APPLICATION NO:
F/2002/5648

LOCATION:
The Bungalow, Twyford Fruit Farm London Road, Ruscombe Reading.

APPLICANT:
J H Willmin C/O Andesign

PROPOSAL:
Proposed change of use of redundant pig building to form joinery workshop. Renewal of consent 97/65051/F.

EARLIEST DATE FOR DECISION: **09/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
07/03/2002

CASE OFFICER: **Heidi Lynch**

APPROVED

DO 762

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J H Willmin
C/O Andesign
9 Perkins Way
Wokingham
Berks
RG41 2TN

Application Number: F/2002/5648

Parish: **WARGRAVE**

Location: **The Bungalow, Twyford Fruit Farm, London Road, Ruscombe, Reading.**

Proposal: **Proposed change of use of redundant pig building to form joinery workshop. Renewal of consent 97/65051/F.**

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

Condition
3. The premises shall not be used except between 0730 hours and 1800 hours Monday to Saturday and at no time on Sundays, Bank and other Public Holidays without prior agreement in writing of the Local Planning Authority.

Condition
4. A scheme of noise attenuation measures shall be submitted to and approved in writing by the Local Planning Authority within 2 months from the granting of this consent. Any works which form part of the approved scheme shall be completed within 4 months from the granting of this consent.

Condition
5. No soakaways shall be constructed in contaminated ground.

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

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

Reason
3. To safeguard the residential amenities of nearby residents and the area generally from noise and disturbance.

Reason
4. To safeguard the residential amenities of nearby residents and the area generally from noise and disturbance.

Reason
5. To prevent pollution of ground water.

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 C4, BU1 and BU2.
Deposit Draft Wokingham District Local Plan Policies WGB1, WGB4, WT7, WT4, WRE2 and WOS3.

Informative
2. To prevent the pollution of ground water it is recommended that no soakaways should be constructed such that they penetrate the water table, and they should not in any event exceed 3 metres in depth below existing ground level.

Informative
3. 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 454543 for further details.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 05/03/2002

Application No: F/2002/5648 HL

Notice checked by: C Hurst

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.

No	Std Con	Std Reas	Non Std Conditions/Reasons for refusal
1.	C001	R001	Time period
2.	C122	R122	Parking and Turning Area
3.			The premises shall not be used except between 0730 hours and 1800 hours Monday to Saturday and at no time on Sundays, bank and other public holidays without prior agreement in writing of the Local Planning Authority. Reason: To safeguard the residential amenities of nearby residents and the area generally from noise and disturbance.
4.			A scheme of noise attenuation measures shall be submitted to and approved in writing by the Local Planning Authority within 2 months from the granting of this consent. Any works which form part of the approved scheme shall be completed within 4 months from the granting of this consent. Reason: To safeguard the residential amenities of nearby residents and the area generally from noise and disturbance.
5.			No soakaways shall be constructed in contaminated ground Reason: To prevent pollution of ground water

Informatives for Approvals:

1.	N16
2.	To prevent the pollution of ground water it is recommended that no soakways should be constructed such that they penetrate the water table, and they should not in any event exceed 3 metres in depth below existing ground level.
3.	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 454543 for further details*

Policies

Wokingham District Plan:	WGB1, WGB4, WT7, WT4, WRE2, WOS3
Berkshire Structure Plan:	C4, BU1, BU2

T-Gwatkin 5/03/02

Application Number: f/2002/5648

Appraisal:

The proposed development is a renewal of consent number 97/65051/T for a proposed change of use from a redundant pig building to form a joinery workshop. The previous temporary consent was granted in 1997 and it expires in April 2002. Since the granting of the previous consent the building has been in operation as a joinery workshop. There is space available for nine vehicle parking spaces on site (6 angled car park spaces to the rear of the building and 3 stacked vehicle parks to the side of it). The number of staff on site is remaining at seven.

The joinery workshop is part of a long building in which exists a dairy depot and car storage area, Twyford Mower Services and an office for Fields Reading Ltd. The joinery workshop is 24.6m by 8.5m giving it a gross floor area of 209.10 square metres. It is located within the Green Belt.

The application was originally granted temporary planning permission only so the effects of the change of use could be assessed over five years. The applicant has now applied for full planning permission.

1. Impact upon neighbouring properties

The workshop is located a great distance from any residential property as it is in the middle of rural pasture land. The closet dwelling comes off the same access as the workshop and is at least 70m away. To the north of the site are several large glasshouses indicating rural horticultural industry. There are also several dwellings near the entry point to the long driveway access off Milley Lane.

Environmental Health and Highways have had no complaints from residents regarding noise and traffic pertaining to the workshop in the past five years. The change from temporary to full permission will have no further effect than what currently exists on site. It is therefore considered that there are no significant detrimental impacts upon neighbouring properties arising from this development.

2. Impact upon amenity of the green belt/rural environment

Policy WGB1 states that development in the green belt is generally not permitted because it affects the 'open' character significant to the zone. Development is also not permitted if it causes detriment to the adjoining land uses and occupiers in terms of level of use, scale and other physical aspects etc. Only under special circumstances is development allowed in the green belt, one of which is the reuse and adaptation of existing buildings in accordance with policy WGB4. Policy WGB4 allows reuse of existing buildings if there is not an intensification in the use of the site or a material increase in traffic generation. In this particular case the reuse of a pig building does not prejudice the openness of the green belt because the building is already there. PPG7 also encourages the re-use of redundant buildings for business purposes rather than residential purposes (as in this case). Therefore in terms of the policies, and providing the proposal is in keeping with the surroundings, reuse of farm buildings will generally be acceptable.

Temporary permission only was granted five years ago so impacts on noise and traffic could be assessed before full permission was given. The highways and environmental health teams have both stated that no complaints have been received regarding the site in the last 5 years.

3. Impact upon highway safety

Therefore there would be no significant implications to the highway safety of the site.

Recommendation: Approval: ✓ Refusal:

WORK SHEET FOR : Heidi Lynch

Application Number : F/2002/5648

Applicant : J H Willmin C/O Andesign.

Location : The Bungalow, Twyford Fruit Farm, London Road, Ruscombe, Reading.

