WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

World of Gardens
C/O Gregory Grey Associates
Redcliffe
17 Dinorben Close
Fleet
Hants
GU52 7SL

Application Number: F/2002/6245

Parish: **SWALLOWFIELD**

Location: **Balcombe Nurseries, Basingstoke Road, Swallowfield, Reading.**

Proposal: **Proposed redevelopment of garden centre, reuse of buildings, access improvement, road, parking and landscaping.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason
1. Due to the proposed design, materials and form of construction, the proposed main sales building would have an unacceptably urbanising and detrimental impact on the character and appearance of this predominantly rural area and on the gap between settlements. The proposal would therefore be contrary to Berkshire Structure Plan Policies C2 and C6, Loddon Area Local Plan Policies LTV2, LC1 and LC22 and to Wokingham District Local Plan Policies WCC1, WCC2 and WRE6.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies C2, LD3, LD5, OS1 and EN3.
Loddon Area Local Plan Policies LTV2, LC1, LC22, LBE2, LT5, LPS2 and LPS3.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WCC1, WCC2, WBE1, WRE6, WT7 and WIC16.

Informative

2. The applicants are advised to verify that they own all the land within the boundary of the application site.

T. G Watson

Trevor Watson
Development Control Manager
Date: 12/06/2002

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.

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 12TH JUNE 2002 FROM 7.00 PM TO 10.00 PM

Present: Mr AJ Ross (Chairman), Mrs ANMC Drake, (Vice-Chairman), Mrs DC Beatty, Mr MJ Bryant, Mr SR Conway, Mr. JL Earnshaw, Mr. RFN Eke, Mrs JL Lissaman, Mr KA Malvern, Mrs M Robertson, Mr ND Rose, and Rob Stanton

Also present under Rules of Procedure: Fiona Rolls.

PART I

23. MINUTES

The Minutes of the meeting of the Committee held on 22ND May 2002 were confirmed as a correct record and signed by the Chairman subject to the amendment of minute 12 under resolved to read;

RESOLVED: *"That Application No: 2001/5540 be approved subject to the conditions set out on Agenda pages 213 to 216."*

land ownership and effect of the proposal on nearby trees. Officers also commented that an additional informative was proposed relating to land ownership issues.

Mr. Pierce a local resident attended the meeting and spoke in opposition to the proposal.

Mr. Grey representing the applicant attended the meeting and spoke in favour of the proposal.

In discussing the proposal Members expressed concern regarding highways aspects of the proposal and that the proposal if approved would undermine Council policies.

RESOLVED: That Application No: 2002/6245 be refused on the grounds set out on Agenda page 600 with the addition of the following informative;

Informative No: 2

The applicants are advised to verify that they own all the land within the boundary of the application site.

28. APPLICATION NO: 2002/6245, PROPOSED REDEVELOPMENT OF GARDEN CENTRE RE-USE OF BUILDINGS, ACCESS IMPROVEMENTS ROAD, PARKING AND LANDSCAPING, BALCOMBE NURSERIES BASINGSTOKE ROAD SWALLOWFIELD, FOR: WORLD OF GARDENS

The Committee considered a report about this application set out on Agenda pages 595 to 621.

Officers informed the Committee that since the dispatch of the Agenda additional letters of comment had been received from Swallowfield Parish Council raising issues relating to wildlife and a local resident raising issues relating to

Development Control Ref No:	Received	Parish
F/2002/6245	14.12.01	Swallowfield

Applicant: World of Gardens
Location: Balcombe Nurseries, Basingstoke Road, Swallowfield
Proposal: Proposed redevelopment of garden centre, re-use of buildings, access improvement, road, parking and landscaping

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation & Angela Odell

SUMMARY:

1. **Planning History** – On this 2.67 ha. site are two existing single storey buildings (the ex Mowrite showroom and workshops). The rest of the site is open land with grass, trees, shrubs and brambles and some partly overgrown hardstandings. Previously, a garden centre with garden machinery repairs and sales operated at the site.

   Application No. 40500 was granted permission on 22.6.93 for redevelopment of the existing garden centre comprising a 1,014 sq.m. glasshouse sales building, retention of the existing Mowrite workshop building (with demolition of 130.5m^2 of the northern end), car parking and outside display areas. Conditions included landscaping, retention and protection of trees, fencing, occupation of retained workshop and showroom by Mowrite only, goods sold to be limited to those specified and exclusion of food for human consumption, open display and sales areas to be used only as specified, no loud speakers, etc., hours of construction, machinery and deliveries limited but not hours of opening for garden centre sales.

   The application No. 97/66449/V was granted permission on 25.2.98 to allow another 5 years for time of commencement and retention of the existing Mowrite sales building.

   Three applications for residential development have been refused permission and subsequent appeals dismissed. Application No. 96/63285/F for 25 detached dwellings was refused permission on 11.4.96. Application No. 98/68734/F for 6 detached houses was refused permission on 9.2.99 and application No. 99/69285/F for 3 detached houses was refused permission on 4.5.99. The appeal decision letter for the latter two applications is attached. The Inspector considered that the extant permission for the garden centre was unlikely to be implemented.

2. **Proposal** – is to erect a 1,410 sq.m. main sales building and retain and refurbish the existing 698 sq.m. ex-Mowrite sales and workshop buildings. The main sales building would be constructed of timber cladding, brick, tiles and glazing and be 4.8

metres high, with maximum dimensions of 35m x 36m. Display areas for plants, hard landscaping and fencing, and conservatories and car parking are also proposed. Landscaping is proposed around the boundaries of the site.

The applicants' consultants have submitted a planning and design statement supporting the proposal, explaining that the outside display areas have been reduced, with no display areas for swimming pools, sheds, caravans, tents or camping. There would also now be no mower shop, cycle parking is now proposed and a pedestrian entrance connecting to the footpath. They have also explained that the 'concessions' would comprise those normally found on a garden centre, e.g. lawn mowers, aquatics, cut flowers, pet foods and goods. Regarding the design of the proposed building, they have explained that as this is similar to two garden centre buildings elsewhere, it should be considered acceptable.

The applicants' consultants have also explained that the applicants are former garden centre managers who have formed an association to develop their own garden centres and that Balcombe Nursery is their first project. They do not currently own the site.

Revised plans now show the ownership boundary with Balcombe Lodge correctly.

RECOMMENDATION: REFUSE PLANNING PERMISSION

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

BACKGROUND

3. **Consultations** -
   - ***Swallowfield Parish Council*** : Comments attached.
   - ***6 letters of objections from 4 addresses*** on the following grounds:
     - overdevelopment
     - not necessary to change previously proposed glass building. Solid building now proposed will block off sun and light to surroundings. Looks more like an industrial site than a garden centre. Suspect the application is a 'stalking horse' designed to procure more intensive development in the future, with increased traffic and disturbance. The application makes no mention of the true owner – World of gardens does not exist.

- traffic has increased in greater levels over the last 10 years – high speed on a derestricted road.
- proposed building position changed so in full view of 'Mayfield'.
- proposed 'concessions' could be a hotchpotch of various activities and need to control them.
- not necessary as other horticultural outlets in the area.
- outside plant displays should be further away from Mayfield.
- security risks will increase.
- loss of privacy from public overlooking.

- ***5 letters of comment and/or concern*** :
  - request more robust fencing (to Brandywell) and a pedestrian crossing.
  - existing trees and bushes on boundaries should be retained.
  - light pollution and inappropriate fencing should be avoided and sign posting kept to a minimum.
  - development should be no greater than that already permitted.
  - hours of operation and deliveries should be restricted.
  - concerned barn-style building proposed could be altered to commercial use.
  - needs to ensure adequate drainage.
- ***Environmental Health Officer*** : No objections subject to conditions restricting use of sound equipment, delivery times, construction hours and use of noisy machinery and equipment.
- ***Highway Officer*** : No objection subject to conditions and demonstration that an articulated lorry can turn within the site.
- ***Environment Agency*** : No objection subject to a condition covering surface water source control measures.

4. **Appraisal** – The main issues are:

   A. Effect on the character and appearance of the area. (Berkshire Structure Plan Policy C2; Loddon Area Local Plan Policies LTV2, LC1 and LC22; Wokingham District Local Plan Policies WOS3, WCC1, WCC2 and WRE6; Planning Policy Guidance Note No. 7).

   B. Effect on neighbouring properties. (Berkshire Structure Plan Policy LD3; Loddon Area Local Plan Policy LBE2; Wokingham District Local Plan Policies WOS3 and WBE1).

   C. Access and movement. (Berkshire Structure Plan Policies OS1 and LD5; Loddon Area Local Plan Policy LT5; Wokingham District Local Plan Policies WOS3 and WT7; Planning Policy Guidance Note No 13).

   D. Flooding Issues. (Berkshire Structure Plan Policy EN3; Loddon Area Local Plan Policies LPS2 and LPS3; Wokingham District Local Plan Policy WIC16; Planning Policy Guidance Note No. 25).

   E. Comments of the Parish Council and local residents.

   F. Inspector's Report on Part Two of the Wokingham District Local Plan.

A. Effect on the Character and Appearance of the Area

The site is outside a settlement and in a 'gap' between settlements in the local plans. As well as the effect on the character and appearance of the area, as the

previous permission is still extant, the proposal should be assessed on the differences between the proposed application and extant permission, unless circumstances have materially changed.

Policy WRE6 covers development at existing garden centres outside settlement boundaries, and states that redevelopment or extension of them may be acceptable subject to a list of criteria. Criterion A requires that the proposal would not have an adverse impact on the viability of nearby village shops. There is a village shop in Swallowfield nearly 1½ km. away, but none in Riseley. Condition No. 11 of the extant permission limited the types of goods sold to those shown on the approved drawing, and specifically excludes sales of food for human consumption. Providing a similar condition is re-imposed, it is considered that the proposal would be unlikely to have a significant adverse impact on the viability of the village shop in Swallowfield.

Criterion B requires that the proposal would not lead to an intensification of activity at the site. The amount of floorspace proposed would be 130.5m^2 greater (due to retention of the northern end of the Mowrite workshop), an increase of 8%. However, the amount of outside display areas is slightly reduced. Therefore it is considered that overall the proposal would not lead to a significant intensification compared with the extant consent.

