APPLICATION NO:
F/2001/5239 ✓

LOCATION:
World Of Water 166 Hyde End Road, Shinfield Reading.

APPLICANT:
Mr Parsons World Of Water C/O Roy Hill MBIAT

PROPOSAL:
***Proposed* erection of toilet facilities.**

EARLIEST DATE FOR DECISION: **09/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
07/01/2002

CASE OFFICER: ~~**Elaine Vashi**~~
Natalie Brown

APPROVED
No 068 10/01/02 SV

348

DI

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Parsons
World of Water
C/O Roy Hill MBIAT
167 Upper Woodcote Road
Caversham
Reading
Berkshire RG4 7JR

Application Number: F/2001/5239

Parish: **SHINFIELD**

Location: **World of Water, 166 Hyde End Road, Shinfield, Reading.**

Proposal: **Proposed erection of toilet facilities.**

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.

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.

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 C6.
Loddon Area Local Plan Policies LTV1 and LC1.
Deposit Draft Wokingham District Local Plan Policies WCC1, WCC2 and WRE6.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 08/01/2002

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.

Received by Wokingham District Council

Application No: F/2001/5239

Proposal:
Proposed erection of toilet facilities.

Location:
World Of Water 166, Hyde End Road, Shinfield, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5239 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/12/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

15 November 2001

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

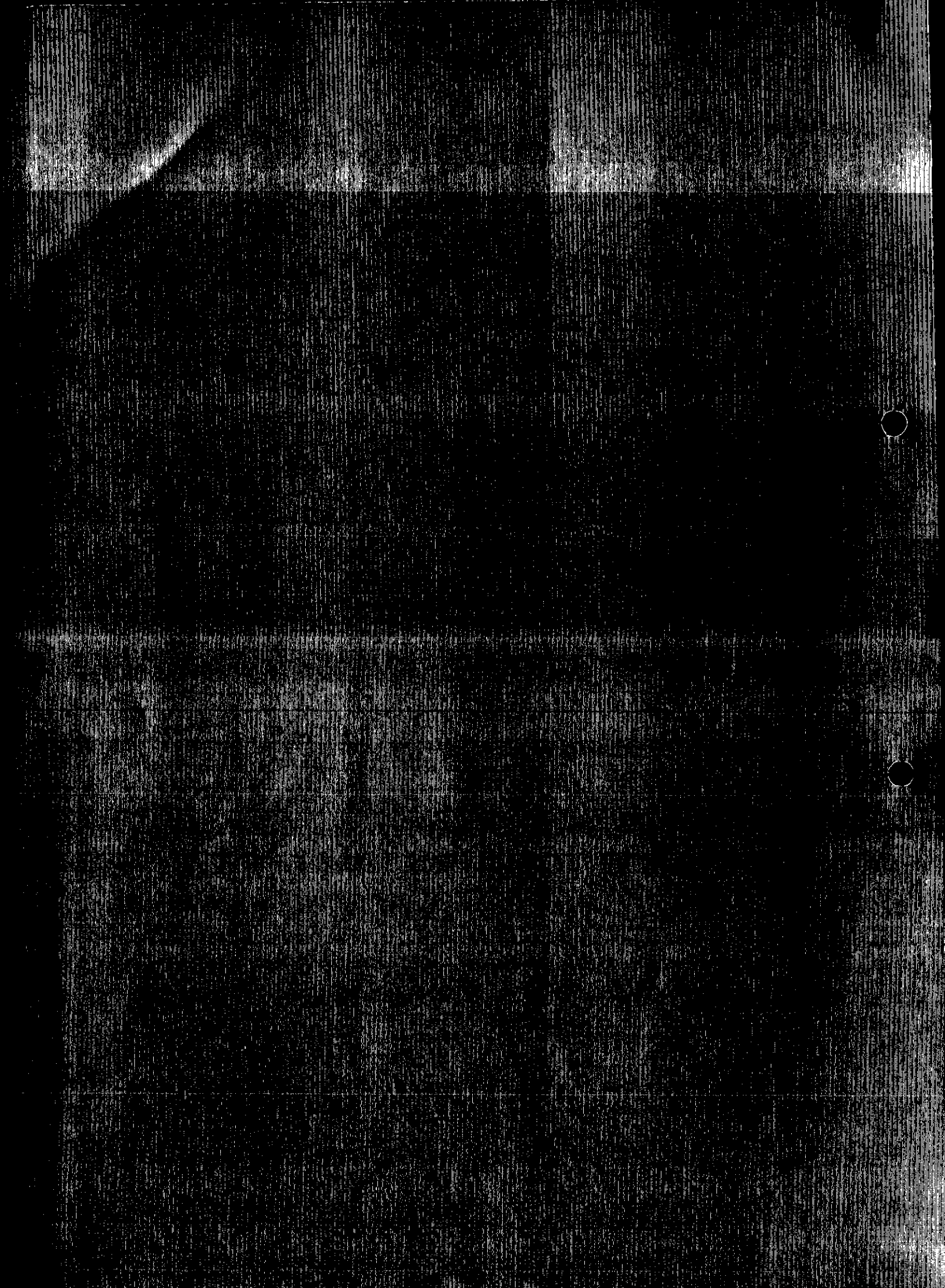
SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	5239 AB
BUILDING CONTROL NUMBER.	FP 2002/2682 Central
~~APPLICANT~~/AGENT	Roy Hill
ADDRESS OF SITE	World of Water (Groveland Garden Centre) 166 Hyde End Rd. SHINFIELD
DESCRIPTION OF PROPOSED WORK	demolish existing & Construct new toilet facilities

