APPLICATION NO:

F/2002/7985 ✓

LOCATION:

Henry Street Garden Centre Swallowfield Road, Arborfield Reading.

APPLICANT:

Henry Street Nurseries C/O Martin & Pole Nicholas

PROPOSAL:

Proposed erection of open sided glasshouse for A1 retail use.

EARLIEST DATE FOR DECISION: **26/12/2002**

APPLICATION WILL HAVE EXPIRED ON: 21/01/2003

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Henry Street Nurseries
C/O Martin & Pole Nicholas
24 Friar Street
Reading
Berks
RG1 1DP

Application Number: F/2002/7985

Parish: **ARBORFIELD**

Location: **Henry Street Garden Centre, Swallowfield Road, Arborfield, Reading.**

Proposal: **Proposed erection of open sided glasshouse for A1 retail use.**

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.

Conditions

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

2. All the materials to be used in the elevations of the proposed development shall be finished in materials as stated in the application form and approved drawings.

3. The use of the building shall be restricted to the sale by retail only, of the products of a nursery garden or articles or equipment required for the improvement or maintenance of a garden.

4. No external lighting shall be installed unless details of position, height, design and intensity have been submitted to and approved in writing by the Local Planning Authority.

Reasons

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

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

3. The establishment of a general sales use on this site could undermine the viability of the village shops.

4. In the interests of residential amenity and the rural character of the area

Informatives

1. Should any Great Crested Newts be encountered at any point during the carrying out of the development hereby permitted, all work shall stop immediately and the local English Nature office shall be informed.

You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan Policy C2.
Loddon Area Local Plan Policies LTV2 and LC15.

Deposit Draft Wokingham District Local Plan Policies WOS3, WCC1, WCC4 and WRE6.

T. G Watson

Trevor Watson
Development Control Manager
Date: 17/01/2003

Notice checked by: _____

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

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

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

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6372 or you can write to them at: Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

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

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

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

PURCHASE NOTICES

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

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

COMPENSATION

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

WORK SHEET FOR : Natalie Brown

Application Number : F/2002/7985

Applicant : Henry Street Nurseries C/O Martin & Pole Nicholas.

Location : Henry Street Garden Centre, Swallowfield Road, Arborfield, Reading.
Proposal : Proposed erection of open sided glasshouse for A1 retail use.

Site Notice Displayed ? :	YES	NO	DATE
	✓		11/12

Date of Neighbour Notifications : .....

Date of Site Visit : 11/12

Date Registered : 26/11/2002

Earliest Date for Decision : 26/12/2002

Latest Consultation Date/Site Notice Expiry Date : 26/12/2002

This application will have expired on: 21/01/2003. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

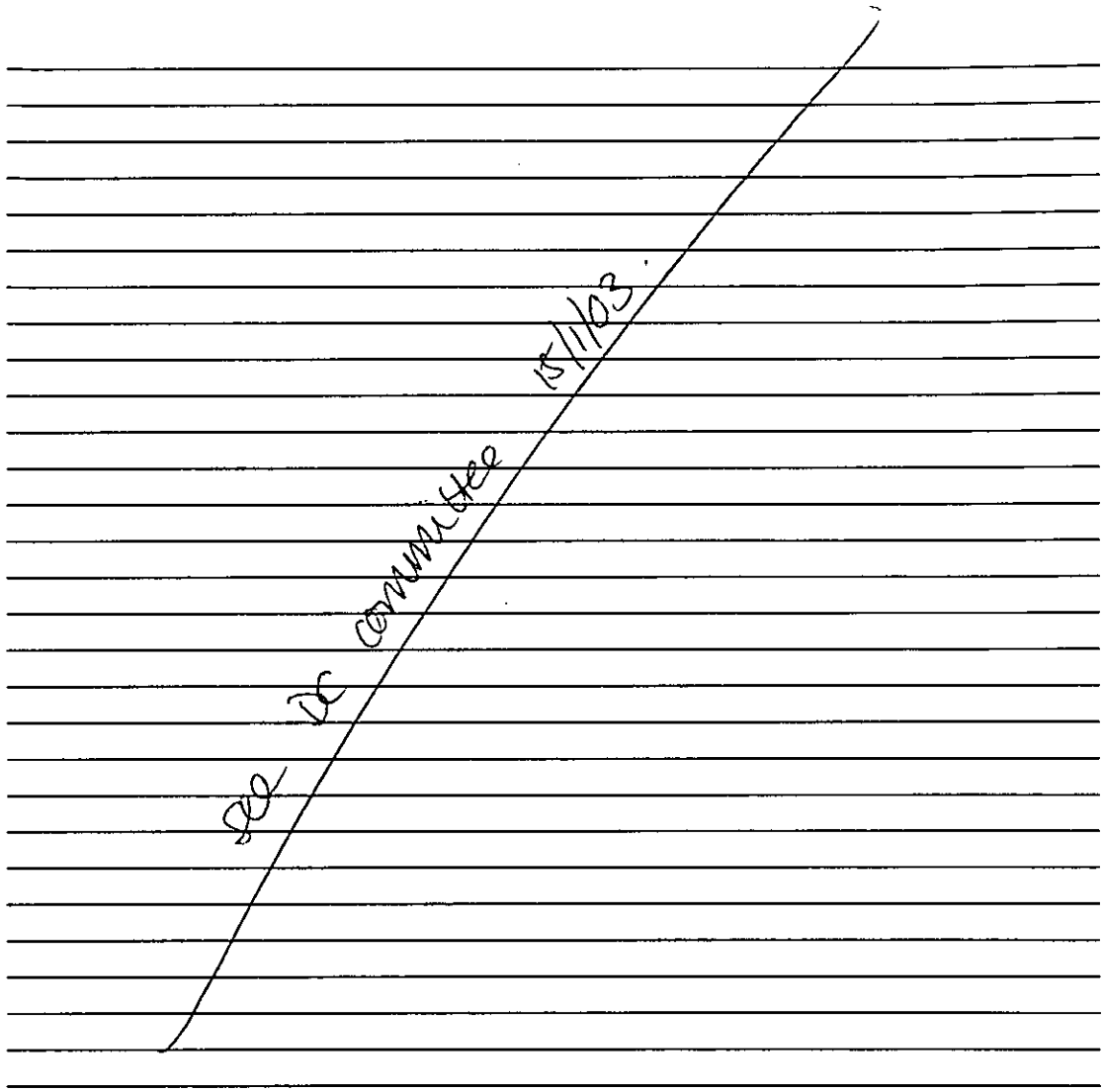
Consultation Responses :
Drainage - no comments
Biodiversity - unsurveyed pond on site - may contain Great Crested Newts.
Thames Water - no objection.