Proposal : Proposed change of use of redundant pig building to form joinery workshop. Renewal of consent 97/65051/F.

Site Notice Displayed ? :	YES	NO	DATE
	✓		6/2/02

Date of Neighbour Notifications : .....

Date of Site Visit : 6/2/02

Date Registered : 10/01/2002

Earliest Date for Decision : 09/02/2002

Latest Consultation Date/Site Notice Expiry Date : 09/02/2002

This application will have expired on: 07/03/2002. 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 :

Highways - approval with condition C122
Environ Health - approval with conditions re noise attenuation measures & hours of operation
Policy & Plans - approval but need to resolve highway issues, levels of use & protection of residential amenity.
Ruscombe Parish - old hedge by the London Road was removed during xmas period - what treatment is planned for the roadside area?
Wargrave Parish - no objection
Fire & Rescue - no requirements re: hydrant provision.
Environ Agency - no objection, conditions & informatives to be attached

Planning Issues :

Green belt / Business - C4, WGB1, WGB4, WRE2, BU1, BU2
Impact on neighbours - WOS3
Highways - WT7, WT4

Parking standards for B1 use class = 1 space per $25m^2$ gross floor area
= bay space considered separately.

Application Number F/2002/5648
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: The Bungalow, Twyford Fruit Farm London Road Ruscombe Reading.

APPLICATION NUMBER: F/2002/5648

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 6/2/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on gate

2. DESCRIPTION OF SURROUNDINGS Rural area - paddocks & glasshouses

3. DESCRIPTION OF SITE/BUILDING
single storey long building with diffent units in it (rural industry)

4. RELATIONSHIP TO ADJOINING PROPERTIES
closest property is bungalow off same driveway - trees and it screening it. Long way from other dwellings.

5. SITE CONSTRAINTS

TREES Tree bank been cut into for more parking?

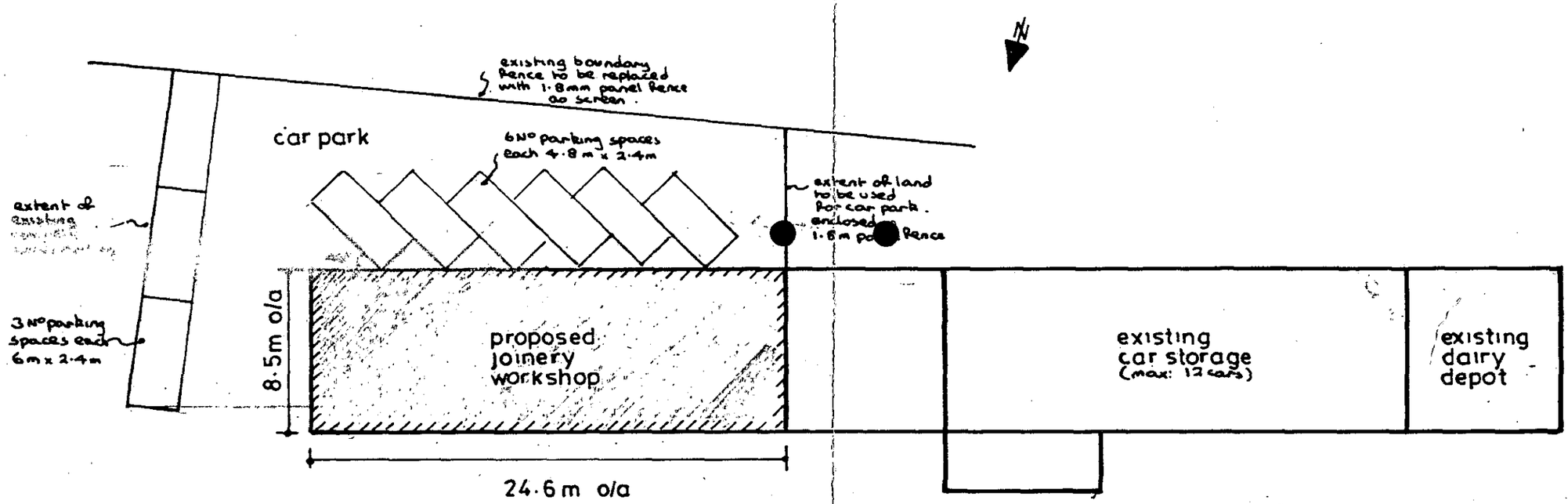
ACCESS/PARKING ok

LEVELS level

BOUNDARY TREATMENT fence open

OTHERS

10.JAN.2002* 5648



gross external area of workshop = 209·1 m²

parking based on 25 m² per space = 9 Nº

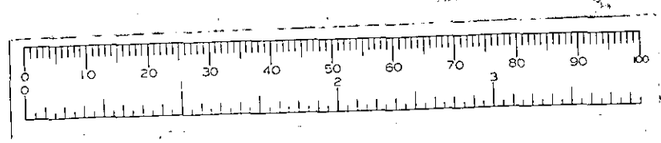
PROPOSED CHANGE OF USE OF REDUNDANT PIG BUILDING AT HARE HATCH, BERKSHIRE

Drawing Nº AH/S/552 Scale 1:250 Date FEB 1997 Drawn ANDESIGN

Client MR.J.H.WILLMIN Tenant WOODS & LANGTON

for location plan see ordnance survey sheet

APPROVED



HARE H
(1:2Sc

10 JAN 2002 * 5648

APPROVED

Twyford Orchards
Caravan Park

0 10 20 30 40 50 60 70 80 90 100
0 2 3

Tel: (0118) 974 6442

Date: 22/02/02

My ref: F/2002/5648

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Browne
The Old Coach House
Remenham Hill
Remenham
Berks
RG9 3EP

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/2002/5648
The Bungalow, Twyford Fruit Farm, London Road, Ruscombe, Reading.
Proposed change of use of redundant pig building to form joinery workshop. Renewal of consent 97/65051/F.