DRAWING NUMBERS	BC	DC
BLOCK PLAN	RH 2001 1/01 B	RH 2001 1/01 A
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	8/1/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	8/2/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	



Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 20 February, 2002
My ref. BC/DC/2001/5239

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr M Parsons
c/o Roy Hill MBIAT
167 Upper Woodcote Road
Caversham
Reading
RG4 7JR

Dear Sirs

PLANNING PERMISSION 2001/5239
SITE: 166 HYDE END ROAD, SHINFIELD

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2001/5239 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

NATALIE BROWN
Planning Assistant

WORK SHEET FOR : ~~Elaine Vashi~~ NB.

Application Number : F/2001/5239

Applicant : Mr Parsons World Of Water C/O Roy Hill MBIAT.

Location : World Of Water 166, Hyde End Road, Shinfield, Reading.

Proposal : Proposed erection of toilet facilities.

Site Notice Displayed ? :

YES	NO	DATE
✓		4/12

Date of Neighbour Notifications : .....

Date of Site Visit : .....4/12.....

Date Registered : 12/11/2001

Earliest Date for Decision : 09/12/2001

Latest Consultation Date/Site Notice Expiry Date : 09/12/2001

This application will have expired on: 07/01/2002. 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 :

Parish Council : No comment

Env Health : no objection. Rec COTO cond.

Env. Agency : Recommend planning informative

Planning Issues : WDLP : Oside, greengap
LALP : rural, sep of sett

~~Employ generating outside sett~~ : WRE4.

Development at existing gdn, craft outside setts : WRE6

Application Number: F/2001/5239 – World of Water (Hyde End Rd)

Appraisal:

Development

For the proposed erection of toilet facilities to be 2.6m in height, 4.5m in length and overall be 4.3m in width, with a ramp leading up to the toilets (there would also be a disabled toilet).

The site is located within the curtilage of Grovelands Garden Centre, to the rear of the site. The whole site id located within a rural/green gap area.

1. Impact upon neighbouring properties

   Policy WRE4 (d) says that development would be acceptable if it does not cause detriment to neighbouring land uses and occupiers. This is supported in the Inspector's report of the Local Plan Inquiry in policy WRE4 (c). (However, the Council has not yet formally considered these Inspectors recommendations.)

   The proposed development would be located approx. 35m from the SW boundary. It is not considered that there would be any adverse impacts upon the neighbouring occupiers of Grovelands Garden Centre.

2. Impact upon the character of the area

   Policy WRE4 (c) of the WDLP says that if the proposal has no greater visual impact upon the character of the countryside, in terms of siting, scale, built form, materials, massing or site coverage of buildings, then development would be acceptable. This is supported in the Inspector's report of the Local Plan Inquiry of the WDLP, (published by the Council on 22 November 2001), in policy ~~WRE4~~ WRE6 (b).

