APPLICATION NO:
F/2001/4634

LOCATION:
The Beeches Garden Centre Wokingham Road, Hurst Reading.

APPLICANT:
Stowhelm Ltd C/O Gregory Grey Associates

PROPOSAL:
Proposed demolition of existing commercial buildings and erection of commercial buildings associated parking and landscaping.

EARLIEST DATE FOR DECISION: **14/09/2001**

APPLICATION WILL HAVE EXPIRED ON:
05/10/2001

CASE OFFICER: **Mrs B Polnik**

RAILEX
Marbleboard

EASIFILE EP7

1071

DO

(BP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Stowhelm Ltd
C/O Gregory Gray Associates
17 Dinorben Close
Fleet
Hants
GU52 7SL

Application Number: F/2001/4634

Parish: **HURST**

Location: **The Beeches Garden Centre, Wokingham Road, Hurst, Reading.**

Proposal: **Proposed demolition of existing commercial buildings and erection of commercial buildings, associated parking and landscaping.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The proposal by virtue of its design and the increase in height would have an unacceptable urbanising impact, detrimental to the visual amenity and rural character of the area, which is also important to the setting of settlements. As such the proposal is considered contrary to policies C2 and C5 of the Berkshire Structure Plan, policies LTV2 and LC2 of the Loddon Area Local Plan and to policies WCC1 and WLL6 of the Wokingham District Local Plan, and the Local Plan Inspector's comments and recommendations upon the relevant District Local Plan policies.

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 C5.
Loddon Area Local Plan Policies LTV2, LC2, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WCC1, WCC2, WLL6, WRE4, WBE1, WHE15, WEM7 and WT4.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 05/12/2001

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.

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS
'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU13 9SL.
Telephone: 01252 624004 Fax: 01252 684160
E-Mail: info@ggassociates.co.uk

10.AUG.2001 * 4634

DESIGN STATEMENT

IN RESPECT OF

PROPOSED DEVELOPMENT AT

THE BEECHES, WOKINGHAM ROAD, HURST

REFUSED

G.W.R. Gray MSc. Dip.TP MRTPI ACI.Arb • C.J. Gray • S.M. Leedale MSc. Dip.TP BEd.(Hons) MRTPI
Registered Office: 'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU13 9SL.

Contents

1.0 Introduction

2.0 Existing situation & extant permission

3.0 Visual impact of extant permission and proposed development

4.0 Summary

Diagrams

1. Existing situation

2. Comparison of extant permission with proposed development

3. Localised impact

1.0 Introduction

1.1. PPG1 sets out guidance on design issues. It is said that buildings and their curtilages have a significant effect on the character of an area. Further, the appearance of development and its relationship to its surrounds are material to the determination of planning applications. Importantly this requires an understanding of the context in which development is situated.

1.2. Annex A provides more details on the approach to design and highlights the following:

- A proper assessment of the surrounding built and natural environment.
- Identifying the defining characteristics of an area.
- Assessment of the impact of proposed development on the character of an area.
- Assessment of massing, height, density and landscape, both in relation to adjoining buildings and the local area more generally.
- The need to submit supporting information with planning applications in respect of these matters.

1.3 This design statement applies this advise by evaluating:

- the existing character of the locality;
- assessing the impact of the extant permission as set against the current proposal;
- assessing the wider visual impact of the proposed development having regard to the context in which it is situated; and,
- detailing the localised impact as seen from Wokingham Road.

1.4 In so doing the objectives of Local Plan policy are applied since this relies on a judgement of existing character and the impact of proposed development on that character. From this analysis it is clear that the proposal represents an improvement upon the extant permission in terms of visual impact and effect on the surrounding rural character.

2.0 Existing situation & extant permission

2.1 The Beeches was formerly a garden centre benefiting from an Established Use Certificate. Following increased competition from larger outlets, the owners diversified into garden ornament manufacture. This business expanded with export and domestic markets until it was relocated to the West Midlands.

2.2 The current buildings are not ideally suited to contemporary manufacturing, especially within class B2 general industrial which was the former use. Nevertheless, this use is lawful and may recommence without the need for a fresh permission.

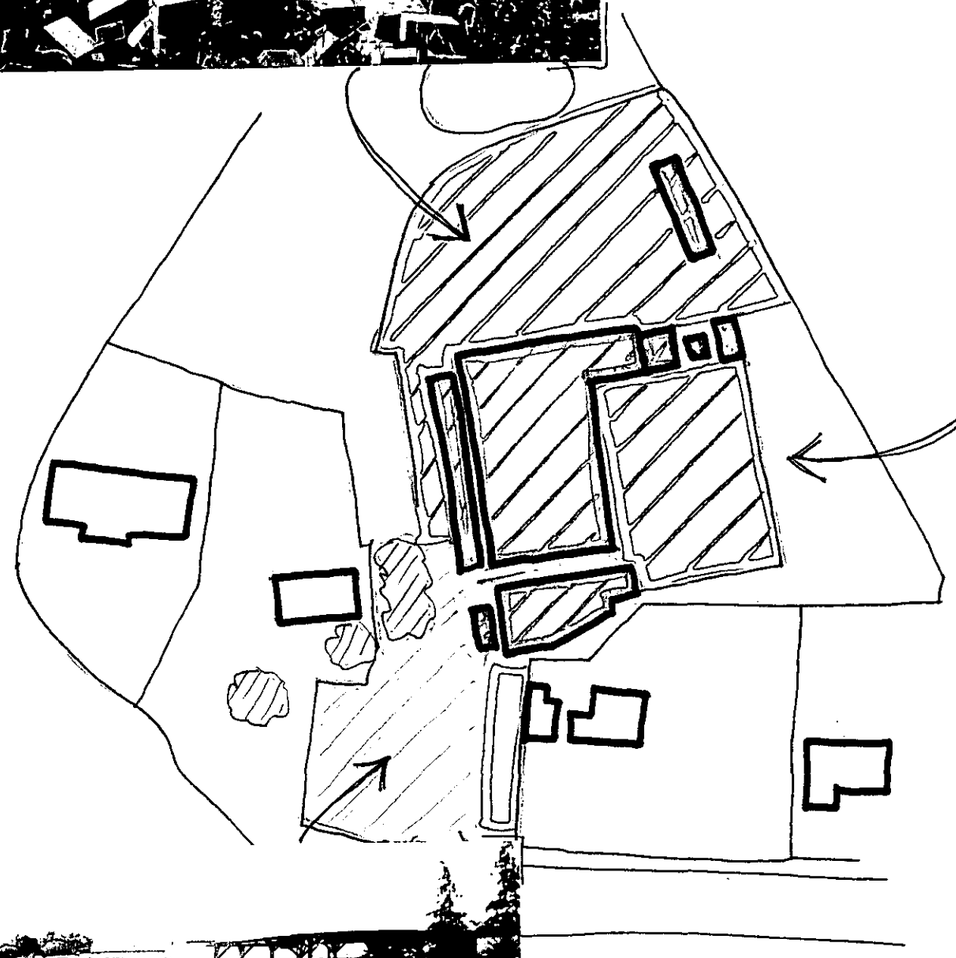
2.3 This aside, the consequence of business expansion at the site is clear from visual inspection and includes poor quality building and large areas of external storage and raw materials.

2.4 Planning permission for a redevelopment of these buildings was granted in February 2001 and details of this are set out in section 3.0 below. In granting this permission the key considerations were as follows:

- Securing an improved visual impact given the rural location of the site and its importance in protecting the setting of the settlement.
- Within this, the desirability of achieving structural landscaping around the buildings and in particular to the frontage of Wokingham Road. This is identified as a "green corridor" in current and emerging Local Plans.
- In order to achieve this, the allowance of a significant increase in floor space was granted to take account for existing areas of external storage.
- The Parish Council and Hurst Village Society sought a better material specification with larger areas of brickwork. There were also concerns expressed over continued industrial use of the site.

2.5 The existing situation is shown at diagram 1.







Design – existing situation

- Poor quality buildings not suited to re-use for industrial purposes
- Expansion of use into temporary buildings around the site
- Large areas of hard standing in proximity to frontage – poor visual impact from Wokingham Road
- Low level planting at frontage does not provide substantive 'green corridor' as required by local plan policies
- Long range views from Islandstone Lane of existing poor quality buildings and external storage
- Large areas of external storage both of raw materials and part finished products



Short range views are dominated by low level landscaping and large areas of hard standing

Notes:
Do not scale except for Planning and Building Regulations purposes.

Buildings

External storage

Hardstanding/car park

Revision Details			
E			
D			
C			
B			
A			

Gregory Gray Associates
Chartered Town Planning Consultants
'Redcliffe,'
17 Dinorben Close,
FLEET,
Hants, GU52 7SL.
Telephone: 01252 624004
Fax: 01252 684160
E-Mail: info@ggassociates.co.uk

Client
Stowhelm Limited

Job Title
Commercial development

Drawing Title
Existing situation

Scale
NTS

Date
July 2001

Drawn By
ML

Drg. No.
Diagram 1

Rev.

3.0 Visual impact of extant permission and proposed development

3.1 Diagrams 2 shows a comparison of the extant permission as set against the current proposal. The key matters are:

- A significant reduction in footprint.
- Consequent reduction in the length of east and west elevations.
- Reduction in areas of hard standing especially for HGV turning.
- Accommodation of parking within the courtyard thereby reducing its visual impact.
- Extended area for landscaping. Class B1(a) office users tend to require higher quality landscape and there is more likelihood it will be maintained in perpetuity with this use as opposed to solely light industrial use.
- Higher quality materials are proposed on the current scheme including facing bricks, stained weatherboarding and tile roofs. This contrasts with the 'industrial' appearance of the extant permission which incorporates brick plinths to a low level and steel cladding to the walls and roofs. The current proposal is of very much higher quality in terms of material specification having regard to its rural setting.
- The office proposal allows for articulation of the elevations with more openings and larger glazed areas. These reflect the vernacular of converted rural buildings in Berkshire. The industrial scheme is wholly introspective and the external elevations are bland and featureless.

3.2 The consequence of these changes is that a higher quality environment results in both the buildings and its curtilage.

3.3 In respect of wider visual impact, the key matters are set out at diagram 3. It can be seen that short-range views from Wokingham Road would be dominated by landscaping in front of "The Beeches". The driveway is intended to be tree-lined with indigenous species and this will considerably soften the impact of the building which is set back from the road by a minimum of 60 metres.

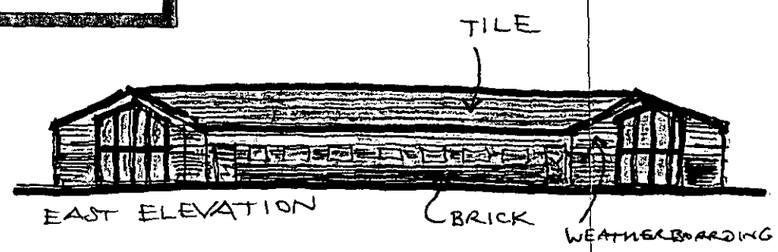
3.4 In the same way it intended to provide a treed periphery to the car-parking areas and along the common residential boundary.

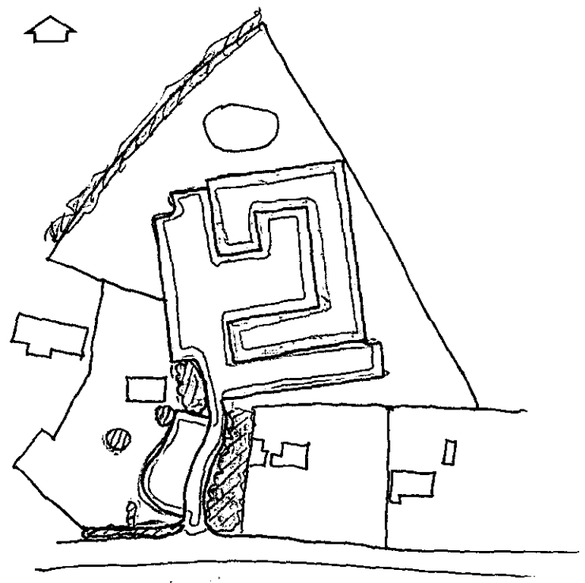
3.5 The longer range views from Islandstone Lane – which are largely obviated in summer months – will show a higher quality building than either exists or if the extant permission were implemented.

Extant permission v proposed development

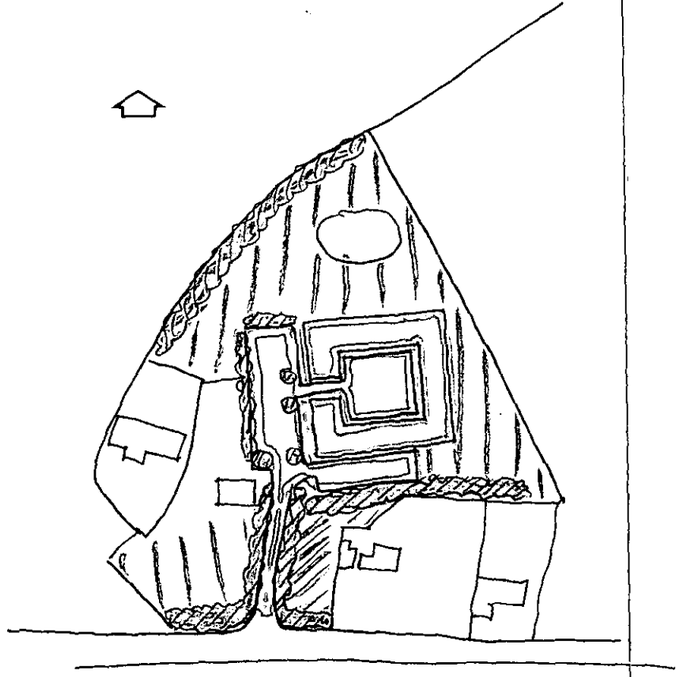
- Significant reduction in footprint
- Reduction in length of east and west elevations
- Reduction in area of hard standing for HGV's manoeuvring
- Peripheral landscaping to car parks and entrance drive
- Larger areas set aside for structural landscaping
- Higher quality materials on proposed development – use of brick, weatherboarding, tiles as opposed to sheet steel
- Articulation of elevations with areas of glazing. Extant permission is bland especially on 'public' facades outside the courtyard



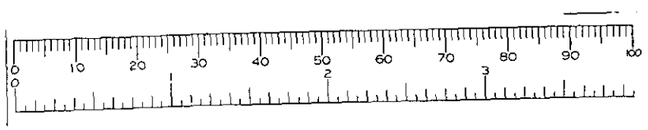




Extant permission



Proposed development



Notes
Do not scale except for Planning and Building Regulations purposes.

Buildings

Hardstanding/car park

Areas set aside for soft Landscaping

Revision Details			
E			
D			
C			
B			
A			

Gregory Gray Associates
Chartered Town Planning Consultants
'Redcliffe,'
17 Dinorben Close,
FLEET,
Hants, GU52 7SL.
Telephone: 01252 624004
Fax: 01252 684160
E-Mail: info@ggassociates.co.uk

Client
Stowhelm Limited

Job Title
Commercial development

Drawing Title
Comparison of extant permission and proposed development

Scale
NTS

Date
July 2001

Drawn By
ML

Drg. No.
Diagram 2

Rev.

Notes
Do not scale except for Planning and Building Regulations purposes.

Buildings

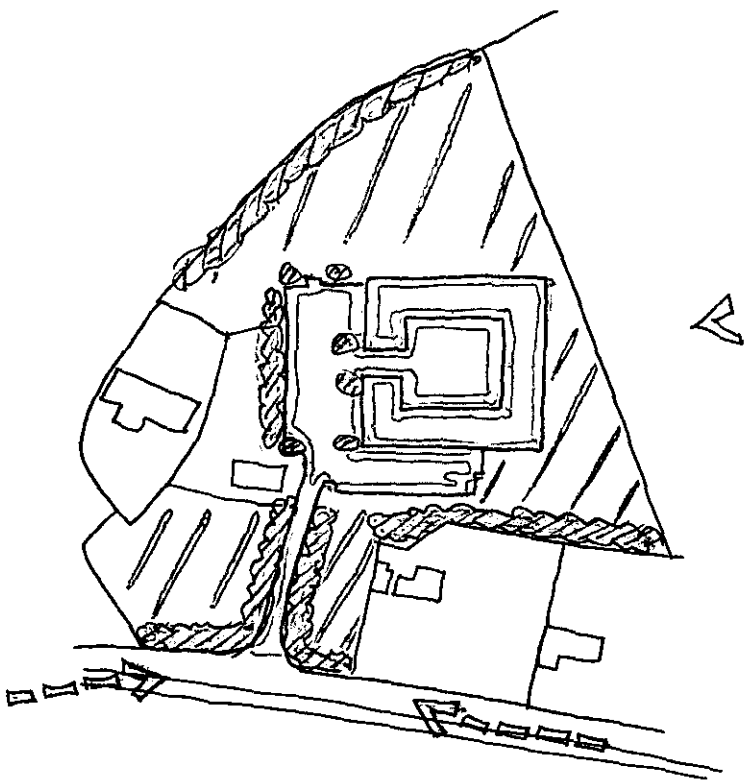
Hardstanding/car park

Areas set aside for soft Landscaping

Short range views

Long range views

Longer range views from Islandstone Lane. Better quality buildings than exist or are granted by extant permission. This is significant bearing in mind the importance of the site to the setting of the settlement



Structural landscaping is critical to the office environment and will dominate the frontage with Wokingham Road. Use of indigenous trees to periphery of car park and driveway

Revision Details			
E			
D			
C			
B			
A			

Gregory Gray Associates
Chartered Town Planning Consultants
'Redcliffe,'
17 Dinorben Close,
FLEET,
Hants, GU52 7SL.
Telephone: 01252 624004
Fax: 01252 684160
E-Mail: info@ggassociates.co.uk

Client
Stowhelm Limited

Job Title
Commercial development

Drawing Title
Visual impact of proposed development

Scale
NTS

Date	Drawn By
July 2001	ML

Drg. No.	Rev.
Diagram 3	

4.0 Summary

4.1 The significant matters in judging design rely on an assessment of current buildings and the extant permission for light industrial use.

4.2 The proposed development is of comparable footprint than exists and very much less than the current permission. The proposed building represents higher quality in terms of architectural detailing, materials and landscape setting.

4.3 Having regard to the desirability of securing a building of higher quality - given the importance of this site to the setting of settlements - and the identified need for a "green corridor", this development proposal offers an improved design solution than the current permission. This is clear when studied in context from surrounding spaces and views to the site.

