APPLICATION NO:
F/2002/6014

LOCATION:
Primrose Nurseries London Road, Hare Hatch Reading.

APPLICANT:
P Reading C/O Andesign

PROPOSAL:
Proposed change of use of agriultural barn to light industrial use (B1C).

EARLIEST DATE FOR DECISION: **06/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
24/04/2002

CASE OFFICER: ~~**Heidi Lynch**~~
Kerrin Lilligow

113/
B1

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P Reading
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2002/6014

Parish: **WARGRAVE**

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

Proposal: **Proposed change of use of agriultural barn to light industrial use (B1C).**

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. All operations associated with the use hereby approved shall be undertaken within the confines of the building and no operations other than parking, manoeuvring, loading or unloading shall be undertaken outside the building.

Condition
4. The premises shall not be used except between 0800 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.

Condition
5. No processes shall be carried on or machinery installed or used which are not such as could be carried on, installed or used in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

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 appearance of the locality.

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

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

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 OS1 and C2.
Loddon Area Local Plan Policies LBE1, LBE2 and LC21.
Green Belt Local Plan Policy 17.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WGB1, WGB4 and WRE2.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 23/04/2002

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

WORK SHEET FOR : Kerrin Lithgow

Application Number : F/2002/6014

Applicant : P. Reading, C/O Andesign

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

Proposal : Proposed change of use of agricultural barn to light industrial use (B1C)

Site Notice Displayed ? :	YES	NO	DATE
			11/04/2002

Date of Neighbour Notifications :

Date of Site Visit : 11/04/2002

Date Registered : 27/02/2002

Earliest Date for Decision : 06/04/2002

Latest Consultation Date/Site Notice Expiry Date : 06/04/2002

Application Expiry Date: 24/04/2002

Consultation Responses :

Highways consultation: recommend approval but with conditions C122, R122

Environmental Health: Have recommended that two conditions be imposed should permission be granted. Firstly, that the premises shall not be used except between 0800 hours and 1700 hours Monday to Saturday and at no time on Sundays; and Standard condition C081 regarding no noise, smell, dust etc.

Policy and Plans: Conditional Approval, however, need to consider the following:

- That the proposal does not detrimentally effect the purposes for including land within the Green Belt
- That the proposal does not have materially greater impact on the openness of the Green Belt than the existing development.
- That the proposal does not have adverse visual impact
- That the proposal will not generate more activity than at present, and if so, will this adversely affect nearby properties?
- Use of access by HGVs; impact on trees and hedgerows is acceptable

Senior Transport Planner:
Poor transport links to the property – not ideal for an employment location. Need to be sure of the reasons for approval, otherwise will be inaccessible employment development in the countryside. Comments made pursuant to Objectives 1, 2, 4, 5 and 9 of the Wokingham Local Transport Plan.

Planning History :

97/65863/F – Change of use of building to B1(c) (Metal Workshop) Granted 15/08/97. Temporary

98/68711/F – Change of use of agricultural building to workshop for Twyford Mower Services Ltd. Granted 17/03/99. Temporary – until 31 August 2000, in order to assess the impact of the Change of Use to be assessed and the future consideration of the continued operation in the interests of local amenity. Uses then *part joinery, part milk depot, and part workshop*. Mower shop not open to public

99/70391/F – Change of use of part of agricultural building to B1(C) use (car valeting company) Granted 19/01/00
NB: restricted to one employee at a time, ancillary to residential use of the property

The site comprises a former pig building which has been converted on a piecemeal basis to provide light industrial and other units, on a personal or temporary basis only.

Planning Issues :

1. Impact on green belt and countryside: WDLP Policies WGB1 Development in the Green Belt) WGB4 (Re-use of buildings in the Green Belt) and WRE2 (re-use of Rural Buildings); Policy 17 Green Belt Local Plan for Berkshire
2. Impact on highways
3. Impact on the neighbouring properties

The application site lies within the Green Belt and open countryside. It forms part of what was an agricultural building which has gradually been converted into light industrial units, mainly for local businesses. This has been undertaken on a piecemeal basis. Previous applications have all been approved.