Planning Issues :

WREG - Dev. at existing garden/other retail acres outside of settlement + NPPG Countryside.

Application Number: F/2002/7985

Appraisal :



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

Application Number F/2002/7985
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Henry Street Garden Centre Swallowfield Road Arborfield Reading.

APPLICATION NUMBER: F/2002/7985

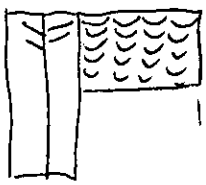
OFFICER: Natalie Brown

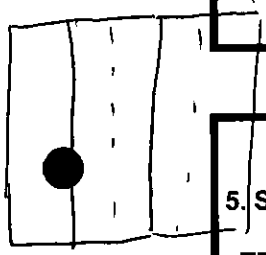
DATE OF SITE VISIT: 11/12

1 SITE/STATUTORY NOTICE DISPLAYED ? red SN on telegraph pole at front
Green SN displayed below red SN by case officer

2. DESCRIPTION OF SURROUNDINGS
Rural / garden centre

3. DESCRIPTION OF SITE/BUILDING
glass house
Existing covered areas/pitched roof to be retained.
Existing x4 tarpoline covered area about ½ depth of existing glass houses.
area to front of tarpoline area is open plan part PDA sales area — this to be covered.





4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT fence at side.

OTHERS

Development Control Ref No:	Received	Parish
F/2002/7985	26.11.2002	Arborfield

Applicant: Henry Street Nurseries
Location: Henry Street Garden Centre, Swallowfield Road, Arborfield
Proposal: Proposed erection of open sided glass house to form A1 retail use

FOR CONSIDERATION BY: Development Control Committee
REPORT PREPARED BY: Head of Planning and Transportation and Natalie Brown

SUMMARY:

Proposal
The proposed development is to erect an open sided glass house for A1 retail use. The glass house will cover an existing sales area part of which is already enclosed.

It would cover 1270m^2 floor area and be 50.3m overall in length and 25.5m overall in width. It would have a double pitched roof (with a valley in between the pitches) which would be 6.4m to the ridge.

The application is before the Development Control Committee due to being a major development.

Due the fact that the proposal is for a covered area over the existing sales area, it is unlikely that any contributions will be sought. However, the application was due to be put before the 13th January 2003 SAI panel. Any requirements for contributions will be reported to the committee.

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

1 HISTORY

The site has been developed in the past, most recently application F/2000/0701 for the demolition of an existing glass house and erection of single storey building for A1 retail use which was approved at Development Control Committee on 2 May 2000.

2 CONSULTATION

Drainage – No Comments

Thames Water - No comments

Policy – No objections provided complies with considerations of policies

Access and Movement – No objections

Arborfield Parish Council – No objections

3 APPRAISAL

Main issues:

A. Principle of the development

Wokingham District Local Plan (as proposed to be modified): WRE6

B. Impact upon the rural character of the area

Berkshire Structure Plan: C2

Loddon Area Local Plan: LTV2, LC15

Wokingham District Local Plan (as proposed to be modified): WOS3, WCC1, WCC4

C. Impact upon highway safety

Berkshire Structure Plan: LD5

Loddon Area Local Plan: LT5

Wokingham District Local Plan (as proposed to be modified): WT7

D. Flooding Issues

Berkshire Structure Plan: EN3

Loddon Area Local Plan: LPS2, LPS3, LPS5

Wokingham District Local Plan (as proposed to be modified): WIC16

E. Concerns of Local Residents

A. Principle of the development

Policy WRE6 of the Wokingham District Local Plan (as proposed to be modified) relates to development at existing garden centres.

The policy states that development will be acceptable provided that:

A) The proposal would not have an adverse impact upon the viability of nearby shops

B) The proposal would not cause any greater visual impact upon the character of the countryside surroundings

C) The proposal would not cause detriment to the amenities of adjoining land uses and occupiers

D) The proposal would not generate additional levels of traffic and not cause unacceptable impacts or detriment to road safety

It is considered that the proposed development complies with criteria A) due to the fact that the garden centre already exists and the sales area is not proposed to be increased.

It is considered that the proposed development complies with criteria B) due to the integration with other buildings on the site (see also section 'B' below).

The proposed development is located over 50m from the rear garden boundaries of the properties fronting Swallowfield Road. As the car park and other garden centre buildings are between these garden boundaries and the proposed development it is not considered that there would be any adverse impacts upon neighbouring properties. The development would therefore comply with criteria C) of policy WRE6.

See Access and Movement section for comments in relation to criteria D).

B. Impact upon the rural character of the area

The site is located within a rural area and within the grounds of an existing garden centre. The proposed glass house would cover an area already used for the sale of plants. Part of this area is already covered and part is an open sales area.

The garden centre is characterised by larger glass house structures. The proposed glass house would be the same length as the existing sales area glass houses to the east of the proposed development area. Other buildings (such as that approved by consent F/2000/0701) are approx. 6.5m in height. The proposed development would therefore be of similar size and height to other buildings at the site.

