertfordshire

VAT Reg No 635 915

The Jenkins Partnership uses recycled paper

08.NOV.2001* 5225

HARE HATCH NURSERY
LONDON ROAD
TWYFORD BERKSHIRE

Statement in Support of Planning Application for Glasshouses and Toilet Block

1. Background

1.1 Hare Hatch Nursery is owned by Mr Robert Scott and Mr Curtis Leach. They acquired the nursery in 1993 when it had been disused for about five years and was virtually derelict. The applicants have renovated and refurbished the existing glasshouses and restored the working areas to operate the nursery for bedding plants and shrubs.

1.2 By 1997 progress in restoring the nursery had been so good that applications were made and granted for additional glasshouses and a barn which were erected and are in full use.

1.3 Apart from the buildings needing formal consent, improvement work has included the installation of oil fired heaters to warm all glasshouses, floor heating for a dedicated propagating house, automatic irrigation and installation of mechanical potting and plug transplanting. The site has been extensively landscaped.

1.4 The success of the operation is demonstrated by the applicants being the growers and suppliers for various large retailers and have won awards for plants and displays.

1.5 The Applicants have recently acquired a further area of land at Twyford almost opposite Hare Hatch Nursery at Mumbery Hill which will provide open growing areas and facilitate provision of additional glasshouse accommodation and production facilities at Hare Hatch Nursery.

1.6 Although the applicants wish to keep public access to a minimum since it does not assist the working regime at the nursery, there is demand for direct purchase so the Applicants restrict public access to weekends. There are two busy periods for the public - Spring and Autumn. Carparking is set out for the public but there are no other facilities and toilets are seen as essential.

1.7 The toilet accommodation for staff has not been upgraded since purchase despite growth in numbers of employees. A toilet block with male and female accommodation with washing facilities is necessary in order to meet modern requirements as is a purpose built rest room/canteen.

1.8 A nursery generates a great deal of clerical work as does any business and needs the use of computers and other sophisticated equipment. The work is currently carried out in an area of one of the glasshouses which uses space badly, does not provide adequate conditions for record keeping, invoicing, etc. and leaves the equipment in a very vulnerable location. Space for this could readily be made in the toilet block building by a small office.

08.NOV.2001 * 5225

1.9 Market demands have hardened over the years, particularly from the Applicants' principal customers who are garden centres and superstores. Such major retailers demand uniformity in quality, size and stage of development. This in turn calls for skills in horticulture but backed by high quality glasshouses in which the environment can be carefully controlled. Additional glasshouses to achieve these standards are needed in addition to upgrading the degree of control exercisable in the existing houses.

2. The Existing Nursery

2.1 The nursery on the south side of the Bath Road extends to about 2.43 ha (6 acres). It has frontage to Bath Road (A4 Trunk Road) but the access is from London Road (A3032) to which there is a return frontage.

2.2 Presently on the site are the following:-

10 glasshouses totalling about 7,892 sm of space
Shade hall, about 1,820sm
Barn, 318 sm
Covered Way, 360sm
Supernumerary structures including small stores, water tanks, fuel tanks
Hardstanding for car parking
Sundry open growing areas totalling about 10,800sm

2.3 The area on the north side of the A4 has not yet come into use with Hare Hatch Nursery. It is about 4.3ha (10,63acres) in extent.

2.4 The highway boundaries have been extensively planted and there are internal live windbreaks adding further to the landscaped appearance.

08.NOV.2001 5225

3. Development Proposals

3.1 It is proposed to demolish two old and small glasshouses (about 343sm) and part of the shade hall (about 438sm).

3.2 New glasshouses in three different locations are proposed totalling 2604sm. One replaces the two old glasshouses, one replaces part of the shade hall and the third fills a gap between two existing houses.

3.3 Erection of the toilet/rest room block totalling 168sm

3.5 The Glasshouses

Due to the demands of the market the need for tight control over the environment in which plants are nurtured is essential. With the change in climate this is becoming more important than ever. Thus, even temperature, controlled irrigation either overhead or to the roots, measured delivery of nutrients and fertilisers, pest control have to be undertaken. These operations can best be done in modern glasshouse specially designed to cope with current horticultural techniques. It is practical to replace obsolescent houses with new rather than to try to update the old.