1. Impact on the green belt and countryside
PPG7 on the countryside states that the re-use of agricultural buildings for other uses may be deemed acceptable subject to amenity and traffic considerations.

Policy WGB1 Development in the Metropolitan Green Belt states that the re-use and adaptation of existing buildings is permitted in the Green Belt provided that it meets with WGB4. According to Policy WGB4:

"The change of use and adaptation of existing buildings in the Green Belt will not be permitted if the new use and any associated uses have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land within it"

Policy WRE2 of the WDLP states that the re-use and adaptation of rural buildings for commercial use will be acceptable where the following criteria are met:

A. The form, bulk and general design of the building is in keeping with its surroundings;
B. the building proposed for re-use is suitable for the proposed use without major rebuilding or alteration;
C. there are no over-riding historical environment, environmental, road safety, visual or residential amenity objections arising from the scale, impact, character or siting of the re-use and its associated works and activities;

Planning permission is sought for the permanent change of use from the agricultural barn to light industrial use (B1C).

The building is already adapted to accommodate a light industrial workshop. Up to three units have been accommodated within the building previously, and it is proposed that up to four units be accommodated on the site. No additional buildings will be required. From a visual perspective the external areas to the front of the workshops were previously used for a mix of employee parking and milk floats (in dairy usage). It is not considered that the parking of several vehicles outside the premises will have a more detrimental effect than that which previously existed when the buildings were used for agricultural purposes. Work can, as was the case previously, be restricted to inside the building to reduce any noise impact.

2. Impact on Highways

Highways have recommended approval subject to the parking and turning area being provided prior to the units being utilised.

The senior transport planner has commented that poor transport links do not make the site a desirable location for employment uses. However, if the proposal relates to some low key new use, then it would be appropriate to approve the application only with restrictions (ie making it personal, temporary, or restricting to a specific use and/or ancillary to the nursery).

The use of the barn for light industrial uses is well-established. Several applications have been approved for B1(c) uses previously, and it would appear that no complaints have been received to date. The change of use will involve a possible four units – although it may be that only 2, or 3, are used at any one time. It is therefore considered that the change will not have significantly detrimental effect on traffic movements to and from the site.

3. Impact on the Neighbouring Properties

As mentioned above, it is considered that the amenity impacts of the workshops can be minimised. The work can be restricted to the inside of the building to reduce any noise impact, whilst it is considered that the effect of additional traffic movements will be minor.

The several previous planning approvals have ensured that the front of the building (surrounding the parking) is screened with various bushes.

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

Application Number:
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions/Reasons for refusal
1.	C001	R001	Time limit
2.	C122		C122 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.
		R122	*To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.*
3.			All operations associated with the use hereby approved shall be undertaken within the confines of the building and no operations other than parking, manoeuvring, loading or unloading shall be undertaken outside the building.
			To safeguard the appearance of the locality
4.		0800	The premises shall not be used except between the 0800 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
			To safeguard the residential amenities of nearby residents and the area generally from noise and disturbance.
5.	C081	R081	No noise, smell, dust etc

Informatives for Approvals:

1.	N16

Policies

Loddon Area Local Plan Policies: LBE1, LBE2, LC21
South-East Area Local Plan Policies:
Wokingham District Local Plan Policies: WOS3, WBE1, WGB1, WGB4, WRE2
Green Belt Local Plan Policies: Policy 17
Berkshire Structure Plan Policies: OS1, C2
Minerals Local Plan Policies:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: T.G Walsh
(Development Control Manager)

Date: 23/04/02.