Therefore as the proposed development would be consolidated with other buildings on the site, and be of a similar scale, it is not considered that there would be any additional adverse impacts compared to the existing. It is therefore considered that the proposed development would comply with policy WCC1 of the Wokingham District Local Plan (as proposed to be modified) and policy C2 of the Berkshire Structure Plan.

Policies WCC4 of the Wokingham District Local Plan (as proposed to be modified) and policy LC15 of the Loddon Area Local Plan relate to new buildings within the countryside. It is considered that the proposed glass house complies with these polices due to not adversely affecting the visual and physical character of the area and be well sited with surrounding buildings.

C. Impact upon highway safety

There would be none resulting from the proposed development, and therefore the development would comply with criteria D) of policy WRE6 of the Wokingham District Local Plan (as proposed to be modified).

D. Flooding Issues

The site is not located within a designated flood area. There is therefore no impact with respect to flooding.

E. Concerns of Local Residents

No letters of representation have been received.

4 CONCLUSION

It is not considered that the proposed development adversely affects the character of the surrounding area.

5 RECOMMENDATION

GRANT planning permission subject to the following conditions:

Conditions.

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

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

2. All the materials to be used in the elevations of the proposed development shall be finished in materials as stated in the application form and approved drawings.

   To ensure that the external appearance of the building is satisfactory

3. The use of the building shall be restricted to the sale by retail only, of the products of a nursery garden or articles or equipment required for the improvement or maintenance of a garden.

   The establishment of a general sales use on this site could undermine the viability of the village shops.

4. No external lighting shall be installed unless details of position, height, design and intensity have been submitted to and approved in writing by the Local Planning Authority.

   In the interests of residential amenity *and the rural character of the area*

Informatives.

1. Should any Great Crested Newts be encountered at any point during the carrying out of the development hereby permitted, all work shall stop immediately and the local English Nature office shall be informed.

2. 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:
   Berkshire Structure Plan policies C2
   Loddon Area Local Plan policies LTV2, LC15
   Wokingham District Local Plan (as proposed to be modified) policies WOS3, WCC1, WCC4, WRE6

Development Control Ref No:	Received	Parish
F/2002/7859	5.11.02	Earley

Applicant: McDonalds Restaurant[
Location: Land adjoining Kwiksave, The Square, Chalfont Way, Earley
Proposal: Erection of Drive-thru Restaurant (Amendment to Consent F/2001/1503)

FOR CONSIDERATION BY: Development Control Committee
REPORT PREPARED BY: Head of Planning and Transportation and Angela Odell

SUMMARY:

Proposal
This (now retrospective) application is to erect a 295 sq.m., single storey drive-thru restaurant building, including seating area and drive-thru takeaway facilities, with 13 parking spaces in front, including 2 disabled spaces. The building is shown to be 4.5m. high, including frontage pitched roof.

This application is before the Development Control Committee due to a proposed financial contribution of £20,000 towards improved pedestrian facilities.

RECOMMENDATION: GRANT PLANNING PERMISSION – subject to completion of a Section 106 agreement and 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.

SAI, 13 January 2003

Confidential

SAI PANEL BRIEFING NOTE

Application No:	F/2002/7985
Location:	Henry Street Garden Centre, Swallowfield Road, Arborfield
Proposal:	Proposed erection of open sided glass house for A1 retail.
Applicant:	Henry Street Nurseries
Case Officer:	Natalie Brown

The application was received on 26 November 2002. The proposal is for erection of a 1270m^2 open sided glass house for A1 retail. The glass house would cover an existing A1 retail sales area.

The main consideration for the SAI Panel is whether it would be appropriate to request any contributions.

Date: 07 January 2003

Your Ref:

My Ref: **Natalie Brown - F/2002/7985**

Henry Street Nurseries
C/O Martin & Pole Nicholas
24
Friar Street
Reading
Berks
RG1 1DP

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/2002/7985

Site Address: Henry Street Garden Centre, Swallowfield Road, Arborfield, Reading.

Proposal: Proposed erection of open sided glasshouse for A1 retail use..

Your application is to be determined at the Development Control Sub-Committee meeting on the 15.01.03 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,

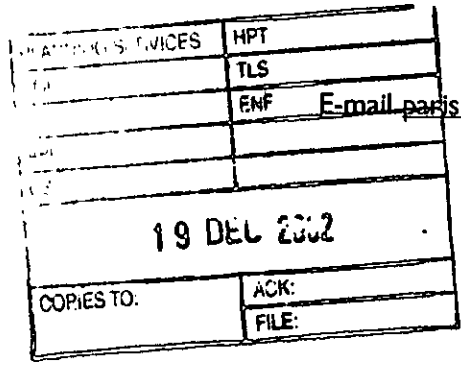
Anna Cronin

Head of Planning & Transportation

Arborfield & Newland Parish Council

Parish Office, Arborfield Village Hall, Eversley Road,
Arborfield, Berkshire, RG2 9PD

Tel 0118 976 1489
Fax 0118 976 1427
E-mail parishclerk@arborfield.org.uk



18th December 2002

Natalie Brown
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire

Dear Natalie Brown

Reference: F/2002/7985 Henry Street Garden Centre
Proposed erection of open sided glasshouse for A1 retail use

The Parish Council has no objection to the proposal. It is noted that the application may be subject to a SAI contribution and therefore I enclosed the Parish Council's prioritised adopted SAI wish list.

With regard to highways issues, if you were mindful to grant permission the Parish Council requests that serious consideration is given to the implementation of a speed reduction on the busy and fast Swallowfield Road. In addition the Parish Council asks for the construction of a footpath, as currently pedestrians do not have a safe route.