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 **Heidi Lynch** on **(0118) 974 6442**. 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 Monday 4th March

Yours faithfully

TG Watson

Principal Development Control Officer

LISTING FORM
Case officer: **Heidi Lynch** Application Number: **F/2002/5648**
The Bungalow, Twyford Fruit Farm, London Road, Ruscombe, Reading.
Proposed change of use of redundant pig building to form joinery workshop. Renewal of consent 97/65051/F.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor 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.

Tel: (0118) 974 6442

Date: 22/02/02

My ref: F/2002/5648

WOKINGHAM UNITARY

Aiming for Excellence

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

CONFIDENTIAL

Councillor Etheridge
41a Bearwood Road
Barkham
Berks
RG41 4SX

Dear Councillor

Application Number: F/2002/5648
The Bungalow, Twyford Fruit Farm, London Road, Ruscombe, Reading.
Proposed change of use of redundant pig building to form joinery workshop. Renewal of consent 97/65051/F..

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 **Heidi Lynch** on **(0118) 974 6442**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

T. Clutson

pp Principal Development Control Officer

Heidi Lynch

To: Adam Coggins; Tom Payne
Subject: The Bungalow, Twyford Fruit Farm, London Road, Ruscombe (f/2002/5648)

Hi there,

I know both of you have already submitted your comments with regard to this proposal.

This application is for **full planning permission** for a joinery workshop. A consent was granted 5 years ago for the same thing, however this was a **temporary** consent, basically given so the noise and traffic impacts could be assessed once the use was in place.
The land is in the green belt area, and noise and traffic impacts are important to the amenity of surrounding properties. Before i make a decision on this case, could you both please let me know if any complaints have been made with regard to noise and traffic and amenity issues from this property in the past five years.I know neighbouring properties have raised concerns in the past at other planning applications in the same building.

Thanks a lot,

Heidi Lynch
(an e-mail reply will be fine)

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/5648
CASE OFFICER: Heidi Lynch

	ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)
(1)	"Caserta" ✓	10 days	
	Milley Lane		
	Hare Hatch		
	Berks RG10 9TH		
(2)	Hare Hatch & Kiln Green Residents Association ✓	10 days	8/02
(3)	Mulberry Cottage ✓	"	
(4)	The Limes ✓	"	
(5)	Little Acres ✓	"	
(*)			

ENVIRONMENT AGENCY

Our Ref : SP/2002/005161-1/1 53386
Your Ref : F/2002/5648

Date : 19 February 2002

21 FEB 2002
COPIES TO | ACK | FILE

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

Dear Heidi Lynch

CHANGE OF USE OF REDUNDANT PIG BUILDING TO FORM JOINERY WORKSHOP. RENEWAL OF CONSENT 97/65051/F.
THE BUNGALOW, TWYFORD FRUIT FARM, LONDON RD, RUSCOMBE, READING

Thank you for your letter dated 16 January 2002, received on 17 January 2002. Please quote the following reference in any correspondence: SU87NW/11/9. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: No soakaways shall be constructed in contaminated ground.
REASON: To prevent pollution of groundwater.

Informative
CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

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 454543 for further details.

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

ADVICE TO PLANNING AUTHORITY

Landfills

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name	Details
SU799776	135m	Old Chalk Pit, Wargrave	Putrescible/Household

In view of the distance from the site and the type of development it is unlikely that landfill gas will present a risk to this proposal.

Land Drainage

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

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

ADVICE TO APPLICANT

Environment Protection

Surface water from hard surfaced 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. 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.

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

JO MARSHALL
Planning Liaison Officer

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

Direct dial: 01276 454323
Direct fax: 01276 454352
Email: joanna.marshall@environment-agency.gov.uk

CC: Andesign

Heidi Lynch

From: Peter Banks [banksp@RBFRS.co.uk]
Sent: Thursday, February 07, 2002 3:08 PM
To: 'heidi.lynch@wokingham.gov.uk'
Subject: Plan app F/2002/5648

With reference to your letter regarding the above planning application I confirm the following.

1 No requirements re hydrant provision.

We have retained your plans for file.
If you have any further enquiries please do not hesitate to contact me.

Peter Banks
Operations Support Officer
Royal Berkshire Fire & Rescue
01189322927

Heidi Lynch

From: Tom Payne
Sent: Tuesday, February 05, 2002 11:56 AM
To: Heidi Lynch
Subject: RE: The Bungalow, Twyford Fruit Farm, London Road, Ruscombe (f/2002/5648)

Heidi,
We do not appear to have received any complaints about this site in the last 5 years.

Regards. Tom

-----Original Message-----
From: Heidi Lynch
Sent: Thursday, January 31, 2002 2:39 PM
To: Adam Coggins; Tom Payne
Subject: The Bungalow, Twyford Fruit Farm, London Road, Ruscombe (f/2002/5648)

Hi there,

I know both of you have already submitted your comments with regard to this proposal.

This application is for **full planning permission** for a joinery workshop. A consent was granted 5 years ago for the same thing, however this was a **temporary** consent, basically given so the noise and traffic impacts could be assessed once the use was in place.
The land is in the green belt area, and noise and traffic impacts are important to the amenity of surrounding properties. Before i make a decision on this case, could you both please let me know if any complaints have been made with regard to noise and traffic and amenity issues from this property in the past five years.I know neighbouring properties have raised concerns in the past at other planning applications in the same building.

Thanks a lot,

Heidi Lynch
(an e-mail reply will be fine)

Heidi Lynch

From: Adam Coggins
Sent: Thursday, January 31, 2002 3:47 PM
To: Heidi Lynch
Subject: RE: The Bungalow, Twyford Fruit Farm, London Road, Ruscombe (f/2002/5648)

Heidi,

None of us in Highways DC have heard of any complaints, however no doubt the members will have also been consulted on this issue.

Cheers, Adam.

-----Original Message-----
From: Heidi Lynch
Sent: Thursday, January 31, 2002 2:39 PM
To: Adam Coggins; Tom Payne
Subject: The Bungalow, Twyford Fruit Farm, London Road, Ruscombe (f/2002/5648)

Hi there,

I know both of you have already submitted your comments with regard to this proposal.