23.4.02

RECORD OF SITE VISIT

Site Address: Primrose Nurseries, London Road, Hare Hatch, Reading
Application Number: F/2002/6014
Officer: Kerrin Lithgow
Date of Site Visit:

1 SITE/STATUTORY NOTICE DISPLAYED?
Yes

2. DESCRIPTION OF SURROUNDINGS

Large open access area to front of site. Carparking in secluded bays with plenty of screening

3. DESCRIPTION OF SITE/BUILDING

Large timber barn. Corrugated iron roofing. Timber painted black. Currently one business in the building (?)

4. RELATIONSHIP TO ADJOINING PROPERTIES

Dwelling to side and rear
Nursery to front

5. SITE CONSTRAINTS

TREES None in immediate vicinity

ACCESS/PARKING Plenty of parking in well screened bays

LEVELS flat

BOUNDARY TREATMENT Thick trees to west. Open nurseries to east

OTHERS

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Heidi Lynch Development Control	Your Ref:	F/2002/6014
From:	Tom Payne Environmental Health	My Ref:	000521
		Date:	April 16, 2002

PROPOSED CHANGE OF USE OF AGRICULTURAL BARN TO LIGHT INDUSTRIAL USE (B1C).

PRIMROSE NURSERIES, LONDON ROAD, HARE HATCH, READING.

These proposals have been evaluated and I recommend that the following conditions be imposed should the application be granted planning consent:

1. The premises shall not be used except between 0800 hours and 1700 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.

2. Standard conditionC081.

If any clarification on these comments is needed, please do not hesitate to contact me on extension 6361.

T. Payne

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

1800 hours is our normal evening limit

TPLT

POLICY AND PLANS CONSULTATION

Date: 2/4/02
Case Officer: Heidi Lynch
Application: F/2002/ 6014 proposed change of use of Agricultural barn to B1(c) use
Location: Primrose Nurseries, London Road, Hare Hatch
Applicant P Reading C/o Andesign

This proposal should be assessed against policies WGB1 (Development in the Green Belt), WGB4 (Re-use of buildings in the Green Belt) and WRE2 (Re-use of Rural Buildings) as set out in the Wokingham District Local Plan deposit draft and as proposed to be amended by the Inspector in his report (see pages 3-4 and 3-9 for Green Belt policies and 7-38 for re-use of rural buildings).

Green Belt
Under national Green Belt Policy in PPG2 and in local plan policy the principle of reuse of rural buildings for commercial purposes is acceptable. However you will need to be satisfied that the proposal does not detrimentally affect the purposes for including land within the Green Belt nor have materially greater impact on the openness of the Green Belt than the existing development. Provided development and ancillary storage is contained within buildings and no greater or more prominent area is given over to parking that currently exists, what is proposed is likely to be acceptable in terms of Green belt policy.

Impact on the Countryside
You will also have to consider as a primary consideration the visual impact on the countryside and the consequent effect on rural character of what is proposed, when compared with the current use.

General Development Control issues
As case officer you will need to assess if the proposed use would generate more activity than previously and if so whether this will affect other nearby properties.

Highway issues
Provided the access and use of the rural roads by HGVs is not considered detrimental in highway terms and there is no unacceptable impact on trees and hedgerows to form a safe access the application should be approved as a appropriate re- use of a rural building

Recommendation: Probable Conditional Approval

2/4/02

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 14 March 2002

Application Number: F/2002/6014

Proposal: Proposed change of use of agriultural barn to light industrial use (B1C).

Parish: WARGRAVE PARISH

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

Applicant:
P Reading 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 15/03/02

MEMORANDUM

To: Heidi Lynch – Development Control **Date:** 11th April 2002

Application F/2002/6014

Site: Primrose Nurseries, London Road, Hare Hatch.

Proposal: Proposed change of use of agricultural barn to light industrial use (B1C).

