APPLICATION NO:
F/2000/2142

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

APPLICANT:
P Armstrong C/O Gregory Gray Associates

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

EARLIEST DATE FOR DECISION: **07/09/2000**

APPLICATION WILL HAVE EXPIRED ON: 28/09/2000

CASE OFFICER: **Mrs B Polnik**

SYSTEMS LTD

SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

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.

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT

MEMORANDUM

FROM: Mary Severin, Solicitor
Legal Services

MY REF: MS/SR
Ext: 6539

TO: Basia Polnic
Planning Department

YOUR REF:

DATE: 7 March 2002

THE BEECHES, WOKINGHAM ROAD, HURST

Basia:

I enclose a copy of a letter I wrote to Mark Leedale, and Mark's reply of 20th February. You will see that he is still insisting that the applicant owns all the application land.

I also enclose a copy of the land registry office copies showing that most of the land is, at the moment, owned by Luff Construction. It is possible that the applicants have just purchased the land and that the records at the land registry have not yet been updated. I understand that the appeal is in May so I have diarised the end of April to carry out another search at the Land Registry.

I was told informally that the fact that an applicant cannot carry out a permission may be a material consideration. However, in practice this is quite difficult to argue, particularly on the facts in this case. If a more recent land registry search reveals that there has been no change in ownership to the land, that is, that Stowhelm still do not own the land, you may nevertheless wish to mention this fact at the hearing in front of the Inspector.

Let me know if you would like to discuss this further.

Mary

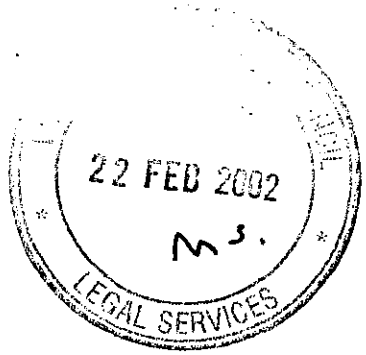
Mary Severin

Raised issue at site visit to ensure that (of Luffs) sight-lines can be implemented. Mr Patterson, representing applicant said that possession title has been applied for but not yet completed RP 22.5.02

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

Mrs M Severin,
Solicitor to the Council,
Wokingham District Council,
Shute End,
Wokingham, Berks, RG40 1WR.



20th February 2001
Our Ref: TB/00/154

Dear Mrs. Severin,

THE BEECHES, WOKINGHAM ROAD, HURST.

I write in respect of the above matter and matters set out in your letter of 29th January.

I am not sure why the Council is taking such interest in a land ownership matter in the context of a planning application/appeal. This said, I know from the Committee meeting that Councillor Mrs Drake has raised the issue and I appreciate the pressure she may be applying.

Notwithstanding this, my Client is more than willing to assist you by confirming that all of the land within the site edged red is within their ownership. As such the position set out in my letter of 28th November 2001 remains unaltered.

I am not at liberty to discuss other matters set out in your letter as these are subject to commercial confidentiality and are not material to determination of the planning application/appeal.

Yours sincerely,

Mark Leedale.

Direct Line: 0118 9746539

Date: 29 January 2002

Your Ref: TB/00/154

My Ref: MS/SR

Gregory Gray Associates
'Redcliffe'
17 Dinorben Close
Fleet
Hants GU52 7SL
Attention: Mr Mark Leedale

Legal Services
Support Services Dept
P.O. Box 151
Civic Offices
Shute End
Wokingham, Berkshire
RG40 1WH
Tel: (0118) 974 6000
Fax: (0118) 9746542
DX: 33506 Wokingham

Dear Sirs

THE BEECHES, WOKINGHAM ROAD, HURST

I am writing with regard to a concern which the Planning Authority had over your client's freehold ownership of the application site. I enclose an Office Copy Entry and filed Plan of the site from the Land Registry, and also the results of a Land Registry index map search.

First of all, in a letter you wrote on 28th November 2001, you stated that the application site was entirely within your client's ownership (i.e. Stowhelm Ltd). You will see, however, that the Office Copy Entry states that the majority of the land is owned by Luff Developments Limited. It would be helpful if you could explain the relationship between Stowhelm Ltd and Luff Developments Limited, for example, there may be an option agreement held in favour of Stowhelm Ltd.

Secondly, you will see that there is an area around the pond in the north of the site, which is unregistered. If the appeal is allowed, there will be an access point over this land and the Planning Authority will be concerned that any conditions with regard to access are complied with. I would be grateful, therefore, if you could supply me with a copy of the transfer document showing the land in your client's ownership or alternatively, some other document showing that your client has a legal interest in the land.

If you have any queries at all, please do not hesitate to call me. In the meantime, I look forward to hearing from you as soon as possible.

Yours sincerely

Mary Severin (Mrs)
Solicitor

OFFICE COPY OF REGISTER ENTRIES

This office copy shows the entries subsisting in the register on **24 January 2002** at **11:04:25.** This date **must be quoted as the 'search from date' in any official search** application based on this copy.
Under s.113 of the Land Registration Act 1925, this copy is admissible in evidence to the same extent as the original.
Issued on 24 January 2002.
This title is dealt with by the **Gloucester District Land Registry.**

HM Land Registry

Title Number : BK244638

Edition Date : 11 June 2001

A: Property Register

This register describes the land and estate comprised in the title.

WOKINGHAM

1. (26 August 1986) The **Freehold** land shown edged with red on the plan of the above Title filed at the Registry and being The Beeches Garden Centre, Wokingham Road, Hurst.

2. A Conveyance of the land tinted pink on the filed plan and other land dated 19 August 1933 made between (1) Oxley and Company (Machinery) Limited and (2) Irene Joyce Tidd contains the following provision:-

   Provided Always that the sale thereby effected did not include and there was expressly excluded out of this Grant any right to the free passage of light and air through any windows or openings in any buildings then standing of thereafter to be erected on any part of the property thereby conveyed.

Continued overleaf

Basia, I'm not sure if I sent you a copy of this letter - here it is, anyway. Mark Leedale called to say he will reply within the next week. Mary.

Direct Line: 0118 9746539

Date: 29 January 2002

Your Ref: TB/00/154

My Ref: MS/SR

Gregory Gray Associates
'Redcliffe'
17 Dinorben Close
Fleet
Hants GU52 7SL
Attention: Mr Mark Leedale

Legal Services
Support Services Dept
P.O. Box 151
Civic Offices
Shute End
Wokingham, Berkshire
RG40 1WH
Tel: (0118) 974 6000
Fax: (0118) 9746542
DX: 33506 Wokingham

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If you have any queries at all, please do not hesitate to call me. In the meantime, I look forward to hearing from you as soon as possible.

Yours sincerely

Mary Severin (Mrs)
Solicitor

HM Land Registry

Property

Postal number or description	Beeches Nursery
Name of road	Wokingham Road
Name of locality	Hurst
Town	Reading
Postcode	
*Administrative area (including district or borough if any)	Wokingham Berkshire
Ordnance Survey Map Reference (Note 3)	
Known Title Number(s)	

Enter Name and either address including postcode OR (if applicable) DX number of the person to whom the official certificate of result of search is to be sent.

T.E. KINGSWOOD
WOKINGHAM DISTRICT COUNCIL
DX 33506
WOKINGHAM

Reference: AW | J993P 3550

CERTIFICATE OF RESULT OF OFFICIAL SEARCH OF THE INDEX MAP (Form 96 Result)

It is certified that the official search applied for has been made with the following result :- **(Only the statements opposite the boxes marked X apply.)**

- [X] The land COLOURED BLUE is not registered. (Note 5)
- [X] The land ____ is not affected by any caution against first registration or any *priority notice*.
- [ ] The land ____ is affected by a pending application for first registration under the following reference ____
- [X] The land COLOURED PINK is registered freehold under Title No SK 244638
- [ ] The land ____ is registered leasehold under Title No ____
- [ ] The land ____ is affected by a rentcharge under Title No ____
- [ ] The land ____ is affected by a caution against first registration/ priority notice under Title No ____

Official stamp
2 JAN 1992
DISTRICT LAND REGISTRY
00 00 01

When applying for first registration of the above property or writing in relation to it, please enclose this result of search and any plan annexed thereto.

EXPLANATORY NOTES

1. The purpose and scope of Official Searches of the Index Map are described in Practice Leaflet No. 15 obtainable free of charge from any district land registry.

2. Please send this application to the appropriate district land registry. This information is contained in Explanatory Leaflet No. 9 obtainable free of charge from any district land registry.

3. Please provide the Ordnance Survey Map Reference if known. Where this is not supplied by you it will be entered by the Land Registry. This reference should be quoted on any subsequent application for first registration.

4. Please ensure that the appropriate fee payable under the current Land Registration Fees Order accompanies your application.

   Where you have requested that the fee be paid by Credit Account, receipt of this certificate of result is confirmation that the appropriate fee has been debited.

5. The whole of England and Wales is subject to the provisions relating to compulsory registration.

* Please enter the administrative area (county and district, county, county or London borough etc.) in which the property is situated.

Cat. No. LR 96

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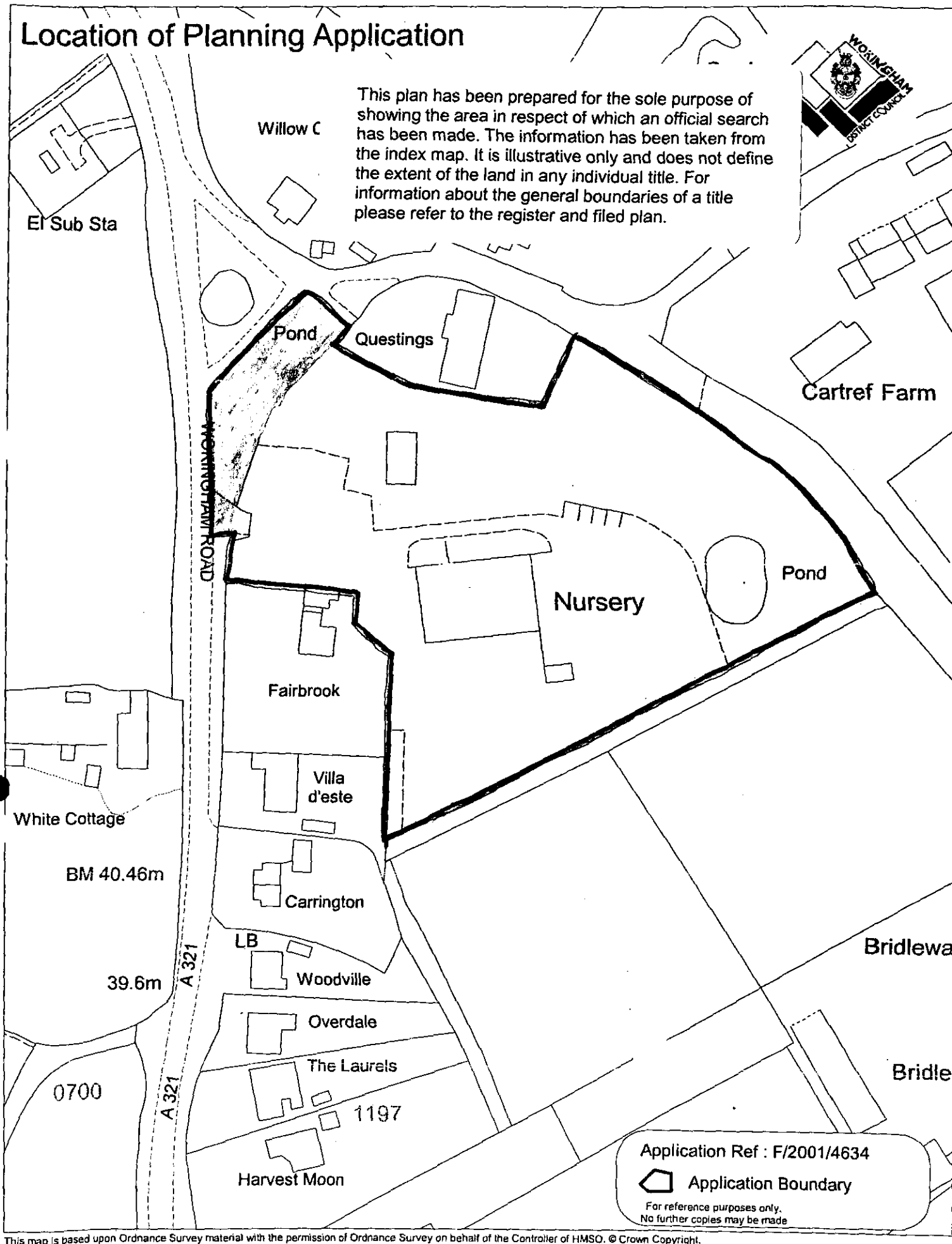
11/98

Location of Planning Application



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Development Control Section, Environmental Services, Wokingham District Council.

20 November 2001

Scale: 1 : 1250

N
W E
S

Basia Polnik

From: info [info@ggassociates.co.uk]
Sent: 06 November 2001 14:47
To: basia.polnik@wokingham.gov.uk
Subject: The Beeches



1106 Polnik.doc

Following our telephone conversation this morning, please see attached. I will attend on 5th December.
Mark Leedale

Gregory Gray Associates

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

Mrs. B. Polnik,
Wokingham District Council,
Shute End,
Wokingham,
Berks, RG40 1WR.

6th November 2000

Our Ref: TB/00/154

0118 974 6484 (1 page)

Dear Mrs. Polnik,

THE BEECHES, WOKINGHAM ROAD, HURST.
F/2000/2142

I write in respect of the above application.

My Clients consulting highway engineers have now responded to Mr. Callaghan's memorandum of 12th October. Since the matters contained therein are satisfactorily resolved we trust the application can be reported to the committee on 29th November where I will make suitable representations.

If there is any other matter on which I can assist please let me know.

Yours sincerely,

Mark Leedale

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

	HP 50083
	TLS
	BJF
APP	
CS	
20 NOV 2001	
COPIES TO:	ACK:
	FILE:

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

30th October 2001

Our Ref: TB/00/154

Dear Mrs Polnik,

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

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

In response, I advise as follows:

(1) The scale on drawing No. SK10A should be 1:1,000 and not 1:500.

(2) The site edged red has been extended from that subject to the previous permission. This is to allow for much larger areas of soft landscaping as detailed in the Design Statement and my letter of 18th July.

(3) The site areas is 1.15 ha.

(4) I am pleased that Mr. Callaghan has revised his comments in relation to this application having regard to the extant permission.

(5) In respect of height, I am extremely disappointed with your request for a reduction. You suggest that this is due to the sensitive nature of this rural area which is also identified as an Areas of Special Character. It is for precisely these reasons that we propose:

- a building of vary much higher quality in materials and design;
- of considerably lesser footprint than the extant permission; and
- of considerably lesser length in elevation and therefore visual impact than the extant permission.

These matters are also detailed in the Design Statement and my letter of 18th July and entirely reflect the objectives of emerging Local Plan Policy WHE8. This is a positive policy which specifically encourages high standards of design and materials. It is also disappointing that the matter has emerged at this late stage and, if my perception is correct, as a result of Members influencing officers in advance of the committee.

On the basis of the foregoing I would ask you to reconsider this matter and come back to me so that I can let you know how my Client wishes to proceed so that the matter may be reported to committee on 5th December.

Yours sincerely,

Mark Leedale.

Basia Polnik

From: info [info@ggassociates.co.uk]
Sent: 30 October 2001 10:11
To: basia.polnik@wokingham.gov.uk
Subject: The Beeches



1030 Polnik (LUFF).doc

Mrs Polnik,

Please see attached. I do hope we can move forward positively to December 5th committee.

Mark Leedale

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

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

30th October 2001

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Yours sincerely,

Mark Leedale.

Tel: 0118 974 6450

Date:

My ref: F/2001/4634

CONFIDENTIAL

Councillor A Drake
Walden Acres
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 Councillor

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

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **F/2001/4634**
The Beeches Garden Centre, Wokingham Road, Hurst, Reading.
Proposed demolition of existing commercial buildings and erection of commercial buildings associated parking and landscaping.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____
_____

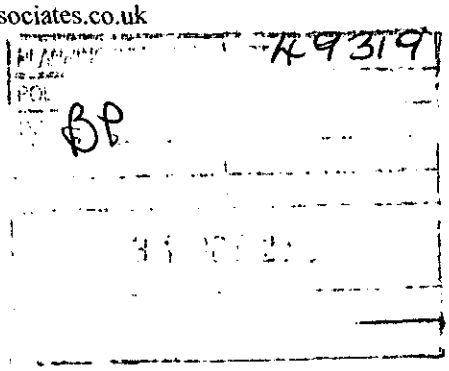
Signed: _____ Date: _____

Councillor A Drake

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

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



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

30th October 2001

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- of considerably lesser length in elevation and therefore visual impact than the extant permission.

These matters are also detailed in the Design Statement and my letter of 18th July and entirely reflect the objectives of emerging Local Plan Policy WHE8. This is a positive policy which specifically encourages high standards of design and materials. It is also disappointing that the matter has emerged at this late stage and, if my perception is correct, as a result of Members influencing officers in advance of the committee.

On the basis of the foregoing I would ask you to reconsider this matter and come back to me so that I can let you know how my Client wishes to proceed so that the matter may be reported to committee on 5th December.

Yours sincerely,



Mark Leedale.

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

BLP

48510

PCL	
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	- 9 OCT 2001
COPIES TO:	

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

8th October 2001
Our Ref: TB/00/154

Dear Mrs Polnik,

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

Thank you for sparing time today to discuss the above application.

As you will appreciate my Clients are anxious to have the proposal reported to the planning committee. As we discussed it would probably be better if this was the November 14th committee, in order to allow any adjustments/negotiations consequent upon comments from Mr. Callaghan. This said I hope he will not have too much difficulty with the proposal bearing in mind the care which was taken in respect of the previous scheme and subsequent grant of permission.

Yours sincerely,

Mark Leedale

Tel: 0118 974 6450

Date: 17 August, 2001

Your ref:

My ref: F/2001/4634

Councillor A Drake
Walden Acres
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 Councillor

Application No: F/2001/4634

Applicant: Stowhelm Ltd C/O Gregory Grey Associates.

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

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

This is to advise that I am in receipt of the above application.

Any applications for 10 or more new dwellings or more than 500 square metres of new industrial/office floor space will be considered at the next Service Amenity and Infrastructure (SAI) Panel meeting. If you have any suggestions that you feel should be taken into consideration relating to this or any other aspect of the application please contact the case officer Mrs B Polnik on 0118 974 6450.

Yours faithfully,

Mrs B Polnik

Development Control Officer

Basia –
I am very unhappy about the height of this proposal & its proximity to Fairbrook.
& The fact that there are 5+5 possibly 10 companies instead of original 5 & given an approval

A Drake

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

Mrs M Severin,
Solicitor to the Council,
Wokingham District Council,
Shute End,
Wokingham, Berks, RG40 1WR.



20th February 2001
Our Ref: TB/00/154

Dear Mrs. Severin,

THE BEECHES, WOKINGHAM ROAD, HURST.

I write in respect of the above matter and matters set out in your letter of 29th January.

I am not sure why the Council is taking such interest in a land ownership matter in the context of a planning application/appeal. This said, I know from the Committee meeting that Councillor Mrs Drake has raised the issue and I appreciate the pressure she may be applying.

Notwithstanding this, my Client is more than willing to assist you by confirming that all of the land within the site edged red is within their ownership. As such the position set out in my letter of 28th November 2001 remains unaltered.

I am not at liberty to discuss other matters set out in your letter as these are subject to commercial confidentiality and are not material to determination of the planning application/appeal.

Yours sincerely,

Mark Leedale.

DEVELOPMENT CONTROL COMMITTEE

17TH JANUARY 2001

NOTE OF MEETING

Application	Decision	Action
2000/2289 - 88 Twyford Road	**Approved** as recommendation but amend condition 2 to reflect new drawing nos., and delete condition 16. Check other conditions for relevance and amend accordingly	Nicola
2000/2629 - Waitrose	**Refused** contrary to recommendation on the grounds of disturbance to residential amenity	Basia please draft.
2000/2690 -22 Fawcett Crescent	**Approved** as recommendation	Andrew
2000/2590 and 2605 - The manor	**Deferred** at my request to incorporate observations of applicant re extant permission and to take into account the Secretary of State's decision letter on development south of M4. Return to next agenda.	Angela/ John
2000/2142 - The Beeches	**Deferred** for site visit, to follow sv at Baird Road, Friday 2nd Feb. Look into ground contamination issue, Delete "for which noise is audible on the boundary" in condition 10. Expand discussion on open storage trade off for building floorspace. Further information on highways re speed survey. Return to next agenda.	Basia with Tom
2000/1994 - Baird Road	**Deferred** for site visit, 8.30 am, Friday 2nd Feb. Incorporate revised conditions and house schedules into report. Enlarge discussion on use of highway contributions and highway works phasing and impact on congestion. Further details on 3 storey elements. Introduce applicants' arguments re referral to Secretary of State, plus anything else I have forgotten. Bring schedule of agreed matters on s106 back to Committee.	Angela, Tom and John
2000/2675 - 2 Evendons Close	**Approved** as recommendation	Natalie / Basia
2000/1724 - Langley Common Road	**Approved** as recommendation	Emy
2000/2639 -	**Approved** as recommendation. Ensure	Joss

Waingels Copse School	revised plans are incorporated into decision notice	
2000/2854 - Palmer School	**Approved** as recommendation	Emy

General Comments

Not as bad as it looks - only one recommendation turned round regarding Sat pm deliveries at Waitrose in Wokingham. It may be worth exploring the possibility of swapping Saturday pm deliveries for the Sunday ones, or at least only allowing a midday Sunday delivery.

I was a bit surprised that the Committee wanted a site visit at Baird Road given its history, but this gives us the opportunity to address issues raised by Members so is no bad thing.

Thanks and well done to all who attended and/or prepared reports, or assisted with the preparation of reports, including me. Special mention for Angi, who was commended for her helpfulness over the Baird Road application by Cllr Cowan.

Meeting closed at 9.30.

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 16 October 2000
My ref: BP/F/2000/2142
Your ref:

Gregory Gray Associates
Redcliffe
17 Dinorben Close
Fleet
Hants
GU13 9SL

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 Mr Leedale

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

Further to your planning application for the above-mentioned proposal the Highway Authority have requested additional information relating to the speed survey submitted ie. details of time, date and location of the survey. I enclose a copy of their comments for your information and look forward to receiving this data in the near future.

Yours sincerely

B. POLNIK (Mrs)
Senior Planning Officer

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Tom Callaghan, Highways

To: Basia Polnik, Planning

My Ref: F/2000/2142

Your Ref: F/2000/2142

Date: 12th October 2000

PLANNING APPLICATION F/2000/2142
PROPOSED DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF COMMERCIAL BUILDINGS AND ASSOCIATED PARKING AND LANDSCAPING.
THE BEECHES GARDEN CENTRE, WOKINGHAM ROAD, HURST.

I do not agree with the methodology of the supporting traffic statement submitted by the applicant, and some of the conclusions reached. My particular concerns relate to the comparative assessment between the existing lawful use and that proposed as it compares traffic data from two separate sources. In order for the assessment to be robust it is necessary to use TRICS in both cases. Therefore, I have carried out my own preliminary assessment and have assumed that of the 1580m2 proposed 600m2 will be retained for moulding with 4 members of staff. From this assessment, it is likely the development could generate in the region of 126 movements, an increase of 45 (55%) over the potential 81 generated by the lawful use of the site. This clearly represents a material increase in traffic. Furthermore, whilst there is likely to be a reduction in the amount of HGV traffic using the site, there will still be HGV traffic associated with the moulding activity that is to be retained.

I am also concerned that the visibility available from the access does not correspond with the 60 mph limit along the Wokingham Road which normally requires visibility splays of 4.5 x 215 metres. Although a speed survey has been carried out demonstrating 85th % ile speeds of 41.5 mph, there are no details of the time, date and location of the survey. The applicant is therefore requested to provide this information. In any event, I am not convinced that the speeds are representative of this section of the Wokingham Road and I have therefore commissioned our consultants Parkman to carry out a speed survey. I anticipate the results within the next 2 weeks.

The main concern of the Highway Authority relates to the suitability of the access and the increasing in turning traffic along a classified road outside the confines of the built up area. I can confirm that until I have received the outcome of the speed survey, I will not be in a position to make a formal recommendation on this application.

Many thanks

Tom Callaghan.

8851

PLANNING SERVICES	RPT 33783
POL	TLS
DC BP	ENF
APP	
CS	
04 SEP 2000	
COPIES TO:	OK

17,Copse Drive,
Wokingham,
Berks. RG41 1NA

31 August,2000

The Chief Planning Officer,
Environmental Services Dept.,
Wokingham District Council,
Council Offices,
Shute End,
Wokingham.

Dear Sir,

APPLICATION NO.F/2000/2142 - DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF COMMERCIAL BUILDINGS AT THE BEECHES GARDEN CENTRE,HURST.

The land involved in the above application is designated as Setting of Settlements/Traditional Local Character in the Loddon Area Local Plan(LALP) and as Setting of Settlements in the draft Wokingham District Plan(1997).The development proposed would run contrary to the aims of Policies LBE16,LS5,PN6 and LC2 of the LALP and to Policy WLL6 of the draft Wokingham District Plan (1997).

Wokingham District CPRE therefore ask the District Council to refuse this application.

Yours faithfully,

Dr.S.P.Wilford(Wokingham District CPRE)

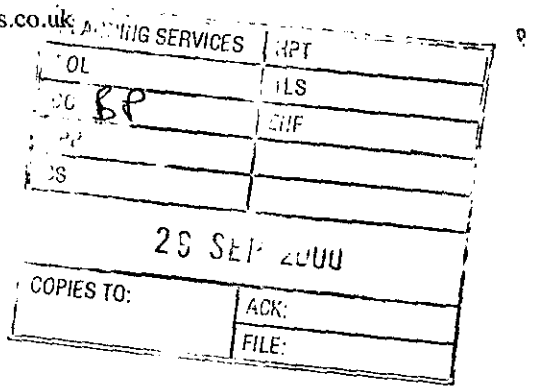
Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS

'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU13 9SL.

Telephone: 01252 624004 Fax: 01252 684160

E-Mail: info@ggassociates.co.uk



Mrs. B. Polnik,
Wokingham District Council,
Shute End,
Wokingham,
Berks, RG40 1WR.

BY FAX: 0118 974 6454 (1 page)

26th September 2000

Copy 34731

Our Ref: TB/00/154

Dear Mrs. Polnik,

THE BEECHES, WOKINGHAM ROAD, HURST.
F/2000/2142

I have searched the file at your offices and wish to make the following comments on those responses received:

- Landscape Officer – any further landscaping and its subsequent implementation can be dealt with by the imposition of appropriate conditions from Circular 11/95 or 1/85. My Client has confirmed that he is prepared to negotiate a suitable scheme with your colleagues.
- Third party representations and Parish Council – the proposed increase in floor space is entirely commensurate with guidance set out in the sub text of the local plans and is in no way excessive. Further, this represents a considerable visual improvement in itself and in relation to landscape treatment. The traffic impact assessment is based not only on volume of traffic but also type - you will observe from the Bellamy Roberts report that the site is currently served by HGV container lorries and this is unlikely to be the case for small nursery units as are proposed.

Perhaps we could speak by telephone once you have received further comments and consultation responses.

Yours sincerely,

Mark Leedale

Recd 11.30AM 3/8/00

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

03.AUG.2000* 2142

Head of Planning and transportation. Polnik,
Wokingham District Council,
Shute End,
Wokingham, RG40 1WR.

3rd August 2000
Our Ref: TB/00/154

Dear Sir,

PROPOSED COMMERCIAL RE-DEVELOPMENT
THE BEECHES, WOKINGHAM ROAD, HURST.

