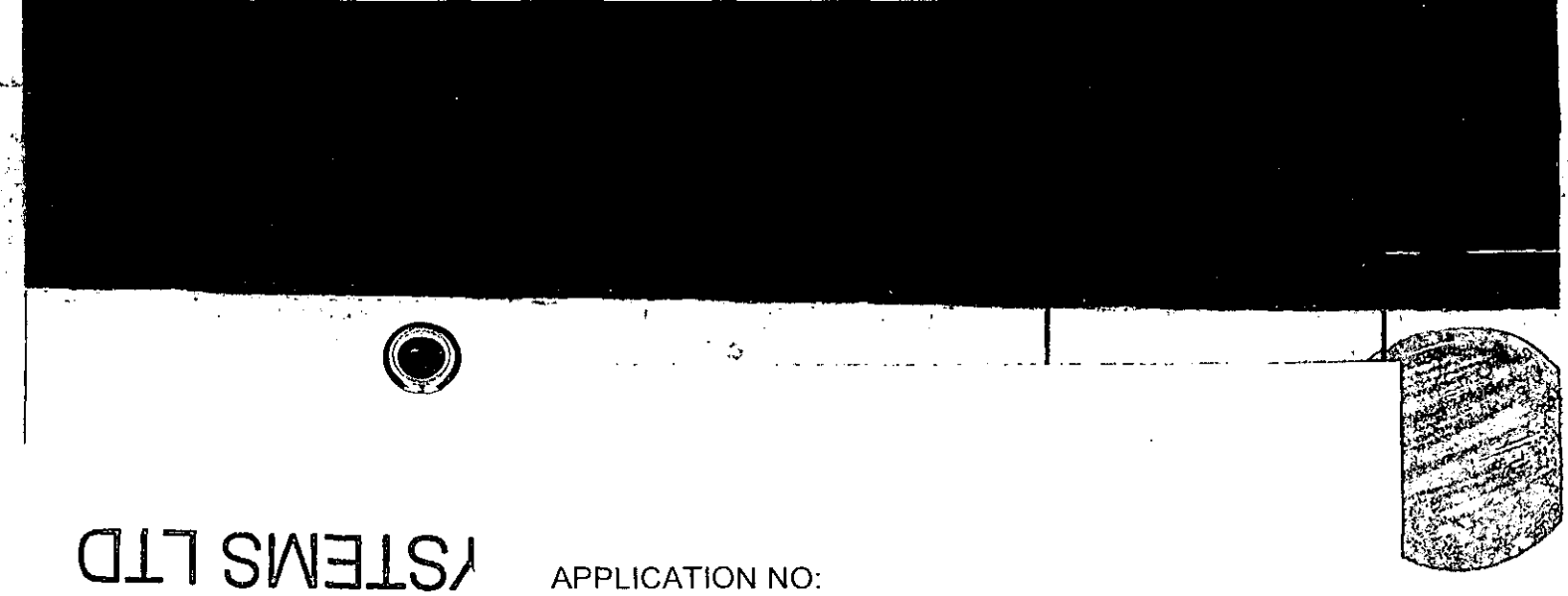


YSTEMS LTD

APPLICATION NO:
TP/2000/1424

LOCATION:
Unit3, Primrose Nurseries London Road, Hare Hatch Reading.

APPLICANT:
County Marquees C/O Andesign

PROPOSAL:
Proposed temporary permission for change of use of building from horticultural to storage.

EARLIEST DATE FOR DECISION: **10/06/2000**

APPLICATION EXPIRY DATE: **29/06/2000**

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

County Marquees
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: TP/2000/1424

Parish: **WARGRAVE**

Location: **Unit 3, Primrose Nurseries, London Road, Hare Hatch, Reading.**

Proposal: **Proposed temporary permission for change of use of building from horticultural to storage.**

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 use hereby permitted shall be discontinued and the land restored to its former condition on or before 31/07/05 in accordance with a scheme of work submitted to and approved by the Local Planning Authority.

