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SOUTHPORT U.K. Tel.01704-28866 Fax.01704-28814
LONDON OFFICE Tel.0171-377-1777 Fax.0171-247-6181

95/

APPLICATION NO.4634

Name of appellant:
Stowhelm Ltd

Site address:
The Beeches, Wokingham Rd

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

Case Officer:BP

Allowed
11/06/02

D3

1072

INFORMAL HEARING APPEAL

ALLOWED 11/06/02

CASE OFFICER: BP

APPLICATION NUMBER: 4634

APPELLANT: Stowhelm Ltd

SITE: The Beeches, Wokingham Rd, Hurst

APPEAL REF: APP/X0360/A/01/1079950

START DATE: 21/12/01

DATE OF HEARING 22/05/02 - CR4.

Progress Record	Date Actioned	Initials
Appeal Logged:	24/12/01	
Entered on Access:	04/01/02	DG
Notification Letters Due:	**04/01/02**	
Notification Letters Sent:	04/01/02	DG
Questionnaire Due:	**04/01/02**	
Questionnaire Sent:	04/01/02	DG
Venue Booked:	CR4	DG.
Statement Due:	**01/02/02**	
Checked by Team Leader:	–	
Statement Sent:	30/01/02	DG
Comments Due:	22/02/02	
Comments Sent:	–	
Hearing Date Notification sent:	08/02/02	DG
Decision Letter circulated:	14/06/02	DG
Decision entered on Access.	14/06/02	DG

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.

ANNA | TLGV

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

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Date

11 JUN 2002

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Reasons

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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.

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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.

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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.

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728624

GTN 1371-6079

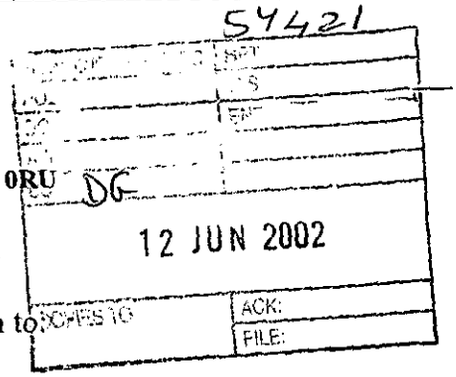
Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2001/4634

Our Ref: APP/X0360/A/01/1079950

Date: 11 June 2002

54421



Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY STOWHELM LIMITED
SITE AT THE BEECHES, WOKINGHAM, HURST, READING, RG10 0RU

I enclose a copy of our Inspector's decision on the above appeal.

If you have any queries relating to the decision please send them to:

Quality Assurance Unit
The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square, Temple Quay
Bristol BS1 6PN

Phone No. 0117 372 8252

Fax No. 0117 372 8139

E-mail: Complaints@pins.gsi.gov.uk

Yours faithfully

Mrs Margaret Pocock

COVERDL1

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Stowhelm Ltd
SITE: The Beeches, Wokingham Rd, Hurst
APPLICATION NO.: 4634
PROPOSAL: Proposed demolition of existing commercial buildings & erection of commercial buildings associated parking & landscaping

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Hurst

Mrs A Drake

Clerk(s) of Parish / Town Council of St Nicholas Hurst

Mr R Wardle, 52 Altwood Rd, Maidenhead SL6 4PZ

Environmental Services Department, Engineering Services, Wokingham District Council, PO Box 157, Council Offices, Shute End, WOKINGHAM, Berkshire, RG40 1WR

CPRE, c/o Dr Wilford, 17 Copse Drive, WOKINGHAM, Berkshire, RG41 1NA

Hurst Village Society, c/o The Old Pound, Whistley Green, Hurst

Environment Agency, Swift House, Frimley Business Park, Frimley, Camberley GU16 7SQ -FAO Matthew Rose- Ref SU87SW/16/4

Police Arch. Liaison Officer, PC Stubbs, The Police Station, Chapel St, Thatcham RG18 4QL

Environmental Health, WDC- FAO Tom Payne

Environmental Design, WDC- FAO Catherine Brimble

Disabled Access Officer, Building Control, WDC

Applicationo	Name & Address
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 Application Refused	Letters sent 12/12/01

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

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07 JAN 2002	
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	FILE:

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

3rd January 2002

Our Ref: TB/00/154

Dear Mrs Polnik,

SECTION 78 APPEAL
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 attach colour copies of dwg. no.s 1555-sk12A and 13A which have been sent to the Inspectorate. These give a clearer indication of the intended materials.

Yours sincerely,

Mark Leedale.

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728624
GTN 1371-6079

PLANNING SERVICES | HPT 52611
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04 FEB 2002
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Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2001/4634

Our Ref: APP/X0360/A/01/1079950

Date: 1 February 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY STOWHELM LIMITED
SITE AT THE BEECHES, WOKINGHAM, HURST, READING, RG10 0RU

I enclose a copy of the appellants statement relating to the above appeal.

If you have any comments on the points raised, please send 2 copies to me no later than 9 weeks from the starting date. Comments submitted after that deadline may not be seen by the Inspector.

Yours faithfully

Mrs M Pocock

211AL(BPR)

Agenda for Hearing held on 22 May 2002

at the The Council Offices, Wokingham

Appeal by Stowhelm Limited against Wokingham District Council

APP/X0360/A/01/1079950

Main issue as seen at this stage: ***Whether the proposal would cause unacceptable harm to the character and appearance of the surrounding area.***

1. **Suggested topics for discussion:**

   a) **Any general clarification of submitted plans, or background to the proposal.**

   - The proposed development-only Class B1(a) and (c) being sought or unrestricted Class B1?
   - The submitted drawings (adequacy for full planning permission, scales on elevations, dimensions?)
   - The present use of the appeal site. B2 use

   b) **The Development Plan and any emerging Plans:**

   - Berkshire Structure Plan (1995): Policies C2, C5.
   - Loddon Area Local Plan (1995): Policies LTV2, LC2, LBE1, LBE2.
   - Draft Wokingham District Local Plan (**current status?**): Policies WCC1, WLL6, WRE4, WEM7, WBE1.

   c) **Effect on character and appearance of the surrounding area:**

   - Location of site in relation to current policies: SP Policy C2-only (ii) relevant? Relevance of second part of SP Policy C5? Proposal not within any excepted category of LP Policy LTV2? Explanation of relevance of LP Policy LC2 (what character and which settlements?).
   - Which current policies apply to locational features referred to in paragraph 3.01 of Council's statement?
   - Clarification of deletions/amendments to relevant draft Local Plan policies.
   - Comparison of appeal proposal with extant planning permission and the Appellant's different design approach.

2. **Any other matters concerning the appeal proposal not covered above:**

   - Suitability of site for Class B1 office use (paragraph 4.08 Council's statement)- relevant policy? Sustainability
   - Extract from appeal decision at Appendix E Council's statement – why? all pages submitted

3. **Conditions** discussed without prejudice. – detailed design (height/windows etc)

4. **Any further comments from any interested persons present at the Hearing.**

5. **Any summing-up on behalf of the Council and Appellant at this stage.**

6. **Any applications for costs.**

7. **Adjournment [or close] of Hearing prior to the site visit.**

Michael Clark FRTPI FRICS Inspector

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.

(BP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

P Armstrong
C/O Gregory Gray Associates
Redcliffe
17 Dinorben Close
Fleet
Hants
GU13 9SL

Application Number: F/2000/2142

Parish: **HURST**

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

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

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

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

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

Condition
3. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the

exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition

4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition

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

Condition

6. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

Condition

7. 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.

Condition

8. 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.

Condition

9. The premises shall not be used except between 0700 hours and 1900 hours Monday to Friday, 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank and other Public Holidays.

Condition

10. Construction operations shall only be carried out between 0800 hours and 1800 hours Monday to Friday, 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays.

Condition

11. The premises shall be used for B1 (c) light industrial use and for no other purpose (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Condition

12. The development shall not commence until details of all boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

Condition

13. Prior to the commencement of development a programme of archaeological evaluation trenching shall be submitted to and approved in writing by the Local Planning Authority and this shall be carried out as approved.

Condition

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

Condition

15. No building shall be occupied until space for parking bicycles has been provided in accordance with the approved drawing(s)/details.

Condition

16. No other development shall be commenced until visibility splays of 4.5 metres by 120 metres have been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.

Condition

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

Condition

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

Condition

19. No building shall be occupied until the access has been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Condition

20. Any gates provided shall be set back a distance of at least 15 metres from the highway boundary and shall not open towards the highway.

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

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

Reason
3. In the interests of visual amenity.

Reason
4. In the interests of visual amenity.

Reason
5. In the interests of visual amenity.

Reason
6. In the interests of visual amenity.

Reason
7. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
8. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
9. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
10. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
11. In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use.

Reason
12. To safeguard the visual amenities of neighbouring properties and the locality.

Reason
13. To safeguard any archaeological remains on site.

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

Reason
15. In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel.

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

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

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

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

Reason
20. To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety.

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, WEM7, WBE1, WHE15 and WT4.

John Mitchell
Development Control Manager
Date: 07/02/2001

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.



MEETING OF THE DEVELOPMENT CONTROL COMMITTEE

WEDNESDAY 17 JANUARY 2001

AT

7.00 PM

AGENDA

Civic Offices
Shute End
Wokingham
Berkshire

Jane Earl
Chief Executive

Application No.
F/2000/2142

Received
03.08.00

Hurst

Applicant: **Mr P Armstrong**
Location : **The Beeches Garden Centre, Wokingham Road, Hurst**
Proposal : **Proposed demolition of existing buildings and erection of new building for B1(c) light industrial use**

1. **Introduction** - This 0.3 ha. site is located on the east side of Wokingham Road (A321) and comprises of several greenhouses, temporary buildings, external storage and parking area. It is used by 'Terrapotta' for the manufacture, storage and distribution of concrete garden ornaments and was previously 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. A copy of this appeal decision is attached. The extension allowed on appeal has not yet been implemented.

2. **Proposal** - Is to demolish the existing buildings 1,125m² in total and erect new buildings, 1,580m² in total, for light industrial use B1(c). The buildings would have a brick plinth with cladding to the walls and a maximum height of 5m. A total of 5 units would be provided.

   A traffic impact assessment has also been submitted with the application.

3. **Consultations** -
   - ***Highway Authority*** : comment that visibility splays of 4.5 x 120m can be achieved from the site access. Whilst there is concern over a material increase in traffic turning onto and off the A321 outside the confines of the built up area, this could not be sustained at appeal given the planning history of the site. Parking provision is significantly lower than the maximum permitted by the adopted standards however if the use is limited to B1(c) light industrial then the provision is considered to be acceptable. Conditions to include provision of parking and turning, cycle parking and further details of access to be submitted.

   - ***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.

B. Impact on the visual amenity and rural character : Policies C2 and C5 of Berkshire Structure Plan, LTV2 and LC2 of Loddon Area Local Plan, WCC1, WLL6 and WRE4 of Wokingham District Local Plan and PPG7.

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

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

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

F. Concerns of Parish Council and objectors.

A. Principle of redevelopment

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 appeal 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 proposal would result in a net increase of 455m² contained within buildings. The agent estimates that approximately 1,500m² of the existing site is currently used for external storage. The Inspector on the last appeal commented, 'Examining the site closely, I bear in mind its former use. As a garden centre, there were substantial hard surfaced areas with plants displayed for sale, together with polytunnels. There would also have been substantial vehicular and human activity in the open in connection with retail sales'. Furthermore paragraph 7.64 of the Wokingham District Local Plan, relating to Policy WRE4 which allows for extensions/redevelopment to existing employment sites in rural areas, states that in interpreting this policy 'an area of existing authorised development would include..... external storage areas'. In view of this an increase of 455m² is considered to be acceptable, provided external storage is prohibited by condition.

B. Impact on the visual amenity and rural character of area

Whilst the proposal would result in an increase in the size and massing of buildings on site a comprehensive redevelopment of the site does have benefits in that the external storage area surrounding the existing building would be removed and visually this would be an improvement and additional landscaping is proposed. The proposed building with a maximum height of 5m is similar in height to the existing greenhouses. Although the replacement building would be different in character it is considered that the visual impact on this rural area which is also important to the setting of settlements would not be so adverse as to warrant refusal.

3. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include details of hard surfacing and indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.
4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
5. No materials, containers or equipment shall be stored on the site outside buildings except for waste materials contained within suitable and sufficient waste containers for removal.
6. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.
7. 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.
8. 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.
9. The premises shall not be used except between 0700 hours and 1900 hours Monday to Friday, 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank and other Public Holidays.
10. Construction operations for which noise is audible at the site boundary shall only be carried out between 0800 hours and 1800 hours Monday to Friday, 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays.
11. The premises shall be used for B1 (c) light industrial use and for no other purpose (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).
12. The development shall not commence until details of all boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

Informative:

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 & WT4.

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diversification of the rural economy and to maintain or enhance the rural environment. Rural development should be appropriate in scale, form, impact, character and siting to its location in the countryside. Policy C5 requires that development on the edge of settlements should maintain the rural character of adjacent land and not intrude into adjoining countryside.

5. The Lodden Area Local Plan 1995, had an end date of March 1996. The Council have however resolved that, with the exception of its housing policies, the Plan will continue in force as the most up to date adopted policies, pending the emerging Deposit Draft Wokingham District Local Plan. Structure Plan policies C1, C2 and C5 are carried through, in broadly similar form, into policies LTV2 and LC2. Policy LC21 sets out detailed criteria for the re-use of buildings in rural areas for new commercial uses, including (E) that 'there will be no adverse effect on the appearance, character or amenity of the countryside or nearby properties'.

6. The Wokingham District Local Plan is in the course of preparation, although it has not yet been the subject of a local plan inquiry. Policy WCC1 states that development outside settlement boundaries defined in the Plan will only be allowed in exceptional circumstances and will be strictly controlled. Acceptable development includes the re-use of existing buildings and rural diversification. Policies for the protection of the open setting of settlements and the re-use of rural buildings are also contained in the Plan. On sites in existing employment use, minor extensions, limited infilling between buildings and redevelopment will be permitted subject to a number of criteria listed in policy WRE4.

APPEAL A

7. I deal first with the earlier appeal, concerning condition no 8 attached to planning permission reference no 97/65278/F. From my inspection of the appeal site and its surroundings and from the representations made to me at the hearing and in writing, I consider that the main issue in determining this appeal is whether the condition is necessary and reasonable in the circumstances of the case.

8. You argue that the stoneware manufacturing operations have been ongoing for about 9 years, without, apparently, any complaints. Other conditions attached to the permission adequately control the operations, and your clients are prevented from investing in the business because of the insecurity of a temporary permission. The Council takes the view that a temporary permission is necessary to assess the impact of the use of the living conditions of nearby residents and on the rural character of the area generally.

9. Circular 11/95 gives highly relevant advice on the imposition of temporary permissions at paragraph 109 of the Annex. It is states that a temporary permission will normally only be appropriate either where the applicant proposes temporary development, or when a trial run is need in order to assess the effect of the development on the area. It is the second example which the Council argues provides a justification for condition no 8 in this case.

10. A number of elements tell against this however. Planning application no 97/65278/F sought retrospective permission for this manufacturing operation. The use had been going on in the existing buildings for a considerable period before this - at the hearing, the Council's representative did not dispute that the business had been running, largely as it is now, since 1995. I accept that it has been 'building up' over the years as a new commercial

connection with retail sales. All this has now gone; manufacturing is contained within the buildings on site. The Council argued that the 2 portacabin buildings that the proposed extension would replace only have temporary permission, and therefore carry less weight in the judgement to be made, since, ultimately they will go. However, they exist now, and can be seen from a public viewpoint. I see no harm in their replacement in visual terms. Only the gable end of the building would be seen, and only fleetingly from Wokingham Road.

17. It seems to me that the site of the proposed building would be neatly contained by the former glass houses and the conifer hedge to the north. The site does not extend the use out into open countryside, nor develop a previously unused area. It would have no greater impact on the undeveloped character of the countryside than the overall site does at present, and probably rather less impact than the Established garden centre use.

18. Additionally, I bear in mind in this case that this is a thriving small business, employing 20 persons on site and a further 8 around the country as sales staff, and with some products exported. It seems to me that this is very much the sort of business described in paragraph 3.8 of Planning Policy Guidance no 7 *Environmental Quality and Economic and Social Development*, that brings benefit to the local economy and employment. Many of the staff are able to cycle to work, which is fully in accord with the Government's stated policy of reducing the need to travel, especially by private car.

19. Overall, concerning **Appeal B**, I find no conflict with policies designed to maintain rural character and protect open areas between settlements, and conclude that the scheme would not result in any significant harm to the character and appearance of the area. I shall allow the appeal, subject to the conditions suggested by the Council. These are necessary, in my view to link the use of the proposed building (including the ancillary wholesale showroom) to the permitted use of the site and to ensure that the materials to be used in its construction are satisfactory in appearance.

20. I have taken account of all other matters raised in the representations, but they are insufficient to outweigh the planning considerations which have led me to my decisions. In particular, the Council submitted that a permanent building (**Appeal B**) should not be permitted when the use had only a temporary planning permission. However, given my intended decision concerning **Appeal A**, this can carry no weight now.