I enclose the following particulars in respect of the above application:

- 6 copies dwg. no.s S1414/01, 02A, 03A and 04A
- 6 copies of a landscape plan and schedule
- 6 copies ordnance survey plan
- 6 copies of a design statement
- 6 copies planning application forms parts 1 and 2 duly completed
- 6 copies of a transportation report produced by Messrs Bellamy Roberts Consulting Highway Engineers
- the certificate of ownership duly completed
- the statutory planning fee of £3,990.00

The submission follows my meeting with Miss Brown and subsequently with Mrs Polnik on 17th July.

The general approach accords with PPG7 where it is acknowledged that redevelopment proposals in rural areas should be allowed. I also draw attention to the subtext of emerging Local Plan Policies WEM7 – the need for small business units; and WRE4. In respect of Policy WRE4 the subtext at paragraph 7.64 sets out the interpretation for redevelopment proposals which is to include buildings, external storage areas, hardstandings and circulation space authorised through an existing planning permission. This has been assimilated here.

More specifically, I draw your attention to the following:

- The mix of units sizes
- The courtyard design to contain commercial uses
- The low key nature of the buildings having regard to the rural location
- The relocation of parking areas away from the Wokingham Road frontage
- The intention to landscape the frontage areas in accordance with emerging Local Plan Policy WBE12 – Green Routes

Our Clients have also instructed consulting highway engineers to produce a traffic impact assessment which now forms part of the application. It is important to note that there will be a reduction in HGV traffic since the retained commercial use – Terrapotta - will involve mould making rather than the manufacture of stone ornaments per se.

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

Yours faithfully,

Mark Leedale

Enc.

Gregory Gray Associates

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

HPT 36244
DC BP
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CS
03 NOV 2000
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FILE:

Mrs. B. Polnik,
Wokingham District Council,
Shute End,
Wokingham,
Berks, RG40 1WR.

6th November 2000

Our Ref: TB/00/154

0118 974 6484 (1 page)

Dear Mrs. Polnik,

THE BEECHES, WOKINGHAM ROAD, HURST.
F/2000/2142

I write in respect of the above application.

My Clients consulting highway engineers have now responded to Mr. Callaghan's memorandum of 12th October. Since the matters contained therein are satisfactorily resolved we trust the application can be reported to the committee on 29th November where I will make suitable representations.

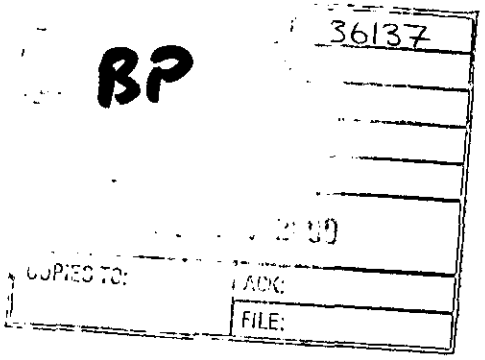
If there is any other matter on which I can assist please let me know.

Yours sincerely,

Mark Leedale

Gregory Gray Associates

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



Mrs. B. Polnik,
Wokingham District Council,
Shute End,
Wokingham,
Berks, RG40 1WR.

6th November 2000

Our Ref: TB/00/154

0118 974 6484 (1 page)

Dear Mrs. Polnik,

THE BEECHES, WOKINGHAM ROAD, HURST.
F/2000/2142

I write in respect of the above application.

My Clients consulting highway engineers have now responded to Mr. Callaghan's memorandum of 12th October. Since the matters contained therein are satisfactorily resolved we trust the application can be reported to the committee on 29th November where I will make suitable representations.

If there is any other matter on which I can assist please let me know.

Yours sincerely,

Mark Leedale

Recd 10.50AM 17.11.00

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS

'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU13 9SL.
Telephone: 01252 624004 Fax: 01252 684160
Mobile: 0966 453403

36777

BP

WITH COMPLIMENTS

TO:

ACK:

FILE:

Mrs Polnick

G.W.R. Gray MSc. Dip.TP MRTPI ACI.Arb C.J. Gray
Registered Office: 'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU13 9SL.

Gregory Gray Associates

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

T. Callaghan Esq.,
Principal Highway Engineer,
Wokingham District Council,
Shute End,
Wokingham,
Berks, RG40 1WR.

Our Ref: TB/00/154

17th November 2000

Dear Mr. Callaghan,

THE BEECHES, WOKINGHAM ROAD, HURST.
F/2000/2142

I write further to our telephone conversation on Thursday 16th November.

As I understand it you wish to verify my Clients consultants speed tests in order to field any questions which may arise from interested third parties. In this context I again refer you to the letter form Messrs. Bellamy Roberts of 20th October. As set out therein, the tests were carried out discretely and wholly in accordance with the Technical Directive. You have agreed to carry out the speed test next week so that the matter can be reported to committee as soon as possible thereafter.

Notwithstanding this, you will be aware that a public inquiry on 8th April 1997 considered objections from your Council to a Goods Vehicle Operators Licence at these premises. The objections on highway safety grounds were found to be unsustainable and the Licence was granted.

In relation to this, consideration must be given to the existing traffic situation which involves regular HGV movements. Experience and surveys – the methodology of which was approved by you - shows that these circumstances are unlikely to be repeated for small business units. This aside, it has been established by Bellamy Roberts that traffic volumes for the existing and proposed developments are largely similar.

I would also point out that the previous use of the premises was as a retail garden centre which attracted a great deal more traffic. As this is no longer the use of the site your Council could not reasonably refuse permission for this use with consequent traffic impact.

Finally, my Client has brought to my attention the relocation of Artel Services which is now served from Islandstone Lane. Notwithstanding the narrow nature of Islandstone Lane your Council has found that movements of vehicles related to this use – many of which are HGV's – are acceptable onto Wokingham Road.

Bearing in mind the foregoing, I cannot see that there is any sustainable objection to my Client's proposal on highway grounds.

Yours sincerely,

Mark Leedale

c.c. Mrs. B. Polnick, (Planning Department)

PLANNING SERVICES 34793
BP
CS
COPIES TO: ACK: FILE:

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

FAX

To: MRS POLNIK	**From:** Mark Leedale
Fax No: 01f 974 6484	
Date: 29 / 9 / 2000	**Re:** THE BEECHES HURST
No. of Pages (inc. This): 1	

Message:

PLEASE WOULD YOU KINDLY LET ME KNOW THE INTENDED COMMITTEE DATE AND UPDATE ME ON CONSULTEES VIEWS.

THANK YOU.

Phoned 29.9.00
Awaiting Highway comments. If received by Mon. then would anticipate 18.10.00 Ctee if not then November. KP.

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

PLANNING SERVICES INT 34731
FDL TLS
DC BP ENF
APP
CS
27 SEP 2000

Mrs. B. Polnik,
Wokingham District Council,
Shute End,
Wokingham,
Berks, RG40 1WR.

BY FAX: 0118 974 6454 (1 page)

26th September 2000

Our Ref: TB/00/154

Dear Mrs. Polnik,

THE BEECHES, WOKINGHAM ROAD, HURST.
F/2000/2142

I have searched the file at your offices and wish to make the following comments on those responses received:

- Landscape Officer – any further landscaping and its subsequent implementation can be dealt with by the imposition of appropriate conditions from Circular 11/95 or 1/85. My Client has confirmed that he is prepared to negotiate a suitable scheme with your colleagues.
- Third party representations and Parish Council – the proposed increase in floor space is entirely commensurate with guidance set out in the sub text of the local plans and is in no way excessive. Further, this represents a considerable visual improvement in itself and in relation to landscape treatment. The traffic impact assessment is based not only on volume of traffic but also type - you will observe from the Bellamy Roberts report that the site is currently served by HGV container lorries and this is unlikely to be the case for small nursery units as are proposed.

Perhaps we could speak by telephone once you have received further comments and consultation responses.

Yours sincerely,

Mark Leedale

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

PLANNING SERVICES	HPT 3446
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20 SEP 2000	
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	FILE:

Mrs. B. Polnik,
Wokingham District Council,
Shute End,
Wokingham,
Berks, RG40 1WR.

18th September 2000
Our Ref: TB/00/154

0118 974 6454 (1 page)

Dear Mrs. Polnik,

THE BEECHES, WOKINGHAM ROAD, HURST.
F/2000/2142

I write further to our telephone conversation last week.

For the avoidance of doubt the floorspace figures shown on the part 2 application forms result from a measured survey. I have re-appraised these and I attach a revised part 2 form showing them as 1,125 sq. m and not 1101 sq. m. Please substitute these for the ones I sent to you on 13th September.

I must stress that the figures do not include the permission granted on appeal for a new building. You may recall that this involved revocation of a part implemented permission – the sales/till area at the frontage – and removal of a number of other buildings within the site. This was the "last application" to which you referred and the figures shown on the part 2 forms for the current application are those existing on site and proposed to be lost through demolition.

Notwithstanding the floorspace figures I reiterate the manner in which the proposed floorspace has been calculated having regard to the clear guidance in the emerging Local Plan.

I trust this clarifies matters and please do telephone me if I can be of further assistance. Please would you also inform me of the committee date as I wish to make verbal representations on behalf of my Client and answer any questions which members may have.

Yours sincerely,

Mark Leedale

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)		21.0		
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL			1,580.0	
B2	GENERAL INDUSTRIAL		499.0		
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION		605.0		
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify External storage		1,500.0		
OTHER	Please Specify				
	TOTAL		1,125.0	1,580.0	

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	30	nil
Proposed	35	nil

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

Light industrial

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

Not known

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

Existing Staff	Transferred Staff	New Staff	Total
Not known			

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

No

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

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

PLANNING SERVICES	HPT 34385
POL BP	TLS
DC	ENF
APP	
CS	
19 SEP 2000	
COPIES TO:	ACK:
	FILE:

Mrs. B. Polnik,
Wokingham District Council,
Shute End,
Wokingham,
Berks. RG40 1WR.

18th September 2000
Our Ref: TB/00/154

0118 974 6454 (1 page)

Dear Mrs. Polnik,

THE BEECHES, WOKINGHAM ROAD, HURST.
F/2000/2142

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Notwithstanding the floorspace figures I reiterate the manner in which the proposed floorspace has been calculated having regard to the clear guidance in the emerging Local Plan.

I trust this clarifies matters and please do telephone me if I can be of further assistance. Please would you also inform me of the committee date as I wish to make verbal representations on behalf of my Client and answer any questions which members may have.

Yours sincerely,

Mark Leedale

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)		21.0		
B1 (b)	RESEARCH AND DEVELOPMENT				
B1(c)	LIGHT INDUSTRIAL			1,580.0	
B2	GENERAL INDUSTRIAL		499.0		
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION		605.0		
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify External storage		1,500.0		
OTHER	Please Specify				
	TOTAL		1,125.0	1,580.0	

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	30	nil
Proposed	35	nil

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

Light industrial

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

Not known

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

Existing Staff	Transferred Staff	New Staff	Total
Not known			

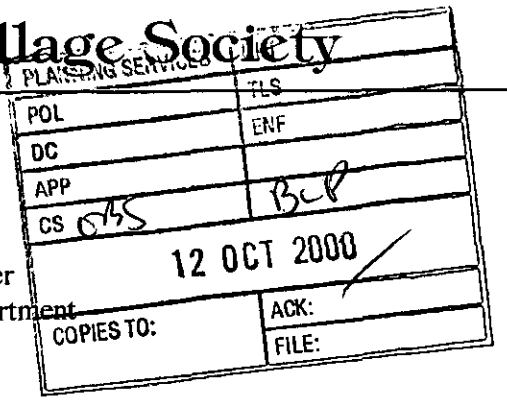
30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

No

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

+441252 684160
18/09/00 17:07 GREGORY GRAY FAX NO.:+441252 684160 P.02/02

The Hurst Village Society



The Old Pound
Whistley Green
Near Twyford
Berks RG10 0ES

Mrs B Polnik, Planning Officer
Environmental Services Department
P O Box 157
Wokingham District Council
Shute End
Wokingham
Berks RG40 1WR

9th October 2000

Dear Mrs Polnik

Application No F/2000/2142
Beeches Garden Centre/Terrapotta, Wokingham Road, Hurst
Proposed demolition of existing buildings and erection of commercial buildings and associated parking and landscaping

Although we are late in responding to this application, I hope you will be able to take our views into account.

We welcome, in principle, the replacement of the existing buildings (which cannot be said to be of great architectural or historical merit), and the replacement of B2 general industrial by B1(c) light industrial.

However, The site is in an area designated Setting of Settlement, and residential properties are on either side, and partly to the front. While there is now established industrial usage on the site, we believe that care and sensitivity is required in making any extension to that usage.

We note that Applicant proposes a substantial increase of nearly 50% in floor area, justifying this by pointing out that there is currently significant outside storage, which would disappear; we believe this is unlikely to happen, and would urge you to limit the new buildings to a more modest increase of, say 25%.

We are also concerned by the car parking proposals. While the Applicant has offered to enter into an agreement limiting spaces to 35, we wonder what will happen if and when the new occupants wish to exceed this number, bearing in mind that there will be five occupants instead of one, therefore less control. What is the fall-back plan – parking on the A321?

There is no indication of the type of businesses which will move into the premises. Because of the nearby residential properties, we are concerned by the potential for disruption due to noise, not only from the units, but from vehicle movements and the

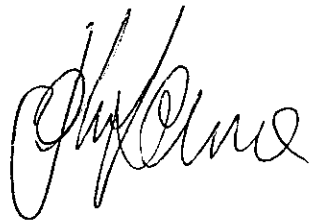
Tel: 0118 934 3889 *e-mail: john@lemons.force9.co.uk* *Fax: 0118 932 1373*

warming up of diesel vehicles. We believe that the hours of work, and of generation of noise, should therefore be restricted to 08:00 – 18:00 on weekdays, and 08:00 – 13:00 on Saturdays, with no work allowed on Sundays and Bank Holidays.

If the District Council is minded to grant this Application, we would urge that conditions are attached:

- Limiting hours of work and of generation of noise, as above;
- Limiting and controlling parking in an effective way;
- Forbidding any further building or expansion in the future.

Yours sincerely,



J E Lemon
for The Hurst Village Society

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

PLANNING SERVICES | HPT 33971
PD
DC | EDF
APP
CS
07 SEP 2000
COPIES TO: | ACK:
FILE:

5th September, 2000

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/2000/2142

I refer to the above-mentioned Application by Mr. P. Armstrong of The Beeches Garden Centre, Wokingham Road, Hurst; proposed demolition of existing buildings and erection of commercial buildings and associated parking and landscaping.

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 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 week-ends, adequate car parking and traffic movements.

Yours sincerely,

Clerk

Date: 30 August 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/2142

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.

Applicant: P Armstrong C/O Gregory Gray Associates.

Case Officer: Mrs B Polnik

The new plans show the following: Additional elevations (full northern elevations and south courtyard). Drawing no S1414/04B.

Comments are required by 09/09/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/2142 (Planaps) / (Ludhouse) Date Rec. 18.8.00

Location: THE BEECHES GARDEN CENTRE, WOKINGHAM RD

Parish HURST

Applicant: MR ARMSTRONG

Description of attached plans Revised plan showing additional elevations (full north elevations and south courtyard)

Drawing No's: S1414/046

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ☐
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

_____ Date for Responses ☐

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER BP.

Consultations Sent by Admin. on 30.08.PS.

Yellow - Part One Copy
Green - Officer's Copy

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS

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

BP
2148

PLANNING SEC.
POL
DC
APP
CS
18 AUG 2000
COPIES TO:
ACK:
FILE:

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

14th August 2000
Our Ref: TB/00/154

REVISED PLAN
2142

Dear Sir,

PROPOSED COMMERCIAL RE-DEVELOPMENT
THE BEECHES, WOKINGHAM ROAD, HURST.

Following your recent call to my office, I enclose 6 copies of additional drawings showing proposed elevations for the south courtyard, and full north elevations.

Yours faithfully,

pp Mark Leedale

Enc.

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/2000/2142

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

Location:
The Beeches Garden Centre Wokingham Road Hurst Reading

This application is being advertised in the Wokingham Times newspaper on the 30/08/2000 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 **20/09/2000**. 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: 30/08/2000

Erected on front gate of site
31/8/00
JPM

Received by Wokingham District Council

Application No: F/2000/2142

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

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

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/09/2000. 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 normally 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.

Head Planning and Transportation

14 August 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 03 AUG 2000	
Officer: BP	Application No. F/2000/2142

Map No. 44 **Site** ...0:61.....
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

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

Location: THE BEECHES WOKINGHAM ROAD

Parish: HURST Ward: Hurst.
14.8.2000

Applicant: P. ARMSTRONG

Fee Received 3990-00 (6) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Also require S. elevation (courtyard) or full N. elevation (courtyard)	requested 9/8	to follow.
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....XX.....

Date Site Notice Sent : 14-8-2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A	
Adjacent Parish	
Southern Electricity Board	
British Gas	
PSA Oil Pipeline	
Transco	
Environment Agency	
Rail Track	
Police Arch. Liaison Officer	

HERITAGE BODIES

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

(Area of Trad. Local Character)
(Rural Area)

OTHERS: – Hurst Village Society c/o The Old Pound Whistley Green
– CPRE
3 x pre-apps attached
(original pre-app no 987 is missing from Pre App Files – a copy of our reply is attached)

NEIGHBOURS:

S/N + Villa d'Este
Church Farm House
Harvest Moon } Wokingham Road
Willow Cottage, off Wokingham Road ✓
Cartref Farm
Meadow cottage
Questings
Fairbrook
Carrington
White cottage } Wokingham Road

Form 2

Town and Country Planning (General Developent Procedure) Order

CERTIFICATE UNDER ARTICLE 7

This Certificate relates to proposed development at (a) The Beeches, Wokingham Road, Hurst 03.AUG.2000* 2142

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

I certify that:

SECTION 1

Certificate A

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

OR

Certificate B

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

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

AND

SECTION 2

Agricultural Holdings Certificate

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

OR

2. I have/The applicant has given the requisite notice to every person other than my/him/her* self who, on the day 21 days before the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

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

Signed Gregory Carey Associates

*On behalf of P Armstrong Esq

Date 3rd August 2000

(a) please give the application site address.

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

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

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

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

(1) BEECHES NURSERY NOW TELEPOTTA

ADDRESS WOKINGHAM ROAD PARISH HURST

PLOT No.

BUILDER ORD. SHEET No. C

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
325/48	E. COLLINS	GREENHOUSE	16.9.48	
331/49	"	2 "	5.8.49	
643/55	W. HARRIS	GARAGE & PETROL FILLING ST	4.8.55	
0/36/61	G. MESSUM	O/L. DET. DWELLING & GARAGE	23.3.61	
113/61	"	BUNGALOW	15.6.61	
07775	"	O/L. STAFF BUNGALOW	13.4.78	
26090	MR. P. ARMSTRONG	DEM. OF EX. BLDG. / ST. GARDEN CENTRE / ERECT	6.8.86	
26632	"	" "	26.11.86	
BRA2655	"	REPL. GREENHOUSES / POTTING SHED	10.4.87	
35208/9	W/DR. "			
36341 B	"	REPL. BUNGALOW & GARAGE / EXT. TO RETAIL OUTLET	17.10.90	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS EUC - NURSERY & RESIDENTIAL

DRAINAGE

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

(2) ADDRESS BEECHES NURSERY PARISH HURST

PLOT No.

BUILDER ORD. SHEET No. 44

Plan No.	Applicant	Description of Development	Date of Decision	Decision
37306	MR. P. ARMSTRONG	RELAX. CONDS 5/7/10 (26632)	26.6.91	Re
37307	" REPL.	BUNGALOW & GARAGE / PARKING / STORAGE / DISPLAY AREAS / EXT. TO PROVIDE ACCOUNTS / STAFF ROOM / CHECK OUT	26.6.91	C/ LA
96/63301/0	AVALON ENTERPRISES	O/L 32 HOUSES, GARAGES ACCESS	18.4.96	Ref
97/65278/E	MR & MRS ARMSTRONG (RETRO)	MANUFACTURE, STORAGE & DISTR. GARDEN ORNAMENTS & RETENTION 2 TEMP. BUILDINGS.	21.7.97	C/A IP 2 31.7.97

DATE OF COMPLETION

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

SPECIAL ORDERS 37307 - REMOVAL PD RIGHTS

DRAINAGE

091074

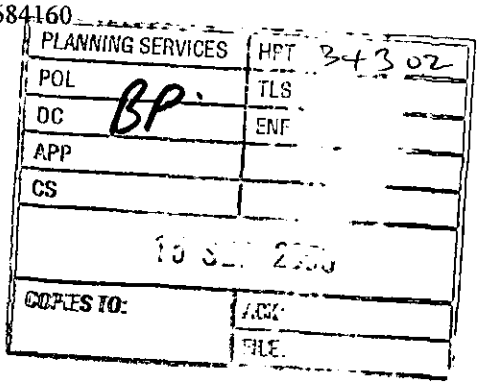
Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS

'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU13 9SL.

Telephone: 01252 624004 Fax: 01252 684160

E-Mail: info@ggassoociates.co.uk



Mrs. B. Polnik,
Wokingham District Council,
Shute End,
Wokingham,
Berks, RG40 1WR.

13th September 2000
Our Ref: TB/00/154

Dear Mrs. Polnik,

THE BEECHES, WOKINGHAM ROAD, HURST.
F/2000/2142

I am grateful for your telephone call in respect of the above application.

I enclose corrected copies of the Part 2 forms and apologise for my error. The external storage is not floor space as such although I reiterate the subtext of emerging Local Plan Policy WRE3 where at paragraph 7.64 it states:

> *In interpreting this policy, "an area of existing authorised development" would include buildings, **external storage areas, hardstandings** and circulation space authorised through an existing planning permission or a Certificate of Lawfulness and identified on the plans attached to that permission".*

Both you and I have seen the area of external storage at various times and I have estimated its coverage as accurately as possible. Although I have not included the large car parking area at the frontage of the property, it is on this basis that I have arrived at the redevelopment figure of 1,580sq. meters.

The proposed uses fall within Class B1 (c) which in itself is an improvement when set against the current B2 use. As we discussed the retained Terrapotta use is intended to be for mould making rather than manufacture per se. This process falls within Class B1 (c) use.

In terms of bulk and height drawing S1414/04A shows an outline of the existing in elevation in order that a comparison can be made. As you will see the proposed buildings are comparable in height although a significant visual enhancement and rationalisation of the current development.

Please do come back to me if I can be of further assistance.

Yours sincerely,

Mark Leedale

Enc.

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
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B1 (c)	LIGHT INDUSTRIAL			1,580.0	
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D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify External storage		1,500.0		
OTHER	Please Specify				
	TOTAL		1101.0	1,580.0	

superseded

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	30	nil
Proposed	35	nil

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

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?
Not known

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

Existing Staff	Transferred Staff	New Staff	Total
Not known			

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

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

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Mrs B Polnik DATE: 31st August 2000

Location:	The Beeches Garden Centre, Wokingham Road, Hurst
Proposal:	Proposed demolition of existing buildings and erection of commercial buildings and associated parking and landscaping.
Application Number:	F/2000/2142

In response to your consultation dated 31st August 2000 for the above application, the tree and landscape comments are as follows:

The re-development proposal lies within an areas designated as countryside outside of any identified settlement. Although the replacement buildings would be of a different character to the existing glass houses the general massing and arrangement would not be dissimilar consequently the resultant increase in visual impact would be only minor.

I am however concerned that the new proposals would have an impact on the rural landscape character within this locality and the applicant should be required to produce a comprehensive landscape design to ensure that the re-development can be integrated within the surrounding landscape.

The applicant should be required to submit for approval a detailed landscape scheme. All new planting should be identified separately on the plan giving full details of species name, location of each species, size of plants at time of planting and planting densities. I would emphasise that the majority of proposed planting should comprise locally found native species and be rural in character.

ROBERT PETROW
Consultant Landscape Architect

See part 1 plans

To:
Neil Etherington
Senior Arboricultural Officer

15 AUG 2000

From: Mrs B Polnik

Date: 14 August 2000

Application Number: F/2000/2142

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

2

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

Applicant:
P Armstrong C/O Gregory Gray Associates.

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

Change in character - using greenhouse at present.

Need to reinforce existing boundary treatment.

Protection of existing hedgerow.

Non native/ agricultural/ rural hedges required

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES | RPT 33498
PC | TLS
DC | ENF
APP |
CS |
25 Aug 2000
COPIED TO: JPE/beeches | ACK:
FILE:

From: Joanne Ellis, Environmental Health 1361

My Ref:

To: B Polnik, Development Control

Your Ref: F/2000/2142

Date: 24 August 2000

PROPOSED DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF COMMERCIAL BUILDINGS AND ASSOCIATED PARKING AND LANDSCAPING BEEXHES NURSERY, WOKINGHAM ROAD, HURST

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

1. 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.
2. 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.
3. The premises shall not be used except between 0700 hours and 1900 hours Monday to Friday, 0800 and 1300 on Saturdays and at no time on Sundays, bank and other public holidays without the prior agreement in writing of the Local Planning Authority.
4. 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.

Joanne Ellis



THE BEECHES GARDEN CENTRE, WOKINGHAM ROAD, HURST
BRIEF FOR AN ARCHAEOLOGICAL EVALUATION

Prepared For
Wokingham District Council
By
Babtie

THE BEECHES GARDEN CENTRE
WOKINGHAM ROAD, HURST
BRIEF FOR ARCHAEOLOGICAL EVALUATION

1 INTRODUCTION

1.1 This brief sets out the background and general conditions to enable a detailed specification for an archaeological scheme to be prepared and submitted for approval to Wokingham District Council. The brief is valid for six months only, after which time the District should be contacted. Specifications produced in accordance with this brief will be considered valid for the same period of time.

2 SITE LOCATION AND DESCRIPTION

2.1 The site is located on the A321 Wokingham Lane, to the east of the village of Hurst, Wokingham, at national grid reference SU 801732.

3 PLANNING BACKGROUND

3.1 Planning application number F/2000/2142, submitted to Wokingham District Council, proposes demolition of existing buildings and the erection of commercial buildings and associated car parking and landscaping.

4 ARCHAEOLOGICAL BACKGROUND

4.1 The site lies in an area surrounded by numerous find sites of prehistoric and medieval origin artefacts. The proposed construction may disturb archaeological remains associated with earlier land use of the site.

5 REQUIREMENT FOR WORK

5.1 In order to enable the planning authority to make an informed and reasonable decision on the planning application, further information on the archaeological remains is required. This will be obtained through a programme of archaeological evaluation trenching.

6 AIMS AND OBJECTIVES

6.1 The aims and objectives of the evaluation are as follows:

(i) To determine or confirm the general nature of the remains present.

(ii) To determine or confirm the approximate date or date range of the remains, by means of artefactual or other evidence.

(iii) To determine or confirm the approximate extent of the remains.

(iv) To determine the condition and state of preservation of the remains.

(v) To determine the degree of complexity of the horizontal and/or vertical stratigraphy present.

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(vi) To determine or confirm the likely range, quality and quantity of the artefactual evidence present.

(vii) To determine the potential of the site to provide palaeoenvironmental and/or economic evidence and the forms in which such evidence may be present.

7 STAGES OF WORK AND TECHNIQUES

7.1 The Project Specification will provide a clear statement of the archaeological objectives, detailing the relevant aims, objectives and recording strategies.

7.2 The general requirements of work are as follows:

Evaluation trenching

A 5% sample of the site area will be excavated. The project specification must contain a plan of the trench layout.

(i) Any mechanical excavation will be carried out in such a manner as to avoid or minimise damage to the archaeological remains. All machinery used must be of an appropriate nature to suit the situation and be fitted with an appropriate bucket. All machine work must be directly supervised by an archaeologist.

(ii) Spoil should be scanned for artefacts, which should be recorded and retained.

(iii) Sufficient of the features located will be excavated by hand in order to fulfil the aims of the project specification, with reference to the general aims and objectives given above. This will be achieved through an agreed sampling strategy.

(iv) Care should be taken not to compromise the integrity of archaeological features or deposits which might better be excavated under the conditions pertaining to full excavation.

(v) The depth and complexity of the deposits across the whole site should be assessed. Written and drawn records shall be made of the stratigraphy of all trenches, even if no archaeological deposits have been identified.