   As the proposed development would not extend into the car parking area i.e. be in line with the fencing at the side of the garden centre, which marks the boundary of the access to 'World of Water', the main feature visible, when entering the site would be the building of 'World of Water'. Likewise, when viewed from SW to NW, the main feature would always be that of the main building.

   It is recommended that a condition be added with regards to the agreement of external materials.

Approval: ✓ ~~**Refusal:**~~



Application Number F/2001/5239
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	C001	R001	full perm - 5yrs
	C012	R012	& finishes to be agreed.

RECORD OF SITE VISIT

SITE ADDRESS: World Of Water 166 Hyde End Road Shinfield Reading.

APPLICATION NUMBER: F/2001/5239

OFFICER: Elaine Vashi

DATE OF SITE VISIT: 4/12

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes, telegraph pole by Garden centre/World of Water entrance

2. DESCRIPTION OF SURROUNDINGS
Rural
S.S bldgs for gdn centre/water world (wood + glass).

3. DESCRIPTION OF SITE/BUILDING
located at the rear of the garden centre
proposed disabled toilet to be to the right of waterworld entrance, at the front, alongside boundary with gdn centre - it will not project beyond side fence line of gdn centre → which marks the boundary of the water entrance.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING visi for parking

LEVELS

BOUNDARY TREATMENT fencing with ves. at sides around carpark boundary. diag. slated fencing forms boundary with gdn. centre.

OTHERS

Tel: (0118) 974 ~~6451~~ 6492

Date: 27.12.01

My ref: F/2001/5239

CONFIDENTIAL

Councillor M Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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/2001/5239
World Of Water 166, Hyde End Road, Shinfield, Reading.
Proposed erection of toilet facilities.

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 ~~**Elaine Vashi**~~ Natalie Brown on **(0118) 974 ~~6451~~** 6492 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 7.1.02

Yours faithfully

Principal Development Control Officer

LISTING FORM Natalie Brown
Case officer: ~~**Elaine Vashi**~~ Application Number: **F/2001/5239**
World Of Water 166, Hyde End Road, Shinfield, Reading.
Proposed erection of toilet facilities.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Bryant

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

Tel: (0118) 974 ~~6451~~ 6492

Date: 27.12.01

My ref: F/2001/5239

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 B Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

Dear Councillor

Application Number: F/2001/5239
World Of Water 166, Hyde End Road, Shinfield, Reading.
Proposed erection of toilet facilities.

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 ~~Elaine Vashi~~ Natalie Braon on **(0118) 974 ~~6451~~ 6492**. 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 7.1.02

Yours faithfully

Principal Development Control Officer

LISTING FORM Natalie Braon
Case officer: ~~Elaine Vashi~~ Application Number: **F/2001/5239**
World Of Water 166, Hyde End Road, Shinfield, Reading.
Proposed erection of toilet facilities.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor B Patman

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

Tel: (0118) 974 ~~6451~~ 6492

Date: 27.12.01

My ref: F/2001/5239

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 A Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

Dear Councillor

Application Number: F/2001/5239
World Of Water 166, Hyde End Road, Shinfield, Reading.
Proposed erection of toilet facilities.

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 ~~Elaine Vashi~~ Natalie Brown on **(0118) 974 ~~6451~~ 6492**. 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 7.1.02

Yours faithfully

Mr Thorn

Principal Development Control Officer

LISTING FORM Natalie Brown
Case officer: ~~Elaine Vashi~~ Application Number: **F/2001/5239**
World Of Water 166, Hyde End Road, Shinfield, Reading.
Proposed erection of toilet facilities.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Pollock

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

WOKINGHAM D.C. DEVELOPMENT CONTROL (10)

Start date: ~~24 OCT 2001~~ Valid 12 NOV 2001

Officer: EC | Application No. F/2001/5239

Map No. 87 Site 084

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED ERECTION OF TOILET FACILITIES

Location: GROVELANDS GARDEN CENTRE, 166 HYDE END ROAD

Parish: SHINFIELD Ward: SHINFIELD

Applicant:
MR PARSONS - WORLD OF WATER

Fee (1) Received 95-00 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	include access within red line	7/11	✓ 12/11
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	other side elevation of toilets	7/11	✓ 12/11
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 : 15/11 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

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 : .....