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date October 9, 2002
My ref. BP/F/2001/4634
Your ref. RCP/JAB/dev

Mr R C Pattison
Luff Developments Ltd.
The Granary
Ashridgewood Farm
Warren House Road
Wokingham
Berkshire RG40 5RD

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Pattison

RE: PROPOSED REDEVELOPMENT OF THE BEECHES, WOKINGHAM ROAD, HURST

Further to your letter dated 27th August 2002 regarding condition 8 of the Inspector's decision letter (APP/X0360/A/01/1079950) in respect of the above site, I confirm that the information submitted relating to the archaeological evaluation is acceptable. No further archaeological works will be required on the site due to the paucity of artefactual evidence recovered during the evaluation.

I hope this is of assistance.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

Babtie Group

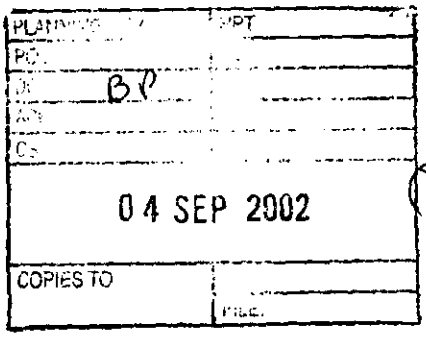
School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Our ref Kgb001

Your ref As below

3rd September 02

60571



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

Dear Sir or Madam,

PLANNING APPLICATION F/2002/2142
The Beeches, Hurst, Nr Wokingham

F/2001/4634 and condition 8.

I have today received a copy of the report of the archaeological evaluation on the above site.

It has been accepted for inclusion on to the WDC SMR.

No further archaeological works will be required on the above site due to the paucity of artefactual evidence recovered during the evaluation.

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

Yours sincerely,

Kev Beachus
Senior Archaeologist

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

Ankara
Hong Kong
India
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

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

Recycled Paper

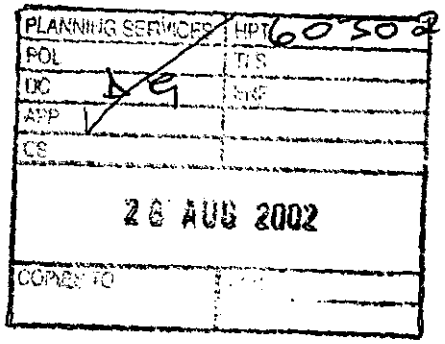
LUFF Developments Ltd.
The Granary, Ashridgewood Farm
Warren House Road, Wokingham
Berkshire RG40 5RD
Telephone: (0118) 978 1558
Facsimile: (0118) 977 2538

LUFF

DEVELOPMENTS

Commercial, Industrial and Residential Developers

Mrs B Polnik
Senior Planning Officer
Wokingham District Council
Shute End
Wokingham
Berks RG40 1WW



Our ref: RCP/JAB/dev

27th August 2002

Dear Mrs Polnik

APPEAL REFERENCE APP/X0360/A/01/1079950
THE BEECHES, WOKINGHAM ROAD, HURST

Following the Inspector's decision on the above appeal and in particular condition no. 8 concerning the archaeological evaluation, I enclose a copy of the evaluation from John Moore Heritage Services and a copy has been forwarded to Babtie.

Will you kindly confirm that this report satisfies condition no. 8 of the Inspector's decision.

Yours sincerely

R C PATTISON
Email: bob.pattison@luff.co.uk

Advised Huff
Basca on leave
until 6/9.

Den
28/08

REPORT FOR

Luff Developments Ltd
The Granary
Ashridgewood Farm
Warren House Road
Wokingham
Berkshire

PREPARED BY

Amy Gray Jones

FIELDWORK

6th – 7th August 2002

REPORT ISSUED

20th August 2002

ENQUIRES TO

John Moore Heritage Services
48 Cornwallis Road
Oxford OX4 3NW

Telephone/Fax 01865 775473

PLANNING SERVICES | HPT
POL | TLS
DC | SHC
APP
CB
28 AUG 2002
COPIES TO | ACK
FILE

1 INTRODUCTION

1.1 Site Location (Figure 1)

The site is located on the east side of the A321 Wokingham Road, to the east of the village of Hurst, Wokingham, at National Grid Reference SU80157312. The site lies at c. 39m OD and consists of a combination of concrete, paved and gravelled surfaces and is occupied by a large commercial greenhouse. The underlying geology is London Clay.

1.2 Planning Background

A planning application (F/2000/2142) has been submitted to Wokingham District Council for the development of the site for commercial use. Due to the potential presence and therefore disturbance of below ground archaeology an archaeological evaluation of the site was required prior to determination of the application. Babtie Environmental, on behalf of the local planning authority, produced a *Brief* (Babtie Environmental 2002) for such an evaluation and John Moore Heritage Services (JMHS), in accordance with a *Written Scheme of Investigation* agreed with Babtie Environmental, carried out such an evaluation.

1.3 Archaeological Background

The site lies within an area surrounded by numerous find sites of artefacts dating from the medieval and prehistoric periods. These finds may indicate the presence of earlier land use of the site.

2 AIMS OF THE INVESTIGATION

The aims of the investigation as laid out in the *Written Scheme of Investigation* were as follows:

2.1 To establish the presence/absence of archaeological remains within the site.

2.2 To determine the extent, condition, nature, character, quality and date of any archaeological remains encountered.

2.3 To assess the ecofactual and environmental potential of the archaeological features and deposits.

2.4 In particular to determine whether there are deposits associated with the known prehistoric and medieval artefacts.

2.5 To make available to interested parties the results of the investigation subject to any confidentiality restrictions.

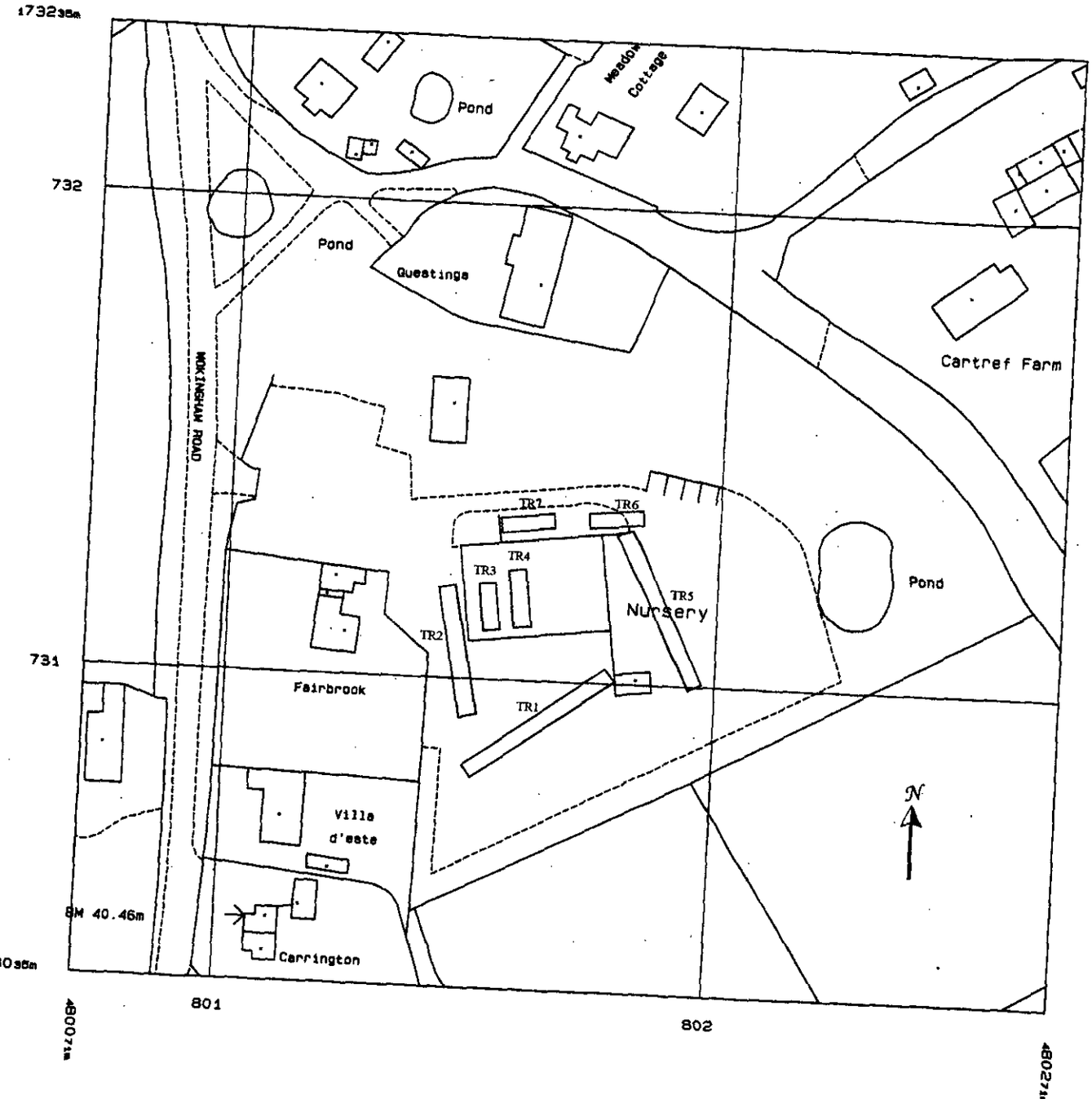


Figure 1. Site and trench location

Scale 1:1250

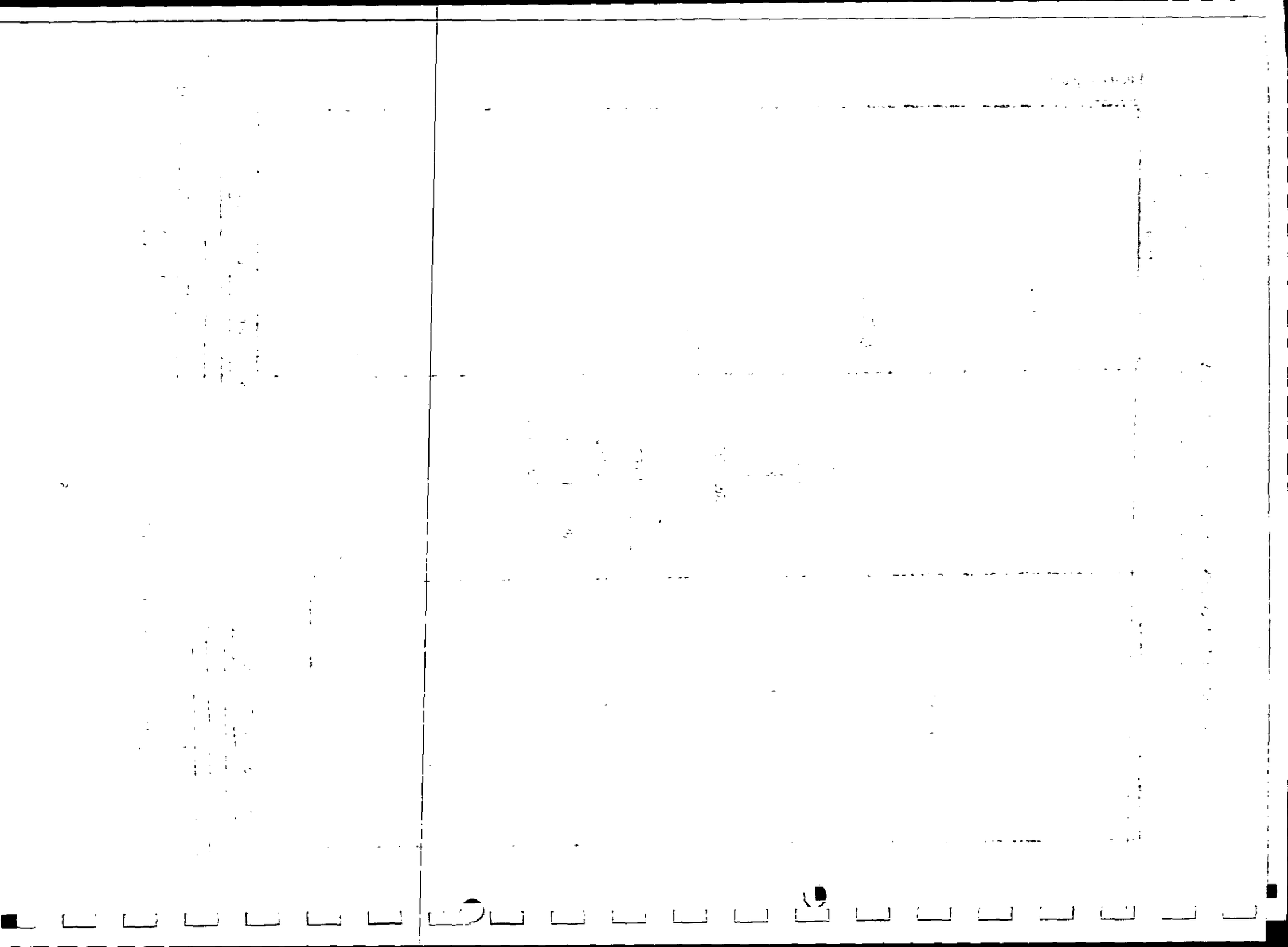
In Trench 2 the natural (02/05) was overlain by two types of made ground underneath concrete in the south half of the trench and irregular paving in the north half. Overlying the natural in the south of the trench, an area 12.3m x 3.0m, was a moderately compact dark greyish black sandy silt (2/04) containing fine gravel and occasional medium sized sub-angular stone. This was considered to be made ground and was overlain by 11.5m x 3.0m of 80-100mm thick concrete (2/01). Overlying the natural in the northern part of the trench was 270-300mm of small-medium angular pieces of stone in a red sandy matrix (2/03) as a base for 16.1m length of 250-280mm thick irregular paving (2/02) above.

Trench 3 (Figure 2) was excavated within the greenhouse after paving slabs, around 40mm thick, had been lifted. Above the natural (3/03) was a 70mm thick layer of small-medium sub-angular pieces of stone in a red sandy matrix (3/02) which was overlain by a loose mid brownish yellow sand (3/01), c.40mm thick, which contained 5% small rounded gravel. This layer formed a bed for the paving slabs. Below these layers, and truncated by them, five roughly square postholes were observed in the natural. The postholes were between 500mm and 600mm square, c.310mm deep, and spaced c. 1.4 - 1.5m apart along a roughly north/south alignment (3/05, 3/07, 3/09, 3/11, 3/13). They were filled with a dark brownish black silty clay which contained occasional gravel (3/04, 3/06, 3/08, 3/10, 3/12).

In Trench 4 (Figure 2), also inside the greenhouse and parallel to Trench 3, an identical sequence of deposits occurred. The natural clay (4/03) was again overlain by 70mm of small-medium sub-angular pieces of stone in a red sandy matrix (4/02) and this was overlain by the bedding for the paving, a loose mid brownish yellow sand (4/01), c.70mm thick, which contained 5% small rounded gravel. Five north/south aligned postholes, filled with a very similar deposit, were also observed in this trench, along the western edge of the trench. Postholes (4/05), (4/07), and (4/09) were slightly smaller than those in Trench 3, being 300-400mm square. Postholes (4/11) and (4/13) were more irregularly shaped being 200mm x 400mm and 300mm x 400mm respectively and extending beyond the edge of the trench.

Trench 5 was orientated roughly north/south along the eastern edge of the site and was excavated to a depth of c. 550mm. The natural clay (5/02) was encountered at 380-450mm below the surface. This was overlain by 200-270mm of brick and general rubble, an old tarmac surface which had been laid on top of this debris, and the present surface of gravel on concrete, c.180mm thick (5/01). The route of an electric cable passed through the southwest corner of the trench.

Overlying the natural clay (6/03) in Trench 6 was a dark silty clay, c.400mm thick, which contained frequent broken pieces of modern brick, tarmac and concrete (6/02). Above this was a layer of similar thickness which contained medium – large angular gravel in a red sand matrix overlain by concrete and fine gravel and sand (6/01). A plastic field drain bedded on gravel, c.200-300 wide, was found c. 2m from the southeast corner of the trench and continued along the whole length of the south side of the trench.



Trench 7 was excavated further to the west along the north side of the greenhouse. The natural clay (7/02) was encountered 200-300mm below the surface and this was overlain by 200-300mm of medium – large angular gravel in a red sand matrix with sparse grass cover (7/02).

5 FINDS

There were no finds recovered from the site. Obvious modern material was not retained.

6 CONCLUSIONS

The only features found on the site were square postholes found in Trench 3 and Trench 4 that are modern in date and are probably associated with an earlier greenhouse on the site of the present building. There was therefore no indication that the prehistoric or medieval activities in the area, represented by finds of artefacts, extended onto the site of proposed development.

7 BIBLIOGRAPHY

Institute of Field Archaeologists. 1994. *Standard and Guidance for Archaeological Field Evaluations*

Babtie Environmental, 2002. The Beeches Garden Centre, Wokingham Road, Hurst. Design Brief for an Archaeological Evaluation.