3.6 Toilet Block

3.6.1 At present there is no toilet accommodation for visitors to the site. That for the staff has not been updated since the applicants acquired the property and is now substandard in location, quality and size. In addition, staff work in conditions likely to make them dirty and hot and the provision of showers is seen as an essential. While erecting toilets for the staff it seems appropriate to provide for visitors.

3.6.2 The provision of a new building gives the opportunity to provide recreational space for the staff. This is presently provided within one of the glasshouses which uses space which could be better employed for its design purpose but which can be unacceptable in comfort terms for off duty staff. A room in which members of staff can relax and have a meal or a drink can be incorporated in the same building.

08.NOV.2001 5225

3.6.3 The administration of the nursery creates the need for a small office which, like the restroom, is presently in one of the glasshouses and thus unacceptable in space use terms as well as environmental. A room in the toilet block can provide for this essential need.

3.6.4 The new building has been designed to provide all these essential facilities without using any of the production areas and without intruding into the carparking area.

4. Staff

4.1 The applicants Messrs Scott and Leach are virtually full time at the site although demands of business require their absence from time to time.

4.2 Full time staff at Hare Hatch Nursery comprises the following:-

Manager
Supervisors and technical staff - 7
General staff - 5

4.3 In addition to the foregoing there are 15 part time employees.

4.4 The peak times of Spring and Summer call for an additional seasonal workforce of up to 10.

4.5 The workforce is almost entirely local living within a maximum of 10 miles radius

4.6 Many of the staff travel to work by bicycle but there is ample space for those who prefer to travel by car.

5. Town Planning

5.1 Although the application site is in the Green Belt the present use - horticulture - is one which is permitted in such a location.

5.2 The Local Plan makes it clear that the existing use is one which is an exception against the general presumption against development in the Green Belt.

5.3 What the Applicants seek permission to do is to consolidate the existing use and to continue their programme of modernisation which has rescued the site from dereliction.

08.NOV.2001 * 5225

5.4 What is proposed will make little visual impact and there will be no change in traffic generation. It will, however, add to the successful operation of the nursery and ensure the maintenance of the enhancement which the Applicants have brought about.

5.5 The Applicants are providing employment for people in the agricultural sector which has been contracting as an employer.

5.6 In all the circumstances the application is seen as one deserving of full support.

6. Schedule of Documents

6.1 The following documents form part of this planning application:-

This Statement of Support
Town Planning Application form Parts 1& 2
Section 66 Certificates A and Agricultural Holdings
The Jenkins Partnership plan no 0608/1
Drawright Drawing Office Services' plan no D/1354/100A
Drawright Drawing Office Services' plan no D/1354/101
Drawright Drawing Office Services' plan no D/1354/102

The Jenkins Partnership
Chartered Surveyors

November 2001 **0608/R**

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

08.NOV.2001 PART 3 225

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 ROBERT SCOTT & Mr CURTIS LEACH
	ADDRESS	HARE HATCH NURSERY LONDON RD
		TWYFORD BERKS
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	THE JENKINS PARTNERSHIP
	ADDRESS	THE STABLES THURSTON END
		HAWKEDON BURY ST EDMUNDS SUFFOLK
	POST CODE	IP29 4LQ PHONE 01284 789487
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	HARE HATCH NURSERY LONDON RD
		TWYFORD BERKS
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ERECTION OF GLASSHOUSES AND
		TOILET BLOCK
		Use — HORTICULTURE
5. Give the area in hectares or part of a hectare	AREA OF SITE	2.43 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	SEE ATTACHED STATEMENT

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

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

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

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

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

N/A

EXTERNAL APPEARANCE	☐	SITING	☐
MEANS OF ACCESS	☐	DESIGN	☐
		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.

HORTICULTURE

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.

GLASSHOUSES - Glass

TOILET BLOCK - Roof : Tiles
Walls : Brick

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.

No change

16. HOW WILL SURFACE WATER BE DISPOSED OF?

Soakaways

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details New Septic Tank

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

Vehicular & pedestrian access from public highway - London Rd A3032
No Change

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

Yes

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	/	*	N/A	*	/	*
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.