Yours sincerely

Mrs Zoe Bolton
Clerk

Arborfield Parish Councils prioritised list dated November 2001
Service Amenities and Infrastructure for Arborfield Parish Council

Overall Requirements

By-pass	Increased traffic in conservation area
Footpaths where needed	Safety for pedestrians
Speed reductions/traffic calming throughout the village	Due to accidents and high speed on rural roads
New road signs	In keeping with a conservation area
Dial a Ride	For the disabled and elderly
Extensive tree planting on the green route	Enhance the countryside from new development
Tree and bulb planting to continue the green route theme	Enhance village
Park and Ride from A327/A30 junction near British Car Auction/Blackbushe, travelling north to Reading	Reduction in car use
Cycle routes to Winnersh, and Reading	Reduction in car use and healthy option
Soft humps outside park	To physically reduce traffic speed
Benches throughout village	Maintain village atmosphere
Archaeological/architectural survey of St. Bartholomew's church ruins	Survey needed for maintenance programme
School parking facilities or pick up and drop off zone	To reduce parking on local roads
Subsidised school buses from the Garrison	Reduction of car use
Extensive landscaping around the proposed new Bull junction roundabout within the conservation area	To lesson the urbanising effect in the conservation area

Sports Playing Field/Park, Swallowfield Road

Re-new drainage	To enable two or more pitches to be used plus small team football
All weather cricket pitch	None available in Arborfield
BMX track or something similar	No safe cycle tracks in Arborfield
Play equipment for children over 10	Addition to the popular aerial runway
Boule surface	None available in Arborfield
Extension to pavilion as a changing room and shower room	Inadequate facilities for visiting teams
Update shower facilities	
Connect foul water to main drainage	Increased use of pavilion, septic tank too small causes problems

Village Hall

Insufficient funding for the necessary extension and maintenance therefore the following is still needed

New or updating men and ladies toilet facilities	
New or updating kitchen	
New windows	Disintegrating
Extend car park to include an in and out driveway	Shortage of parking spaces
Landscaping to enhance the proposed new car parking within the conservation area	Enhance the residential and conservation area

Arborfield Parish Council prioritised and updated list March 1999
Service amenities and infrastructure for Arborfield

Overall requirements

By-pass
Footpaths where needed
Speed reductions Swallowfield Road, Reading Road, Mole Road
New road signs in keeping with a conservation area
Dial a Ride
Extensive tree planting on the green route
Tree and bulb planting between Link Way and British Legion continuing the green route theme
Park and Ride from A327/A30 junction near British Car Auction/Blackbushe Market, Hampshire, travelling north to Reading
Cycle routes to Reading, Winnersh
Soft humps on road outside park
Benches throughout village
Archaeological/architectural survey of St. Bartholomew's church ruins

Sports Playing Field, Swallowfield Road

Re-new drainage to enable two or more pitches to be used
All weather cricket pitch
Fitness trail for the young
Boule surface
Extension to pavilion
Update shower facilities (below standard)
Update toilet facilities
Goal posts

Village Hall

This list is taking into account developing funding from the MOD, which will hopefully pay for the village hall, school and some road improvements

Arborfield Parish Councils prioritised list dated 16th June 1998

Service amenities and infrastructure for Arborfield Parish Council

Overall requirements

By-pass
Pedestrian crossing
Arborfield Cross/Bull junction, road improvements
Footpaths where needed
Speed reductions throughout the village/traffic calming
New road signs in keeping with a conservation area
Dial a Ride
Bus to Winnersh
Extensive tree planting on the green route
Park and Ride from A327/A30 junction near British Car Auction/Blackbushe Market, Hampshire, travelling north to Reading
Cycle routes
School parking facilities
Continuation of subsidised school buses from the Garrison
A committee room which the Parish Council can also use either at the sports pavilion or the village hall.

Sports Playing Field, Swallowfield Road

Re-new drainage to enable two pitches to be used
Cricket strip
New play equipment to replace old equipment in children's play area
Extension to pavilion
Update shower facilities (below standard)
Update toilet facilities

Village Hall

New kitchen (below standard)
Extend car park behind the village hall
Extension to the Doctors surgery
Repair roof
Disabled entrance
New or update men and ladies toilet facilities
Floor needs sanding and polishing

Some of the traffic improvements have already been agreed.
Any new development will need to use the facilities listed and will also effect the roads/schools

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 02 December 2002

Application Number: F/2002/7985

Proposal: Proposed erection of open sided glasshouse for A1 retail use.

Parish: ARBORFIELD PARISH

Site Address:
Henry Street Garden Centre, Swallowfield Road, Arborfield, Reading.

Applicant:
Henry Street Nurseries C/O Martin & Pole Nicholas.

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

✓ below as applicable;

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

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

Signed: _____ **Print name:** AR 19/12/02

Policy and Plans Consultation

Date: 19/12/02

Case Officer: Natalie Brown

Location: Henry Street Garden Centre, Swallowfield Road, Arborfield

Proposal: Proposed erection of open sided glasshouse for A1 retail use

Applicant: Henry Street Nurseries c/o Martin and Pole Nicholas

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The site lies within an area designated as Countryside within the Local Plan. Policy WCC1 states that development in the countryside will be only be acceptable in certain circumstances. It is considered that the proposed activity is one that fits into the exceptions of development in this location under category G. Policy WRE6 is specific to development in existing garden centres outside settlement boundaries and outside metropolitan green belt. Redevelopment or extension to an existing garden centre is acceptable provided that:

- It must be ensured that the proposal would not have an adverse impact on the viability of nearby village shops
- As the proposed comprises the roofing-in of an existing plant area behind two existing greenhouses and replaces an existing tubular framed building it is considered the development is not likely to cause a significantly greater visual impact on the character of the countryside.
- The proposed development is located within the existing located buildings therefore is not likely to have a detrimental impact on neighbouring properties
- It must be considered whether the proposal will create an additional level of traffic that would cause unacceptable environmental impacts.

It is therefore considered that the proposed development subject to the above considerations is not contrary to policy.