Criterion C requires that the proposal has no greater visual impact on the character of the countryside due to its siting, scale, bulk, form, massing, materials or site coverage of buildings, car parks, display areas or associated road improvements than the existing development. The proposed new 1,014m^2 building would be 4.8 metres high and constructed of timber cladding, brick, tiles and glazing. It would be a substantial additional new building in the countryside for a commercial type of use. Whilst the siting, floorspace and height of the permitted glasshouse sales building are similar, it is considered that the permitted glasshouse is the type of structure associated with a horticultural enterprise that could be expected to be found in the countryside and would be lightweight in its structure and appearance. The proposed building, however, would have a solid and more permanent character and would have the appearance of a building that could be for a variety of uses, not just horticultural or garden centre use.

It is therefore considered that the building would have an unacceptably greater impact on the character and appearance of the countryside. It would have an urbanising effect and would consolidate and intensify existing building development in the 'gap', compared with the permitted glasshouse building. It is considered that the rest of the proposed development, i.e. retention and refurbishment of the ex-Mowrite buildings and outside display and parking areas, would have a similar impact to that of the extant permission.

Criterion D requires that the proposal does not cause detriment to adjoining land uses and occupiers on amenity or environmental policy grounds. There are several residential properties adjacent and near the site. The proposed garden centre would have a significant effect in terms of disturbance. However, compared with implementation of the extant permission, little difference in effect could be expected, providing the conditions recommended by the Environmental Health Officer were imposed. (The proposed main car parking area would be

slightly closer to 'Mayfield', but there would be a larger landscape buffer strip next to Balcombe Lodge). Conditions covering fencing and planting adjacent to boundaries with existing residential boundaries could be imposed.

Criterion E requires that the proposal does not lead to traffic and transport objections. As the highway officer has made no objection subject to conditions, it is considered that there is no objection to the proposal on this ground, compared with the extant permission. The site is not in a sustainable location, but in view of the extant permission for the same scale of development, it would not be reasonable to object on this ground. In any event, garden centres are normally to be found outside settlement boundaries.

Criterion F requires that there is no adverse impact on high quality agricultural land. The site is not on such land.

Criterion G requires that there is no adverse impact on the wildlife value of the site and its surroundings nor on sites of regional geological or geomorphological importance.

B. Effect on Neighbouring Properties
These have been addressed in Section A. above.

C. Access and movement
These have been addressed in Section A. above.

D. Flooding Issues
The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

E. Comments of the Parish Council and Local Residents
These have been noted and addressed above. If the proposed main buildings had been considered acceptable in principle, the conditions previously imposed could be imposed again.

F. Inspector's Report on Part Two of the Wokingham District Local Plan
Policies WRE6 and WCC2: The Inspector recommends that these policies are deleted and replaced. However, the essential points contained in his recommended re-wording are similar.
Policy WCC1: The Inspector recommends amendment to this policy, but it would impact in a similar way on the proposed development.
Policy WBE1: The Inspector recommends that the importance of good design is more strongly emphasised within the policy. He has also given more weight to sustainability issues, especially in transport terms.
Comment: It is considered that the Inspector's recommendations would not have a significant bearing on the proposed development when compared with the extant permission.

5. **Conclusion** – The proposal is for a substantial new building in the countryside. Compared with the extant permission, it is considered that the proposed alterations to the design and the materials of the proposed main sales building would have an unacceptable impact on the character and appearance of the area and "gap"

between settlements. For all other relevant issues, the comparative effects between the proposed development and extant permission are considered acceptable.

6. **Recommendation** – REFUSE planning permission for the following reason:

1. Due to the proposed design, materials and form of construction, the proposed main sales building would have an unacceptably urbanising and detrimental impact on the character and appearance of this predominantly rural area and on the gap between settlements. The proposal would therefore be contrary to Berkshire Structure Plan Policies C2 and C6, Loddon Area Local Plan Policies LTV2, LC1 and LC22 and to Wokingham District Local Plan Policies WCC1, WCC2 and WRE6.

Informative

1. You are advised, in compliance with *The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000*, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies C2, LD3, LD5, OS1 and EN3.
Loddon Area Local Plan Policies LTV2, LC1, LC22, LBE2, LT5, LPS2 and LPS3.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WCC1, WCC2, WBE1, WRE6, WT7 and WIC16.

SWALLOWFIELD PARISH COUNCIL

PARISH COUNCIL OFFICE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.gov.uk

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24 April 2002

FAXED AND POSTED

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

Dear Sirs,

Application Number: F/2002/6245
Location: Balcombe Nurseries, Basingstoke Road, Swallowfield Parish
Proposal: Proposed redevelopment of garden centre, reuse of buildings, access improvement, road, parking and landscaping
Case Officer: Angela Odell

There appears to be some discrepancy between the extant planning permission and this application with regard to the floor area of the proposed new development. The Parish Council assumes that the site layout that shows the new building to be approximately the same floor area as the glass house permitted in 97/66449/V to be correct, as if this is not the case then presumably this application will be rejected as not being valid due to providing misleading information.

In addition the Parish Council notes that the category for the application is A1 Shops, to which the applicant has added Garden Centre. The Parish Council therefore assumes that if Planning permission is granted, then the permission will be solely for a garden centre together with associated shops/workshops. Thus if in the future the garden centre closed down, and the new owner wished to convert the buildings into shops of a different nature, then planning permission for change of use would be required.

The Parish Council considers that the proposed conservatory will be visually more acceptable than the glass house which currently could be constructed in accordance with planning permission 97/66449/V. Consequently the Parish Council has no objection to the design of the proposed structure.

However the Parish Council is concerned, as it has been for all applications on this site, as to the increase of traffic that the garden centre will generate. The Basingstoke Road is heavily used with traffic travelling at a fast pace. The Parish Council is concerned that the substantial amount of traffic entering and leaving the site will therefore present a traffic hazard, which in turn will increase the chances of traffic accidents.

Contd.

If the application is granted planning approval then the Parish Council requests that conditions and/or alterations to the application are imposed as to:-

1. The hours that the centre is permitted to be open. The Parish Council considers that adjoining residential properties should not be subject to noise disruption after 6.30 p.m.
2. That deliveries etc. to the centre should not be allowed before 7.30 a.m. Monday to Friday, 9.00 a.m. on Saturday, and no deliveries on Sundays.
3. That, as this site is outside an identified settlement, lighting at night, including security lighting, is minimised.
4. That all boundary planting, particularly adjacent to neighbouring properties is of a substantial height and width, in order to minimise noise and visual intrusion.
5. That the rear boundary be close boarded fencing 2 metres high in order to prevent easy access from the garden centre to the rear of Brandywell and other properties.
6. That on all side boundaries where 2 metre high close boarded fencing, or similar, does not currently exist, then, if the adjacent owners require it, such fencing to be provided.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

SWALLOWFIELD PARISH COUNCIL

PARISH COUNCIL OFFICE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
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15 May 2002

FAXED AND POSTED

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15 MAY 2002	
COPIES TO	

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

Dear Sirs,

Application Number: F/2002/6245
Location: Balcombe Nurseries, Basingstoke Road, Swallowfield Parish
Proposal: Proposed redevelopment of garden centre, reuse of buildings, access improvement, road, parking and landscaping
Case Officer: Angela Odell

The Parish Council's response on the above application dated 24th April 2002 included the Parish Council's expressed concern over the access to the site from the B3349 Basingstoke Road in that the B3349 is a heavily used road with fast moving traffic, and therefore an access generating a large amount of vehicular movement will increase the risk of traffic accidents.

The Parish Council wishes to regretfully inform the Planning and Highways Departments that its concerns over the dangers of the Basingstoke Road have been proved in the worst possible manner, in that there was a fatal accident at Goddards Farm on the Basingstoke Road on Saturday May11th 2002. Goddards Farm is close to the entrance of Balcombe Nurseries.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

SWALLOWFIELD P C
SWALLOWFIELD PARISH COUNCIL
15.May. 2002 13:58

The Planning Inspectorate
Tollgate House,
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

Appeal Decision

inquiry opened on 28 July 1999

by M A Hillyer BSc MSc CEng MICE FCIWEM
an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

29 SEP 1999

Appeal A: T/APP/X0360/A/99/1019155/P5

Appeal B: T/APP/X0360/A/99/1022290/P5

- The appeals are made under Section 78 of the Town and Country Planning Act 1990 against refusals to grant planning permission.
- The appeals are brought by Bryant Country Homes Ltd against Wokingham District Council.
- The site is located at Balcombe Nursery, Basingstoke Road, Swallowfield.
- The Appeal A application (ref: 98/68734/F, dated 10 November 1998), was refused on 9 February 1999.
- The Appeal B application (ref: 99/69285/F, dated 11 March 1999), was refused on 4 May 1999.
- The Appeal A development proposed is the erection of 6 No detached houses & garaging with demolition of derelict/redundant buildings.
- The Appeal B development proposed is the erection of 3 No detached dwellings, 2 No garages and associated works.

Decisions: Appeal A – The appeal is dismissed.

Appeal B – The appeal is dismissed.

Procedural matters

1. The Inquiry sat on 28 & 29 July 1999 and the site inspection was undertaken on 28 July 1999.

2. It was confirmed at the Inquiry that the associated works referred to in the description of the proposed development in Appeal B are the same as the demolition works referred to in Appeal A.

3. The site boundaries are identical in each appeal.

The main issues

4. From the evidence given at the Inquiry, my reading of the written representations and inspection of the site and its surroundings, I consider that there are three main issues in these appeals. The first is the effect of the proposed developments on the character and appearance of the surrounding area, having particular regard to policy and the "fallback" situation. The second issue is the effect on sustainability, with particular regard to transport, and the third is the effect on the availability of different types of accommodation in the District.