OTHERS:

Rural Area

NEIGHBOURS:

Site Notice & See Map

ENVIRONMENT AGENCY

Our Ref : SP/2001/004885-1/1
Your Ref : F/2001/5239

Date : 20 December 2001

PLANNING SERVICES | HPT
POL 5123 | TLS
DC EJ | ENF
APP |
CS |
24 DEC 2001
COPIES TO: | ACK: | FILE:

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Elaine Vashi

ERECTION OF TOILET FACILITIES AT WORLD OF WATER, 166 HYDE END ROAD, SHINFIELD, READING

Thank you for your letter dated 15th November 2001, received on 19th November 2001. Please quote the following reference in any correspondence: **SU76NW/8/12**. The Environment Agency has no objection to the proposed development, but would like the following advice to be taken account of;

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

ADVICE TO PLANNING AUTHORITY

Landfill Gas Risk

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

Presence of a Watercourse

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Pollution Prevention

Clean Surface and Roof Water
The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Foul Water
All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Water Conservation

Commercial Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:
* Approximately a third of non-household water use come through wash hand basin taps. The installation of low volume taps such as push-top, spray or infra-red taps can result in company cost savings in both water and energy use.
* About 20% of non-household water use is for urinal flushing. As much as half of this can be saved by installing flush controls, such as infra-red sensors or electromagnetic door switches. Water use can be cut out entirely by installing waterless urinals.

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

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me,

quoting the reference at the beginning of this letter.

Yours sincerely

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk
CC: ROY HILL MBIAT

Shinfield
Parish Council

Clerk: Mrs J Barnes, 36 Ryhill Way, Earley, Reading, Berkshire RG6 4AZ
Tel/Fax: 0118 9547115

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
GS |
DEC 2001
COPIES TO:

12th December 2001

Planning Officer
Development Control South
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Sir/Madam

PLANNING APPLICATIONS
SHINFIELD PARISH COUNCIL'S OBSERVATIONS

I submit the comments of the Planning and Transportation Committee on the following applications:
REVISED PLAN: F/2001/4748 (REVISIONS X 2)
Location: 102 Grazeley Road, Three Mile Cross
Proposal: Proposed erection of 40 dwellings
NEW PLANS: I. Corrected site layout of nos 100,110a, 100b and 100c Grazeley Road. Drawing PLA/100 Rev H

NEW PLANS: II. Re-siting of proposed dwelling on plot 32, and re-siting of proposed pumping station. Drawing PLA/100 Rev J.
Officer: Angela Odell
Observations: No comment

F/2001/5239
Location: World of Water, 166 Hyde End Road, Shinfield
Proposal: Proposed erection of toilet facilities
Officer: Elaine Vashi
Observations: No comment

F/2001/5240
Location: Woodvale House, Basingstoke Road, Spencers Wood
Proposal: Proposed erection of 1.6 metre high brick wall to front of dwelling (Retrospective)
Officer: Helen Pollock
Observations: No comment

F/2001/5250
Location: Pearmans Glade, Shinfield Road, Shinfield
Proposal: Proposed erection of two dwellings with garages
Officer: Angela Odell
Observations: No comment

Continued...

F/2001/5297
Location: Land adjoining Grange Lodge, Cutbush Lane, Shinfield
Proposal: Proposed change of use of vacant land to stationing of two mobile homes for gypsies
Officer: Edward Oteng
Observations: The Shinfield Parish Council strongly objects to this planning application.
It fails to satisfy WH12 in that need has not been established.
There is in fact an adverse impact on the open character of the countryside.
The vista across the Loddon Valley would be blocked should the site be made visually well contained as required by condition (b) of this policy.
There would be an adverse effect on the amenities enjoyed by nearby properties.
The area is a designated WDDLP archaeological site and is subject to the requirements policy WHE15.
Finally, it interferes with the setting of a Grade ll listed building.