DECISIONS

APPEAL A

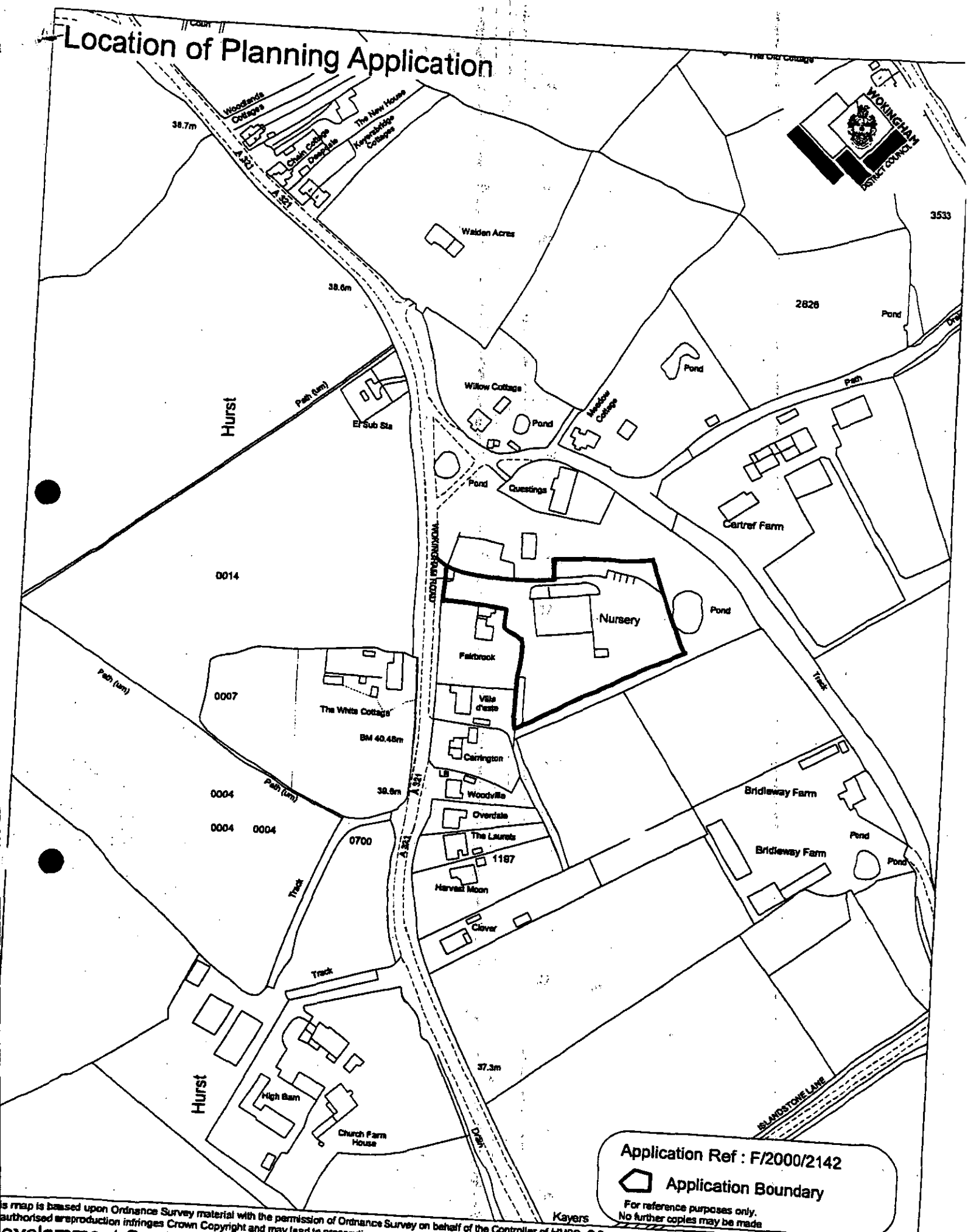
21. For the above reasons and in exercise of the powers transferred to me, I hereby allow **Appeal A** and vary planning permission (No 97/65278/F) for a retrospective change of use from a garden centre/nursery to the manufacture, storage and distribution of stoneware garden ornaments and retention of 2 no temporary buildings at The Beeches, Wokingham Road, Hurst granted on 21 July 1997 by the Wokingham District Council, by deleting condition no 8 only.

APPEAL B

22. For the above reasons and in exercise of the same powers, I hereby allow **Appeal B** and grant planning permission for a proposed building to accommodate an office, rest room, WCs and showroom and demolition/removal of temporary buildings at The Beeches,

2012

Location of Planning Application



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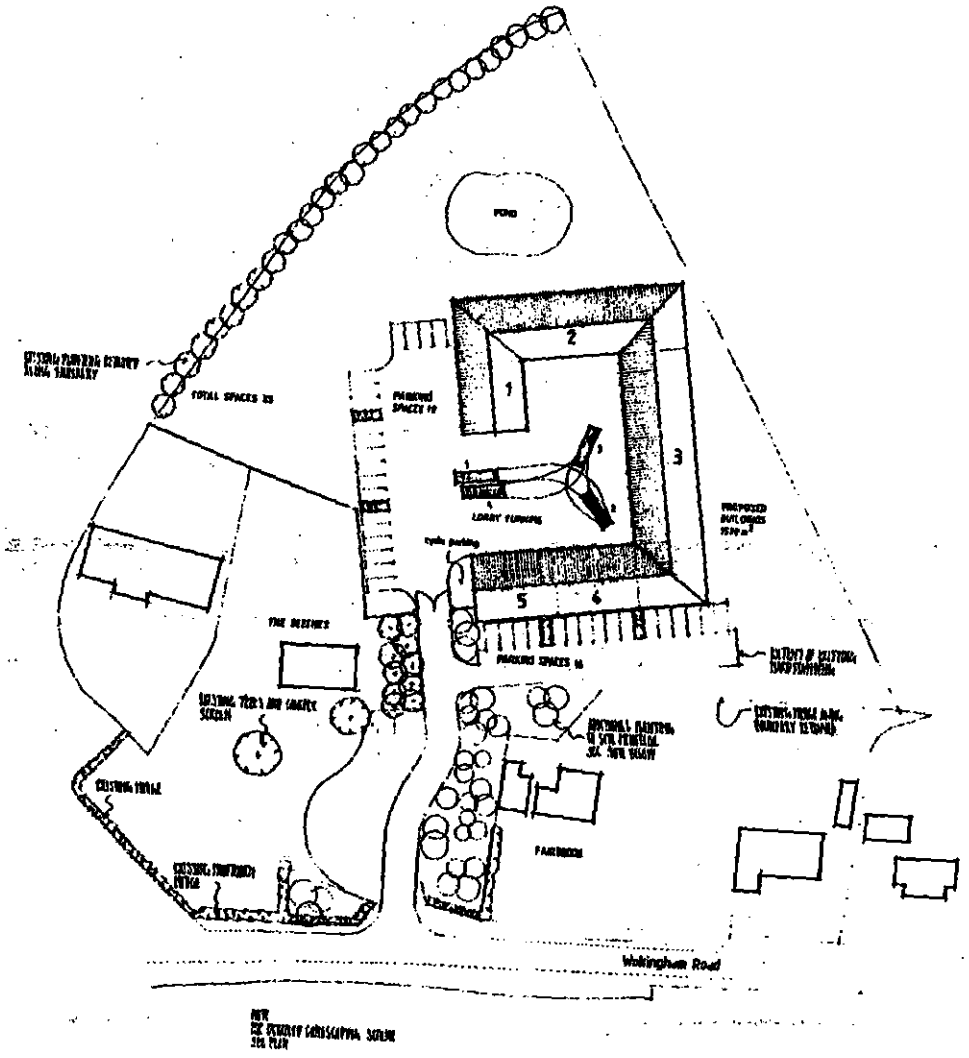
evelopment Control Section, Environmental Services, Wokingham District Council.

1 Sep tember 2000

Scale: 1 : 2500

N
W
E
S

2014



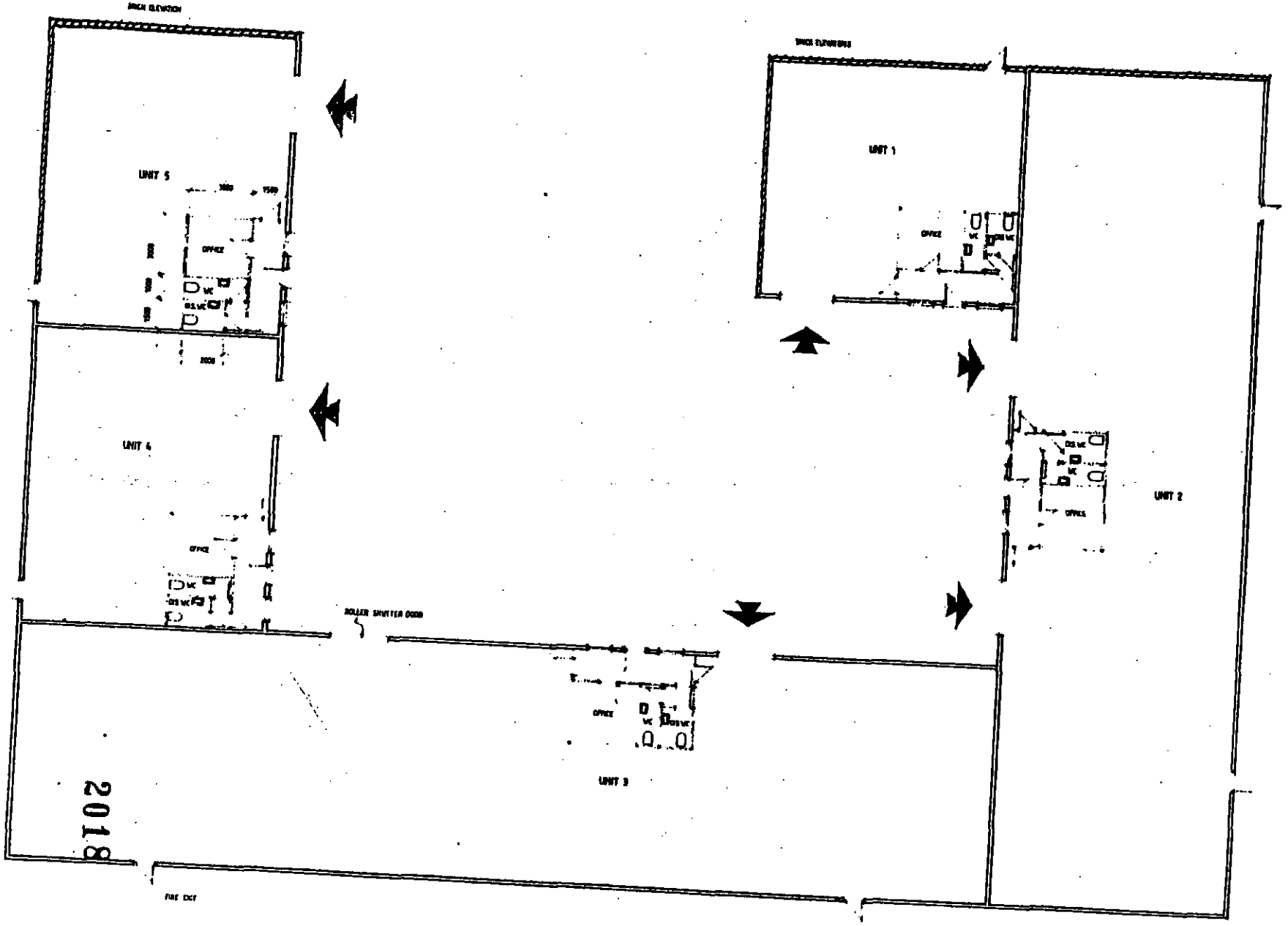
F/2000/2142

title.	PROPOSED LAYOUT
client	TERRAPOTTA
address.	THE BEECHES WOKINGHAM ROAD HURST
date.	JULY 00
scale.	1:500, 1:100
drwg. nº.	S1414/02

[redacted]

20 CLIFFORDSON ROAD
BARKSHIRE
PLANTS BC31 3DY

2016



03 AUG 2000 2142

F/2000/2142

title.	FLOOR PLANS
client.	TERRAPOTTA
address.	THE BEECHES WOKINGHAM ROAD HURST
date.	JULY 00
scale.	1:100
drwg. nº	S1416/03

[redacted]

2018

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

Gregory Gray Associates

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

TOWN & COUNTRY PLANNING ACT 1990 (SECTION 78) APPEAL BY STOWHELM LIMITED IN RESPECTOF THE REFUSAL BY WOKINGHAM DISTRICT COUNCIL OF AN APPLICATION FOR DEMOLITION OF EXISTING COMMERCIAL BUILDINGS AND THE ERECTION OF COMMERCIAL BUILDINGS AND ASSOCIATED CAR PARKING.

AT THE BEECHES, WOKINGHAM ROAD, HURST, BERKSHIRE.

GREGORY GRAY ASSOCIATES CHARTERED TOWN PLANNING CONSULTANTS

LPA REF:	**F/2001/4634**
APPEAL REF:	**APP/X0360/A/01/1079950**
GGA REF:	**TB/00/154**

JANUARY 2002

CONTENTS

1.0. *Introduction.*

2.0. Description of the appeal site and surrounds.

3.0. Planning history.

4.0. Relevant planning policies.

5.0. The Appellant's Case.

6.0. Suggested planning conditions

7.0. Summary and conclusions.

DOCUMENTS

1. Decision Notice and plans (partial) relating to extant permission (February 2001).

2. Committee report pertaining to the extant permission

3. Adopted planning policies

4. Emerging planning polices

5. Comparison of the proposal with the extant permission

1.0. INTRODUCTION

1.1. This appeal is made under Section 78 of the Town and Country Planning Act 1990 (as amended). It is in respect of the decision by Wokingham District Council to refuse detailed planning permission for demolition of existing commercial building and erection of commercial buildings with associated parking. The site is at The Beeches, Wokingham Road, Hurst, Berkshire.

1.2. During the course of determination the following consultation responses were received.

(1) Highway Authority raised no objections due to the reduction in floor space.

(2) The Council's Landscape Architect raised no objections to the principle of redevelopment and noted that "the extent and design of buildings are in keeping with the rural setting."

(3) The Council's Environmental Health Officer raised no objections subject to the imposition of conditions regarding control of noise and hours of working.

(4) The County Archaeologist raised no objections subject to conditions relating to a programme of archaeological evaluation.

(5) The Environment Agency raised no objections.

(6) Hurst Parish Council raised no objections.

(7) There were two letter of representation. One of these raised objections relating to the increased height of the building. The other was a letter in support, subject to the appearance being in keeping with the rural area and noise being controlled.

1.3. This is described at Section 3.0 below. The appeal proposal has been conceived having regard to the surrounding character of the site and principles established in consideration of granting permission for the previous scheme. Details of this are set out at section 3.0.

1.4. The following section sets out the appellant's case with reference to:

- The appeal site and surrounds.
- Relevant planning history.
- Relevant planning Policy
- Detailed comments relating to the proposed development.
- Suggested planning conditions.

2.0 DESCRIPTION OF THE APPEAL SITE AND SURROUNDS

2.1 The appeal site comprises an area of 1.15 hectares. Within it are glasshouses and other buildings which were used, until recently, for the manufacture of garden ornaments. Around the buildings are large areas of hardstanding which were used for car parking and the external storage of materials/waste products. There is also a bungalow outside of the appeal site and in the ownership of the appellant.

2.2 To the south are open fields extending to Islandstone Lane along which there are a variety of mature indigenous trees and hedgerows. To the north are dwellings and a bridleway which runs to the east and south-east of the site. There are conifer trees along the bridleway at its boundary with the site.

2.3. To the west and frontage of the site is Wokingham Road. There are dwellings along this section of the road all of which obscure medium range views into the site. There are short range views into the site around the access.

2.4. In its wider context the appeal site is located within an area of sporadic housing development approximately 4.5 kilometres from Wokingham town centre. Wokingham is the principal centre in the District.

3.0 PLANNING HISTORY

3.1. The appeal site has a lengthy planning history including its Established Use as a Garden Centre. In 1997 retrospective planning permission was granted for a change of use from a garden centre for Class B2 purposes and specifically the manufacture of garden ornaments. This was subject to a condition limiting the permission to a temporary period.

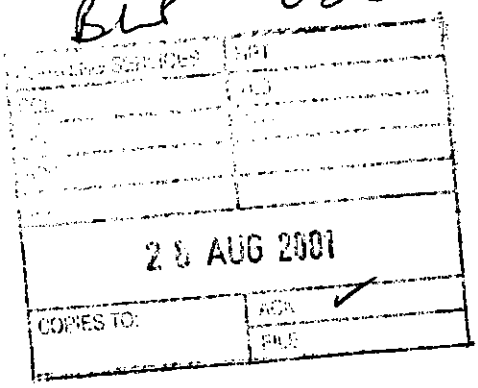
3.2. In 1998 an appeal against conditions pertaining to the temporary planning permission was granted along with permission for a further building. These permissions remain extant.

3.3. In February 2001, planning permission was granted for demolition of the existing buildings and the erection of commercial buildings totalling 1,580 square metres. The Decision Notice and approved plans are attached as Document 1.

3.4. Document 2 contains the Committee Report pertaining to this application. Particular attention is drawn to Section B on page 2004 and the conclusion on page 2005. These detail the acceptability of increased size, massing and footprint when compared to the existing buildings, on grounds relating to visual enhancement.

THAMES VALLEY
POLICE

BLP OBS



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	47260
POL	TLS
DC BLP	ENF
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.

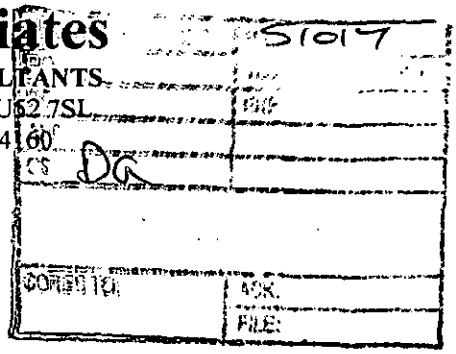
In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Date: 07/09/2001

Adj gate 5/9. AD

Gregory Gray Associates

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



The Planning Inspectorate,
Room 3/15A,
Eagle Wing,
Temple Quay House to the Square,
Temple Quay, Bristol, BS1 6PN.

13th December 2001

Our Ref: TB/00/154

Dear Sir,

APPEAL BY STOWHELM LIMITED
THE BEECHES, WOKINGHAM ROAD, HURST, BERKSHIRE.

We enclose the appeal proforma duly completed along with the relevant plans and particulars.

We confirm that a copy of these papers have been forwarded to the local planning authority.

Yours faithfully,

Mark Leedale

Cc Wokingham District Council F/2001/4634
Enc.

The Planning Inspectorate

For offical use only
Date received

QUESTIONNAIRE

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/X0360/A/01/1079950 **GRID REF:** _____

APPEAL BY: STOWHELM LTD

SITE: THE BEECHES, WOKINGHAM RD, HURST

You must ensure that a copy of a completed questionnaire, together with any enclosures, is received by us and the appellant, within 2 weeks from the 'starting date' given in our letter. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.** Please send our copy to the case officer. Their address is shown on our letter.

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us within 6 weeks of the 'starting date'.