The planning context

5. The development plan for the area consists of the Berkshire Structure Plan 1995 (SP) and the Loddon Area Local Plan 1995 (LP). There is an emerging plan, the Wokingham District Local Plan (ELP), which is the subject of a current public inquiry. I shall give policies in the ELP the weight suggested in paragraph 48 of Planning Policy Guidance (PPG) 1 – *General Policies and Principles.*

6. SP Policy C2 states that development outside settlements will only be permitted where it is required for agriculture, for the redevelopment of existing buildings, or for other essentially rural development. These principles are also set out in Policies LP LTV2 and ELP WCC1; the first of these includes as an exception development wholly appropriate to a rural area, and the ELP Policy includes development appropriate to the countryside which cannot be accommodated within a settlement. Policy C6 of the SP says that development will not be permitted where it would threaten open areas of special significance known as "green wedges" and "gaps", and defined as areas where there is a risk of coalescence of settlements or increased urbanisation, or loss of extensive open space. These principles are echoed in LP Policy LC1 and ELP Policy WCC2. SP Policy LD3 explains that development will only be permitted if it does not give rise to serious harm to the character and appearance of a area, or neighbouring amenities.

7. The planning strategy for development to be sustainable and to result in an overall improvement to the quality of life is set out in SP Policy OS1. This policy includes the objectives of protecting the character of the landscape and environment, and steering development to areas which minimise the need for travel and which can be well served by public transport. These aims are also behind the objectives of ELP Policy WOS1. SP Policy H4 states that new residential development should be close to employment services with good access, particularly to public transport.

8. SP Policy H9 states that favourable consideration will be given to residential proposals which add to the range of dwelling densities, types and sizes, with emphasis being given to smaller dwellings. LP Policy LH8 says that developments should incorporate a reasonable mix of house sizes on sites over 0.4 hectares. ELP Policy WH6 relates to housing development which is considered acceptable to the Council, and defines small dwellings as those with one, two or three bedrooms.

Consideration

Issue 1

9. With regard to the first issue, the site is a disused plant nursery and garden centre to the west of the Basingstoke road, set on land which rises gradually across the site, towards the west. There are single storey buildings in the northern corners of the site and some areas of hardstanding, but it is extensive and for the most part open and overgrown. Boundaries are marked by mature tree groups, dense in places, together with close-boarded fencing. There is an extant planning permission for a new garden centre on the site.

10. The site is adjoined at its eastern end by residential properties which are part of sporadic development fronting onto the Basingstoke road. The settlements of Swallowfield and Riseley are approximately equidistant from the site, to the north-east and south respectively. The site is in the countryside, with long open views to the east, in a defined "green wedge" or "gap" which serves to separate Swallowfield and Riseley.

11. The proposed developments would introduce a residential use to the site. The houses and associated buildings the subjects of both appeals would be set back from the Basingstoke road and would be screened to some extent by plantings, but they would be more in evidence from the road than the existing site buildings.

12. The existing houses in the immediate vicinity vary in size and style. The proposed houses would be set away from existing dwellings. They would not be out of keeping in terms of design and materials, but the cul-de-sac nature of the new layouts would contrast unfavourably with the road frontage settings of existing houses and would serve to extend residential activities into the countryside. The dwellings would be substantial five-bedroomed houses. The large frontage and rear garden areas would serve to retain some of the existing openness of the site, but the residential nature of these areas would be evident from garden structures and domestic accoutrements. The extent of this domestic aura would be reduced in the Appeal B proposal but it would still be evident from public viewpoints. Both proposed developments would have an urbanising effect at odds with the character of the site and much of its surroundings, threatening the "green wedge" or "gap" area and damaging to the countryside.

13. Much of the evidence examined at the Inquiry involved comparison of the extant planning permission for a garden centre and the two proposed developments. It is necessary for me to form a view on the impact of a garden centre and the likelihood of it being developed, in order to ascribe a weight to this "fallback" position.

14. The garden centre permission was granted in 1993 and extended by relaxation of a time limit in 1998. From Plans O & P of Mr Bailey's evidence it appears that the proposal would have sales buildings, car parking and open display areas, but no planted growing areas. This would lead to a more intensive use of the site during certain daytime periods than would the proposed residential developments, in terms of outdoor equipment, vehicle and pedestrian movement, activity and noise. The nature of the activity, that is retail sales rather than nursery growing, is one that could be sited in an urban or rural location, and examples of both types were described at the Inquiry.

15. The garden centre structures, principally the sales centre, would be of less bulk, lower, and in my view more rural in nature than the proposed dwellings. There would be a significantly greater proportion of hardstanding in the garden centre alternative, but this would be used for parking and moveable displays, and would not have a great effect on openness. In this respect I agree with the findings of the Inspector who determined Appeal T/APP/H0330/A/96/265991/P4 relating to a proposal for 25 houses on the site, although the relative obtrusion of the respective house developments would be proportional to the respective housing densities.

16. The garden centre would operate on a site which has supported a similar, but less intensive, activity in the past. In comparing the appearance and usage of the alternatives I consider that the garden centre would be marginally more in keeping with the area than either of the two appeal proposals before me. At the Inquiry the Appellant suggested that the garden centre planning permission flouted development plan policies, but that is not a matter before me in these appeals.

17. The site has been largely unused for four or five years. There is little evidence that it has been marketed as a garden centre. The letter to the Appellant dated 9 July 1999 from an established garden centre operator states that the area is well served by a number of large and well established garden centres. There is no evidence of any other inquiries regarding

redevelopment of the site as a garden centre. It is possible that this may occur during the life of the planning permission, but on the balance of evidence I consider that it is unlikely.

18. The proposals have been likened to "brownfield" redevelopment which Consultation Draft Planning Policy Guidance (PPG) 3 – *Housing* suggests is to be preferred to "greenfield" development. However the thrust of this draft is towards urban redevelopment, and it is not a government policy document. PPG 7 – *The Countryside – Environmental Quality and Economic and Social Development* states that the countryside should be protected for its own sake. The proposals are not for an essentially rural type of development, nor are they for the redevelopment of buildings.

19. Drawing together my findings on this issue I consider that the proposed developments the subjects of Appeals A & B would not constitute exceptions to countryside policy and would be harmful to the character and appearance of the surrounding area. They would be marginally more harmful than the permitted "fallback" development which however is unlikely to take place. The proposed developments would conflict with SP Policies C2, C6 and LD3, LP Policies LTV2 and LC1, and ELP Policies WCC1 and WCC2.

Issue 2

20. Turning to the issue of sustainability, there are two public bus services routed along the Basingstoke road, including a weekday hourly service to Reading scheduled to take 20-25 minutes. Limited shopping, schooling and other services are available in Swallowfield and Riseley, each just under 1km from the site. The proposed houses would have two or three car garages. There would therefore be a choice of means of travel to service facilities. Paragraph 3.2 of PPG 13 – *Transport* suggests that this is a requirement of housing development, although the same paragraph recommends that sporadic housing in the open countryside should be avoided.

21. I consider that the bus service would be adequate to cater for the proposed developments given the route and catchment area, and that access to services would be good. The site could be well served by public transport. The developments would not minimise the need to travel, but this is in my view a harsh requirement of SP Policy OS1, only to be met by dwellings adjacent to shops, schools and workplaces. I have no evidence on the availability of employment services in the area.

22. The question of what mode of transport the new residents would be likely to use was examined at the Inquiry. It appears from local evidence, and from my site observations, that the traffic on the Basingstoke road is fast, and sufficient to deter many people from regularly walking or cycling the distance from the site to Swallowfield or Riseley for services, although those options would exist. The convenience of car travel from the site is likely to be a significant factor, and the proposals would not encourage the use of public transport. However development plan and national policy does not evaluate proposed development on the likelihood of particular transport modes being used, but on the availability of realistic options. Such options would exist for the proposed developments.

23. The previous appeal decision on the site found that a development of 25 houses would be adequately served by public transport and have relatively convenient access to services and I agree with these findings in the context of the two Appeal proposals. The developments would result in an increase in car movements in the immediate locality, as the Inspector found in the Sun Lane appeal (Reference T/APP/X0360/A/97/288963/P7). That proposal was for a potential 20 houses within a village, and I do not consider that the number of

journeys which would be generated by a 3 or 6 house development at the site represents a significant increment in car travel in the wider area.

24. The implications of the "fallback" position, examined in consideration of the first main issue, are also relevant in the context of transport. For garden centres of the "fallback" type the Appellant demonstrated that daily trips of between 20 and 40 times those generated by the proposals would be likely. This would lead to a significant increase in car useage in the vicinity of the site, greater than exists at present or that would occur with the two housing proposals. I have no evidence on whether this would be new traffic or trips diverted from other garden centres, and my view is that there would be a small increase in the overall number of car journeys. For the reasons set out in paragraph 17 above I consider it unlikely that the new garden centre development will take place.

25. I conclude on this issue that the proposed developments would not comply fully with SP Policy OS1, with ELP Policy WOS1 or with the recommendations of PPG 13 but they would meet the aims of SP Policy H4. The effects of the proposals would be limited because of the small size of the developments, and they would not be significantly harmful to the sustainability principle. The "fallback" development would be more harmful but it is unlikely to take place.

Issue 3

26. With regard to the issue of housing sizes, the proposals are not acceptable to the Council and so ELP Policy WH6 is not relevant. The thrust of development plan policy is towards a variety of units on sites, with particular provision of the smaller type of units expected to be in demand now and in the future. There are no policies suggesting that single size developments will be refused planning permission. Paragraph 6 of PPG 3 states that functional requirements are a matter for the marketing judgement of developers. There is no evidence that small units could not form part of the development and the Council has said that the demand for small units is high in the District, but I consider that the effect of a 3 or 6 house development on total housing stock numbers would be insignificant, whether those houses be small or large.

27. I conclude on this issue that the proposed developments would not comply with the preferences of LP Policy LH8 or with the aims of SP Policy H9, but the effects would be limited because of the small size of the proposals, and the developments would not be significantly harmful to the availability of different types of accommodation in the District.

Conclusions

28. Drawing together my findings in these appeals I conclude that:

Appeal A: the harm which would result from the proposed development in the context of the second and third main issues would not be sufficient reason, on its own, to refuse planning permission, but it would exacerbate the harm caused to the character and appearance of the area, and

Appeal B: the harm which would result from the proposed development in the context of the second and third main issues would not be sufficient reason, on its own, to refuse planning permission, but it would exacerbate the harm caused to the character and appearance of the area.

The Council suggested a number of conditions to be used should planning permission be granted. The Appellant signalled his acceptance of these conditions, but imposition of any or all of them would not enable planning permission to be granted.