Farah Humayun
Policy and Plans
19th December 2002



Our Ref. **15714**
Your Ref. F/2002/7985
Date. 12 December 2002

64257
N46

FAO Natalie Brown
Wokingham District Council
DX33506
WOKINGHAM

This matter is being dealt with by -
HPINDER

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990
Retail Development & Petrol Station

Henry Street Garden Centre, Swallowfield Road
Arborfield, Reading

I refer to your consultation received in this office on 02/12/2002

SEWERAGE

Thames Water Utilities Ltd., has no objection to the above planning application.

WATER

With regard to water supply, Thames Water Utilities Ltd., are unaffected by this development, and therefore have no comments to make.

Yours faithfully,

Admin
(For Technical Information Manager

RWE GROUP

Please see Part I for plans.

To:
Drainage
Fao Roger Johnson
Re: Major Development

From: Natalie Brown

Date: 02 December 2002

Application Number: F/2002/7985

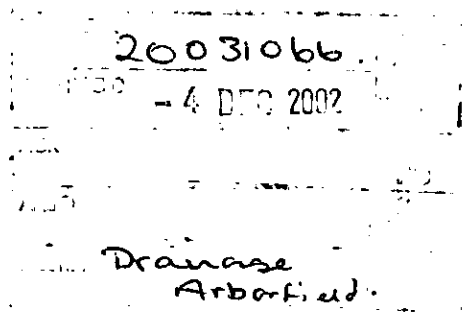
Proposal: Proposed erection of open sided glasshouse for A1 retail use..

Site Address:
Henry Street Garden Centre, Swallowfield Road, Arborfield, Reading.

Applicant:
Henry Street Nurseries C/O Martin & Pole Nicholas.

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

No Comments - RJ 4/12/02



Natalie Brown

From: Andy Glencross
Sent: 09 December 2002 16:22
To: Natalie Brown
Subject: PA F/2002/7985 Henry Street Garden Centre Swallowfiled Rd Arborfield

Hi Natalie

There is an unsurveyed pond on this site which may contain great crested newts or other protected species. We should get this pond surveyed prior to determination of this application.

Cheers

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

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: 2002/7985

Proposal:
Proposed erection of open sided glasshouse for A1 retail use.

Location:
Henry Street Garden Centre Swallowfield Road Arborfield Reading

This application is being advertised in the Wokingham Times newspaper on the 11/12/2002 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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **01/01/2003**. Written comments submitted will become available for public inspection.

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

Date: 11/12/2002

Application Number : F/2002/7985

Case Officer : NAB .

Valid Date : 26 NOV 2002

Map No : 88

Site Area : 15.96

Received Date: 13/11/2002

Level : Committee Item - No Date Set

Description : Proposed erection of open sided glasshouse for A1 retail use.

Location : Henry Street Garden Centre, Swallowfield Road, Arborfield, Reading.

Parish : AB Ward : ARB

Applicant : Henry Street Nurseries C/O Martin & Pole Nicholas.

Fee Required: £3740 Fee Received: £3740 (S)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	blue line should be red.	22/11	✓ 26 NOV 2002
BLOCK PLANS			✓ 26 NOV 2002
FORMS UNSIGNED	Pt 2 floor space should be in new build.	22/11	
S.66 MISSING/INCORRECT/ UNSIGNED	Is it an agric holding ? any tenants ?	22/11	None ✓
ELEVATION PLANS		Faxed	
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☑ Yes ☐ No Major application.

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape ✓

Trees ✓

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans ✓

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

Access Officer ✓

Dinton Pastures ✓

Drainage Roger Johnson ✓ major dev.

NEIGHBOURS

.....

S/N + See map

.....

+ Pls ind P.G. Willoughby

Redwood
Swallowfield Rd
Arborfield RG2 9SY

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer ✓

Royal Berks Fire & Rescue ✓

Thames Water ✓ major dev.

HERITAGE BODIES

CPRE ✓

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

OTHERS

.....

Rural Area
Countryside

.....

.....

.....

.....

.....

No pre-apps

Received by Wokingham District Council

Application No: F/2002/7985

Proposal:
Proposed erection of open sided glasshouse for A1 retail use.

Location:
Henry Street Garden Centre, Swallowfield Road, Arborfield, Reading.

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Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/12/2002. Written comments submitted will become available for public inspection.

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Trevor Watson
Development Control Manager

02 December 2002

Organisation_Name	Building_Name	address1	Postcode
	BYE WAYS	BYE WAYSSWALLOWFIELD ROADREADING	RG2 9JY
	YEW TREE COTTAGE	YEW TREE COTTAGESWALLOWFIELD ROADREADI	RG2 9JY
	RED WOOD	RED WOODSWALLOWFIELD ROADREADING	RG2 9JY
		17WALDEN AVENUEREADING	RG2 9HR
		19WALDEN AVENUEREADING	RG2 9HR
		22WALDEN AVENUEREADING	RG2 9HR
PUDDING LANE NURSERIES			RG2 9HP
	CLAYS	CLAYSSWALLOWFIELD ROADREADING	RG2 9JY
	NEW HOUSE	NEW HOUSESWALLOWFIELD ROADREADING	RG2 9JY
	WHITES FARM	WHITES FARMSWALLOWFIELD ROADREADING	RG2 9JY
HENRY STREET GARDEN CENTRE			RG2 9JY

Neighbour list F/2002/7985.