1.	Do you agree to the written representations procedure?			~~YES~~ / NO
OR	Do you wish to be heard by an Inspector at:	a.	a local inquiry?	~~YES~~ / NO
		or b.	a hearing?	YES / ~~NO~~
2.	If the written procedure is agreed, could the Inspector make an unaccompanied site visit?			YES / NO
	(It is our policy that Inspectors make an unaccompanied site visit whenever practicable e.g. the site can be seen clearly from a road or other public land. You must only indicate the need for an accompanied visit when it is necessary to enter the site e.g. to view or measure dimensions from within it.)			
3.	Does the appeal relate to an application for approval of reserved matters?			~~YES~~ / NO
4.	Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?			~~YES / NO~~ / NA
5.	Was it necessary to advertise the proposals under Article 8 of the GDPO 1995 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990?			YES / ~~NO~~

6.	Is the appeal site within an approved Green Belt or AONB? Please specify which	~~YES~~ / NO
7.	Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? (If YES, please attach details.)	~~YES~~ / NO
8. a.	Are there any other appeals or matters relating to the same site or area still being considered by us or the Secretary of State? If YES, please attach details and, where necessary, give our reference numbers.	~~YES~~ / NO
b.	Would the development require the stopping up or diverting of a public right of way? If YES, please provide an extract from the Definitive Map and Statement for the area, and any other details.	~~YES~~ / NO
9.	Is the site within a Conservation Area? If YES, please attach a plan of the Conservation Area. (If NO, go to Q11.)	~~YES~~ / NO
10.	Does the appeal relate to an application for conservation area consent?	~~YES~~ / NO
11.a.	Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?	~~YES~~ / NO Grade I / II* / II
b.	Would the proposed development affect the setting of a listed building?	~~YES~~ / NO
	If the answer to question 11a or b is YES, please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest. (If NO, go to Q13.)	
12.	Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	~~YES~~ / NO
13.a.	Would the proposals affect an Ancient Monument (whether scheduled or not)?	~~YES~~ / NO
b.	If YES, was English Heritage consulted? Please attach a copy of any comments.	~~YES~~ / NO
14.a.	Is the appeal site in or adjacent to or likely to affect an SSSI? If YES, please attach the comments of English Nature.	~~YES~~ / NO
b.	Are any protected species likely to be affected by the proposals? If YES, please give details.	~~YES~~ / NO

15. Copies of the following documents must, if appropriate, be enclosed with this questionnaire:

	Number of Documents Enclosed	N/A
a Is the development in Schedule 1 or column one of Schedule 2 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999? If YES, please indicate which Schedule.	~~YES~~/ NO Sch1 Sch 2 col 1	
b. Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999?	~~YES~~/ NO	
c. Has a screening opinion been placed on Part 1 of the planning register? If YES, please send a copy to us.	~~YES~~/ NO	
d. Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;	4	
e. Any representations received as a result of an Article 7 (or Regulation 6) notice;		✓
f. A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;		✓
g. Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);		✓
h. Details of any other applications or matters you are currently considering relating to the same site;		✓
i. **For all appeals, including those against non determination, you must provide details of all relevant development plan policies. *Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan.***	3.	
j. Any supplementary planning guidance, together with its status, that you consider necessary.		✓
k. Any other relevant information or correspondence you consider we should be aware of.		✓

16. a. What is the date you told those you notified about the appeal that we must receive any further comments by?	01/02/02	
b. Copies of the following documents must, if appropriate, be enclosed with this questionnaire.	Number of Documents Enclosed	N/A
i) representations received from interested parties about the original application	5	
ii) the planning officer's report to committee	1	
iii) any relevant committee minute	1	
17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY		
Do you intend to send another statement about this appeal? If NO, please send the following information:-	YES / NO	
a. In non-determination cases:		
i) what the decision notice would have said;		
ii) how the relevant development plan policies relate to the issues of this appeal.		
b. In all cases:		
i) the relevant planning history;		
ii) any supplementary reasons for the decision on the application;		
iii) matters which you want our Inspector to note at the site visit.		
18. THE MAYOR OF LONDON CASES ONLY		
a. Was it necessary to notify the Mayor of London about the application? If YES, please attach a copy of that notification.	YES / NO	
b. Did the Mayor of London issue a direction to refuse planning permission If YES, please attach a copy of that direction.	YES / NO	

I confirm that a copy of this appeal questionnaire and any enclosures have been sent today to the appellant or agent.

Signature: _____ on behalf of WOKINGHAM UNITARY AUTHORITY ~~Council~~

Date sent to us and the appellant 04/01/02 Our ref: F/2001/4634

Please tell us of any changes to the information you have given on this form.

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2-16 Colgate
Norwich NR3 1BQ

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT : STOWHELM LTD.

APPEAL SITE : THE BEECHES, WOKINGHAM ROAD, HURST

REASON FOR APPEAL : REFUSAL OF PLANNING PERMISSION FOR DEMOLITION OF EXISTING COMMERCIAL BUILDINGS AND ERECTION OF COMMERCIAL BUILDINGS AND ASSOCIATED PARKING

LOCAL PLANNING AUTHORITY REFERENCE : F/2001/4634

DEPARTMENT OF THE ENVIRONMENT
TRANSPORT & THE REGIONS REFERENCE : APP/X0360/A/01/1079950

DATE FOR INFORMAL HEARING : 22.05.2002

CONTENTS

1.0 Site Description

2.0 Relevant Planning History

3.0 Policy Background

4.0 The Case of the Local Planning Authority

5.0 Conclusion

6.0 Suggested Conditions in the Event of the Appeal Being Allowed.

1.00 LOCATION AND SITE DESCRIPTION

1.01 The appeal site is located on the east side of Wokingham Road (A321) approximately 0.5km south of the village of Hurst.

1.02 The 1.5 hectare site is currently unoccupied and was last used for the manufacture, storage and distribution of concrete garden ornaments and prior to that was a garden centre. It comprises of several greenhouses, temporary buildings and a parking area to the front. There are residential properties to the north, south and west.

1.03 Although there are residential properties in the vicinity of the site this is frontage development and the area is predominantly rural in character.

1.04 A site plan is contained in Appendix 'A'.

2.00 PLANNING HISTORY

2.01 The site has an extensive planning history dating back to 1948 mainly in connection with use of the site as a garden nursery. In 1985 an Established Use Certificate was issued for use of the site as a garden nursery, with associated sales and parking and residential.

2.02 Since 1985 the planning history can be summarised as follows:

App. No.	Proposal	Decision	Date
26090	Demolition of existing building and erection of garden centre building.	Refused	6.8.86
26632	" " " "	Conditional Approval	26.11.86
36341	Replacement bungalow and garage and extension to retail outlet.	Refused	17.10.90

36342	Relaxation of conditions on Planning Permission 26632.	Refused	17.10.90
37306	Relaxation of conditions on Planning Permission 26632.	Refused	26.6.91
37307	Replacement bungalow and garage and extension to garden centre.	Conditional Approval	26.6.91
96/63301/O	Outline application for 32 dwellings.	Refused	18.4.96
97/65278/F	Retrospective planning application for change of use from garden to manufacture, storage and distribution of garden ornaments and retention of two temporary buildings.	Conditional Approval (Appeal allowed for removal of temp. condition - 19.2.98).	21.7.97
97/66224/F	Demolition of existing temporary buildings and erection of replacement building to accommodate office, restroom, toilets and showroom.	Refused (Appeal Allowed - 19.2.98).	31.10.97
F/2000/2142	Redevelopment of site for B1(c) use (1,580m^2 in total)	Conditional Approval	7.2.01
F/2001/4634	Redevelopment of site for B1(c) and B1(a) use (1,186m^2 in total).	Refused (Subject of this appeal)	5.12.01

2.03 The most recent application, F/2001/4634 to which the appeal relates, for the redevelopment of the site, was considered by the Development Control Committee on 5th December 2001 and refused on the following grounds:

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.

3.00 POLICY BACKGROUND

3.01 The appeal site is located in the rural area and within an area important to the setting of settlements, both in the emerging local plan and the adopted development plan, and therefore the following policies would apply. Wokingham Road (A321) is also a main route into Wokingham and as such is designated as a 'green route' and surrounding area, although not the application site itself, has been recognised as an Area of Traditional Local Character.

Berkshire Structure Plan 1991-2006

3.02 The Berkshire Structure Plan 1991-2006 was adopted on 4th November 1995 and therefore carries full statutory weight. The relevant policies are as follows:

C2 General policy limiting the spread of development on land outside settlements.

C5 Maintenance of rural character of the countryside adjoining built-up areas.

The relevant policy extracts are contained in Appendix B.

Loddon Area Local Plan

3.03 The Loddon Area Local Plan was adopted in May 1995. In view of the Local Plan having an end date of 31st March 1996 the Planning and Transportation Committee considered a report on 21st November 1996 regarding its continuance and agreed that with the exception of housing provision the policies will continue to weigh as the most up-to-date adopted policies.

3.04 The following policies are relevant:

LTV2 Limiting the spread of development in rural areas.
LC2 Maintaining the setting of settlements.
LBE1 and LBE2 Need for appropriate design.

The relevant policy extracts are contained in Appendix C.

Wokingham District Local Plan (Deposit Draft)

3.05 The Draft Wokingham District Local Plan was placed on deposit from 21st October to 2nd December 1997 and has formed the basis for development control decisions since 21st October 1997. The County Council issued a statement of general conformity with the structure plan in May 1997. The public local inquiry into the plan commenced on 6th October 1998. The Inspector's report on the local plan inquiry (with the exception of policy WSM1), was published by the Council on 22 November 2001. However, the Council has not yet formally considered these Inspector's recommendations.

3.06 Within this plan the site is located not only within a rural area but also in an area important to the setting of settlements.

WCC1	Development in the countryside.
WLL6	Setting of settlements.
WRE4	Development of Employment generating sites outside settlements.
WEM7	Identified need for small B1(c) business units.
WBE1	Development in its local context.

The relevant extracts are contained in Appendix D.

3.07 Both Policies C2 of the Berkshire Structure Plan, LTV2 of the Loddon Area Local Plan and WCC1 of the Wokingham District Local Plan, set out a strong presumption against development in rural areas. These general policies are further reinforced in areas which are recognised to be important to the setting of settlements by Policies C5 of the

Berkshire Structure Plan and LC2 of the Loddon Area Local Plan and WLL6 of the Wokingham District Local Plan.

3.08 Policies LBE1 and LBE2 of the Loddon Area Local Plan and WBE1 of the Wokingham District Local Plan (Deposit Draft), aim to ensure that development is appropriate in its local context.

3.09 Finally, Policy WRE4 of the Wokingham District Local Plan relates to development of employment generating sites outside settlements, where redevelopment of sites may be acceptable subject to various criteria including visual impact. Policy WEM7 encourages the provision of small light industrial units of up to 150m^2.

3.10 The Inspector's 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 principle and amends. He supports the provision of small business units, but suggests that this objective should be in explanatory text rather than policy. He also supports the principle of policy WRE4 but recommends amendments.

4.00 THE CASE FOR THE LOCAL PLANNING AUTHORITY

4.01 As explained above the site is located in a rural area and within an area important to the setting of settlements. Policies relating to the area seek to maintain and protect its undeveloped rural character.

4.02 The proposal is for the demolition of the existing buildings, 1,125 m^2 in total and erection of new building, 1,186m^2 in total with 821m^2 for B1(a) office use and 365m^2 for B1(c) light industrial use. The building would have a brick plinth with cladding to the walls and a maximum height of 6m. A total of 10 units would be provided.

4.03 The primary concern is the impact of this proposal on the rural character of the area. Whilst the site is in a rural area the principle of redevelopment is acceptable under Policies C2 of the Berkshire Structure Plan and WCC1 of the Wokingham District Local Plan subject to the development being appropriate in scale, form and siting to its location in the countryside. Redevelopment may also be acceptable under Policy WRE4 of the Wokingham District Local Plan subject to various criteria. One of these (b) refers to the proposal having no greater visual impact on the undeveloped character of the countryside than existing development.

4.04 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 1,580m^2 of floorspace. The 455m^2 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 1,500m^2. A condition (condition 11) restricted the use of the floorspace to B1(c) light industrial use only. Copies of the decision notice and Committee report relating to the previous application F/2000/2142 are contained in Appendix E.

4.05 In terms of policy WEM7 of the 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.

4.06 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 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.

4.07 The Local Planning Authority is of the view that the increase in height of 1m and the design of the building would be inappropriate in this rural location. There are views into the site from the Wokingham Road, which is also designated as a green route. Whilst landscaping is proposed, this is likely to be mainly deciduous and would take time to mature and the building would be visible. In addition the Local Planning Authority is concerned that the increase in height could allow for the insertion of a mezzanine floor, thereby increasing the amount of commercial floorspace on the site, intensifying activity and the need for additional parking. It would also necessitate the insertion of first floor windows, further urbanising the development. The current proposal also includes the provision of 51 parking spaces compared to 35 spaces on the extant permission (F/2000/2142).

4.08 With regard to location, if it were not a brownfield site then the site would not be considered suitable for office development due to its location and distance to amenities and public transport.

4.09 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.

4.10 The proposed building would have a brick plinth with stained shiplap above and a slate roof and a large number of windows. For example, the east and west elevations contain a total of 14 windows each. 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 the Berkshire Structure Plan, LTV2 and LC2 of the Loddon Area Local Plan, WCC1 and WLL6 of the Wokingham District Local Plan, and contrary to policy WRE4 as it would have a greater impact on the open character of the countryside.

4.11 With regard to the Local Plan Inspector's report, whilst this has been published, the Council has not formally decided to accept or reject the Inspector's recommendations.

5.00 CONCLUSION

5.01 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. Although there are benefits of redevelopment of the site, i.e. 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 and detrimental to the character of this rural area which is also important to setting of settlements. As such it is 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, WLL6 and WRE4 of the Wokingham District Local Plan which aim to protect these areas from inappropriate development.

5.02 In view of the above, the Inspector is respectfully requested to DISMISS the appeal.

6.0 SUGGESTED CONDITIONS IN THE EVENT OF THE APPEAL BEING ALLOWED WITHOUT PREJUDICE TO THE COUNCIL'S CASE

6.01 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 suggested that a condition (suggested Condition 13) be imposed requiring an archaeological evaluation trenching prior to the commencement of development, should the appeal be allowed.

6.02 In the event of the appeal being allowed the following conditions are suggested:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority *and no external materials shall be used other than those approved.*
3. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include boundary treatment.
4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (1 November – 31 March) following the first occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.
5. Existing trees, hedgerows and shrubs identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees, shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the

end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November – March inclusive).

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

7. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

8. 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 at any time a level of 5dB(A) below the existing background noise level (or 10dB(A) below if there is a particular tonal quality) when measured according to British Standard BS4142 1997, at a point one metre external to the nearest noise sensitive property, at any time.

9. 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.

10. The premises shall not be used except between 0700 hours and 1900 hours Monday to Friday, 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank and other Public Holidays.

11. Construction operations shall only be carried out between 0800 hours and 1800 hours Monday to Friday, 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays.

12. The development shall not commence until details of all boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

13. Prior to the commencement of development a programme of archaeological evaluation trenching shall be submitted to and approved in writing by the Local Planning Authority and this shall be carried out as approved.
14. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.
15. No building shall be occupied until space for parking bicycles has been provided in accordance with the approved drawing(s)/details.
16. No other development shall be commenced until visibility splays of 4.5 metres by 120 metres have been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.
17. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.
18. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.
19. No building shall be occupied until the access has been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
20. Any gates provided shall be set back a distance of at least 15 metres from the highway boundary and shall not open towards the highway.
21. Within 6 months of occupation of the building a green travel plan shall be submitted to and approved in writing by the Local Planning Authority. This shall be implemented as approved.
22. 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.

(The Environment Agency asks to be consulted on any details submitted pursuant to the above condition).

Reasons

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.

3-6 In the interests of visual amenity.

7-10 To safeguard the residential amenities of the occupiers of neighbouring properties.

11. In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use.
12. To safeguard the visual amenities of neighbouring properties and the locality.
13. To safeguard any archaeological remains on site.
14. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
15. In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel.
16. In the interests of highway safety and convenience.
17. To prevent queuing and parking off site, in the interests of highway safety and convenience.

18,19 In the interests of highway safety and convenience.

20. To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety.
21. In order to encourage alternative forms of transport.
22. To prevent the increased risk of flooding and to improve water quality.

APPENDICES

A. Site plan

B. Extracts from Berkshire Structure Plan 1991-2006; policies C2 and C5.

C. Extracts from Loddon Area Local Plan; policies LTV2, LC2, LBE1 and LBE2.

D. Extracts from Wokingham District Local Plan (Deposit Draft); policies WCC1, WLL6, WRE4, WEM7 and WBE1.

E. Decision Notice and Committee Report for F/2000/2142.

Babtie
Environmental

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

Babtie

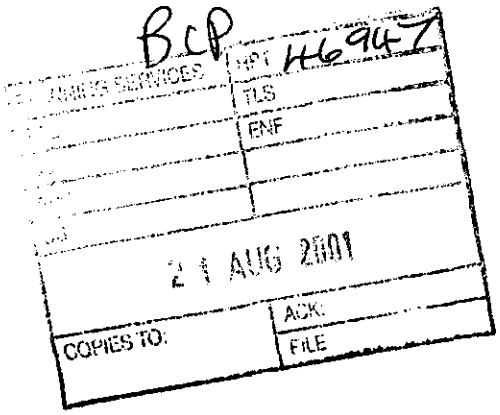
A member of Babtie Grou

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
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Telford
Wakefield
Wallingford
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Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

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INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

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

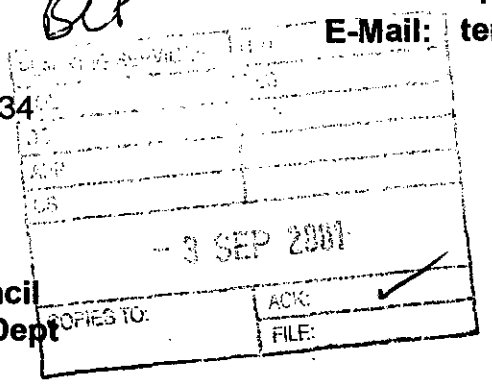
TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

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

Tel/Fax: 01189 320979

Fax: 01189 340796
E-Mail: terrypat@talk21.com

BLP OBS



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.

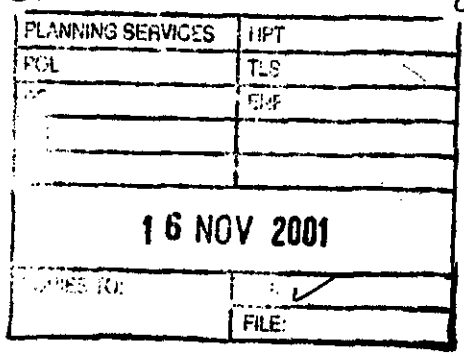
4. During the development of the site, parking restrictions should be enforced for all construction site vehicles.