This application is for **full planning permission** for a joinery workshop. A consent was granted 5 years ago for the same thing, however this was a **temporary** consent, basically given so the noise and traffic impacts could be assessed once the use was in place.
The land is in the green belt area, and noise and traffic impacts are important to the amenity of surrounding properties. Before i make a decision on this case, could you both please let me know if any complaints have been made with regard to noise and traffic and amenity issues from this property in the past five years.I know neighbouring properties have raised concerns in the past at other planning applications in the same building.

Thanks a lot,

Heidi Lynch
(an e-mail reply will be fine)

01189403048

DELEGATED

FROM: Heidi Lynch

DATE: 16 January 2002

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2002/5648

Proposal: Proposed change of use of redundant pig building to form joinery workshop. Renewal of consent 97/65051/F..

Site Address: The Bungalow, Twyford Fruit Farm, London Road, Ruscombe, Reading.

Applicant: J H Willmin C/O Andesign.

Your observations are required in respect of this application **by 09/02/2002** .

The Parish Council has no objection to the renewal of consent.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
ADV	
CS	
06 SEP 2002	
COPIES TO	ACK
	FILE

SIGNED: A Hodgson DATE: 5/2/02

pp Clerk To Wargrave Parish/Town Council.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
31 JAN 2002	
COPIES TO:	ACK:
	FILE:

Ruscombe Parish Council.

47 Hermitage Drive,

Twyford, Berks.RG10 9HT

D.J.Couzens.(Clerk) 0118 9341940

Case Officer; Ms Heidi Lynch
Application Number; F/2002/5648
Site; The Bungalow,Twyford Fruit Farm,london Road, Ruscombe.
Proposal ; Change of use of redundant pig building to form joinery workshop.

27/01/02

The Parish Council offers the following observations../

1)The application is either Wargrave or Ruscombe-see address.
2)The old hedge by the London Road was removed during the Christmas period, what treatment is planned for the roadside area?

Signed.....D.J. Couzens..... ***Clerk.***

Date.....27/01/02.....

Memo

To: Heidi Lynch

From: Conrad Moore

Date: 25/01/02

Re: **Policy Comments upon F/2002/5648**

Change of use of redundant pig building to form joinery workshop at Twyford Fruit Farm, London Road, Ruscombe.

The use class of the joinery use should form part of the application description. For information I would consider the use as B1©.

Policy comments are made in respect of PPG guidance, Adopted Structure Plan and the Wokingham District Local Plan (Deposit Draft, as amended) unless otherwise stated.

Green Belt & Countryside & Rural Economy Policy

PPG 2 paragraph 3.1 makes clear that general policies controlling development in the countryside apply with equal force in Green Belts, but there is, in addition, a general presumption against inappropriate development within them. Such development should not be approved, except in very special circumstances.

PPG 7 makes clear that the Government policy is that the countryside should be safeguarded for its own sake and non-renewable and natural resources should be afforded protection. However PPG 7 was amended in March 2001 to "encourage rural enterprise". It sees a competitive and sustainable agricultural industry as vital to the economic, social and environmental well being of rural areas. The companies on site would appear to be successful and provide local employment. PPG 7 encourages business re-use of redundant buildings rather than residential. This is a former pig rearing building that had temporary consent to change to business use to assess impact on amenity from traffic and noise. The building contains a variety of small -scale enterprises.

The site is within the countryside in the Green Belt (WGB1). The principle is acceptable criterion (E), but in all cases development has to be appropriate in terms of scale, form, siting, design, materials, character etc. under Policy WGB1. Whilst the Local Plan Inspector has recommended altering the wording of this policy, it does not affect consideration of this case.

Policy WGB4 sets out criteria for consideration of the re-use and adaptation of existing buildings. Note the supporting text in paragraphs 3.20 to 3.23 and in particular the last sentence of paragraph 3.20. The Local Plan Inspector has recommended alteration of the wording and his comments in paragraphs 3.33 – 3.40 inclusive of the Local Plan Report should be considered as material. The Inspector cross-refers this policy to policy WCC5 (unaltered) or policy WRE2 (some criteria are recommended for deletion) on rural business use.

A change in intensity of use could result in urbanising effects such as vehicle movement and intensity of use, noise and lighting. These issues are dealt with under Policies WOS3 (unaltered), WOS6 (unaltered) and WOS7 (the Local Plan Inspector has recommended altering the wording of this policy, it does not affect consideration of this case). However the joinery workshop uses have been established and Environmental health and the Highways team will need to be contacted to see if there have been any reports of amenity problems resulting from this use on site.

If the use is made permanent you may wish to consider removal of permitted development rights to control these aspects. You will need to consider amenity and traffic aspects carefully as neighbouring residents have raised concerns previously. These issues are also reflected in the Berkshire Structure Plan policies OS1, C2, LD1, LD3 and LD4.

Berkshire Structure Plan Policies BU1, BU2 and C1 would appear to broadly support these smaller scale economic development units (subject to other policies in the Plan). Policy WRE2: Re-use and adaptation of rural buildings for commercial uses will apply. You will need to consider criteria A – F inclusive. Traffic generation issues under Policy WRE2 can be cross-linked to Policies WGB1 and WT4. These issues are also reflected in the BSP policies mentioned above. Note that the Wokingham District Local Plan Policy WEM7 does identify a need for small business units B1(c), however the Local Plan Inspector recommended deletion of the policy. The objective is recommended to be in the supporting text of the Chapter.

Transport

This development in the countryside will need to be considered against Policy WT3 that encourages more sustainable travel plans particularly to places of work. Whilst the Local Plan Inspector has recommended altering the wording of this policy, it does not affect consideration of this case. You will need to consider this against the Local Transport Plan. Consideration will also need to take account of the latest PPG13. The Highways Team will comment on these aspects, including Highway Safety (Policy WT7 - Whilst the Local Plan Inspector has recommended altering the wording of this policy, it does not affect consideration of this case) and Parking Provision (Policy WT6 - unaltered). These issues are also reflected in the Berkshire Structure Plan policies T1, T4, T7 and LD5.

Other Policies

There is a question of sustainability. These aspects are considered as part of Policies WOS1 and WOS3. This is also reflected in PPG 7. However I acknowledge that other small scale enterprises have operated successfully in this location. It is well related to a principal route through Berkshire – the A4.