(vi) Full written and drawn records of all excavated contexts shall be made in accordance with best archaeological practice. Archaeological deposits which are not excavated should be recorded to the maximum extent possible. Records shall include overall trench and site plans. All excavation and recording shall be in accordance with the IFA *Standard and Guidance for Field Evaluations.*

(vii) Recording, cleaning and conservation of finds should follow the IFA *Guidelines for Finds Work.*

(viii) Where human remains are encountered, they should initially be left in-situ and the coroner should be informed as soon as possible. Where their removal is necessary, an appropriate licence should be obtained from the Home Office.

(ix) A programme of soil sampling to recover palaeobotanical, palaeozoological and pedological evidence shall be undertaken as appropriate. The scope of the programme shall be agreed prior to work commencing. Specialist advice shall be sought as necessary and at least one visit to each site made by a relevant specialist during the course of the fieldworks on that site.

7.4 The project will be supervised on a daily basis by a competent archaeologist and managed on a regular, agreed basis by a Member of the Institute of Field Archaeologists registered with an appropriate area of competence.

8 METHODS

8.1 The project specification will include a method statement detailing the methods and standards to be applied in the programme of evaluation, both field and post-field.

9 TIMETABLE AND MONITORING ARRANGEMENTS

9.1 Details of timing should be the subject of discussion between the developer's representative, Babtie Group (the archaeological consultant for Wokingham District Council) and the archaeological contractor. A programme of works, monitoring, recording and access will be agreed in writing before the project commences.

9.2 Babtie Group will monitor the progress and quality of the work at intervals to be agreed. A representative of the archaeological contractor should be present at all monitoring inspections.

9.3 In order to facilitate the monitoring programme, the following will be required:

- a period of notice required to start site works following the award of the contract.
- a projected timetable of work on site.
- the contractor will notify the planning archaeologist and/or archaeological consultant when work commences, and at the start of agreed stages during the course of the project.

9.4 Monitoring is held to be complete only when the archive has been deposited and a suitable report presented in accordance with the brief and/or specification, and/or agreement on publication reached.

10 SITE ARCHIVE

10.1 The site archive will contain all the data collected during the evaluation including records, finds and environmental samples. It should be quantified, ordered, indexed and internally consistent.

10.2 Adequate resources shall be provided during fieldwork to ensure that records are checked and internally consistent.

10.3 Archive consolidation shall be undertaken immediately following the conclusion of fieldwork.

10.4 The archive shall be assembled in accordance with the guidelines set out in *Management of Archaeological Projects* (English Heritage 1991).

10.5 The integrity of the primary field record shall be preserved. Security copies in digital or fiche format shall be maintained where appropriate.

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10.6 All finds (other than those of gold or silver) are the property of the landowner. The agreement of the landowner for the ownership of any finds to be transferred to an appropriate museum will be sought.

10.7 Provision shall be made for the deposition of archive and artefacts in the appropriate museum or other repository. The museum shall be advised of the proposed investigation before excavation starts and the contractor shall adhere to any reasonable requirements they may have regarding conservation and storage of excavated material and archive. The archive shall be prepared in accordance with the guidelines published in *Guidelines for the preparation of Excavation Archives for long-term storage* (United Kingdom Institute for Conservation, 1990) and *Standards in the Museum care of archaeological collections* (Museum and Galleries Commission, 1994). Deposition shall take place after completion of the works.

11 REPORTING REQUIREMENTS

11.1 A report should be produced no later than 2 weeks after the completion of the fieldwork.

11.2 The report will address the aims and objectives of the evaluation.

11.3 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

11.4 Details of style and format to be determined by the archaeological contractor. However, the report ***must*** have a front sheet providing the following information:

- Site Name
- Grid reference
- Site activity type (e.g. evaluation trenching, geophysical survey, fieldwalking, etc.)
- Date & duration of project
- Site code
- Area of site
- Summary of results
- Monuments identified (this ***must*** be referenced to the RCHME Thesaurus of Monument Types)
- Location and reference of archive

11.4 The report should include:-

(i) a summary of the project's background;
(ii) the site location;
(iii) a methodology;
(iv) a description of the project's results;
(v) an interpretation of the results in the appropriate context;
(vi) a summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
(vii) site layout plans on an Ordnance Survey base, with the location of the trenches superimposed on the results of any earlier, non-intrusive surveys;
(viii) plans of each trench or area in which archaeological features were recognised;
(ix) trench sections and feature sections;
(x) site matrices where appropriate;
(Xi) a consideration of evidence within the wider setting.

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12 STANDARDS

The project should be carried out to the highest professional standards and conform to the IFA *Code of Conduct and Code of Practice*. The IFA's *Code of approved Practice for the Regulation of Contractual Arrangements in Field Archaeology* will be applied throughout the selection procedure and contract period.

13 PUBLICATION & DISSEMINATION

13.1 A copy of the results will be supplied to the Wokingham SMR on the understanding that this will become a public document after an appropriate period of time (usually not exceeding six months).

13.2 The archaeological contractor will supply the SMR with a representative set of catalogued slides taken during the projects, together with selected negatives, for future use in lectures, publications, or other publicity material.

14 OTHER FACTORS

14.1 The specification may be varied, subject to agreement between the contractor, the landowner/developer and Babtie Group, in response to significant discoveries during the evaluation process.

14.2 Once a satisfactory report has been submitted a completion notice may be issued to the applicant if requested. The notice will confirm that the archaeological scheme of work has been completed and that it has complied to the brief and is of an acceptable standard. This notice has no statutory force, but if the work has been undertaken as part of a planning application, the planning authority may require it as proof of compliance with a planning condition or before they determine an application.

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☎ 0118 974 6379 (Direct Line)
Wednesday, 16 August 2000

Gregory Gray Associates
Redcliffe
17 Dinorben Close
Fleet
Hants
GU13 9SL

Access Officer
Environmental Services Department
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WW
Tel: (0118) 974 6379
Fax: (0118) 974 6385
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Planning Application No 2142
Address: The Beeches, Wokingham Road, Hurst

The above Planning Application has been examined for the provision of access and facilities for disabled people.

The following two lists of points should be addressed in order to improve the use of the building by disabled people.

List A. (These are mandatory requirements under the Building Regulations)

1. Level access needs to be provided from the curtilage of the site and from the accessible parking bays to the main entrances. If site constraints necessitate an approach steeper than 1 in 20 a ramped approach should be provided.
2. Please ensure the entrance doors and or the frames need to be clearly identified by tonally contrasting with the wall. Door furniture should be distinguishable from the door, and the door opening pressure should not exceed 25-30 Newton's.
3. Ensure flush thresholds.
4. The Accessible WC's are unusable as the entrance lobbies do not comply.
5. Ensure vision panels fitted to doors on circulation routes.

List B. (These are not mandatory requirements but are recommended good practice and normally add little or no extra cost to the construction work.)

1. 1 accessiblecar parking bay per unit.
2. Signage to WC.

3. Alarm cord secured to floor level WC.
4. External lock override.

From 2004 under the Disability Discrimination Act 1995 service providers will have to take reasonable steps to remove, alter, or provide reasonable means of avoiding, physical features that make it impossible or unreasonably difficult for disabled people to use a service.

Whenever a service provider is planning and executing building or refurbishment works, such as extending existing premises or making structural alterations to an existing building. It is sensible to provide for the removal or alteration of physical features, which create a barrier to access for disabled people. Enlightened developers and building managers will want to anticipate this legal requirement well before 2004.

Please telephone me on the above number, if you would like to discuss any of the above.

If you have any queries with regard to the Building Regulations please contact the Area Building Control Surveyor.

Many thanks in anticipation,
Yours faithfully

D. E. Garrett

Duncan Garrett
Access Officer

(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.

Applicationo	Name & Address
F/2000/2142	C Allen Willow Cottage Hurst RG10 0RU
F/2000/2142	Lyn Hopper Willow Cottage Wokingham Road Hurst RG10 0RU
F/2000/2142	J E Lemon The Hurst Village Society The Old Pond Whistley Green N. Twyford RG10 0ES
F/2000/2142	R & I Simmons Eastwood Wokingham Road Hurst RG10 0RU

App approved
Letter sent 14.02.01

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 7 FEBRUARY 2001 FROM 7.00 PM TO 10.25 PM

Present: Mr KA Malvern (Chairman), Mrs DC Beatty, Mr MJ Bryant, Mr RH Cundy Mr RFN Eke, Mrs MA Long and Mrs M Robertson.

Also present under Standing Order 39:-Mrs ANMC Drake, Mrs T Marinos and Mr RJW Wyatt

PART I

219. MINUTES

The Minutes of the meeting of the Committee held on 17 January 2001 were confirmed as a correct record and signed by the Chairman.

220. APOLOGIES

Apologies for absence were submitted from Mr SR Conway, Mr TP Dredge, Mr JL Earnshaw and Mrs JA Lissaman.

221. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied to enable those applications where members of the public had indicated a wish to speak to be considered first.

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

January 2001 to enable a site visit to be undertaken.

Mr. M Leedale, (Applicant's Agent) attended the meeting and spoke in support of the proposal.

Mrs. ANMC Drake, the local Member attended the meeting and spoke on the application.

During the discussion of the application, it was agreed that the Chairman of the Committee and the local Member be consulted on the scheme of landscaping submitted by the applicant pursuant to condition No: 3 page 2133 of the Agenda.

RESOLVED: 1) That Application No: 2000/2142 be approved subject to the conditions outlined on pages 2132 to 2135 and additional conditions outlined on page 2128

223. APPLICATION NO: 2000/2142, PROPOSED DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF NEW BUILDING FOR B1(c) LIGHT INDUSTRIAL USE, THE BEECHES GARDEN CENTRE WOKINGHAM ROAD HURST, FOR MR P ARMSTRONG

The Committee considered a report on this application set out on Agenda pages 2128 to 2145.

Members were reminded that consideration of the application had been deferred at the Committee meeting of 17

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. This application was deferred from the last Development Control Committee on 17th January 2001 for a Member's site visit. The site visit was scheduled for Friday 2nd February 2001.

   The agent when speaking at the committee meeting made reference to policy WEM7 of Wokingham District Local Plan. This was omitted from the original report. This policy is applicable to the application in that it encourages the provision of small units of up to 150m^2 particularly for B1(c) light industrial uses. The proposal includes the provision of one such unit under 150m^2 in accordance with this policy.

2. **Recommendation** - GRANT planning permission subject to conditions in the attached report, with the exception of condition 10. which should read as follows:

   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.

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

BASIA POLNIK

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 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. 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

The Planning Inspectorate

Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ

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Switchboard 0117 - 987 8000
Fax No 0117 - 987 8139
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Mr M Leedale MSc DipTP BEd(Hons) MRTPI
Martin & Pole Nicholas
Salisbury House
Milton Road
WOKINGHAM
Berkshire
RG40 1DB

Your Ref:
ML/BN/375
Our Ref:
T/APP/H0330/A/97/283848/P5
T/APP/H0330/A/97/287884/P5

Date: 19 FEB 1998

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEALS BY MR AND MRS P ARMSTRONG
APPLICATION NOS: 97/65278F (**Appeal A**) and 97/66224F (**Appeal B**)

1. I have been appointed by the Secretary of State for the Environment to determine these appeals against decisions of the Wokingham District Council. The first appeal, which I call **Appeal A** is against a decision to grant planning permission subject to conditions on an application 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 (planning permission reference no 97/65278/F dated 21 July 1997). The second appeal, which I call **Appeal B**, is against a refusal of planning permission for a building to accommodate an office, rest room, WCs and a show room, & demolition/removal of temporary buildings. Both appeals relate to The Beeches, Wokingham Road, Hurst. I conducted a hearing into the appeals on 5 February 1998. At the hearing, applications were made by your clients for an award of costs, in respect of each application, against the Council. These are the subject of a separate letter.

2. For **Appeal A**, the sole condition in dispute is No 8 which provides that:

> 08. the use hereby permitted shall cease on the site on or before 31.7.99.

3. The reason for the condition is stated as:

> 08. it is not considered to be appropriate at this stage to give permanent consent until such time as the use is proven not to have an adverse impact on local residential and rural amenity.

4. Policy relevant to both appeals is to be found in the Berkshire Structure Plan 1995. Policies C1 and C2 seek to direct rural development, which is strictly controlled, to settlements. Outside built up areas, only certain, specified types of development are permitted, such as that for the re-use of existing buildings, particularly to assist the

100%

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

venture, but the fact that the Council did not apparently know of the use until February last year suggests that it was operating unobtrusively in Hurst.

11. Moreover, the use clearly involves investment in materials and some machinery and, while condition no 8 does not require the demolition of any buildings, nor removal of plant and/or machinery, it seems to me to be undesirable to give a temporary permission having regard to the capital expenditure involved with the development as a whole.

12. Looking at the general principles of 'trial runs' more closely, the Circular advises that where a development may be *potentially detrimental* but there is *insufficient evidence* to be sure, then it might be appropriate to grant a temporary permission (my emphasis). However, this is not the case here. The use has been carried out for at least three years and I consider that the Council has had sufficient time in which to assess the effects of the development on the area. The use is not a *potential* use, it is ongoing and assessments can be made now. Moreover, I have little evidence before me to support the Council's view that this particular use would or might have significantly adverse effects upon either the living conditions of nearby residents or the rural character of the area. Firstly, during my site inspection the vibrating table in the mould filling room was operating, and I found that immediately outside the building the noise was audible, but became virtually indistinguishable from background noise levels at the boundary of all the nearest dwellings. Secondly, I found that the area is not a particularly quiet one. The traffic on the M4 and on the A321 outside the site generates a considerable noise level. Thirdly, I note that some representations from neighbours refer to fork lift truck movements, but this would not be uncommon at a garden centre, moving peat and compost about, for example, and I must bear in mind that there is an Established Use Certificate for this other commercial use, granted in August 1985.

13. In conclusion, I find that the imposition of this condition, regarding a temporary time for the change of use, to be unreasonable and unnecessary. In particular, the other conditions imposed upon the planning permission, concerning the use and the hours of work, seem to me to provide adequate safeguards over the matters about which the Council express concern. Removal of this condition would result in a permanent use, and I find no material conflict with the objectives of local policy in this event. Accordingly, I shall remove condition no 8 from planning permission no 97/65278/F.

APPEAL B

14. This concerns the erection of a long, narrow building 4m x 34.5m, immediately adjacent to the former glass houses on the site, and linking to them. The site of the building would be between the glass houses and the dwelling on the site and 2 portacabin type buildings would be replaced. I consider that the main issue in this case is the effect of the proposal on the character and appearance of the rural locality.

15. Policy WRE4 of the emerging Local Plan permits limited infilling between buildings and minor extensions on existing employment sites outside settlements, subject to a number of criteria. The Council's representative argued the extension would conflict with criteria (b) which requires that proposals should have 'no greater visual impact on the undeveloped character of the countryside than existing development'.

16. 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. 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,

Wokingham Road, Hurst in accordance with the terms of the application (No 97/66224/F) dated 14 August 1997 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 permission;

2. the building hereby permitted (including the wholesale showroom) shall be ancillary to the use of the site for the manufacture, storage and distribution of garden ornaments as permitted under planning permission no 97/65278/F dated 21 July 1997. It shall be used for no other purpose (including any other purpose in Class B2 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;

3. before the building operations hereby permitted are commenced samples of the materials to be used in the construction of the external surfaces of the building hereby permitted shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

23. An applicant for any consent, agreement or approval required by a condition of this permission has a statutory right of appeal to the Secretary of State if consent, agreement or approval is refused or granted conditionally or if the authority fail to give notice of their decision within the prescribed period.

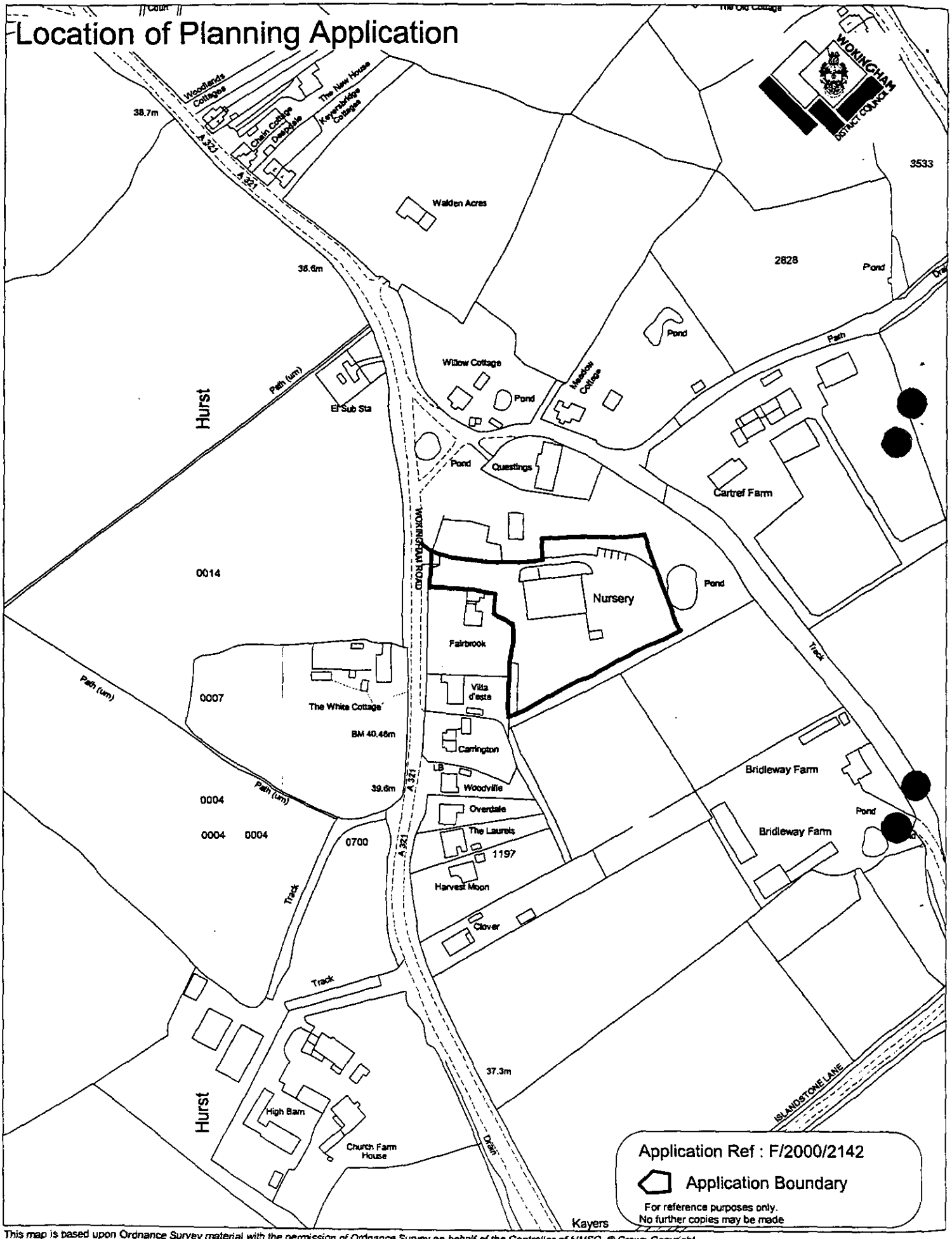
24. The developer's attention is drawn to the enclosed note relating to the requirements of the Building Regulations 1991 with respect to access for disabled people.

25. This letter does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

Yours faithfully

Gyllian D Grindey MSc MRTPI
Inspector

Location of Planning Application



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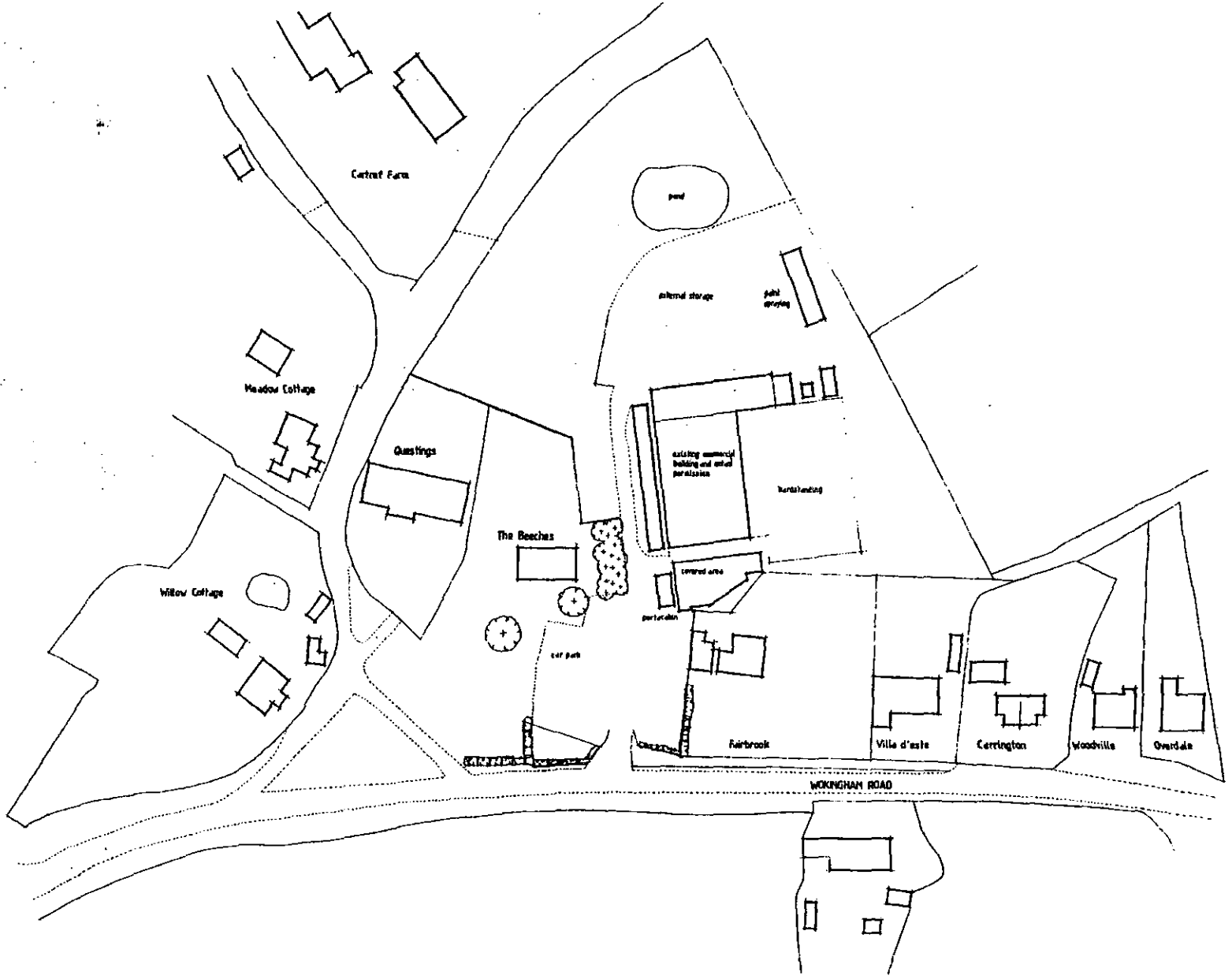
Development Control Section, Environmental Services, Wokingham District Council.

11 September 2000

2141

Scale: 1 : 2500



03 AUG 2000 2142

PART 1 REGISTER

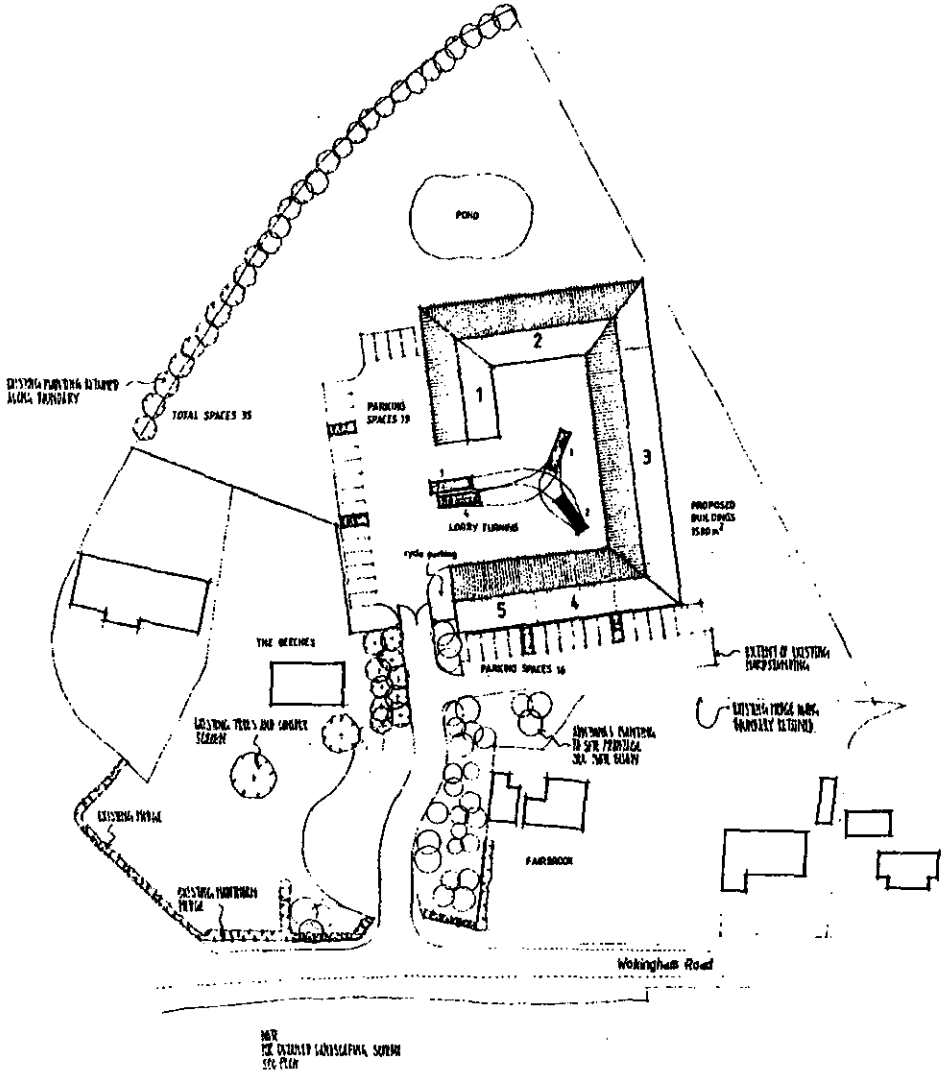
F/2000/2142

title.	SITE SURVEY
client	TERRAPOTTA
address.	THE BEECHES WOKINGHAM ROAD HURST
date.	JULY 00
scale.	1:500
drwg. nº	S1414/01