26.NOV.2002 7985

Martin & Pole Nicholas

inc. Watts & Son Est. 1846

Your Ref:
Our Ref: CWR/SCB

7985

13 NOV 2002

08 November 2002

Partners
I Millar Campbell FRICS
D D Chopping FRICS
D C Auger FRICS

Associate
G J R Lewis
(Chattels Auctioneer)

Consultants
C W Reynolds FRICS
P A H Lawrence FRICS
P C Neale FRICS

HENRY STREET NURSERIES

List of documents and plans attached

1. Cheque in the sum of £3,740
2. Six copies of Planning Application form, including Part 2
3. Completed Certificate A
4. Six copies of site plan scale 1 : 2,500
5. Six copies of block plan scale 1: 500
6. Six copies of manufacturers construction plans and elevations
7. Six copies accompanying statement

24 Friar Street, Reading RG1 1DP
Tel: (0118) 959 1231 *Fax: (0118) 958 5061*

Wokingham (0118) 978 0777 w@martinpole.co.uk
Crowthorne (01344) 780111 c@martinpole.co.uk
Auction House (0118) 979 0460 a@martinpole.co.uk
Earley (0118) 926 4422 e@martinpole.co.uk
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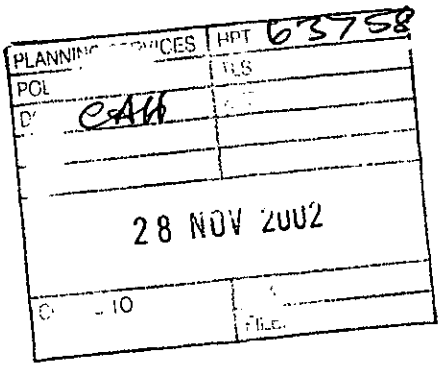
www.martinpole.co.uk

RICS

Martin & Pole Nicholas
inc. Watts & Son Est. 1846

Your Ref: F/2002/7985
Our Ref: CWR/SCB

26 November 2002



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P C Neale FRICS

Wokingham District Council
Environmental Services Dept.,
PO Box 157
Civic Offices
Shute End
Wokingham
RG40 1WR

Attn: Carol Hurst
Senior Technical Officer

Dear Sirs,

HENRY STREET GARDEN CENTRE, SWALLOWFIELD ROAD, ARBORFIELD CROSS
PROPOSED ERECTION OF OPEN SIDED GLASSHOUSE FOR A1 RETAIL USE

We thank you for your letter of the 22nd November and we have since spoken on the telephone.

We confirm that in respect of the site/location plan, we agree to outlining the whole of the site that is currently edged in blue, to be changed to red, so that access and other factors are therefore included in that area.

With regard to Question 24, we confirm that the area retained in existing use (A1 Shops) is 2,666m² and that the proposed additional floor spaces created by new building will be 1,270 m². We enclose a revised copy of Part 2 showing these amended areas.

We are obliged to you for changing the plans and application form on our behalf.

Yours faithfully

Martin & Pole

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RICS

PLANNING APPLICATION

PART 2

This part of the form need only to 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 floor space created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS	2,666		1,270 m²	0
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (Other than A2)				
B1(b)	RESEARCH AND DEVELOPMENT				
B1(c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE AND DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
Other	Please specify				
Other	Please specify				
	Total	2,666		1,270	0

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	175	4
Proposed	-	-

27. DESCRIBE THE ACTIVITIES OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter

As existing. Display of plants for retail purposes as part of the Garden Centre business.

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

Henry Street Nurseries. Already in occupation of the proposed premises.

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

Existing staff	Transferred staff	New staff	Total
18	0	0	18

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state which 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".

26.NOV.2002 7985

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 22/11/02

TO: CWR | SCB

FROM: Carol Hurst **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 2

RECIPIENT FAX NUMBER: 0118 958 5061

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: Henry Street Nurseries

NOTES: See attached letter.

26..JN.2002 7985

Tel. (0118) 974 6429 or 6433

Date: 22 November 2002

Your Ref:

My Ref: F/2002/7985

Henry Street Nurseries
C/O Martin & Pole Nicholas
24
Friar Street
Reading
Berks
RG1 1DP

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

Dear Sir/Madam

Reference Number: 2002/7985

Site Address: Henry Street Garden Centre, Swallowfield Road, Arborfield, Reading.

Proposal: Proposed erection of open sided glasshouse for A1 retail use.

I return your application, as it is invalid and cannot be determined for the following reason(s);

The red outline on the location plan should include the access and area around the building, you could change blue line to red or outline nursery area red and rest of fields blue.

Question 24 on application form, new floor space should be under new build column, What is the existing floor space?

You have indicated the land is an agricultural holding on the Section 66. Are there any tenants?

I have retained your papers, if you would phone me with the information I will amend your forms etc.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

26 NOV 2002 7985

Tel. (0118) 974 6429 or 6433

Date: 22 November 2002

Your Ref:

My Ref: F/2002/7985

Henry Street Nurseries
C/O Martin & Pole Nicholas
24
Friar Street
Reading
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WOKINGHAM UNITARY
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Carol Hurst

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Development Control

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

+44 0118 958 5061

26...JN.2002 7985

Martin & Pole Nicholas
inc. Watts & Son

Your Ref: F/2002/7985
Our Ref: CWR/SCB

26 November 2002

Wokingham District Council
Environmental Services Dept.,
PO Box 157
Civic Offices
Shute End
Wokingham
RG40 1WR

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Senior Technical Officer

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www.martinpole.co.uk

Chartered Surveyors
RICS

PLANNING APPLICATION

PART 2

	2,666		1,270 m²	0
	2,666		1,270	0

	Cars	Lorries
Existing	175	4
Proposed	-	-

As existing. Display of plants for retail purposes as part of the Garden Centre business.

Henry Street Nurseries. Already in occupation of the proposed premises.

18	0	0	18

no

26.NOV.2002 7985

HENRY STREET NURSERIES

ACCOMPANYING STATEMENT

Reasons for the application

1. The applicants have been established on this site for 15 years and prior to their occupation it was an existing Nurseries and Garden Centre.

2. The applicants, during their occupation, have outlaid considerable capital expenditure to modernise and improve the premises, including provision of a coffee shop, a replacement retail building, which was beyond its useful life, and improvement to the nursery business with a horticultural building. Also there have been improvements to car parking and customer access, especially for the disabled.

3. The new building will comprise the roofing-in of an existing plant sales area, which is located away from the main frontage and car park areas, behind two other existing glasshouses. Thus it will not be seen from the Swallowfield Road, or indeed from any other angle because of other existing glasshouses on the site.