Condition
2. The area shown on the permitted drawings for vehicle parking, turning, loading and off-loading shall be kept available for such uses and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved space.

Condition
3. The use hereby approved shall not be carried out other than within the structure shown on the hereby approved plans and no activities shall be carried out on open land within the curtilage other than the parking of cars and loading or unloading of delivery vehicles.

Reason
1. To assess the impact of the use.

Reason
2. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
3. To safeguard the amenity and character of the surrounding Green Belt.

John Mitchell

John Mitchell
Development Control Manager
Date: 27/07/2000

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.

Received by Wokingham District Council

Application No: TP/2000/1424

Proposal:
Proposed temporary permission for change of use of building from horticultural to storage.

Location:
Unit3, Primrose Nurseries, London Road, Hare Hatch, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. 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 Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/06/2000. 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

17 May 2000

Application Number TP/2000/1424
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC03	→	"The use hereby approved permitted shall be discontinued" "31 July 2005."
		reason	To assess the impact of the use.
2	SC24	SR06	
3	→		The use hereby approved shall not be carried out other than within the structure shown on the hereby approved plans and no activities shall be carried out in open land within the curtilage other than the parking of cars and temporary loading or unloading of delivery vehicles
		reason	To safeguard the amenity and character of the surrounding Green Belt.

RECORD OF SITE VISIT

SITE ADDRESS: Unit3, Primrose Nurseries London Road Hare Hatch Reading.

APPLICATION NUMBER: TP/2000/1424

OFFICER: Nicola Lake

DATE OF SITE VISIT: 8:6:2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - Front of site

2. DESCRIPTION OF SURROUNDINGS

Green Belt .

3. DESCRIPTION OF SITE/BUILDING

S/S wooden building

4. RELATIONSHIP TO ADJOINING PROPERTIES (see previous application)

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel:

Date: 18 July 2000

My ref: TP/2000/1424

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

CONFIDENTIAL

Councillor S Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

Dear Councillor

Application Number: TP/2000/1424
Unit3, Primrose Nurseries, London Road, Hare Hatch, Reading.
Proposed temporary permission for change of use of building from horticultural to storage..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.
Temporary 5 years

If you have any questions please do not hesitate to contact **Nicola Lake** on . If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

Tel:

Date: 14 July 2000

My ref: TP/2000/1424

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

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Dear Councillor

Application Number: TP/2000/1424
Unit3, Primrose Nurseries, London Road, Hare Hatch, Reading.
Proposed temporary permission for change of use of building from horticultural to storage.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL~~: ☐ under delegated powers.
Temporary 5 years

If you have any questions please do not hesitate to contact **Nicola Lake** on . If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 28 July 2000.

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **TP/2000/1424**
Unit3, Primrose Nurseries, London Road, Hare Hatch, Reading.
Proposed temporary permission for change of use of building from horticultural to storage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Browne

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

WORK SHEET FOR : Nicola Lake

Application Number : TP/2000/1424

Applicant : County Marquees C/O Andesign.

Location : Unit3, Primrose Nurseries, London Road, Hare Hatch, Reading.

Proposal : Proposed temporary permission for change of use of building from horticultural to storage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		8·6·2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....8.6.2000.....

Date Registered : 04/05/2000

Earliest Date for Decision : 10/06/2000

Latest Consultation Date/Site Notice Expiry Date : 10/06/2000

Application Expiry Date: 29/06/2000

Consultation Responses :
Highways - No objection

Planning Issues :
Site Designation - within the Green Belt.

1) Impact upon the open character and amenity of the Green Belt.

Application Number: TP/2000/1424

Appraisal :

i) Impact upon the character and amenity of the Green Belt.

The proposed application is for a change of use from horticultural to storage. For a temporary period of 5 years. A previous application for temporary change of use to B1 offices / storage was approved by Committee on the 3 Oct 1999.