Other Plan & Policy Comment

Furthermore, the Adopted Local Plan for the Green Belt is the *Green Belt Local Plan for Berkshire (1985)*. I attach a photocopy of a report that set out where the GBLP is not in general conformity with the Berkshire Structure Plan 1991 to 2006. Policies 1 and 17 apply. See the attached sheet. Little weight can be afforded to these policies.

Conclusion

PPG 7 makes clear that the Government policy is that competitive and sustainable agricultural industry as vital to the economic, social and environmental well being of rural areas. This company forming part of an agricultural diversification scheme would appear to be a successful business providing local employment. The re-use of agricultural buildings as part of a diversification proposal can be supported. You may wish to secure a farm plan where the management of the wider landscape can be assessed and used to minimise impact on rural character.

Subject to satisfactorily resolving highway issues (including sustainability), securing appropriate levels of use, and protection of residential amenity, I consider that this proposal could be supported in policy terms.

You may wish to avoid claims of a substantial brownfield site being claimed in the Green Belt, by ensuring that the redlined area is tightly drawn around the building, parking area and access. This would be in the event that the business relocates or possibly fails in the future.

Conrad Moore

Senior Planner, Policy & Plans Team.

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 35C

Conformity of Local Plans with Structure Plan

GREEN BELT LOCAL PLAN FOR BERKSHIRE

The Berkshire Structure Plan 1991 to 2006 (BSP) was adopted by Berkshire County Council on 4th November 1995. The Green Belt Local Plan for Berkshire is not in general conformity with the Structure Plan in respect of the policies set out in the table below. It should be noted that the remaining policies of the Local Plan do not conflict with the Structure Plan. Furthermore, where there is an absence of a policy in the Local Plan dealing with an issue raised in the Structure Plan, this is not taken to be a conflict with the latter plan. In these circumstances, the provisions of the Structure Plan should be implemented.

Local Plan: ***GREEN BELT LOCAL PLAN FOR BERKSHIRE (GBLP)***
Status: ***Adopted*** **Date:** ***April 1995***

Local Plan Policy	BSP policy	Reason for non-conformity
Policy 1	C4	The policy does not reflect the definitions of acceptable development in the Green Belt as set out in C4 (which derives from recent Government advice in PPG2) and does not distinguish between appropriate and inappropriate development. Mineral extraction, under the new policy, must be shown to be "appropriate" development, otherwise very special circumstances will be required. Public utilities are not expressly allowed under the new Policy C4. "Other purposes appropriate to a rural area" are not allowed under Policy C4 - the new policy is more precise.
Policy 2 and Policy 7	C4	The policy in the GBLP would apply a strong presumption against small-scale low-cost housing in Recognised Settlements - this development is allowed under Policy C4.
Policy 16	C4	Policy C4 only allows essential facilities for uses of land which preserve the openness of the Green Belt and do not conflict with the purposes of including land in it. Policy 16 allows any public utility development in the Green Belt provided a need has been shown and that it is acceptable in terms of its nature, scale and location. The test of openness is not applied. Policy 16 is rather more flexible than Policy C4.
Policy 17	C4	The wording in Policy 17 is too loose - Policy C4 is clearly defined and only allows (apart from other specific developments) essential facilities for uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it.

Local Plan Policy	BSP policy	Reason for non-conformity
Policy 19	C4	By including change of use, the policy in the GBLP is over-restrictive - changes of use, under Policy C4 may be considered to be appropriate development, provided the openness of the Green Belt is maintained and purposes of the Green Belt not harmed.
Policy 20	C4	Policy C4 refers to major existing developed sites identified in adopted local plans. It is questionable whether or not all existing hospital sites would comply with this.
Policy 21	C4	Policy 21 contains a very strong presumption against allowing proposals for any development other than that indicated in earlier policies. There are several kinds of development which Policy C4 now caters for, provided certain criteria are met, e.g. change of use (including re-use of existing buildings) and infilling/redevelopment of major existing developed sites, and small-scale low-cost housing development.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

To: Heidi Lynch, Development Control

From: Tom Payne, Environmental Health

Your Ref: F/2002/5648

My Ref: 20016567

Date: 23 January 2002

PROPOSED CHANGE OF USE OF REDUNDANT PIG BUILDING TO FORM JOINERY WORKSHOP.

THE ANNEX, TWYFORD FRUIT FARM, LONDON ROAD, RUSCOMBE, READING

These proposals have been evaluated and I have the following comments. According to our records, there is one landfill site within 250 metres of the site.

NGR	Distance	Landfill Name	Landfill Description
SU 799 778	124 metres	Old Chalk Pit, Wargrave	Putrescible/household

In view of the distance from this development it is unlikely that landfill gas will present a risk to this proposal.

However, should planning permission be granted I recommend the following conditions are imposed:

1. The use shall not commence until a scheme for noise attenuation measures has been submitted to and approved in writing by the Local Planning Authority. Any works which form part of the approved scheme shall be completed before any permitted premises is occupied unless an alternative period for completion is agreed in writing by the Local Planning Authority.
   Reason: To safeguard the residential amenities of nearby residents and the area generally from noise and disturbance.

2. The premises shall not be used except between 0730 hours and 1800 hours Monday to Saturday and at no time on Sundays, bank and other public holidays without the prior agreement in writing of the Local Planning Authority.
   Reason: To safeguard the residential amenities of nearby residents and the area generally from noise and disturbance.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

cc Paul Eggleton, Building Control

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 16 January 2002

Application Number: F/2002/5648

Proposal: Proposed change of use of redundant pig building to form joinery workshop. Renewal of consent 97/65051/F.

Parish: WARGRAVE PARISH

Site Address:
The Bungalow, Twyford Fruit Farm, London Road, Ruscombe, Reading.

Applicant:
J H Willmin 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).

C122, R122.

Signed: _____ **Print name:** ADAM. 16/01/02

Received by Wokingham District Council

Application No: F/2002/5648

Proposal:
Proposed change of use of redundant pig building to form joinery workshop. Renewal of consent 97/65051/F.