APPENDICES

APPENDIX 1 ARCHAEOLOGICAL CONTEXT INVENTORY

Context	Type	Description	Depth (m)	Width (m)	Length (m)	Finds	Date
Trench1			**0.48**	**3.0**	**35.0**		
01/01	Layer	Made ground	0.13	3.0	35.0	None	Modern
01/02	Layer	Made ground	0.25	3.0	35.0	None	Modern
01/03	Layer	Natural	>0.10	3.0	35.0	None	
Trench 2			**0.88**	**3.0**	**27.6**		
02/01	Layer	Concrete	0.08-0.10	3.0	11.5	None	Modern
02/02	Layer	Paving slabs	0.25-0.28	3.0	16.1	None	Modern
02/03	Layer	Made ground	0.10	3.0	27.6	None	Modern
02/04	Layer	Made ground	0.27-0.30	3.0	12.3	None	Modern
02/05	Layer	Natural	>0.10	3.0	27.6	None	
Trench 3			**0.17**	**3.0**	**9.6**		
03/01	Layer	Made ground	0.04	3.0	9.6	None	Modern
03/02	Layer	Made ground	0.07	3.0	9.6	None	Modern
03/03	Layer	Natural	>0.06	3.0	9.6	None	
03/04	Fill of 05	Posthole	0.30	0.50	0.60	None	Modern
03/05	Cut	Posthole	0.30	0.50	0.60	None	Modern
03/06	Fill of 07	Posthole	0.30	0.50	0.50	None	Modern
03/07	Cut	Posthole	0.30	0.50	0.50	None	Modern
03/08	Fill of 09	Posthole	0.30	0.55	0.54	None	Modern
03/09	Cut	Posthole	0.30	0.55	0.54	None	Modern
03/10	Fill of 11	Posthole	0.30	0.40	0.60	None	Modern
03/11	Cut	Posthole	0.30	0.40	0.60	None	Modern
03/12	Fill of 13	Posthole	0.30	0.50	0.60	None	Modern
03/13	Cut	Posthole	0.30	0.50	0.60	None	Modern

Trench 4			**0.16**	**3.0**	**10.2**		
04/01	Layer	Made ground	0.07	3.0	10.2	None	Modern
04/02	Layer	Made ground	0.07	3.0	10.2	None	Modern
04/03	Layer	Natural	>0.02	3.0	10.2	None	
04/04	Fill	Posthole	0.30	0.45-0.55	0.45-0.55	None	Modern
04/05	Cut	Posthole	0.30	0.45-0.55	0.45-0.55	None	Modern
04/06	Fill	Posthole	0.30	0.45-0.55	0.45-0.55	None	Modern
04/07	Cut	Posthole	0.30	0.45-0.55	0.45-0.55	None	Modern
04/08	Fill	Posthole	0.30	0.45-0.55	0.45-0.55	None	Modern
04/09	Cut	Posthole	0.30	0.45-0.55	0.45-0.55	None	Modern
04/10	Fill	Posthole	0.30	0.45-0.55	0.45-0.55	None	Modern
04/11	Cut	Posthole	0.30	0.45-0.55	0.45-0.55	None	Modern
04/12	Fill	Posthole	0.30	0.45-0.55	0.45-0.55	None	Modern
04/13	Cut	Posthole	0.30	0.45-0.55	0.45-0.55	None	Modern
Trench 5			**0.50-0.55**	**2.6-3.1**	**34.6**		
05/01	Layer	Made ground	0.38-0.45	2.6-3.1	34.6	None	Modern
05/02	Layer	Natural	>0.10-0.15	2.6-3.1	34.6	None	
Trench 6			**0.72-0.80**	**2.7-3.2**	**10.9**		
06/01	Layer	Made ground	0.40	2.7-3.2	10.9	None	Modern
06/02	Layer	Made ground	0.40	2.7-3.2	10.9	None	Modern
06/03	Layer	Natural	>0.10	2.7-3.2	10.9		
06/04	Field drain	Field drain	0.25-0.30	0.25	c.8.0	None	Modern
Trench 7			**0.40**	**2.7-3.0**	**11.0**		
07/01	Layer	Made ground	0.20-0.30	2.7-3.0	11.0	None	Modern
07/02	Layer	Natural	c.>0.20	2.7-3.0	11.0	None	Modern

The Owner/Occupiers of the following addresses in Wokingham Rd, Hurst

Pynehurst

Scarlet Hollies

Eastwood

The Beeches Garden Centre

Questings

Overdale

Meadow Cottage

Fairbrooke

The Laurels

Clover

Church Farm

Harvest Moon

Woodville

Cartref Farm

Charrington

The Great Barn

and

The Owner/Occupier Bridleway Farm, Islandstone Lane, Hurst

Appeal Decision

Hearing held on 22 May 2002
Site visit made on 22 May 2002

by Michael Clark FRTPI FRICS

an Inspector appointed by the Secretary of State for Transport, Local Government and the Regions

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date
11 JUN 2002

Appeal Ref: APP/X0360/A/01/1079950
The Beeches, Wokingham Road, Hurst

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Stowhelm Limited against the decision of Wokingham District Council.
- The application (Ref.F/2001/4634), dated 18 July 2001, was refused by notice dated 5 December 2001.
- The development proposed is the demolition of existing commercial buildings and the erection of commercial buildings, associated parking and landscaping.

Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.

Procedural Matters

1. For the avoidance of doubt, I have considered this appeal on the basis of the proposed use being as shown on the submitted drawings. That use was also confirmed at the Hearing as falling within Class B1(a) and B1(c) of the Town and Country Planning (Use Classes) Order 1987.

Main Issue

2. I consider that the main issue in this case is whether the proposal would cause unacceptable harm to the character and appearance of the surrounding area.

Reasons

The appeal site and its location

3. The site and its surrounding are relatively flat and comprise part of a loose pattern of sporadic development in the countryside, south of the village of Hurst. The site is mainly set back from its frontage to Wokingham Road (A321) and to the rear of a row of dwellings which front the road. Other more scattered dwellings are located off a track which leads around parts of the northern and north-eastern boundaries of the site. Open paddocks adjoin the site to the south-east. Mature trees and hedgerows, generous spaces between buildings, and the proximity of open countryside give the area around the site a strong rural character and appearance.

4. The site extends to approximately 1.15ha, parts of which are occupied by various structures, temporary buildings, areas of hardstandings, and a substantial glasshouse. The site is presently unused and has a semi-derelict appearance following the cessation of its last use for the manufacture, storage and distribution of garden ornaments. It is common ground that the last use of the site fell within Class B2 (General Industrial) of the Use Classes

Order. In 1985 an Established Use Certificate was issued for the site as a garden nursery, with associated sales and parking.

5. Planning permission was granted by the Council in February 2001 for the demolition of the existing buildings on the site and the erection of commercial buildings and associated parking and landscaping.[1] The permitted redevelopment would provide five Class B1(c) "light industrial" units totalling 1580m^2 of floorspace in a building with 15m longer north and south elevations, but a one metre lower ridge height and 3m shorter east and west elevations, as compared to the appeal proposal. The permitted redevelopment proposed 35 parking spaces compared to 53 currently proposed, and would have a different external appearance through the use of profiled steel cladding for parts of the walls, and for the roof.

6. Whilst the appeal proposal differs in many respects from the above extant permission, on the basis of the Appellant's evidence I have considered the permission as a "fall-back" proposal which has a realistic prospect of being implemented if this appeal had been dismissed.

Relevant policies of the development plan

7. The development plan for the area comprises the Berkshire Structure Plan (1995) and the Loddon Area Local Plan (1995). The appeal site is outside a defined built-up area or settlement boundary where development is strictly controlled under Policy C2 of the Structure Plan. However, criterion (ii) of the policy permits the redevelopment of existing buildings provided it is both appropriate in scale, form, impact, character and siting to its location in the countryside and acceptable in terms of other policies of the Structure Plan. Policy C5 says that development should not visually intrude into the adjoining countryside or prejudice the maintenance of the rural character of adjacent land.

8. Policy LTV2 of the Local Plan says that development will not normally be permitted in the rural area outside identified settlements, subject to a number of excepted categories of development. It seems to me that there is an inconsistency between this policy and Policy C2 of the Structure Plan, since the Council accepted at the Hearing that the policy does not specifically provide for the redevelopment of existing buildings. Whilst in principle, the appeal proposal fails therefore to accord with Policy LTV2, I have balanced that against the provisions of Policy C2 of the Structure Plan and the extant planning permission for redevelopment of the site.

9. The site is within an area defined in the Local Plan as being of special significance in maintaining the landscape setting or the individual character of settlements and Policy LC2 says that development will not be permitted which would detract from the open or rural appearance of such an area. I understand that the site is also partly within an area where Policies LBE16 and PN6 of the Local Plan seek to ensure that development respects and enhances the existing traditional local character having regard to the scale of development, its relationship to existing building forms and the use of traditional materials. Policies LBE 1 and LBE2 of the Local Plan expect development to be of a high standard of design appropriate to the character of the area and relationship with adjoining sites and buildings.

[1] LPA Ref F/2000/2142

The effect of the proposed redevelopment on the character and appearance of the area

10. The proposed redevelopment would comprise ten small single storey office and industrial units (total floorspace 1186m^2) in a single building arranged around a courtyard and sited roughly in the same position where the bulk of existing buildings are sited. The building would be in facing brickwork up to window head height, with stained boarding above to the eaves. A relatively shallow pitched roof would be clad in artificial slates. The height of the building would be 4m to the eaves and 6m to the ridge. The Council's main objection to the proposed redevelopment is that its height and design would be detrimental to the character of the rural location of the site and the setting of settlements.

11. The proposed building would cover a larger area than the existing buildings and would be greater in height as well as appearing more substantial in terms of the type of construction and materials. Even so the building, and adjoining parking areas, would be sited well within the previously developed land formerly used for the production and storage of garden ornaments. There would be a large area of site around the proposed building which would remain open and capable of being landscaped to a high quality.

12. The proposal would not therefore represent any further physical intrusion of built form into the nearby countryside than arises from the previous use of the site. The ridge height of the proposed building would be lower than the nearest house, but its overall scale would be greater than existing buildings on the site and other individual buildings in the locality. The proposed building would therefore be more prominent than those associated with its previous use.

13. Even so, the building would be partly seen against, or concealed from view by, existing frontage development, and dense mature hedgerows and trees. I do not therefore consider it would visually intrude into the adjoining countryside or prejudice the maintenance of the rural character of adjacent land. Whilst being unobtrusive is not necessarily a good argument in favour of development in the countryside, in this case it lends support because of the previous use of the site and its location in a pocket of existing development.

14. The Appellant's design concept for the proposed building is based on the general theme of traditional rural buildings in terms of materials, glazed areas to reflect cart openings, limited openings on the external elevations and an introspective courtyard layout. Parking areas and related hardstanding areas would be set around the building with the rest of the site available for soft landscaping. The Council objects to the number and type of window openings in particular and prefers the design of the permitted scheme, which they say more closely resembles an agricultural building.

15. I agree with the Council to some extent, although in my view the design of the permitted building also has many of the typical characteristics of an urban industrial unit. Nevertheless for the above reasons, the design of the appeal proposal is not clearly inappropriate to its context, or out of scale or incompatible with its surroundings. Whilst not saying that the design of the appeal proposal is better or worse than the permitted scheme, I do not consider it to be a poor or unacceptable design having regard to its context and the proposed use. The proposed building would respect its rural location in terms of scale and design without detracting from the character of the area. Furthermore, it seems to me that the proposed redevelopment would enhance the character and appearance of the area as compared to the re-occupation of the site for its existing use. I note that some local residents support the appeal proposal for that reason.

16. For the above reasons, I am led to conclude on the main issue that the proposal would not cause unacceptable harm to the character and appearance of the surrounding area. Having regard to the above, I conclude that the proposed redevelopment accords with the relevant provisions of Policies C2 and C5 of the Structure Plan and Policies LC2, LBE1, LBE2, LBE16 and PN6 of the Local Plan referred to above.

Other Matters

17. The draft Wokingham District Local Plan has reached an advanced stage of preparation, although it does not yet form part of the development plan. My attention has been drawn to a number of policies, but I understand that some might be amended or deleted when the Council considers the Local Plan Inquiry Inspector's report later in the year. Even so, I have taken the relevant policies into account since they do not differ significantly from those referred to above.

18. Policy WCC1 of the draft Local Plan permits appropriate redevelopment in the countryside and Policy WLL6 is similar to Policy LC2 of the adopted Local Plan. Policy WRE4 provides for the redevelopment of existing employment generating sites subject to similar considerations as those discussed above. Policy WEM7 encourages the provision of small Class B1(c) units. Policy WBE1 requires good contemporary design, which respects its local context. The site is adjacent to an area of special character which Policies WHE6 to WHE8 seek to protect. Policy WBE12 seeks to protect the appearance of Wokingham Road as a "Green Route" and to resist development that would detract from the visual quality of such a route.

19. Having regard to the considerations which have led to my conclusion on the main issue, I consider that the proposed redevelopment does not conflict with the current relevant policies of the draft Local Plan.

20. I have also considered the Council's objection to the proposal on the basis that its height would enable the possible future insertion of a mezzanine floor level, which could result in more floorspace and further parking demand. It would not be unreasonable for such a level to be provided for storage, although the shallow roof slope and relatively low eaves would restrict the creation of any significant additional floorspace. Furthermore, there would be ample space on the site to provide additional parking space if it were to be required. I do not therefore consider the Council's objections to be well founded on this matter.

21. I am aware that, in the event of this appeal being allowed, the Council generally desire the same conditions as those imposed on the extant planning permission referred to above. However I have considered the conditions, which were suggested and discussed at the Hearing, on the basis of the advice in Circular 11/95.

22. I indicated at the Hearing that I do not consider the submitted drawings are sufficiently accurate or detailed for the Council to be able to ensure that the proposed development, if permitted, would be carried out in accordance with the approved plans. It was agreed therefore that a condition would be reasonable and necessary to require the submission and approval of drawings which contain accurate information on the siting, design and external appearance (including materials) of the proposed building. I do not consider the suggested condition restricting the ridge height of the proposed building to 6m to be necessary since that would be a part of the detailed drawings submitted under the foregoing condition.

23. In view of the need for the whole site to be the subject of a landscaping scheme, including boundary treatment, appropriate conditions are necessary for its approval and implementation. Since it would appear from my site visit that at least some boundary hedgerow and other trees are within the site, I consider the suggested condition, which would require their retention, to be necessary.

24. The Council has suggested a number of conditions in the interests of safeguarding the residential amenities of neighbouring properties. The conditions relate to external storage and lighting, facilities for refuse storage, noise from plant or machinery, the emission of dust, smoke and fumes, and the hours when the premises could be used.

25. In view of the lack of detail in the proposal, and the potential effect on residential amenity, I consider that conditions are necessary relating to external storage and lighting and refuse storage. However, the proposed Class B1(a) use would be unlikely to be the cause of such pollution and the nature of the proposed Class B1(c) use is limited by the Use Classes Order to any industrial process which can be carried out in any residential area without detriment to the amenity of the area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit. I do not therefore consider the suggested conditions on those topics to be necessary.

26. In view of the above, I also consider it would be unreasonable to impose a condition limiting the hours of use of the proposed units, particularly as they are likely to be occupied by small businesses which might benefit from flexible working hours. Moreover, there is no compelling evidence to demonstrate that unrestricted hours would cause any unacceptable harm. However, I do consider that the hours of construction should be restricted to the normal working week, since such work could be a source of unacceptable noise and disturbance to nearby residents.

27. The site is located within an archaeologically sensitive area and a condition requiring an evaluation trench is necessary. The Council has suggested a number of highway conditions on the recommendation of the local highway authority. It seems to me that a condition requiring the provision of facilities for construction workers is unnecessary having regard to the amount of available space and existing facilities on the site. I also understand that the deposit of mud and suchlike on the public highway is controllable under other legislation and a condition is therefore also unnecessary. Other conditions relating to the provision and retention of parking (including bicycles) and turning space on the site, the provision of the access, visibility splays and position of gates are necessary in the interests of highway safety.

28. The Appellant is concerned about a suggested condition which would require the submission of a Green Travel Plan within six months of occupation of the proposal. It seems clear that a Green Travel Plan could only have a limited impact on the delivery of sustainable transport objectives because of the location of the site and the absence of any public transport in the area. Furthermore, national planning policy guidance indicates that Travel Plans should be submitted where a proposal is likely to have significant transport implications.[2] There is no evidence in this case that any such implications would arise, and I do not therefore consider the condition to be necessary.

[2] paragraph 89 PPG 13 (Transport)

29. The Environment Agency has asked to be consulted on the disposal of surface water drainage measures, and I therefore consider that a condition requiring drainage details to be submitted for the Council's approval to be necessary.

Conclusions

30. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Formal Decision

31. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for the demolition of existing commercial buildings and the erection of commercial buildings, associated parking and landscaping at The Beeches, Wokingham Road, Hurst in accordance with the terms of the application Ref. F/2001/4634 dated 18 July 2001, and the plans submitted therewith, subject to the following conditions:

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

2) No development shall take place until full details of the siting, design and external appearance (including materials) of the building hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

3) No development shall take place until details of drainage works have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

4) No development shall take place until full details of both hard and soft landscaping, including boundary treatment, have submitted and approved in writing by the local planning authority. The details shall identify existing trees, hedgerows and shrubs to be retained on the site. Development shall be carried in accordance with the approved details and condition 5) below.

5) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants, including existing trees, hedgerows and shrubs shown for retention on the site, which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

6) No development shall take place until details of facilities for the storage and disposal of refuse have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and the facilities provided prior to the occupation of the proposed development.

7) No development shall take place until details of external lighting have been submitted to and approved in writing by the local planning authority. Development shall be carried in accordance with the approved details.

8) No development shall take place until details of archaeological evaluation trenching on the site have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

9) The building shall not be occupied until the vehicle parking and turning areas shown on the approved drawings have been provided, and those areas shall not thereafter be used for any purpose other than the parking and turning of vehicles.

10) The building shall not be occupied until space has been laid out within the site in accordance with the approved drawings for bicycles to be parked.

11) The building shall not be occupied until the means of vehicular access has been constructed in accordance with details to be submitted and approved in writing by the local planning authority. The details shall include visibility splays of 4.5m by 120m and the type, position and direction of opening of entrance gates.

12) No structure or erection exceeding 0.6 metres in height shall be placed within the sight lines referred to in Condition 11) above.

13) No materials, containers or equipment shall be stored on the site outside buildings except for waste materials contained within suitable and sufficient containers for removal.

14) Construction operations shall only be carried out between the hours of 0800 and 1800 on Mondays to Fridays, 0800 and 1300 on Saturdays, and at no time on Sundays and Bank Holidays.

Information

32. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court.

33. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

34. An applicant for any approval required by a condition attached to this permission has a statutory right of appeal to the Secretary of State if that approval is refused or granted conditionally or if the authority fails to give notice of its decision within the prescribed period.

35. Attention is drawn to the enclosed note relating to the requirements of the Chronically Sick and Disabled Persons Act 1970, as amended.

Inspector

APPEARANCES

FOR THE APPELLANT:

Mr S M Leedale MSc DipTP MRTPI	Gregory Gray Associates, 17 Dinorben Close, Fleet, Hants GU13 9SL.
Mr R C Pattison MRICS	Development Manager, Stowhelm Limited (The Appellant)

FOR THE LOCAL PLANNING AUTHORITY:

Mrs B Polnik BSc(Hons) DipTP MRTPI	Senior Planning Officer, Wokingham District Council.