The proposal use would be completely enclosed within the unit & would allow for the retention of an existing structure, with out any proposal additions to encroach on intensification of use of the site.

Hence, there will be no significant increase in the scale of development or activity upon the site and there will be no detrimental impact upon the open character or amenity of the Green Belt.

Recomendation : Approval: ☑ **~~Refusal:~~** ☐

(tick appropriate box)

Tel:

Date: 19 July 2000

My ref: TP/2000/1424



COPIES TO: BACK: FILE:

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

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Dear Councillor

Application Number: TP/2000/1424
Unit3, Primrose Nurseries, London Road, Hare Hatch, Reading.
Proposed temporary permission for change of use of building from horticultural to storage.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL~~: ☐ under delegated powers.
Temporary 5 years

If you have any questions please do not hesitate to contact **Nicola Lake** on . If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 28 July 2000.

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **TP/2000/1424**
Unit3, Primrose Nurseries, London Road, Hare Hatch, Reading.
Proposed temporary permission for change of use of building from horticultural to storage.

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: _____ Date: _____

Councillor F Browne

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

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

NL
29682

PLANS
POL
DC
APP
CS
23 MAY 2000
23 MAY 2000
COPIES TO:

Mrs C. Hurst
Planning Department
Wokingham District council
P.O. Box 157
Shute end
Wokingham
Berks RG40 1WR

22nd May 2000

Dear Mrs Hurst,

re:**Application No.TP/2000/1424 - Unbit 3. Primrose Nursery London Road, Hare Hatch**

Following the recent receipt of your site notice, as requested I am enclosing 6 further copies of the blockplan on which I have indicated the existing car parking facilities which are associated with this unit. As you will appreciate from the application in reality the occupier of the unit will only require a fraction of this facility in terms of parking.

Yours faithfully,

A. Hester

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 17 May 2000

Application Number: TP/2000/1424

Proposal: Proposed temporary permission for change of use of building from horticultural to storage.

Parish: WARGRAVE PARISH

Site Address:
Unit3, Primrose Nurseries, London Road, Hare Hatch, Reading.

Applicant:
County Marquees C/O Andesign.

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

✓ below as applicable;

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

Signed: _____ **Print name:** Stephanie Knowles.

NL

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number TP/2000/1424 relates.

Address of site PRIMROSE NURSERY
LONDON RD TWYFORD
RG10 9HW

Signed

Date 22 5 00

Postage will be paid by licensee

Do not affix Postage Stamps if posted in G. Britian, Channel Islands, N Ireland or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: TP/2000/1424

Officer: NL | Application No. [illegible]

Map No. 25 Site 0.08

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(TP) Proposed temporary permission for change of use of building from Horticultural to Storage.

Location: Unit 3 Primrose Nursery London Road

Parish: Wargrave Ward: Wargrave
11.5.2000

Applicant:
County Surveyor

Fee Received 190:00 Required ..... Additional ..... Refund .....

Enforcement (6) 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	Parking?		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 17.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ..... ✓

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

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

NEIGHBOURS:

S/N + Unit 3, Primrose Nursery, London Rd, Hare Hatch
Bungalow Annexe, Twyford Farm, London Rd
KAS Signs, Primrose Nursery, London Rd ✓
Berkshire Garden Machinery Services, Primrose Nursery, London Rd
Primrose Cottage, London Rd
The Bungalow, Twyford Fruit Farm, London Rd
Primrose Nursery, London Rd
+ Property marked @ on map (no address on MapInfo)