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

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

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

Tel. (0118) 974 6448 (Direct Line)
Date. May 8, 2002
My ref: F/2001/4634
Your ref:

The Owner / Occupier
HIGH BARN
WOKINGHAM ROAD
HURST
READING
RG100RX

WOKINGHAM UNITARY
Aiming for Excellence

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

Dear Sir/Madam

NOTICE OF INFORMAL HEARING

APPEAL BY: Stowheim Ltd
SITE: The Beeches Garden Centre Wokingham Road Hurst Reading
PROPOSAL: Proposed demolition of existing commercial buildings and erection of *commercial buildings associated parking and landscaping.*

This is to inform you that an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions, will hold an Informal Hearing into this Appeal at the Civic Offices, Shute End, Wokingham commencing at 10.00 on **22/05/2002**

If you wish, you may attend the Hearing and, at the Inspector's discretion, take part in the discussion.

Documents relating to the appeal may be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (8:30 –17:00 Mondays to Thursdays & 8:30 – 16:00 on Fridays).

Anyone with a disability who wishes to attend the Hearing is advised to contact the Council to check that suitable provisions are available.

If you wish to be notified of the decision, you should write to Mrs M Pocock, The Planning Inspectorate, Room 3/03 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Please quote reference number **APP/X0360/A/01/1079950**.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

must be of a form, scale and height compatible with the character of the area and be constructed in materials sympathetic to the existing urban fabric. Proposals for new development that would be to the detriment of the local scene and character of these areas, by virtue of being badly designed in themselves, or when the use of poor and inappropriate materials is proposed, will not be acceptable. Proposals for development adjoining designated conservation areas will be expected to recognise the character of the area, and be supported by full details, to ensure that inappropriate forms of development do not take place in sensitive locations. In addition to policies earlier in this chapter, the following policies will apply in the control of development in conservation areas.

❖ LBE14 INAPPROPRIATE DEVELOPMENT IN CONSERVATION AREAS

PROPOSALS FOR NEW DEVELOPMENT WHICH WOULD BE DETRIMENTAL TO THE CHARACTER OF A CONSERVATION AREA WILL NORMALLY BE REFUSED.

❖ LBE15 NEW DEVELOPMENT IN CONSERVATION AREAS

IN CONSIDERING PROPOSALS FOR OTHERWISE ACCEPTABLE NEW DEVELOPMENT IN CONSERVATION AREAS THE DISTRICT COUNCIL WILL HAVE REGARD TO THE FOLLOWING:

(A) THE MASSING, SCALE, SITING AND DESIGN OF PROPOSED BUILDING(S);

(B) THE MATERIALS TO BE USED IN NEW BUILDING(S) (AND ANCILLARY FLOORSPACE TREATMENTS). THESE SHOULD BE APPROPRIATE TO THE AREA AND SYMPATHETIC TO ADJOINING BUILDINGS;

(C) THE CONTRIBUTION THE NEW BUILDING(S) WOULD MAKE TO THE CHARACTER OF THE AREA.

OTHER AREAS OF TRADITIONAL LOCAL CHARACTER

1.4.25 Links with the past are particularly important in an area which has experienced great change and high levels of growth. Equally important is the need to maintain the sense of place given by the use of traditional building materials and methods which is so often lost in modern development, leading to a sense of sameness.

1.4.26 Conservation areas will conserve the traditional local character of a few select areas. However, other areas and groups of buildings exist which, although not worthy of classification as Areas of Architectural, Historic or Townscape Character, nevertheless provide important links with the past and a sense of place. The Replacement Structure Plan, in Policy EN22, seeks to perpetuate areas of traditional local character by seeking, in any new development, designs and use of materials which take account of that character.

❖ LBE16 NEW DEVELOPMENT IN AREAS OF TRADITIONAL LOCAL CHARACTER

WITHIN AREAS OF TRADITIONAL LOCAL CHARACTER, AS IDENTIFIED IN PART TWO AND ON THE PROPOSALS MAP, OTHERWISE ACCEPTABLE NEW DEVELOPMENT SHOULD RESPECT THE EXISTING CHARACTER OF THE AREA. IN CONSIDERING PROPOSALS WITHIN SUCH AREAS THE DISTRICT COUNCIL WILL HAVE REGARD TO THE SCALE OF THE DEVELOPMENT, ITS RELATIONSHIP TO EXISTING BUILDING FORMS AND THE USE OF TRADITIONAL MATERIALS.

LISTED BUILDINGS

1.4.27 The plan area contains over 400 buildings which are included in the statutory list of buildings of architectural or historic interest and which are afforded special protection.

❖ PN5 LAND OFF SAWPIT ROAD AND TAPE LANE, HURST

THE UNDEVELOPED PARTS OF THE 3.2 HECTARES SITE OFF SAWPIT ROAD AND TAPE LANE WHICH IS IDENTIFIED ON THE PROPOSALS MAP WILL BE DEVELOPED FOR HOUSING, VILLAGE GREEN AND ALLOTMENT PURPOSES. THE VILLAGE GREEN WILL EXTEND TO ABOUT 1.2 HECTARES. THE EXISTING ALLOTMENTS AT THE NORTH EAST CORNER OF THE SITE WILL BE RETAINED. THE HOUSING DEVELOPMENT WILL COMPRISE APPROXIMATELY 50 DWELLINGS AND CONTAIN A VARIETY OF HOUSE TYPES AND SIZES, INCLUDING DWELLINGS TO MEET SOME OF THE DISTRICT-WIDE NEED FOR LOW COST HOUSING.

Area of Traditional Local Character

2.2.41 The existing conservation area is based upon the church of St Nicholas, the almshouses, Church Hill Cottages and the Castle Inn. In addition, the groups of buildings linked together by a network of ponds and water-filled ditches which make up Hurst is itself of great traditional local character, and Townsend Pond and the surrounding buildings comprising Peacocks and Hurst Lodge, is considered to be of special architectural, historic and townscape interest. However the environmental quality of this area is affected by the A321 which winds its way through the settlement.

❖ PN6 ENVIRONMENTAL ENHANCEMENT - HURST

THE DISTRICT COUNCIL WILL PROMOTE THE ENVIRONMENTAL ENHANCEMENT OF THE TOWNSEND POND AREA AND THE WIDER AREA OF TRADITIONAL LOCAL CHARACTER.

POLICY WHE6: DESIGNATION OF AREAS OF SPECIAL CHARACTER

IN ADDITION TO THE DESIGNATION OF CONSERVATION AREAS THE COUNCIL HAS DESIGNATED AREAS OF SPECIAL CHARACTER, AS SHOWN ON THE PROPOSALS MAP. ENVIRONMENTAL ENHANCEMENT SCHEMES MAY BE PURSUED IN THESE AREAS DEPENDING UPON THE NEED FOR SUCH SCHEMES.

Implementation: Through the designation and review of Areas of Special Character.

Monitoring: Studies of Areas of Special Character.

4.44 Although there is no statutory protection afforded to these areas of special character, their importance is recognised, and the features of these areas should therefore be retained and enhanced.

POLICY WHE7: RETENTION OF IMPORTANT FEATURES IN AREAS OF SPECIAL CHARACTER

THE COUNCIL WILL SEEK TO RETAIN AND ENHANCE THOSE FEATURES THAT MAKE UP THE DISTINCT CHARACTER OF THE AREAS OF SPECIAL CHARACTER. THESE INCLUDE: BUILDINGS, RELATIONSHIPS BETWEEN BUILDINGS, VIEWS, VISTAS, OPEN SPACES, TREES, TRADITIONAL STREETSCAPE, STREET FURNITURE, WALLS, RAILINGS, AND TRADITIONAL MATERIALS.

Implementation: Through the development control process.

Monitoring: Studies of Areas of Special Character.

POLICY WHE8: DEVELOPMENT IN AREAS OF SPECIAL CHARACTER

IN ADDITION TO THE CRITERIA SET OUT IN POLICY WBE1 NEW DEVELOPMENT IN AREAS OF SPECIAL CHARACTER WILL BE EXPECTED TO RESPECT THE HISTORICAL CONTEXT OF THE AREA, AS SHOULD PROPOSALS FOR DEVELOPMENT ADJACENT TO, OR AFFECTING THE SETTING OF, AN AREA OF SPECIAL CHARACTER. IN PARTICULAR ATTENTION SHOULD BE PAID TO VOLUME, SCALE, FORM, MATERIALS AND QUALITY OF THE NEW DEVELOPMENT.

PROPOSALS FOR THE ALTERATION OR EXTENSION OF ANY BUILDING IN, AND WHERE APPROPRIATE, ADJACENT TO, AN AREA OF SPECIAL CHARACTER, WILL BE EXPECTED TO HAVE REGARD TO THE HISTORIC AND ARCHITECTURAL FEATURES OF THAT BUILDING. IN PARTICULAR ATTENTION SHOULD BE PAID TO:

A) THE SCALE AND PROPORTION OF THE ORIGINAL BUILDING

B) THE SHAPE AND VOLUME OF ITS ROOF

Cont.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Tom Callaghan, Highways

To: Basia Polnik, Planning

My Ref: F/2000/4634

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 F/2000/2142 WITH THE ADDITION OF A CONDITION REQUIRING THE PREPARATION 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

4.0 RELEVANT PLANNING POLICIES

4.1. I set out below relevant planning policy under the following headings:

(1) Central government policy and guidance

(2) Adopted policy

(3) Emerging Local Plan policy

4.2 In so doing it is important to note that there is agreement between the parties as to the principle of redevelopment and all other related material considerations. The only matter where the principal parties are apart is in respect of design.

Central government policy

4.3 Having regard to the reasons for refusal, the key aspects of central government policy are set out at paragraphs 13 – 21 and annex A of PPG1 (February 1997); and paragraph 2.11 of PPG 7 (February 1997). These deal specifically with design considerations and emphasise the need for high quality design which is appropriate to its particular setting.

4.4 The key matters are:

- 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.

4.5 Local Planning Authorities are encouraged to produce supplementary planning guidance in respect of design issues. However, they should not attempt to impose rigid or arbitrary architectural styles on applicants. Moreover, they should not concern themselves with detailed design issues but concentrate on the general matters of scale, mass, density, height, layout and landscape of proposed development.

4.6 The Council has not produced any supplementary planning guidance. This aside, in conceiving the application several designs produced by my Client's architects were rejected as being inappropriate given the rural location and character of the locality. The design arrived at is the culmination of this process and the rationale is set out within the submitted Design Statement. I refer to this in detail within section 5.0 and consider that the Council has failed to take account of these matters. This is evidenced in the Committee Report (attached to the questionnaire) where no consideration is given to matters set out in the Design Statement.

Adopted policies

4.7 In terms of adopted/approved policies, the Council rely on structure plan policies C2 and C5 and Local Plan policy LTV2 and LC2. I also consider Local Plan policies LBE1 and LBE2 are relevant since they deal specifically with design issues. These are attached as Document 3.

4.8 The rationale behind these policies is that the design of proposed developments should reflect the character of the locality in terms of its scale, massing, form, materials and siting. These matters have been carefully evaluated in conception of the scheme and for reasons set out below I am firmly of the view that there is no tension between the proposal and these policies.

Emerging Local Plan policies

4.9 The emerging Local Plan has reached an advanced stage of preparation and the Inspector's Report has been received by the District Council.

4.10 Corresponding polices WCC1, WLL6 and WBE1 reflect those of the adopted Local Plan. They are attached as Document 4 along with comments of the Local Plan Inspector. These comments are material and emphasise the need for good design which reflects its local context.

4.11 In all respects I wholeheartedly agree that design is an important material design consideration having regard to the character of the locality. It is precisely for these reasons that we have worked carefully with the appointed architects to produce the submitted scheme.

5.0 THE APPELLANT'S CASE

5.1. The appellant's case is set out having regard to planning policy and other material considerations. In this case the other material considerations centre on the extant permission and lawful use. On this basis of this analysis I conclude as follows:

(1) The proposed development represents an appropriate design solution having regard to the rural character of the locality. It has been conceived in the light of this character.

(2) The proposed development represents an enhancement in design terms when set against the existing situation and extant planning permission.

(3) Comparison of the extant planning permission, the authorised use and proposed development is an important material consideration since they represents a realistic fall-back position. The decision-maker is required to have regard to these matters.

Conception of the proposal and assessment of impact

5.2 The design is based on the general theme of Berkshire/North Hampshire rural buildings. Whilst I reject the idea of a pastiche approach, the key themes are as follows:

(1) Use of brick and stained weather-boarding materials with a tiled roof.

(2) Glazed areas to reflect cart openings which are often treated in this way in rural building conversions.

(3) Limited and small openings on the external elevations.

(4) Courtyard layout with 'internal' hard-standing.

(5) An introspective approach where the majority of openings face into the courtyard.

(6) Parking areas and related hard-standing are set around the building with large areas beyond available for soft landscaping.

5.3 Siting is based on the original footprint and broadly in accordance with the extant permission. This also has the advantage of restricting public views to the development which are confined to glimpses between dwellings along Wokingham Road. Long-range views from Islandstone Lane to the south are also limited, especially during summer months where verdant cover along the lane is extensive.

5.4 From the access point there would be partial views of the building. It is intended, in accordance with the Council's "Green Corridor" policy, that this boundary and the proposed access road would be planted with indigenous species. This matter can properly be dealt with by imposition of an appropriate planning condition and accords with the approach set out by the Council's Landscape Architect - who finds the scheme "in keeping with their rural setting".

5.5 The Council do not accept that this design approach is appropriate and contend that the proposed design and height of the building would have "an urbanising impact, detrimental to the visual amenity and rural character of the area".

5.6 I reject this contention for the following reasons;

(1) The proposed development is bespoke and would not be found in this form in an urban situation. In fact it represents the culmination of the design process and rejection of a number of other schemes which were my Client's preference. One of these was taken before an officer of the Council and it was concluded, in discussion, that it was inappropriate to this rural setting.

(2) It is acknowledged by the Council, Parish Council and amenity societies, that the existing buildings, their areas of hard-standing and General Industrial uses are harmful to the rural character of the area. Whilst it does not follow that any development would represent an improvement, I suggest that the general containment of development along with the carefully conceived design achieve this objective. Any conclusion to the contrary would, in my judgement, be irrational.

(3) The proposed building would not be obtrusive in the landscape. On the contrary, it is discrete and with appropriate indigenous landscaping, it would have a positive impact on this character.

(4) With regard to height the Council are, in my view, over fastidious. The proposed building would be approximately 1.0m higher at its' ridge than the existing building. This is considerably lower than the adjoining dwelling, Fairbrook, against which the proposed development would be seen. I estimate Fairbrook to be approximately 8 metres to its ridge. Moreover, the building is a minimum of 60 metres from Wokingham Road and the difference in height between the existing and proposed buildings would not be discernible.

5.7 Whilst the Case Officer belatedly suggested a reduction in height, this was rejected because it would have disturbed the overall theme of the design; and, critically, no sound basis for this request was submitted and in my judgement the proposed building represents a low-key approach which is appropriate to its' rural setting. As such there is no sound basis for requiring amendment to the development proposal.

5.8 It is also important to note that the appeal site is not subject to statutory designation such as AONB, conservation area or green belt. As such there is no requirement to have special regard to these considerations although the proposal has been conceived to reflect its rural setting.

Comparison with extant permission

5.9 The submitted Design Statement makes reference to the current situation and also the extant permission granted in February 2001.

5.10 I attach as document 5 a comparison of the key differences for ease of reference. The key differences are:

	Extant permission	**Proposal**
Elevations – north	60	45
- south	60	45
- east	42	45
- west	42	45
Height – eaves	3.9	4.0
- ridge	5.0	6.0
Floor space (sq. m)	1,580	1,186
Materials	Powder coated steel with brick plinth	Brick and stained weather-boarding, tiled roof
Site area (hectares)	0.31	1.15
Parking spaces	~~51~~ 35.	53
Number of units	6	10

(1) A significant reduction in the overall footprint of the building along with a reduction in the length of north and south elevations.

(2) A reduction in the areas of hard-standing especially those required for HGV turning.

(3) The accommodation of some car parking within the courtyard thereby reducing its visual impact.

(4) An extended area for landscaping – 1.15 hectares as compared to 0.3 hectares.

(5) A superior materials specification including facing brick and stained weather-boarding along with a tiled roof. This contrasts with the industrial appearance of the extant permission and is more appropriate to the rural setting.

(6) The proposal allows for articulation of the 'public' elevations with more openings and larger glazed areas. The main areas of glazing are retained within the courtyard.

5.11 In all respects, the current proposal represents an enhancement when set against the extant permission. The Council fail to appreciate this and their contention that the proposed development would have an urbanising effect is perverse. In fact buildings of the type which are consistent with the extant permission are more likely to be found in urban areas. The contrary pertains to the current proposal.

5.12 Whilst the Council apparently finds the extent of glazing and the difference in height offensive, I am firmly of the view that the current proposal represents a considerable enhancement when set against the extant permission. Put simply it is an alternative design approach of considerably higher quality.

The Fall-back position

5.13 It is an established principle (s70(2) and related cases) that the decision-maker must have regard to the fall-back position consequent upon the planning history and/or use of the site. For this to be a material consideration there must be a 'live' permission for the alternatives and a reasonable prospect of them taking place.

5.14 In this case the appellant could return to do the previous General Industrial activity. Significantly, the Council, in granting planning permission for redevelopment, found it preferable to the ongoing Class B2 use having regard to the poor quality of buildings and external storage which were considered to have a negative impact on the open countryside. This reasoning as set out in the Committee report (Document 2) is, in itself, material to determination of this appeal.

5.15 The appellant, as a commercial property developer, clearly has a preference for the submitted scheme although the site has been purchased with the benefit of planning permission. As such the appellant may revert to the extant permission which, for the reasons I set out above, would be less appropriate to the rural area by reason of its greater extent and poorer quality design. The current proposal when set against this, has a positive impact having regard to its rural location and character. This must weigh heavily in favour of the grant of planning permission.

6.0 SUGGESTED PLANNING CONDITIONS

6.1 In accordance with the appeal procedures I set out the following conditions for discussion.

6.2 Model conditions from Circular 11/95

1 – statutory time limit.

55 – archaeological investigation - as requested by the County Archaeologist.

64 – submission and agreement of materials. This is especially important having regard to the design philosophy and rural location.

6.3 Model conditions from Circular 1/85.

20 and 21 – landscaping. Design of the scheme relies on a careful approach to landscape so that it is appropriate to the rural setting and does not become urbanised by inappropriate 'business park' approaches. This accords with the approach suggested by the Council's Landscape Architect.

6.4 I regard the model landscape conditions in 1/85 as more user friendly and my general experience is that Planning Inspectors prefer these to those set out in 11/95.

7.0 SUMMARY AND CONCLUSIONS

7.1 By way of conclusion the following points are submitted.

(1) The only matter on which the principal parties are apart is in respect of design. Design is acknowledged as an important material consideration in both central and local planning policy.