Location:
The Bungalow, Twyford Fruit Farm, London Road, Ruscombe, 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/2002/5648 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/02/2002. 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

16 January 2002

Think this is the wrong history card as 97/65051/F is not listed on it.

Application Number : F/2002/5648	Map No : 25.
Case Officer : HL	Site Area : 5.79
Valid Date : 10-01-02	Received Date: 10/01/2002

Level : Delegated Application

Description : Proposed change of use of redundant pig building to form joinery workshop. Renewal of consent 97/65051/F.

Location : The Bungalow, Twyford Fruit Farm, London Road, Ruscombe, Reading.

Parish : WA Ward : WAR 16.1.02 -B.

Applicant : J H Willmin C/O Andesign.

Fee Required: £95 Fee Received: £95 (4)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS	Floor plan?		
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 16.1.02 JB

Building Control

Heritage (Harold Sanders)

Landscape

Trees

(Environmental Health) ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

(Policy & Plans) ✓

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

(Highways) ✓

(Royal Berks Fire & Rescue Service)

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

(Adjacent Parish :) Ruscombe ✓

SEB

British Gas

Oil pipeline

Transco

(Environment Agency) Pig Building ✓

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

(Green Belt)

NEIGHBOURS

S/N + see map

No pre-apps

5648

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
10 JAN 2002* 5648

1.	APPLICANT'S NAME	J.H. WILLMIN
	ADDRESS	THE NEW BUNGALOW, FLORAL MILE NURSERIES MILLEY LANE, HARE HATCH, TWYFORD, BERKS
	POST CODE	PHONE
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 978416S
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	AS ABOVE
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 REDUNDANT PIG BUILDING TO FORM JOINERY WORKSHOP (RENEWAL OF CONSENT 97/65051/F
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	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	AH/S/SS2 & O.S. SHEET

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 ?

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		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.

FORMER PIG BUILDING USED AS JOINERY WORKSHOP FOR PAST FIVE YEARS

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.

SEE PLAN

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 J.H. WILLMIN DATE 9/1/2002

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: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				209
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 AGRICULTURAL		209		
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		
Proposed	9	N/A

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.

JOINERY WORKSHOP ON SITE FOR PAST 5 YEARS

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

WOODS & LANGTON ON SITE FOR PAST 5 YEARS

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
			7

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".

1789/a

SECTION 66 CERTIFICATE

Application No.

10.JAN.2002* 5648

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

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
N/A		

Signed . . . LANDESIGN

On behalf of . . . J. H. WILLMIN

Date . . . 9/1/2002

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. L. JARNETT	[illegible]	[illegible]	[illegible] C/A
BR 6711	"		[illegible]	[illegible] N/A
09560	"	[illegible]	[illegible]	[illegible] C/A
BR 16271	"		[illegible]	[illegible] N/A
10137	"	"	[illegible]	[illegible] C/A
12436	"	[illegible]	[illegible]	[illegible] C/A
14200	"	[illegible]	[illegible]	[illegible]
14208	"	[illegible]	[illegible]	[illegible]
15627	"	[illegible]	[illegible]	[illegible] C/A
15628	"	[illegible]	[illegible]	[illegible] C/A
16305	"	[illegible] 2930 [illegible] within compliance Cond. 2.	24.9.81	[illegible] Ref

DATE OF COMPLETION

MINISTRY DECISION 16305 APPEAL GRANTED 13.7.82

SPECIAL ORDERS SEC. 64 DET. CONTAINERISED TREE NURSERY - JARNET - 27.10.87

DRAINAGE

091074

(2) 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	[illegible]	[illegible]	N/A TP 31.10.83
17248	"	[illegible]	[illegible]	N/A TP 31.10.83
17599	"	[illegible] 3 [illegible]	[illegible]	N/A Ref
17625	"	[illegible]	[illegible]	N/A Ref
17899 -	"	[illegible] 3 [illegible]	[illegible]	N/A Ref
18728	"	[illegible]	[illegible]	N/A Ref
~~19104~~	~~MR. P. Robinson~~	[illegible]		
19104	MR. P. ROBINSON	Erection of farm building Farm shop & accommodation	6.5.83	(Sub to agt) N/A C/A
20027	Robinson - Jarnet	"	22.9.83	N/A R
20397	"	[illegible]	5.1.84	N/A C/A
BR22246	WAGGS "	"	10.4.84	[illegible] 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 (25)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
21343	MR. E. JARNETT	O/BLDGS. TO STAFF ACC. AT NURSERY	8.5.84	N/A CIA
21344	JARNET + ROBINSON	HORTICULT. GREENHOUSE (FRUIT FARM)	4.5.84	N/A CIA
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 TO APPL. 30/11/90
28765	FLORAL MILE NURSERIES - MR. J. WILLMAN	- EXT. TO BUNGALOW	4.11.87	CIA
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 - LA

091074 30618 " " LOG STORAGE OCT.-FEB 7.6.88 28.2.91

(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	CIA
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	C/O USE REDUNDANT AGR. BLDGS. TO STORAGE DAMAGED CARS.	13.12.91	30.11.94
39087 *	MR. P. READING PRIMROSE NURSERY REDUNDANT BLDG AS WORKSHOP/STORAGE		13.5.92	3 yrs C/A
39176	L. GANDER TWYFORD FARM SHOP - TEMP. OFFICE STORAGE		22.6.92	3.6.93
39618 *	MR. M. STRAVER H.M. NURSERY	AGR. BARN. DEM. GLASS HOUSES. REPL. WITH POLYTUNNEL	2.9.93	CIA

