APPLICATION NO:

F/2000/2968

LOCATION:

Grovelands Garden Centre Hyde End Road, Shinfield Reading.

APPLICANT:

Mr J O'rourke C/O Roy Hill MBIAT

PROPOSAL:

Proposed change of use of retail area (A1) to cafe (A3)

EARLIEST DATE FOR DECISION: **07/01/2001**

APPLICATION WILL HAVE EXPIRED ON: 29/01/2001

CASE OFFICER: **Elaine Connor**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

(EC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J O'Rourke
C/O Roy Hill MBIAT
167 Upper Woodcote Road
Caversham
Reading
Berkshire RG4 7JR

Application Number: F/2000/2968

Parish: **SHINFIELD**

Location: **Grovelands Garden Centre, Hyde End Road, Shinfield, Reading.**

Proposal: **Proposed change of use of retail area (A1) to cafe (A3)**

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. Notwithstanding the provisions of the Town and Country (Use Classes) Order 1987, (or in any provision in any statutory instrument revoking and re-enacting that Order with or without modification), the premises shall not be used for the sale and/or delivery of hot food for consumption off the premises.

Condition
3. The A3 unit hereby permitted shall not be occupied or used at any time other than ancillary to the main use of the site as a Garden Centre.

Condition
4. The A3 unit shall only be open to the public during the normal opening hours of the Garden Centre.

Condition
5. Details for the storage of waste on the premises shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, and the approved provision shall be made prior to the commencement of the use hereby approved, and be retained permanently thereafter.

Condition
6. Suitable ventilation and filtration equipment shall be installed to suppress and disburse fumes and/or smell created from the use hereby approved. The equipment shall be effectively operated and maintained in accordance with the manufacturer's instructions for so long as the use continues. Details of the equipment shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. All the approved equipment shall be installed and in full working order in accordance with the approved details prior to the commencement of the use.

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

Reason
2. To safeguard the residential amenities of the occupiers of neighbouring properties and the area generally.

Reason
3. The creation of a separate and independent unit would not comply with the policies and standards of the Local Planning Authority.

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

Reason
5. To ensure that satisfactory provision is made, in the interests of amenity.

Reason
6. To ensure that no nuisance or disturbance is caused to the occupiers of neighbouring properties.

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 Policy OS1.
Loddon Area Local Plan Policy LTV2.
Deposit Draft Wokingham District Local Plan Policies WOS2 and WOS3.

John Mitchell

John Mitchell
Development Control Manager
Date: 23/01/2001

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	2968 EC
BUILDING CONTROL NUMBER	FP2000/1427 Han
~~APPLICANT~~/AGENT	Roy Hill
ADDRESS OF SITE	Grovelands Garden Centre 166 Hyde End Road Shinfield
DESCRIPTION OF PROPOSED WORK	change of use from retail area A1 to A3/ to Café internal fit-out of kitchen, sewer etc.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	None	RH 9904/01
ELEVATIONS	None	RH 9904/02B.
FLOOR PLANS	RH 9904/07A	RH 9904/03G.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC. RECEIVED & APPROVED	23/1/01.	
APPLIC. RECEIVED-NO DECISION		
APPLIC. REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	1/3/01.	

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 6451

Date: 23/1/01

My ref: F/2000/2968

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/2000/2968
Grovelands Garden Centre, Hyde End Road, Shinfield, Reading.
Proposed change of use of retail area (A1) to cafe (A3)

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 Connor** on **(0118) 974 6451**. 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 2/2/01

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/2968**
Grovelands Garden Centre, Hyde End Road, Shinfield, Reading.
Proposed change of use of retail area (A1) to cafe (A3)

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

Date: 23/1/01

My ref: F/2000/2968

CONFIDENTIAL

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

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
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This form must be received no later than 2/2/01

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/2968**
Grovelands Garden Centre, Hyde End Road, Shinfield, Reading.
Proposed change of use of retail area (A1) to cafe (A3)

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

Date: 23/1/01

My ref: F/2000/2968

CONFIDENTIAL

Councillor A Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

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/2000/2968
Grovelands Garden Centre, Hyde End Road, Shinfield, Reading.
Proposed change of use of retail area (A1) to cafe (A3)

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If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**. 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 2/2/01

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/2968**
Grovelands Garden Centre, Hyde End Road, Shinfield, Reading.
Proposed change of use of retail area (A1) to cafe (A3)

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.