INTERESTED PERSONS:

Mrs I Simons	*Eastwood*, Wokingham Road, Hurst, Berkshire.
Mr S S Chohan	*Pynehurst*, Wokingham Road, Hurst, Berkshire.
Mr H D Miller (Town Councillor)	*Clover*, Wokingham Road, Hurst, Berkshire.

DOCUMENTS

Document	1	List of persons present at the Hearing.
Document	2	Copy of letter sent by the Council notifying interested persons and parties about the appeal and list of those notified.
Document	3	Extract from the adopted and draft Local Plans-Policies LBE16, PN6, WHE6, WHE7, WHE8.
Document	4	Extract from draft Local Plan-Policy WBE12.

PLANS

Plan	A-E	Application plans-drawing numbers TB00/154/01, 1555-sk10A, sk11A, sk12A, sk13A.
Plan	F	Appeal plan- proposed B1 scheme: view from Wokingham Road.
Plan	G	Appeal plan- approved B1 scheme: view from Wokingham Road.

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 5 DECEMBER 2001 FROM 7.00 PM TO 11.45 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, Mr AJ Ross and Mrs C Smith.

Also present: Mrs P. Bray, Mrs DF Carpenter, Mr A Clifford, Mr RFN Eke, Mr DA Hare, Mr D Swindells and Mr AW Spratling

PART I

131. MINUTES

The Minutes of the meeting of the Committee held on 14 November 2001 were confirmed as a correct record and signed by the Chairman subject to the following amendments;

1) Minute No: 116 page 1537, 2nd column, fifth paragraph, replacement of "elevate" with "*alleviate*". Page 1537 2nd column, sixth paragraph amendment of 2nd sentence to read "*Members expressed serious concerns regarding the effectiveness of Tree Preservation Orders (TPO's")*. Page 1538 1st column, fourth paragraph, replacement of "stocklines" with "*stoplines*".

2) Minutes No: 117, pages 1538 1st column insert sentence "*That Mrs JL Lissaman declared an interest in the above application and took no part in the discussion and voting thereon.* "

132. APOLOGIES

An Apology for absence was submitted from Mr. MJ Bryant.

133. ORDER OF BUSINESS

RESOLVED: That the order of business detailed on the agenda be varied.

136. APPLICATION NO: 2001/4634, PROPOSED DEMOLITION OF EXISITING BUILDINGS AND ERECTION OF NEW BUILDING FOR B1(A) OFFICE AND B1(C) LIGHT INDUSTRIAL USE, THE BEECHES GARDEN CENTRE WOKINGHAM ROAD HURST, FOR STOWHELM LTD

The Committee considered a report about this application set out on Agenda pages 1664 to 1675.

Mr. M Leedale, representing the applicant attended the meeting and spoke in support of the application.

Mrs. ANMC Drake, the local Member attended the meeting and spoke against the proposal.

Members noted that had the proposal included a mezzanine floor additional traffic generation would constitute an additional reason for refusal.

RESOLVED: That Application No: 2001/4634 be refused on the grounds set out on Agenda pages 1669.

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2001/4634

Applicant : Stowhelm Ltd C/O Gregory Grey Associates.

Location : The Beeches Garden Centre, Wokingham Road, Hurst, Reading.

Proposal : Proposed demolition of existing commercial buildings and erection of commercial buildings associated parking and landscaping.

Site Notice Displayed ? :	YES	NO	DATE
	✓		5.9.01

Date of Neighbour Notifications : .....

Date of Site Visit : 5.9.01

Date Registered : 10/08/2001

Earliest Date for Decision : 14/09/2001

Latest Consultation Date/Site Notice Expiry Date : 14/09/2001

This application will have expired on: 05/10/2001. 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 :

REFER TO REPORT
5.12.01 CTTEE

Planning Issues :

Application Number: F/2001/4634

Appraisal :

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

1. The proposal by virtue of its design and the increase in height would have an unacceptable urbanising impact, detrimental to the visual amenity and rural character of the area, which is also important to the setting of settlements. As such the proposal is considered contrary to policies C2 and C5 of Berkshire Structure Plan, LTV2 and LC2 of Loddon Area Local Plan, WCC1 and WLL6 of Wokingham District Local Plan, and the Local Plan Inspector's comments and recommendations upon the relevant District Local Plan policies.

Informative:

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:
Berkshire Structure Plan policies C2 & C5
Loddon Area Local Plan policies LTV2, LC2, LBE1 & LBE2
Deposit Draft Wokingham District Local Plan policies WCC1, WCC2, WLL6, WRE4, WBE1, WHE15, WEM7 & WT4.

Application Number F/2001/4634
~~Conditions~~/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: The Beeches Garden Centre Wokingham Road Hurst Reading.

APPLICATION NUMBER: F/2001/4634

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 5.9.01

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS

Rural

3. DESCRIPTION OF SITE/BUILDING

Previously Terrapotta now vacant - refer to history and photos.

4. RELATIONSHIP TO ADJOINING PROPERTIES

refer to plan

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

11th September, 2001

12 SEP 2001

Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

For the attention of Basia Polnik

Dear Mrs. Polnik,

Application No. F/2001/4634

I refer to the above-mentioned Application by Stowhelm Ltd. in respect of The Beeches Garden Centre, Wokingham Road, Hurst: proposed demolition of existing commercial buildings and erection of commercial buildings, associated parking and landscaping.

Although the plans lack detail, on the basis of the information supplied, my Council have no objection to the proposal, subject to conditions to protect the community.

Members have some reservations regarding the area of the site which abuts the bridleway. The north west corner has never been fenced as shown on the plan and may not extend as far as shown.

Members hope that any approved ridge height will be no higher than the present buildings. The Council would also want the external lighting to be restricted. If the use is changed from light industrial to office, then consideration should be given to the effect of traffic movements. It is also suggested that extra landscaping adjacent to the bridleway should be considered.

No doubt, these are matters covered by conditions should the Application be approved.

Yours sincerely,



Clerk

BLP OBS

THAMES VALLEY
POLICE

PLANNING SERVICES | HPT
FOL | LB
28 AUG 2001
COPIES TO: | ACK ✓ | FILE

P.C. Dave STUBBS
Crime Prevention Design Adviser
(Berks)

Thatcham Police Station
20, Chapel Street
Thatcham, BERKS.
RG18 4QL
Tel. 01635 295156
Fax. 01635 295126

Date 23rd August 2001

For 'Secured by Design' standards and application forms
Visit the 'SBD' website at :-
www.securedbydesign.com

Mrs. B. Polnik
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKS.
RG40 1WR

Your Ref. F/2001 4634

Dear Mrs. Polnik

The Beeches Garden Centre, Hurst

Thank you for the details of this application.

The proposal will not significantly alter the crime risk from the existing situation and there are no glaring omissions which would improve the situation.

I would make no further comment.

In the light of the duty on local authorities to do all that they reasonably can to prevent crime & disorder under Section 17 of the Crime & Disorder Act 1998, the crime risks facing commercial premises include burglary, car crime and damage.

The council can help to discharge its duty in respect of its planning function under Sec. 17 by taking the above comments and recommendations into account when arriving at its decision.

I trust this will be of assistance and thank you for your consultation.

Yours sincerely.

Dave Stubbs

P.C. Dave STUBBS
Thames Valley Police
CODA. (Berks.)

Our ref: SP\2001\004343\001
Your ref: F/2001/4634
Date: 30th August 2001

ENVIRONMENT AGENCY

BLP

PLANNING SERVICES	FILE 47260
POI	TLB
DC BLP	EHP
APP	
CS	
- 3 SEP 2001	
COPIES TO:	ACK:
	FILE:

FAO: Mrs. B. Polnik
District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG40 1WR

Dear Madam

PROPOSAL: Demolition Of Existing & Erection Of Commercial Buildings With Associated Parking And Landscaping
LOCATION: The Beeches Garden Centre, Wokingham Rd, Hurst, Reading

Thank you for your letter dated 17th August 2001, which was received on 20th August 2001. You are asked to quote the following reference in any correspondence: **SU87SW/16/4**. 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 3 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.
(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 Ian Doyle on 01276 454365 for further details.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

Advice To Planning Authority

Land Drainage

Surface Water Control
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 is likely to 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 discharge from the developed site should mimic that from an existing green field site as far as practical. Thus in a 1 year event the discharge should be the same as for the green field site, and in a 10 year event, and similarly in a 100 year event. So across the range of return periods the natural green field runoff is simulated; and
- Storage should be provided to protect from a 1 in 100 year storm.

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. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. We enclose some of our published guidance on sustainable surface water drainage techniques.

Watercourses
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.

Landfill Gas Risk

According to our records, there are no landfill sites, operational or closed, within 250 metres of the site.

Advice To Applicant

Groundwater Protection

Surface Water
Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Cont/d..

Surface water from car parking areas for 30 or more cats should be passed through a suitable type of oil/ grit separator, the design of which shall be to the satisfaction of the Environment Agency. The outlet from the oil separator should be provided with a cut-off valve to prevent flow in the event of the discharge being significantly polluted.

Roof Water
Clean roof water should not pass through the oil separator. Where soakaways are used it should preferably not discharge to soakaways used to drain road and vehicle parking areas. Roof water down pipes 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.

Pollution Prevention
For further guidance and advice on the prevention of pollution to water courses and groundwater, please visit The Agency's 'Pollution Prevention Guidelines' web page. This can be found in the Business section of The Agency's web site. Alternatively you can type the following location in your browsers address bar;
www.environment-agency.gov.uk/business/ppg/
If you are unable to access this information, please contact us so that a paper copy can be forwarded to you.

Conservation

Planting
Planting should comprise of native species only. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural balance of flora. It will also help to prevent the spread of invasive, alien species within the region.

Wildlife Protection
The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows, woodland pockets and patches of tall grassland.

Natural Drainage
The development should incorporate Sustainable Drainage (SuDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

Water Conservation

Non-Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:

- Approximately a third of non-household water use come through wash hand basin taps. The installation of low volume taps such as push-top, spray or infra-red taps can result in company cost savings in both water and energy use.

Cont/d..

- About 20% of non-household water use is for urinal flushing. As much as half of this can be saved by installing flush controls, such as infra-red sensors or electromagnetic door switches. Water use can be cut out entirely by installing waterless urinals.

Water Conservation In Landscape Maintenance
Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:

- collecting rainwater in water butts connected to down-pipes
- grass should not be mown too often or too short, this only encourages shallow roots, which are more likely to dry out
- use of mulches or ground cover plants to retain soil moisture
- provision of shade for those plants that require more water
- watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey Water And Rainwater Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or outside watering.

Decision Notice

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

M. Rose

Matthew Rose
Development Planning Officer

CC: Gregory Gray Associates, 17 Dinorben Close, Fleet, Hampshire, GU2 7SL

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/2001/4634

Proposal:
Proposed demolition of existing commercial buildings and erection of commercial buildings associated parking and landscaping.

Location:
The Beeches Garden Centre Wokingham Road Hurst Reading

This application is being advertised in the Reading Chronicle newspaper on the 07/09/2001 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 Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **28/09/2001**. 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: 07/09/2001

Adj gate 5/9. AP

TO: **DEVELOPMENT CONTROL**
Mrs B Polnik

FROM: Environmental Design

DATE: 13 September 2001

Location:	The Beeches Garden Centre, Wokingham Road, Hurst
Proposal:	Proposed demolition of existing commercial buildings and erection of commercial buildings associated parking and landscaping.
Application Number:	F/2001/4634

In response to your consultation dated 17 August 2001 for the above application, the landscape comments are as follows:

I have no objection to the principle of redevelopment within the site, as it is a brownfield site. The extent and design of the proposed commercial buildings are within keeping of the rural setting of the site.

The applicant will need to submit a detailed landscape plan, showing all existing vegetation to either be retained or removed, as well as a planting scheme indicating new trees and shrubs to be planted within the site, which should contain native species especially on the site boundaries.

Catherine Brimble

Catherine Brimble
Landscape Architect

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To: Mrs B Polnik
Development Control

Your Ref: F/2001/4634

From: Tom Payne
Environmental Health

My Ref: 20013832

Date: August 21,2001

PROPOSED DEMOLITION OF EXISTING COMMERCIAL BUILDINGS AND ERECTION OF COMMERCIAL BUILDINGS ASSOCIATED PARKING AND LANDSCAPING.

BEECHES GARDEN CENTRE, WOKINGHAM ROAD, HURST

These proposals have been evaluated and I have no environmental health objections to this proposal with the imposition of the following conditions to control potential noise and/or odour nuisance from the industrial uses:-

- All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise therefrom does not exceed a level of 5dB(A) below the existing background level (or 10dB(A) below if there is a particular tonal quality) when measured according to British Standard BS4142 1997, at a point 1 metre external to the nearest noise sensitive property, at any time.

- Any dust, smoke and/or fumes generated by operations on the site shall at all times be filtered to avoid nuisance to persons in neighbouring or nearby properties. Details of the nature and location of such ventilation and filtration equipment shall be submitted to and agreed in writing by the local Planning Authority before installation and shall be installed before the use hereby approved commences and shall thereafter be maintained.

- The premises shall not be used except between 0700 hours and 1900 hours Monday to Friday, 0800 and 1300 hours Saturdays and at no time on Sundays, bank and other public holidays without the prior agreement in writing of the Local Planning Authority.

- Construction operations for which noise is audible at the site boundary shall only be carried out between 7.30 hours and 1800 hours Monday to Friday, 8.00 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

T. Payne

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

HIGH BARN • WOKINGHAM ROAD • HURST • READING • RG10 0RX

Tel/Fax: 01189 320979

Fax: 01189 340796

E-Mail: terrypat@talk21.com

BLP OBS

PLANNING SERVICES | HPT
DC | TLD
DC | P
APP
CS
- 3 SEP 2001
COPIES TO: | ACK: ✓
FILE:

Application No. F/2001/4634

31 August 2001

Mrs B Polnik
Wokingham District Council
Environmental Services Dept
P O Box 157
Shute End, Wokingham
RG49 1WR

Dear Mrs Polnik,

Ref: The Beeches Garden Centre, Wokingham Rd, Hurst

I would support this Application, providing that the following points are observed:

1. To ensure a rural layout with shrubs and trees to protect local properties and ensure that the appearance is in keeping with the rural nature of Hurst.

2. To ensure that noise is kept under strict control with no night working and limitations on weekend working.

3. Road traffic is already heavy along the Wokingham Road, and the entrance/exit to this site is on a double bend. It is therefore essential that good vision is available for vehicles leaving the site. This would require a large splay area.

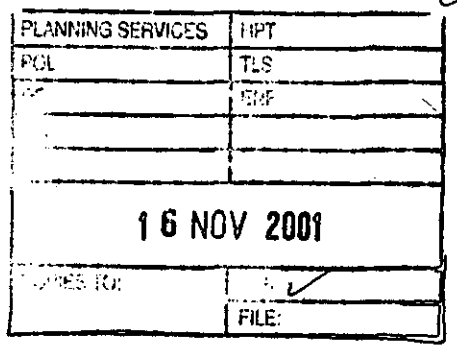
4. During the development of the site, parking restrictions should be enforced for all construction site vehicles.

Yours sincerely,

T J BRADSTREET

Lynne Hopper
Willow Cottage, off Wokingham Road, Hurst, Berks RG10 0RU
Tel: 0118 934 2843 email: c.allen12@ntlworld.com

BNP 12 November 2001 OBS



Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

Dear Sirs

Re: Application No. F/2001/4634 - Beeches Garden Centre

I understand that the previous application for this site having been approved means that this application is likely to be approved. If so I would like to raise the following objections and concerns:-

1 **Height** – I understand this application has a building height that exceeds the previous

2. **Conditions** - I hope that all the conditions will apply to this new application in particular with reference to

   a) low level lighting
   b) times when vehicle movement is allowed
   c) Landscaping to protect residential properties

3. I am also concerned about the **boundary line** shown on the plans. The bounder appears to run along the small track to the left of the site off Wokingham Road but I believe there to be a piece of common land along this path, currently overgrown with a pond in the middle.

Yours sincerely

Lynne Hopper

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Tom Callaghan, Highways

My Ref: F/2000/4634

To: Basia Polnik, Planning

Your Ref: F/2000/4634

Date: 9th October 2001

PLANNING APPLICATION F/2000/4634
PROPOSED DEMOLITION OF EXISTING COMMERCIAL BUILDINGS AND ERECTION OF COMMERCIAL BUILDINGS AND ASSOCIATED PARKING AND LANDSCAPING
THE BEECHES GARDEN CENTRE, WOKINGHAM ROAD, HURST.

Although I acknowledge the existing permitted uses on the site and the recent consent for redevelopment for predominantly storage and general industry, I am concerned that the site is not ideally located for a development that would be mainly office use. Clearly office development has a greater travel demand associated with it than storage and general industry and would be more likely to employ significantly more staff on the site than at present. These employees would be reliant on accessing the site by private car, with little or no opportunity to access it by public transport, foot or cycle. This would clearly be in conflict with PPG13 and our own Structure Plan and Local Plan policies with regard to sustainable development and I therefore recommend that the application be refused on the following grounds:-

1. The site is not in a location which would minimise the need for travel and is not well served by public transport. The proposal therefore constitutes unsustainable development contrary to Berkshire Structure Plan Policies OS1, and LD1, Wokingham District Local Plan Policies WOS3, WT1 and to PPG13.

Many thanks

Tom Callaghan.

FURTHER TO THE P.O.'s CONFIRMATION THAT THERE WILL BE LESS STAFF EMPLOYED ON SITE WITH THIS DEVELOPMENT THAN WITH THE PREVIOUS PERMITTED USE, I RECOMMEND THE APPLICATION BE APPROVED SUBJECT TO THE CONDITIONS RECOMMENDED ON PA F2000/2142 WITH THE ADDITION OF A CONDITION REQUIRING THE PROVISION OF A GTP TO BE IMPLEMENTED WITHIN 6 MONTHS OF OCCUPATION, WHICH SHALL BE FIRST SUBMITTED TO & APPROVED BY THE LPA.