(2) I wholeheartedly endorse this approach and the proposal has been conceived having regard to the character of the locality and the general theme of traditional rural buildings.

(3) The submitted proposal represents the culmination of the design process within which a number of alternative schemes have been rejected. It is based on a courtyard of buildings with the general bulk, height massing and materials reflecting this theme.

(4) The decision maker is required to have regard to the fall-back position. In this case, the General Industrial use of the site and the extant permission for redevelopment. The latter includes an assessment of the rationale in granting this permission. In consideration of both alternatives, the appeal scheme would represent a positive impact on the rural area in accordance with planning policy. Any conclusion to the contrary would, in my judgement be irrational.

7.2 For the foregoing reasons it is respectfully requested that this appeal be allowed.

(BP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

P Armstrong
C/O Gregory Gray Associates
Redcliffe
17 Dinorben Close
Fleet
Hants
GU13 9SL

Application Number: F/2000/2142

Parish: **HURST**

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

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

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

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

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

Condition
3. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the

1/1

exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition

4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition

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

Condition

6. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

Condition

7. 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.

Condition

8. 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.

Condition

9. The premises shall not be used except between 0700 hours and 1900 hours Monday to Friday, 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank and other Public Holidays.

Condition

10. Construction operations shall only be carried out between 0800 hours and 1800 hours Monday to Friday, 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays.

Condition

11. The premises shall be used for B1 (c) light industrial use and for no other purpose (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Condition
12. The development shall not commence until details of all boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

Condition
13. Prior to the commencement of development a programme of archaeological evaluation trenching shall be submitted to and approved in writing by the Local Planning Authority and this shall be carried out as approved.

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

Condition
15. No building shall be occupied until space for parking bicycles has been provided in accordance with the approved drawing(s)/details.

Condition
16. No other development shall be commenced until visibility splays of 4.5 metres by 120 metres have been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.

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

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

Condition
19. No building shall be occupied until the access has been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Condition
20. Any gates provided shall be set back a distance of at least 15 metres from the highway boundary and shall not open towards the highway.

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

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

Reason
3. In the interests of visual amenity.

Reason
4. In the interests of visual amenity.

Reason
5. In the interests of visual amenity.

Reason
6. In the interests of visual amenity.

Reason
7. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
8. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
9. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
10. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
11. In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use.

Reason
12. To safeguard the visual amenities of neighbouring properties and the locality.

Reason
13. To safeguard any archaeological remains on site.

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

Reason
15. In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel.

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

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

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

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

Reason
20. To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety.

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, WEM7, WBE1, WHE15 and WT4.

John Mitchell
Development Control Manager
Date: 07/02/2001

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.

5/1

Application No. **Received** **Hurst**
F/2000/2142 **03.08.00**

Applicant: **Mr P Armstrong**
Location : **The Beeches Garden Centre, Wokingham Road, Hurst**
Proposal : **Proposed demolition of existing buildings and erection of new building for B1(c) light industrial use**

1. **Introduction** - This 0.3 ha. site is located on the east side of Wokingham Road (A321) and comprises of several greenhouses, temporary buildings, external storage and parking area. It is used by 'Terrapotta' for the manufacture, storage and distribution of concrete garden ornaments and was previously 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. A copy of this appeal decision is attached. The extension allowed on appeal has not yet been implemented.

2. **Proposal** - Is to demolish the existing buildings 1,125m² in total and erect new buildings, 1,580m² in total, for light industrial use B1(c). The buildings would have a brick plinth with cladding to the walls and a maximum height of 5m. A total of 5 units would be provided.

   A traffic impact assessment has also been submitted with the application.

3. **Consultations** -
   - ***Highway Authority*** : comment that visibility splays of 4.5 x 120m can be achieved from the site access. Whilst there is concern over a material increase in traffic turning onto and off the A321 outside the confines of the built up area, this could not be sustained at appeal given the planning history of the site. Parking provision is significantly lower than the maximum permitted by the adopted standards however if the use is limited to B1(c) light industrial then the provision is considered to be acceptable. Conditions to include provision of parking and turning, cycle parking and further details of access to be submitted.

   - ***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*** : Although replacement building would be of a different character to the existing glasshouses the general massing and arrangement would not be dissimilar consequently the resultant increase in visual impact would only be minor. However comprehensive landscape scheme required to ensure that development can be integrated within the surrounding landscape. Majority of planting should comprise locally found native species and be rural in character.

- ***Archaeological Consultant***: Programme of archaelogical evaluation trenching required.

- ***Hurst Parish Council*** : *"The Council note that the new building proposes an increase of the existing footprint by some 40% and suggest that consideration should be given to retention of the existing size and moving the building further east, away from Wokingham Road and that the brickwork should be to a full wall height on all externally facing walls.*

  If the District Council is minded to approve the application, the Parish Council suggest that any light industrial use should be appropriate to this rural area, and that consideration should be given to other relevant conditions including restricting hours of operation, particularly at night and at weekends, adequate car parking and traffic movements."

- ***The Hurst Village Society*** :Welcome the principle of replacement buildings however concerned over industrial use of site. Suggest that increase in floorspace should be limited to 25% increase, hours of operation and future extensions be restricted Concern over parking and possible disruption by virtue of noise to neigbouring properties.

- ***Council for Protection of Rural England*** : Request the application be refused as proposed development is considered to be contrary to the aims of Policies LBE16, LS5, PN6 and LC2 of the Loddon Area Local Plan and WLL6 of the Wokingham District Local Plan.

- ***Letters of Representation*** : 3 letters received. Objections can be summarised as follows:
  - Concern of intensification of commercial use and excessive size of development.
  - Increased noise and pollution.
  - Increased traffic movements and impact on highway safety.
  - No demand for industrial units.
  - Inappropriate in a residential area.
  - Wokingham District Council needs to retain control over activities.

4. **Appraisal** - Main issues are:

   A. Principle of redevelopment : Policies C2 and C5 of Berkshire Structure Plan, LTV2 and LC2 of Loddon Area Local Plan, WCC1, WLL6 and WRE4 of Wokingham District Local Plan and PPG7.

B. Impact on the visual amenity and rural character : Policies C2 and C5 of Berkshire Structure Plan, LTV2 and LC2 of Loddon Area Local Plan, WCC1, WLL6 and WRE4 of Wokingham District Local Plan and PPG7.

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

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

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

F. Concerns of Parish Council and objectors.

A. Principle of redevelopment

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 appeal 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 proposal would result in a net increase of 455m² contained within buildings. The agent estimates that approximately 1,500m² of the existing site is currently used for external storage. The Inspector on the last appeal commented, 'Examining the site closely, I bear in mind its former use. As a garden centre, there were substantial hard surfaced areas with plants displayed for sale, together with polytunnels. There would also have been substantial vehicular and human activity in the open in connection with retail sales'. Furthermore paragraph 7.64 of the Wokingham District Local Plan, relating to Policy WRE4 which allows for extensions/redevelopment to existing employment sites in rural areas, states that in interpreting this policy 'an area of existing authorised development would include..... external storage areas'. In view of this an increase of 455m² is considered to be acceptable, provided external storage is prohibited by condition.

B. Impact on the visual amenity and rural character of area

Whilst the proposal would result in an increase in the size and massing of buildings on site a comprehensive redevelopment of the site does have benefits in that the external storage area surrounding the existing building would be removed and visually this would be an improvement and additional landscaping is proposed. The proposed building with a maximum height of 5m is similar in height to the existing greenhouses. Although the replacement building would be different in character it is considered that the visual impact on this rural area which is also important to the setting of settlements would not be so adverse as to warrant refusal.

C. Impact on amenities of neighbouring occupiers
The site is surrounded by residential uses. The existing use is classed as B2 (general industrial use) and therefore a B1(c) light industrial use is considered more appropriate in this location due to proximity of residential properties. By definition a B1(c) light industrial use is compatible with a residential area. Conditions are proposed to limit hours of working and noise. In view of this it is not considered that the amenities of neighbouring occupiers would be adversely affected.

D. Highway issues
A speed survey has been carried out by the Highway Authority and the 85th %ile speeds correspond with those recorded by the agent. Adequate visibility splays of 4.5 x 120m can be achieved from the site access. Whilst the Highway Officer is concerned over a material increase in traffic turning onto and off the A321 outside the confines of the built up area, it is considered that this could not be sustained at appeal given the planning history of the site.

In accordance with adpoted 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. As condition 11 proposes to restrict the use of the site to B1(c) light industrial use 35 parking spaces are considered acceptable.

E. 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.

F. Concerns of the Parish Council and objectors
The concerns of the Parish Council and objectors have been noted. Issues of increase in size, location, traffic generation and noise have been addressed above. A condition is proposed regarding external lighting and restricting use to B1(c) light industrial use.

5. **Conclusion** - The principle of redevelopment of this site for B1(c) use is considered acceptable in principle. The benefits ie. the removal of external storage area and a B2 use in close proximity to residential uses together with additional landscaping are considered in this instance to outweigh the proposed increase in size and massing of the building. Whilst there would be an increase in traffic generation a refusal could be difficult to sustain at appeal.

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

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

3. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include details of hard surfacing and indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.
4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
5. No materials, containers or equipment shall be stored on the site outside buildings except for waste materials contained within suitable and sufficient waste containers for removal.
6. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.
7. 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.
8. 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.
9. The premises shall not be used except between 0700 hours and 1900 hours Monday to Friday, 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank and other Public Holidays.
10. Construction operations for which noise is audible at the site boundary shall only be carried out between 0800 hours and 1800 hours Monday to Friday, 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays.
11. The premises shall be used for B1 (c) light industrial use and for no other purpose (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).
12. The development shall not commence until details of all boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

13. Prior to the commencement of development a programme of archaeological evaluation trenching shall be submitted to and approved in writing by the Local Planning Authority and this shall be carried out as approved.
14. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.
15. No building shall be occupied until space for parking bicycles has been provided in accordance with the approved drawing(s)/details(s).
16. No other development shall be commenced until visibility splays of 4.5 metres by 120 metres have been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.
17. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.
18. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.
19. No building shall be occupied until the access has been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
20. Any gates provided shall be set back a distance of at least 15 metres from the highway boundary and shall not open towards the highway.

Reasons:

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3.-6.In the interests of visual amenity.
7.-10.To safeguard the residential amenities of the occupiers of neighbouring properties.
11. In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use.
12. To safeguard the visual amenities of neighbouring properties and the locality.
13. To safeguard any archaelogical remains on site.
14. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
15. In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel.
16. In the interests of highway safety and convenience.
17. To prevent queuing and parking off site, in the interests of highway safety and convenience.
18. In the interests of highway safety and convenience.
19. In the interests of highway safety and convenience.
20. To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety.

Informative:

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 & WT4.

BASIA POLNIK

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: **Stowhelm Ltd**
SITE: **The Beeches, Wokingham Rd, Hurst**
APPLICATION NO.: 4634
PROPOSAL: **Proposed demolition of existing commercial buildings & erection of commercial buildings associated parking & landscaping**

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Hurst

Mrs A Drake

Clerk(s) of Parish / Town Council of St Nicholas Hurst

Mr R Wardle, 52 Altwood Rd, Maidenhead SL6 4PZ

Environmental Services Department, Engineering Services, Wokingham District Council, PO Box 157, Council Offices, Shute End, WOKINGHAM, Berkshire, RG40 1WR

CPRE, c/o Dr Wilford, 17 Copse Drive, WOKINGHAM, Berkshire, RG41 1NA

Hurst Village Society, c/o The Old Pound, Whistley Green, Hurst

Environment Agency, Swift House, Frimley Business Park, Frimley, Camberley GU16 7SQ -FAO Matthew Rose- Ref SU87SW/16/4

Police Arch. Liaison Officer, PC Stubbs, The Police Station, Chapel St, Thatcham RG18 4QL

Environmental Health, WDC- FAO Tom Payne

Environmental Design, WDC- FAO Catherine Brimble

Disabled Access Officer, Building Control, WDC

Applicationo	Name & Address
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	
Application Refused	Letters sent 12/12/01

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

Tel. (0118) 974 6448 (Direct Line)
Date. May 8, 2002
My ref: F/2001/4634
Your ref:

The Owner / Occupier
HIGH BARN
WOKINGHAM ROAD
HURST
READING
RG100RX

WOKINGHAM UNITARY
Aiming for Excellence

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

Dear Sir/Madam

NOTICE OF INFORMAL HEARING

APPEAL BY: Stowhelm Ltd
SITE: The Beeches Garden Centre Wokingham Road Hurst Reading
PROPOSAL: Proposed demolition of existing commercial buildings and erection of commercial buildings associated parking and landscaping.

This is to inform you that an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions, will hold an Informal Hearing into this Appeal at the Civic Offices, Shute End, Wokingham commencing at 10.00 on **22/05/2002**

If you wish, you may attend the Hearing and, at the Inspector's discretion, take part in the discussion.

Documents relating to the appeal may be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (8:30 –17:00 Mondays to Thursdays & 8:30 – 16:00 on Fridays).

Anyone with a disability who wishes to attend the Hearing is advised to contact the Council to check that suitable provisions are available.

If you wish to be notified of the decision, you should write to Mrs M Pocock, The Planning Inspectorate, Room 3/03 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Please quote reference number **APP/X0360/A/01/1079950** .

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Tel. (0118) 974 6448 (Direct Line)
Date. January 7, 2002
My ref: F/2001/4634
Your ref:

WOKINGHAM UNITARY
Aiming for Excellence

Lynne Hopper
Willow Cottage
Off Wokingham Road,
HURST
RG10 0RU

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

Dear Madam

NOTICE OF INFORMAL HEARING

APPEAL BY: Stowhelm Ltd
SITE: The Beeches, Wokingham Rd, Hurst
PROPOSAL: Proposed demolition of existing commercial buildings & erection of commercial buildings associated parking & landscaping

This is to inform you that an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions, will hold an Informal Hearing into this Appeal at the Civic Offices, Shute End, Wokingham on a date to be advised.

Comments already made, following the original application for planning permission, will be forwarded to The Planning Inspectorate .

If you wish to make further representations, you should, if possible, send three copies to Mrs M Pocock, The Planning Inspectorate, Room 3/03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, quoting reference APP/X0360/A/01/1079950. Comments received after 01/02/02 will not normally be seen by the Inspector & will be returned.

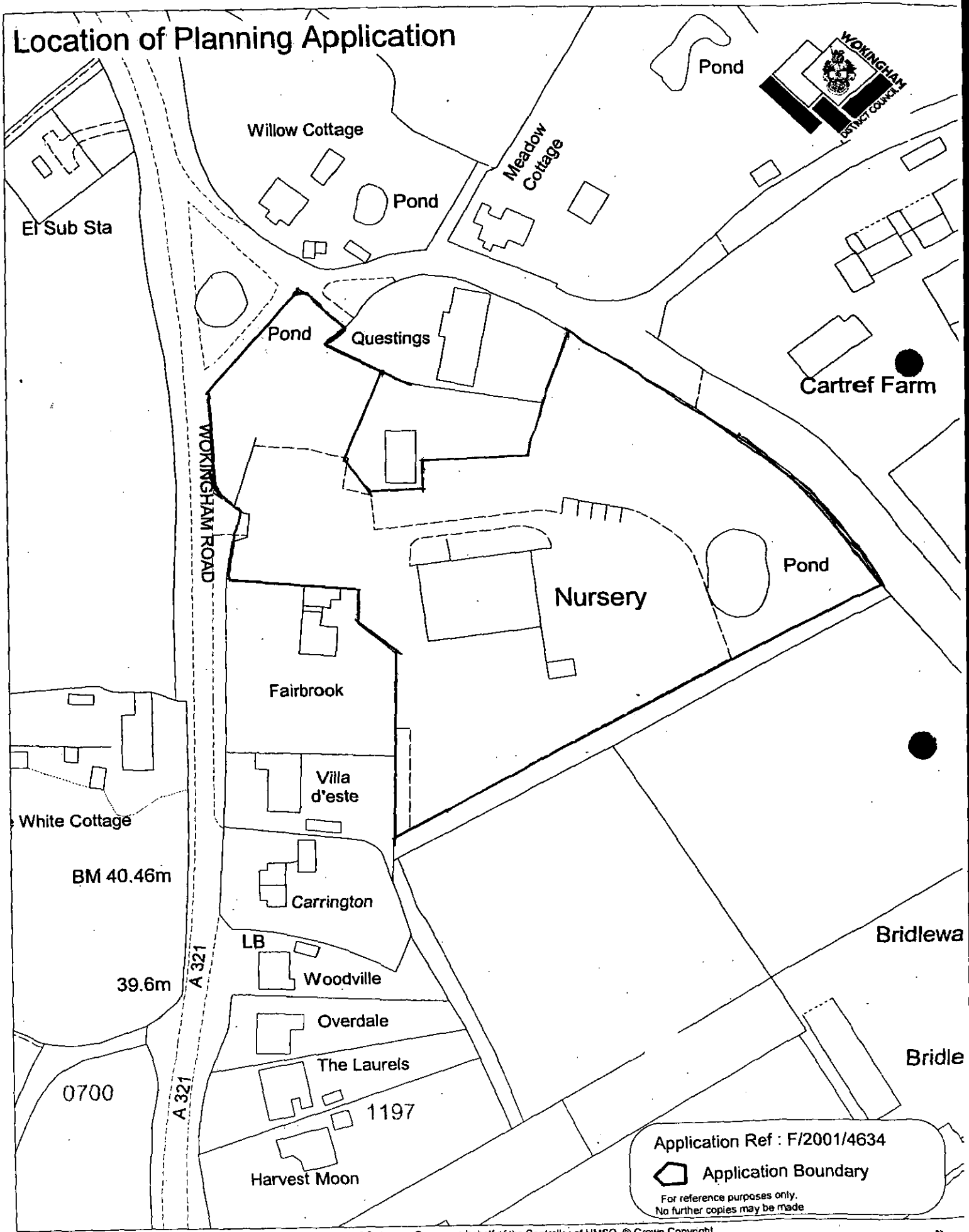
The application, decision notice, and the appellant's grounds of appeal can be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (08.30 to 17.00 Mondays to Thursdays, & 08.30 to 16.00 Fridays).

A free booklet, "Guide to taking part in planning appeals" is available from this office.

If you would like a copy of the decision on this Appeal, you should write to Mrs Pocock & ask for one.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant



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Development Control Section, Environmental Services, Wokingham District Council.