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/2968

Applicant : Mr J O'rourke C/O Roy Hill MBIAT.

Location : Grovelands Garden Centre, Hyde End Road, Shinfield, Reading.

Proposal : Proposed change of use of retail area (A1) to cafe (A3)

Site Notice Displayed ? :	YES	NO	DATE
	✓		3·1·01

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 04/12/2000

Earliest Date for Decision : 07/01/2001

Latest Consultation Date/Site Notice Expiry Date : 07/01/2001

This application will have expired on: 29/01/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

ACCESS OFFICER: See file for comments
HIGHWAYS: see file 1209.

Planning Issues : GREEN GAP.
* IMPACT UPON CHAR. OF AREA.

Application Number: F/2000/2968
PROP: C.O.U OF RETAIL (A1) TO CAFE (A3).
Appraisal :

The application being considered proposes change of use of a retail A1 area to use as a cafe (A3).

IMPACT UPON THE CHAR. OF THE AREA:
The area which is the subject of this application is approximately 138m² & was given permission in 2000. The extension is currently under construction & no further development is required to facilitate the proposed A3 use. It is therefore considered that the proposed change of use to A3 will not have a negative impact upon the character of the surrounding area.

HIGHWAYS:
The garden centre is served by a large car park to the front of the centre, with overspill parking also provided.
Highways have raised no objections to the proposed change of use. Therefore, the principle of this application, on highway grounds is also considered acceptable.

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

Application Number F/2000/2968
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C066	R066	No hot food off premises.
3		C062	The A3 unit hereby permitted shall not be occupied or used at any time other than ancillary to the main use of the site as a Garden Centre.
4		R072	The A3 unit shall only be open for to the public during the normal opening hours of the Garden Centre
5	C020	R020	
6	C024	R024	

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LTV2

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3.

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: OS1

MINERALS LOCAL PLAN POLICIES:

John Murden
23/1/07

RECORD OF SITE VISIT

SITE ADDRESS: Grovelands Garden Centre Hyde End Road Shinfield Reading.

APPLICATION NUMBER: F/2000/2968

OFFICER: Elaine Connor

DATE OF SITE VISIT: 3.1.01

1 SITE/STATUTORY NOTICE DISPLAYED ? yes - on telegraph pole @ entrance

2. DESCRIPTION OF SURROUNDINGS
rural gap area both along Hyde End Road on approach to the residential/settlement area of H.E.Rd.

3. DESCRIPTION OF SITE/BUILDING
Typical garden centre complex, mixture of timber frame & glass built buildings with polytunnels etc to rear. area to be covered currently under construction
Lge Car. Pk area to front

4. RELATIONSHIP TO ADJOINING PROPERTIES
Chalet style bungalow within the grounds & the centre to the West of the app. building
surrounded by planting & 1.8m closeb fence.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Rec'd P+P 15/12 See part 1 plans

To:
Policy And Plans Section

VPS 37785 21/12/

From: Elaine Connor

REPLY REQUIRED

Date: 14 December 2000

EK

Application Number: F/2000/2968

Proposal: Proposed change of use of retail area (A1) to cafe (A3).

Site Address:
Grovelands Garden Centre, Hyde End Road, Shinfield, Reading.

Applicant:
Mr J O'rourke C/O Roy Hill MBIAT.

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

Assess against policy WCC2 as in GreenGap.
Assess against criteria in WRE6.
WSH13.

In assessing the proposal consider whether the change proposed has any cumulative impact ~~the~~ when looked at with other permissions proposals at the site [physical impact + intensity of use]
Bear in mind the relatively open nature of the countryside in this area who considering any visual impact.