THANKS TOM,

24/10/01

Babtie Environmental

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

Babtie

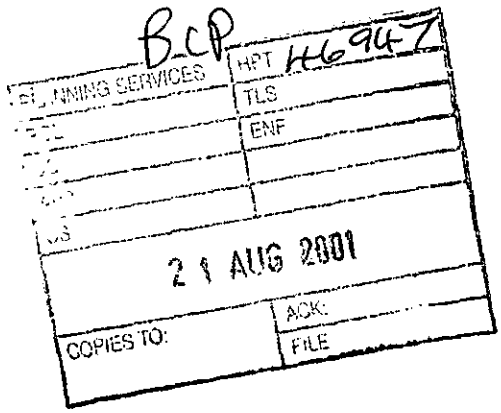
A member of Babtie Group

Our ref Kgb001

Your ref As below

20th August 2001

Mrs B Polnik
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR



Dear Bashir,

PLANNING APPLICATION F/2001/4634
THE BEECHES GARDEN CENTRE, WOKINGHAM ROAD, HURST, READING

With reference to the above planning application I would recommend that the same archaeological conditions apply as to previous applications.

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

Yours sincerely,

Kev Beachus
Archaeologist

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

Ankara
Bangkok
Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

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

Recycled Paper

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

Development Control Ref No:	Received	Parish
F/2001/4634	10.08.01	Hurst

Applicant: Stowhelm Ltd
Location : The Beeches Garden Centre, Wokingham Road, Hurst
Proposal : Proposed demolition of existing buildings and erection of new building for B1(a) office and B1(c) light industrial use

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation and Basia Polnik

SUMMARY:

Planning History –This 1.15 ha. site is located on the east side of Wokingham Road (A321) and comprises of several greenhouses, temporary buildings, external storage and parking areas. The site is currently unoccupied. It was last used by 'Terrapotta' for the manufacture, storage and distribution of concrete garden ornaments and prior to that as a garden centre.

The site has an extensive planning history dating back to 1948 mainly in connection with use of the site as a garden nursery. In 1987 planning permission 26632 was granted to replace the nursery unit with a retail unit increasing the total floorspace by 10m² (this consent was only part implemented) and in 1991 there was a Committee resolution to grant planning permission 37307 for a replacement bungalow, reorganisation of the site and extension (32m²) subject to a legal agreement to remove the existing bungalow. The legal agreement was not signed and therefore the decision was not issued.

More recently planning permission 97/66224/F for the demolition of 6 temporary buildings (132m²) and erection of new building (138m²) and removal of condition relating to temporary consent (97/65278/F) for B2 general industrial use of the site were both allowed on appeal in February 1998. The extension allowed on appeal has not yet been implemented.

Earlier this year planning permission (F/2000/2142) was granted for redevelopment of the site for B1(c) light industrial use resulting in a total of 1,580m².

Proposal - Is to demolish the existing buildings 1,125m² in total and erect new buildings, 1,186m² in total, 821m² for B1(a) office use and 365m² for B1(c) light industrial use. The buildings would have a brick plinth with cladding to the walls and a maximum height of 6m. A total of 10 units would be provided.

A design statement has also been submitted with the application.

RECOMMENDATION:

REFUSE PLANNING PERMISSION

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

Consultations -

- ***Highway Authority*** : Due to the reduction in floorspace, approval is recommended subject to the same conditions as imposed on the previous consent F/2001/2142, with the addition of a condition requiring the provision of a green travel plan within 6 months of occupation.
- ***Environmental Health*** : No objections subject to imposition of conditions regarding control of noise and for odour nuisance from industrial uses and hours of working and construction.
- ***Landscape Architect*** : No objection to the principle of redevelopment of this brownfield site. Extent and design of buildings are in keeping with rural setting. A landscape scheme is required. This should contain native species especially along the boundary.
- ***Archaeological Consultant:*** Programme of archaelogical evaluation trenching required.
- ***Environment Agency:*** no objection in principle subject to conditions relating to soakaways and surface water source control.
- ***Hurst Parish Council :*** no objection subject to conditions to protect the community. Refer to attached comments.
- ***Letters of representation*** : One letter of objection received. This can be summarised as follows:
  - increased height of building
  - if approved conditions required to ensure low level of lighting, restriction of vehicle movement and landscaping
  - boundary appears to be incorrect

  In addition one letter received in support of the application subject to the appearance being in keeping with a rural area, noise being controlled, adequate visibility and parking restriction enforced during construction.

Appraisal - Main issues are:

A. Principle of redevelopment and impact of the proposal on the visual amenity and rural character of the area : Policies C2 and C5 of Berkshire Structure Plan, LTV2 and LC2 of Loddon Area Local Plan, WCC1, WLL6, WEM7 and WRE4 of Wokingham District Local Plan and PPG7.

B. Impact on amenities of neighbouring occupiers : Policies LBE1 and LBE2 of Loddon Area Local Plan and WBE1 of Wokingham District Local Plan.

C. Highway issues : Policy WT4 of Wokingham District Local Plan.

D. Archaeological issues: Policy WHE15 of Wokingham District Local Plan and PPG 16.

E. Concerns of Parish Council and objectors.

A. Principle of redevelopment and impact of proposal on the visual amenity and rural character of area

The site is located outside the settlement boundary in a rural area and in an area important to the setting of settlements. Wokingham Road is also designated as a green route and parts of the surrounding area (although not the application site itself) as an area of special character as defined in the Wokingham District Local Plan.

Whilst the site is in a rural area the principle of redevelopment is acceptable under Policies C2 of Berkshire Structure Plan and WCC1 of Wokingham District Local Plan subject to the development being appropriate in scale, form and siting to its location in the countryside.

The principle of redevelopment of the site has also been set by the scheme approved in February 2001, under planning application F/2000/2142, for 1,580m² of floorspace. The 455m² increase in floorspace for light industrial use was previously accepted as external storage areas were taken into account which the agent estimated to be approximately 1,500m². A condition (condition 11) restricted the use of the floorspace to B1(c) light industrial use only.

In terms of policy WEM7 of Wokingham District Local Plan which encourages the provision of small units, of up to 150m^2 particularly for B1(c) light industrial uses, all 10 (6 for office use and 4 for light industrial uses) of the units being provided would be less than 150m^2 in accordance with this policy.

Whilst the proposal would result in a decrease of floorspace of 394m^2, which represents a 25% reduction, compared to the recently approved redevelopment proposal under F/2001/2142, the height of the building would be increased from 5m to 6m. The agent has been requested to reduce the height to 5m, the same as previously approved and in response has commented that he is firmly of the view that the current proposal because of it is of higher quality in material and design and of lesser footprint, is more suited to this rural area than the extant permission. In addition the site area has been increased to 1.15 ha to include a larger area for soft landscaping.

The extant permission proposes a building with a maximum height of 5m which is similar in height to the existing greenhouses. Many of the other buildings on site are lower than this and low key in nature. The previously approved building was predominantly constructed of olive green sheet steel cladding with a brick plinth although some of the elevations contained a larger area of brickwork. The building was not dissimilar in design to an agricultural building with the number of windows kept to a minimum.

The proposed building would have a brick plinth with stained shiplap above and a slate roof and a large number of windows. It is considered that both the design and the increase in height would have an unacceptable urbanising impact, detrimental to the visual amenity and rural character of the area which is also important to the setting of settlements. As such the proposal is considered contrary to policies C2 and C5 of Berkshire Structure Plan, LTV2 and LC2 of Loddon Area Local Plan, WCC1 and WLL6 of Wokingham District Local Plan

The Inspectors report (Part 2) on the Wokingham District Local Plan Inquiry has now been received. Amongst the recommendations the Inspector has included the deletion of policies WLL6, WEM7 and category (f) within policy WCC1 relating to the redevelopment of sites in the countryside. Whilst the report is material it has not yet been considered by the Council. However the Inspector's recommendation of the deletion of policy WLL6 is on the basis that the issue can be covered satisfactorily within policy WCC1, which he supports in principal and amends. He supports the provision of small business units, but suggests that this objective should be in explanatory text rather than policy. He supports the principle of policy WR4 but recommends amendments. Notwithstanding these suggestions the Inspector's recommendations would not alter the proposed recommendation in relation to this application.

B. Impact on amenities of neighbouring occupiers

The site is surrounded by residential uses the nearest being Fairbrook. The most recent use of the site ie. production of garden ornaments was classed as B2 (general industrial use) and therefore a B1(c) light industrial uses and B1(a) office uses are considered more appropriate in this location due to proximity of residential properties. In view of this and due to the location of the proposed building it is not considered that the amenities of neighbouring occupiers would be adversely affected.

C. Highway issues

Adequate visibility splays of 4.5 x 120m can be achieved from the site access. The current proposal would result in an estimated net reduction of 11 employees on-site when comparing this proposal with that recently approved under F/2001/2142.

In accordance with standards B1 uses require 1 space for every 25m^2 although a relaxation of this standard will be considered for B1(c) light industrial uses. This would equate to the need for 47 spaces and a total of 51 are being provided. The Inspector notes that the Council should review its parking standards at Modification stage to reflect current government guidance.

D. Archaeological issues

Whilst the site is not designated as an archaeological site it is located within an archaeologically sensitive area as defined by the Sites and Monuments Register and therefore it is recommended that a condition be imposed requiring an archaeological evaluation trenching prior to the commencement of development, if planning permission should be granted.

E. Concerns of the Parish Council and objectors

The concerns of the Parish Council and neighbouring occupier have been noted. In the event of an appeal being submitted it is considered that issues of external lighting, hours of construction and working could be restricted by condition.

Conclusion - Whilst given the planning history of the site, the principle of redevelopment of this site would be considered acceptable, this is subject to the proposal not adversely affecting the rural and open character of the area. Whilst there are benefits of redevelopment of the site ie. the removal of external storage area and a B2 use in close proximity to residential uses, and the reduction in the floorspace and footprint of the building compared with the recently approved scheme, the increase in the height of the building and its design is considered to be unacceptable in this countryside location.

Recommendation - REFUSE planning permission for the following reason:

1. The proposal by virtue of its design and the increase in height would have an unacceptable urbanising impact, detrimental to the visual amenity and rural character of the area, which is also important to the setting of settlements. As such the proposal is considered contrary to policies C2 and C5 of Berkshire Structure Plan, LTV2 and LC2 of Loddon Area Local Plan, WCC1 and WLL6 of Wokingham District Local Plan, and the Local Plan Inspector's comments and recommendations upon the relevant District Local Plan policies.

Informative:

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:
Berkshire Structure Plan policies C2 & C5
Loddon Area Local Plan policies LTV2, LC2, LBE1 & LBE2
Deposit Draft Wokingham District Local Plan policies WCC1, WCC2, WLL6, WRE4, WBE1, WHE15, WEM7 & WT4.

BASIA POLNIK

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

11th September, 2001

12 SEP 2001

Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

For the attention of Basia Polnik

Dear Mrs. Polnik,

Application No. F/2001/4634

I refer to the above-mentioned Application by Stowhelm Ltd. in respect of The Beeches Garden Centre, Wokingham Road, Hurst: proposed demolition of existing commercial buildings and erection of commercial buildings, associated parking and landscaping.

Although the plans lack detail, on the basis of the information supplied, my Council have no objection to the proposal, subject to conditions to protect the community.

Members have some reservations regarding the area of the site which abuts the bridleway. The north west corner has never been fenced as shown on the plan and may not extend as far as shown.

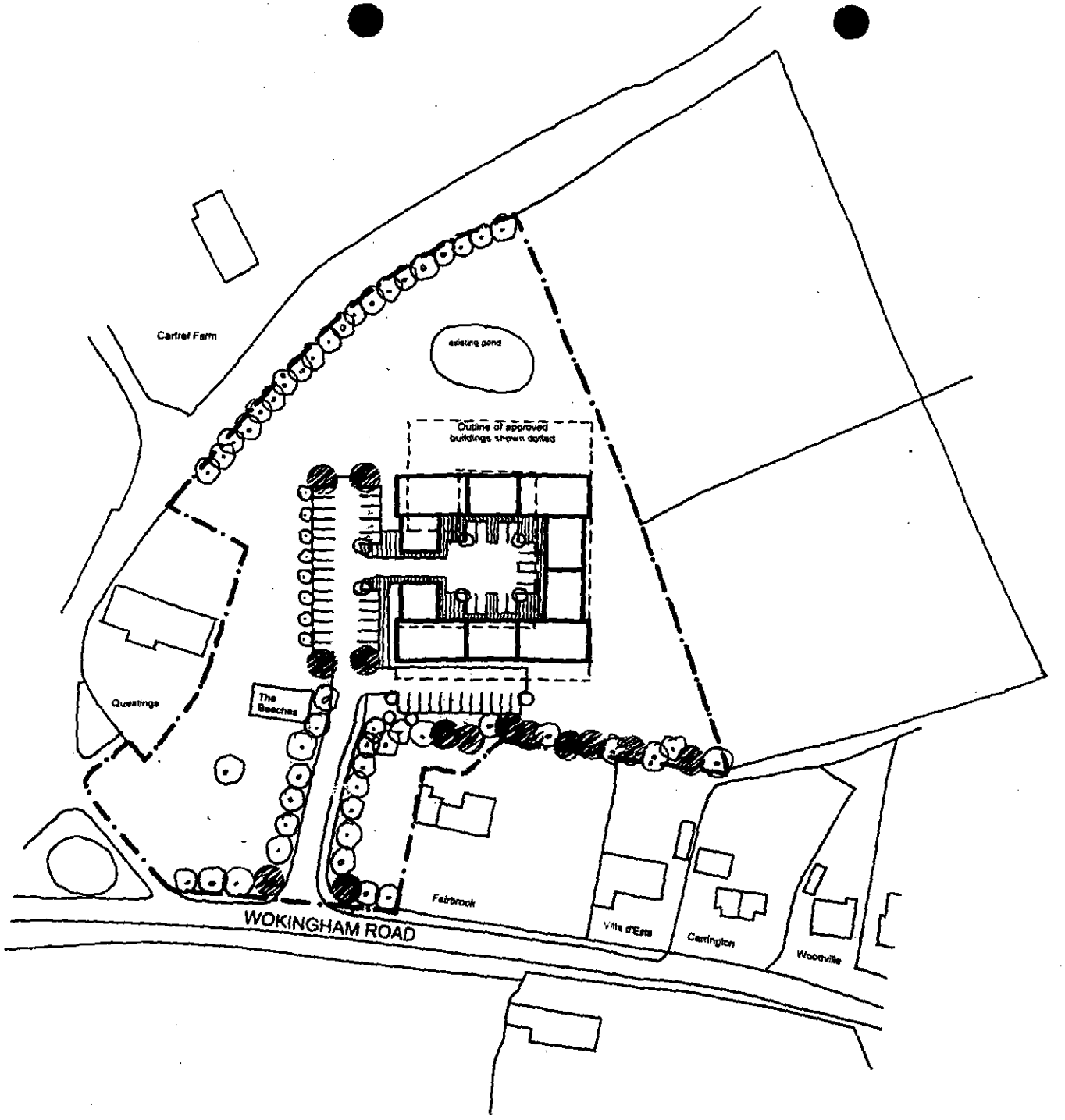
Members hope that any approved ridge height will be no higher than the present buildings. The Council would also want the external lighting to be restricted. If the use is changed from light industrial to office, then consideration should be given to the effect of traffic movements. It is also suggested that extra landscaping adjacent to the bridleway should be considered.

No doubt, these are matters covered by conditions should the Application be approved.