DATE OF COMPLETION

MINISTRY DECISION 35904 - APPEAL DISMISSED - 30.4.91

SPECIAL ORDERS 39087 C/A 3 yrs 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	Decision
40037	MR. L. GANDER TWYFORD FARM SHOP/PARTIAL REBUILD LHT.		13.1.93	C/A
FP/92/0774	"	REINSTATE ROOF TIMBERS (DAMAGE BY FIRE)	9.10.92	C/APP
43193	J. WILLMIN	RENEWAL 38351	10.10.94	TP
		FLORAL MILE NURSERY		30.9.99
43940 *	MR. P. READING PRIMROSE NURSERY	RENEWAL 39087	3.3.95	30.4.98
95/60029/TEM	"			
FP94/3198	MR. E. JARNET TWYFORD FARM SHOP - SHOP ACCOMM. AT REAR		9.1.95	APP
44732	J. WILLMIN FLORAL MILE NURSERY - PARTIAL		22.11.95	30.11.96 TP
~~95/60824/TP~~	J. WILLMIN (RETRO)	C/O/USE - AGR. BLDG. & YARD TO DAIRY DEPOT		1 YR.
95/63187/F	HARE MATCH NURSERY	BARN FOR HORT USE	27.9.96	C/A
95/63188/F	"	BUNGALOW	N/P 18.11.96	

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	Decision
96/63348/A	BOB PULLINGER SIGNS	3 NON-ILL. SIGNS FOR HARE MATCH NURSERY	11.4.96	2 SIGNS C/A 1 SIGN REF
96/63919/A	CURTIS LEACH	HARE MATCH NURSERY / BOARD SIGN	24.7.96	C/A
96/64410/F	J.H. WILLMIN	THE NEW BUNGALOW (44732 RENEWAL)	21.11.96	30.11.99
96/64569/A	APPEAL * MR. P. READING	PRIMROSE NURSERY 2 SIGN BOARDS	4.12.96	REF
96/64693/F	GLORIOUS GARDENS LTD	R/O TWYFORD FARM SHOP (RETRO) POLY TUNNEL	14.1.97	C/A
97/65051/F	J. WILLMIN	THE NEW BUNGALOW - C/O/USE REDUNDANT FARM BLDG. TO JOINERY WORKSHOP	17.4.97	30.4.02

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1933 (7) TWYFORD FARM SHOP / FLORAL MILE NURSERIES / PRIMROSE NURSERY

ADDRESS LONDON ROAD PARISH WARGRAVE

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
97/65863/F	S. WILMAN	THE NEW BUNGALOW - C/U/USE: BLDG TO	B1(c) 15.8.97	C/A
		FLORAL MILE NURSERIES - METAL WORKSHOP		
97/65909/F		PRIMROSE NURSERY		
97/65940/F	MR P. READING	" " NEW TENANT - CONN'L-63940	15.8.97	C/A
97/65947/F	"	" " 5' POLYTUNNELS	29.8.97	C/A
97/66143/T	M. COLLINS	" " PAC AS HSH KARMER.	17.10.97	31.10.2002
97/66297/F	SCOTT/LEACH	HARE HATCH " GREEN/HOUSES	31.10.97	C/A
97/66642/F		PRIMROSE COU. GARAGE/STORE/WORKSHOP	24.12.97	PD
98/68711/F	J.H. WILLMIN	C/O USE AGR. BUILD. TO		
		WORKSHOP FOR TWYFORD MOWER		
		SERVICES LTD.	14.03.99	C/A
98/68712/F	"	C. of U. to Wk Sh/Office (Reading) Ltd (Retro)	23.3.99	C/A
99/69581/T	R.S. Underpinning & Piling	T. C. of U. of Bldg - Horticultural	18.10.99	C/A

MINISTRY DECISION (New Bungalow) to Storage & Office Use

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

8 1933 TWYFORD FARM SHOP ETC.

ADDRESS LONDON ROAD PARISH WARGRAVE

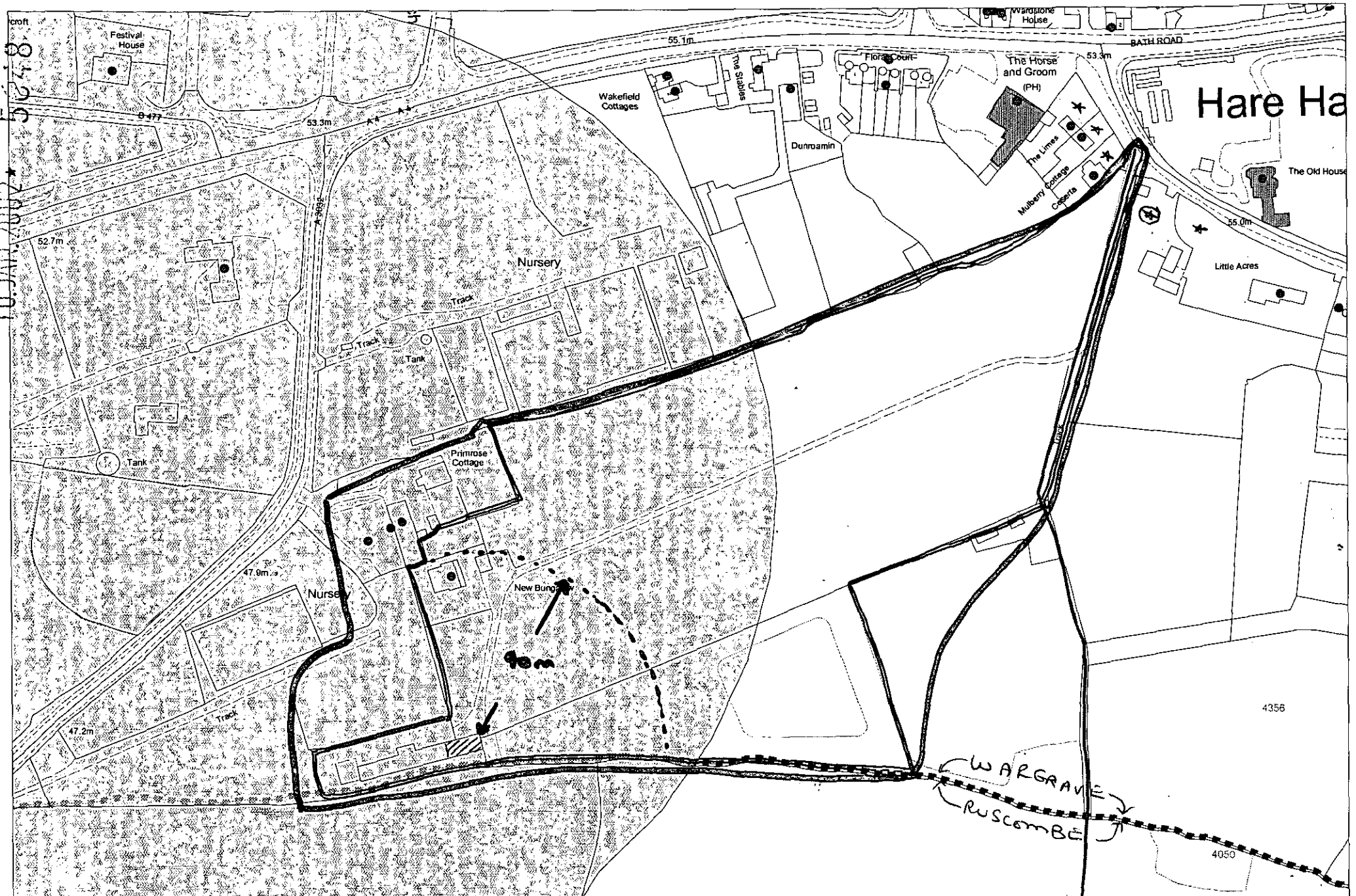
PLOT No ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2000/0308	Countywide Farmpk	erection of Warehouse & security fencing	5.4.00	REF
TP/2000/1424	County Marquees	C. of U. - Hortic. to storage	27.7.00	APP
TP/2001/3986	BT Cellnet	12.5m high tele mast.	21.6.01	APP
F/2001/4820	Scott & Mr Lea	Withdrawn	6.11.01.	
F/2001/5225	Hare Hatch Nursery			