29. I have taken into account all other matters raised in evidence at the Inquiry and in the written representations, including housing land availability, the strategic proposals for housing in the area, and the existence of unilateral undertakings for the provision of affordable housing, recreational facilities, a footway and open space, but none of these matters is sufficient to override the considerations which have led to my decisions.

30. For the reasons given above I conclude that the appeals should not succeed and I shall exercise the powers transferred to me accordingly.

Michael A. Hilliker.

APPEARANCES

FOR THE APPELLANT:

Mr S Choong	Solicitor, of Eversheds, 115 Colmore Row, Birmingham, B3 3AL, instructed by Bryant Homes Limited
He called	Mr J F Bailey BA (Hons) MRTPI, Development, Land & Planning Consultants Ltd, Ritz Plaza House, 10 Denton Road, Wokingham, Berkshire, RG40 2DX
	Mr D J Brodie BSc CEng MICE MIHT, Peter Brett Associates, 16 Westcote Road, Reading, Berkshire, RG30 2DE

FOR THE LOCAL PLANNING AUTHORITY:

Mr R Warren	of Counsel, instructed by Wokingham District Council
He called	Mrs Angela Odell BA MPhil MRTPI , Planning Officer

FOR THE PARISH COUNCIL:

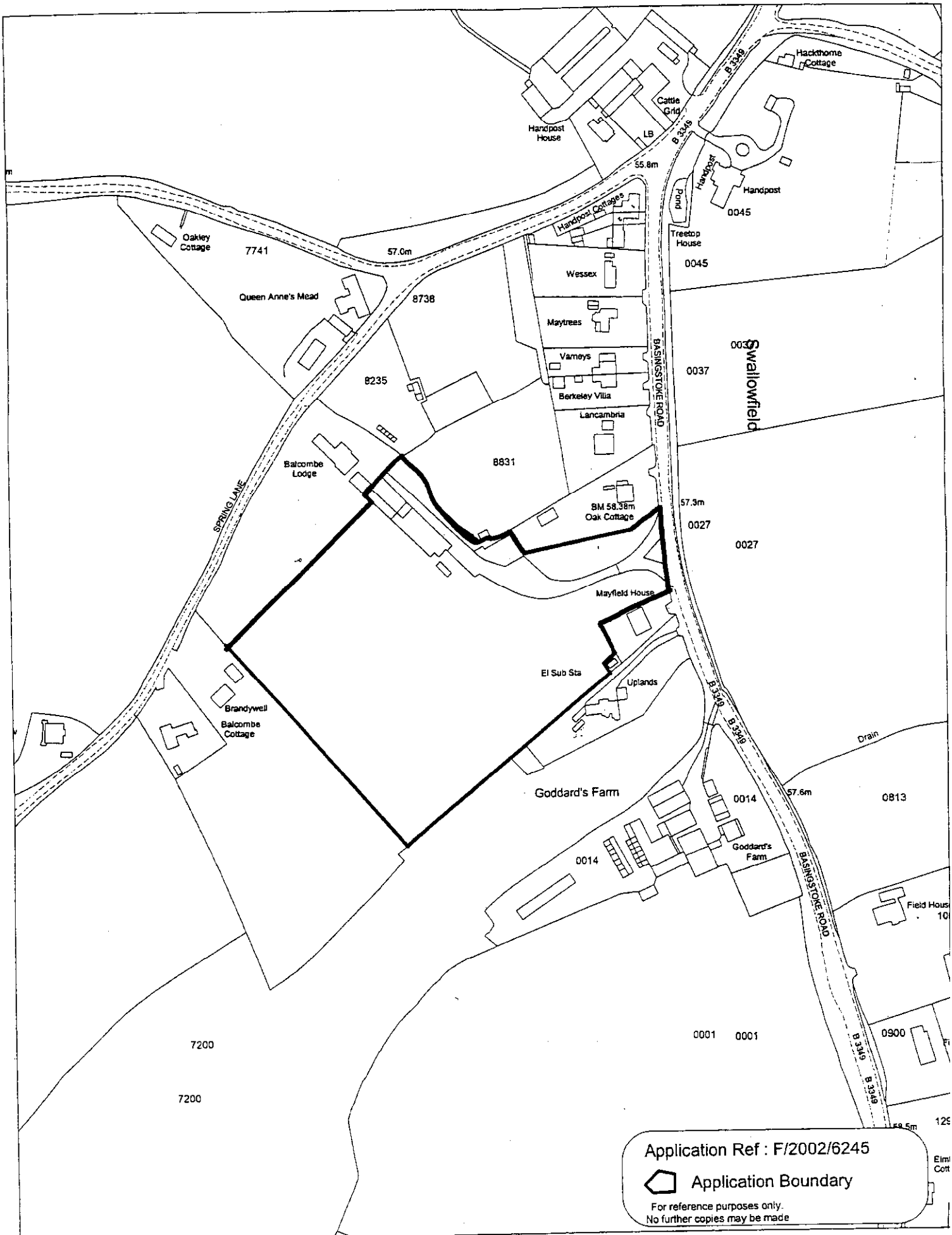
Mr E Dawson	Solicitor, instructed by Swallowfield Parish Council, Penton Cottage, Swallowfield Street, Swallowfield, Reading, Berkshire, RG7 1QX
He called	Mr M Bowker, Parish Councillor
	Dr Z Fraser, Local Resident

INTERESTED PERSONS:

Mr G Pearce	Local Resident
Mrs A Fewtrell	Local Resident

DOCUMENTS

Document	1	List of persons present at the inquiry – 28 July 1999
Document	2	List of persons present at the inquiry – 29 July 1999
Document	3	Copy of Notice of Inquiry, and list of persons notified
Document	4	Appendices to Mr Bailey's proof of evidence
Document	5	Appendices to Mrs Odell's proof of evidence
Document	6	Supplemental statement to Mr Brodie's proof of evidence, submitted by Mr Choongh
Document	7	Mr Bowker's proof of evidence, submitted by Mr Dawson
Document	8	Dr Fraser's proof of evidence, submitted by Mr Dawson
Document	9	Copy of Section 106 Undertaking for the 6 dwelling proposal (Appeal A), submitted by Mr Choongh
Document	10	Copy of Section 106 Undertaking for the 3 dwelling proposal (Appeal B), submitted by Mr Choongh
Document	11	Copy of Dr Fraser's letter to the Council, dated 7 July 1998, submitted by Mr Warren



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Development Control Section, Environmental Services, Wokingham District Council.