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

Mr M. Thorpe
Principal Planning Officer
Wokingham District Council
P.O. Box 157
Shute end
Wokingham
Berks RG40 1WR

ref:3615

04.MAY2000* 1424

3rd May 2000

Dear Mr Thorpe,

re: **Unit 3. Primrose Nursery,London Road, Hare Hatch**

I am today enclosing a Planning application for a Change of Use of the above unit for the benefit of County Marquees. You may recall that your Council granted Planning Consent on 18th October 1999, for R.S. Underpinning & Piling to occupy this unit. Unfortunately the company have now had to leave the premises and we wish to get an early consent for the new company to occupy. I am taking this unusual step of writing to you direct because of the fact that it took your Council from 19th April 1999 to 18th October 1999, a period of 6 months to process a very straightforward application for this unit. The delays caused by your Council were a major contributory factor to this Client having to give up the premises. We cannot afford for your Councils inefficiencies to jeopardise the next tennants opportunity, and therefore I would be obliged if you could do everything in your personal power to ensure that this application is placed in the hands of an Officer who is able to process the application which is extremely straightforward within the statutory 8 week period. If you have any difficulty over this I will be pleased to discuss this matter with you personally.

Yours faithfully,

A. Hester

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

04.MAY2000* 1424

1.	**APPLICANT'S NAME**	COUNTY MARQUEES
	ADDRESS	TUDOR HOUSE, THE CAUSEWAY
		BRAY, BERKS
	POST CODE	SL6 2AD **PHONE** 01628 770363
2. If the applicant has an agent, all correspondence will be sent to the agent	**AGENT'S NAME**	ANDESIGN
	ADDRESS	9 PERKINS WAY
		WOKINGHAM, BERKS
	POST CODE	RG41 2TN **PHONE** 0118 9784165
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**	UNIT 3. PRIMROSE NURSERY, LONDON ROAD
		HARE HATCH, TWYFORD, BERKS
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		CHANGE OF USE OF EXISTING BUILDING
5. Give the area in hectares or part of a hectare	**AREA OF SITE**	N/A
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	**OWNERSHIP**	PROSPECTIVE TENNANT
7. List all the plans and drawings submitted with the application	**PLANS/DRAWINGS**	1:2500 & 500 O.S. EXTRACTS AND FLOOR PLAN

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

CHANGE OF USE	[X]	**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	[X]	***State period required***	5 YEARS
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.

HORTICULTURAL

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.

N/A

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.

EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

N/A

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system — YES/NO

If no, please give details: N/A

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

NO CHANGE

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

N/A

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.

£190

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 (ANDESIGN) ON BEHALF OF COUNTY MARQUEES DATE 3/5/2000

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".

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)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify HORTICULTURAL		136		
OTHER	Please Specify STORE				136
	TOTAL				

04.MAY2004 1424

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	EXISTING	
Proposed		

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.

STORAGE OF MARQUEES AND ASSOCIATED EQUIPMENT SUCH AS TABLES AND CHAIRS

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier

COUNTY MARQUEES OF BRAY

b) Will these premises be vacated?

NO

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

Existing Staff	Transferred Staff	New Staff	Total
	ON	SITE ONLY	1

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'.

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.'

1789/a

SECTION 66 CERTIFICATE

Application No.

04.MAY2000* 1424

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
P. READING	PRIMROSE NURSERY LONDON ROAD HARE HATCH TWYFORD, BERKS	3/5/2000

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

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

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

Tenant's name	Address at which notice was served	Date on which notice was served
NOT APPLICABLE		

Signed . . (LANDESIGN) . . . . . .

On behalf of . . . COUNTY MARQUEES . . . . . .

Date . . . . . 3/5/2000 . . . . . .

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

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

ADDRESS LONDON ROAD PARISH WARGRAVE

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
03604	MR. E. JARNETT	GLASSHOUSES	27.11.75	N/A	CL
BR 4711	"	"	7.5.76	APP.	N/A
09560	"	O/APP. AGR. WORKERS DWG	14.12.78	N/A	CL
BR 10271	"	"	26.2.79	APP.	N/A
10137	"	"	15.3.79	N/A	CL
12936	"	PART PACKING SHED AS SHOP	10.4.80	N/A	CL
14200	"	SITE LIC. FOR RES. CARAVAN	23.10.80	N/A	31.10 TP
14208	"	CARAVAN	23.10.80	N/A	31.10 TP
15027	"	REPL. FARM SHOP WITH RES. ACC.	12.3.81	N/A	CL
15028	"	GLASS HOUSE (37,000 SQ. FT)	12.3.81	N/A	CL
16305	"	as 12936 but without compliance Cond. 2.	24.9.81	N/A	Re