Yours sincerely,



Clerk



10.AUG.2001* 4634

B1 REDEVELOPMENT

WOKINGHAM ROAD

SITE LAYOUT

12/08/01

1:500

LCA

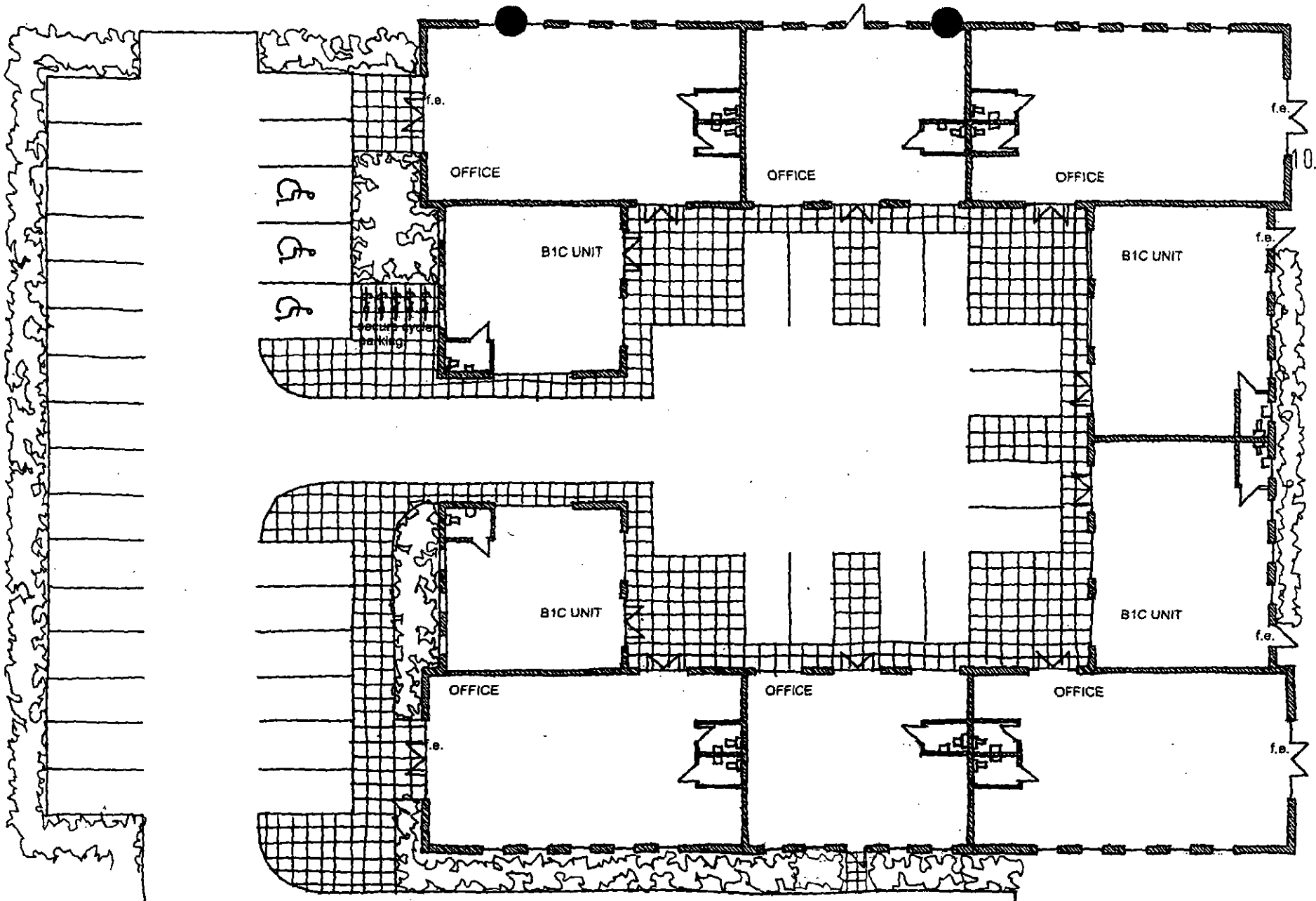
LANGLEY CLARK ARCHITECTS

Royal Station Co
Twyford Readir
Berkshire RG10 9

Tel: 0118 932 09
Fax: 0118 932 09

1555-sk10

A



10. AUG. 2001 * 463

B1 REDEVELOPMENT

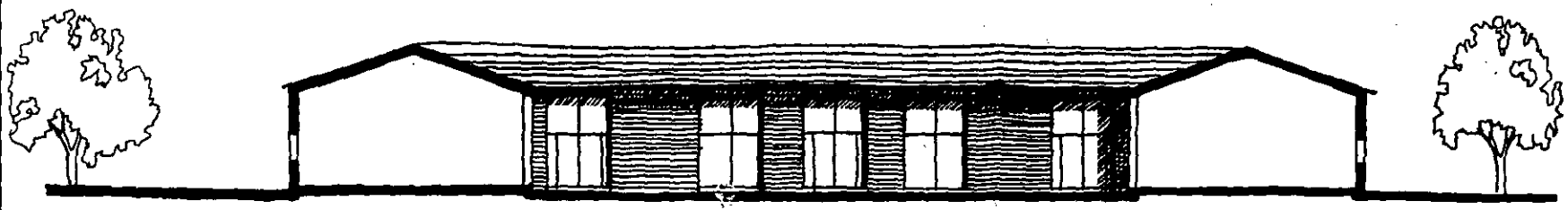
WOKINGHAM ROAD

FLOOR PLAN

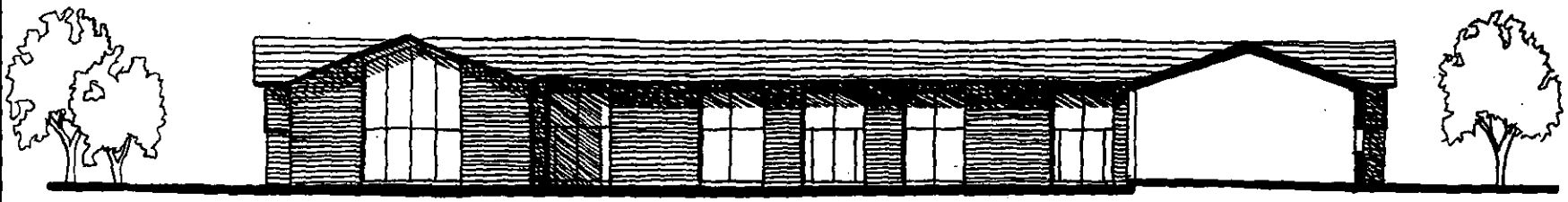
LCA
Royal Station Co
Twyford Readi
Berkshire RG10 9
LANGLEY CLARK ARCHITECTS Tel: 0118 932 09
Fax: 0118 932 09

1555-sk11

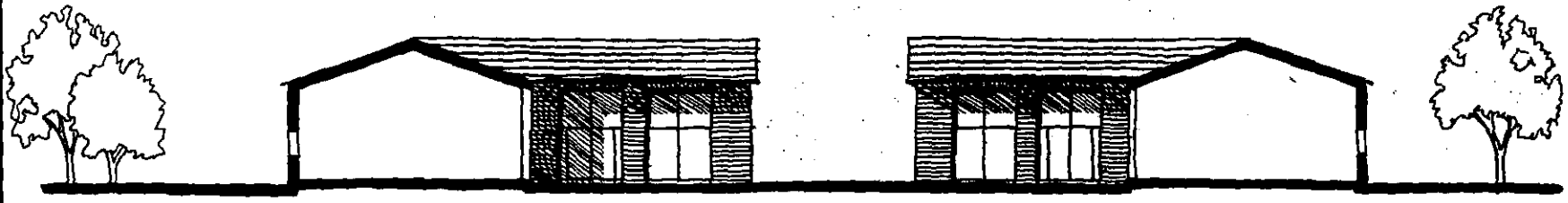
A



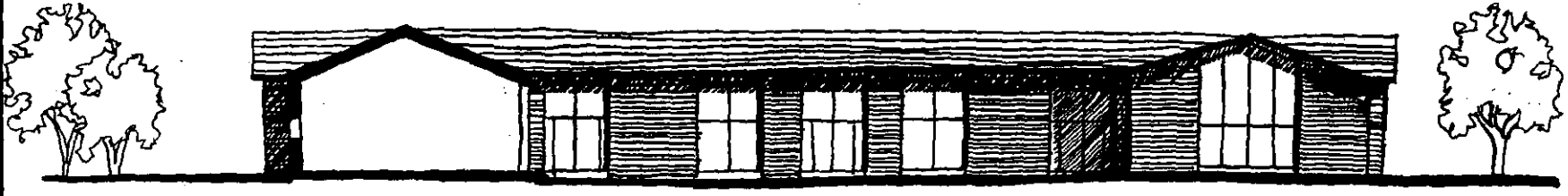
COURTYARD SOUTH ELEVATION



COURTYARD EAST ELEVATION



COURTYARD NORTH ELEVATION



COURTYARD WEST ELEVATION

MATERIALS:

Roof:
Interlocking artificial slate with matching dry ridge/verge/valley
Colour: Blue/black

Fascia/soffit/gutter:
Stained timber with black plastic guttering
Stain colour: Dark brown

Walls:
Red multi-stock facing brickwork with recessed bands
All in plain mortar

Windows/doors:
Polyester powder coated aluminium framed curtain walling with matching opening lights and doors with grey tinted double glazing
Look-alike panels to floor level glazing round main entrance
Obscured glazing where identified
Fritted glass to lower panes of first floor office above entrance
Frame colour: Bronze anodised

CRAUG 2001 * 4634

B1 REDEVELOPMENT

WOKINGHAM ROAD
HURST

COURTYARD ELEVATIONS

LCA
LANGLEY CLARK ARCHITECTS
Royal Station Court
Twyford Reading
Berkshire RG10 9NF
Tel: 0118 932 0880

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS

'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU52 7SL.

Telephone: 01252 624004 Fax: 01252 684160

E-Mail: info@ggassociates.co.uk

PLANNING SERVICES	HPT 50478
ANTS	TLS
DL. BP	ENF
APP	
CS	

3 0 NOV 2001

COPIES TO:	ACK:
	FILE:

Head of Planning
Wokingham District Council,
Shute End,
Wokingham,
Berks, RG40 1WR.

28th November 2001
Our Ref: TB/00/154
0118 974 6484 (1 page)

Dear Mrs Polnik,

PROPOSED DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF BUILDINGS FOR CLASS B USE WITH ASSOCIATED PARKING
THE BEECHES, WOKINGHAM ROAD, HURST.
F/2001/4634

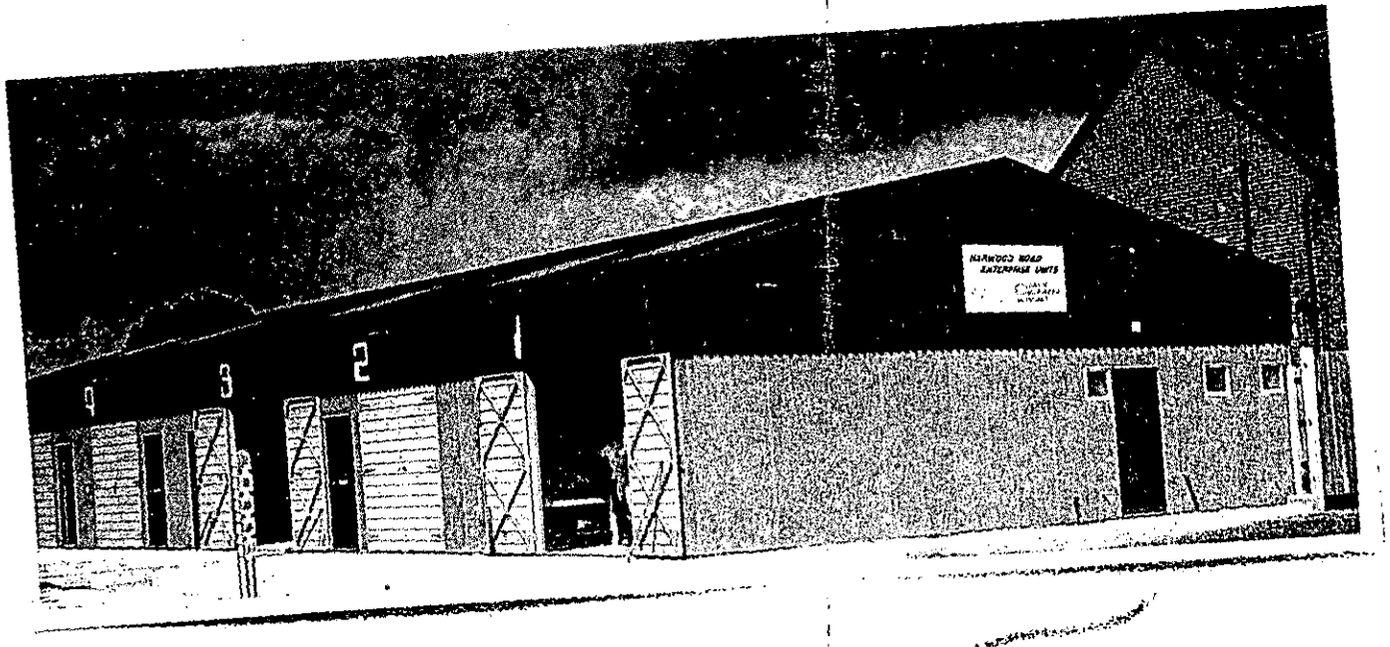
I write in respect of the above application and our telephone conversation on Monday last.

I confirm that the site edged red is entirely within my Clients freehold ownership..

I attach photographs of the theme of the proposed development as set against the extant permission. You already have my arguments on this matter.

Yours sincerely,

Mark Leedale.


4
3
2
1



E



F



G

Date: 28 November 2001

Your Ref:

My Ref: **Mrs B Polnik - F/2001/4634**

Stowhelm Ltd
C/O Gregory Grey Associates
17
Dinorben Close
Fleet
Hants
GU52 7SL

WOKINGHAM DISTRICT COUNCIL
Environm[redacted] 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

Application Number: F/2001/4634

Site Address: The Beeches Garden Centre, Wokingham Road, Hurst, Reading.

Proposal: Proposed demolition of existing commercial buildings and erection of commercial buildings associated parking and landscaping..

Your application is to be determined at the Development Control Sub-Committee meeting on the 05.12.01 and will start at 7.00pm. The application has been recommended for refusal 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

Applicationo	Name & Address
F/2001/4634	P.C. Dave Stubbs Crime Prevention Design Advisor Thatcham Police Station 20 Chapel Street THATCHAM Berkshire RG18 4QL
F/2001/4634	T.J. Bradstreet High Barn Wokingham Road HURST Berkshire RG10 0RX
F/2001/4634	Lynne Hopper Willow Cottage Off Wokingham Road, HURST RG10 0RU
Committee letter sent 28.11.01	

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS

'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU52 7SL.

Telephone: 01252 624004 Fax: 01252 684160

E-Mail: info@ggassociates.co.uk

PLANNING SERVICES Ref: 49595

POL

DC BP

APP

CS

08 NOV 2001

COPIES

Head of Planning
Wokingham District Council,
Shute End,
Wokingham,
Berks, RG40 1WR.

6th November 2001

Our Ref: TB/00/154

Dear Mrs Polnik,

PROPOSED DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF BUILDINGS FOR CLASS B USE WITH ASSOCIATED PARKING THE BEECHES, WOKINGHAM ROAD, HURST. F/2001/4634

I refer to our telephone conversation this morning.

Please would you report the application to Committee on 5th December. In so doing will you please take into account the contents of my letter dated 30th October and the submitted Design Statement. In essence we are firmly of the view that the current proposal because it is of higher quality in material and design: and of lesser footprint, is more suited to this rural area than the extant permission.

If I can be of further assistance please let me know.

Yours sincerely,

Mark Leedale.



Royal Mail

We were unable to deliver this item because ...

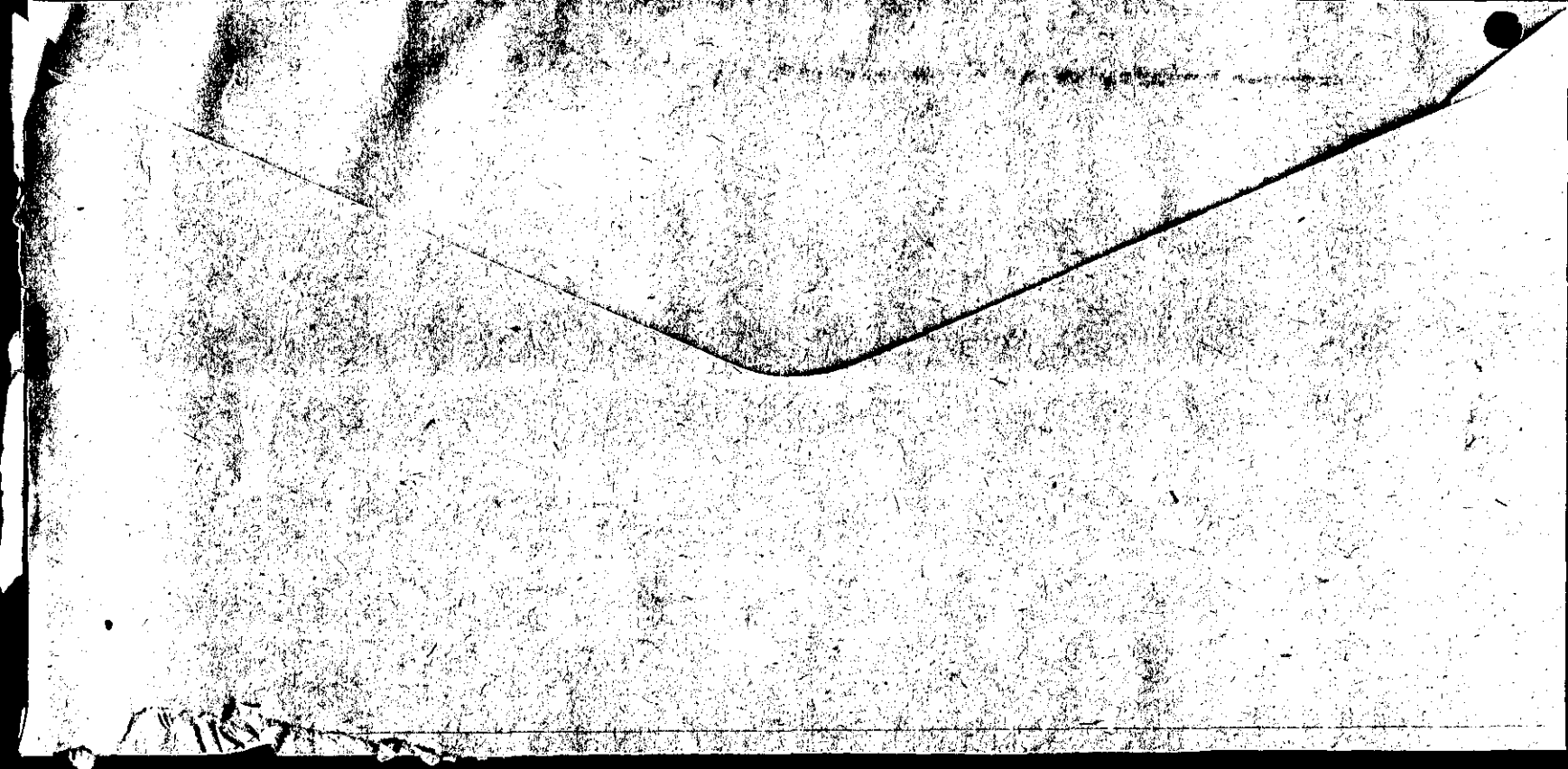
- [x] addressee has gone away
- [ ] no answer
- [ ] addressee unknown
- [ ] address incomplete
- [ ] refused
- [ ] address inaccessible
- [ ] not called for

no such address in

date 24/8/01 initials

badge number

P3960/97/302543

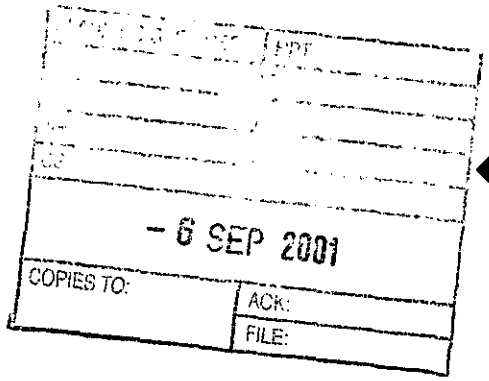


Tel. 0118 974 6450

Date: 17 August 2001

Your Ref:

My Ref: Mrs B Polnik
F/2001/4634



The Owner / Occupier
WOODVILLE
WOKINGHAM ROAD
HURST
READING
RG100RU

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

Dear Sir/Madam
Application Number: F/2001/4634
Site Address: The Beeches Garden Centre, Wokingham Road, Hurst Reading.
Proposal: Proposed demolition of existing commercial buildings and erection of commercial buildings associated parking and landscaping..

The Council has received an application to carry out the above development.

If you wish to see the plans and other details submitted you can do so at the District Council Planning Services reception at the offices in Shute End, Wokingham from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday, **or** at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays, 9.30am to 1.00pm Saturdays and 1.00pm to 4.00pm Sundays. The library is closed all day on Wednesdays. **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 take this letter with you or quote application number F/2001/4634 to enable the library staff to locate the correct information.**

If you have any comments you would like to make before the application is determined, please reply in writing within 21 days from the date of this letter quoting Application Number **F/2001/4634** . Your comments will be considered by the planning officer before a decision is made and will be summarised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. All those making comments will be notified of the decision when it is made. **You can also make comments using the District Councils web site at *www.wokingham.gov.uk* , under Planning.**

Please note that all comments made will be open to public inspection and should you have any queries regarding this application please contact the planning officer, **Mrs B Polnik**, on **0118 974 6450**.