NONE - repeat application

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

SIGNED [signature] ON BEHALF OF The Jonlons Partnership Agents for Messrs Scott & Leach. DATE 8th November 2001

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

08.NOV.2001* 5225

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL		N/A		
B7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify Horticulture	9609	781	2772	
OTHER	Please Specify				
	TOTAL	9609	781	2772	

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	72	4
Proposed	No Change	

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.
— See Attached Statement

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?
— a) The Applicants
b) No

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

Existing Staff	Transferred Staff	New Staff	Total
30	None	None	30

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.
— No

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

08.NOV.2001* 5225

WOKINGHAM DISTRICT COUNCIL

FAX COVER SHEET

TO: R T R Jenkins

Direct line - 0118 9746429

FROM: Mrs Hurst - Planning Admin

DESTINATION FAX No: 01284 789487

DATE: 14/11/01

TIME: 11.00

SUBJECT: Section 66 - Hare Hatch Nursery

TOTAL NUMBER OF PAGES (Inc. this cover sheet): 3

The Section 66 you submitted with the application for Hare Hatch Nursery IS NOT SIGNED.

Please sign & return to me as soon as possible

Environmental Services Department, P.O Box 157, Civic Offices, Shute End, Wokingham, Berkshire RG40 1WR. Tel (0118) 9746428. Fax (0118) 9746484.

-1789/a

SECTION 66 CERTIFICATE

Application No.

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

(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) .....

08.NOV.2001* 5225

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
The Applicants are owners in occupation		

Signed .....

On behalf of The Jenkins Partnership Agents for

Date 8th November 2001 Messrs Scott & Leach

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

1798/a

SECTION 66 CERTIFICATE

Application No.

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

CERTIFICATE A

I certify that:

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

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

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that:

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.
- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

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

(b) Insert description of steps taken.

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

(b) .....

.....

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

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

the (c) .....

on (d) .....

(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).

1788/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) .....

.....

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

on (d) .....

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

Tenant's name	Address at which notice was served	Date on which notice was served
The Applicants are owners in occupation.		

Signed .....

On behalf of The Jenkins Partnership Agents for

Date 8th November 2001 Messrs Scott & Leach

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

(1) TWYFORD FARM / SHOP / FLORAL MILE NURSERIES / PRIMROSE NURSERY E

ADDRESS LONDON ROAD PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU 7977 (25)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
03604	MR. L JARNETT	GLASSHOUSES	27.11.75	N/A C/A
BR 4711	"	"	7.5.76	APP N/A
09560	"	2/APP. AGR WORKERS DWG	14.12.78	N/A C/A
BR 10271	"	"	26.2.79	APP N/A
10137	"	"	15.3.79	N/A C/A
12936	"	PART PACKING SHED AS SHOP	10.4.80	N/A C/A
14200	"	SITE LIC. FOR DES CARAVAN	23.10.80	N/A 31.10.81 TP
14208	"	CARAVAN	23.10.80	N/A 31.10.81 TP
15027	"	REPL. FARM SHOP WITH RES. ACC.	12.3.81	N/A C/A
18028	"	GLASS HOUSE (37,000 SQ. FT)	12.3.81	N/A C/A
16305	"	as 12936 but without compliance Cond. 2.	24.9.81	N/A Ref

DATE OF COMPLETION

MINISTRY DECISION 16305 APPEAL GRANTED - 13.7.82

SPECIAL ORDERS SEC. 64 DET. CONTAINERISED TREE NURSERY - JARNET - 27.10.87

DRAINAGE

091074

(2) TWYFORD FARM / SHOP / FLORAL MILE NURSERIES / PRIMROSE NURSERY E

ADDRESS LONDON ROAD PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU 7977 (25)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
17130	MR. J. JARNETT	SITE LIC. FOR CARAVAN	27.7.82	N/A TP 31.10.83
17248	"	RENEWAL 14208	27.7.82	N/A TP 31.10.83
17599	"	REMOVE 3 SIGNS ERECT 2	26.8.82	N/A REF
17625	"	½ ACRE FOR STORAGE OF CARAVANS	27.7.82	N/A REF
17899	"	REMOVE 3 SIGNS - ERECT 2	26.8.82	N/A REF
18728	"	CONT. USE OF FARM OFFICE INCL.	13.1.83	N/A REF
~~19104~~	~~MR. P. Robinson~~	~~AGR & BUS ADMIN & STORAGE COMPOUND~~		(Sub to agt)
19104 *	MR. P. ROBINSON	Erection of farm building Farm shop & accommodation	6.5.83	N/A C/A
20027	Robinson - Jarnet	"	22.9.83	N/A R
20397	"	GEN PURPOSE BLDG, SHOP, DWG	5.1.84	N/A C/A
BR22246	WAGGS "	"	10.4.84	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS INCREASE SIZE OF MOBILE SALES KIOSK - TWYFORD FRUIT FARM - 27.6.90