DATE OF COMPLETION

MINISTRY DECISION 16305 APPEAL GRANTED - 13.7.82

SPECIAL ORDERS SEC. 64 DET. CONTAINERISED TREE NURSERY - JARNET - 27.10

DRAINAGE

091074

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

ADDRESS LONDON ROAD PARISH WARGRAVE

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
17130	MR. J. JARNETT	SITE LIC. FOR CARAVAN	27.7.82	N/A	TP 31.10.8
17248	"	RENEWAL 14208	27.7.82	N/A	TP 31.10
17899	"	REMOVE 3 SIGNS / ERECT 2	26.8.82	N/A	REF
17625	"	½ ACRE FOR STORAGE OF CARAVANS	27.7.82	N/A	REF
17899 -	"	REMOVE 3 SIGNS - ERECT 2	26.8.82	N/A	REF
18728	"	CONT. USE OF FARM OFFICE INCL.	13.1.83	N/A	REF
~~19104~~	~~MR. P. Robinson~~	~~AGR. & BUS. ADMIN. & STORAGE COMPOUND~~			
19104 *	MR. P. ROBINSON	Erection of farm building Farm shop & accommodation	6.5.83	(Sub to agt) N/A	
20027	Robinson - Jarnet.	"	22.9.83	N/A	R
20397	"	GEN PURPOSE BLDG, SHOP, BUNKS	5.1.84	N/A	CTA
BR22246	WAGGS "	"	10.4.84	APP	N/A

DATE OF COMPLETION

MINISTRY DECISION

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

DRAINAGE

091074

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

ADDRESS LONDON ROAD PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU. 7977(2

BUILDER

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

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PRIMROSE NURSERY

DRAINAGE LEGAL AGREEMENT COMPLETED - OFF-SITE HIGHWAY WORKS - 28-5-90 - [illegible]

091074 30610 " " LOG STORAGE OCT. - FEB 3.6.88 28.2[illegible]

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

1764

ADDRESS LONDON ROAD PARISH WARGRAVE

PLOT No. ORD. SHEET No. (28

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
31920 EMN			23.11.88	C/A
BRA 6107 "	J. WILLMIN	GARAGE	7.10.88	APP
33273	WAGGS FARM SHOP N/P			
35904 * APPEAL	MR. P. READING / PRIMROSE NURSERY / NURSERY TO WORKSHOP (RETRO.)		22.8.90	REF
38351	J.M. WILLMIN FLORAL MILE NURSERIES - NEW BUNGALOW	O/USE REDUNDANT AGR. BLDGS. TO STORAGE DAMAGED CARS.	13.12.91	30.11
39087 *	MR. P. READING PRIMROSE NURSERY REDUNDANT BLDG AS WORKSHOP/STORAGE		13.5.92	3.4.[illegible]
39176	L. GANDER TWYFORD FARM SHOP - TEMP. OFFICE/STORAGE		22.6.92	3.6
39618 *	MR. M. STRAVER H.M. NURSERY	AGR. BARN. DEM. GLASS HOUSES. REPL. WITH POLYTUNNEL	2.9.93	C/A

DATE OF COMPLETION

MINISTRY DECISION 35904 - APPEAL DISMISSED - 30.4.91

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

DRAINAGE AND IS NOW W/DR - 24.7.92

1933

(5) TWYFORD FARM SHOP ETC.