O/2001/5143
Location: Land adjoining 171 Hyde End Road, Spencers Wood
Proposal: Outline application for the proposed erection of one detached dwelling
New Plans: Site plan amended to show site lines. Drawing 5252:01:1 Rev A.
Observations: We object on the basis that it is a greenfield site in open countryside and fails to conform with PPG3 (Housing 2000) guidelines

F/2001/5319
Location: 63 Shirley Avenue, Whitley, Reading
Proposal: Proposed erection of replacement garage
Officer: Joanna Medler
Observations: No comment

F/2001/5370
Location: 85 Clares Green Road, Spencers Wood
Proposal: Proposed first floor rear extension to dwelling plus new front porch and roof on existing dormer
Officer: Heidi Lynch
Observations: No comment

CON/2001/5365 ADJOINING PARISH CONSULTATION
Location: Land at Island Road & Manor Farm, Sewage Treatment Works, Reading
Proposal: Consultation from Reading BC on an application for the construction of a new sewage works. Amendments to consent 00/00695/FUL
Observations: No comment

Yours faithfully

Mrs Tracy Sampson
Assistant Clerk

Elaine Vashi

From: John Mullaney
Sent: 20 November 2001 08:32
To: Elaine Vashi
Subject: F/2001/5239 WORLD OF WATER 166 HYDE END ROAD ERECTION OF TOILET FACILITIES.

F/2001/5239 WORLD OF WATER 166 HYDE END ROAD- ERECTION OF TOILET FACILITIES.

I have no environmental health objections to this application but would recommend that standard planning condition C070 regarding hours of work is attached should planning consent be granted.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing

12.NOV.2001 5239

ROY HILL, MBIAT
Architectural Technologist

167 Upper Woodcote Road
Caversham, Reading
Berkshire, RG4 7JR
Tel/Fax: 0118 9473025

23 October 2001

The District Planning Officer
Wokingham District Council
Planning Department
PO Box 157
Council Offices
Shute End, Wokingham
RG40 1WR

Dear Sir

Re: World of Water, Hyde End Road, Shinfield, Reading

I am instructed by my client, Mr M Parsons, to lodge a Planning application with you to construct new toilet facilities for World of Water customers.

Accordingly I enclose the following documents:

6 No copies of completed Planning application forms (parts 1 & 2)
6 No copies of drawing No. RH2001/01
1 No copy of Section 66 Certificate
Cheque in support of this application for £95. 00

Regarding Section 66 Certificate, you will note that the owner of the site to which this application refers is Grovelands Garden Centre Ltd and by copy of this letter Notice is served on them regarding this application.

I trust you will find all satisfactory and look forward to receiving approval at an early date.

Yours faithfully

Roy Hill, MBIAT

enc

c.c. Mr M Parsons, World of Water
Mr J P O'Rourke, Grovelands Garden Centre Ltd

12.NOV.2001 5239

12 NOV 2001

ROY HILL, MBIAT
Architectural Technologist

167 Upper Woodcote Road
Caversham, Reading
Berkshire, RG4 7JR
Tel/Fax: 0118 9473025

9 November 2001

The District Planning Officer
Wokingham District Council
Planning Department
PO Box 157
Council Offices
Shute End, Wokingham
RG40 1WR

For the attention of Mrs C Hurst, Development Control Administration

Dear Sir

Re: World of Water, Hyde End Road, Shinfield, Reading

I am in receipt of your communication dated 7 November 2001 relating to the planning application for new toilet facilities submitted to you on 23 October 2001 and note its contents, referring to items 4 & 12.

Re Item 4. "The red line denoting the application does not extend to the highway". This is because World of Water is contained within Grovelands Garden Centre and the applicant has a right of access through the Garden Centre onto Hyde End Road, as do its customers.

Re Item 12. "The other two elevations to the toilet block to be provided".
6 copies of drawing no. RH 2001/01A are enclosed, amended to show the above, together with the original letter, application forms and cheque and I trust that the application can now go forward.

Yours faithfully

Roy Hill, MBIAT

enc

c.c. Mr M Parsons, World of Water
Mr J P O'Rourke, Grovelands Garden Centre Ltd

1769a

12 NOV 2001 • 5239

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

1.	APPLICANT'S NAME	MR. M. PARSONS. WORLD OF WATER.
	ADDRESS	166 HYDE END ROAD
		SHINFIELD, READING.
	POST CODE	RG2 9ER PHONE 0118 988 5492
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ROY HILL MBIAT
	ADDRESS	167 UPPER WOODCOTE ROAD
		CAVERSHAM, READING.
	POST CODE	RG4 7JR. PHONE 0118 947 3025
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	GROVELANDS GARDEN CENTRE
		166 HYDE END ROAD. SHINFIELD.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used:		CONSTRUCTION OF NEW TOILET FACILITIES.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.699 HECTARES
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	LESSEE.
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	6 No. COPIES DRG. No RH2001/01.