DRAINAGE

091074

③ TWYFORD FRUIT FARM / SHOP / FLORAL MILE NURSERIES / PRIMROSE NURSERY

ADDRESS LONDON ROAD PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU. 7977 (25)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
21343	MR. E. JARNET	O/BLDGS. TO STAFF ACC. AT NURSERY	4.5.84	N/A C/A
21344	JARNET & ROBINSON	HORTICULT. GREENHOUSE (FRUIT FARM)	4.5.84	N/A C/A
22566	"	PART GREENHOUSE TO EXHIBITION	13.12.84	N/A REF
BRA 424	JARNET	BUNGALOW	19.3.86	APP N/A
27695	W/DR "			
BRA 3143	"	"	22.1.87	APP
BRA 1471	* MR. P. READING - PRIMROSE NURSERY - S/ST. EXTENSION		8.9.86	APP
28709	PRIMROSE NURSERY * "	SALE OF LOGS OCT. TO FEB	4.11.87	REF
28763	" * "	PART O/BLDG. TO CATTERY	4.11.87	PERSONAL TO APPL. 30/11/90
28765	FLORAL MILE NURSERIES - MR. J. WILLMIN	- EXT. TO BUNGALOW	4.11.87	C/A
BRA 3459	" MR. J. WILLMIN	EXT. TO BUNGALOW	13.8.87	APP
28764	* MR. P. READING - PRIMROSE NURSERY - PART O/BLDG. TO SALE OF HORSE/PONY FEED		4.11.87	REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PRIMROSE NURSERY

DRAINAGE LEGAL AGREEMENT COMPLETED - OFF-SITE HIGHWAY WORKS - 25-5-90 - LA

091074 30610 " " LOG STORAGE OCT. - FEB 3.6.90 28.2.91

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④ TWYFORD FARM / SHOP / FLORAL MILE NURSERIES / PRIMROSE NURSERY

1764

ADDRESS LONDON ROAD PARISH WARGRAVE

PLOT No. ORD. SHEET No. (28)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
31920	EMN		23.11.88	C/A
BRA 6107	" J. WILLMIN	GARAGE	7.10.88	APP
33273	WAGGS FARM SHOP N/P			
35904 * APPEAL	MR. P. READING / PRIMROSE NURSERY / NURSERY TO WORKSHOP (RETRO.)		22.8.90	REF
38351	J.M. WILLMIN FLORAL MILE NURSERIES - NEW BUNGALOW C/O/USE REDUNDANT AGR BLDGS. TO STORAGE DAMAGED CARS.		13.12.91	30.11.94
39087 *	MR. P. READING PRIMROSE NURSERY REDUNDANT BLDG AS WORKSHOPS/STORAGE		13.6.92	3.4.93 C/A
39176	L. GANDER TWYFORD FARM SHOP - TEMP. OFFICE/STORAGE		22.6.92	3.6.93
39618 *	MR. M. STRAVER H.M. NURSERY AGR. BARN. DEM. GLASS HOUSES. REPL. WITH POLYTUNNEL		2.9.93	C/A

DATE OF COMPLETION

MINISTRY DECISION 35904 - APPEAL DISMISSED - 30.6.91

SPECIAL ORDERS 39087 C/A 3 yrs NEGATES REQ. OF ENF. ORDER ISSUED 22.1.92

DRAINAGE AND IS NOW W/DR - 24.7.92

1933

(4) TWYFORD FARM SHOP ETC.