It is not clear in the application whether the proposal is linked to the existing operations at the nurseries or something more speculative. Poor transport links do not makes the site a desirable location for employment uses. However if the proposal relates to some low key new use, which the application forms seem to suggest, then it would be appropriate approve the application only with restrictions i.e. making it personal, temporary or restricting to a specific use and/or ancillary to the nursery. Unless there are other sound planning reasons to allow the development. Thus preventing the development becoming a precedent for other inaccessible employment development in the countryside.

These comments are made pursuant to Objectives 1, 2, 4, 5 and 9 of the Wokingham Local Transport Plan.

Stephen Kempka
Senior Transport Planner
Ext. 6488

Recd 9.00 AM 22. 3.02

ANDESIGN
BUILDING PLANS

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

54529

SERVICES	HPT
HL	ENF
APP	
CS	
22 MAR 2002	
COPIES TO	

Ms. Heidi Lynch
Planning Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

ref: 4230

22nd March 2002

Dear Ms. Lynch,

re: Application No. F/2002/6014 - Primriose Nursery,London Road, Hare Hatch

As requested, please find enclosed 6 copies of the original drawing of the building which is the subject of the current application which I trust will be of some use in processing the application.

Yours faithfully,

A. Hester

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 27 FEB 2002

Officer: HL | Application No. F 2002 6014

Map No. 25 Site 2.21

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED CHANGE OF USE OF AGRICULTURAL BARN TO LIGHT INDUSTRIAL USE (B1c)

Location: PRIMROSE NURSERY, LONDON ROAD

Parish: ~~FLUXFORD~~ WARGRAVE Ward: Wargrave

14.3.02 D

Applicant: P READING

(9)

Fee Received 140-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	[redacted]		
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	Floor plans to show internal layout of barn.	14.3.	
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 : 14.3.02 13. 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 Contact Moore .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish ✓ : Ruscombe
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: Green Belt

.....
.....
.....

NEIGHBOURS:

.....
.....
S/N + See Map.
.....
.....
.....
No pre-apps
.....
.....

Organisation_Name	Building_Name	address1	Postcode
BERKSHIRE GARDEN MACHINERY SE	PRIMROSE NURSERIES	PRIMROSE NURSERIESLONDON ROADREADING	RG109RS
	TWYFORD FARM	TWYFORD FARMLONDON ROADREADING	RG109RS
M S F & COUNTRY STORE			RG109EQ
KAS SIGNS	PRIMROSE NURSERIES	PRIMROSE NURSERIESLONDON ROADREADING	RG109RS
PRIMROSE NURSERY			RG109HW
	TWYFORD FRUIT FARM	TWYFORD FRUIT FARMLONDON ROADREADING	RG109HW
	PRIMROSE NURSERIES	PRIMROSE NURSERIESLONDON ROADREADING	RG109RS
HARE HATCH NURSERY			

Neighbours Consulted F/2002/6014

**********FILE COPY**********

Tel: (0118) 974 6482

Date: 14 March 2002

My ref: F/2002/6014

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

Councillor Etheridge
41a Bearwood Road
Barkham
Berks
RG41 4SX

Dear Councillor

Application Number: F/2002/6014
Primrose Nurseries, London Road, Hare Hatch, Reading.
Proposed change of use of agriultural barn to light industrial use (B1C).

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Heidi Lynch** on **(0118) 974 6482** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Heidi Lynch** Application Number: **F/2002/6014**
Primrose Nurseries, London Road, Hare Hatch, Reading.
Proposed change of use of agriultural barn to light industrial use (B1C).
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL
and my reasons are:

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Etheridge

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6482

Date: 14 March 2002

My ref: F/2002/6014

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/6014
Primrose Nurseries, London Road, Hare Hatch, Reading.
Proposed change of use of agriultural barn to light industrial use (B1C).

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If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Heidi Lynch** on **(0118) 974 6482** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Heidi Lynch** Application Number: **F/2002/6014**
Primrose Nurseries, London Road, Hare Hatch, Reading.
Proposed change of use of agriultural barn to light industrial use (B1C).
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Browne

**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/6014

Proposal:
Proposed change of use of agriultural barn to light industrial use (B1C).