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.

RETAIL

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.

WALL CLADDING - VERTICAL WEATHER BOARDING. STAINED DARK OAK.
ROOF - HIGH PERFORMANCE FELT (3 LAYERS)

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.

ALL AS EXISTING.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

CONNECT TO EXISTING STORM DRAIN.

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

ALL AS EXISTING.

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

SEE PLAN.

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.

£95-00

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 L. Dill MBIAT. ON BEHALF OF WORLD OF WATER DATE 23. 10. 2001.

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	602 m²		18 m²	
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				
B7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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	40+ OVERFLOW	
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.

RETAIL (AQUATIC) CENTRE.

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

AS EXISTING. WORLD OF WATER.
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
N/A.			

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

12.NOV.2001* 5239

Application No.

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
MR. J.P. O'ROURKE. GROVELANDS GARDEN CENTRE.	FARLEY VIEW. 166 HYDE END ROAD SHINFIELD. READING.	23. 10. 2001.

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

Signed . . . . R. Gill . . . MBIAT . . . . . .

On behalf of . . . WORLD OF WATER . . . . . .

Date . . . . . 23 : 10 : 2001 . . . . . .

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

1933 (2) GROVELANDS FARM SHOP

ADDRESS 166 HYDE END ROAD PARISH SHINFIELD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
RP 94/2480	MR. J. O'ROURKE	EXT. TO GREENHOUSE SALES AREA	11.5.94	APP
43,906	4	SIGNBOARD	17.7.95	C/
94/60079/A				
95/63111/F	4	PARTIAL ENCL. TO ENTRANCE HALL & DISPLAY AREA — PARKING	26.1.96	C/
FP95/5190		EXT. AT GARDEN CENTRE	26.6.96	APP
97/66314/F		WIDEN ENTRANCE. NEW FACADE. BUNGALOW TO OFFICE/CAFE. EXT. & PARKING		C/A
94/66332/A	Grovelands Garden Centre	F. Study + Wall Fix. Shp. Sgns	21.11.97	C/
FP98/7750	Mr. J. O'Rourke	Retail canopy	24.8.98	REF
99/69742/F	James O, Rourke.	Boundary fence & gates to front of garden centre.	14/7/99.	C/
FP99/8925	"	2 Steel framed Bldgs for Retail use	7.7.99	C/A
C/66314/06	James O'Rourke	Det. to comply with cond 06 of 66314 for app. of ext. materials	10.11.99	

1933 (3) GROVELANDS FARM SHOP

ADDRESS 166 HYDE END RD. PARISH SHINFIELD

PLOT No ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2000/1209	Mr. J. O'Rourke			
FP/98/7750/A	" " " "	Erect. of retail canopy	22.10.99	APP N
F/2000/2968	"	C. of U. (A1) to cafe (A3)	23.01.01	AF

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Mr. R. Hill - Ext - 6/12/99

① FARLEY VIEW / GROVELANDS NURSERY / FARM SHOP E

ADDRESS 166 HYDE END ROAD PARISH SHINFIELD

PLOT No. GROVELANDS GARDEN CENTRE ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
LR18993	MR. J. O'ROURKE	2/STOREY EXTENSION	19.7.82	HOP
17889	"	NEW ENTRANCE & DRIVEWAY	26.8.82	N/A
18342	"	FARM SHOP/STORE TO GARAGES/WC'S	21.10.82	N/A
		" " & ACCESS		
BR20059	"	FARM SHOP TO GARAGES/NEW FARM SHOP	8.2.83	APP
32356	GROVELANDS NURSERY	O/L APPLICATION FOR NURSERY MANAGER	19.1.89	
33943	"	"	8.9.89	
BRA7876	MR. J. O'ROURKE	" 21089	26.9.89	REF APP
BRA11191	GROVELANDS GARDEN FARM SHOP FORUM ANGLING	ROOMS IN ROOF SPACE	7.1.92	APP
41686		O/L USE SALE OF SPECIALIST BAIT & ANGLING SUPPLIES	8.12.93	