ADDRESS LONDON ROAD PARISH WARGRAVE

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
46037	MR L GANDER TWYFORD FARM SHOP	PARTIAL REBUILD & EXT.	13.1.93	C/A
FP/92/0774	"	REINSTATE ROOF TIMBERS (DAMAGE BY FIRE)	9.10.92	C/APP
43193	J. WILLMIN	RENEWAL 383/51	10.10.94	TP
		FLORAL MILE NURSERY		30.9.99
43940 *	MR P. READING PRIMROSE NURSERY	RENEWAL 3908/7	3.3.95	30.6.98
95/00029/TEM	"			
FP94/3/98	MR L JARVIS TWYFORD	FARM SHOP - SHOP ACCOMM. AT REAR	9.1.95	APP
46432	J. WILLMIN	FLORAL MILE NURSERY - PARTIAL C/U TO USE AGR. BLDG & YARD TO DAIRY DEPOT	22.11.95	30.11.96 TP 1 yr.
~~95/60824/TP~~	J. WILLMIN (RETRO)			
95/63187/F	HALE HATCH NURSERY	BARN FOR HOME USE BUNGALOW	27.9.96 N/P 18.11.96	C/A
~~95/63188/F~~				

MINISTRY DECISION

SPECIAL ORDERS

(6) ADDRESS TWYFORD FARM SHOP ETC PARISH WARGRAVE

PLOT No. LONDON ROAD ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
96/63348/A	BOB PULLINGER SIGNS	3 NON-ILL. SIGNS FOR HALE HATCH NURSERY	11.4.96	2 SIGNS C/A 1 SIGN REF
96/63919/A	CURTIS & LEACH	HALE HATCH NURSERY BOARD SIGN	24.7.96	C/A
96/64446/F	J.H. WILLMIN	THE NEW BUNGALOW (RENEWAL 44732)	21.11.96	30.11.99
96/64569/A	APPEAL * R.P. READING	PRIMROSE NURSERY 2 SIGN BOARDS	4.12.96	REF
96/64693/F	GLORIOUS GARDENS LTD	R/O TWYFORD FARM SHOP (RETRO) POLY TUNNEL	14.1.97	C/A
97/65051/F	J. WILLMIN	THE NEW BUNGALOW - C/U TO USE REDUNDANT FARM BLDG. TO JOINERY WORKSHOP	17.4.97	30.4.02

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1933 (7) TWYFORD FARM SHOP / FLORAL MILE NURSERIES / PRIMROSE NURSERY

ADDRESS LONDON ROAD PARISH WARGRAVE

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant		Description of Development	Date of Decision	Decision
97/65863/F	S. WILMAN	THE NEW FLORAL MILE NURSERIES	BUNGALOW - C/U USE BLDG TO METAL WORKSHOP	B1(c) 15.8.97	C/A
97/65909/F		PRIMROSE	NURSERY		
97/65940/F	MR P. READING	"	" NEW TENANT - CONTI-G 3940	15.8.97	C/A
97/65947/F	"	"	" 5 POLYTUNNELS	29.8.97	C/A
97/66143/T	M. COLLINS	"	" PARK AS NISH FARM ETC.	17.10.97	31.10.2002
97/66297/F	SCOTT/LEACH	HARE HATCH	" GREEN HOUSES	31.10.97	C/A
97/66642/F		PRIMROSE	COU. GARAGE/STORE/WORKSHOP	24.12.97	PD
98/68711/F	J.H. WILLMIN		C/U USE AGR. BUILD. TO WORKSHOP FOR TWYFORD MOWER SERVICES LTD.	17.03.99	C/A
99/68712/F	"	C. of U. to Wash/Office (Reading) Ltd (Retro)		23.3.99	C/A
99/69581/T	R.S. Underpinning & Piling	T. C. of U. of Bldg - Horticultural		18.10.99	C/A

MINISTRY DECISION (New Bungalow) to Storage & Office Use

99/70381/T	J H WILLMIN	- Renew T.P-64410 - C. of U. Ag to Dairy Depot	19.1.00	C/A
99/70391/F	"	C. of U. - Part Ag. Bldg B1(c) Use	19.1.00	C/A

(8) 1933 TWYFORD FARM SHOP ETC.