12 June 2002

611

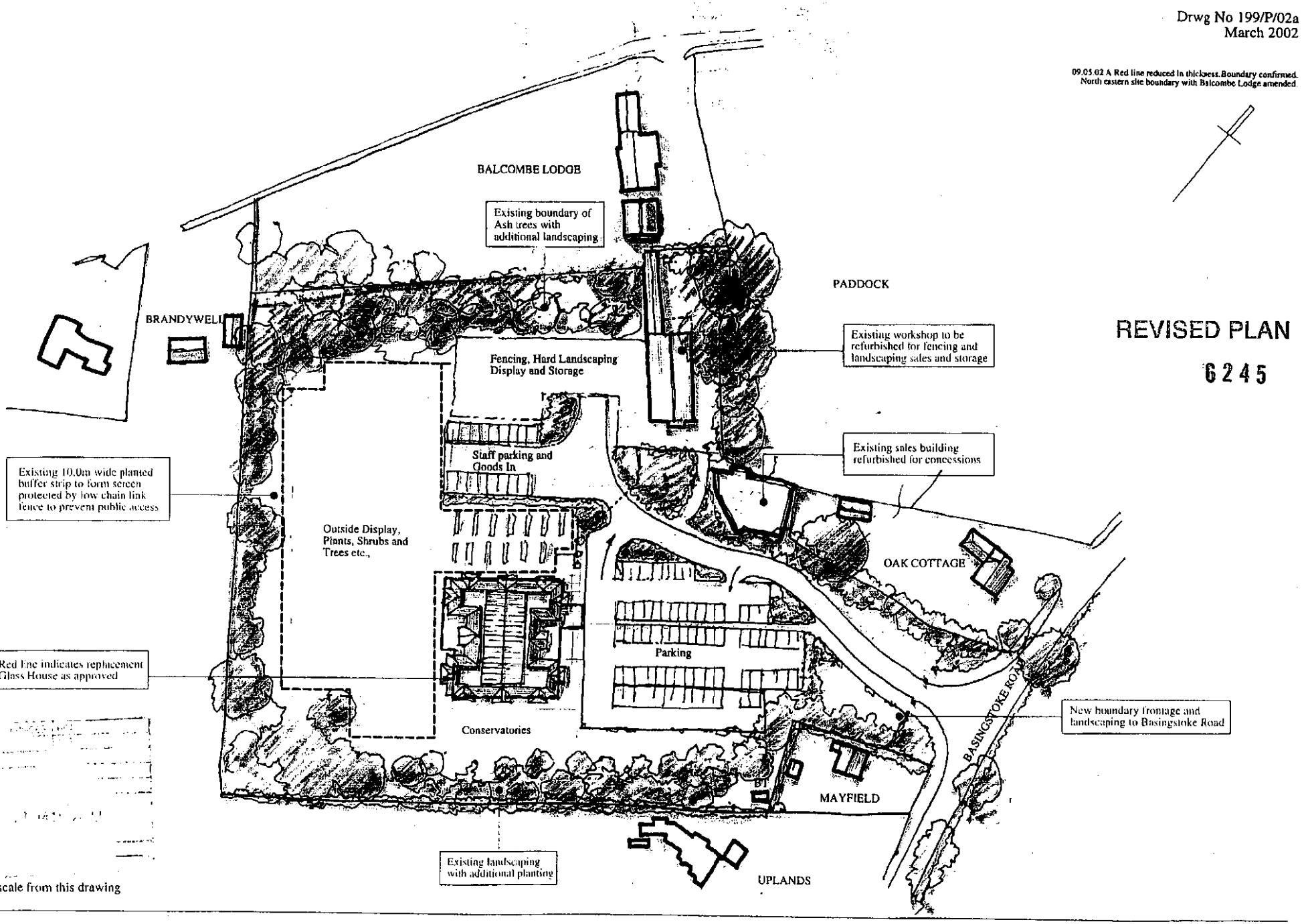
Scale: 1 : 2500

N W E S

SITE LAYOUT 1:1000

Drwg No 199/P/02a
March 2002

09.05.02 A Red line reduced in thickness. Boundary confirmed. North eastern site boundary with Balcombe Lodge amended.



REVISED PLAN

6245

612

Do not scale from this drawing

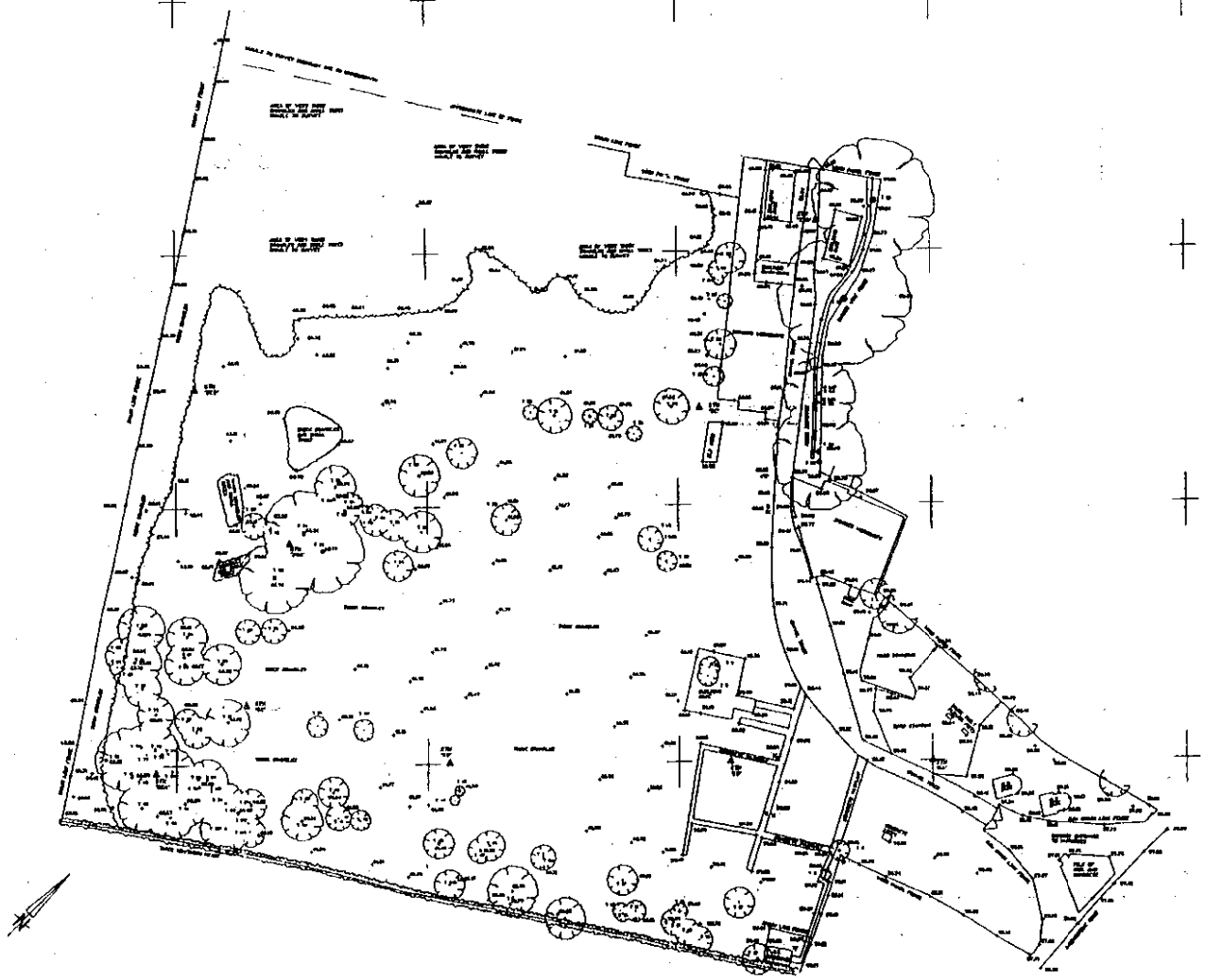
Gregory Gray Associates
CHARTERED TOWN PLANNING CONSULTANTS

"WORLD OF GARDENS"

BASINGSTOKE ROAD
SWALLOWFIELD

OPUS Architecture and Design
Mayfield Lower Sandhurst Road
Finchampstead
Berkshire RG40 3TH
Tel 01252 861759 Fax 01252 861742

27 MAR2002 6245



613

SURVEYED BY
KOMTECH LIMITED
255/257 LONDON ROAD
HEADINGTON
OXFORD
OX3 9EH
Tel; 01865-763377
Fax; 01865-742235

CLIENT
BRYANT COUNTRY HOMES Ltd
St. LEONARDS HOUSE
MILL STREET
EYNSHAM
OXFORDSHIRE
OX8 1JS
Tel: 01865-883555
Fax: 01865-880270

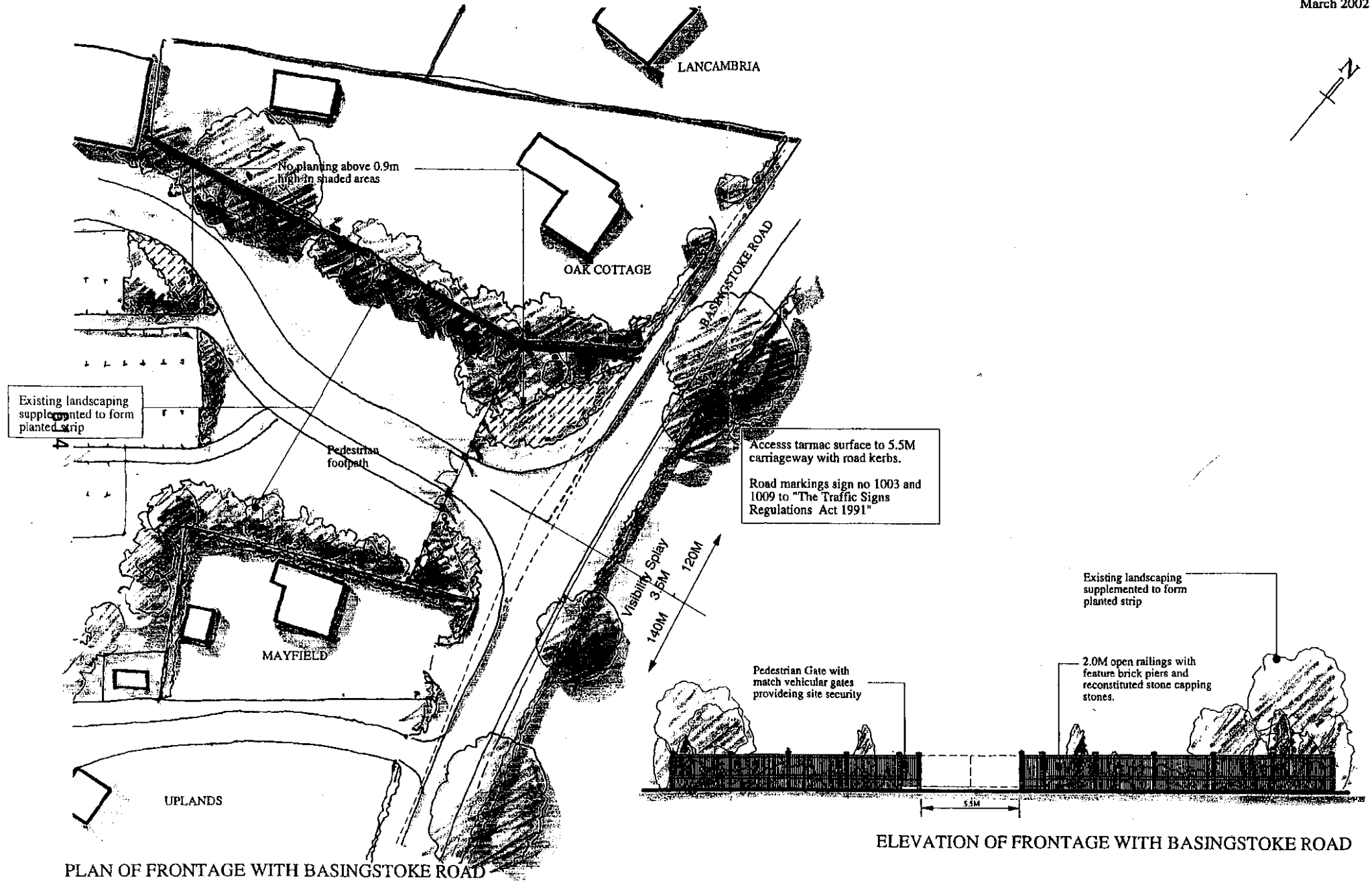
TITLE
BALCOMBE NURSERY
SWALLOWFIELD

SCALE 1/500	DRAWN BY SCC
DATE 15 JAN 98	CHECKED BY MWB
DRAWING NO. 931/98/01	

SITE ENTRANCE 1:200 AND 1:500

27 MAR 2002 0245

Drwg No 199/P/07
March 2002



PLAN OF FRONTAGE WITH BASINGSTOKE ROAD

ELEVATION OF FRONTAGE WITH BASINGSTOKE ROAD

Gregory Gray Associates
CHARTERED TOWN PLANNING CONSULTANTS

"WORLD OF GARDENS"