BUILDING SURVEYORS, ARCHITECTURAL & TOWN PLANNING CONSULTANTS

20 CLEVERDON ROAD
BARNSTOKE
HANTS. RG21 3DT

2142



F/2000/2142

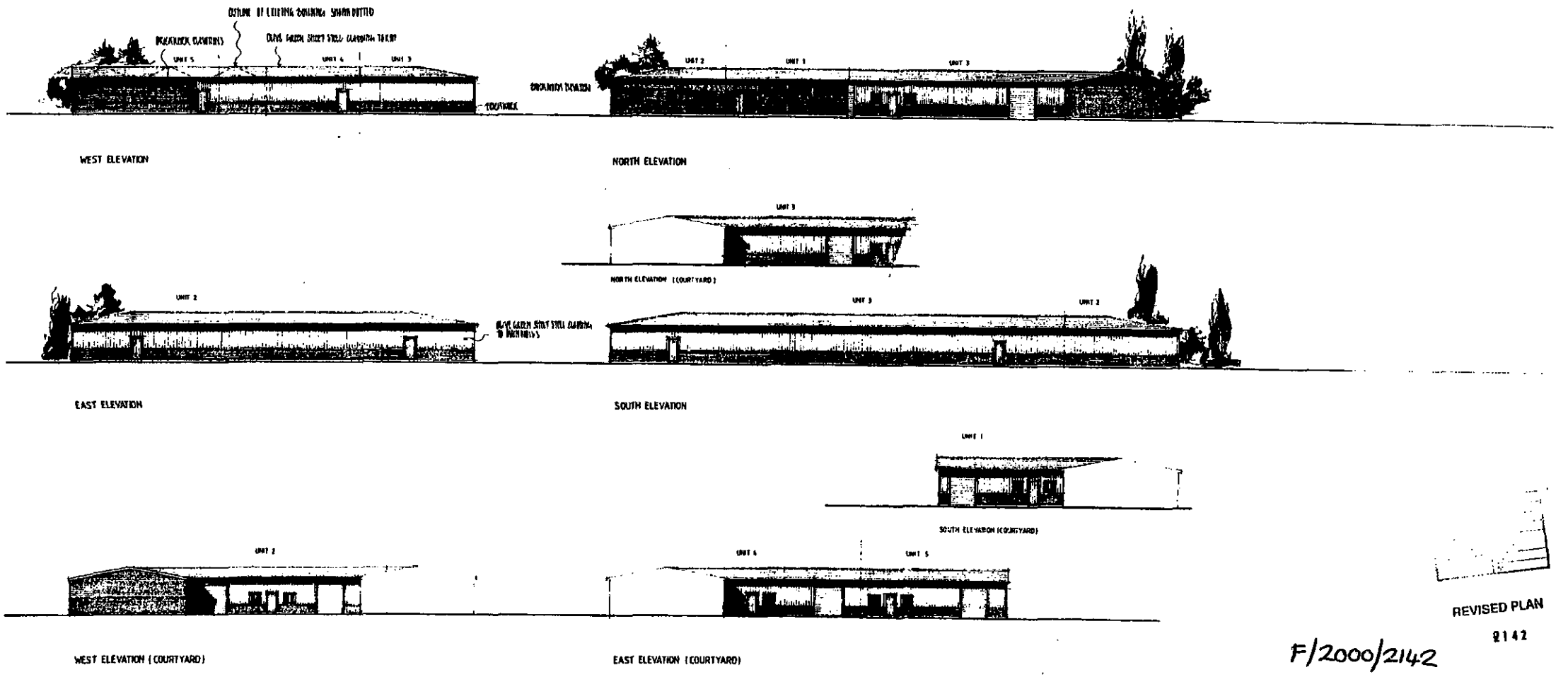
title.	PROPOSED LAYOUT
client	TERRAPOTTA
address.	THE BEECHES WOKINGHAM ROAD HURST
date.	JULY 00
scale.	1:500, 1:100
drwg. nº.	S1414/02
	4

[redacted]

BUILDING SURVEYORS ... PLANNING CONSULTANTS

20 CLEDDERSON ROAD
BASINGSTOKE
HANTS. RG21 3DT

2143



REVISED PLAN

2142

F/2000/2142

title.	PROPOSED ELEVATIONS
client.	TERRAPOTTA
address.	THE BEECHES WOKINGHAM ROAD HURST
date.	JULY 00
scale.	1:200
drwg. nº	S1414/04

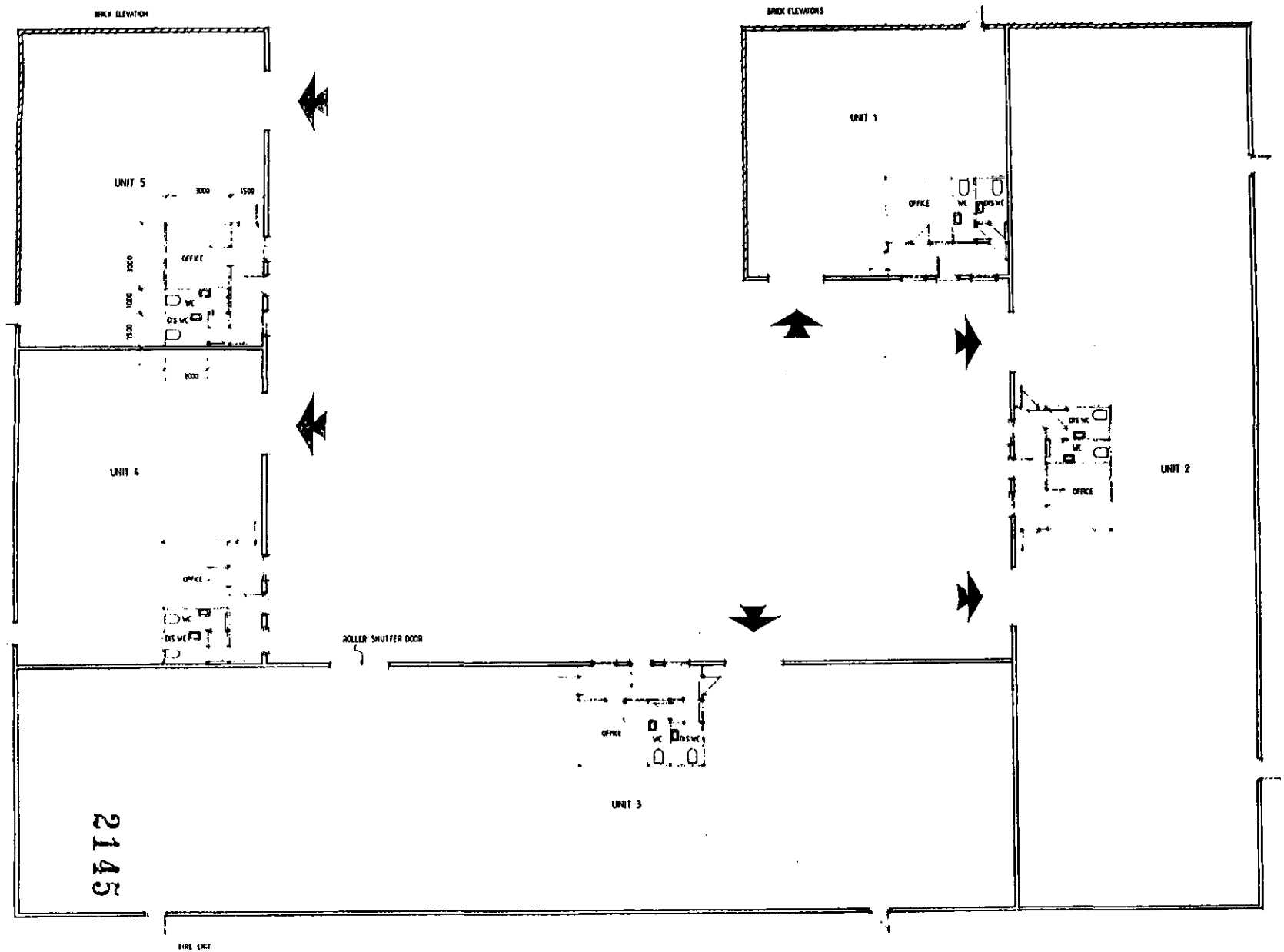
[redacted]

BUILDING SURVEYORS, ARCHITECTURAL & TOWN PLANNING CONSULTANTS

20 CLUDEBOSH ROAD
BARNSTOCK
HANTS. RG21 3DT

TELEPHONE 01256 [illegible]
FACSIMILE 01256 [illegible]

2144



03 AUG 2000 2142

F/2000/2142

2145

title.	FLOOR PLANS
client.	TERRAPOTTA
address.	THE BEECHES WORMSHAM ROAD HURST
date.	JULY 00
scale.	1:100
drwg. no.	S1616/03
	A

[redacted]

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON 17 JANUARY 2001 FROM 7.00 PM TO 9.30 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr SR Conway, Mr RH Cundy, Mr TP Dredge, Mr JL Earnshaw, Mr RFN Eke, Mrs MA Long, Mr BJS Patman, and Mrs M Robertson.

Also present under Standing Order 39:-Mr G Cowan, Mrs ANMC Drake. Mr CE Lawlev. Mr A Miller.

PART I

207. MINUTES

Subject to the addition of the following note in Minute No: 188, the Minutes of the meeting of the Committee held on 20 December 2000 were confirmed as a correct record and signed by the Chairman.

"(Note: Mr SR Conway wished to be recorded as voting against the decision to grant permission subject to a legal agreement.)"

208. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

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

210. APPLICATION NO: 2000/2142, PROPOSED DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF NEW BUILDINGS FOR B1(c) LIGHT INDUSTRIAL USE, THE BEECHES GARDEN CENTRE WOKINGHAM ROAD HURST, FOR MR P ARMSTRONG

The Committee considered a report on this application as set out on Agenda pages 2002 to 2018.

Mr. M Leedale (Applicant's Agent) attended the meeting and spoke in favour of the application.

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

In discussing the application, Members commented on the scale of the proposed development in relation to existing open storage at the site, the possible intensification of use and highways issues.

RESOLVED: That Application No: 2000/2142 be deferred to enable a site visit to be undertaken.

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

Appeals Decision Notice R

The Planning Inspectorate

Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line 0117 - 987 8927
Switchboard 0117 - 987 8000
Fax No 0117 - 987 8139
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Mr M Leedale MSc DipTP BEd(Hons)
MRTPI
Martin & Pole Nicholas
Salisbury House
Milton Road
WOKINGHAM
Berkshire
RG40 1DB

Your Ref:
ML/BN/375
Our Ref:
T/APP/H0330/A/97/283848/P5
T/APP/H0330/A/97/287884/P5

Date: 19 FEB 1998

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEALS BY MR AND MRS P ARMSTRONG
APPLICATION NOS: 97/65278F (**Appeal A**) and 97/66224F (**Appeal B**)

1. I have been appointed by the Secretary of State for the Environment to determine these appeals against decisions of the Wokingham District Council. The first appeal, which I call **Appeal A** is against a decision to grant planning permission subject to conditions on an application 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 (planning permission reference no 97/65278/F dated 21 July 1997). The second appeal, which I call **Appeal B**, is against a refusal of planning permission for a building to accommodate an office, rest room, WCs and a show room, & demolition/removal of temporary buildings. Both appeals relate to The Beeches, Wokingham Road, Hurst. I conducted a hearing into the appeals on 5 February 1998. At the hearing, applications were made by your clients for an award of costs, in respect of each application, against the Council. These are the subject of a separate letter.

2. For **Appeal A**, the sole condition in dispute is No 8 which provides that:

> 08. the use hereby permitted shall cease on the site on or before 31.7.99.

3. The reason for the condition is stated as:

> 08. it is not considered to be appropriate at this stage to give permanent consent until such time as the use is proven not to have an adverse impact on local residential and rural amenity.

4. Policy relevant to both appeals is to be found in the Berkshire Structure Plan 1995. Policies C1 and C2 seek to direct rural development, which is strictly controlled, to settlements. Outside built up areas, only certain, specified types of development are permitted, such as that for the re-use of existing buildings, particularly to assist the

100%
cled Paper

An Executive Agency in the Department of the Environment, Transport and the Regions, and the Welsh Office

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

venture, but the fact that the Council did not apparently know of the use until February last year suggests that it was operating unobtrusively in Hurst.

11. Moreover, the use clearly involves investment in materials and some machinery and, while condition no 8 does not require the demolition of any buildings, nor removal of plant and/or machinery, it seems to me to be undesirable to give a temporary permission having regard to the capital expenditure involved with the development as a whole.

12. Looking at the general principles of 'trial runs' more closely, the Circular advises that where a development may be *potentially detrimental* but there is *insufficient evidence* to be sure, then it might be appropriate to grant a temporary permission (my emphasis). However, this is not the case here. The use has been carried out for at least three years and I consider that the Council has had sufficient time in which to assess the effects of the development on the area. The use is not a *potential* use, it is ongoing and assessments can be made now. Moreover, I have little evidence before me to support the Council's view that this particular use would or might have significantly adverse effects upon either the living conditions of nearby residents or the rural character of the area. Firstly, during my site inspection the vibrating table in the mould filling room was operating, and I found that immediately outside the building the noise was audible, but became virtually indistinguishable from background noise levels at the boundary of all the nearest dwellings. Secondly, I found that the area is not a particularly quiet one. The traffic on the M4 and on the A321 outside the site generates a considerable noise level. Thirdly, I note that some representations from neighbours refer to fork lift truck movements, but this would not be uncommon at a garden centre, moving peat and compost about, for example, and I must bear in mind that there is an Established Use Certificate for this other commercial use, granted in August 1985.

13. In conclusion, I find that the imposition of this condition, regarding a temporary time for the change of use, to be unreasonable and unnecessary. In particular, the other conditions imposed upon the planning permission, concerning the use and the hours of work, seem to me to provide adequate safeguards over the matters about which the Council express concern. Removal of this condition would result in a permanent use, and I find no material conflict with the objectives of local policy in this event. Accordingly, I shall remove condition no 8 from planning permission no 97/65278/F.

APPEAL B

14. This concerns the erection of a long, narrow building 4m x 34.5m, immediately adjacent to the former glass houses on the site, and linking to them. The site of the building would be between the glass houses and the dwelling on the site and 2 portacabin type buildings would be replaced. I consider that the main issue in this case is the effect of the proposal on the character and appearance of the rural locality.

15. Policy WRE4 of the emerging Local Plan permits limited infilling between buildings and minor extensions on existing employment sites outside settlements, subject to a number of criteria. The Council's representative argued the extension would conflict with criteria (b) which requires that proposals should have 'no greater visual impact on the undeveloped character of the countryside than existing development'.

16. 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. 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,

Wokingham Road, Hurst in accordance with the terms of the application (No 97/66224/F) dated 14 August 1997 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 permission;

2. the building hereby permitted (including the wholesale showroom) shall be ancillary to the use of the site for the manufacture, storage and distribution of garden ornaments as permitted under planning permission no 97/65278/F dated 21 July 1997. It shall be used for no other purpose (including any other purpose in Class B2 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;

3. before the building operations hereby permitted are commenced samples of the materials to be used in the construction of the external surfaces of the building hereby permitted shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

23. An applicant for any consent, agreement or approval required by a condition of this permission has a statutory right of appeal to the Secretary of State if consent, agreement or approval is refused or granted conditionally or if the authority fail to give notice of their decision within the prescribed period.

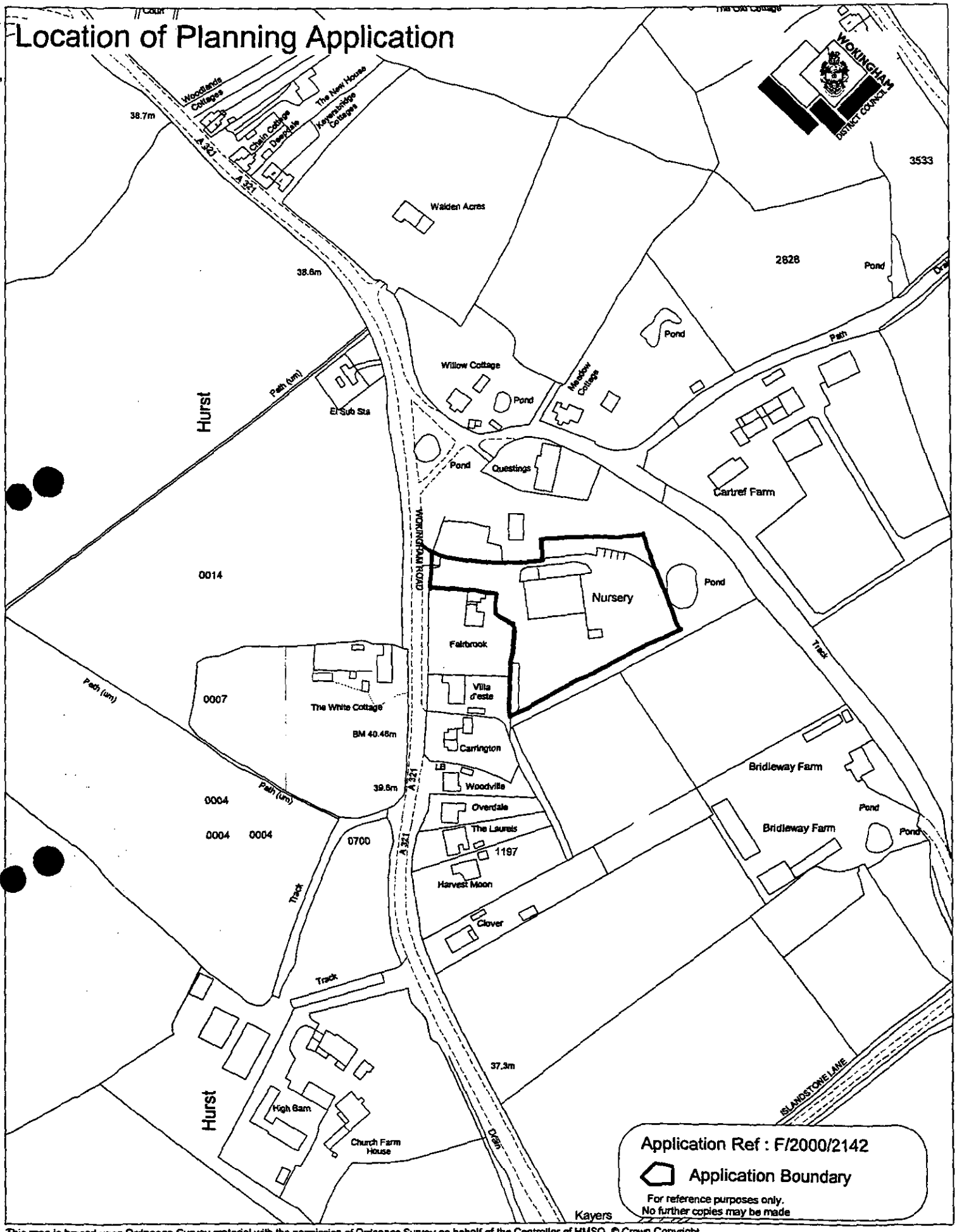
24. The developer's attention is drawn to the enclosed note relating to the requirements of the Building Regulations 1991 with respect to access for disabled people.

25. This letter does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

Yours faithfully

Gyllian D Grindey MSc MRTPI
Inspector

Location of Planning Application



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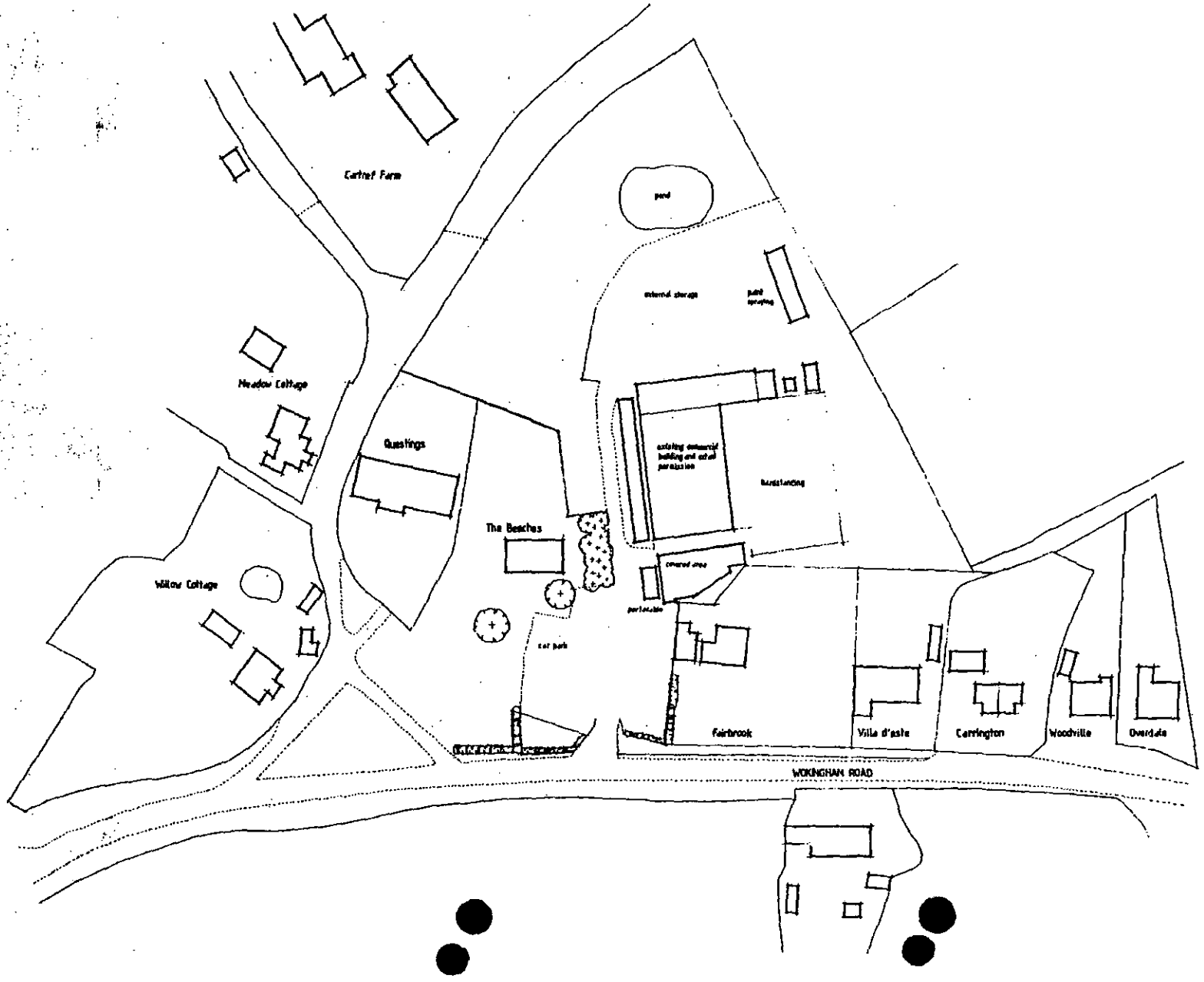
Development Control Section, Environmental Services, Wokingham District Council.
11 September 2000 Scale: 1 : 2500

N W E S

2014



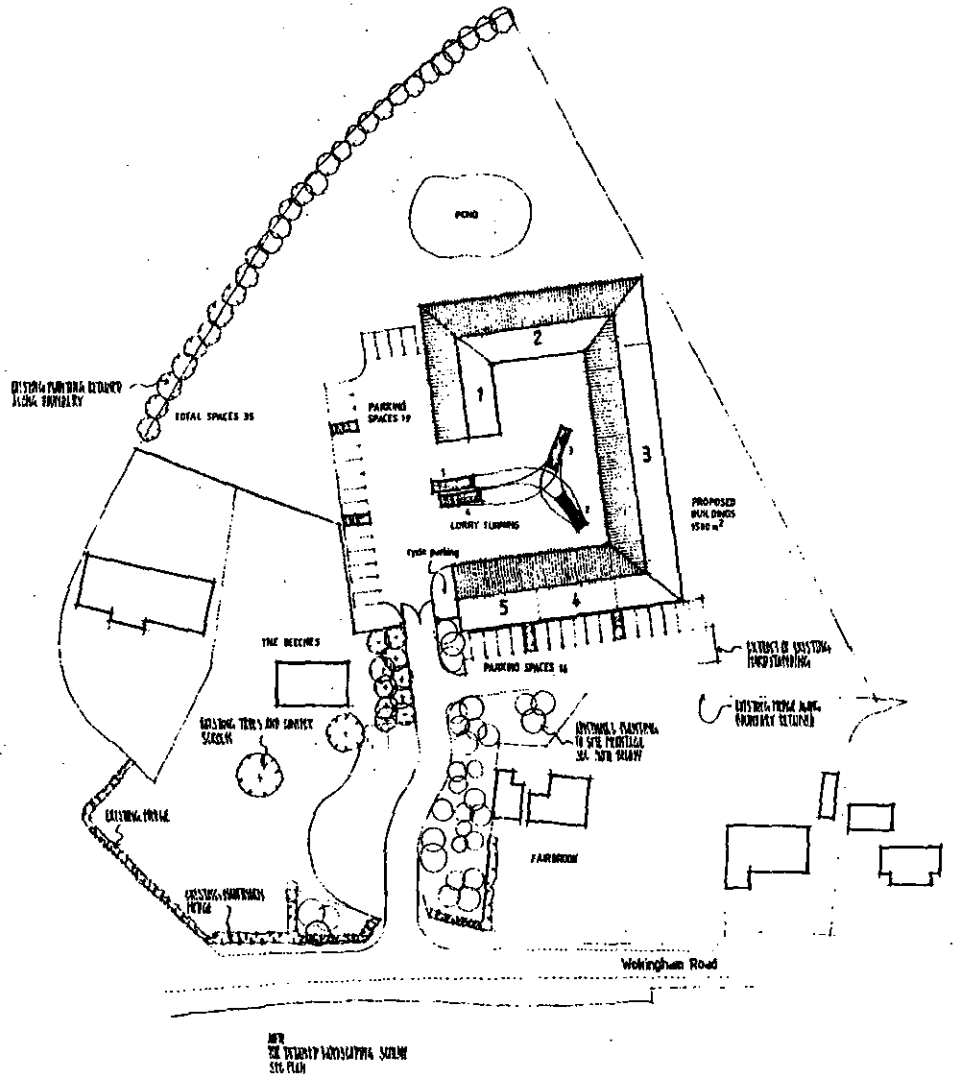
03 AUG 2000 2142

PART 1 REGISTER

F/2000/2142

title.	SITE SURVEY
client	TERRAPOTTA
address.	THE BEECHES WOKINGHAM ROAD HURST
date.	JULY 00
scale.	1:500
drwg. nº	S1414/01

2015



2016

F/2000/2142

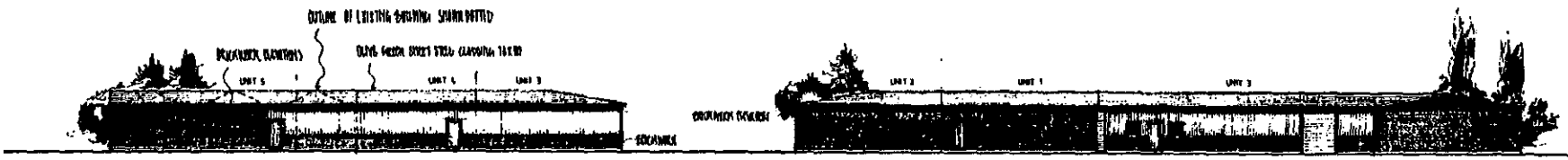
title.	PROPOSED LAYOUT
client	TERRAPOTTA
address.	THE BEECHES WOKINGHAM ROAD HURST
date.	JULY 00
scale.	1:500, 1:100 — drwg. nº. S1414/02 — A

[redacted]

BUILDING SURVEYORS ... PLANNING CONSULTANTS

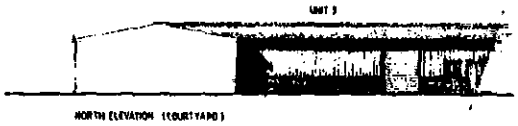
20 Cleddesden Road
Barnstorke
Hants. RG21 3DT

Telephone 01256 [illegible]
Facsimile 01256 [illegible]



WEST ELEVATION

NORTH ELEVATION



NORTH ELEVATION (COURTYARD)

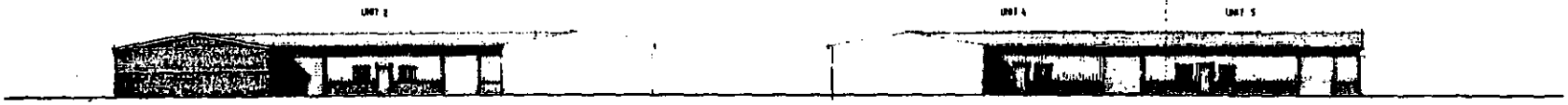


EAST ELEVATION

SOUTH ELEVATION



SOUTH ELEVATION (COURTYARD)



WEST ELEVATION (COURTYARD)

EAST ELEVATION (COURTYARD)

REVISED PLAN

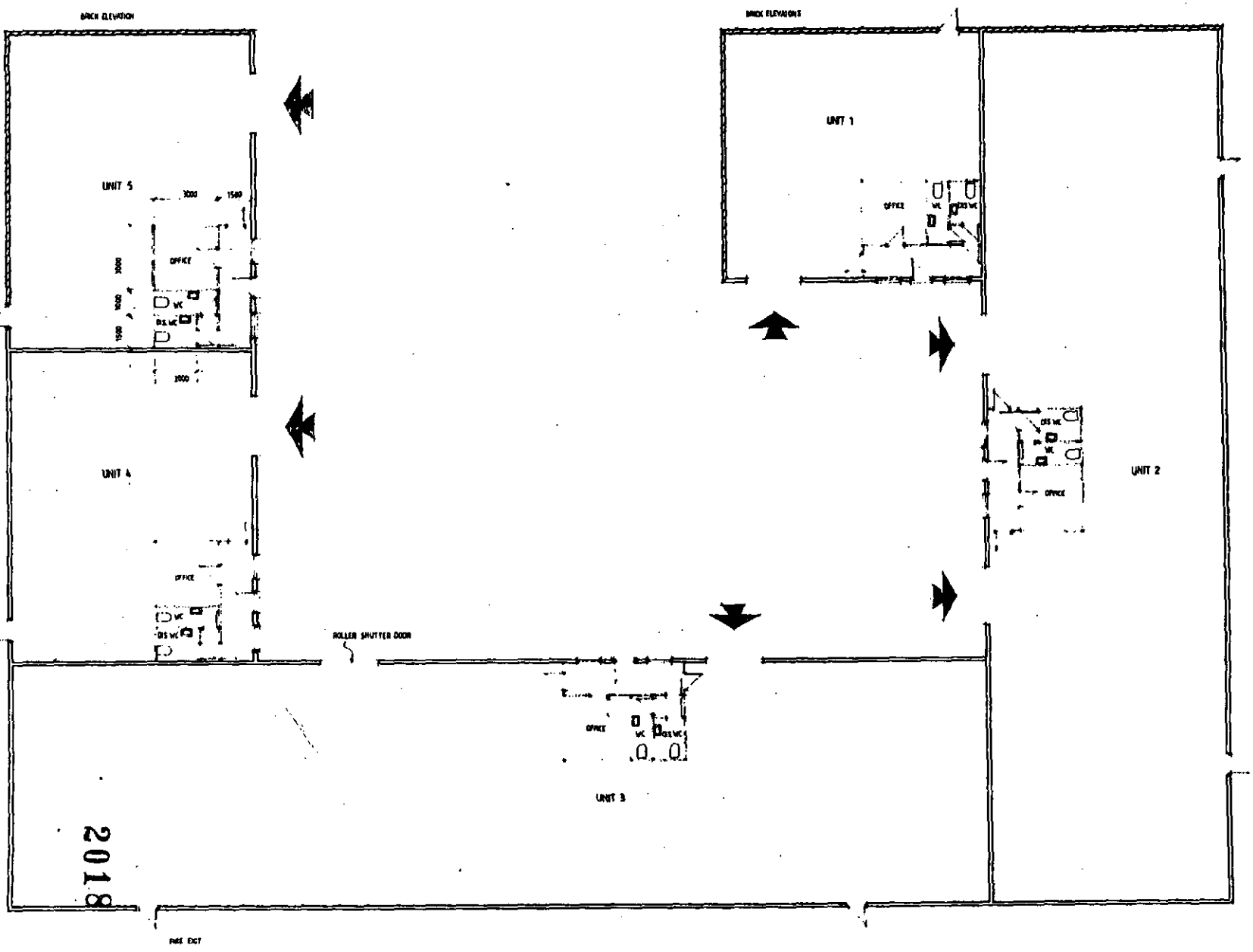
Q142

F/2000/2142

title.	PROPOSED ELEVATIONS
client.	TERRAPOTTA
address.	THE BEECHES WOKINGHAM ROAD HURST
date.	JULY 00
scale.	1:200
drwg. no.	51414/06

[redacted]

2017



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	S1414/03

2018

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2000/2142

Applicant : P Armstrong C/O Gregory Gray Associates.