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

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday 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/2002/6014 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 06/04/2002. 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.

Trevor Watson
Development Control Manager

14 March 2002

ANDESIGN
BUILDING PLANS

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

27 FEB 2002* 6014

ref:4230

Planning Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

26th February 2002

Dear Sir,

re: Primrose Nursery, London Road, Hare Hatch

You will be aware that my client Mr P. Reading has a series of temporary Planning Consents for the various tennants occupying the three untis that form the main barn at the above premises. In order to eliminate the necessity of keep coming back to your Council for approval of individual tennants I am now enclosing an application for a permanent Change of Use of the entire barn for your consideration. As you know the barn already has existing tennants and it is supported by ample car parking facilities in front of the units. I trust you will be able to add your full support to this application, but if you have any queries please do not hesitate to contact my office.

Yours faithfully,

A. Hester

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

1. APPLICANT'S NAME: P. READING.
   ADDRESS: PRIMROSE NURSERY, LONDON ROAD
   HARE HATCH, TWYFORD, BERKS
   POST CODE: PHONE 9402002 / 9404288

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 9784165

3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.
   SITE LOCATION: 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 EXISTING BARN

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: O.S. SHEETS

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.

BUSINESS
FORMLEY HORTICULTURAL

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

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

14. STATE EXTERNAL MATERIALS TO BE USED. N/A

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

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 ~~YES~~ 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 P. READING DATE 26/2/2002

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".

1789/a

SECTION 66 CERTIFICATE

Application No.

27.FEB.2002* 6014

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
NOT APPLICABLE		

Signed ..... (AN DESIGN)

On behalf of ..... P. READING

Date 26/2/2002

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

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

ADDRESS LONDON ROAD PARISH WARGRAVE

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
03604	MR. E. JARNETT	GLASSHOUSES	27.11.75	N/A CL
BR 4711	"	"	7.5.76	APP N/A
09560	"	O/APP. AGR WORKERS DWG	16.12.78	N/A CL
BR 10271	"	"	26.2.79	APP N/A
10137	"	"	15.3.79	N/A CL
12936	"	PART PACKING SHED AS SHOP	10.4.80	N/A CL
14200	"	SITE LIC. FOR DES CARAVAN	23.10.80	N/A 31.10 TP
14208	"	CARAVAN	23.10.80	N/A 31.10 TP
15027	"	REPL. FARM SHOP WITH RES. ACC.	12.3.81	N/A CL
15028	"	GLASS HOUSE (37,000 SQ. FT)	12.3.81	N/A CL
16305	"	as 12936 but without compliance Cond. 2.	24.9.81	N/A Re

DATE OF COMPLETION

MINISTRY DECISION 16305 APPEAL GRANTED - 13.7.82

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

DRAINAGE

091074

(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	SITE LIC. FOR CARAVAN	27.7.82	N/A TP 31.10.8
17248	"	RENEWAL 14208	27.7.82	N/A TP 31.10.
17899	"	REMOVE 3 SIGNS / ERECT 2	26.8.82	N/A REF
17025	"	½ ACRE FOR STORAGE OF CARAVANS	27.7.82	N/A REF
17899	"	REMOVE 3 SIGNS - ERECT 2	26.8.82	N/A REF
18728	"	CONT USE OF FARM OFFICE INCL.	13.1.83	N/A REF
~~19104~~	~~MR. P. Robinson~~ O/L	AGR & BUS ADMIN & STORAGE CONTAINERS		(Sub to agt
19104 *	MR. P. ROBINSON O/L	Erection of farm building Farm shop & accommodation	6.5.83	N/A
20027	Robinson - Jarnet.	"	22.9.83	N/A K
20397	"	GEN PURPOSE BLDG, SHOP, BUNKS	5.1.84	N/A CTA
BR22246	WAGGS "	"	10.4.84	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