Yours faithfully,

Mrs B Polnik

Development Control Officer

Received by Wokingham District Council

Application No: F/2001/4634

Proposal:
Proposed demolition of existing commercial buildings and erection of commercial buildings associated parking and landscaping.

Location:
The Beeches Garden Centre, Wokingham Road, Hurst, 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 take this letter with you or quote application number F/2001/4634 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/09/2001. 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

17 August 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	10 AUG 2001
Officer: BP	Application No. F/2001/4634

Map No. 44 Site ...1.12.....
Easting: ..... Flood Plin .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED DEMOLITION OF EXISTING COMMERCIAL BUILDINGS AND ERECTION OF COMMERCIAL BUILDINGS ASSOCIATED LANDSCAPING

Location: THE BEECHES WOKINGHAM ROAD

Parish: HURST **Ward:** Hurst 17.8.01

Applicant: STOWHELM LTD

Fee **Received** 3040-00 **Required** ..... **Additional** ..... **Refund** .....

Enforcement Section (3) to be notified ☐ tick if required

Additional *information required for validation*

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Need other side elevation + elevations of inner courtyard	2/8	
6	Floor plans	Fire exit shown in different position on floor plan / side elev.		10 AUG 2001
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 ...X X.....

Date Site Notice Sent : 17.8.017 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape ✓ .....
Trees .....
Conservation Officer .....
Environmental Health ✓ .....
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 ✓ .....
CPRE ✓
Hurst Village Society c/o The old Pound Whistley Green
Disabled Access officer

EXTERNAL CONSULTATIONS

Adjacent D P A .....
Adjacent Parish .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco ✓ .....
Environment Agency Groundwater Protection Zone 3 .....

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

HERITAGE BODIES

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

OTHERS: Rural Area
Area of Traditional Local Character
Countryside

NO new p/e apps

NEIGHBOURS:

S/N + see map

+ Pls include:
R. & I. Simons, Eastwood, Wokingham Rd, Hurst RG10 0RU
Lynne Hopper, Willow Cottage, off Wokingham Rd, Hurst RG10 0RU
C.T. Allen, Willow Cottage, Hurst RG10 0RU
+ Church Farm House, Wokingham Road, Hurst

Rec'd 2.30 PM

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS
'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU13 9SL.
Telephone: 01252 624004 Fax: 01252 684160
E-Mail: info@ggassooiates.co.uk

10.AUG.2001* 4634

Wokingham District Council,
Shute End,
Wokingham,
Berks, RG40 1WR.

18th July 2001
Our Ref: TB/00/154

Dear Sir,

PROPOSED DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF BUILDINGS FOR CLASS B USE WITH ASSOCIATED PARKING THE BEECHES, WOKINGHAM ROAD, HURST.

I enclose an application for the above on behalf of my Client, Stowhelm Limited.

In determination of this application, the following matters are pertinent:

(1) Planning history
(2) Planning policy
(3) Visual impact

(1) Planning History

Planning permission was granted in February of this year for 1,580 square metres of commercial development in replacement for the existing buildings.

Condition 11 of the permission restricts the use, once constructed, to class B1(c). The reason for this condition is stated as being "the special circumstances of this case" and so that the Local Planning Authority had the opportunity of exercising control over "subsequent alternative use".

My client's proposal is for mixed class B1(c) and B1(a) use. It is of considerably less floor space being 1186 square metres and represents a reduction of 36% over the existing permission. It is also comparable to the existing Class B2 floor space whereas the extant permission represented an increase of 455 square metres.

(2) Planning Policy

Although my Clients proposal is for the development of new buildings, the extant permission is clearly material to the determination. As such government guidance and policy as well as local plan policy are pertinent.

Government policy relating to the restriction of permitted development rights is clearly set out in circular 11/95. It states, inter alia;

(3) Visual Impact

Having regard to the foregoing, the key to determination is whether or not a mixed Class B scheme has an adverse impact when set against a Class B1(c) development. In essence are there any "exceptional circumstances" which justify a restrictive approach to Class B uses in this locality.

The matter of visual impact is detailed in the accompanying design statement. The statement assesses the impact of buildings and their curtilage on surrounding spaces and views in accordance with advice set out in PPG1. In short, the buildings have an improved impact on their surrounds when set against the existing and extant permission. This judgement is set out having regard to broadly similar height; improved materials specification; reduced footprint; consequent increase in the areas available for landscaping; and reduction in areas of hardstanding.

In detail, the scheme for which planning permission has been granted incorporates a courtyard development with parking and HGV turning areas alongside the complex of buildings. This general theme has been retained by my client's architect with some of the parking contained in the courtyard and no requirement for HGV turning outside of the complex of buildings – the smaller units are unlikely to attract larger HGV's. This allows for additional landscaping and a softer impact to Wokingham Road which is a key tenat of the 'green corridor' planning policy.

Leaving this aside, the footprint is considerably less than the extant permission as demonstrated by drawing number 1555–SK-01. Significantly the elevations (1555-SK-12) are of a very much higher quality in terms of their design and material specification. The extant permission incorporated a brick plinth on parts of the buildings with steel cladding to the walls and roofs. The current development proposal incorporates facing brick to the plinth with stained weatherboarding above; and the roof is to be grey interlocking tiles.

The larger glazed areas reflect the general theme of vernacular rural buildings where cart openings are treated in this way. These do not face the adjoining residential properties as shown by the elevation drawings.

Returning to landscaping, one of the key matters set out in the previous scheme and consequent Committee report, was the need for a high quality scheme. In practical terms this is more likely to be achieved at the outset where there is some office content. This is because the development produces more value and office users generally demand a higher quality setting. Moreover, the likelihood of good quality of maintenance in perpetuity is more certain with an office scheme than light industrial.

I trust you have all the information required. Please do telephone me if I can be of further assistance.

Yours sincerely,

Mark Leedale

Cc Stowhelm Limited.

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS

'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU52 7SL.
Telephone: 01252 624004 Fax: 01252 684160
E-Mail: info@ggassociates.co.uk

10.AUG.2001* 4634

Head of Planning
Wokingham District Council,
Shute End,
Wokingham,
Berks, RG40 1WR.

9th August 2001
Our Ref: TB/00/154

Dear Sir,

PROPOSED DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF BUILDINGS FOR CLASS B USE WITH ASSOCIATED PARKING THE BEECHES, WOKINGHAM ROAD, HURST.

I enclose amended particulars as requested.

In fact the elevation was wrongly drafted and has been amended. This accounts for confusion relating to the fire door. The submitted plans are numbered 1555-sk-10A, 11A, 12A and 13A. The application forms have been amended and I would ask you to discard the plans which you have retained.

Coloured sets of these drawings are being prepared.

I trust the application can now be registered.

Yours faithfully,

Mark Leedale

Cc Stowhelm Limited

Form 2

Town and Country Planning (General Developent Procedure) Order

CERTIFICATE UNDER ARTICLE 7

This Certificate relates to proposed development at (a) The Beeches, Wokingham Road, Hurst, Berkshire

* COMPLETE BOTH SECTIONS 1 and 2 - delete as applicable.

10.AUG.2001* 4634

I certify that:

SECTION 1

Certificate A

*1. On the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner (b) of any part of the land to which the application relates.

OR

Certificate B

1. I have/The applicant has given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying application*, was an owner (b) of any part of the land to which the application* relates, as listed below.

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

AND

SECTION 2

Agricultural Holdings Certificate

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

OR

2. I have/The applicant has given the requisite notice to every person other than my/him/her* self who, on the day 21 days before 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:

Agricultural tenant's name (c)	Address at which notice was served	Date on which notice was served

Signed Gregory Gray Associates

*On behalf of Stowhelm Limited

Date 18th July 2001

(a) please give the application site address.

(b) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years. Unless you are the **sole freehold owner** of all the land included in the application, you should complete Certificate B and serve notice on all other owners.

If you do not know the name and address of the owners of the land, please consult the local Planning Office for further advice.

(c) If you are the sole agricultural tenant enter "not applicable".

It is an offence to knowingly or recklessly complete a false or misleading Article 7 Certificate.

(1) BEECHES NURSERY

ADDRESS WOKINGHAM ROAD PARISH HURST

PLOT No. ORD. SHEET No. (44)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
325/48	E. COLLINS	GREENHOUSE	16.9.48	APP
331/49	"	2 "	8.8.49	APP
643/55	W. HARRIS	GARAGE & PETROL FILLING ST.	4.8.55	REF
0/36/61	G. MESSUM	O/L. DET. DWELLING & GARAGE	23.3.61	C/A
113/61	"	BUNGALOW	15.6.61	C/A
07775	"	O/L. STAFF BUNGALOW	13.4.78	REF
26090	MR P. ARMSTRONG	DEM OF EX. BLDG. / ST. ERECT GARDEN CENTRE	6.8.86	REF
26632	"	" "	26.11.86	C/A
[illegible]42655	"	REPL. GREENHOUSES / POTTING SHED	10.4.87	APP
35208/9	W/DR. "			
36341	"	REPL. BUNGALOW & GARAGE / EX. TO RETAIL OUTLET	17.10.90	REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS EUC - NURSERY & RESIDENTIAL

DRAINAGE

091074 36342 " RELAX. CONDS 3/4/5/6/7/10 ON 26632 17.10.90 REF

(2) ADDRESS BEECHES NURSERY PARISH HURST

PLOT No. ORD. SHEET No. 44

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
37306	MR. P. ARMSTRONG	RELAX. CONDS. 5/7/10 (26632)	26.6.91	REF
[illegible]7307	" REPL.	BUNGALOW & GARAGE / PARKING / STORAGE / DISPLAY AREAS / EXT. TO PROVIDE ACCOUNTS / STAFF ROOM / CHECK OUT	~~26.6.91~~	N.I. C/A LA
96/63301/0	AVALON ENTERPRISES	O/L 32 HOUSES, GARAGES ACCESS	18.4.96	REF
97/65278/F	MR & MRS ARMSTRONG (RETRO)	MANUFACTURE, STORAGE & DISTR. GARDEN ORNAMENTS & RETENTION 2 TEMP. BUILDINGS.	21.7.97	C/A ~~IP~~ ~~2 [illegible]~~ ~~31.7.99~~

DATE OF COMPLETION

MINISTRY DECISION 65278 - APPEAL AGAINST COND. 8 ALLOWED - 19.2.98 - (TEMP. PERMISSION)

SPECIAL ORDERS 37307 - REMOVAL PD RIGHTS

DRAINAGE

091074

1769a

W

PL

APPLICATION FOR PERMISSION

Please answer ALL QUESTIONS in
not applicable, answer N/A in space.
form and plans to:-
THE DISTRICT PLANNING OFFICE
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE. RG40 1WR

1.

If the applicant has an agent, a
correspondence will be sent to
the agent

3. On the plans show the SITE ou
Show also OTHER land in the a
ownership or control in BLUE.

4. WHAT IS THE APPLICATION F
Give brief details and state for
site and any buildings will be u

5. Give the area in hectares or pa

6. State the applicant's interest i
e.g. owner, prospective purch

7. List all the plans and drawing
with the application

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

1933

(3)

ADDRESS The Beechers Wokingham Road PARISH Hurst

PLOT No. ORD. SHEET No. Ex

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
97/6622 H/F	Mr. Mrs. P. Armstrong	Office, Restroom, Toilets & Showroom	31.10.97	Ref
FP98/7465	Appeal Mr. Armstrong	S/St Showroom	3.6.98	App
E/2000/2142	Mr. Armstrong	Demolish Bldgs & erect commercial bldgs & assoc. parking & landscaping	7.2.01	App

MINISTRY DECISION 66224 - APPEAL ALLOWED - 19.2.98

SPECIAL ORDERS PD Eng - Mr M Leedale - Commercial Redevelopment 10.5.00

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 ?

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

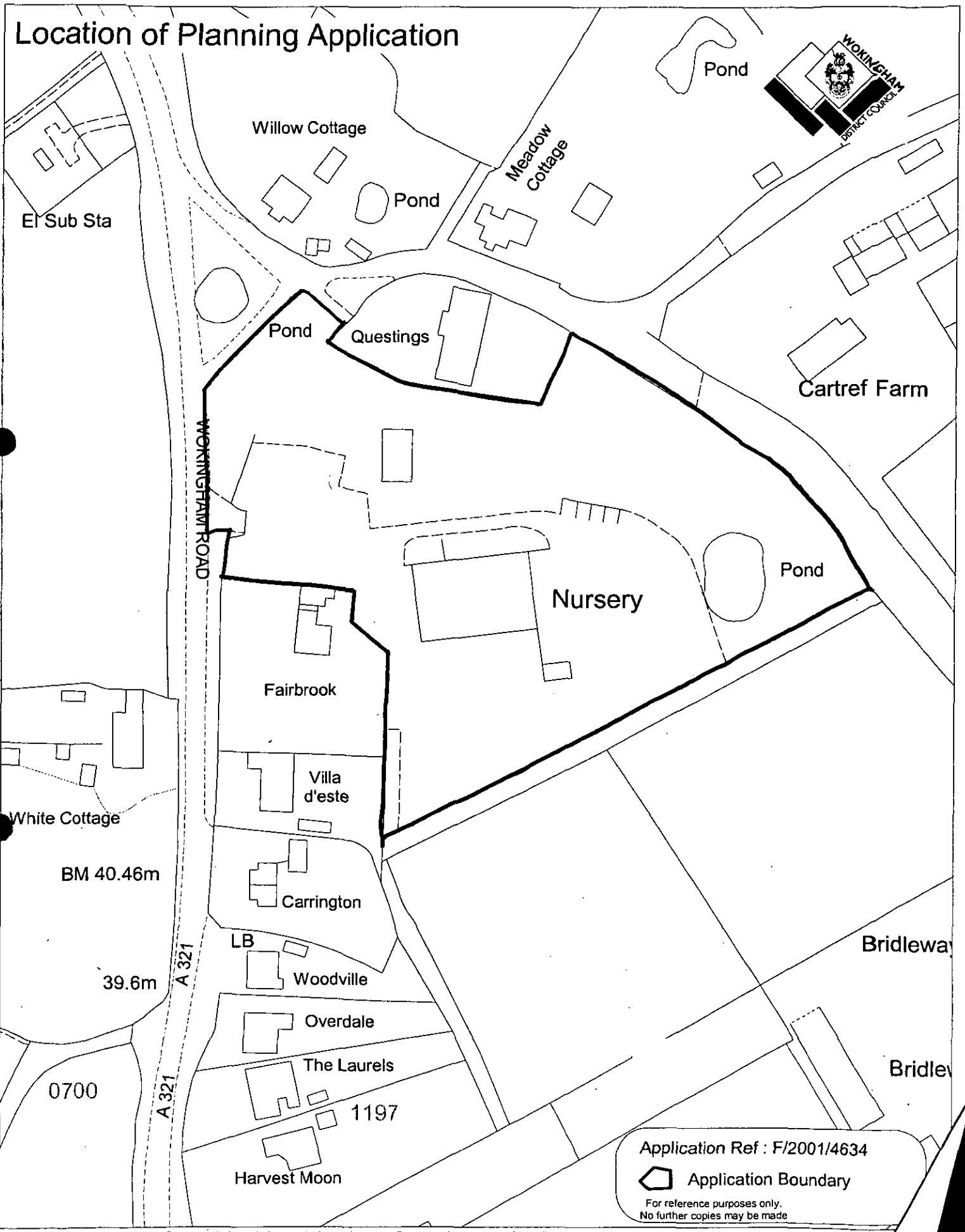
Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

20 November 2001 Scale: 1 : 1250

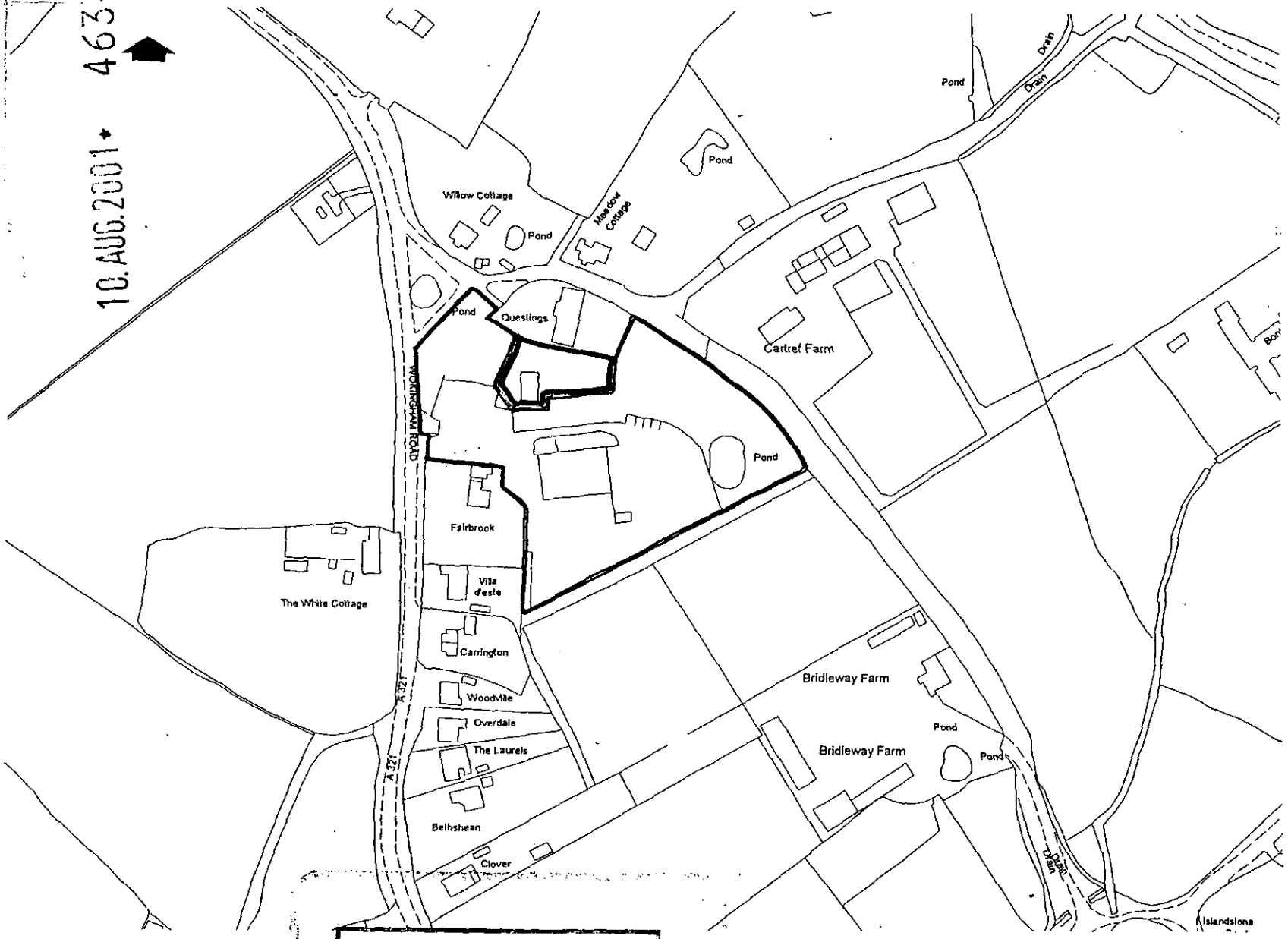


This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

26 July 2001

Scale: 1 : 2500



10.AUG.2001 4634

REFUSED

Notes
Do not scale except for Planning and Building Regulations purposes.