ADDRESS LONDON ROAD PARISH WARGRAVE

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
460037	MR L GANDER TWYFORD FARM SHOP	PARTIAL REBUILD & EXT.	13.1.93	C
FP/92/0774	"	REINSTATE ROOF TIMBERS (DAMAGE BY FIRE)	9.10.92	APP
43193	J. WILLMIN	RENEWAL 3835/1	10.10.94	T
		FLORAL MILE NURSERY		30.9
43940 *	MR P. READING PRIMROSE NURSERY	RENEWAL 3984/1	3.3.95	30.4
95/60029/TEM	"			
FP94/3198	MR L JAMES TWYFORD	FARM SHOP - SHOP ACCOMM. AT REAR	9.1.95	APP
44732	J. WILLMIN FLORAL MILE NURSERY	- PARTIAL C/U USE - AGR. BLDG. & YARD TO DAIRY DEPOT	22.11.95	30.11.96 T
~~95/60822/FP~~	J. WILLMIN (RETRO)			
95/63187/F	HARE HATCH NURSERY	BARN FOR HOME USE BUNGALOW	27.9.96 N/P 18.11.96	C
95/63188/F				

MINISTRY DECISION

SPECIAL ORDERS

(6) ADDRESS TWYFORD FARM SHOP ETC PARISH WARGRAVE

PLOT No. LONDON ROAD ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
96/63348/A	BOB PULLINGER SIGNS 3	NON-ILL. SIGNS FOR HARE HATCH NURSERY	N.4.96	2 SIGNS 1 SIGN
96/63919/A	CURTIS LEACH HARE HATCH NURSERY	BOARD SIGN 24.7.96		C
96/64410/F	J.H. WILLMIN THE NEW BUNGALOW	(4473/2 RENEWAL) 21.11.96		30.11.
96/64569/A APPEAL	* MR P. READING PRIMROSE NURSERY	2 SIGN BOARDS	4.12.96	R
96/64693/F	GLORIOUS GARDENS LTD R/O	TWYFORD FARM SHOP	14.1.97	C
	(RETRO)	POLY TUNNEL		
97/65051/F	J. WILLMIN THE NEW	BUNGALOW - C/U/USE REDUNDANT FARM BLDG. TO JOINERY WORKSHOP	17.4.97	30.6.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1933 (7) TWYFORD FARM SHOP / FLORA MILL NURSERIES / PRIMROSE NURSERY

ADDRESS LONDON ROAD PARISH WARGRAVE

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
97/65863/F	S. WILMAN	THE NEW BUNGALOW - C/U/USE BLDG TO FLORA MILL NURSERIES - METAL WORKSHOP	B1(c) 15.8.97	Cl
97/65909/F		PRIMROSE NURSERY		
97/65940/F	MR P. READING	" " NEW TENANT - CONDT - 63940	15.8.97	C
97/65947/F	"	" " 5 POLYTUNNELS	29.8.97	C
97/66143/F	M. COLLINS	" " PARK ASH FARM	ER. 17.10.97	31.10
97/66297/F	SCOTT/LEACH	HARE HATCH " GREEN/HOUSES	31.10.97	C
97/66642/F		PRIMROSE COTT. GARAGE/STORE/WORKSHOP	24.12.97	P
98/68711/F	J.H. WILLMIN	C/O USE AGR. BUILD. TO WORKSHOP FOR TWYFORD MOWER SERVICES LTD.	17.03.99	C
98/68712/F	"	C. of U. to Wk Sh/Office (Reading) Ltd (Retro)	23.3.99	C
99/69581/F	R.S. Underpinning & Piling	T. C. of U. of Bldg - Horticultural	18.10.99	C

MINISTRY DECISION (New Bungalow) to Storage & Office Use

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

(7) 1933 TWYFORD FARM SHOP ETC.