20 November 2001

Scale: 1 : 1250

N W E S

Tel. (0118) 974 6448 (Direct Line)
Date: May 8, 2002
My ref: F/2001/4634
Your ref: APP/X0360/A/02/1079950

Mrs M Pocock
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

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

Dear Mrs Pocock

APPEAL BY: Stowelm Ltd
SITE: The Beeches Garden Centre, Wokingham Rd, Hurst

With reference to this appeal, I enclose 2 copies of the Hearing notification letter. They have been sent to those previously notified & those on the attached list.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

3/23 Hawk Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3728776
Switchboard 0117-3728000
Fax No 0117-3728804
GTN 1371-8776

55211
CC DG
12 APR 2002
COPIES TO
FILE

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: E/2001/4634

Our Ref: APP/X0360/A/01/1079950

Date: 11 April 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY STOWHELM LIMITED
SITE AT THE BEECHES, WOKINGHAM, HURST, READING, RG10 0RU

NOTIFICATION OF INSPECTOR

I am writing to inform you that the Inspector appointed to hold the hearing into the above appeal will now be:

Mr Michael Clark FRTPI FRICS.

You have already been given notice of the arrangements for this hearing.

Yours faithfully

Mr Stephen Bartle

NB: All further correspondence should be addressed to the case officer mentioned in the initial letter.

206C

The Planning Inspectorate

3/23 Hawk Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3728775
Switchboard 0117-3728000
Fax No 0117-3728804

GTN 1371-8775

PLANNING SERVICES HPT 51875
POL TLS
SC ENF
16 JAN 2002
DOINES TO:

3.

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2001/4634

Our Ref: APP/X0360/A/01/1079950

Date: 15 January 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY STOWHELM LIMITED
SITE AT THE BEECHES, WOKINGHAM, HURST, READING, RG10 0RU

I am writing to tell you that we propose to hold a hearing into this appeal at 10:00 on Wednesday 15 May 2002 at a venue to be arranged.

It is now our policy to allow only one refusal of a hearing date, before we fix a date, time and place for a hearing. If you refuse the date offered you should give a good reason for doing so.

If you cannot accept the date offered you may agree a reasonable alternative with the other party. The availability of the Inspector is a crucial factor in this process. We will let you know whether we can supply an Inspector for any date you agree between yourselves, but it must meet with our general aim of deciding appeals quickly.

You can reply to me by telephone or letter. If I do not hear from you by Thursday 24 January 2002, I will assume that the proposed hearing date is acceptable, and that you are not intending to negotiate an alternative hearing date with the other party.

You should not assume that the hearing date offered here is the one that will eventually go ahead. We will write to you again to confirm final arrangements.

Yours faithfully

KHallett

Miss Kate Hallett

NB: You should only send letters about the hearing date to the above room. You should send all other correspondence to the case officer mentioned in the initial letter.

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728624

GTN 1371-6079

PLANNING SERVICES REF 53641
DC
CS
27 FEB 2002
COPIES TO ACK
FILE Date:

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2001/4634

Our Ref: APP/X0360/A/01/1079950

Date: 26 February 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY STOWHELM LIMITED
SITE AT THE BEECHES, WOKINGHAM, HURST, READING, RG10 0RU

I enclose for your information a copy of the appellant's final comments on the above appeal. Normally, no further comments, from any party, will now be taken into consideration.

Yours faithfully

Mrs M Pocock

217L(BPR)

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

The Planning Inspectorate,
Room 3/15A,
Eagle Wing,
Temple Quay House to the Square,
Temple Quay,
Bristol, BS1 6PN.

8th February 2002
Our Ref: TB/00/154

Dear Sir,

APPEAL BY STOWHELM LIMITED
THE BEECHES, WOKINGHAM ROAD, HURST, BERKSHIRE.
APP/X0360/A/01/1079950

The following comments are submitted by the appellant in response to the Council's statement.

It is noteworthy that in respect of planning policy there is agreement between the parties as to the principal of redevelopment and the provision of small units for Class B purposes.

The single area where the principal parties are apart is remains that of the design and height of the proposed building.

The fact that the appeal site lies within an Area of Traditional Local Character (paragraph 3.01) has always been critical to the appellant's design. In so doing it is considered that the design of itself, and certainly when set against the existing buildings and extant permission, is more appropriate to its setting. As such there is no tension between the proposal and Local Plan Policies LBE1 and LBE2.

4.07. There are in fact limited short range views to the application site from Wokingham Road. The matter of landscaping and its implementation can properly be dealt with by imposition of appropriate planning conditions. There is no justification for the Council's suggestion that all of the landscaping will be deciduous. In practise a part B1(a) environment is likely to justify higher quality landscaping than the extant permission and a mixture of indigenous species is envisaged.

4.09 - 4.10. To assist the Inspector on the matter of design, I attach a series of photographs demonstrating the general form of the extant planning permission and the proposal. My objective is to further demonstrate the design philosophy and the general form of traditional buildings which have either been converted or benefit from extant permissions. These are compared with the extant permission for the appeal site.

Photograph 1 shows a building of identical span and height to the extant permission.

Photograph 2 shows B1 buildings within Wokingham District. These are in fact very much higher to eaves and ridge level than the appeal scheme. This aside I draw attention to nature and extent of fenestration.

Photograph 3 shows a traditional rural building in Hartley Wintney, which has an extant permission for offices. Note the extent of weather boarding and 'cart' openings which are to be glazed.

Photographs 4 and 5 show a part converted, part new build office building. The general form and materials are what is proposed in the appeal scheme.

Photograph 6 is a building in Riseley. This has an extant permission for relocations and residential use. Note the extent of glazing on the approved drawing which is typical of this form of conversion.

I reiterate that my Client does not propose a pastiche approach. Rather and in conjunction with Chartered Architects we have produced, through several drafts, a building which encompasses features consistent with such buildings.

As to the matter of windows on the proposed development, those on the east and west elevations are at a scale which represent limited openings when set against the general bulk and massing of the building. Glazing in the gables on the north and south elevations are designed to reflect 'cart entrances' in traditional rural buildings. The greater majority of large glazing panels are within the courtyard having regard to the desirability of the 'traditional approach' and meeting the needs of modern occupiers.

I acknowledge that my Clients design approach is very different from the extant permission. However, this does not mean that it is unacceptable and I remain firmly of the view that it is appropriate to its rural setting.

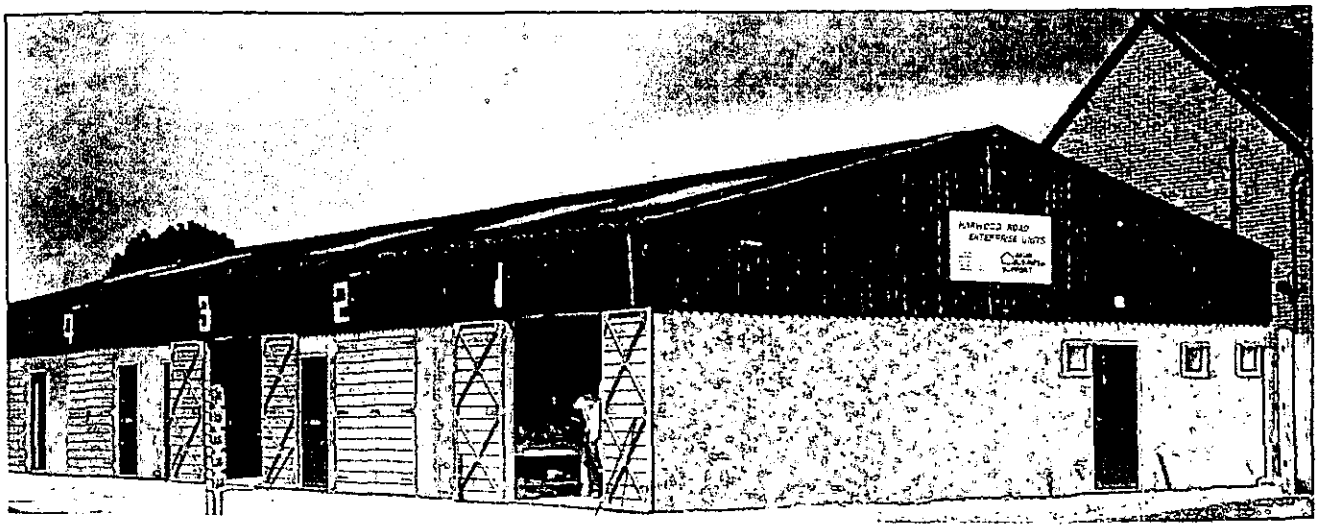
6.0. The Council propose 22 planning conditions. Many of these are not justifiable having regard to Circulars 1/85 and 11/95 and I remain of the view that those set out on page 50 of a statement on behalf of the appellant.

I enclose a further copy of this letter for despatch to the local authority.

Yours faithfully,

Mark Leedale

Enc.



1

This is a building of identical span and height to the extant permission. Note the urbanised appearance



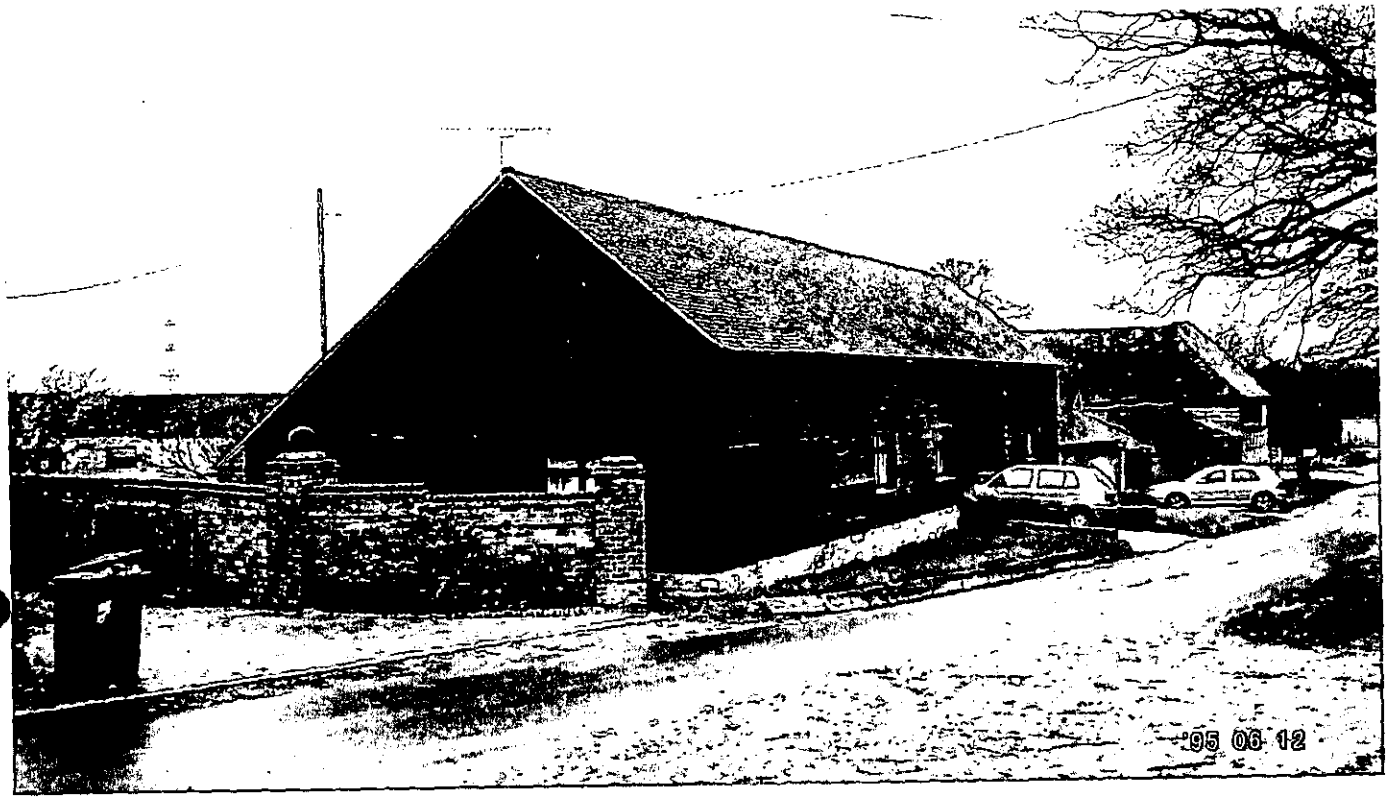
2

B1 buildings within Wokingham District. These are in fact very much higher to eaves and ridge level than the appeal scheme. This aside I draw attention to nature and extent of fenestration.



3

Traditional rural building in Hartley Wintney, which has an extant permission for offices. Note the extent of weather boarding and 'cart' openings which are to be glazed.



4

These show a part converted, part new build office building. The general form and materials are what is proposed in the appeal scheme.

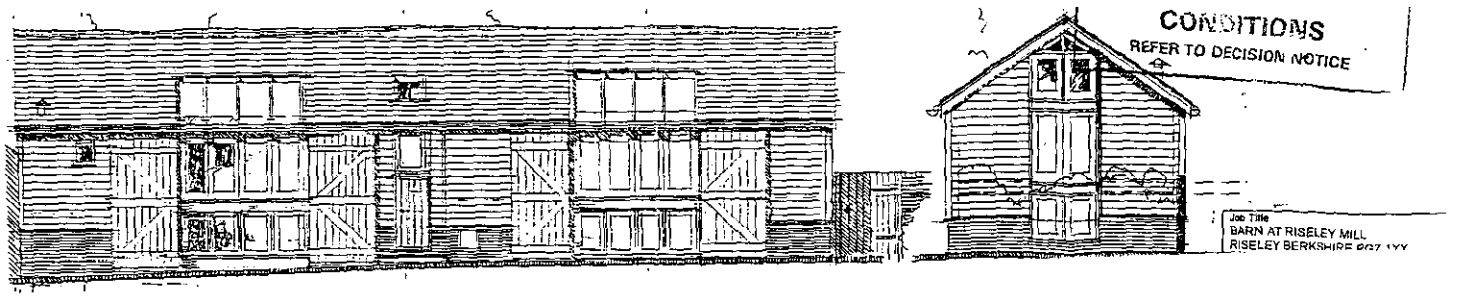


5



6

Riseley, Berkshire. This has an extant permission for relocations and residential use. Note the extent of glazing on the approved drawing which is typical of this form of conversion.



WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 17/01/02

TO: Kate Hallett

FROM: DEN GUNBREL **Planning Services.** (ADM.N)

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 1

RECIPIENT FAX NUMBER: 01737288804

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: APP/X0360/A/01/1079950 - The Beeches.

NOTES: I have agreed a different date with the agent - i.e 22/05/02 + hope you will be able to arrange for an Inspector. I understand the agent has e-mailed you.

DGunbrell.

* * * COMMUNICATION RESULT REPORT (17.JAN.2002 17:05) * * *

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E-3) NO ANSWER
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The Planning Inspectorate

3/23 Hawk Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3728775
Switchboard 0117-3728000
Fax No 0117-3728804
GTN 1371-8775

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22 JAN 2002

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2001/4634

Our Ref: APP/X0360/A/01/1079950

Date: 21 January 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY STOWHELM LIMITED
SITE AT THE BEECHES, WOKINGHAM, HURST, READING, RG10 0RU

I am writing to advise you that the hearing into this appeal will start at 10:00 on Wednesday 22 May 2002 at Council Offices, Shute End, Wokingham. Please arrange a car-parking space for the Inspector. Could you send the details, together with a location plan of the venue, to the case officer quoting our appeal reference number.

done 23/01/02

The name of the Inspector will be confirmed to you at a later date.

The hearing date has been imposed upon yourselves.

Please write to those persons you consider appropriate, telling them about the hearing details at least 2 weeks before the hearing date. Your letter should cover:

diaried 03/05/02

- An Inspector has been appointed by the Secretary of State to determine this appeal;
- The location of the site and a description of the appeal proposals;
- Where your, and the appellant's, statements and future comments can be inspected;
- that they may attend the hearing, and at the Inspector's discretion, give their views;
- that we will send a copy of the decision letter only to those who ask for one in writing;
- what facilities are available for people with disabilities e.g. parking spaces, access and seating arrangements etc.

If you have not already done so, please send 2 copies of your written statement to the case officer and one copy to any statutory party. We must receive it within 6 weeks of the starting date.

If you consider it appropriate, please notify the press of the hearing. Please also note that people with disabilities who may be concerned about facilities at the hearing venue have been advised to write to, or contact your Council to confirm that proper provisions are in place.

We aim to issue decisions within 7 weeks of the close of the hearing. If there is likely to be significant delay, we will let you know.

Yours faithfully



Miss Kate Hallett

206J(BPR)

Tel: (0118) 974 6448 (Direct Line)
Fax: (0118) 974 6484
Date: January 23, 2002
My ref: F/2001/4634
Your ref: APP/X0360/A/01/1079950

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

Mrs M Pocock
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Dear Mrs Pocock

APPEAL BY: Stowhelm Ltd

SITE: The Beeches, Wokingham Rd, Hurst

HEARING DATE: WEDNESDAY MAY 22, 2002

Enclosed with this letter is a leaflet showing the venue for the Hearing & the car park recommended for the Inspector's use. Both are circled in red.

Please forward this letter & the leaflet to the Inspector concerned.

I hope this is helpful, and that the Inspector finds a parking space without a problem.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant
Enc.

Gregory Gray Associates

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

The Planning Inspectorate,
Room 3/23A,
Eagle Wing,
Temple Quay House to the Square,
Temple Quay, Bristol, BS1 6PN.

17th January 2002

Our Ref: TB/00/154

Dear Madam,

APPEAL BY STOWHELM LIMITED
THE BEECHES, WOKINGHAM ROAD, HURST, BERKSHIRE.
APP/X0360/A/01/1079950

I write further to our telephone conversation this afternoon.

I confirm that I have agreed with the Council's appeals Clerk that a revised date of 22nd May is acceptable.

I also confirm that I know an Inspector, Ben Linscott, personally and obviously cannot appear before him. I understand he made you aware of this previously but I have changed my employment since this time. I trust this will avoid any confusion in allocation of future cases.