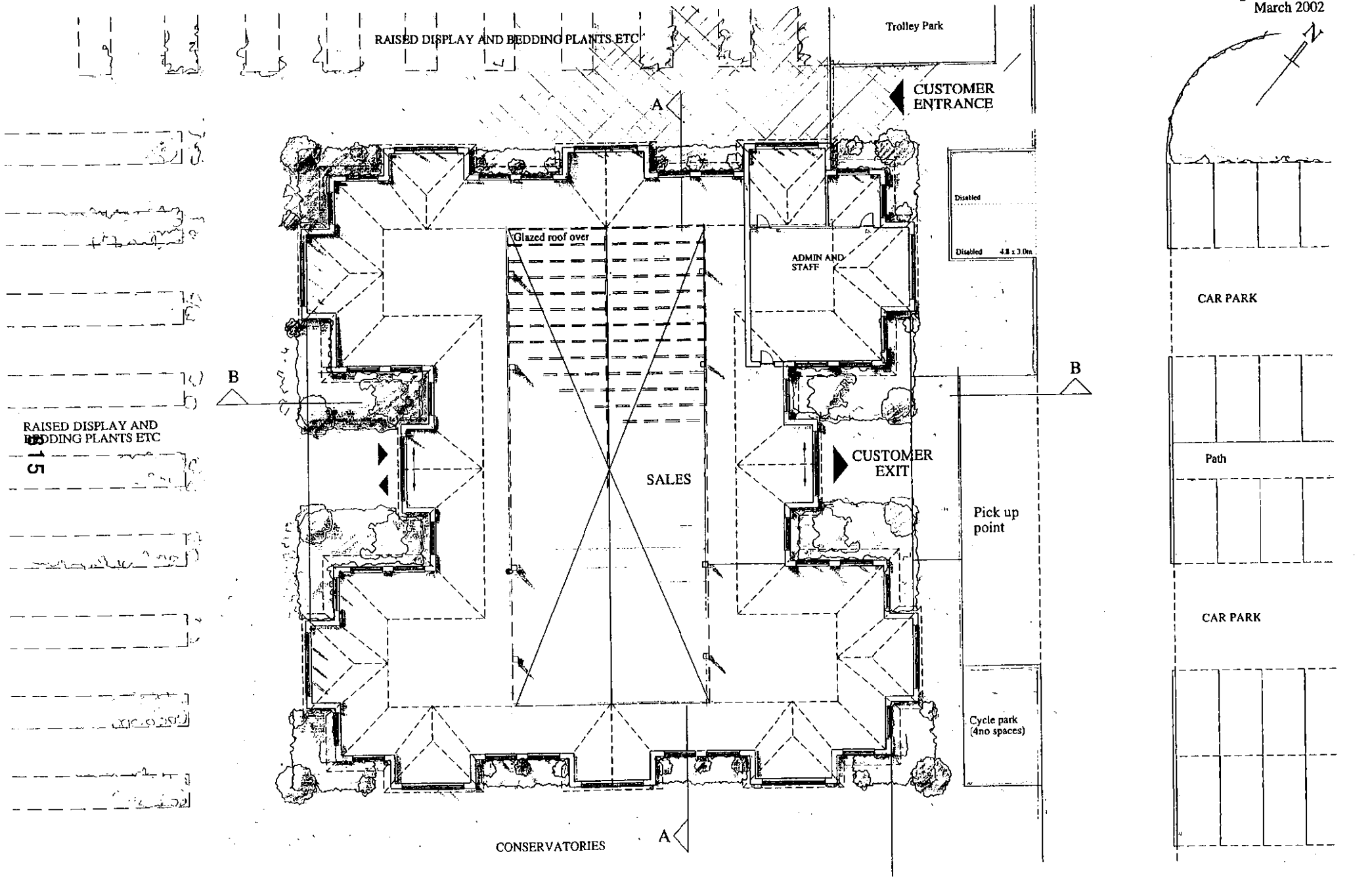
BASINGSTOKE ROAD

OPUS Architecture and Design
Mayfield Lower Sandhurst Road
Finchampstead
Berkshire RG40 3TH
Tel 01252 861759 Fax 01252 861742

FLOOR PLAN 1:200

27 MAR 2002 6245

Drwg No 199/P/03
March 2002



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WORLD OF GARDENS"

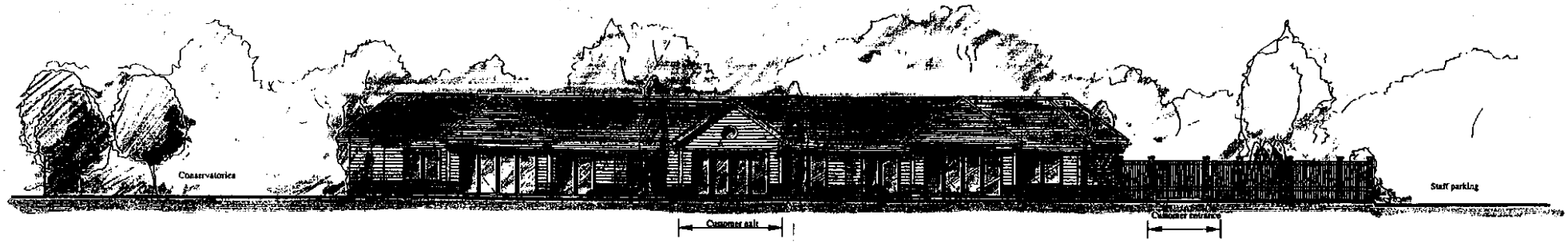
BASINGSTOKE ROAD
SWALLOWFIELD

OPUS Architecture and Design
Mayfield Lower Sandhurst Road
Finchampstead
Berkshire RG40 3TH
Tel 01252 861759 Fax 01252 861742

ELEVATIONS 1:200

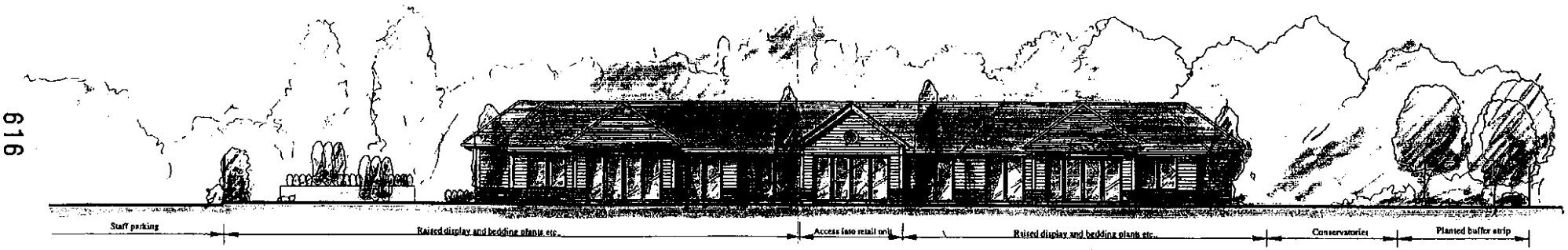
Drwg No 199/P/04

27 Mar 2002 2002/0245

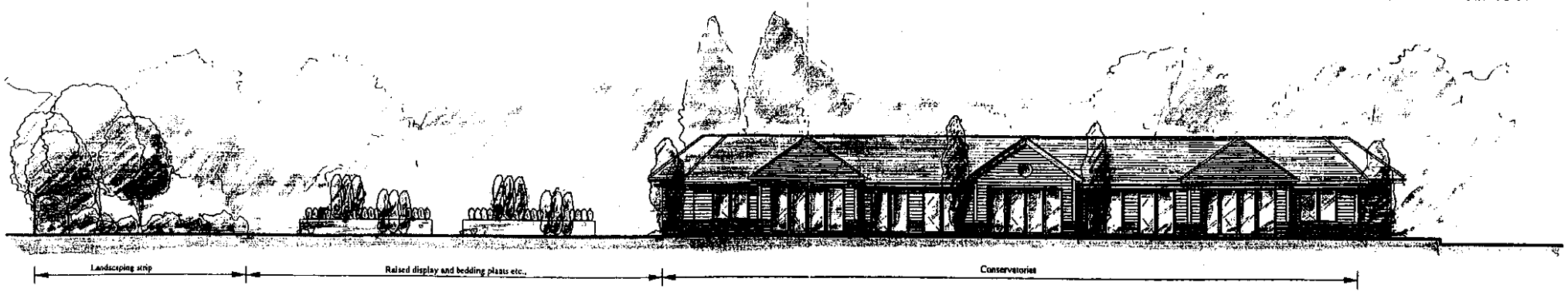


ROOF
Perimeter mono-pitch with red/brown plain tiles with powder coated aluminium guttering and downpipes.
Stained timber soffit.

FRONT/ NORTH EAST ELEVATION



REAR/ SOUTH WEST ELEVATION



SIDE/ SOUTH EAST ELEVATION

616

Gregory Gray Associates
CHARTERED TOWN PLANNING CONSULTANTS

"WORLD OF GARDENS"

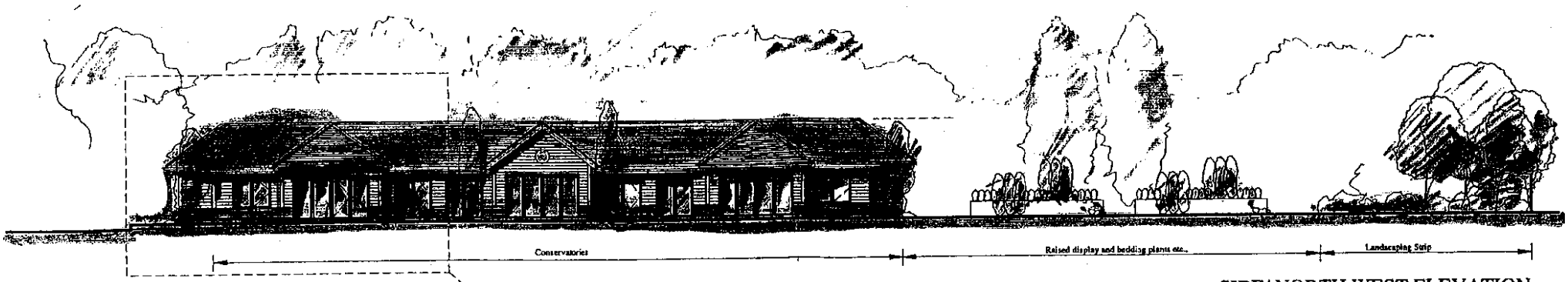
BASINGSTOKE ROAD
SWALLOWFIELD

OPUS Architecture and Design
Mayfield Lower Sandurst Road
Finchampstead
Berkshire RG40 3TH
Tel 01252 861759 Fax 01252 861742

ELEVATIONS 1:200 AND 1:50

Drwg No 1997/P/05
March 2002

6245



SIDE/ NORTH WEST ELEVATION

617

ROOF
Perimeter mono-pitch with red/brown plain tiles with powder coated aluminium guttering and downpipes. Stained timber soffit.

TYPICAL EXTERNAL WALL

Red/brown clay facing brickwork and feature plinth with natural oak stained feather edged timber cladding.