DATE OF COMPLETION

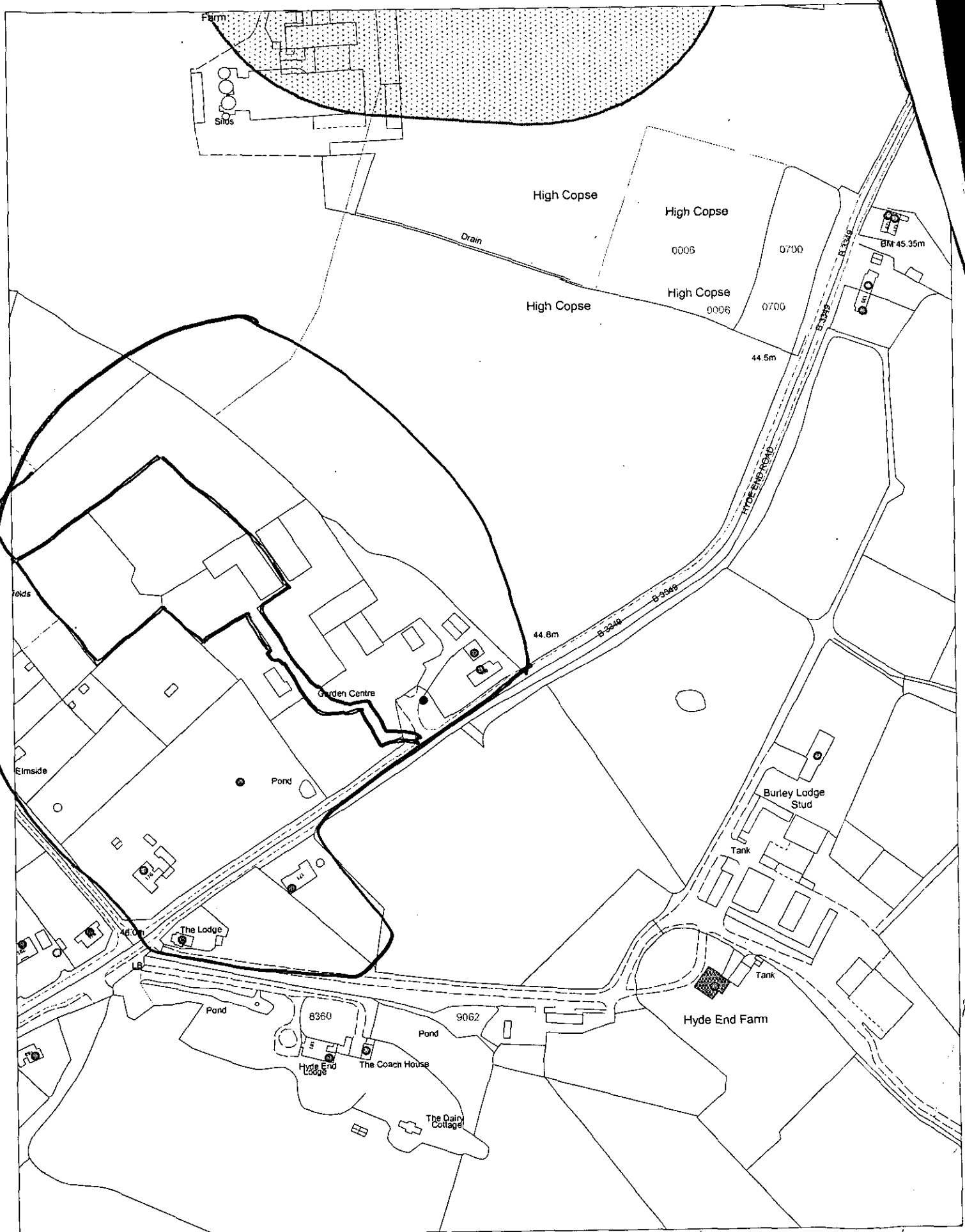
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074 42252 MR. J. O'ROURKE GBB TO H. GREENHOUSE TO PROVIDE ADD. SALES AREA 24.3.94

12.NOV.2001 5239



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Central Support Section, Environmental Services, Wokingham District Council.
7 November 2001

Scale: 1 : 2500

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