If no physical impact + no cumulative impact conditional approval.

seen

ED Gibbons 16/1/00

PLANNING SERVICES 38783
POL
DC
APP
CS
17 JAN 2001
COPIES TO:
ACK:
FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Elaine Connor,
Development Control

Your Ref: F/2000/2968

Date: 16/1/01

PROPOSAL: PROPOSED CHANGE OF USE OF RETAIL(A1) AREA TO CAFÉ (A3)

ADDRESS: GROVELANDS GARDEN CENTRE,166 HYDE END ROAD, SHINFIELD

I recommend that the following conditions be imposed should the application be granted planning consent:

> All ventilation of smoke, steam and cooking fumes to the atmosphere shall at all times be filtered to avoid nuisance from smell, grease or smoke to neighbouring properties. Details of the nature and location of such ventilation and filtration equipment shall be submitted to and approved in writing by the local Planning Authority before installation. The approved details shall be installed prior to commencement of the use hereby approved and shall thereafter be maintained.

To protect the amenities of the occupiers of nearby properties from smell, steam or smoke.

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Elaine Connor DATE: 9th January 2001

Location:	Grovelands Garden Centre, Hyde End Road, Shinfield, Reading
Proposal:	Proposed change of use of retail (A1) café (A3)
Application Number:	F/2000/2968

In response to your consultation dated 14th December 2000 for the above application, the tree and landscape comments are as follows:

I have on objections to the proposal in principle. The development proposals do not affect any landscape features nor do they give rise to a significant increase in visual impact. However, the proposals drawing (Site Plan RH9904/010) indicates that the car parking layout would be altered and provision made for planting within the bay ends, along the boundaries and within a triangular shaped bed opposite the existing building.

The applicant should be required to produce for approval, a separate and detailed planting plan for these areas. This should include: Species, size of plants at time of planting, densities and schedule of plants for each area and in total.



ROBERT PETROW
Consultant Landscape Architect

Received by Wokingham District Council

Application No: F/2000/2968

Proposal:
Proposed change of use of retail area (A1) to cafe (A3)

Location:
Grovelands Garden Centre, 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. 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 Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/01/2001. 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 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.