4. It will partly replace an existing tubular framed nicotarp covered building of 572 sq.m, which forms the southern half of the site, and the remainder will cover an existing open plant sales area.

5. The proposals are part of an ongoing project to improve customer service and access and will enable use to be made of the area at all times of the year.

6. The new building will harmonise with the other glasshouses as far as structure and finishes are concerned.

7. The proposal is not an expansion of the existing retail or horticultural areas.

26.NOV.2002 7985

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS **PART 1**

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

13 NOV 2002

1. **APPLICANT'S NAME** HENRY STREET NURSERIES
ADDRESS SWALLOWFIELD ROAD
ARBORFIELD CROSS, READING
POSTCODE RG2 9JY **PHONE:** 0118 976 1223

2. If the applicant has an agent, all Correspondence will be sent to the agent
AGENT'S NAME Martin & Pole, Nicholas
ADDRESS 24 Friar Street
Reading
POSTCODE RG1 1DP **PHONE:** 0118 959 1231

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: HENRY STREET NURSERIES
SWALLOWFIELD ROAD,
ARBORFIELD CROSS, RG2 9JY

4. **WHAT IS THE APPLICATION FOR ?**
Erection of open sided glasshouse with A1 retail use partly to replace existing A1 building and partly to cover existing open air A1 retail sales area.

5. Give the area in hectares or part of a hectare
AREA OF SITE 0.127 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 Site plan, block plan, manufacturers plan & elevations

8. **DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING?**
Tick the boxes

CHANGE OF USE		REDEVELOPMENT	
ERECTION OF NEW BUILDING	x	ALTERATION or EXTENSION	

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

OUTLINE PERMISSION		See question 10
FULL PERMISSION	x	
APPROVAL OF DETAILS/RESERVED MATTERS		State relevant outline permission number.
TEMPORARY PERMISSION		State period required.
RELAXATION OF CONDITIONS		State relevant application no.

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

		SITING	
EXTERNAL APPEARANCE		DESIGN	
MEANS OF ACCESS		LANDSCAPING	

11.	**WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS?** e.g residential, industrial etc. If the site is vacant, say so, and also state its previous use and when that ceased.	Established retail garden centre and horticultural nurseries	
12.	**DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?**	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**	no	**If so, show their positions, spread and species on the plans and which, if any, are to be felled**
14.	**STATE EXTERNAL MATERIALS TO BE USED**	Roof – glazed in 4mm toughened glass Flank walls & northern end wall open plan for customer access. Wall to southern end – brick up to eaves and glazed within gables above.	
15.	**HOW WILL THE SITE BE ENCLOSED?** Say whether walls, fences or hedges, and give height, colour and materials etc. If the site is divided into plots, say how each is to be enclosed	N/a	
16.	**HOW WILL SURFACE WATER BE DISPOSED OF?**	To existing soakaway system	
17.	**HOW WILL FOUL SEWAGE BE DISPOSED OF?**	**To existing system** N/a **If no, please give details**	
18.	**WHAT ARE THE ACCESS ARRANGEMENTS?** **AS EXISTING** **AS PROPOSED** **Give details of pedestrian and vehicular access.**	All as existing – no alterations required.	
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, PLEASE COMPLETE THE FOLLOWING TABLE:**

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

21.	**DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE ?**	yes	**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?**	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.	£3,740	

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: Martin & Pole, Nicholas **ON BEHALF OF:** Henry Street Nurseries **DATE:** 30th October 2002

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

PLANNING APPLICATION

PART 2

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	USE CLASS	Existing floor space		Proposed additional floor space created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS	~~1,278~~ 2666		1270	0
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (Other than A2)				
B1(b)	RESEARCH AND DEVELOPMENT				
B1(c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE AND DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
Other	Please specify				
Other	Please specify				
	Total	~~1,278~~ 2666		1270	0

25. **IF A C1 OR C2 USE IS PROPOSED, PLEASE STATE THE NUMBER OF BED SPACES**

26. **WHAT PROVISION IS BEING MADE FOR PARKING?**

	Cars	Lorries
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(a) give the name and current operating address of the proposed occupier
(b) Will these premises be vacated?

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Existing staff	Transferred staff	New staff	Total
18	0	0	18

30. **DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY HAZARDOUS SUBSTANCES LISTED IN THE NOTES?**
If so, state which material, the quantity and method of storage

no

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WOKINGHAM DISTRICT COUNCIL

1789a

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

Application No.
13 NOV 2002

CERTIFICATE A

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

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 (a) of any part of the land to which the application relates.

or:

CERTIFICATE B

I certify that:

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

† See Note (a) to Certificate A

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

or:

CERTIFICATE C

I certify that:

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

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

(b) Insert description of steps taken

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

(b) .....

.....

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

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

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

the (c) .....

on (d) .....

SEE OVERLEAF

89b

or:

CERTIFICATE D

I certify that:

- I/The applicant* cannot issue a certificate in accordance with paragraph (a) of section 66 of the Act in respect of the accompanying application.
- I/The applicant* have/has* taken all reasonable steps open to me/him/her* to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner(a) of any part of the land to which the application relates, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

Insert description of steps taken

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

(c) .....