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.

Site Notice Displayed ? :	YES	NO	DATE
	✓		5.9.00

Date of Neighbour Notifications : .....

Date of Site Visit : 5.9.00

Date Registered : 03/08/2000

Earliest Date for Decision : 07/09/2000

Latest Consultation Date/Site Notice Expiry Date : 07/09/2000

This application will have expired on: 28/09/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

REFER TO REPORT
DC COMMITTEE 7.2.2001

Planning Issues :

Application Number: F/2000/2142

Appraisal :

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

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.

C012

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.

C150

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.

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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.

030

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).

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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.
122 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
124 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,
129 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
130 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
131 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
139 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 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. 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

Approved DC Ofice 7.2.01

Application Number F/2000/2142
Conditions/~~Reasons for Refusal~~

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

RECORD OF SITE VISIT

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

APPLICATION NUMBER: F/2000/2142

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 6.9.00

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS

Rural with some sporadic dev.

3. DESCRIPTION OF SITE/BUILDING

Cluster of buildings - some originally greenhouses, portakabins, sheds etc. used for production of garden ornaments included paint spraying etc. External storage

4. RELATIONSHIP TO ADJOINING PROPERTIES

refer to plan

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING refer to plan

LEVELS

BOUNDARY TREATMENT

OTHERS

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. This application was deferred form the last Development Control Committee on 17th January 2001 for a Member's site visit. The site visit was scheduled for Friday 2nd February 2001.

   The agent when speaking at the committee meeting made reference to policy WEM7 of Wokingham District Local Plan. This was omitted from the original report. This policy is applicable to the application in that it encourages the provision of small units of up to 150m^2 particularly for B1(c) light industrial uses. The proposal includes the provision of one such unit under 150m^2 in accordance with this policy.

2. **Recommendation** - GRANT planning permission subject to conditions in the attached report, with the exception of condition 10. which should read as follows:

   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.

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

BASIA POLNIK

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

Appeals Decision Notice File

The Planning Inspectorate

Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ

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Mr M Leedale MSc DipTP BEd(Hons) MRTPI
Martin & Pole Nicholas
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RG40 1DB

Your Ref:
ML/BN/375
Our Ref:
T/APP/H0330/A/97/283848/P5
T/APP/H0330/A/97/287884/P5

Date: 19 FEB 1998

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEALS BY MR AND MRS P ARMSTRONG
APPLICATION NOS: 97/65278F (**Appeal A**) and 97/66224F (**Appeal B**)

1. I have been appointed by the Secretary of State for the Environment to determine these appeals against decisions of the Wokingham District Council. The first appeal, which I call **Appeal A** is against a decision to grant planning permission subject to conditions on an application 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 (planning permission reference no 97/65278/F dated 21 July 1997). The second appeal, which I call **Appeal B**, is against a refusal of planning permission for a building to accommodate an office, rest room, WCs and a show room, & demolition/removal of temporary buildings. Both appeals relate to The Beeches, Wokingham Road, Hurst. I conducted a hearing into the appeals on 5 February 1998. At the hearing, applications were made by your clients for an award of costs, in respect of each application, against the Council. These are the subject of a separate letter.

2. For **Appeal A**, the sole condition in dispute is No 8 which provides that:

> 08. the use hereby permitted shall cease on the site on or before 31.7.99.

3. The reason for the condition is stated as:

> 08. it is not considered to be appropriate at this stage to give permanent consent until such time as the use is proven not to have an adverse impact on local residential and rural amenity.

4. Policy relevant to both appeals is to be found in the Berkshire Structure Plan 1995. Policies C1 and C2 seek to direct rural development, which is strictly controlled, to settlements. Outside built up areas, only certain, specified types of development are permitted, such as that for the re-use of existing buildings, particularly to assist the

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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

venture, but the fact that the Council did not apparently know of the use until February last year suggests that it was operating unobtrusively in Hurst.

11. Moreover, the use clearly involves investment in materials and some machinery and, while condition no 8 does not require the demolition of any buildings, nor removal of plant and/or machinery, it seems to me to be undesirable to give a temporary permission having regard to the capital expenditure involved with the development as a whole.

12. Looking at the general principles of 'trial runs' more closely, the Circular advises that where a development may be *potentially detrimental* but there is *insufficient evidence* to be sure, then it might be appropriate to grant a temporary permission (my emphasis). However, this is not the case here. The use has been carried out for at least three years and I consider that the Council has had sufficient time in which to assess the effects of the development on the area. The use is not a *potential* use, it is ongoing and assessments can be made now. Moreover, I have little evidence before me to support the Council's view that this particular use would or might have significantly adverse effects upon either the living conditions of nearby residents or the rural character of the area. Firstly, during my site inspection the vibrating table in the mould filling room was operating, and I found that immediately outside the building the noise was audible, but became virtually indistinguishable from background noise levels at the boundary of all the nearest dwellings. Secondly, I found that the area is not a particularly quiet one. The traffic on the M4 and on the A321 outside the site generates a considerable noise level. Thirdly, I note that some representations from neighbours refer to fork lift truck movements, but this would not be uncommon at a garden centre, moving peat and compost about, for example, and I must bear in mind that there is an Established Use Certificate for this other commercial use, granted in August 1985.

13. In conclusion, I find that the imposition of this condition, regarding a temporary time for the change of use, to be unreasonable and unnecessary. In particular, the other conditions imposed upon the planning permission, concerning the use and the hours of work, seem to me to provide adequate safeguards over the matters about which the Council express concern. Removal of this condition would result in a permanent use, and I find no material conflict with the objectives of local policy in this event. Accordingly, I shall remove condition no 8 from planning permission no 97/65278/F.

APPEAL B

14. This concerns the erection of a long, narrow building 4m x 34.5m, immediately adjacent to the former glass houses on the site, and linking to them. The site of the building would be between the glass houses and the dwelling on the site and 2 portacabin type buildings would be replaced. I consider that the main issue in this case is the effect of the proposal on the character and appearance of the rural locality.

15. Policy WRE4 of the emerging Local Plan permits limited infilling between buildings and minor extensions on existing employment sites outside settlements, subject to a number of criteria. The Council's representative argued the extension would conflict with criteria (b) which requires that proposals should have 'no greater visual impact on the undeveloped character of the countryside than existing development'.

16. 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. 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,

Wokingham Road, Hurst in accordance with the terms of the application (No 97/66224/F) dated 14 August 1997 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 permission;

2. the building hereby permitted (including the wholesale showroom) shall be ancillary to the use of the site for the manufacture, storage and distribution of garden ornaments as permitted under planning permission no 97/65278/F dated 21 July 1997. It shall be used for no other purpose (including any other purpose in Class B2 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;

3. before the building operations hereby permitted are commenced samples of the materials to be used in the construction of the external surfaces of the building hereby permitted shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

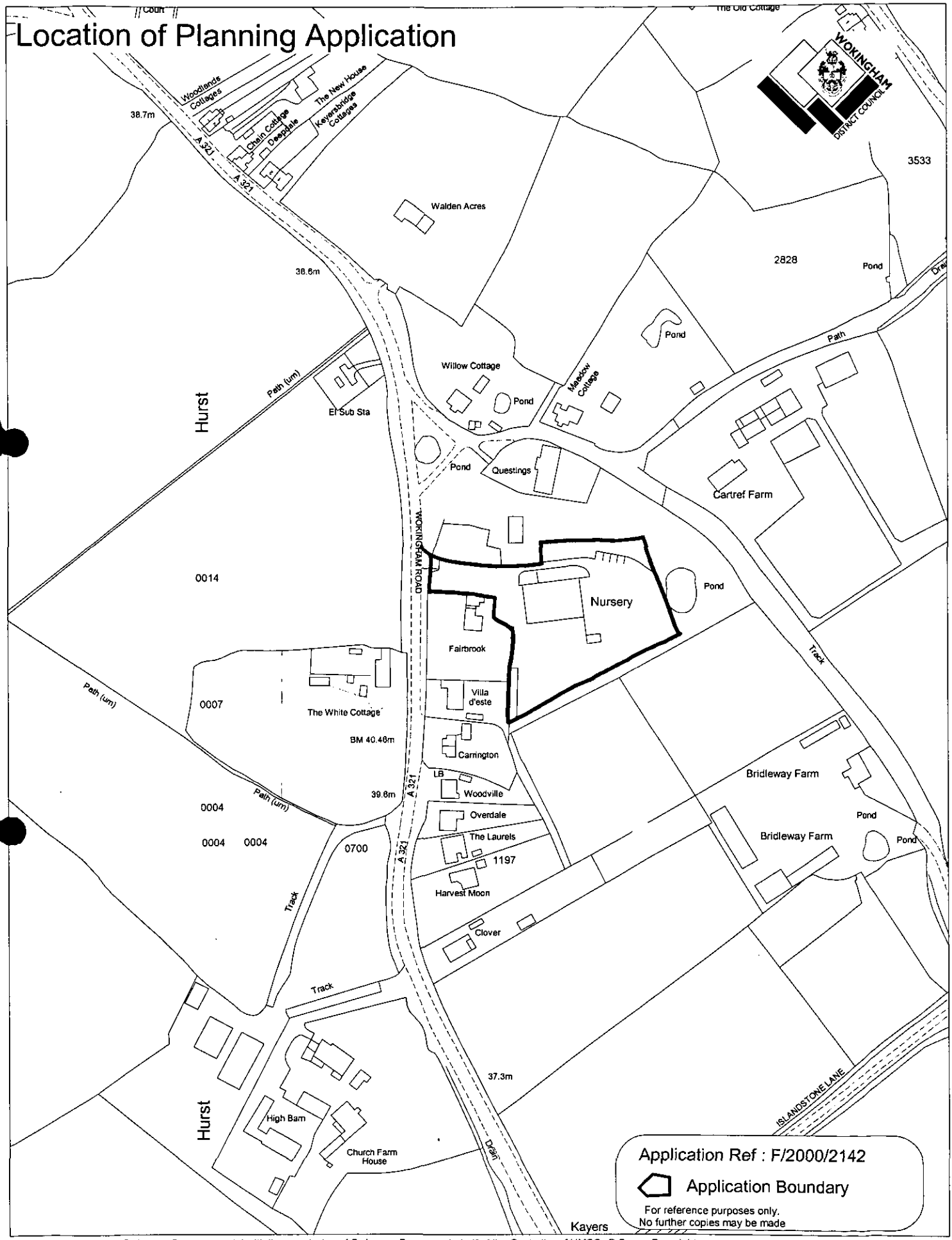
23. An applicant for any consent, agreement or approval required by a condition of this permission has a statutory right of appeal to the Secretary of State if consent, agreement or approval is refused or granted conditionally or if the authority fail to give notice of their decision within the prescribed period.

24. The developer's attention is drawn to the enclosed note relating to the requirements of the Building Regulations 1991 with respect to access for disabled people.

25. This letter does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

Yours faithfully

Gyllian D Grindey MSc MRTPI
Inspector



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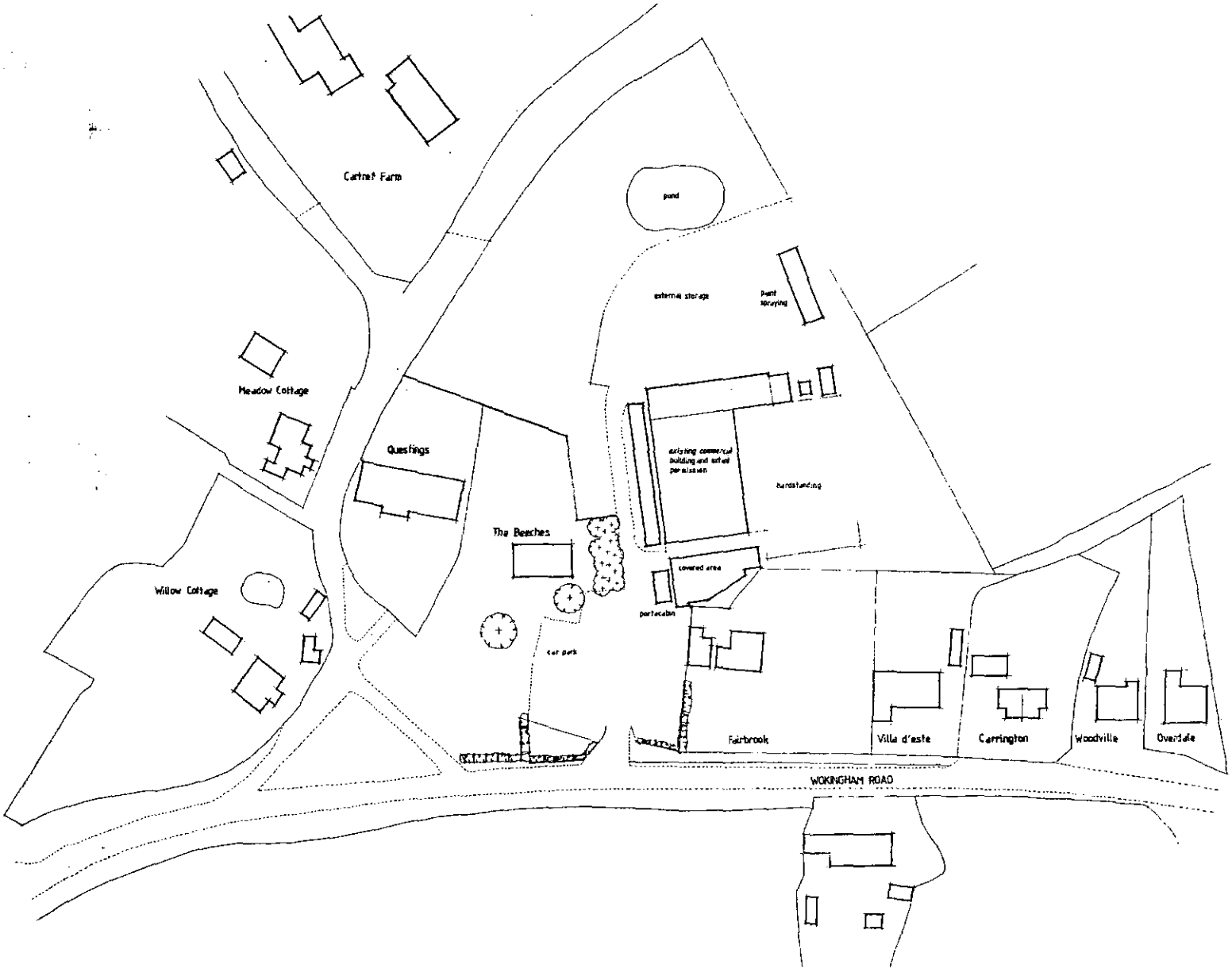
Development Control Section, Environmental Services, Wokingham District Council.

11 September 2000

Scale: 1 : 2500

N W E S



03.AUG.2000 2142

PART 1 REGISTER

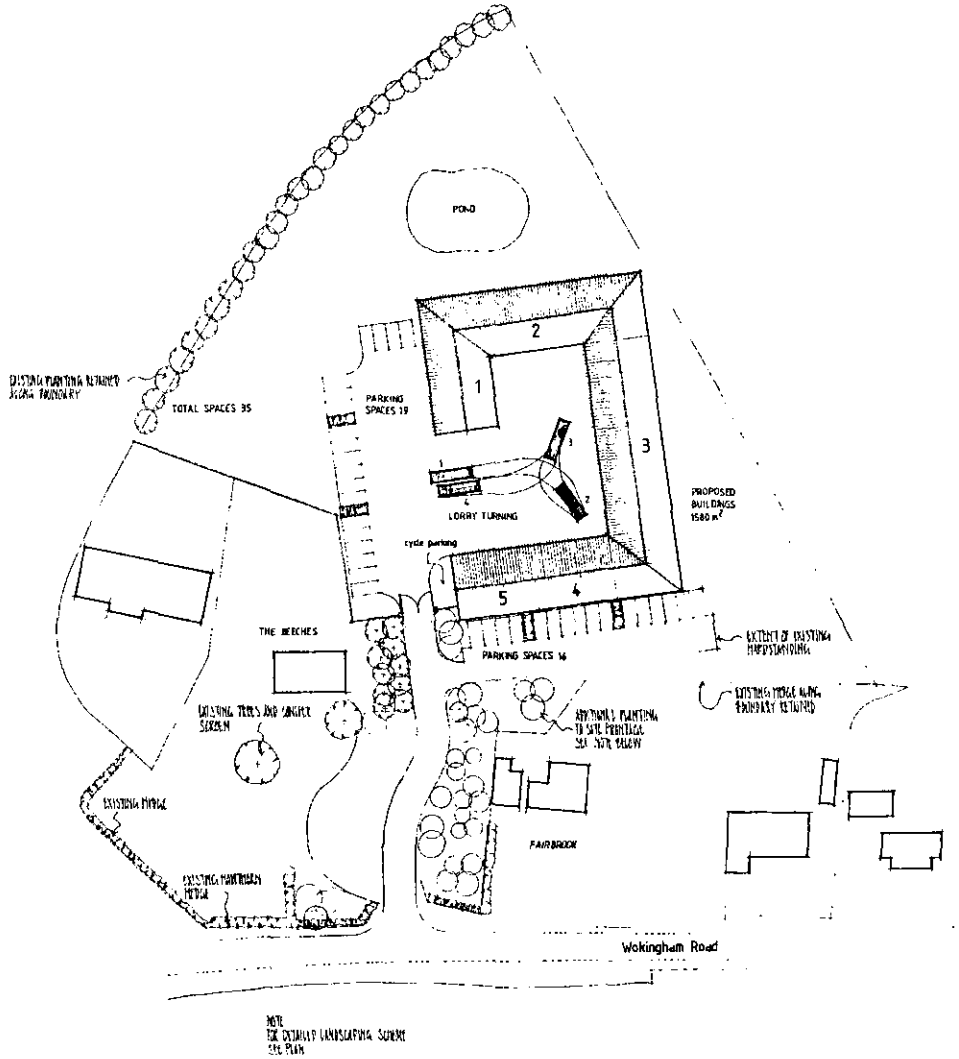
F/2000/2142

title.	SITE SURVEY
client	TERRAPOTTA
address.	THE BEECHES WOKINGHAM ROAD HURST
date.	JULY 00
scale.	1:500
drwg. nº	S1414/01

BUILDING SURVEYORS ARCHITECTURAL & TOWN PLANNING CONSULTANTS

20 CLEVERSON ROAD
BASINGSTOKE
HANTS. RG21 3DT

TELEPHONE 01256 22261
FACSIMILE 01256 33352



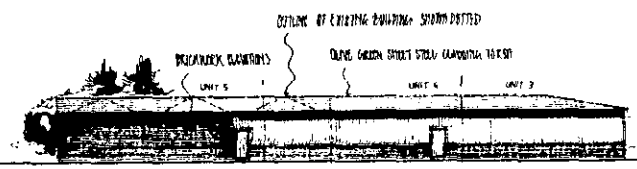
F/2000/2142

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

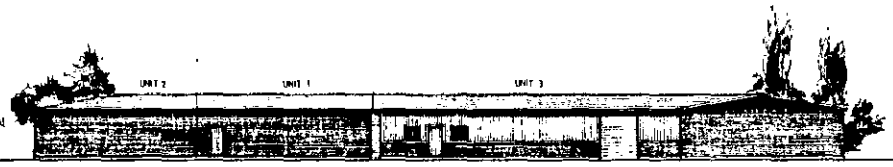
BUILDING SURVEY ... PLANNING CONSULTANTS

20 Cliddesden Road
Basingstoke
Hants. RG21 3DT

Telephone 01256 322261
Facsimile 01256 333823



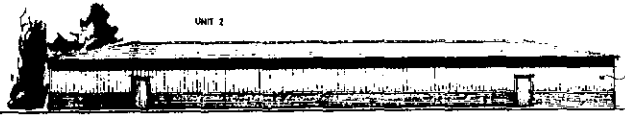
WEST ELEVATION



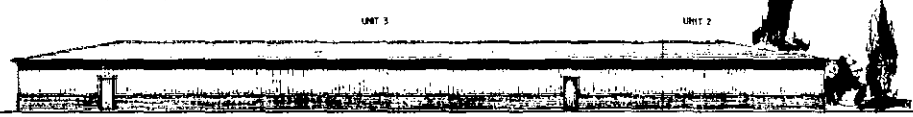
NORTH ELEVATION



NORTH ELEVATION (COURTYARD)



EAST ELEVATION



SOUTH ELEVATION



SOUTH ELEVATION (COURTYARD)



WEST ELEVATION (COURTYARD)



EAST ELEVATION (COURTYARD)

REVISED PLAN

2142

F/2000/2142

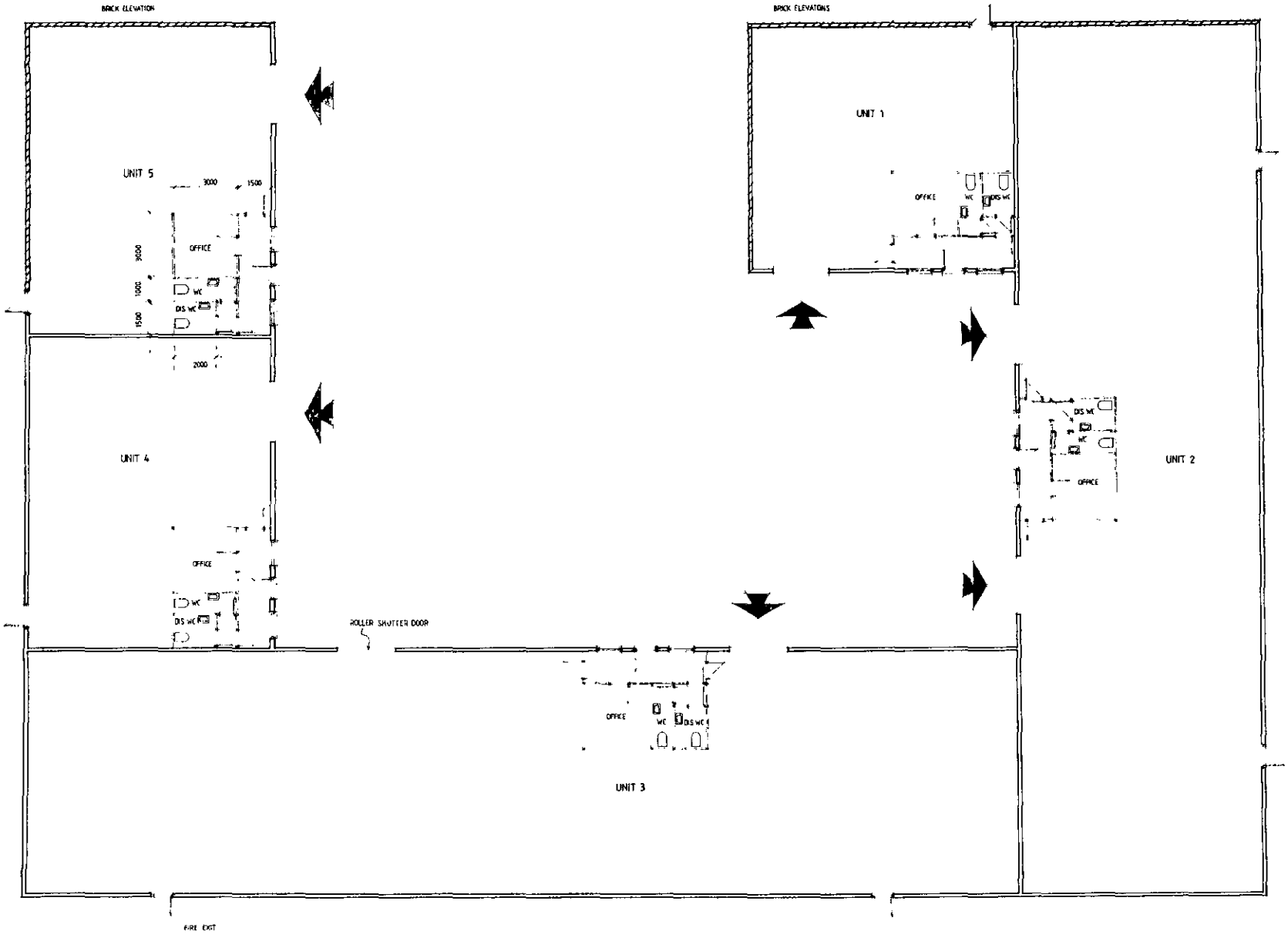
title	PROPOSED ELEVATIONS
client	TERRAPOTTA
address	THE BEECHES WOKINGHAM ROAD HURST
date	JULY 00
scale	1:200
drwg. nº	S1414/04

[redacted]

BUILDING SURVEYORS ARCHITECTURAL & TOWN PLANNING CONSULTANTS

29 CLEVEDON ROAD
BASINGSTOKE
HANTS RG21 3DT

TELEPHONE 01256 322264
FACSIMILE 01256 [redacted]



03.AUG.2000 2142

F/2000/2142

REV A 1/9/05 BRICK ELEVATION CORRECTED UNITS

title.	FLOOR PLANS
client.	TERRAPOTTA
address.	THE BEECHES WOKINGHAM ROAD HURST
date.	JULY 00
scale.	1:100
drwg. nº	51414/03
	A

[redacted]

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Tom Callaghan, Highways

To: Basia Polnik, Planning

My Ref: F/2000/2142

Your Ref: F/2000/2142

Date: 4th January 2001

PLANNING APPLICATION F/2000/2142
PROPOSED DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF COMMERCIAL BUILDINGS AND ASSOCIATED PARKING AND LANDSCAPING.
THE BEECHES GARDEN CENTRE, WOKINGHAM ROAD, HURST.