ADDRESS LONDON ROAD PARISH WARGRAVE

PLOT No ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2000/0308	Countrywide Farmple	erection of Warehouse & security fencing	5.4.00	REF
TP/2000/1424	County Marquees	C. of U. - Horti. to storage	27.7.00	APP
TP/2001/3986	BT Cellnet			
F/2001/4820				

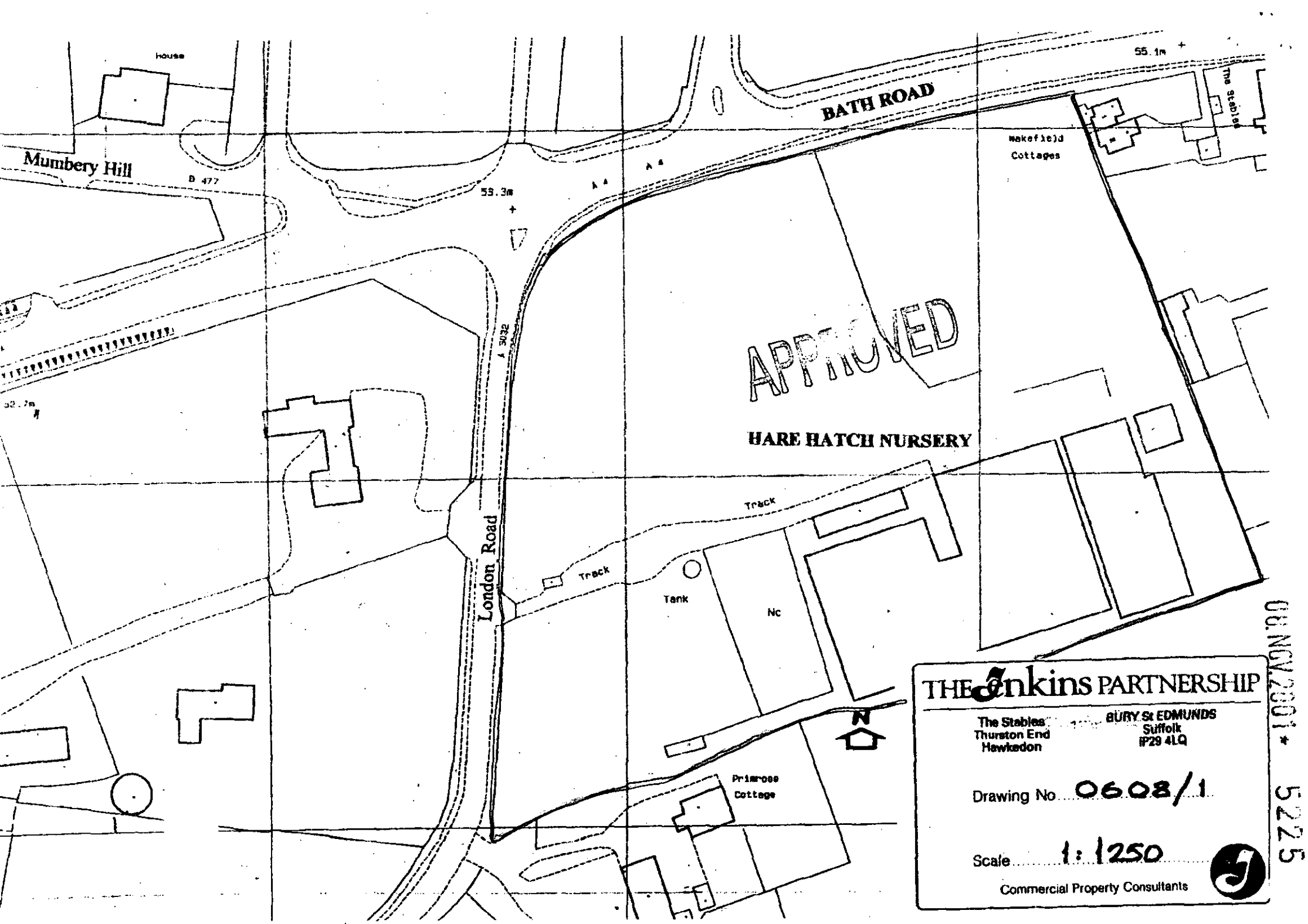
MINISTRY DECISION F/2000/0308 Appeal dismissed 21.12.00

SPECIAL ORDERS

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/5225**
CASE OFFICER: **Andrew Thorley**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				