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

DRAINAGE

091074

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

ADDRESS LONDON ROAD PARISH WARGRAVE

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
21343	MR. E. JARNET	O/BLDGS. TO STAFF ACC. AT NURSERY	8.5.84	N/A CLA
21344	JARNET + ROBINSON	HORTICULT. GREENHOUSE (FRUIT FARM)	4.5.84	N/A CLA
22566	"	PART GREENHOUSE TO EXHIBITION	13.12.84	N/A REF
BRA 424	JARNET	BUNGALOW	19.3.86	APP N/A
27695	W/DR "			
BRA 3143	"	"	22.1.87	APP
BRA 1471	* MR. P. READING - PRIMROSE NURSERY - S/ST. EXTENSION		8.9.86	APP
28709	PRIMROSE NURSERY * "	SALE OF LOGS OCT. TO FEB	4.11.87	REF
28763	" * "	PART O/BLDG. TO CATTERY	4.11.87	PERSONAL APPL. 30/11/
28765	FLORAL MILE NURSERIES - MR. J. WILLMAN	- EXT. TO BUNGALOW	4.11.87	CL
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 - 2

091074 30618 " " LOG STORAGE OCT. - FEB 3.6.88 28.2

1764

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

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	CL
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	RE
38351	J.M. WILLMIN FLORAL MILE NURSERIES - NEW BUNGALOW C/O USE REDUNDANT AGR. BLDGS. TO STORAGE DAMAGED CARS.		13.12.91	30.1
39087 *	MR. P. READING PRIMROSE NURSERY REDUNDANT BLDG AS WORKSHOPS/STORAGE		13.5.92	34
39176	L. GANDER TWYFORD FARM SHOP - TEMP. OFFICE STORAGE		22.6.92	3.6
39618 *	MR. M. STRAVER H.M. NURSERY	AGR. BARN. DEM. GLASS HOUSES. REPL. WITH POLYTUNNEL	2.9.93	C

DATE OF COMPLETION

MINISTRY DECISION 35904 - APPEAL DISMISSED - 30.4.91

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

DRAINAGE AND IS NOW W/DR - 24.7.92

1933

(5) TWYFORD FARM SHOP ETC.

ADDRESS LONDON ROAD PARISH WARGRAVE

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
46037	MR L GANDER TWYFORD FARM	SHOP/PARTIAL REBUILD & EXT.	13.1.93	C/
FP/92/0774	"	REINSTATE ROOF TIMBERS (DAMAGE BY FIRE)	9.10.92	CLARP
43193	J. WILLMIN	RENEWAL 3835/	10.10.94	TF
	FLORAL MILE NURSERY			30.9
43940 * 95/00029/TEN	MR P READING PRIMROSE NURSERY	RENEWAL 3987	3.3.95	30.4
FP/94/3/98	MR L JARVIS TWYFORD	FARM SHOP - ACCOMM. AT REAR SHOP	9.1.95	APP
44732	J. WILLMIN FLORAL MILE NURSERY	- PARTIAL C/O/USE - AGR. BLDG. & YARD TO DAIRY DEPOT	22.11.95	30.11.96 TF
95/60320/FP	J. WILLMIN (RETRO)			
95/63187/F 95/63188/F	HARE HATCH NURSERY	BARN FOR HOME USE BUNGALOW	27.9.96 N/P 18.11.96	CL