Yours faithfully,

Mark Leedale

Cc Wokingham Unitary

Tel. (0118) 974 6448 (Direct Line)
Date: January 30, 2002
My ref: f/2001/4634
Your ref: APP/X0360/A/02/1079950

Mrs M Pocock
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

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

Dear Mrs Pocock

APPEAL BY: STOWHELM LTD
SITE: THE BEECHES, WOKINGHAM RD, HURST

With reference to this appeal, I enclose 2 copies of the Authority's, statement of case.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: January 4, 2002
My ref: F/2001/4634
Your ref: APP/X0360/A/01/1079950

Mrs M Pocock
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

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

Dear Mrs Pocock

APPEAL BY: Stowhelm Ltd
SITE: The Beeches, Wokingham Rd, Hurst

With reference to this appeal, I enclose a copy of the questionnaire & associated documents.
I have also sent copies to the appellant's agent.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. January 4, 2002
My ref: F/2001/1079950
Your ref: TB/00\154

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

Gregory Gray Associates
17 Dinorben Close
Fleet
GU52 7SL

Dear Sirs

APPEAL BY: **Stowhelm Ltd**
SITE: **The Beeches, Wokingham Rd, Hurst**

With reference to this appeal, I enclose a copy of the questionnaire & associated documents.

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728624
GTN 1371-6079

S1221

PLANNING SERVICES | HPT | PCL | TLS | DC | DC | CS

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: F2001/4634

Our Ref: APP/X0360/A/01/1079950

Date: 21 December 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY STOWHELM LIMITED
SITE AT THE BEECHES, WOKINGHAM, HURST, RG10 0RU

We have decided that a hearing will be held into this appeal and we will now arrange a date.

I am the case officer and, if you have any questions please contact me. Apart from the questionnaire, please always send **2 copies** of all further correspondence, giving the full appeal reference number which is shown at the top of this letter.

I have checked the papers and confirm that the appeal is valid. If it appears at a later stage, following further information, that this may not be the case, I will write to you again.

The date of this letter is the **starting date** for the appeal.

<u>You must **submit** the following documents within this timetable:</u>

Within 2 weeks from the starting date -

<u>You</u> must notify any statutory parties and interested persons who were consulted at application stage and those who made comments that the appeal has been made. You should tell them that:-

i) any comments they made at application stage will be sent to me and if they want to make any additional comments, wherever possible, they must submit 3 copies within **6 weeks of the starting date.** If representations are submitted after the deadline, they will not normally be seen by the Inspector and they will be returned.
ii) they can get a copy of our booklet 'Guide to taking part in planning appeals' free of charge from you, and
iii) if they want to receive a copy of the appeal decision they must write to me asking for one.

<u>You</u> must submit a copy of a completed appeal questionnaire and supporting documents, including relevant development plan policies to the appellant and me.

Within 6 weeks from the starting date -

You and the appellant must submit 2 copies of your hearing statement to me. I will send a copy of your hearing statement to the appellant and send you a copy of their hearing statement. You and the appellant must send a copy of your hearing statements to any statutory parties. I will send you and the appellant a copy of any comments submitted by interested parties.

Within 9 weeks from the starting date -

You and the appellant must submit 2 copies of any final comments on each other's statement and on any comments on any representations from interested parties to me. Your final comments must not be submitted in place of, or to add to, your 6 week statement and no new evidence is allowed. I will forward the appellant's final comments to you at the appropriate time.

You **must keep to the timetable** set out above and ensure that your representations are submitted within the deadlines. If not, your representations will not normally be seen by the Inspector and they will be returned to you. As I have given details of the timetable, I will not send you reminders.

Withdrawing the appeal

If you hear that the appeal is to be withdrawn, please telephone me immediately. If I receive written confirmation of this from the appellant, I will write to you.

Further information about the terms we use in this letter and appeal procedures is on the attached sheet.

Yours faithfully

G. Nash

Mrs Margaret Pocock

H4B(BPR)

Questionnaire

The appeal questionnaire must be sent complete with copies of all necessary documents referred to in it. It is particularly essential to us that details of all relevant development plan policies are included with the questionnaire at this early stage.

Hearing Statement

In your hearing statement you will need to give full details of the case which you will put forward at the hearing. You must include copies of any documents, including copies of maps and plans, to which you intend to refer. Please also include a list of any conditions or limitations you would agree to, if the appeal were to be allowed. The format of a statement for hearing cases is in Annex 2(i) of DETR Circular 05/2000.

Statutory parties

'Statutory parties' are owners or tenants of the appeal site who made comments within the time limit on the application or appeal. You must give details of any statutory parties at application stage in reply to question 15e of the questionnaire. I will tell you about any statutory parties at appeal stage, before your hearing statement is due.

Late Representations

Comments or representations received after any of the time limits will normally be disregarded and we will send them back. Late representations will only be considered in extraordinary circumstances.

Costs

Costs can be awarded in hearing cases. If a hearing is subsequently adjourned because of the submission of late evidence, there is the possibility of a successful claim of costs. DOE Circular 8/93 gives more advice.

Planning obligations - Section 106 agreements

A planning obligation, often referred to as a 'section 106 agreement', is either a legal agreement made between the LPA and a person 'interested in the land', or a legally binding undertaking signed unilaterally by a person 'interested in the land'.

If you intend to rely on an obligation, a final draft must be submitted at least 10 working days before the date of a hearing. Obligations should be completed by the close of a hearing. An Inspector will not normally delay the issue of a decision to wait for the completion of an obligation.

The Planning Inspectorate

For official use only
Date received

PLANNING APPEAL FORM

Please send each appeal on a separate form

Your appeal and essential supporting documents must reach the Inspectorate within 6 months of the date shown on the Local Planning Authority's decision notice (or, for 'failure' appeals, within 6 months of the date by which they should have decided the application).

Before completing this form, please read our booklet 'Making your planning appeal' which was sent to you with this form.

WARNING: If any of the 'Essential supporting documents' listed in Section J are not received by us within the 6 month period, the appeal will not be accepted.

A. APPELLANT DETAILS

The name of the person(s) making the appeal must be the same as on the planning application form.

Name Stowhelm Limited

Address c/o the Agent

Your reference

Daytime phone no

Fax no

Postcode

E-mail address

B. AGENT DETAILS (if any)

Name Gregory Gray Associates, Chartered Town Planning Consultants

Address 17 Dinorben Close
Fleet, Hampshire

Your reference TB/00/154

Daytime phone no 01252 624004

Fax no 01252 684160

Postcode GU52 7SL

E-mail address info@ggassociates.co.uk

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA Wokingham District Council

LPA's application reference no F2001/4634

Date of the planning application 18th July 2001

Date of LPA's decision notice (if issued) 5/12/01

D. APPEAL SITE ADDRESS

Address The Beeches, Wokigham Road, Hurst

Postcode RG10 0RU

National grid reference

(Please see the key on an Ordnance Survey map for instructions; this should be 2 letters and 6 numbers, eg TQ 298407)

E. DESCRIPTION OF THE DEVELOPMENT

(This must be the same as on the application sent to the LPA, unless minor amendments were agreed)

Demolition of existing commercial buildings, erection of commercial buildings, associated parking and landscaping

Size of the whole appeal site (*in hectares*)
0.045Ha

Area of floor space of proposed development *(in square metres)*
1186.00

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only* ✔

1. Refuse planning permission for the development described in Section E. ☑
2. Grant planning permission for the development subject to conditions which you do not like. ☐
3. Refuse approval of details listed under a previous outline planning permission. ☐
4. Grant approval of details listed under a previous outline planning permission subject to conditions which you do not like. ☐
5. Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above). ☐

or The failure of the LPA to give notice of its decision within the appropriate period (usually 8 weeks) of an application for permission or approval. ☐

G. GROUNDS OF APPEAL

If you want your appeal dealt with by the written procedure, your **FULL STATEMENT MUST** be made, otherwise we will return the appeal form. You should give a clear explanation of why you disagree with each of the LPA's reasons for not granting permission, if appropriate. Please continue on a separate sheet(s) if you need to and attach them to this form. If you have requested a hearing or an inquiry, please provide a brief outline of your case.

Please see attached

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

G. GROUNDS OF APPEAL

The appellants' case will establish the following:

(1) Having regard to the extant permission and in the light of relevant planning policies, the proposed development represents a more appropriate design solution. Particular regard has been had to materials; the overall footprint; height, bulk and massing; and the landscape setting.

(2) The Council's refusal fails to take account of the design philosophy as set out in the submitted Design Statement. This is remiss having regard to policy set out within PPG1 and the contents of the Statement. It should be noted that design is the single area on which the parties are apart and all other matters are satisfactorily resolved.

(3) Notwithstanding the extant permission, which represents an important chapter in the planning history of the site, the proposed development falls to be determined in accordance with policies of the Development Plan and the emerging Local Plan – which has reached an advanced stage of preparation. In all respects the appellants submit that that the development proposals accord with those policies.

G. GROUNDS OF APPEAL (continued)

H. CHOICE OF PROCEDURE

Appeals dealt with by written representations are usually decided more quickly than by the hearing or inquiry methods. It is important that you read our booklet 'Making your planning appeal' about the various procedures used to determine planning appeals.

*Please tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☐

Can the whole site be seen from a road or other public land and there is no need for the Inspector to enter the site (eg to take measurements or to enter a building)? If yes, please tick the box. If so, we will arrange an unaccompanied site visit. ☐

2. HEARING ☑

Although you may prefer a hearing, we will decide whether a hearing is suitable for your appeal after consulting the LPA.

3. INQUIRY ☐

Please give reasons why you think an inquiry is necessary.

1. APPEAL SITE OWNERSHIP DETAILS

We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s). We also need to be sure that any other owner knows that you have made an appeal. YOU MUST TICK WHICH OF THE CERTIFICATES APPLIES. Please read the enclosed *Guidance Notes* if in doubt.

If you are the sole owner of the whole appeal site, Certificate A will apply: *Please tick **one** box* ✔

CERTIFICATE A ☑

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates;

OR

CERTIFICATE B ☐

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates, as listed below:

Owner's name	Address at which notice served	Date the notice was served

CERTIFICATES C and D ☐

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D enclosed with the accompanying *Guidance Notes* and attach it to the appeal form.

AGRICULTURAL HOLDINGS CERTIFICATE (This has to be completed for all appeals)

We also need to know whether the appeal site forms part of an agricultural holding. Please tick either (a) or (b) **If the appellant is the sole agricultural tenant, (b) should be ticked and 'not applicable' should be written under 'Tenant's name'.**

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding; ☑

OR

(b) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person other than the appellant who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below: ☐

Tenant's name	Address at which notice served	Date the notice was served

PLEASE SIGN BELOW

I confirm that this section has been fully completed and the details of the ownership of the appeal site are correct, to the best of my knowledge.

Signed Gregory Gray Associates (on behalf of) Stowhelm Limited

Name (in capitals) Gregory Gray Associates Date 10th December 2001

Please turn over

J. ESSENTIAL SUPPORTING DOCUMENTS

The documents listed in 1–6 below, must be sent with your appeal form; 7–10 must also be sent if appropriate. If we do not receive all your appeal documents by the end of the 6 month appeal period, we will not deal with it. Please tick the boxes to show which documents you are enclosing.

✔

1. A copy of the original **planning application** sent to the LPA. ☑
2. A copy of the **site ownership certificate and ownership details** submitted to the LPA at application stage (this is usually part of the LPA's planning application form). ☑
3. A copy of the **LPA's decision notice** (if issued). ☑
4. A **plan showing the site outlined in red**, including two roads clearly named (*preferably on a copy of a 1:10,000 Ordnance Survey map*). ☑
5. *Copies of* ***plans, drawings and documents*** *sent to the LPA as part of the application.* ☑
6. Any **additional plans, drawings and documents** sent to the LPA but which did not form part of the original application (eg drawings for illustrative purposes). ☐

Copies of the following must also be sent, if appropriate:

7. **Additional plans or drawings** relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here: ☐

_____

_____

8. Any relevant **correspondence** with the LPA. ☐
9. If the appeal is against the LPA's refusal or failure to grant permission for 'details' imposed on a grant of outline permission, please enclose:
   - (a) the relevant outline application; ☐
   - (b) all plans sent at outline application stage; ☐
   - (c) the original outline planning permission; ☐
10. A copy of any Environmental Statement plus certificates and notices relating to publicity (*if one was sent with the application, or required by the LPA*). ☐
11. If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers. ☐

_____

_____

K. PLEASE SIGN BELOW

(Unsigned forms will be returned. Signed forms must be received by us within the 6 month time limit)

1. I confirm that I have sent a copy of this appeal form and documents to the LPA – ***N.B.*** *if you do not, your appeal will not normally be accepted.*
2. I confirm that section J has been fully completed.
3. I will send 2 copies of any further documents relating to this appeal to the Inspectorate.

Signed Gregrory Gray Associates. (on behalf of) Stowhelm Limited

Name (in capitals) Gregrory Gray Associates Date 10th December 2001

The Planning Inspectorate is registered under the Data Protection Act to hold personal data supplied by you.

NOW SEND:

- **1 COPY to us at:**
  The Planning Inspectorate
  Appeals Registry
  Tollgate House
  Houlton Street
  BRISTOL
  BS2 9DJ
  Fax no: 0117 987 8769

- **1 COPY to the LPA**
  Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the documents again as they will have everything which you sent them at application stage, but send them any supporting documents not previously sent to them as part of the application. If you do not send them a copy of this form and documents, we may not accept your appeal.

- **1 COPY for you to keep**

When we receive your appeal form, we will:

1) Tell you if it is valid.

2) Write to you and the LPA and tell you the procedure for your appeal.

3) Tell you the timetable for us receiving further information or representations.
If your representations are received after the deadline, they will not normally be seen by our Inspector and will be returned to you.

4) Tell you about the arrangements for the site visit, hearing or inquiry.

5) Tell you our Inspector's decision.

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Site Plan
Scale: 1 to 2500

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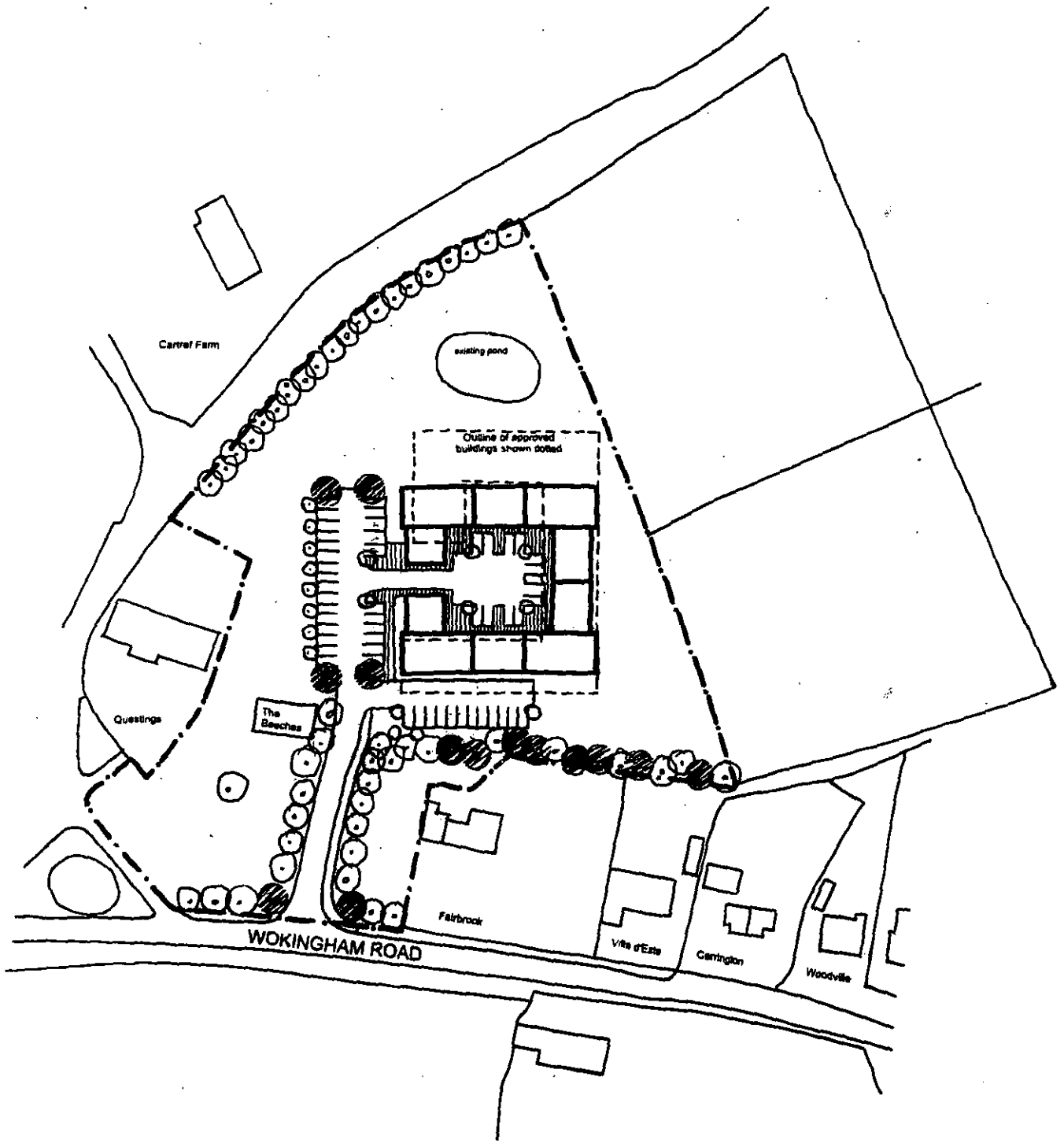