ADDRESS LONDON ROAD PARISH WARGRAVE

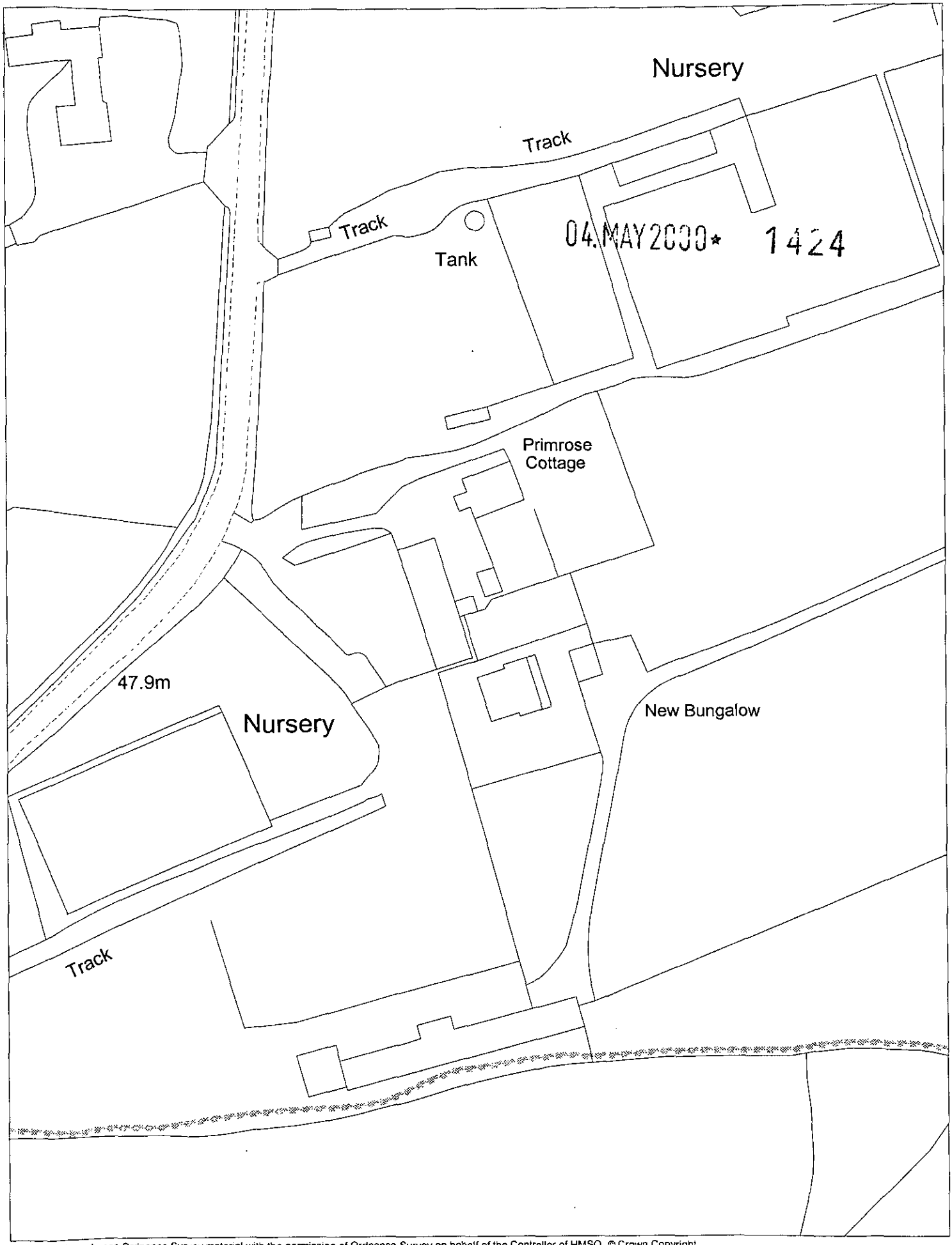
PLOT No ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2000/0308	Countywide Farmpl	erection of Warehouse & Security fencing	5. 4. 00	Re