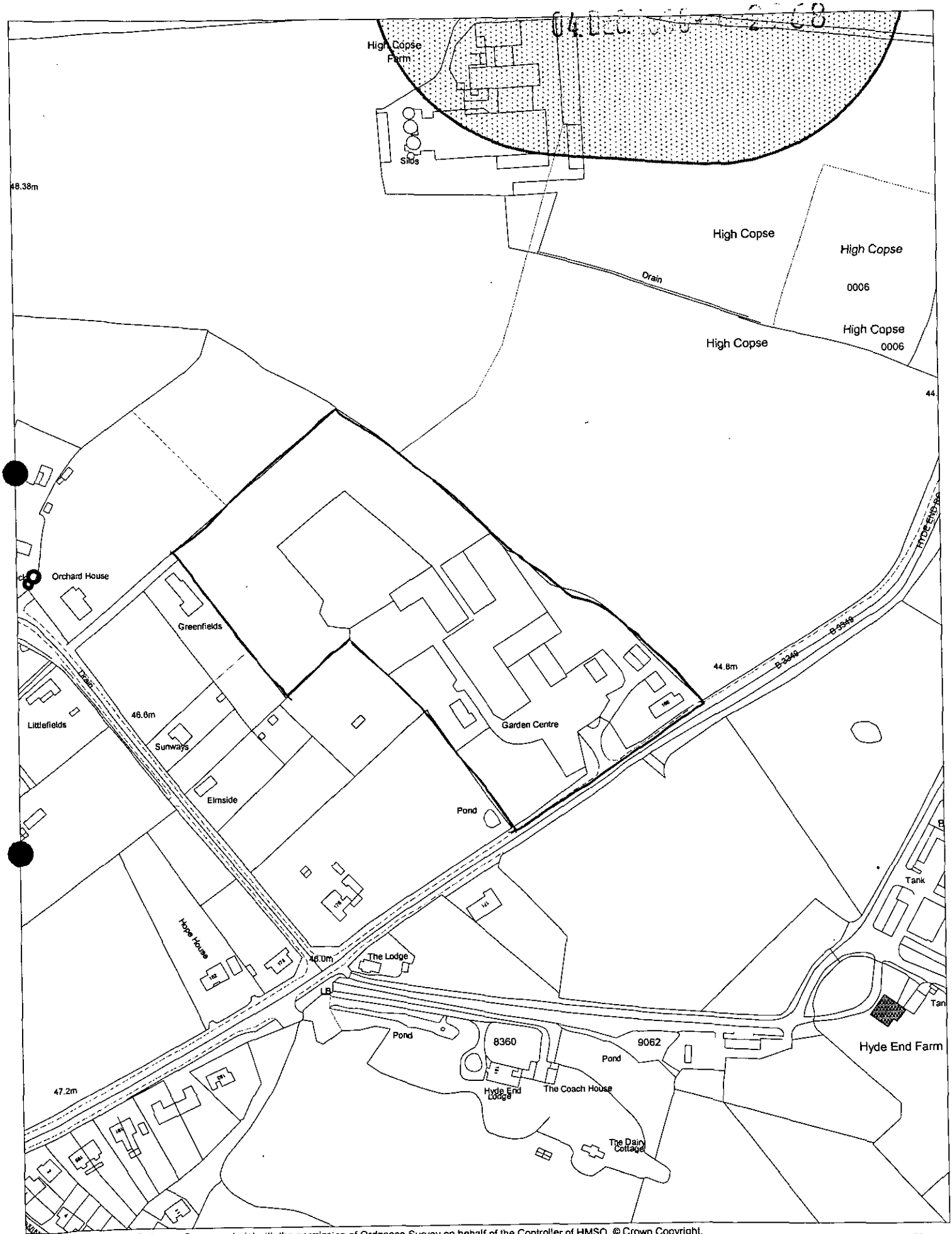
Head Planning and Transportation

14 December 2000

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2000/2968
CASE OFFICER: Elaine Connor

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)



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

Scale: 1 : 2500

N
W E
S

(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
BR18993	MR. S. O'ROURKE	2/STOREY EXTENSION	19.7.82	HOP N/
17889	"	NEW ENTRANCE + CANOPY	26.8.82	N/A CON
18342	"	FARM SHOP/STORE TO GARAGES/WORKSHOP	21.10.82	N/A CON
		" " " INCLUDE		
BR20059	"	FARM SHOP TO GARAGES/NEW FARM SHOP	8.2.83	APP N/A
32356	GROVELANDS NURSERY O/L	CONSERVATORY FOR NURSERY MANAGER	19.1.89	CON
33943	"	"	5.9.89	CON
BRA 7876	MR. S. O'ROURKE	"	21089 26.9.89	APP
BRA 11191	GROVELANDS GARDEN FARM SHOP	ROOMS IN ROOF SPACE	7.1.92	APP
46686	FORUM ANGLING	TO USE SALE OF SPECIALIST BAIT & ANGLING SUPPLIES	8.12.93	CON

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074 42252 MR. S. O'ROURKE EXT. TO E. GREENHOUSE TO PROVIDE ADD. SALES AREA 24.5.94 CON

☎ 0118 974 6379 (Direct Line)
Tuesday, 19 December 2000

Roy Hill
167 Upper Woodcote Road
Caversham
Reading
RG4 7JR

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

Dear Sir

Planning Application No F/2000/2968
Address: Grovelands Garden Centre, Hyde End Road

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 entrance. 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. Identify any hazardous glazing.
5. Please ensure the servery is accessible to wheelchair users.
6. Please ensure that access is available to the full range of services offered; all bars and self-service counters and at least half the area where seats are provided are accessible to wheelchair users.

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. 2 disabled car parking bays.
2. Signage to WC.
3. Alarm cord secured to floor level WC.
4. External lock override.
5. Accessible public telephone.

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

[redacted]WAYS CONSULTATION SHEET

From: Elaine Connor **Date:** 14 December 2000

Application Number: F/2000/2968

Proposal: Proposed change of use of retail area (A1) to cafe (A3)

Parish: SHINFIELD PARISH

Site Address:
Grovelands Garden Centre, Hyde End Road, Shinfield, Reading.

Applicant:
Mr J O'rourke C/O Roy Hill MBIAT.

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).

Comments as per application no. 1209.

Signed: _____ **Print name:** Adam Coggins 22/12/00.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	04 DEC 2000
Officer: EC	Application No. F/2000/2968

Map No. 87 Site 263
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED CHANGE OF USE OF RETAIL AREA (A1) TO CAFE (A3)

Location: GROVELANDS GARDEN CENTRE, HYDE END ROAD

Parish: SHINFIELD Ward: Shinfield

Applicant: MR J O'ROURKE

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

Enforcement Section (2) 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			
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 : 14.12.2000 → 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 (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)

.....