Insert name of local newspaper circulation in the area where the land is situated

on (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)

Agricultural Holdings Certificate *This part must be completed in all cases*

Whichever is appropriate of the following alternatives must form part of Certificates A, B, C or D. 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/her* self 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
There are no tenancies		

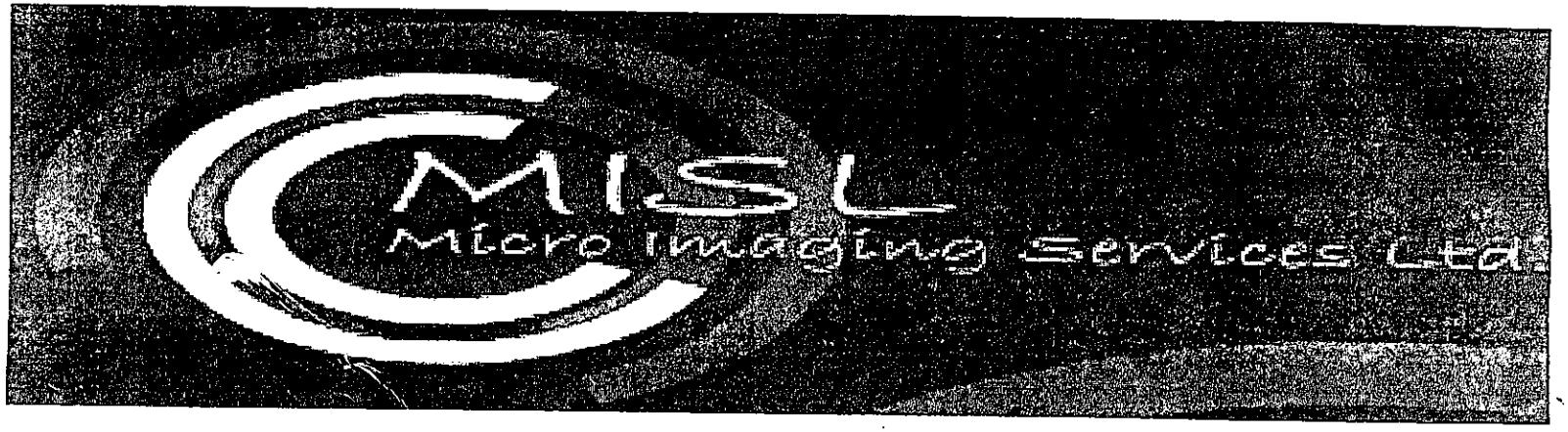
Signed .....

*On behalf of Henry Street Nurseries

Date 8th November 2002

***Delete where inappropriate.**

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

(3) ADDRESS HENRY STREET GARDEN CENTRE PARISH ARBORFIELD

PLOT No. SWALLOWFIELD ROAD ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
37289	M.S. GOOLD	SMALL STABLE BLOCK	14-3-91	C/A
41746				
44615	HENRY STREET PARTNERSHIP	EXTENSION TO GLASSHOUSE	10/8/95	C/A
95/60704/F				
RP95/3932	"	MEZZ. FLOOR	17.11.95	C/APP
RP95/3971	"	EXT. TO GLASSHOUSE	30.11.95	C/APP
96/63620/F	MR. M. GOOLD	S/St. GRANNY ANNEXE	23.5.96	C/A
RP96/55-10	-		3-9-96	C/APP
98/68453/F	Henry Street Garden Centre	Erect 3 Polytunnels	23.11.98	C/A.
F/2000/0701	"	Dem. Glasshouse - A1 Retail Use erect S/St Bldg - A1 Retail Use	2.5.00	APP
DN/2000/0999		Demo. of Glasshouse	22.6.00	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Mr. Isherwood - Directional signs - 3/3/99

DRAINAGE

091074

1933 Henry Street Garden Centre

(4) ADDRESS Swallowfield Road PARISH Arborfield

PLOT No ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
P/2000/0750	—	Erect new S/St building	01/09/00	APP
F/2002/7985	Henry Street	open sided G. House for A1 use		

MINISTRY DECISION

SPECIAL ORDERS

① R & J. HENRY STREET GARDEN CENTRE

ADDRESS Arborfield Nurseries. PARISH Arbor. E

PLOT No. Swallowfield Road ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1691/72	Arb° Nurseries Ltd	4x 300'x150'	26.10.72	-- App
07139	RINPLAY PEARCE LTD.	4 GREENHOUSES 2 BUNGALOWS ACCESS ROAD	24.11.77	N/A C/A
BR 11847	MR. G. CROCKER	ACCESS ROAD & 2 BUNGS	14.9.79	App N/A
11664	"	"	27.9.79	N/A Ref.
13856	Mr K Dance	Conv. glasshouse, change of use	28.8.80	n/a C/A
13857	"	Caravan for hort. worker	"	n/a T.P. 31.8.81
13858	"	Caravan site licence	"	n/a T.P. 31.8.81
16182	MR. R. LOOBY	2 BUNGS FOR GARDEN CENTRE	27.8.81	N/A Ref.
16377	"	SITE LIC. FOR CARAVAN	22.10.81	N/A 31.8.82 TP
16378	"	RENEWAL 13857	22.10.81	N/A 31.8.82 TP
18073	"	BUNGALOW & GARAGE	23.9.82	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS A003 - 8.10.93 A019

DRAINAGE

② R & J GARDEN CENTRE HENRY STREET E

ADDRESS SWALLOWFIELD ROAD PARISH ARBORFIELD

PLOT No. X ARBORFIELD NURSERIES ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
18314	MR. R. LOOBY	RENEWAL 16377	21.10.82	N/A 31.8.83 TP
18313	"	" 16378	21.10.82	N/A 31.[illegible]3
BR 19638	"	BUNGALOW & GARAGE	9.12.82	App N/A
21697	R & J. GARDEN CENTR	DIR. SIGNS AT ARB. CROSS	28.6.84	N/A C/A
22371	"	INT. ACCESS ROAD, DISPLAY	18.10.84	N/A C/A
		& SALES OF PRODUCE ON SITE		
		OF GREENHOUSE		
22567	MR. B. MEDHURST	BLDG. FOR REPAIR &	15.11.84	N/A 30.11.86
		SERVICING GARDEN MACHINERY		
26302	"	REPAIR/SERVICING "	24.9.86	31.9.88
28601	HENRY STREET NURSERIES	BUILDING FOR DESPATCH	1.10.87	C/A
		OF ROSES, STORAGE, STAFF		
		ROOM & TOILETS		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE 31941	"	RENEWAL 26302	24.11.88	30.11.93
091074 BRA 4269	"	TOILETS	27.1.88	App