Please find attached a copy of the speed survey results carried out by the Highway Authority on the 5th December 2000. You will note from the survey results that the 85th %ile speeds correspond with those recorded by the applicants' agent. Therefore the visibility splays of 4.5 x 120 metres, which are achievable from the site access, accord with the appropriate standards.

I am still concerned that there will be a material increase in turning traffic onto and off the A321 outside the confines of the built up area, although I do not consider this could be sustained as a reason for refusal at appeal, given the planning history of the site. The car parking provision of 35 spaces proposed by the applicant is significantly lower that the maximum permitted standards adopted in the Local Plan. However, provided there is a suitable condition/legal agreement imposed restricting the use class of the buildings to B1(c) Light Industrial, the parking provision will be acceptable. I therefore recommend the application be approved subject to the following conditions:-

1. C122 Parking and Turning
2. C124 Cycle Parking
3. C127 Insert 4.5 x 120 metres
4. C129 Construction Vehicles
5. C130 Mud on Road
6. C133 Access Before Occupation/To be Agreed
7. C139 Insert 15 metres (Gates Setback)

Many thanks

Tom Callaghan.

Speed Surveys

Location: A321 (Access to Terapotta)
Date: 05/12/00
Time: 1100 - 1200
Weather: Dull, Windy, Rain
Direction: Travelling North
Notes: Roadworks south of site

no.	speed	
50	48	
49	47	
48	47	
47	46	
46	46	
45	45	
44	45	
43	45	<<<< 85th percentile >>>>
42	45	
41	45	
40	45	
39	44	
38	43	
37	43	
36	43	
35	43	
34	43	
33	43	
32	42	
31	42	
30	41	
29	41	
28	41	
27	40	
26	40	
25	40	
24	40	
23	39	
22	39	
21	39	
20	38	
19	38	
18	37	
17	37	
16	37	
15	37	
14	36	
13	36	
12	36	
11	36	
10	36	
9	35	
8	35	
7	35	
6	34	
5	34	
4	33	
3	33	
2	33	
1	30	

Location: A321 (Access to Terapotta)
Date: 05/12/00
Time: 1100 - 1200
Weather: Dull, Windy, Rain
Direction: Travelling South
Notes:

no.	speed
50	57
49	51
48	48
47	46
46	46
45	45
44	44
43	43
42	43
41	43
40	43
39	42
38	42
37	41
36	41
35	40
34	40
33	40
32	40
31	40
30	39
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16	37
15	36
14	36
13	36
12	36
11	36
10	35
9	35
8	35
7	35
6	34
5	34
4	33
3	33
2	32
1	32

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date January 8, 2001
My ref. BP/F/2000/2142
Your ref. TB/00/154

Mr M Leedale
Gregory Gray Associates
'Redcliffe'
17 Dinorben Close
Fleet
Hants. GU13 9SL

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

Dear Mr Leedale

PROPOSED REDEVELOPMENT OF THE BEECHES, WOKINGHAM ROAD, HURST

Further to your letter dated 22 December 2000 regarding the above-mentioned planning application, I have now received the Highway Authority comments which I attach for your information, together with results of the speed test as requested, and confirm that the application is due to be considered by the Development Control Committee on 17 January 2001.

I apologise for the delay in obtaining the highway comments and hope this is of assistance.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

Atts: Highway Authority comments
Results of the speed test.

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS

'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU13 9SL.

Telephone: 01252 624004 Fax: 01252 684160

E-Mail: info@ggassociates.co.uk

38156

Mrs B Polnik,
Environmental Services,
Wokingham District Council,
Shute End,
Wokingham, Berks, RG40 1WR.

COPIES TO:

Reply Required

22nd December 2000

Our Ref: TB/00/154

BY FAX : 0118 974 6484 (1 page)

Dear Mrs. Polnik,

THE BEECHES, WOKINGHAM ROAD, HURST. F/2000/2142

I note from my search of the file that a committee report had been produced for 27th September with a recommendation for the grant of permission.

Regrettably your colleagues in the Highway Department appear to have held matter up and despite a report from my Client that speed tests were apparently carried out on 5th December I can see no response from them on the file. I did write to Mr Mitchell asking for a copy of these so that my Clients Consulting Engineers could comment as necessary. Please may I ask for the following:

(1) A copy of the speed test results as soon as possible.
(2) Your written undertaking that the application will be reported to the January 17th Committee.

Yours sincerely,

Mark Leedale

Cc P Armstrong Esq.

Spoke to Mr Leedale
will put report forward
to agenda planning
again with comment
that HA comments awaited.
e-mailed Tom re:
deadlines. However unlikely
to be considered 17/1. without
HA comments.

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

COPIES TO: FILE:

Mrs B Polnik,
Environmental Services,
Wokingham District Council,
Shute End,
Wokingham, Berks, RG40 1WR.

22nd December 2000

Our Ref: TB/00/154

BY FAX : 0118 974 6484 (1 page)

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(2) Your written undertaking that the application will be reported to the January 17th Committee.

Yours sincerely,

Mark Leedale

Cc P Armstrong Esq.

THE
BELLAMY
ROBERTS
PARTNERSHIP

ITR/SPP/00/2292/3

July 2000

[3.AUG.2000* 2142

THE BEECHES
WOKINGHAM ROAD, HURST

PROPOSED REDEVELOPMENT

TRANSPORTATION ASSESSMENT

Prepared on behalf of
Terrapotta Limited

Turnpike House
16 Church Road, Fleet, Hampshire GU13 9RJ
Tel: 01252 613465 Fax: 01252 626737
e-mail: brp@dial.pipex.com
Highways and Transportation
GD Bellamy BSc CEng MICE IT Roberts MIHT
Associate: GA Frostick B.TP Dip Env.P. MRTPI MIHT

CONTENTS

Section		Page No.
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2.0	Site location	1
3.0	Traffic Assessment	3
4.0	Parking provision	6
5.0	Conclusion	7

Figures

Figure 1	Site location plan

Appendices

Appendix A	Summary of speed survey
Appendix B	TRICS output (existing)
Appendix C	Traffic survey (proposed)
Appendix D	Accident data

1.0 INTRODUCTION

1.1 This report has been prepared on behalf of Terrapotta Limited for the proposal to redevelop The Beeches, Wokingham Road, Hurst, near Reading.

1.2 The site and the surrounding areas have been visited in order to prepare this report.

1.3 This report addresses the highways and transportation issues that arise from the proposal on the site.

2.0 SITE LOCATION

Existing

2.1 The application site is some situated some 1.4km south of Hurst village centre on the eastern side of the A321 Wokingham Road. The site location plan is attached at **Figure 1**.

2.2 Wokingham Road is de-restricted and is some 5.8m wide in the vicinity of the site. There are footways on the eastern side of Wokingham Road at the site access junction, which continue southward. To the north of the site, there is a footway on the western side of the road.

2.3 The existing lawful use of the site is some comprises of some 1165m^2 of B2/ B8 use served off the existing access, which is some 6m wide. The former garden centre use on the site occupied some 1500m^2.

2.4 The visibility at the existing access junction at an x-distance of 4.5m is some 145m and 150m in both the north and south directions respectively.

2.5 A speed survey was undertaken in the vicinity of the site. The results recorded the 85th percentile wet weather speeds of 41.5mph in both the northbound and southbound directions. This accords with a visibility splay requirement of some 120m in both direction, as advised in PPG13 Annex D. Details of the speed survey are attached at **Appendix A**.

2.6 This demonstrates that there are no concerns with the visibility at the existing access junction.

Proposal

2.7 The proposal is to accommodate some 1580m^2 of B1(c) use in total, comprising of a number of small units of varied space. Of this, some 600m^2. will be retained by the applicant for mould making. The retained use will employ some 4 staff in total. Due regard to this has been made later in the report.

2.8 The site will be served via the existing access junction on Wokingham Road, the layout of which conforms to current technical standards.

3.0 TRAFFIC ASSESSMENT

Traffic Generation

Existing use

3.1 The existing traffic generation of the site comprises of the follow:

- Articulated vehicle: Pallets - 1 per week
  Cement - 2 per week
- Rigid (32t): Sand - 1 per week
  Shingle - 2 per week

3.2 In addition to the above, HGVs visit the site on a frequent basis to collect orders for export.

3.3 These flows relate to the existing use of the site. In this respect, a further assessment has been undertaken to determine the traffic generation of the lawful use of the site.

Lawful use

3.4 The TRICS 4.3 trip generation database has been used to obtain the trip rates for the lawful use. The output is attached at **Appendix B**.

3.5 Within the TRICS 4.3 database, all comparable sites under the 'employment/ industrial estate and warehousing' categories have been identified and used to obtain the trip generation rates for the lawful use.

3.6 The likely traffic generation of the proposal is summarised in Table 3.1 below:

Table 3.1: Summary of the lawful use trip generation (daily)

Time period	Arrival		Departure		2-way
	Trip Rate	Vehs	Trip Rate	Vehs	
B2 Use	3.50	17	3.34	17	34
B8 Use	3.54	24	3.44	23	47
Total					81

3.7 The table above demonstrates that the current lawful use of the site could generate some 81 two-way vehicle movements throughout the day. Due to the nature of the use, the site does generate a number goods vehicles on the network.

Proposed Use

3.8 As discussed previously, the applicant will retain some 600m^2 of the existing mould making use within the proposed new unit. This will generate vehicle movements of some 4 employees in total. The remainder of the site, some 980m^2 will be occupied by B1(c) use.

3.9 In this respect, in order to establish the traffic flow levels likely to be generated by the proposed use, data from a survey undertaken on Wednesday 10 June 1998 at a mixed B1 use development has been used. Details are attached at **Appendix C.**

3.10 The likely daily traffic generation of the proposal is summarised in Table 3.2:

Table 3.2: Summary of proposed trip generation

Time period	Arrival		Departure		2-way
	Trip Rate	Vehs	Trip Rate	Vehs	
Retained use (mould making)	-	4	-	4	8
Industrial use (980m^2)	3.13	31	3.49	34	65
Total					73

3.11 The table above demonstrates that the proposed use of the site could generate 73 two-way vehicle movements throughout the day.

Comparison of traffic flows

3.12 As a result of the redevelopment proposals at the site, there will be a reduction of some 8 two-way vehicle movements throughout the day, when compared to the existing use of the site. This equates to a total reduction of some 9.8% to vehicle trips using the site.

3.13 In addition, the development proposal will result in a reduction in HGV movements along Wokingham Road. This will provide a significant benefit in terms of the environmental impact on the immediate road network, as well as improving safety at the access and along this length of road.

Accident Analysis

3.14 Personal injury accident (PIA) data for Wokingham Road has been obtained from Wokingham District Council. This data is for a three-year period between up to December 1999 is attached at **Appendix B**.

3.15 The data shows that there have been no accidents along Wokingham Road in the vicinity of the site access, thereby demonstrating no significant safety problems at this location.

4.0 PARKING PROVISION

4.1 The existing parking provision on-site is not formally laid out although hard standing existing at the frontage. This could accommodate in excess of 30 cars.

4.2 As part of the re-development proposal for the site, it is proposed to review the parking provision.

4.3 The local planning authority standards for parking are summarised below:

- B1(c) use: 1 space per 25m^2 GFA

4.4 This equates to a maximum requirement of some 63 car parking spaces in accordance with the Governments current policies whereby parking standards are considered a maximum. Additionally Appendix 4 of the Local Plan states that a reduction in parking standards will be considered where the uses is limited within Class B.

4.5 However, and having regard to probable trip generation and limitation to light industrial use within Class B, it is proposed to provide 35 parking spaces for the site. It is understood that the applicant is willing to enter into a legal agreement restricting use within Class B to light industrial.

4.6 In addition, safe secure cycle storage facilities will be provided to meet the Local Plan objectives. This will encourage travel by means other than the private car in accordance with the Governments current aims and aspirations.

5.0 CONCLUSION

5.1 This transportation assessment report has been undertaken in respect to the planning application for the development proposals at The Beeches, Wokingham Road, Hurst for B1(c) use.

5.2 The current lawful use of the site is some 1165m^2 of B2 industrial/B8 warehousing use, which includes a HGV operator's license. This use has the potential to generate some 81 daily two-way trips, based on information derived from the TRICS database.

5.3 It is proposed to redevelop the site to accommodate some 1580m^2 of B1(c) office use, of which some 600m^2 will be retained by the applicant for mould making. In this respect, the proposal has the potential to generate some 73 daily two-way trips.

5.4 The proposal will result in a reduction of some 9.8% in traffic generation together with a reduction in HGV movements associated with the site.

5.5 The parking provision on-site will be provided in accordance with local planning authorities parking standards and the Governments current policies as described in PPG13 and the White Paper, whereby the level of parking standards are considered as a maximum provision.

5.6 In summary, the proposal has a number of significant benefits, which include:

- Reduction in traffic generation of the site;
- Reduction in goods vehicles generated by the site;
- Provision of car parking spaces in accordance with the Governments current policies;
- Safe secure cycle parking on-site to encourage travel by means other than the private motor car.

5.7 Therefore, there are no valid highway or traffic reasons why this planning application should be refused permission.

FIGURE 1

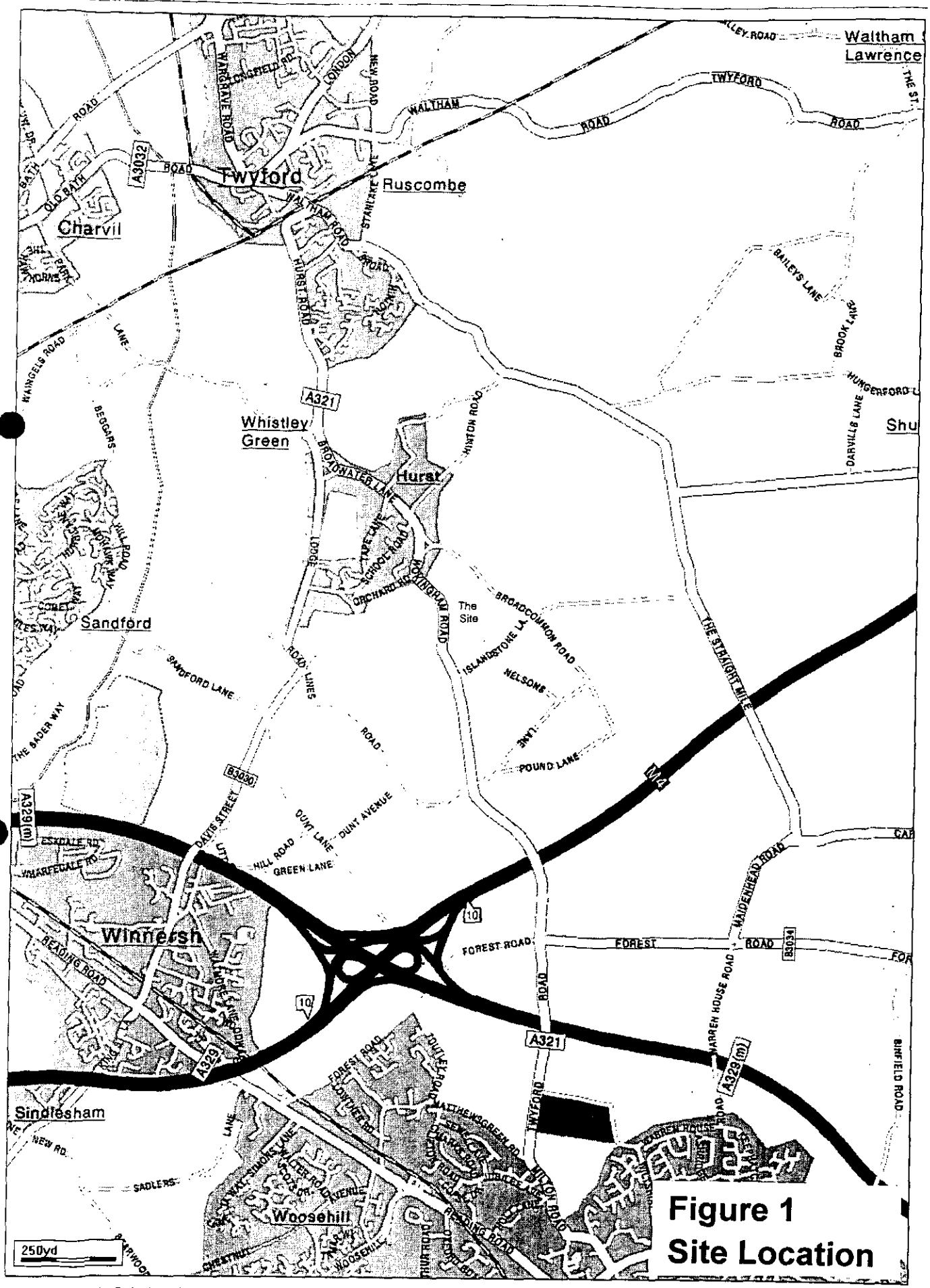

Figure 1
Site Location

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© Andes VSP B.V., Eindhoven, The Netherlands

APPENDICES

APPENDIX A

The Beeches, Hurst

Summary of speed survey undertaken 21 June 2000

No. of measurements	Northbound	Southbound
1	32	32
2	33	33
3	34	34
4	34	35
5	35	35
6	35	36
7	35	36
8	36	36
9	36	36
10	37	37
11	37	37
12	38	37
13	38	38
14	38	38
15	39	38
16	39	39
17	39	39
18	39	39
19	39	39
20	40	40
21	40	40
22	40	41
23	40	41
24	40	42
25	41	42
26	42	43
27	43	43
28	44	44
29	44	44
30	45	45
31	46	46
32	46	47
33	51	49

85th %tile Dry weather	44.0	44.0
85th %tile Wet weather	41.5	41.5

APPENDIX B

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 02 EMPLOYMENT
Category : D INDUSTRIAL ESTATE

Main Parameter Selection:

Parameter: Gross Floor Area
Range: 2983 to 6434 (units: sqm)

Date Range: 01/01/91 to 16/10/92

Selected Survey Days:

Monday	1 days
Tuesday	1 days
Wednesday	1 days
Thursday	1 days
Friday	2 days

Selected Survey Types:

Manual Count	1 days
One Way ATC Count	5 days

LIST OF SITES relevant to selection parameters

1 **EB-02-D-01** **IND.EST,EDINBURGH** **CITY OF EDINBURGH**
NORTH LEITH SANDS
LEITH
EDINBURGH
Total Gross Floor Area: 3154 sqm

2 **GL-02-D-01** **LINEN SUPPLIERS** **GREATER LONDON**
JACKSON WAY
SOUTHALL
EALING
Total Gross Floor Area: 6434 sqm

TRIP RATE for Land Use EMPLOYMENT/INDUSTRIAL ESTATE
Calculation Factor: 100 sqm
BOLD print indicates peak (busiest) period

	ARRIVALS			DEPARTURES			TOTALS		
Time Range	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate
00:00 - 00:30	5	6434	0.00	5	6434	0.00	5	6434	0.00
00:30 - 01:00	5	6434	0.00	5	6434	0.00	5	6434	0.00
01:00 - 01:30	5	6434	0.00	5	6434	0.00	5	6434	0.00
01:30 - 02:00	5	6434	0.00	5	6434	0.00	5	6434	0.00
02:00 - 02:30	5	6434	0.00	5	6434	0.00	5	6434	0.00
02:30 - 03:00	5	6434	0.00	5	6434	0.00	5	6434	0.00
03:00 - 03:30	5	6434	0.00	5	6434	0.00	5	6434	0.00
03:30 - 04:00	5	6434	0.00	5	6434	0.00	5	6434	0.00
04:00 - 04:30	5	6434	0.00	5	6434	0.00	5	6434	0.00
04:30 - 05:00	5	6434	0.00	5	6434	0.00	5	6434	0.00
05:00 - 05:30	5	6434	0.01	5	6434	0.00	5	6434	0.01
05:30 - 06:00	5	6434	0.00	5	6434	0.01	5	6434	0.01
06:00 - 06:30	5	6434	0.02	5	6434	0.01	5	6434	0.03
06:30 - 07:00	5	6434	0.01	5	6434	0.01	5	6434	0.02
07:00 - 07:30	5	6434	0.22	5	6434	0.07	5	6434	0.30
07:30 - 08:00	5	6434	0.21	5	6434	0.07	5	6434	0.28
08:00 - 08:30	**6**	**5887**	**0.26**	6	5887	0.18	**6**	**5887**	**0.44**
08:30 - 09:00	6	5887	0.25	6	5887	0.17	6	5887	0.41
09:00 - 09:30	6	5887	0.15	6	5887	0.14	6	5887	0.28
09:30 - 10:00	6	5887	0.13	6	5887	0.12	6	5887	0.25
10:00 - 10:30	6	5887	0.12	6	5887	0.14	6	5887	0.26
10:30 - 11:00	6	5887	0.14	6	5887	0.15	6	5887	0.28
11:00 - 11:30	6	5887	0.09	6	5887	0.14	6	5887	0.23
11:30 - 12:00	6	5887	0.13	6	5887	0.13	6	5887	0.26
12:00 - 12:30	6	5887	0.15	6	5887	0.17	6	5887	0.32
12:30 - 13:00	6	5887	0.16	6	5887	0.15	6	5887	0.31
13:00 - 13:30	6	5887	0.16	6	5887	0.18	6	5887	0.35
13:30 - 14:00	6	5887	0.17	6	5887	0.18	6	5887	0.35
14:00 - 14:30	6	5887	0.13	6	5887	0.16	6	5887	0.29
14:30 - 15:00	6	5887	0.14	6	5887	0.13	6	5887	0.26
15:00 - 15:30	6	5887	0.13	6	5887	0.12	6	5887	0.25
15:30 - 16:00	6	5887	0.11	6	5887	0.11	6	5887	0.23
16:00 - 16:30	6	5887	0.22	6	5887	0.18	6	5887	0.40
16:30 - 17:00	6	5887	0.19	**6**	**5887**	**0.19**	6	5887	0.38
17:00 - 17:30	6	5887	0.07	6	5887	0.19	6	5887	0.26
17:30 - 18:00	6	5887	0.07	6	5887	0.16	6	5887	0.23
18:00 - 18:30	5	6434	0.05	5	6434	0.07	5	6434	0.11
18:30 - 19:00	5	6434	0.04	5	6434	0.07	5	6434	0.10
19:00 - 19:30	5	6434	0.02	5	6434	0.02	5	6434	0.04
19:30 - 20:00	5	6434	0.01	5	6434	0.02	5	6434	0.03
20:00 - 20:30	5	6434	0.05	5	6434	0.08	5	6434	0.13
20:30 - 21:00	5	6434	0.04	5	6434	0.07	5	6434	0.12
21:00 - 21:30	5	6434	0.00	5	6434	0.04	5	6434	0.04
21:30 - 22:00	5	6434	0.00	5	6434	0.03	5	6434	0.03
22:00 - 22:30	5	6434	0.00	5	6434	0.01	5	6434	0.01
22:30 - 23:00	5	6434	0.00	5	6434	0.01	5	6434	0.01
23:00 - 23:30	5	6434	0.00	5	6434	0.00	5	6434	0.00
23:30 - 24:00	5	6434	0.00	5	6434	0.00	5	6434	0.00
Daily Trip Rates:			3.66			3.65			7.30

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 02 EMPLOYMENT
Category : E WAREHOUSING (PRIMARILY STORAGE)

Main Parameter Selection:

Parameter: Gross Floor Area
Range: 950 to 5481 (units: sqm)

Date Range: 01/01/91 to 20/11/91

Selected Survey Days:

Tuesday	2 days
Wednesday	1 days
Thursday	1 days

Selected Survey Types:

Manual Count	4 days

LIST OF SITES relevant to selection parameters

1 **GL-02-E-01** **THEATRE PRODUCTS** **GREATER LONDON**
FAIRWAY DRIVE
GREENFORD
EALING
Total Gross Floor Area: 5481 sqm

2 **GL-02-E-02** **MECALUX,EALING** **GREATER LONDON**
DERBY ROAD
GREENFORD
EALING
Total Gross Floor Area: 950 sqm

3 **GL-02-E-03** **MILUPA,EALING** **GREATER LONDON**
DERBY ROAD
GREENFORD
EALING
Total Gross Floor Area: 1045 sqm

4 **GL-02-E-04** **FOLKARD-BOLDING** **GREATER LONDON**
THE VALE
ACTON
EALING
Total Gross Floor Area: 3248 sqm

TRIP RATE for Land Use EMPLOYMENT/WAREHOUSING (PRIMARILY STORAGE)
Calculation Factor: 100 sqm
BOLD print indicates peak (busiest) period

	ARRIVALS			DEPARTURES			TOTALS		
Time Range	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate
00:00 - 00:30									
00:30 - 01:00									
01:00 - 01:30									
01:30 - 02:00									
02:00 - 02:30									
02:30 - 03:00									
03:00 - 03:30									
03:30 - 04:00									
04:00 - 04:30									
04:30 - 05:00									
05:00 - 05:30									
05:30 - 06:00									
06:00 - 06:30									
06:30 - 07:00									
07:00 - 07:30	4	2681	0.08	4	2681	0.03	4	2681	0.11
07:30 - 08:00	4	2681	0.07	4	2681	0.02	4	2681	0.09
08:00 - 08:30	**4**	**2681**	**0.30**	4	2681	0.05	4	2681	0.35
08:30 - 09:00	4	2681	0.26	4	2681	0.06	4	2681	0.32
09:00 - 09:30	4	2681	0.30	4	2681	0.12	**4**	**2681**	**0.42**
09:30 - 10:00	4	2681	0.26	4	2681	0.13	4	2681	0.39
10:00 - 10:30	4	2681	0.14	4	2681	0.16	4	2681	0.30
10:30 - 11:00	4	2681	0.12	4	2681	0.16	4	2681	0.28
11:00 - 11:30	4	2681	0.11	4	2681	0.12	4	2681	0.23
11:30 - 12:00	4	2681	0.10	4	2681	0.11	4	2681	0.21
12:00 - 12:30	4	2681	0.14	4	2681	0.12	4	2681	0.26
12:30 - 13:00	4	2681	0.13	4	2681	0.11	4	2681	0.24
13:00 - 13:30	4	2681	0.19	4	2681	0.20	4	2681	0.38
13:30 - 14:00	4	2681	0.17	4	2681	0.20	4	2681	0.36
14:00 - 14:30	4	2681	0.17	4	2681	0.13	4	2681	0.30
14:30 - 15:00	4	2681	0.16	4	2681	0.11	4	2681	0.27
15:00 - 15:30	4	2681	0.15	4	2681	0.09	4	2681	0.24
15:30 - 16:00	4	2681	0.14	4	2681	0.08	4	2681	0.22
16:00 - 16:30	4	2681	0.14	4	2681	0.21	4	2681	0.35
16:30 - 17:00	4	2681	0.12	4	2681	0.22	4	2681	0.35
17:00 - 17:30	4	2681	0.09	4	2681	0.21	4	2681	0.31
17:30 - 18:00	4	2681	0.08	4	2681	0.21	4	2681	0.29
18:00 - 18:30	4	2681	0.06	**4**	**2681**	**0.30**	4	2681	0.35
18:30 - 19:00	4	2681	0.06	4	2681	0.29	4	2681	0.35
19:00 - 19:30									
19:30 - 20:00									
20:00 - 20:30									
20:30 - 21:00									
21:00 - 21:30									
21:30 - 22:00									
22:00 - 22:30									
22:30 - 23:00									
23:00 - 23:30									
23:30 - 24:00									
Daily Trip Rates			3.54			3.44			6.98

APPENDIX C

Summary of traffic survey

Pound Lane Piggeries, Hurst – Wednesday 10June 1998

Six units total, ranging from 43 sq.m up to 112 sq.m, giving total floor area of 544 sq.m of B1 use.