Powder coated aluminium windows and display areas



PART ELEVATION (SEE ABOVE)

Gregory Gray Associates
CHARTERED TOWN PLANNING CONSULTANTS

"WORLD OF GARDENS"
BASINGSTOKE ROAD

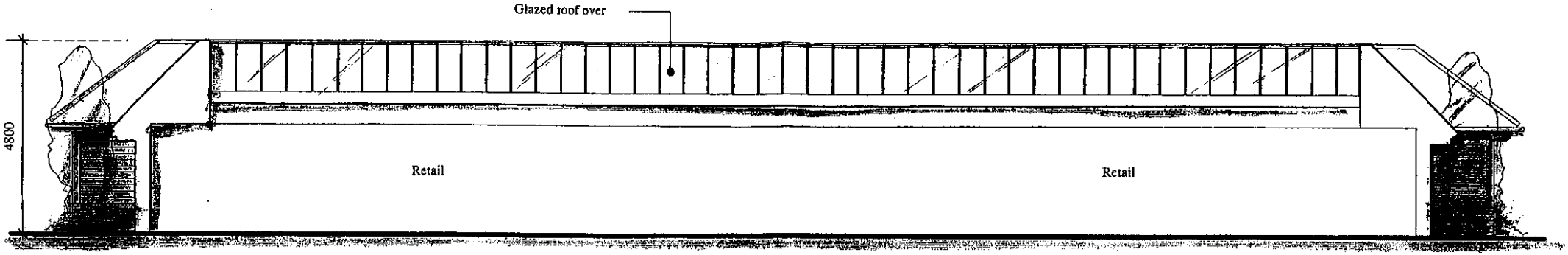
OPUS Architecture and Design
Mayfield Lower Sandhurst Road
Finchampstead
Berkshire RG40 3TH

SECTIONS AA AND BB 1:100

27 MAR 2002

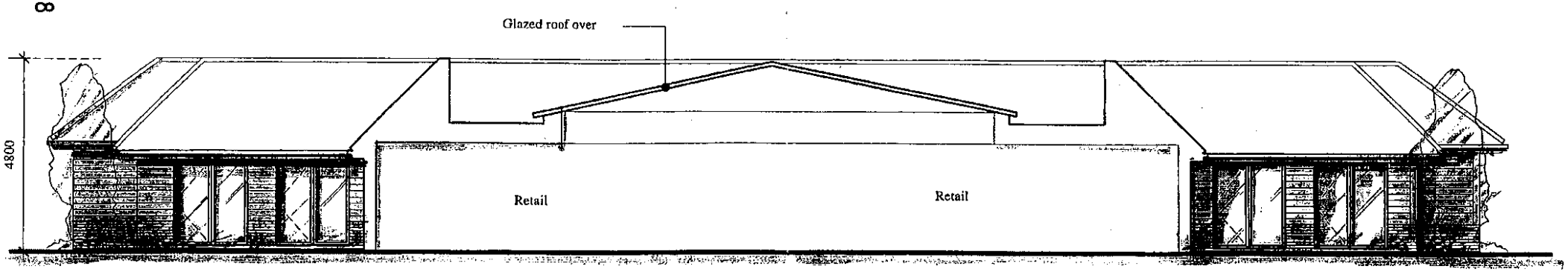
Dwg No 6194/06
March 2002

ROOF
Perimeter mono-pitch with red/brown plain tiles with powder coated aluminium guttering and downpipes.
Stained timber soffit.



SECTION AA

618



SECTIONBB

TYPICAL EXTERNAL WALL

Red/brown clay facing brickwork and feature plinth with natural oak stained feather edged timber cladding.

Powder coated aluminium windows and display areas

Gregory Gray Associates
CHARTERED TOWN PLANNING CONSULTANTS

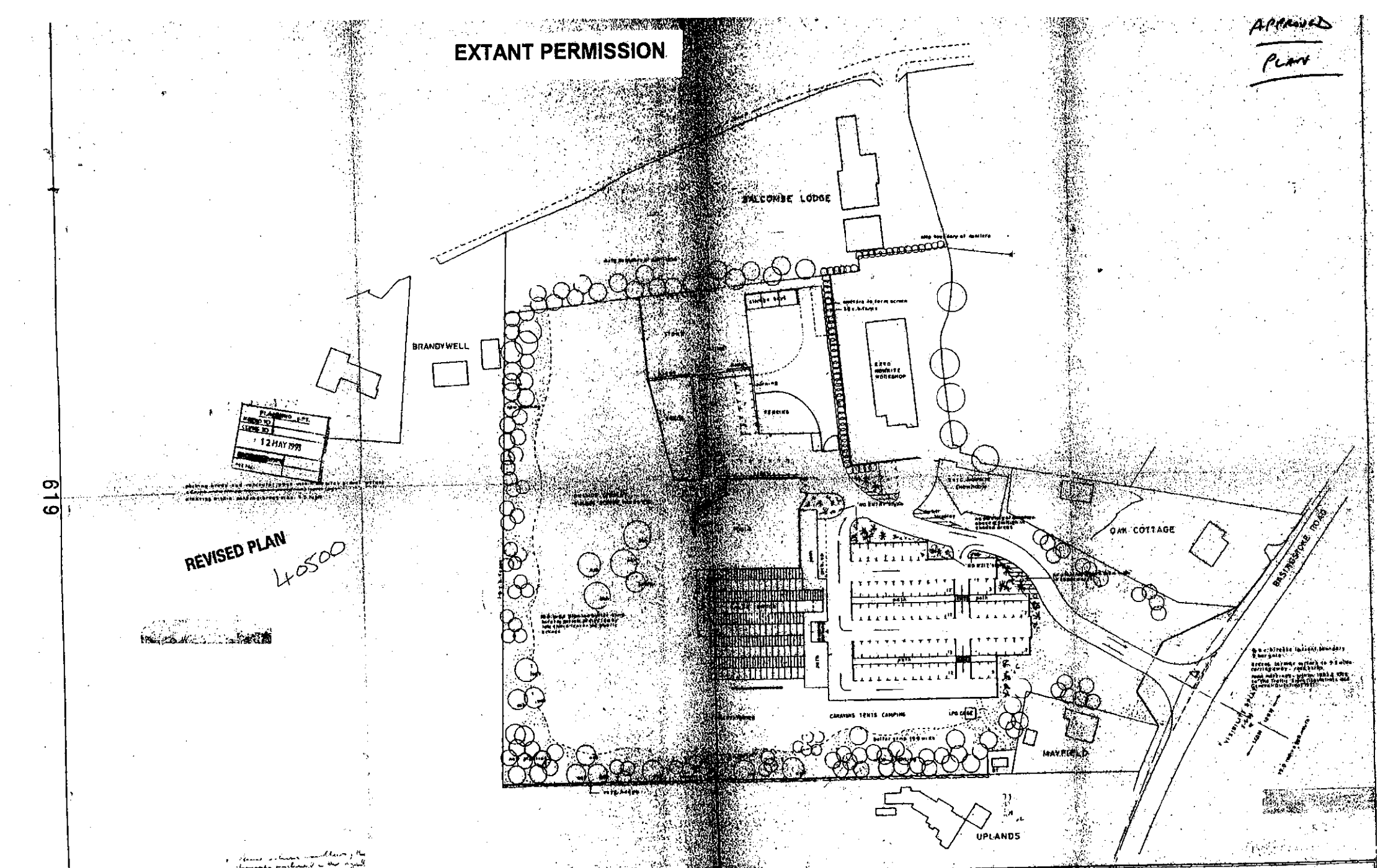
"WORLD OF GARDENS"

BASINGSTOKE ROAD
SWALLOWFIELD

OPUS Architecture and Design
Mayfield Lower Sandurst Road
Finchampstead
Berkshire RG40 3TH
Tel 01252 861759 Fax 01252 861742

EXTANT PERMISSION

APPROVED PLAN



619

DRAWING no	3845-92X-1 A
SCALE	1:500
DATE	1.3.93
DRAWN BY	AVS
PROJECT	Redevelopment of garden centre BALCOMBE NURSERIES BASINGSTOKE ROAD SWALLOWFIELD
CLIENT	BALCOMBE NURSERIES & MOWRITE ENGINEERING LTD
	E PLAN

REVISIONS	DATE	LETTER

NOTES
1. Do not scale. (If in doubt please ask)
2. All dimensions in millimetres (unless otherwise stated)
3. This drawing is not a full specification of works or materials to be employed in this project.
4. The contractor must verify all dimensions on site before work commences.

BUILDING DESIGN SERVICES
Chartered Surveyors & Planning Consultants

EXTANT PERMISSION

PLAN..



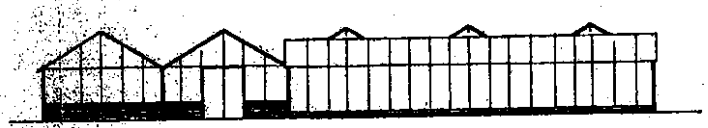
front elevation



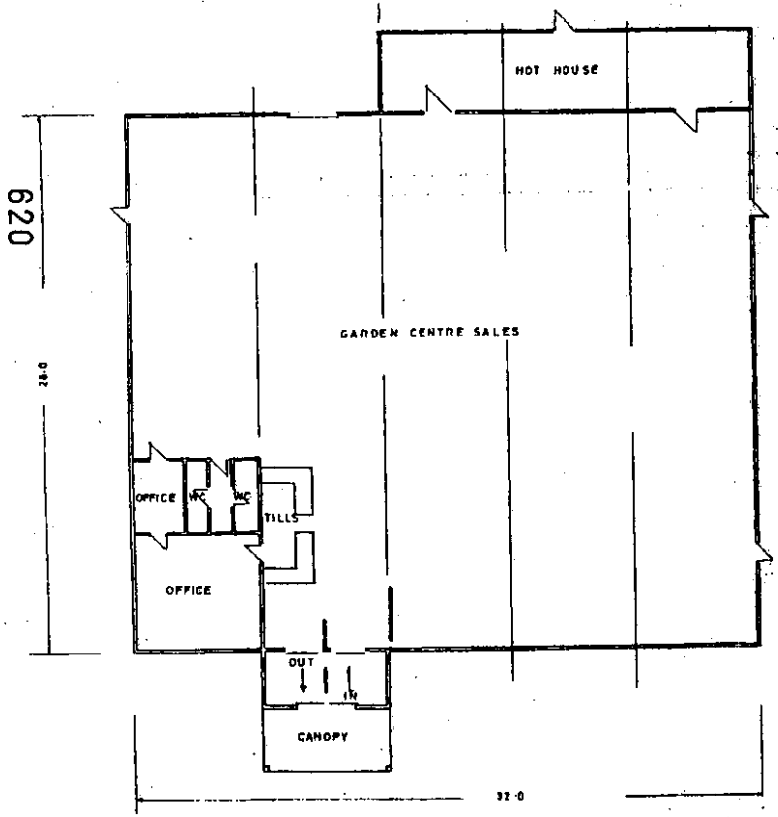
side elevation



side elevation



rear elevation



REVISED PLAN

4.05.00

BUILDING MATERIALS
ROOF - glazed aluminium frame
WALLS - glazed aluminium frame on brickwork plinth