MINISTRY DECISION

SPECIAL ORDERS

(6) ADDRESS TWYFORD FARM SHOP ETC PARISH WARGRAVE

PLOT No. LONDON ROAD ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
96/63348/A	BOB PULLINGER SIGNS 3	NON-ILL. SIGNS FOR HARE HATCH NURSERY	11.4.96	2 SIGNS C 1 SIGN RE
96/63919/A	CURTIS & LEACH HALL	HATCH NURSERY BOARD	SIGN 24.7.96	CL
96/64460/F	J.H. WILLMIN THE	NEW BUNGALOW (RENEWAL 44732)	21.11.96	30.11.
96/64569/A	APPEAL *MR P. READING PRIMROSE	NURSERY 2 SIGN BOARDS	4.12.96.	REF
96/64693/F	GLORIOUS GARDENS LTD R/O (RETRO)	TWYFORD FARM SHOP POLY TUNNEL	14.1.97	CL
97/65051/F	J. WILLMIN THE	BUNGALOW - C/O/USE RESIDENT FARM BLDG. TO JOINERY WORKSHOP	17.4.97	30.4.

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	Decisi
97/65863/F	S. WILMAN	THE NEW BUNGALOW - C/o USE BLDG TO B1(c)	15.8.97	Cl
		FLORAL MILE NURSERIES - METAL WORKSHOP		
97/65909/F		PRIMROSE NURSERY		
97/65940/V	MR P. READING	" " NEW TENANT - COND 1-43940	15.8.97	C
97/65947/F	"	" " 5' POLYTUNNELS	29.8.97	C
97/66143/T	M. COLLINS	" " PART AS. LISH FARM ETC.	17.10.97	31.10
97/66297/F	SCOTT/LEACH	HARE HATCH " GREENHOUSES	31.10.97	C
97/66642/F		PRIMROSE COTT. GARAGE/STORE/WORKSHOP	24.12.97	P
98/68711/F	J.H. WILLMIN	COFUSE AGR. BUILD. TO		
		WORKSHOP FOR TWYFORD MOWER		
		SERVICES LTD.	17.03.99	C
98/68712/F	"	C. of U. to WK Sh/Office (Reading) Ltd (Retro)	23.3.99	C
99/69581/T	R.S. Underpinning & Piling	T. C. of U. of Bldg - Horticultural	18.10.99	C

MINISTRY DECISION (New Bungalow) to Storage & Office Use

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

1933 (8) TWYFORD FARM SHOP/FLORAL MILE NURSERIES & PRIMROSE NURSERIES

ADDRESS LONDON RD PARISH WARGRAVE

PLOT No. ORD.SHEET No.

Planning No.	Building No.	Applicant	Description of Development	Date	Decision Building	Decision Plannin
F/2002/6010		Mr. G. Watt	2 SH/S Ext.			

MINISTRY DECISION:

SPECIAL ORDERS:

(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	RE
TP/2000/1424	County Marquees	C. of U. - Horti. to storage	27.7.00	AP
TP/2001/3982	BT Cellnet	12.5m high tele mast.	21.6.01	APP
F/2001/4820	Scott & Mr Lea	Withdrawn	6.11.01.	
F/2001/5225	Haw Hatch Nursery	erect of glasshouses, toilet block, office + staff room	9.1.02	C/E
F/2002/6014	P. Reading	C. of U. of Ag Barn to light Ind. Use (B1)		

MINISTRY DECISION F/2000/0308 Appeal dismissed 21.12.00

SPECIAL ORDERS

HARE HATC
(1:500)