Site

Revision Details			
E			
D			
C			
B			
A			

Gregory Gray Associates
Chartered Town Planning Consultants
'Redcliffe,'
17 Dinorben Close,
FLEET,
Hants, GU52 7SL.
Telephone: 01252 624004
Fax: 01252 684160
E-Mail: info@ggassociates.co.uk

Client
Stowhelm Limited

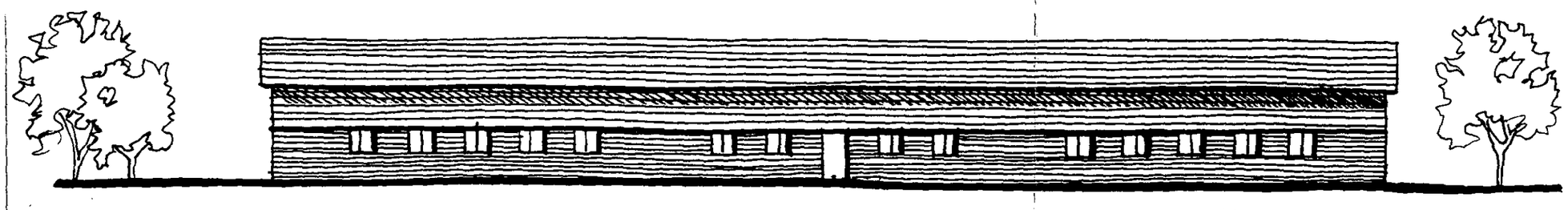
Job Title
Commercial development

Drawing Title
Location Plan

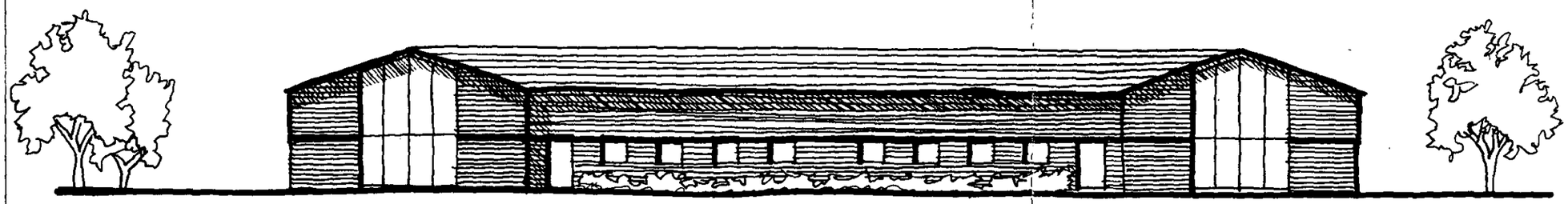
Scale
1:~~2,500~~ 1:1000

Date	Drawn By
July 2001	ML

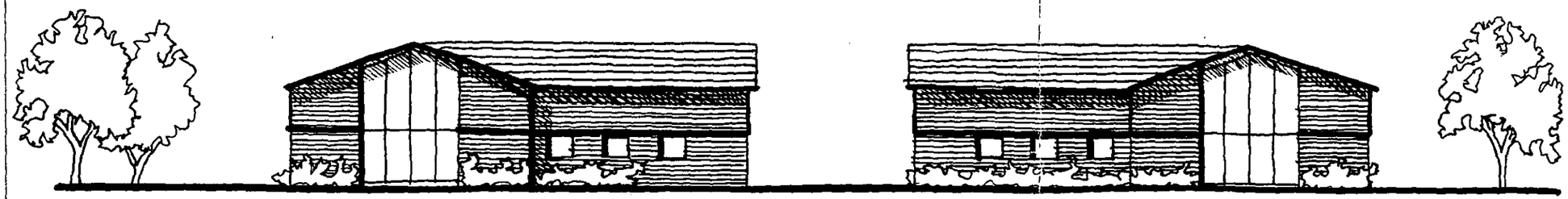
Drg. No.	Rev.
TB00/154//01	



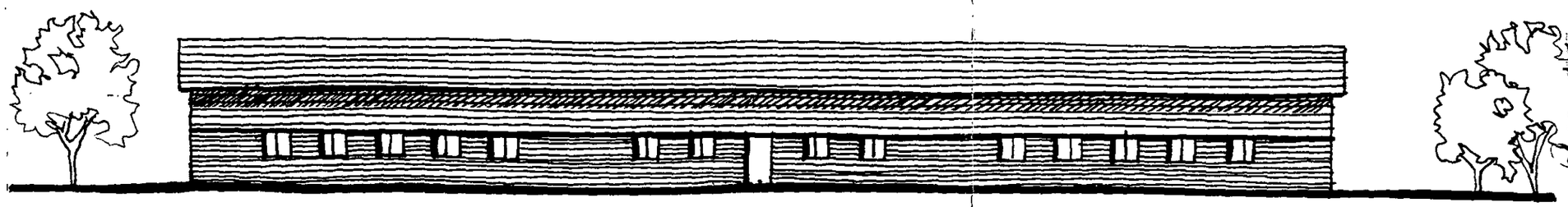
SIDE ELEVATION - EAST



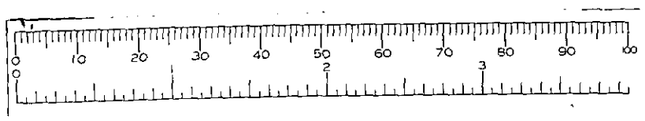
REAR ELEVATION - SOUTH



FRONT ELEVATION - NORTH



SIDE ELEVATION - WEST



MATERIALS:

Roof:
Interlocking artificial slate with matching dry ridge/verge/valley
Colour: Blue/black

10 AUG 2001 • 4634

Fascia/soffit/gutter:
Stained timber with black plastic guttering
Stain colour: Dark brown

Walls:
Red multi-stock facing brickwork with recessed bands
All in plain mortar

Windows/doors:
Polyester powder coated aluminium framed curtain walling with matching opening lights and doors with grey tinted double glazing
Look-alike panels to floor level glazing round main entrance
Obscured glazing where identified
Fritted glass to lower panes of first floor office above entrance
Frame colour: Bronze anodised

Shiplap:
Stained treated softwood boarding above 2.1m
Stain colour: Dark brown

REFUSED

Revisions

Job Title
B1 REDEVELOPMENT

Location
WOKINGHAM ROAD
HURST

Drawing Title
ELEVATIONS

Date 12/06/01 Drawn

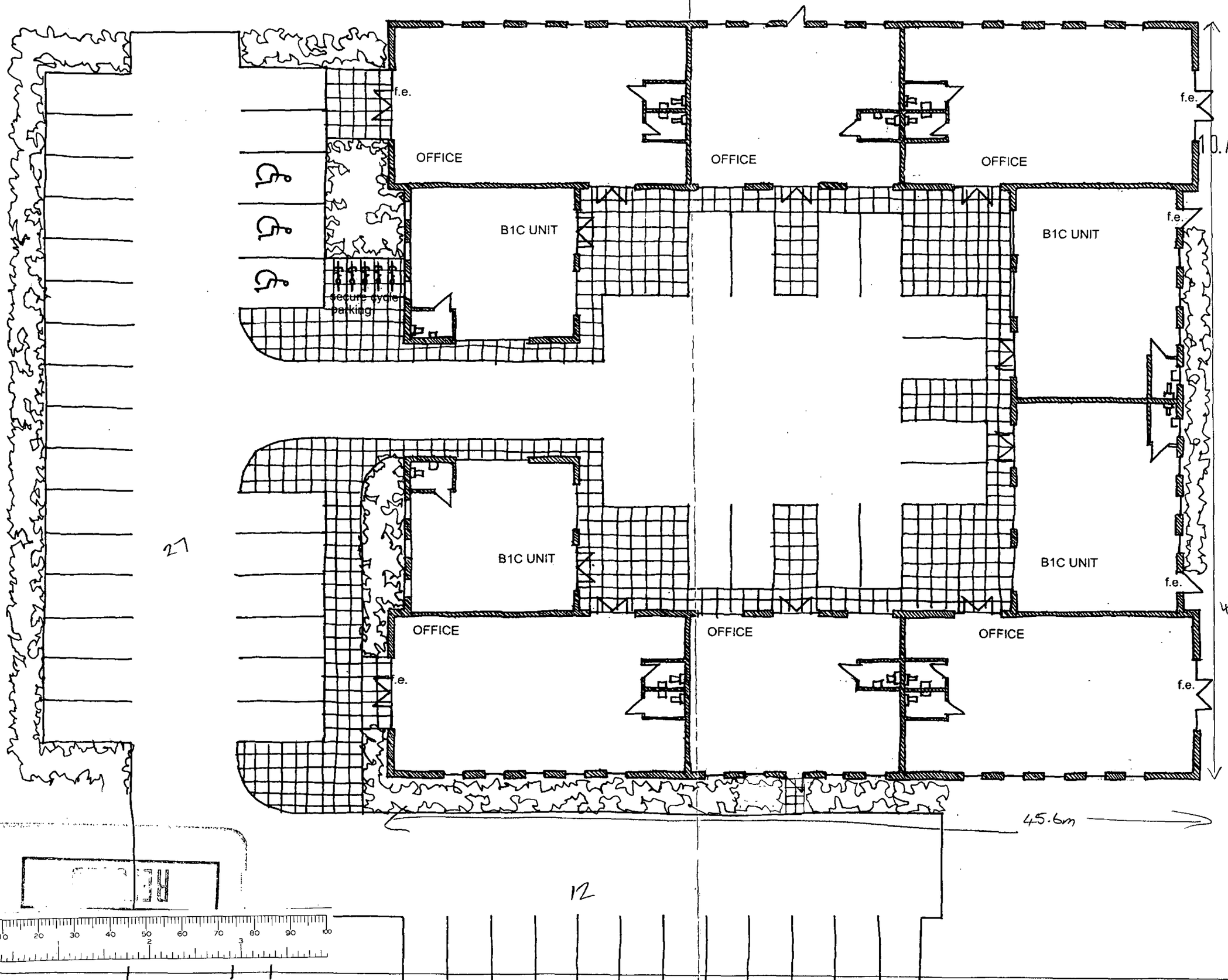
Scale 1:200, 1:400 Checked

ALL DIMENSIONS TO BE CHECKED ON SITE, DO NOT SCALE
COPYRIGHT REMAINS WITH LANGLEY HALL ASSOCIATES LTD

LCA
Royal Station Court
Twyford Reading
Berkshire RG10 9NF
LANGLEY CLARK ARCHITECTS
Tel: 0118 932 0980
Fax: 0118 932 0981

Drawing No. 1555-sk12 Revision A

10.AUG.2001 * 4634



B1 REDEVELOPMENT

WOKINGHAM ROAD

FLOOR PLAN

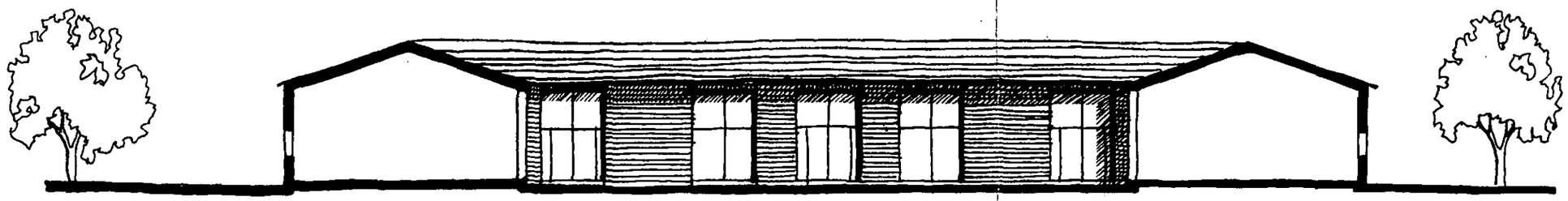
Date 12/05/01 Drawn

Scale 1:200 at A3 Checked

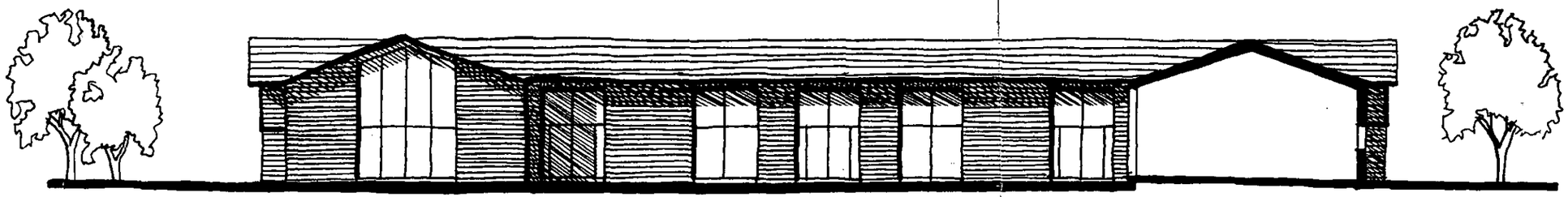
ALL DIMENSIONS TO BE CHECKED ON SITE. DO NOT SCALE
COPYRIGHT REMAINS WITH LANGLEY HALL ASSOCIATES LTD

LCA
LANGLEY CLARK ARCHITECTS
Royal Station Court
Twyford Reading
Berkshire RG10 9NF
Tel: 0118 932 0980
Fax: 0118 932 0981

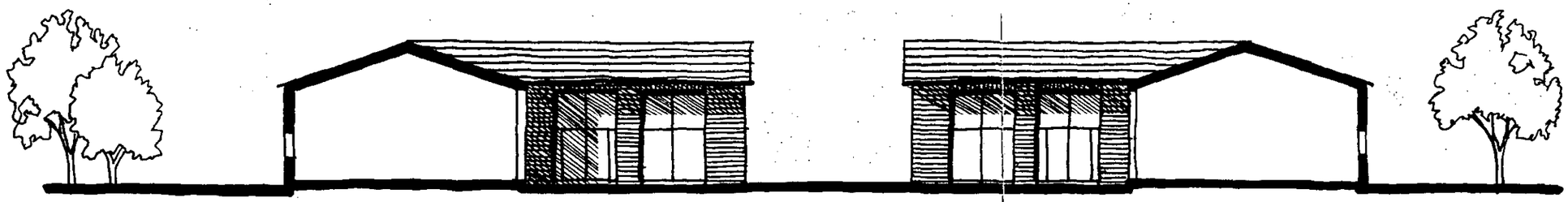
Drg no. 1555-sk11 Revision A



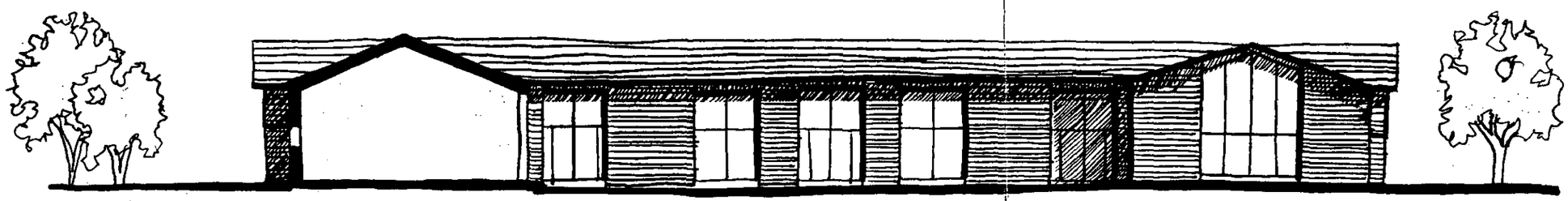
COURTYARD SOUTH ELEVATION



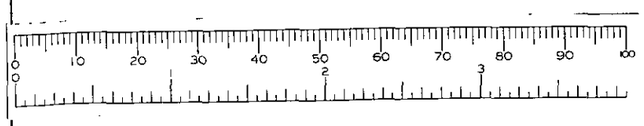
COURTYARD EAST ELEVATION



COURTYARD NORTH ELEVATION



COURTYARD WEST ELEVATION



MATERIALS:

Roof:
Interlocking artificial slate with matching dry ridge/verge/valley
Colour: Blue/black

Fascia/soffit/gutter:
Stained timber with black plastic guttering
Stain colour: Dark brown

Walls:
Red multi-stock facing brickwork with recessed bands
All in plain mortar

Windows/doors:
Polyester powder coated aluminium framed curtain walling with matching opening lights and doors with grey tinted double glazing
Look-alike panels to floor level glazing round main entrance
Obscured glazing where identified
Fritted glass to lower panes of first floor office above entrance
Frame colour: Bronze anodised

10 AUG 2001 ★ 4634

REFUSED

Revisions

Job Title
B1 REDEVELOPMENT

Location
WOKINGHAM ROAD
HURST

Drawing Title
COURTYARD ELEVATIONS

Date 12/06/01 Drawn

Scale 1:200, 1to50 Checked

ALL DIMENSIONS TO BE CHECKED ON SITE. DO NOT SCALE
COPYRIGHT RESERVED WITH LANGLEY HALL ASSOCIATES LTD

LCA
Royal Station Court
Twyford Reading
Berkshire RG10 9NF
LANGLEY CLARK ARCHITECTS
Tel: 0118 932 0980
Fax: 0118 932 0981

Dwg no. 1555-sk13 Revision A