.....

No new pre-apps .....

NEIGHBOURS:

S/N + Greenfields, Crofts Road, Shinfield
Sunways, Crofts Road, Shinfield
Elmside, Crofts Road, Shinfield
Orchard House, Crofts Road, Shinfield
171, 176 Hyde End Road, Shinfield
Berkeley Lodge, 171A Hyde End Road, Shinfield
Burley Lodge Stud, Hyde End Road, Shinfield
Hyde End Farm, 179 Hyde End Road, Shinfield

✓ as for app no 2000/1209

04 DEC 2000 2068

ROY HILL, MBIAT
Architectural Technologist

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

1 December 2000

The District Planning Officer
Wokingham District Council
Planning Department
PO Box No 157, Council Offices
Shute End
Wokingham, Berks
RG40 1WR

Dear Sir

Re: Grovelands Garden Centre Ltd, Hyde End Road, Shinfield, Reading
Change of Use from Retail Area to Cafe

I write with reference to a recent Planning Approval ref F/2000/1209 dated 19.06.2000, which was granted for the construction of an extension to the retail area at the above.

This building is currently under construction, but it is now my Client's wish to utilise the extension as a Cafe, relocating and enhancing the facility that is currently situated within the Farm Shop. Having discussed the proposal with Ms E Connor, it is apparent that this will constitute a change of use. I am, therefore, instructed by my Client, Mr James O'Rourke, to lodge a Planning Application with you for this purpose.

Accordingly I enclose the following documents:

6 No copies of the completed Application forms (Parts 1 & 2)
6 " " of Drawing Nos. RH 9904/01, 02B & 03G
1 No copy of Section 66 Certificate
Cheque in support of this application for £190. 00

I trust you will look upon this application favourably and look forward to receiving approval at an early date.

Yours faithfully

Roy Hill

enc

c.c. Messrs James O'Rourke & John O'Rourke, Grovelands Garden Centre Ltd

1789/a

SECTION 66 CERTIFICATE

Application No.

04 DEC [illegible] 2008

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

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.

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

OR

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

+ See Note (a) to Certificate A

OR

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

(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).

- 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. Hill . . . ROY HILL MBIAT . . . . .

On behalf of . . . . JAMES O'ROURKE . . . . . .

Date . . . . . 1ST. DECEMBER . . 2000 . . . . . .

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
43,806 94/60079/A	"	SIGNBOARD	17.7.95	C
95/63111/F	"	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/
97/66332/A	Grovelands Garden Centre	F. Study + Wall Fix. Shop Sign	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 C.W.Th 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

MINISTRY DECISION

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

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
[illegible] 2008

1.	APPLICANT'S NAME	MR. JAMES O'ROURKE
	ADDRESS	GROVELANDS GARDEN CENTRE LTD.
		HYDE END ROAD, SHINFIELD, READING.
	POST CODE	RG2 9ER. PHONE 0118 988 4822.
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ROY HILL MBIAT
	ADDRESS	167 UPPERWOODCOTE ROAD
		CAVERSHAM, READING.
	POST CODE	RG4 7JR. PHONE 0118 9473025.
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	166 HYDE END ROAD, SHINFIELD, READING.
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 FOR NEW EXTENSION (APP No. F/2000/1209) FROM RETAIL USE TO CAFÉ.
5. Give the area in hectares or part of a hectare	AREA OF SITE	2.635 HECTARES.
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	DRG. NOS. RH9904/01, 02B & 03C.

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.

BUILDING EXTENSION CURRENTLY UNDER CONSTRUCTION.

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.

ALL AS APPROVED UNDER APP No. F/2000/1209.

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?

ALL AS PER APP No. F/2000/1209

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 TO REMAIN AS ERISTING.

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

YES (AS ERISTING).

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 — 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 R. Jim ON BEHALF OF JAMES O'ROURKE. DATE 1.12.2000

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	1424 m²			
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK		49 m²		138 m²
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
	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				
OTHER	Please Specify				
	TOTAL	1424 m²	49 m²		138 m²

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

N/A.

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	ALL AS PER APP. NO. F/2000/1209.	
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.

GARDEN CENTRE & FARM SHOP.

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

GROVELANDS GARDEN CENTRE.
AS ERISTING.
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
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".