08 NOV 2001 * 5225

THE Jenkins PARTNERSHIP

The Stables
Thurston End
Hawkedon

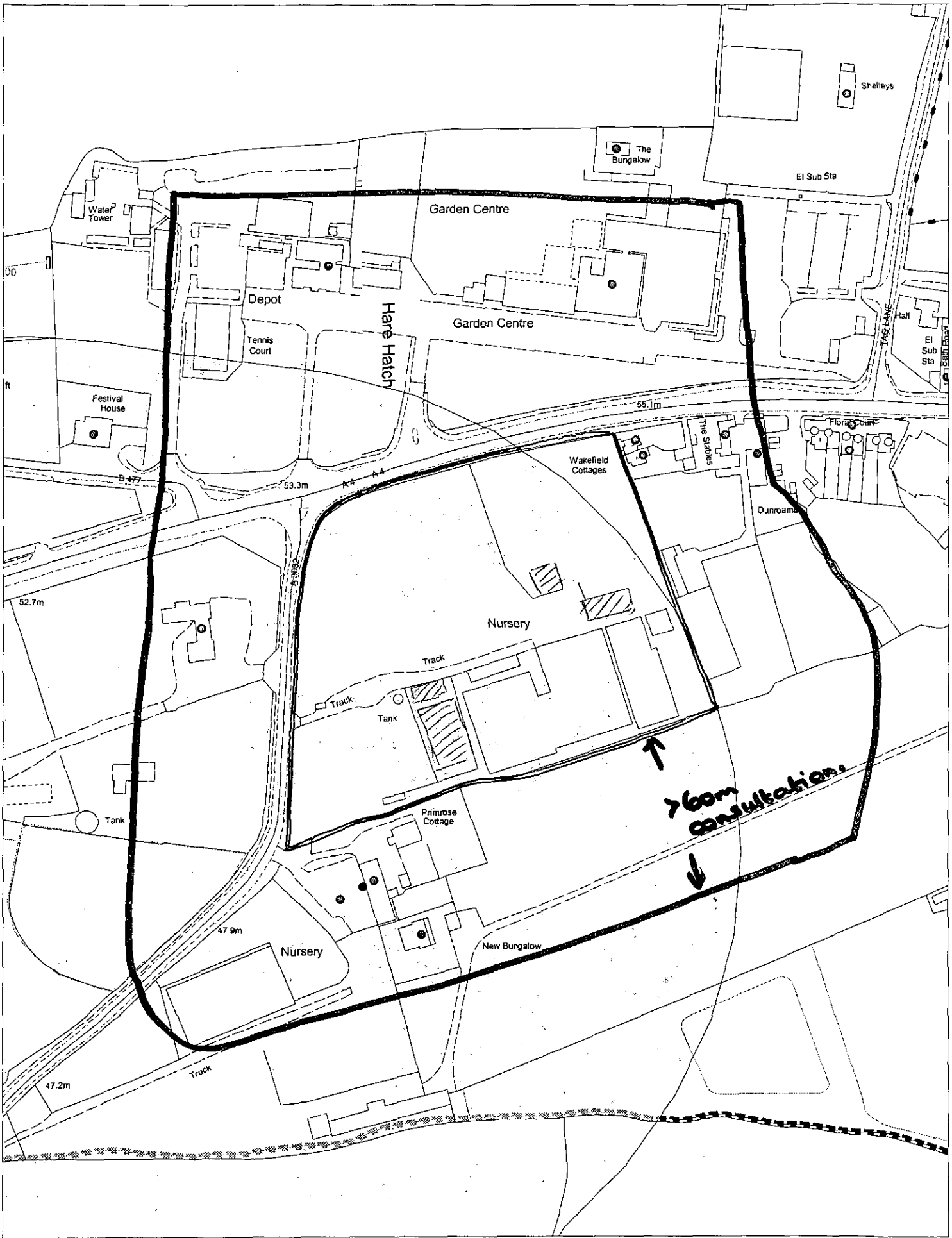
BURY St EDMUNDS
Suffolk
IP29 4LQ

Drawing No 0608/1

Scale 1:1250

Commercial Property Consultants

08.NOV.2001* 5225



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Development Control Section, Environmental Services, Wokingham District Council.
14 November 2001 Scale: 1 : 2500

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S