MINISTRY DECISION F/2000/0308 Appeal dismissed 21.12.00

SPECIAL ORDERS



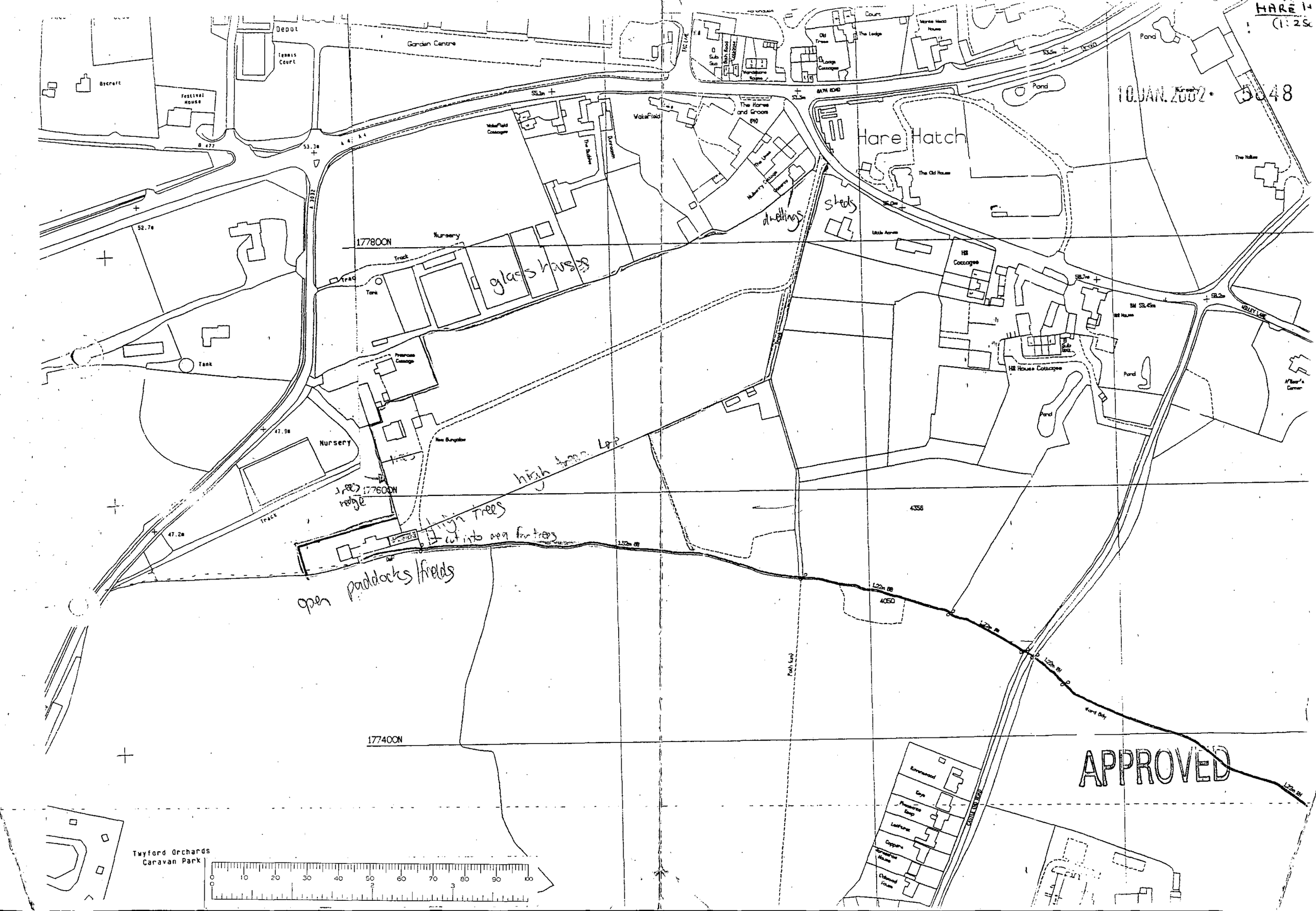
This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

15 January 2002

Scale: 1 : 2500

N W E S


HARE H
(1:25
10 JAN. 2002
5648
Hare Hatch
Garden Centre
Depot
Tennis Court
Festival House
Bycroft
Wakefield
The Horse and Groom
Wakefield Cottages
The Old House
Little Acres
Hill Cottages
Hill House Cottages
Pond
Nursery
Track
Tank
Pretrose Cottage
New Bungalow
177800N
177600N
177400N
glass houses
dwellings
sheds
high trees
high trees
cut into area for trees
open paddocks/fields
4356
4050
Twyford Orchards
Caravan Park
APPROVED