Recorded traffic movements (12 hour period)

Arrivals	- 17 vehicles
Departures	- 19 vehicles

This gives a trip generation rate of:

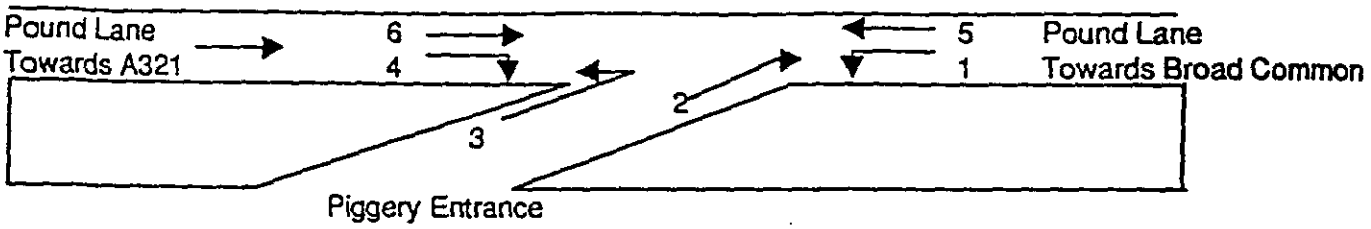
Arrivals	- 3.125 vehs/ 100 sq.m
Departures	- 3.493 vehs/ 100 sq.m
Total	- 6.618 vehs/ 100 sq.m

DWP SURVEYS
The Denis Wilson Partnership Ltd.
88 - 90 Guildford Street, Chertsey, Surrey KT16 9AD
Telephone 01932 569566 Fax 01932 569531

Site Sunfields, New Mill Road — Time 07.30-19.00

Location Finchampstead

Day/ Date Wednesday 10 June — Weather Showery



Time	Class	1 ↓	2 ↱	3 ↰	4 ↓	5 ←	6 →
07.00-0715	LGV	0	0	0	0	0	1
	MGV	0	0	0	0	0	0
	HGV	0	0	0	0	0	0
07.15-07.30	LGV	0	0	0	0	2	0
	MGV	0	0	0	0	0	0
	HGV	0	0	0	0	0	0
0730.-07.45	LGV	0	1	0	0	2	2
	MGV	0	1	0	1	1	0
	HGV	0	0	0	0	0	0
07.45-08.00	LGV	1	0	0	0	0	2
	MGV	0	0	0	0	0	0
	HGV	0	0	0	0	0	0
Total		1	2	0	1	5	5
08.00-08.15	LGV	0	0	0	0	0	0
	MGV	1	0	0	0	0	0
	HGV	0	0	0	0	0	0
08.15-08.30	LGV	0	0	0	0	2	0
	MGV	0	0	0	0	0	0
	HGV	0	0	0	0	0	0
08.30-08.45	LGV	0	0	0	0	1	2
	MGV	0	0	0	0	0	0
	HGV	0	0	0	0	0	0
08.45-09.00	LGV	0	0	1	1	1	0
	MGV	0	0	0	0	0	0
	HGV	0	0	0	0	0	0
Total		1	0	1	1	4	2
09.00-09.15	LGV	0	0	0	0	1	1
	MGV	0	0	0	0	1	0
	HGV	0	0	0	0	0	0
09.15-09.30	LGV	0	0	0	0	0	0
	MGV	0	0	0	0	0	0
	HGV	0	0	0	0	0	0
09.30-09.45	LGV	1	0	0	0	0	0
	MGV	0	0	0	0	0	0
	HGV	0	0	0	0	0	0
09.45-10.00	LGV	0	0	0	0	0	0
	MGV	0	0	0	0	0	0
	HGV	0	0	0	0	0	0
Total		1	0	0	0	2	1

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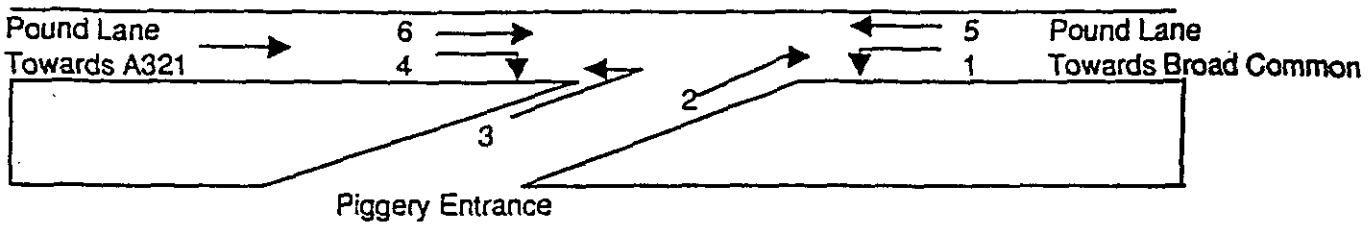
Site Sunfields, New Mill Road Time 07.30-19.00

Location Finchampstead

Day/ Date Wednesday 10 June Weather Showery



Time	Class	1 ↓	2 ↱	3 ↰	4 ↓	5 ←	6 →
10.00-10.15	LGV	0	1	0	0	0	0
	MGV	0	0	0	0	0	0
	HGV	0	0	0	0	0	0
10.15-10.30	LGV	0	0	0	0	0	0
	MGV	0	0	0	0	0	0
	HGV	1	0	0	0	0	0
10.30-10.45	LGV	0	0	0	0	0	0
	MGV	0	0	0	0	0	0
	HGV	0	1	0	0	0	0
10.45-11.00	LGV	0	0	0	0	0	0
	MGV	0	0	0	0	0	0
	HGV	0	0	0	0	0	0
Total		1	2	0	0	0	0
11.00-11.15	LGV	0	0	0	0	0	0
	MGV	1	0	1	0	0	0
	HGV	0	0	0	0	0	0
11.15-11.30	LGV	0	0	0	0	0	0
	MGV	0	0	0	0	0	1
	HGV	0	0	0	0	1	0
11.30-11.45	LGV	0	0	0	0	1	0
	MGV	0	0	0	0	0	0
	HGV	0	0	0	0	0	1
11.45-12.00	LGV	0	0	0	0	1	1
	MGV	0	0	0	0	0	1
	HGV	0	0	0	0	0	0
Total		1	0	1	0	3	4
12.00-12.15	LGV	0	0	0	0	1	0
	MGV	1	0	0	0	1	0
	HGV	0	0	0	0	1	0
12.15-12.30	LGV	0	0	1	0	1	1
	MGV	0	1	0	0	0	0
	HGV	0	0	0	0	0	1
12.30-12.45	LGV	0	0	0	0	0	0
	MGV	0	0	0	0	1	0
	HGV	0	0	0	0	0	0
12.45-13.00	LGV	0	0	0	0	1	0
	MGV	1	1	0	0	0	0
	HGV	0	0	0	0	0	0
Total		2	2	1	0	6	2

DWP SURVEYS
The Denis Wilson Partnership Ltd.
88 - 90 Guildford Street, Chertsey, Surrey KT16 9AD
Telephone 01932 569566 Fax 01932 569531

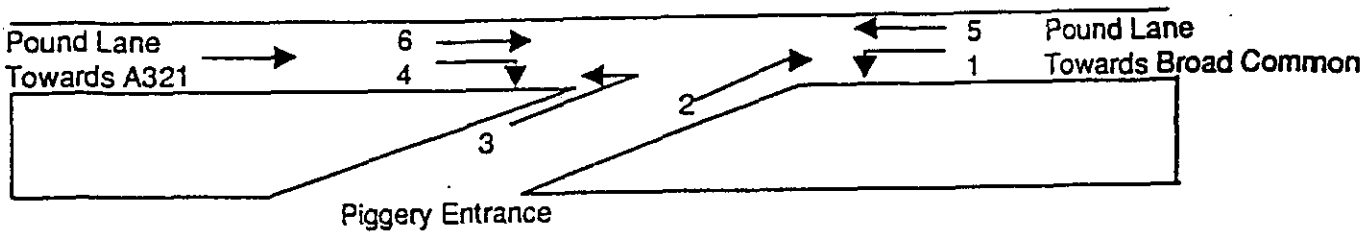
Site Sunfields, New Mill Road

Time **07.30-19.00**

Location Finchampstead

Day/ Date Wednesday 10 June

Weather **Showery**



Time	Class	1 ↓	2 ↱	3 ↰	4 ↓	5 ←	6 →
13.00-13.15	LGV	0	1	0	0	0	0
	MGV	0	0	0	0	0	0
	HGV	0	0	0	0	0	0
13.15-13.30	LGV	0	0	0	0	0	1
	MGV	0	0	0	0	0	0
	HGV	0	0	0	0	0	1
13.30-13.45	LGV	0	0	0	1	0	1
	MGV	0	0	0	0	0	0
	HGV	0	0	0	0	0	0
13.45-14.00	LGV	0	0	0	0	2	0
	MGV	0	0	0	0	0	0
	HGV	0	0	0	0	0	0
Total		0	1	0	1	2	3
14.00-14.15	LGV	1	0	1	0	0	0
	MGV	0	0	0	0	0	0
	HGV	0	0	0	0	0	0
14.15-14.30	LGV	0	0	0	0	0	0
	MGV	0	0	0	1	0	1
	HGV	0	0	0	0	0	0
14.30-14.45	LGV	1	1	1	0	1	2
	MGV	0	0	0	0	0	0
	HGV	0	0	0	0	0	0
14.45-15.00	LGV	1	1	0	0	0	1
	MGV	0	0	0	0	0	0
	HGV	0	0	0	0	0	0
Total		3	2	2	1	1	4
15.00-15.15	LGV	1	1	0	0	2	0
	MGV	0	0	0	0	0	0
	HGV	0	0	0	0	0	0
15.15-15.30	LGV	0	0	0	0	1	0
	MGV	0	0	0	0	0	0
	HGV	0	0	0	0	0	1
15.30-15.45	LGV	0	0	0	0	1	1
	MGV	0	0	0	0	0	0
	HGV	0	0	0	0	0	0
15.45-16.00	LGV	0	0	0	0	0	0
	MGV	0	0	0	0	0	0
	HGV	0	0	0	0	0	0
Total		1	1	0	0	4	2

DWP SURVEYS
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Telephone 01932 569566 Fax 01932 569531

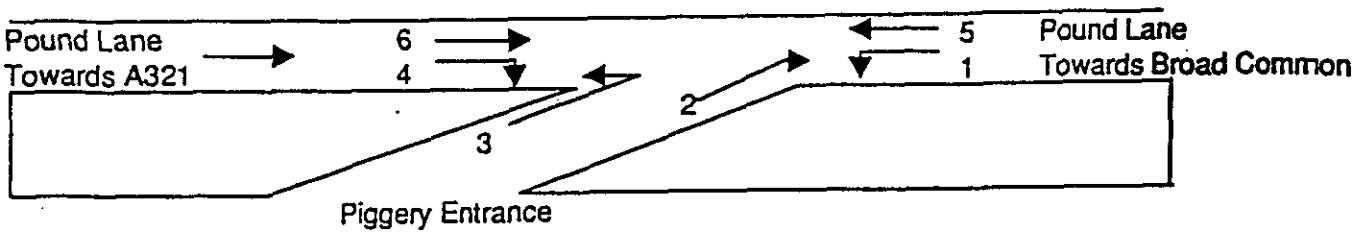
Site Sunfields, New Mill Road

Time **07.30-19.00**

Location Finchampstead

Day/ Date Wednesday 10 June

Weather **Showery**



Time	Class	1	2	3	4	5	6
		↓	↱	↰	↓	←	→
16.00-16.15	LGV	0	0	0	0	1	3
	MGV	0	0	0	0	0	0
	HGV	0	0	0	0	0	0
16.15-16.30	LGV	0	0	0	1	0	0
	MGV	0	0	0	0	0	0
	HGV	0	0	0	0	0	0
16.30-16.45	LGV	0	1	0	0	0	0
	MGV	0	0	0	0	0	0
	HGV	0	0	0	0	0	0
16.45-17.00	LGV	0	0	0	0	0	2
	MGV	0	0	0	0	0	2
	HGV	0	0	0	0	0	0
Total		0	1	0	1	1	7
17.00-17.15	LGV	0	1	0	0	1	1
	MGV	0	0	0	0	0	0
	HGV	0	0	0	0	0	0
17.15-17.30	LGV	1	2	0	0	5	1
	MGV	0	0	0	0	0	0
	HGV	0	0	0	0	0	0
17.30-17.45	LGV	0	0	0	0	0	0
	MGV	0	0	0	0	0	0
	HGV	0	0	0	0	0	0
17.45-18.00	LGV	0	0	0	0	1	3
	MGV	0	0	0	0	0	0
	HGV	0	0	0	0	0	0
Total		1	3	0	0	7	5
18.00-18.15	LGV	0	0	0	0	1	1
	MGV	0	0	0	0	0	1
	HGV	0	0	0	0	0	0
18.15-18.30	LGV	0	0	0	0	1	0
	MGV	0	0	0	0	0	0
	HGV	0	0	0	0	0	0
18.30-18.45	LGV	0	0	0	0	0	1
	MGV	0	0	0	0	0	0
	HGV	0	0	0	0	0	0
18.45-19.00	LGV	0	0	0	0	0	0
	MGV	0	0	0	0	0	0
	HGV	0	0	0	0	0	0
Total		0	0	0	0	2	3

APPENDIX D

Data-file: bellamy

Area	L/A	Number	Severity	Day	Date	Time	Link/Node	Grid Ref.	Street
--	475	R2260799	Slight	TUE	20/07/1999	2110	49313	479900/173440	040/

A321 WOKINGHAM RD JW ORCHARD RD. HURST 1st Rd: A321 2nd Rd: D7510

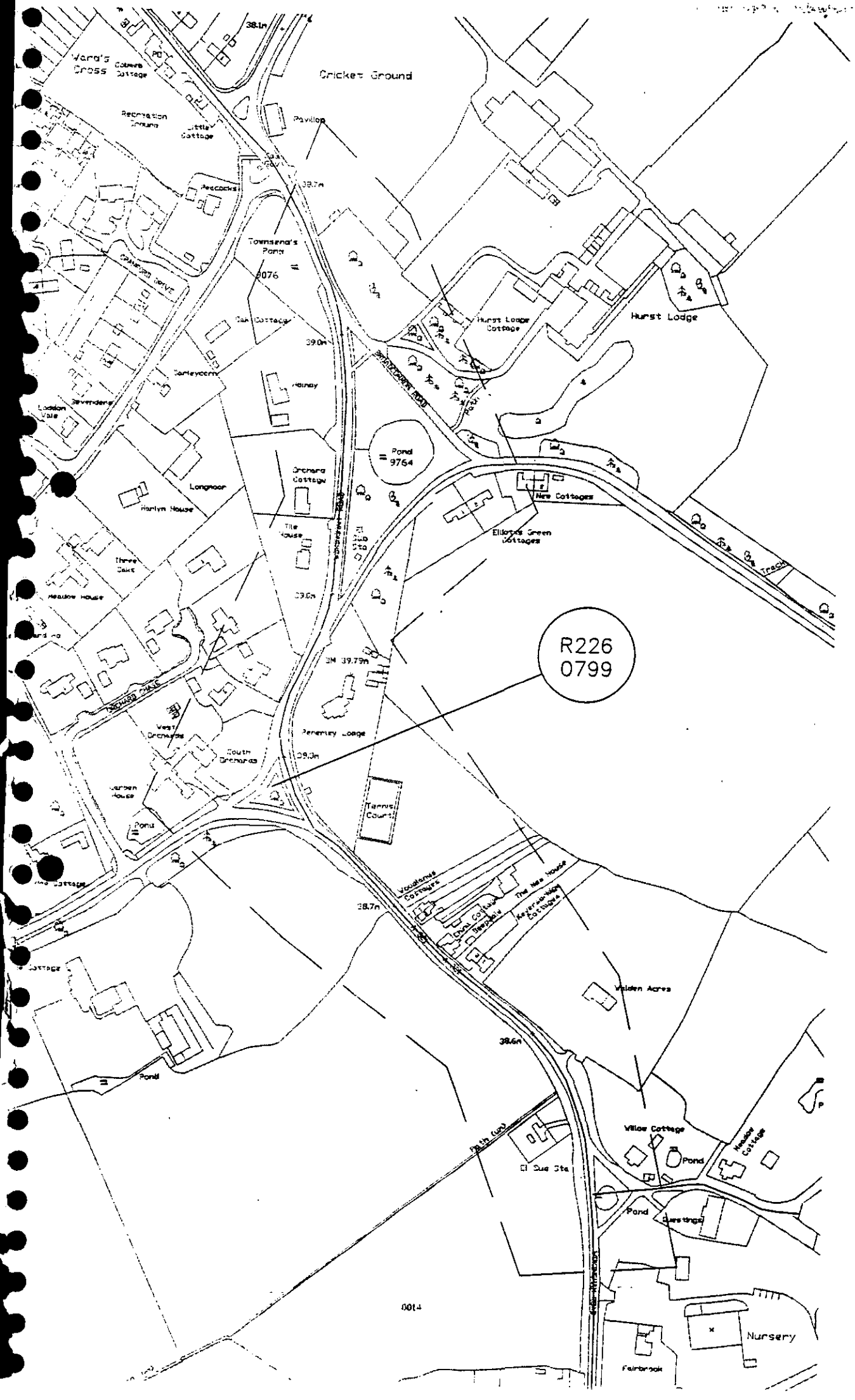
Speed	C'way	Jct	Det'l/Ctrl	Light	Weather	Rdsurf	PedXHuman	PedXPhy	Spec'l Hazard
60mph	Single2L	T/Stag	Give	.	.	Dry		.	.

Veh+Art	Man'vre	VehLocRD+RS	Jctn	Skd	Hit	LeftRd	Dvr	Cas/ Veh	Class/Sex/Age Sev/Pass	Ped'n Loc	Sch Dir	Mov	P	School
								1V	1 Dr M18.	No		?		

C1 TRAV S AT SPEED LST CONT ON LHBEND, LEFT CWAY ST. AHEAD INTO DITCH & OVTRND

User Information: SZ C/Factors: 16B 21B

Inattention Excessive speed.



Ward's Cross
Cricket Ground
Pavilion
Recreation Ground
Little Cottage
Peacocks
Townsend's Pond
9076
Oak Cottage
Carleycorn
Hornby
Sevendene
Loddon Vale
Longmoor
Harlyn House
Orchard Cottage
Tile House
Three Oaks
Meadow House
Pond 9764
Hurst Lodge Cottage
Hurst Lodge
New Cottages
Elliotts Green Cottages
Track
R226 0799
BM 39.79m
Penerley Lodge
West Orchards
South Orchards
Garden House
Pond
Tennis Court
Woodlands Cottages
The New House
Keyerswhige Cottages
China Cottage
Deepdale
Walden Acres
Pond
Path (un)
El Sub Sta
Willow Cottage
Meadow Cottage
Pond
Pond
Suestings
Nursery
Fairbrook
0014

Gregory Gray Associates

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

03.AUG.2000* 2142

DESIGN STATEMENT

IN RESPECT OF PROPOSED COMMERCIAL REDEVELOPMENT AT

THE BEECHES, WOKINGHAM ROAD, HURST.

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

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1.0 Introduction

2.0 Existing situation – general

3.0 Visual impact

3.0 Proposed development

Diagrams

1. Established Use

2. Existing situation

3. Proposal

1.0 Introduction

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

Annex A provided more details on the approach to design and highlights the following:

- Identifying the defining characteristics of the 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.

This design statement applies this advise by evaluating, the existing character of the locality, former and current land use; assessing the visual impact of the proposed development having regard to the context in which it is situated; and, detailing the localised impact as seen from Wokingham Road. In so doing the objectives of Local Plan policy are applied. For the reasons set out below the proposal has been conceived in a way which satisfies the policy tests and provides a visual enhancement.

2.0 Existing situation – General

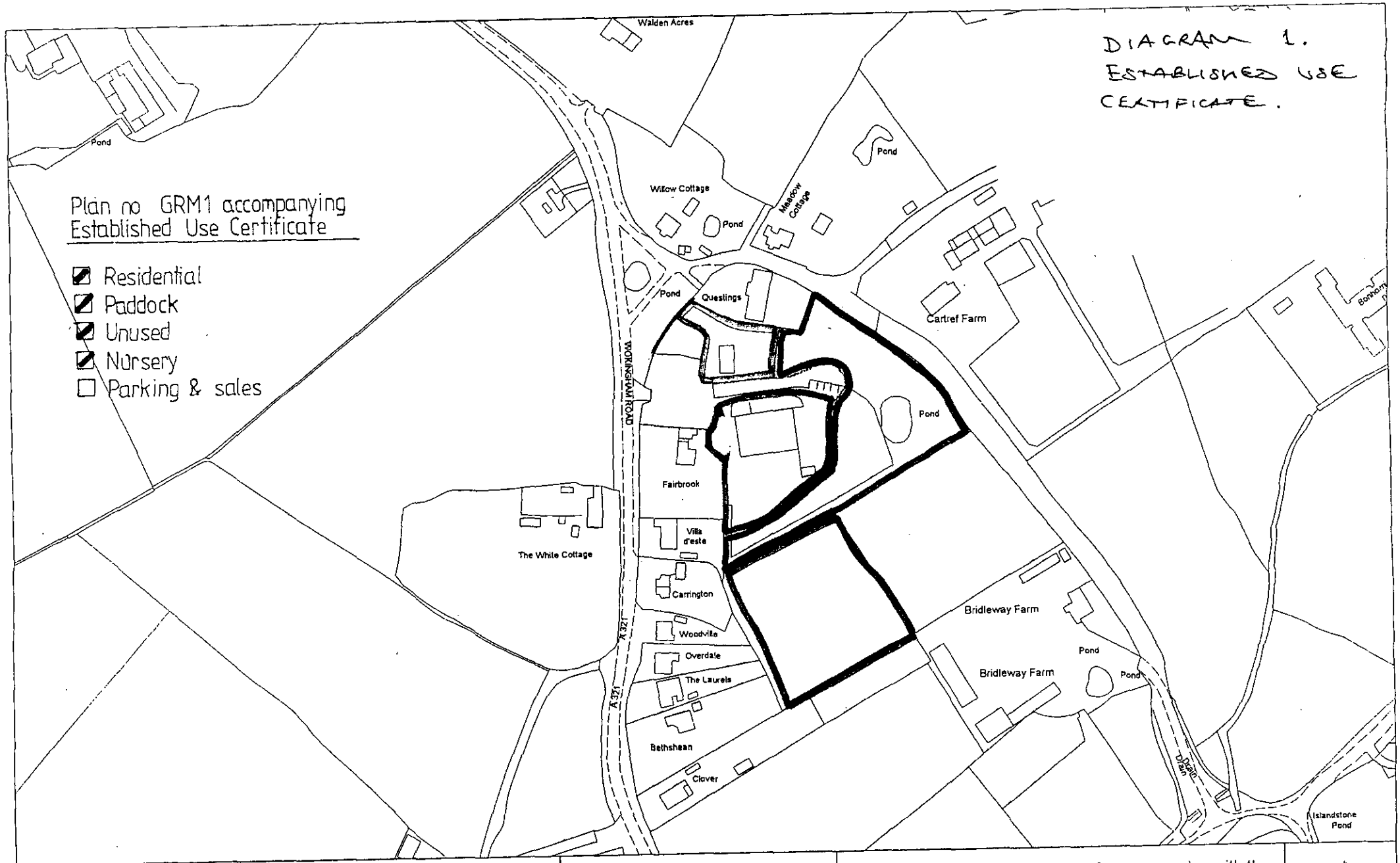
The Beeches was formerly a Garden Centre benefiting from an Established Use Certificate. The extent of various uses is shown at Diagram 1.

Following increased competition from larger plc outlets the owners diversified into garden ornament manufacture. The business has expanded continually with export and domestic markets. In consequence new manufacturing premises have been acquired as the use continues to outgrow the present site.

The current buildings are not ideally suited to contemporary manufacturing especially within Class B2 General Industrial – the current use. This is accentuated by the close proximity of residential uses as detailed below.

This aside the consequence of business expansion at the site are clear from visual inspection and this is detailed in the following section.

DIAGRAM 1.
ESTABLISHED USE CERTIFICATE.



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Site Plan
Scale: 1 to 2500

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3.0 Visual impact

The visual impact of existing development and commercial activity is shown on diagram 2. As a result of the current use, its' expansion and retrospective planning permissions the main impacts are:

- Visually obtrusive buildings from Wokingham Road and, to a lesser extent, Islandstone Road.
- These include large areas of hardstanding where the original garden centre car park was situated; hardstanding alongside the main building where the external plant displays and polytunnel canopies stood; and external storage at the rear of the buildings where products and raw materials are stored.
- The former glasshouses have been painted white to reflect light and ease working conditions. This makes them more obtrusive from public vantage points.
- There are a large number of temporary buildings all of which benefit from planning permissions. Within these various industrial processes are carried out – paint spraying, mould vibration and mixing. Because of their construction and the nature of industrial use they are not ideal especially given the proximity of residential uses.
- Whilst there is some landscaping to the frontage – an implemented scheme required by a previous permission – this has limited effect on its own in mitigating the poor visual impact of existing buildings, car parking and hardstanding.
- Fortuitously there is a strong verdant screen to the By-way situated to the north of the site. This obscures public views into the complex from this right of way.

4.0 Proposed development

In conceiving the proposed development the following matters have been taken into account as demonstrated by diagram 3:

- The advantages of a courtyard layout/design which contains commercial activity beyond public view and within a single building.
- The importance of limiting the scale of development – floorspace – to that which has the benefit of planning permission/lawful use and any areas of hardstanding/external storage.
- The advantages of siting the building and car parking areas further from Wokingham Road. This is identified as a 'Green Route' in the emerging Local Plan and the provision of additional landscape to that which exists is an integral part of the development proposal.
- The removal of all Class B2 uses including paint spraying
- The removal of all external storage – the continuing Terrapotta activity will be limited to mould making and not ornament manufacture
- The provision of a range of unit sizes within a building which can be adapted for a particular user. This accords with the County and District study as to the needs of small businesses and is of benefit to the rural economy in providing premises for nursery or established business users.
- The bulk and massing of the buildings along with their siting further from public vantage points – Wokingham Road – is designed to reflect low key commercial activity whilst allowing for flexibility of commercial use.
- The use of appropriate materials to reflect the rural character of the location whilst recognising an industrial function. In particular the use of brick facing to the public elevations and profiled tin to the remaining walls and roof.