MINISTRY DECISION

SPECIAL ORDERS

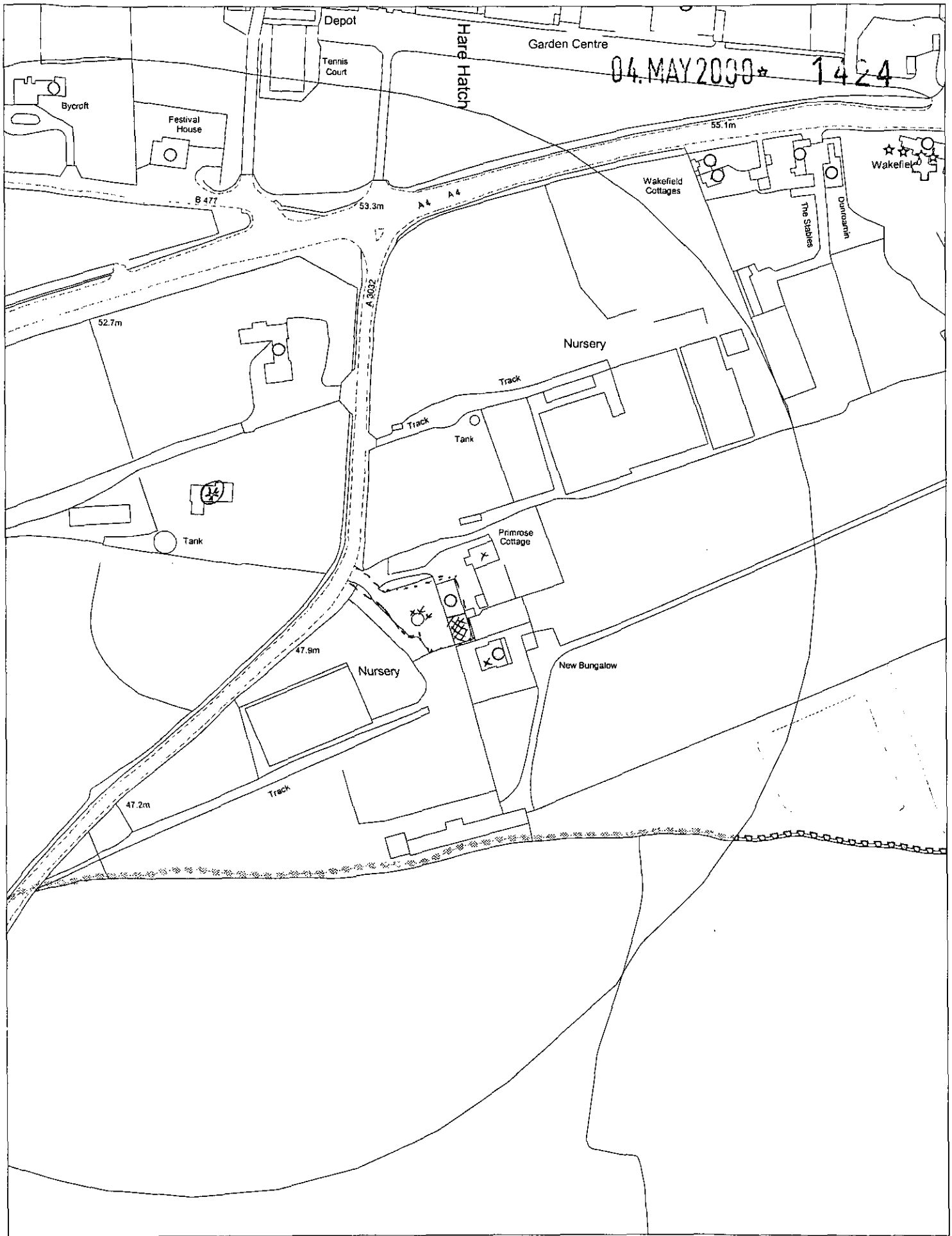


This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
12 May 2000

Scale: 1 : 1250

N
W E
S



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

Development Control Section, Environmental Services, Wokingham District Council.

12 May 2000

Scale: 1 : 2500

N
W E
S