10. AUG. 2001* 4634

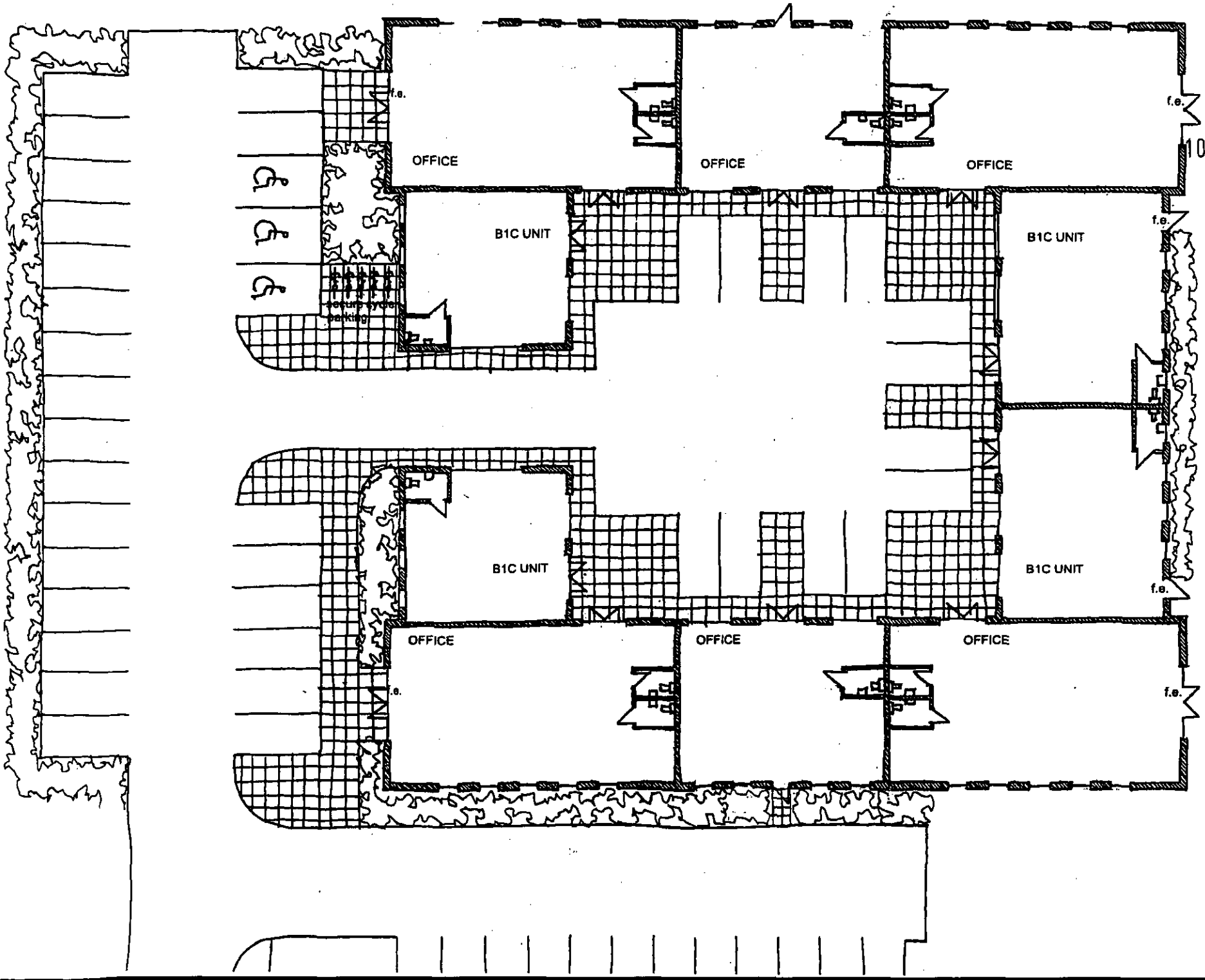
B1 REDEVELOPMENT

WOKINGHAM ROAD

SITE LAYOUT

1:500

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



10. AUG. 2001 * 4634

61 REDEVELOPMENT

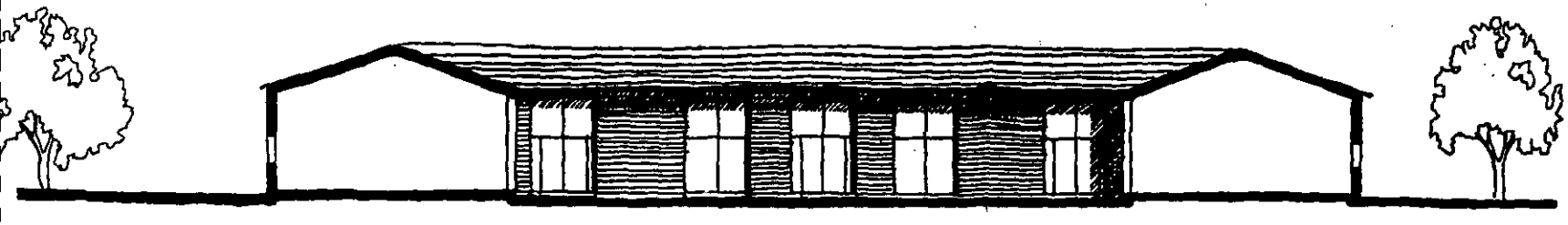
WOKINGHAM ROAD

FLOOR PLAN

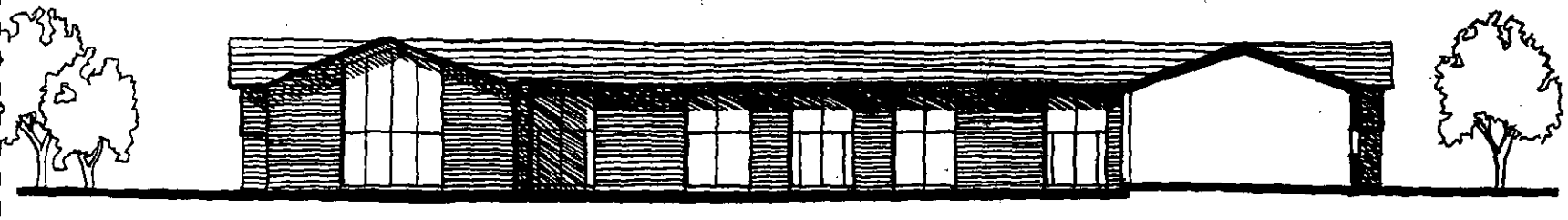
12/08/01

1:200 at A3

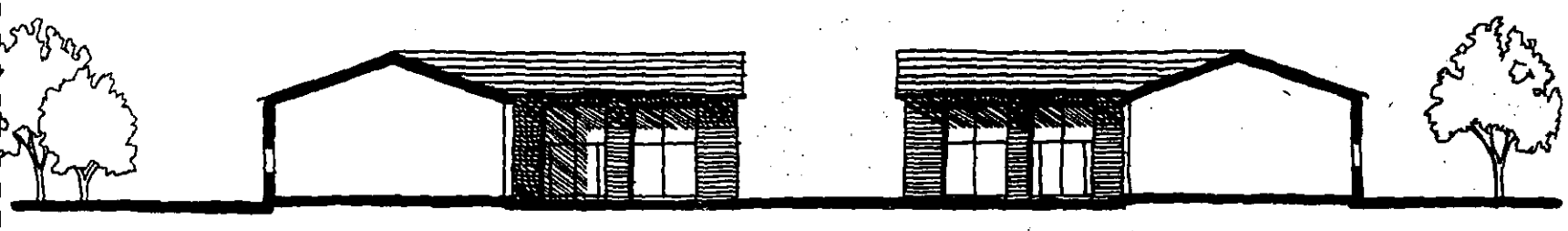
LCA
LANGLEY CLARK ARCHITECTS
Royal Station Cou
Twyford Readir
Berkshire RG10 9
Tel: 0118 932 09
Fax: 0118 932 09



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

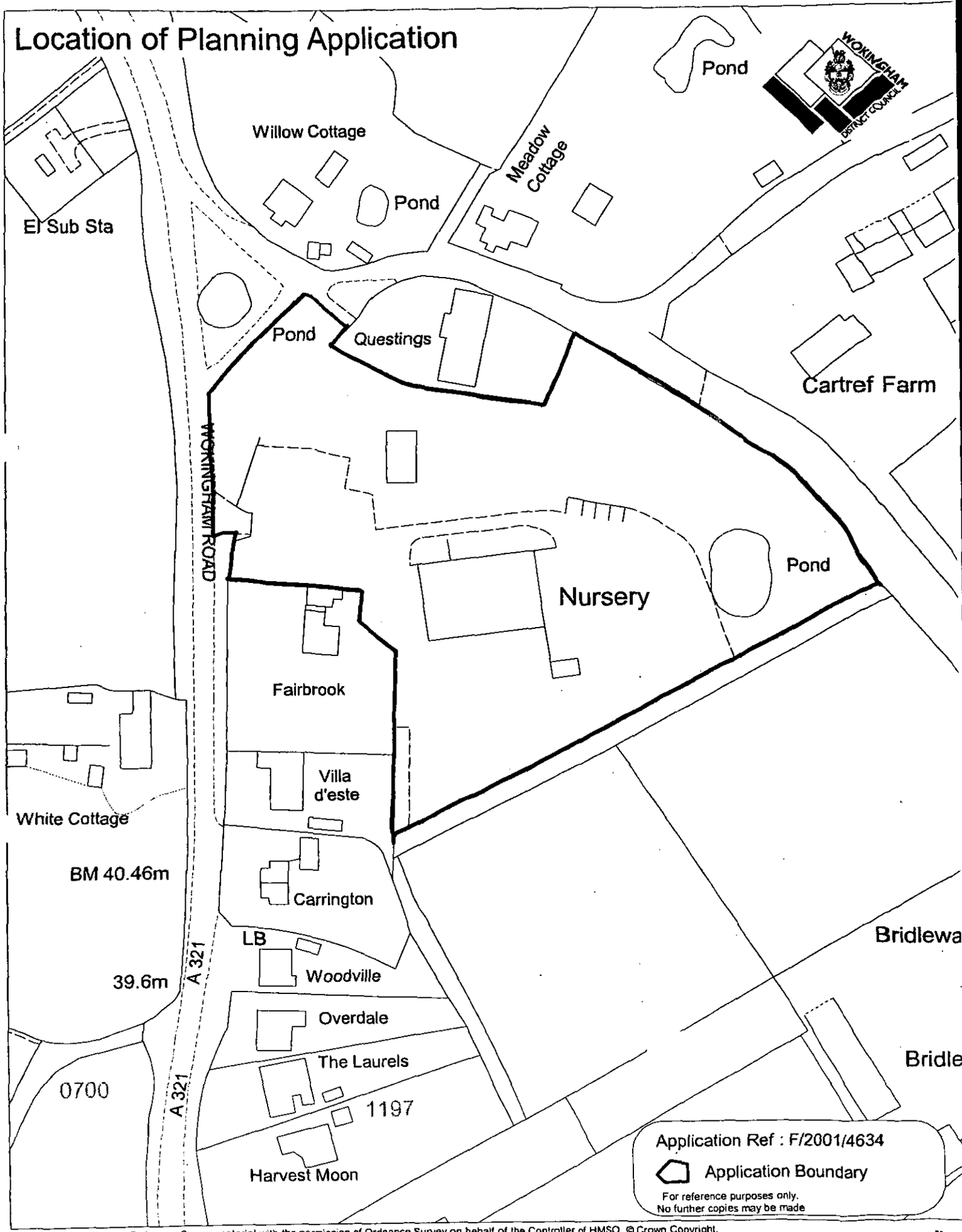
6 AUG 2001 * 4634

B1 REDEVELOPMENT

WOKINGHAM ROAD
HURST

COURTYARD ELEVATIONS

LCA
Royal Station Court
Twyford Reading



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Development Control Section, Environmental Services, Wokingham District Council.
20 November 2001

Scale: 1 : 1250

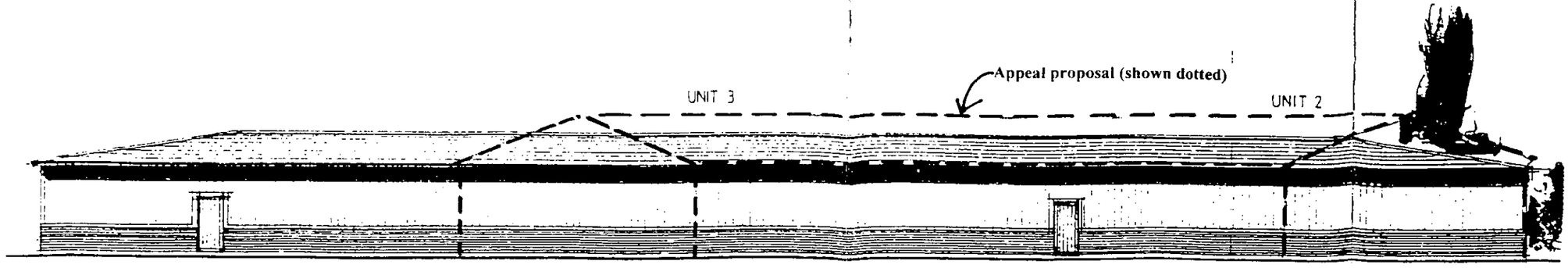
N
W E
S

PROPOSED BI SCHEME : VIEW FROM WOKINGHAM ROAD

GGA 1

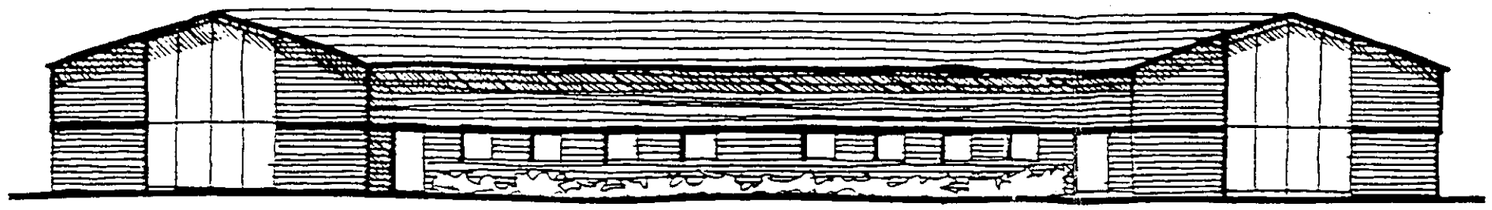
APPROVED BIc SCHEME : VIEW FROM WOKINGHAM ROAD

GGA 2.



Extant permission

SOUTH ELEVATION



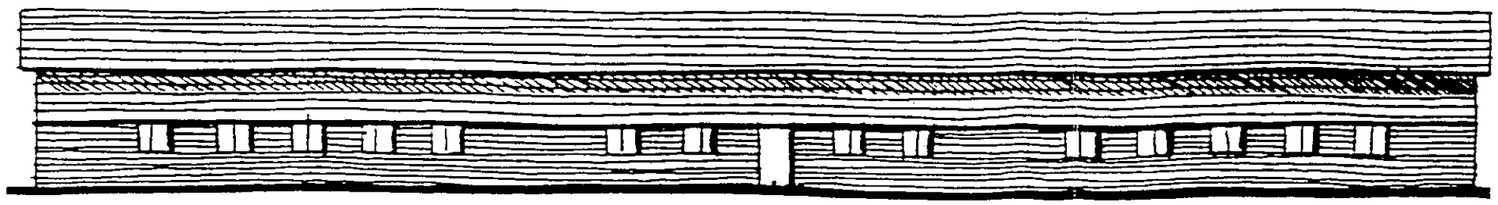
Appeal proposal

REAR ELEVATION - SOUTH



Extant permission

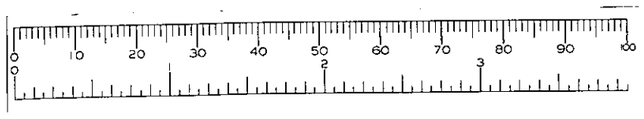
EAST ELEVATION



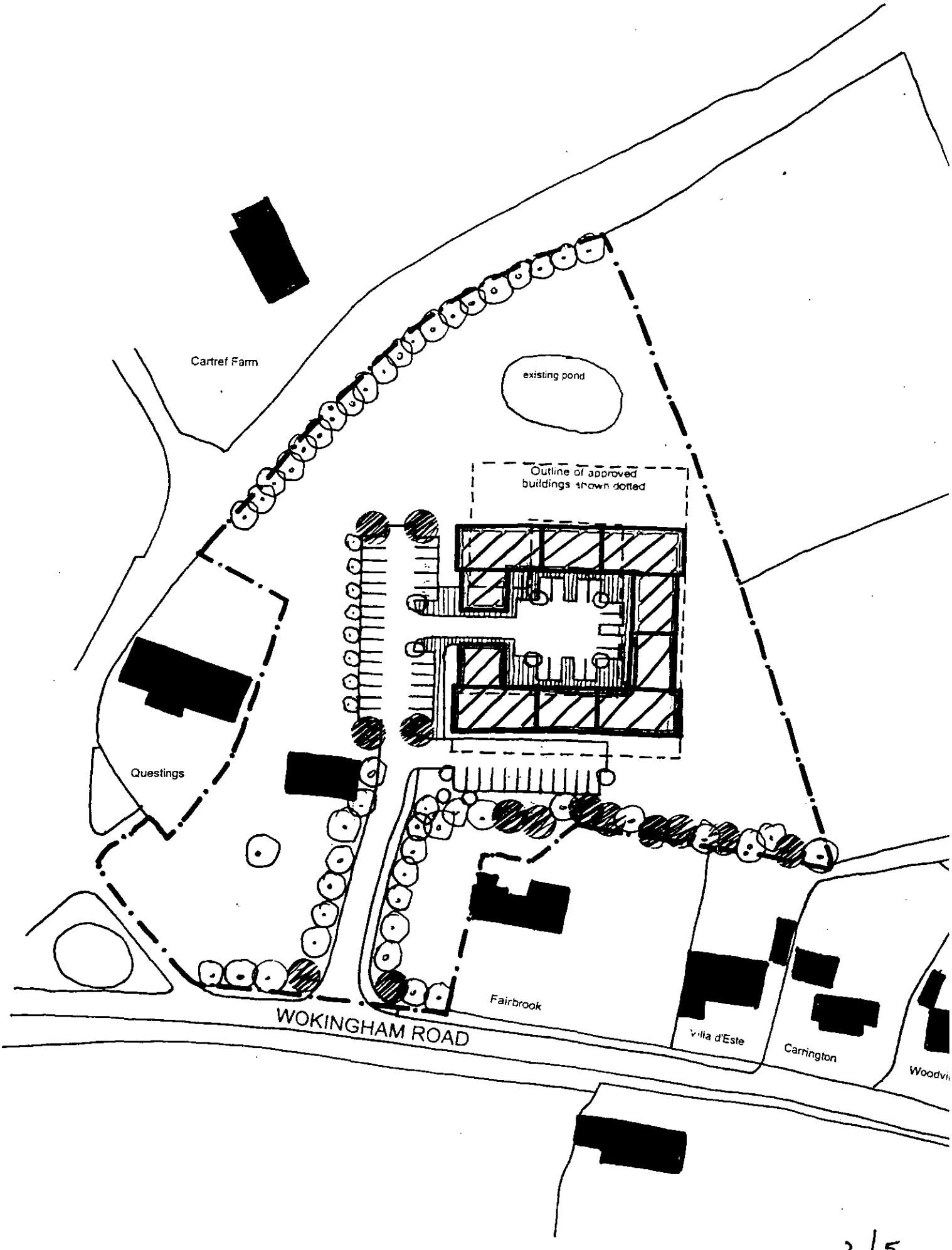
Appeal proposal

SIDE ELEVATION - EAST

1:200



1/5


Cartref Farm
existing pond
Outline of approved buildings shown dotted
Questings
Fairbrook
WOKINGHAM ROAD
Villa d'Este
Carrington