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 15 January 2001
My ref. JRM/SB/F/2000/2142
Your ref. TB/00/154

Mr M Leedale
Gregory Gray Associates
'Redcliffe'
17 Dinorben Close
FLEET
Hants GU13 9SL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Leedale

'THE BEECHES', WOKINGHAM ROAD, HURST
PLANNING APPLICATION F/2000/2142

I refer to frequent letters and faxes from yourself regarding the above - the application is on the agenda for the Development Control Committee on 17 January with a recommendation for approval.

I apologise for the delay in handling this application and I hope you find this information helpful.

Yours sincerely

JOHN MITCHELL
Development Control Manager

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS
'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU13 9SL.
Telephone: 01252 624004 Fax: 01252 684160
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SERVICES | HPT
TLS
ENF
36581
ACK:
FILE:

J. Mitchell Esq.,
Head of Environmental Services,
Wokingham District Council,
Shute End,
Wokingham, Berks, RG40 1WR.

REPLY REQUIRED
29/11

14th November 2000
Our Ref: TB/00/154

BY FAX : 0118 974 6484 (1 page)

Dear Mr. Mitchell,

THE BEECHES, WOKINGHAM ROAD, HURST. F/2000/2142

I write in respect of the above matter.

With the benefit of experience in submitting applications within your District, it was clear to me that a consulting highway engineers report addressing traffic matters would be required. This was submitted at the outset and the application has been with you since mid August.

On 16th October I received a copy of the highway authority comments. The matters contained therein were addressed by my Clients consultants in letters of 20th October and 3rd November. In short, the manner in which a traffic speed survey was undertaken and the basis for survey data.

I am now led to believe that Mr. Callaghan wishes to commission a further traffic speed survey at the Councils' expense although he cannot say when this will take place. I cannot see that this is necessary as my Clients survey was carried out wholly in accordance with the Technical Directive. Moreover, the survey data relating to traffic movements is, in part, that which Mr. Callaghan has previously accepted on a similar small unit scheme in Finchampstead - for which we obtained planning permission. Again I find no reason for questioning this although my Clients consultants have addressed the further matters which Mr. Callaghan raised. It appears to me that Mr Callaghan is stalling progress and moving the 'goalposts' when all the relevant matters have been satisfactorily dealt with.

I have tired to contact Mr. Callaghan on many occasions without success. Yet another committee date has gone by and the reason for continued delay is not one which I can rationalise. As such I ask that this matter be reported to the next available planning committee. I would also remind you that we have already obtained an award of costs against your Council in relation to section 78 proceedings on this site. I would much rather that we resolved the situation locally and would ask for your written confirmation that this will be expedited.

Yours sincerely,

Mark Leedale

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS
'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU13 9SL.
Telephone: 01252 624004 Fax: 01252 684160
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PLANNING SERVICES	HPT
POL	TLS
DC SRM	ENF
APP	
CS	36581
15 NOV 2000	
COPIES TO: (TOM CALLAGHAN (HIGHWAYS))	ACK: FILE:

J. Mitchell Esq.,
Head of Environmental Services,
Wokingham District Council,
Shute End,
Wokingham, Berks, RG40 1WR.

14th November 2000
Our Ref: TB/00/154

BY FAX : 0118 974 6484 (1 page)

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Yours sincerely,

Mark Leedale

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

37025

REPLY REQUIRED

J. Mitchell Esq.,
Head of Environmental Services,
Wokingham District Council,
Shute End,
Wokingham, Berks, RG40 1WR.

24th November 2000
Our Ref: TB/00/154

BY FAX : 0118 974 6484 (1 page)

Dear Mr. Mitchell,

THE BEECHES, WOKINGHAM ROAD, HURST. F/2000/2142

I write in respect of the above matter. I have also left a message on your voice mail today.

Following my letter to you of 14th November I did manage to speak with Tom Callaghan. He undertook to carry out speed surveys this week and to contact me with the outcome. Mrs Polnik has also been chasing him on this matter.

On telephoning today I am led to believe that Mr Callaghan is away until Tuesday. In conversation with Mrs Polnik it appears that it may now be difficult to meet the December Committee report deadline.

I remain perplexed as to why my Clients consultants' figures are not accepted and given similar traffic flows – existing and proposed – why further speed tests are necessary. Bearing this in mind and the length of time the application has been with your council, I must urge you to report it to committee on the basis of the submissions and subsequent update from my Clients consulting engineers. You may recall that this was provided some weeks ago in response to Mr Callaghan's initial comments.

Yours sincerely,

Mark Leedale

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS

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

REPLY BY
18 DEC 2000

	HPT
	TLS
DC	LNF
APP	37290
	1103
COPIES TO:	ACK:
	FILE:

J. Mitchell Esq.,
Head of Environmental Services,
Wokingham District Council,
Shute End,
Wokingham, Berks, RG40 1WR.

1st December 2000
Our Ref: TB/00/154

BY FAX : 0118 974 6484 (1 page)

Dear Mr. Mitchell,

THE BEECHES, WOKINGHAM ROAD, HURST. F/2000/2142

I write further to my letter of 17th November in respect of the above matter.

I understand from my conversation with Mrs Polnik that vehicle speed tests have not been carried out and that Mr Callaghan is away from the office today. This is despite repeated assurances that the tests would be conducted and Mrs Ponik's efforts to ensure the same, so that the matter could be reported to the December committee.

You have my thoughts on the necessity for speed tests to the effect:

(i) My Clients consultants have already detailed them in the submitted report and confirmed that they are carried out in accordance with the Technical Directive.

(ii) Traffic volumes from the existing and proposed uses are entirely similar. Traffic speed is therefore not determinative of the issue.

As such I doubt the necessity for your own engineers to carry out further tests which is, in my experience, unique. Indeed I find the inference of carrying out such tests mildly offensive since it implicitly casts doubt on the integrity of the consulting engineers.

The continued delay in processing this application is causing my Client considerable difficulty in business reorganisation. Bearing in mind the foregoing I must insist that the application is reported to committee in accordance with the submitted details. These establish that there is no sustainable highway objection.

Please would you confirm by telephone that this will be done.

Yours sincerely,

Mark Leedale

+441252 684160

REPLY BY

19 DEC 2000

37387

Gregory Gray Associates

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

FAX

To: J Mitchell Esq **Fax No:** 0118 974 6484	**From:** Mark Leedale
Date: 5th December 2000	**Re:**. The Beeches **F/2000/2142**
No. of Pages (inc. This): 1	

Message:

I write further to our telephone conversation yesterday afternoon. As you will appreciate my Client is very disappointed, having paid a statutory fee of £3,990.00, at the manner in which this application has been handled.

On 4 occasions Mr Callaghan has given assurances that speed tests would be carried out. He has singularly failed to do these and no explanation has been forthcoming as for the delay. I have serious reservations about the necessity for these tests bearing in mind my Clients' report submitted with the application and the further explanation sent to you on 20th October. The fact of the matter is that there is no basis for additional tests as they have been carried out in accordance with established procedures.

Bearing in mind your Council's failure to determine the application within the statutory period - which is almost entirely consequent on Mr Callaghan's inaction - I formally request that the matter be transferred to a senior officer, such as Mr Auton, whom I have found to be professional and efficient in the past.

I also request a letter from you confirming that the application will be reported to the January Committee and that detailed results of the speed survey will be forwarded to me prior to the Christmas break so that consulting engineers can comment upon them as necessary.

You also say that the matter is finely balanced. In fact it has been conceived wholly in accordance with approved Structure Plan and emerging local plan policy and there is no basis for withholding permission. May I remind you that we have already secured an award of costs against your Council in relation to this site on appeal. My Client would rather not proceed to a further appeal but is committed to do so.

cc. Chief Executive

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 15 January 2001
My ref. JRM/SB/F/2000/2142
Your ref. TB/00/154

FAX TO: MARK LEEDALE
FAX NO: 01252 684160 PAGE: 1 OF: 1
ATTENTION OF:
FROM: JOHN MITCHELL FAX NO:
COMPANY: WDC DATE: 15-1-01
Post-it Fax note Ref No. 7688

Mr M Leedale
Gregory Gray Associates
'Redcliffe'
17 Dinorben Close
FLEET
Hants GU13 9SL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Leedale

'THE BEECHES', WOKINGHAM ROAD, HURST
PLANNING APPLICATION F/2000/2142

I refer to frequent letters and faxes from yourself regarding the above - the application is on the agenda for the Development Control Committee on 17 January with a recommendation for approval.

I apologise for the delay in handling this application and I hope you find this information helpful.

Yours sincerely

JOHN MITCHELL
Development Control Manager

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS

'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU13 9SL.

Telephone: 01252 624004 Fax: 01252 684160 E-Mail: info@ggassociates.co.uk

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CS	38277
03 JAN 2001	
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	FILE:

J. Mitchell Esq.,
Head of Environmental Services,
Wokingham District Council,
Shute End,
Wokingham, Berks, RG40 1WR.

2nd January 2001

Our Ref: TB/00/154

BY FAX : 0118 974 6484 (1 page)

Dear Mr. Mitchell,

THE BEECHES, WOKINGHAM ROAD, HURST. F/2000/2142

I write further to my telephone message of today.

I understand from Mrs Polnik that the matter cannot be reported to the January committee because Mr Callaghan has failed, yet again, to deliver his further comments. Having regard to my Clients' consultants' report and the delay in comments from your Officers, I cannot believe that they are of such significance as to alter the recommendation set out in the committee report on file.

Bearing this in mind I must now ask you to report the matter in January.

Yours sincerely,

Mark Leedale

Gregory Gray Associates

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03 JAN 2001	
COPIES TO:	ACK:
	FILE:

J. Mitchell Esq.,
Head of Environmental Services,
Wokingham District Council,
Shute End,
Wokingham, Berks, RG40 1WR.

replied
fax

2nd January 2001

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Yours sincerely,

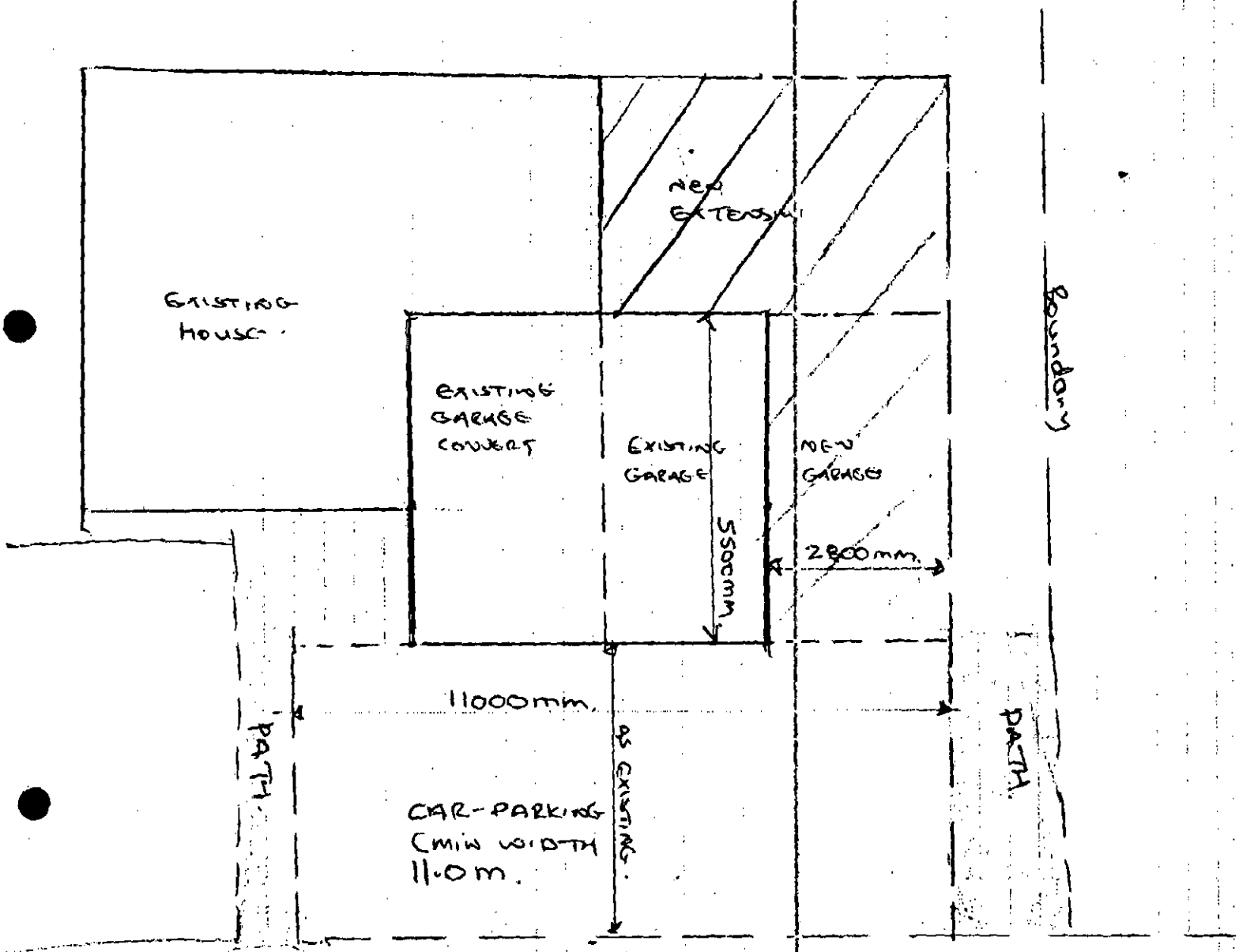
Mark Leedale

01189416333

CAR-PARKING PROVISION - TWO GARAGES PLUS 3 CAR-PARKING SPACES AT FRONT.

SCALE 1:100.

13.12.00



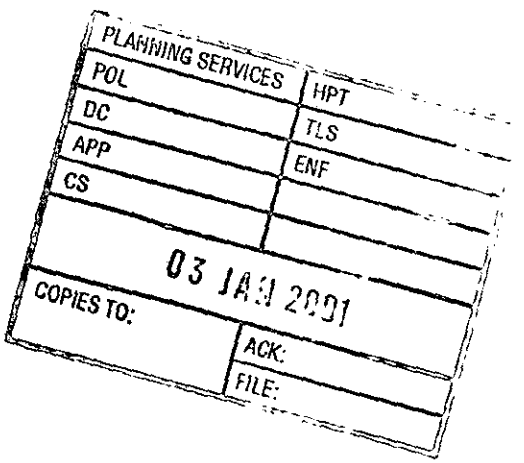
PROJECT:- PROPOSED EXTENSION

3 ASKELD DRIVE.

REF. AJTJRM F2000/2726.

OFFICER.- MR. THORLEY.

original sent on 13.12.00.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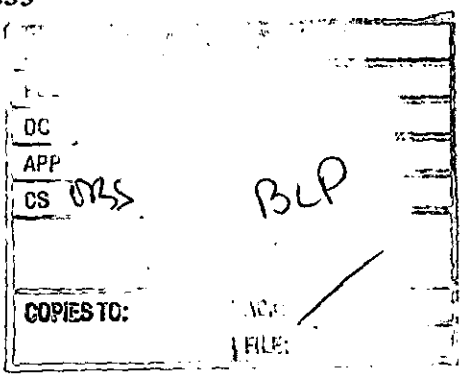
03 JAN 2001
COPIES TO:
ACK:
FILE:

Eastwood
Wokingham Road, Hurst, Berks. RG10 0RU
Telephone 0118 9341655



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

17th October 2000

Dear Mrs Polnik,

Re: Application No. F/2000/2142 Beeches Garden Centre

We are writing with regard to the above application and apologise for the lateness of our letter.

Today I spoke with Tom Callaghan of the Highways Department to express our concern over the increased traffic movements that will result if the above application is approved. I informed him that I did not believe the current quoted figure of 80 vehicle movements a day in/out of the Beeches to be accurate. I also pointed out that there is no continuous pavement for pedestrians to use when walking to and from the village. This means that one must cross the road twice to stay on the pavement. At both points visibility of approaching traffic is already limited. Please also be aware that this is a narrow A road that is busy during rush hours with a constant stream of vehicles. Outside the rush hour, when traffic levels are lower, vehicles speed dangerously through the series of bends that make up this stretch of the Wokingham Road. As a result none of the local residents leave a car parked on the road, despite the fact that they would be quite within their rights to do so.

This is a semi-rural predominantly residential area. As our property backs onto the Beeches Garden Centre we are naturally concerned about the possible detrimental effects of an increase in noise and pollution. I understand that there will be parking for 16 cars near our rear boundary where previously there was no parking or car movements. What controls would be put in place to ensure that our current quality of life will not be adversely affected by the creation of four additional industrial units? We naturally fear and are resentful of any further changes of use on this site. It was originally a garden centre and could now become an industrial estate with all the associated pollution and loss of amenity were this application to be approved.

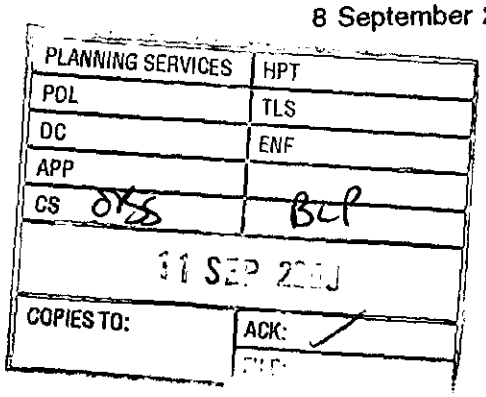
Yours sincerely,

I. Simons

R. & I. Simons

Lynne Hopper
Willow Cottage, off Wokingham Road, Hurst, Berks RG10 0RU
Tel: 0118 934 2843 email: 100623.104@compuserve

8 September 2000



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

Dear Sirs

Re: Application No. F/2000/2142 - Beeches Garden Centre

I would like to register my objections to the above application which proposes to demolish existing buildings and erect commercial building and associated parking for the following reasons:-

1 **Manufacturing will intensify on the site.** It is my understanding that the original application for change of use from a garden centre to industrial use was for the specific purpose of "Terrapotta" as a garden ornaments manufacturer. The current proposals seem to indicate that at present 1100 sqm are in use and the new building will intensity manufacturing to approximately 1500 sqm on the site.

2 **Noise & Smell.** As there will be no control over who rents these units how can we be reassured about the possible additional disruption cause by noise and pollution?

3 **Vehicle Movements.** I see the applicant has gone to great lengths to satisfy concerns about vehicle movement. As a lay person this cuts little ice with me as I simply cannot accept that 5 manufactures will create less traffic them one, especially given that no-one knows who will be using the units.

It seems to me that this site would be developed into an industrial estate, given that it is amid residential properties I feel the application is wholly unsuitable and very much hope you will deem the proposal inappropriate for this site.

Your sincerely

Lynne Hopper

Lynne Hopper

1933

(3)

ADDRESS The Beeches Wokingham Road PARISH Hurst

PLOT No. ORD. SHEET No. 64

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
97/66224/F	MRS M.P. ARMSTRONG APPEAL	OFFICE, RESIDENTIAL FLATS & SHOWROOM	31.10.97	Re
FP98/7465	Mr. Armstrong	S/St Shannon	3.6.98	App

MINISTRY DECISION 66224 - APPEAL ALLOWED - 19.2.98

SPECIAL ORDERS PD Eng - Mr M Leedale - Commercial Redevelopment 10.5.0

C T Allen
Willow Cottage
Hurst
Berks
RG10 ORU

2nd September 2000

Planning Dept
Wokingham Council
Shute End

Re Application from Beeches Garden Centre Hurst F/2000/2142

Dear sirs
I would like to object to the planning application submitted by Beeches Garden Centre, Wokingham Rd. on the following grounds:

1 Size of development is excessive, The buildings to be 'replaced' are of a temporary nature, and some are not even 'buildings' at all. This can be clearly see in in the applicants photographs.

2 The very selective traffic surveys included in the application are not accurate or relevent to the actual application. There has been two quite serious accidents in the last year to my knowledge. In fact someone drove off the road last night.
It is ludicrous to say that several firms will not generate more traffic. There are only ever a few cars there, in fact today there have been 2, most days there are 5 or 6. There is one office now and there will be many offices and many more staff with the proposed development.

3 Whilst the application is very glossy and obviously aimed to present an intensive industrial site in a good light there are no considerations for the residents in the locality. There are no concerns for the noise or lighting to be generated by lorries reversing and turning or noise and light pollution generated by the business' operating. ie.provision of an earth bank or acoustic fence surrounding and containing the pollution generated by/within the units.

4 There is no actual need for industrial units as there are many available already, there is simply no market for them. My own research shows good availability of workshop space in this area already.

5 This is a residential area and we need your help to protect us against bully boy developer tactics.

6 Wokingham Council should retain some control over the activities undertaken within the units and not allow an open invitation to abuse.

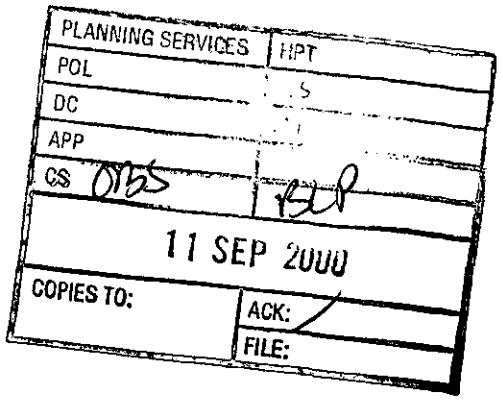
7 It seems that as permission for houses was recently turned down this plan is aimed to annoy the residents and neighbours.

Yours

C T Allen
Willow Cottage
Hurst
Berks
RG10 ORU

2nd September 2000

Planning Dept
Wokingham Council
Shute End



Attn. John Mitchell

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C. Allen

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

03/[illegible] 2142

1.	APPLICANT'S NAME	P Armstrong Esq
	ADDRESS	c/o the agent
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Gregory Gray Associates
	ADDRESS	'Redcliffe', 17 Dinorben Close Fleet, Hampshire
	POST CODE	GU13 9SL PHONE 01252 624004
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	The Beeches, Wokingham Road, Hurst
4. WHAT IS THE APPLICATION FOR ? *Give brief details and state for what purpose this* site and any buildings will be used.		Demolition of existing commercial buildings & erection of commercial buildings, associated parking & landscaping
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.3
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Owner
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	S1414/01, 02A, 03A, 04A. Ordnance survey. landscape plan. Design statement

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

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

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

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

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

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

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

manufacture, storage and distribution of garden ornaments

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

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

14. STATE EXTERNAL MATERIALS TO BE USED.

facing bricks and profiled tin - olive green

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

by existing landscape and additional post and rail fencing.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

soakaways

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

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

Unaltered

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

Part M Building Regulations

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

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

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/~~NO~~ — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/~~NO~~ — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£3,990.00

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

SIGNED Gregsons Cosby Associates ON BEHALF OF P Armstrong Esq DATE 3rd August 2000

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

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)	21.0	21.0		
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL			1,580.0	
B2	GENERAL INDUSTRIAL	450.0	450.0		
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION	605.0	605.0		
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify External storage 1,500.0 sq m				
OTHER	Please Specify				
	TOTAL	1101.0	1101.0	1,580.0	

refer to agents letter dated 18.9.00

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

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	30	nil
Proposed	35	nil

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

Light industrial

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

Not known

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

Existing Staff	Transferred Staff	New Staff	Total
Not known			

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

No

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03.AUG.2016 2142

PLANTING SCHEDULE The Beeches, Wokingham Rd Hurst

Quantity	Species	Height	Density
	Trees		
1	Prunus 'nigra ornamental plum	5-6m	4-5m
1	Prunus 'kikushidare sakura' (ornamental cherry)	5-6m	4-5m
1	Robina 'frisia'	8m	5m
	Shrubs evergreen		
40	Hebe 'Pagei	300cm	1m
40	Hebe 'Autumn Glory'	600cm	600cm
2	Escalonia 'apple blossom'	1.5m	1.5m
5	Viburnum 'tinus'	2-3m	2m
	Ground Cover evergreen		
9	Cotoneaster 'salicifollius'	150cm	4m
5	Cotoneaster 'horizontalis'	600cm	2m
4	Sedum spectabile 'autumn glory'	600cm	300cm
40	Assorted Alpine plants for rockery		



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Site Plan
Scale: 1 to 2500

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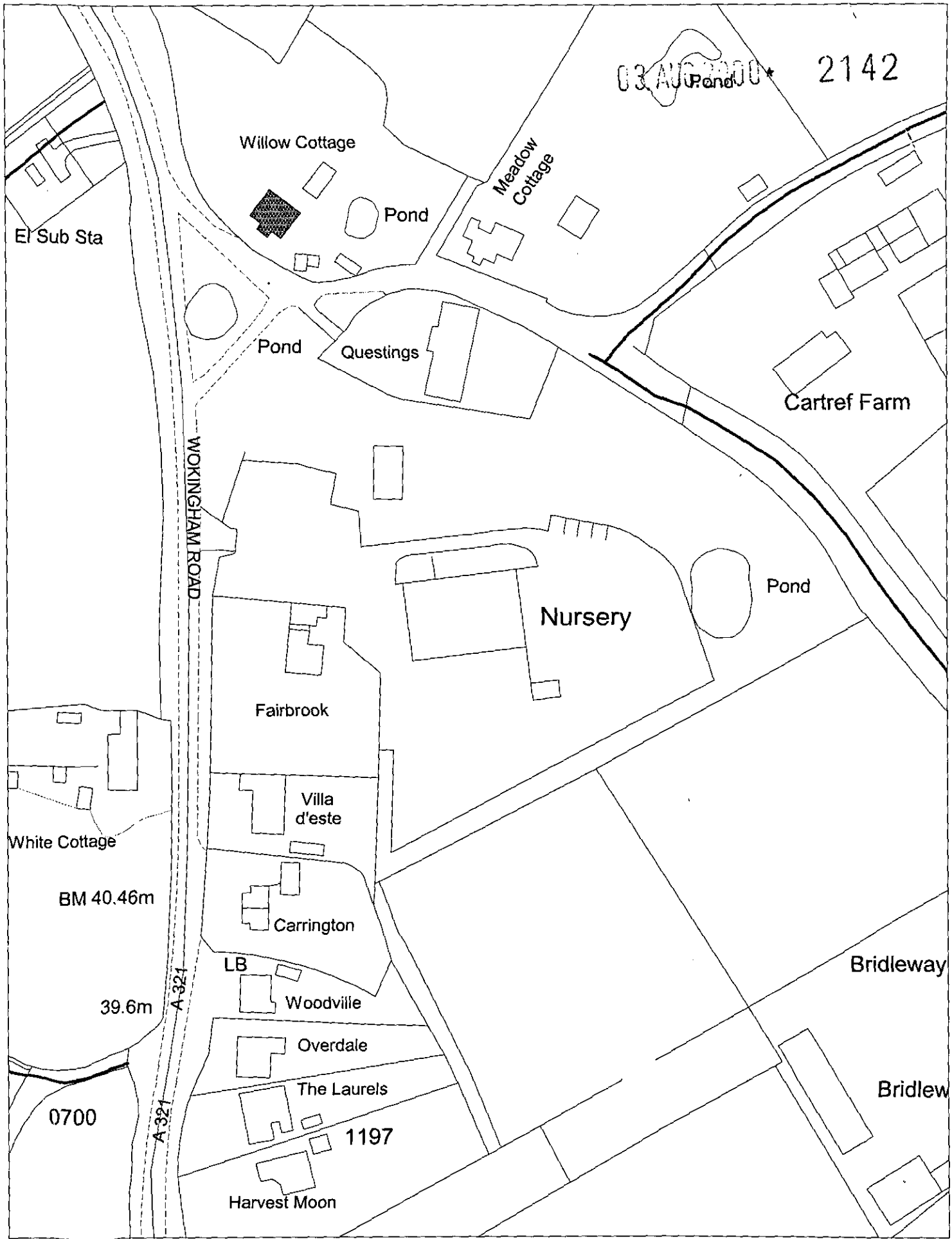
03 AUG 2006 * 2042



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Development Control Section, Environmental Services, Wokingham District Council.
9 August 2000 Scale: 1 : 1250