Primrose
Cottage

27 FEB 2002* 6014

APPROVED

47.9

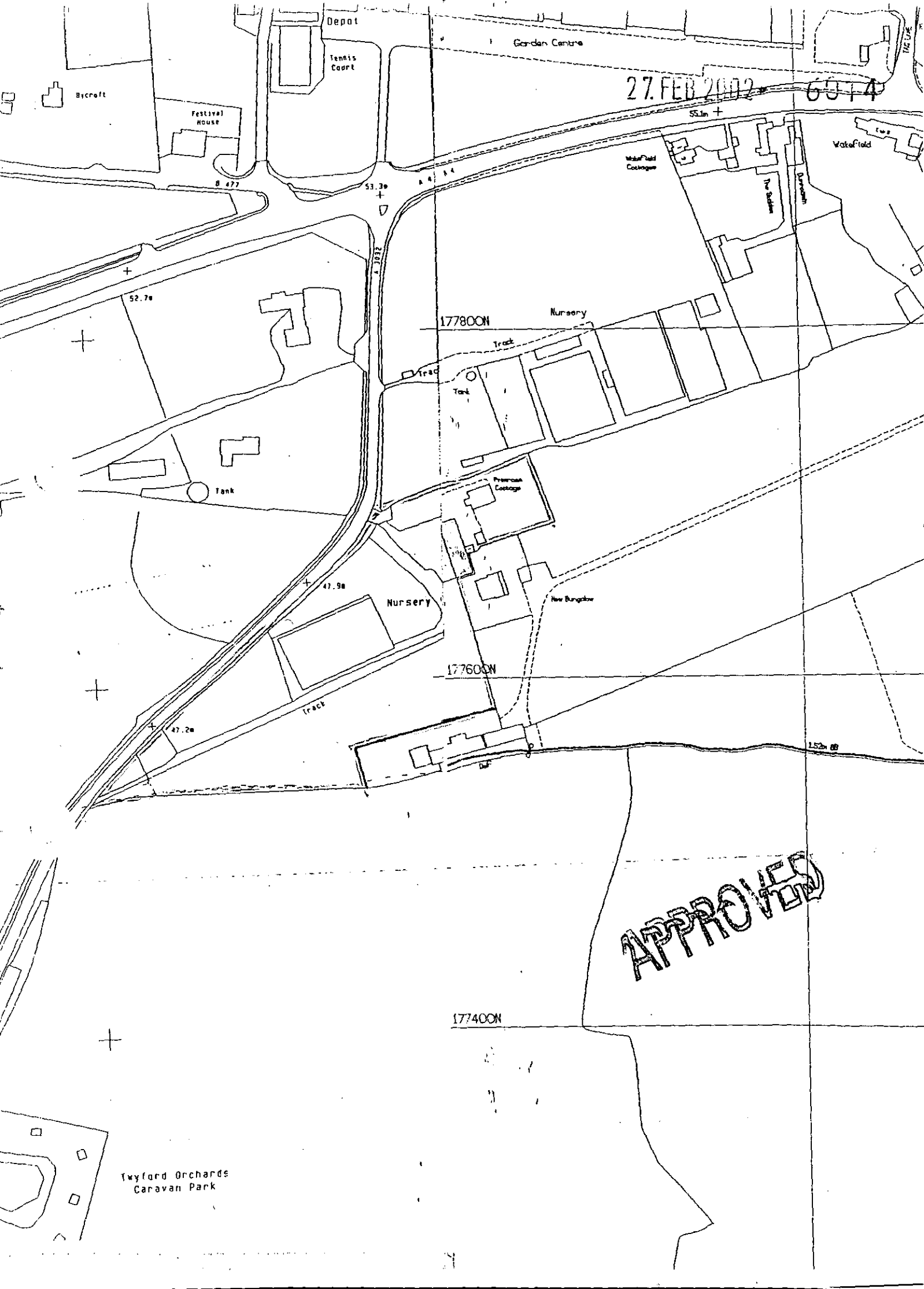
Nursery

existing car park

177600N

Track

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



Depot
Garden Centre
Tennis Court
Bycroft
Festival House
27.FEB 2002
6014
55.1m
Wakefield
Wakefield Cottages
The Stables
Dunnamin
B 477
53.3m
A 4
A 3032
52.7m
177800N
Nursery
Track
Tank
Tank
Premises Cottage
47.9m
Nursery
New Bungalow
177600N
Track
47.2m
1.52m BB
APPROVED
177400N
Twyford Orchards
Caravan Park



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Development Control Section, Environmental Services, Wokingham District Council.
4 March 2002 Scale: 1 : 2500

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