MAIN BUILDING SALES
indoor plants and associated products
plant foods fertilizers composts insecticides etc
seeds bulbs flowers
tools machinery
pet foods and goods
aquatics fish pond accessories
coffee snack bar
general farm and garden products

DRAWING No	3845:92X:2 A
SCALE	1:200
DATE	1.3.93
DRAWN BY	AVS

PROJECT: Redevelopment of garden centre BALCOMBE NURSERIES BASINGSTOKE ROAD SWALLOWFIELD

CLIENT: BALCOMBE NURSERIES & MOWRITE ENGINEERING LTD

TITLE: GARDEN CENTRE MAIN BUILDING

REVISIONS	DATE	LETTER
REPLACES 3845:92X:2	1.3.93	A

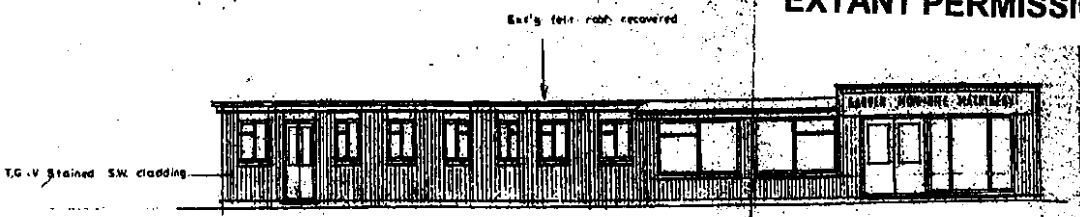
NOTES
1. Constructional dimensions should not be scaled from this drawing. (If in doubt please ask)
2. All dimensions in millimetres (unless otherwise stated)
3. This drawing is not a full specification of works or materials to be employed in this project
4. The contractor must verify all dimensions on site before work commences.

BUILDING DESIGN SERVICES
Chartered Surveyors & Planning Consultants
Windward House, Hollow Lane, Shinfield, Reading RG2 9AB Tel: Reading (0734) 884477 (5 Lines)

READING REPROGRAPHICS FOR PRINT

EXTANT PERMISSION

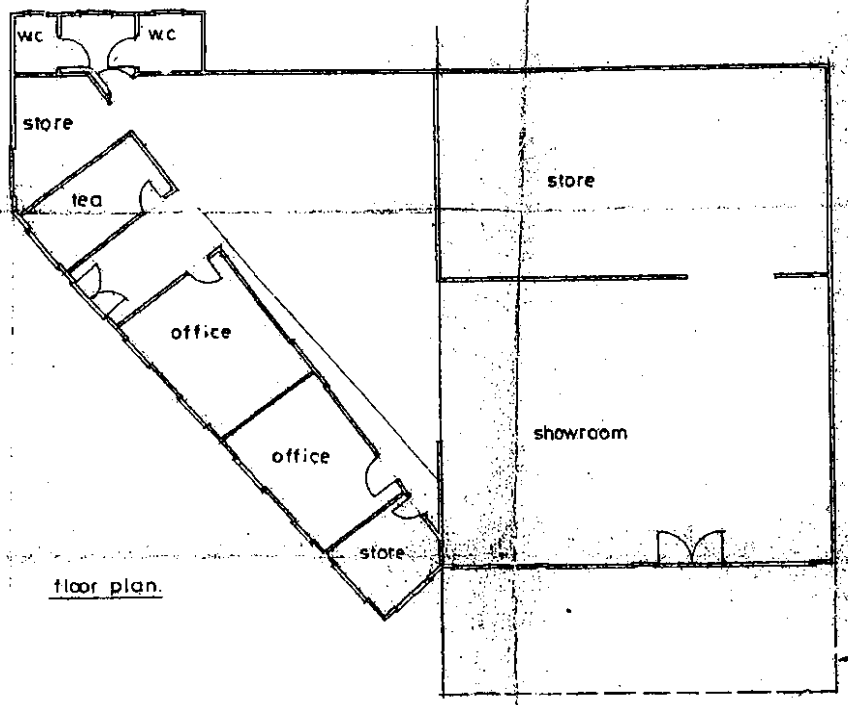
APPROVED PLAN



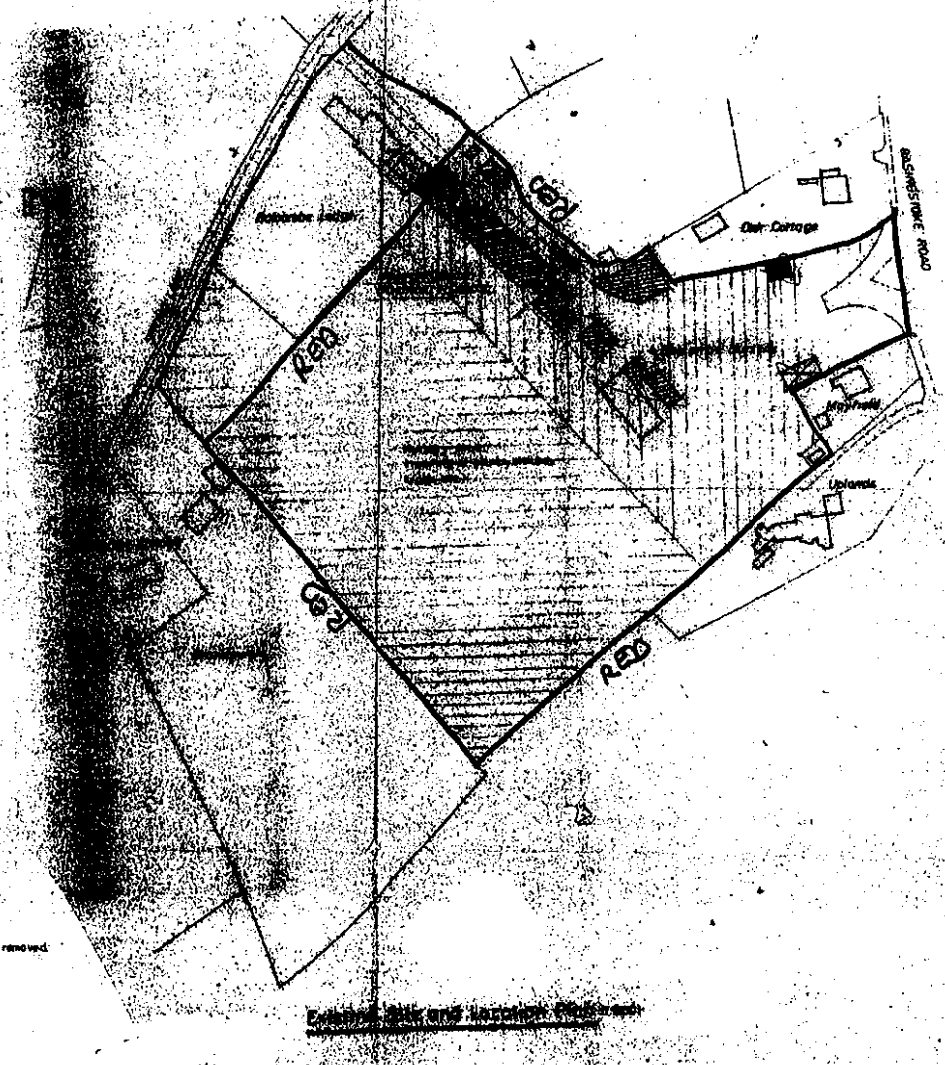
front elevation



side elevation



floor plan.



Existing Site and Location Plan

621

24 DEC 1992

3845/92X/3	PROJECT: Redevelopment of garden centre BALCOMBE NURS ES BASINGSTOKE ROAD SWALLOWFIELD, DING.	REVISIONS	DATE / LETTER
1:100	CLIENT: BALCOMBE NURSERIES &	TITLE: SHOWROOM RECLAD	

BUILDING DESIGN SERVICES
Chartered Surveyors & Planning Consultants
Windward House, Hollow Lane, Shinfield, Reading RG2 9AB Tel: Reading (0734) 884177 (3 Lines)

WOKINGHAM UNITARY
Aiming for Excellence

Applicationo	Name & Addres
F/2002/6245	Garth Pearce Mayfield House SWALLOWFIELD Berkshire RG7 1PY
F/2002/6245	Mrs P Silman Brandywell Spring Lane SWALLOWFIELD RG7 1ST.
F/2002/6245	D C Maskell Brookside Nursery Church Road SWALLOWFIELD RG7 1TH
F/2002/6245	Mr & Mrs P Thompson C/o Charles Platel & Partners Guildgate House Shute End WOKINGHAM. RG40 1BJ
F/2002/6245	R Allison Oak Cottage SWALLOWFIELD Berkshire RG7 1PY
F/2002/6245	Peter Connolly Tessa Connolly 1 Berkeley Villas Basingstoke Road SWALLOWFIELD Berkshire RG7 1PY
F/2002/6245	Janet E Allison Oak Cottage SWALLOWFIELD Berkshire RG7 1PU
F/2002/6245	The Owner/Occupiers Uplands Basingstoke Road SWALLOWFIELD Berkshire RG7 1PY

WOKINGHAM UNITARY
Aiming for Excellence

F/2002/6245	The Owner/Occupier Moorside Part Lane RISELEY Berkshire RG7 1RU
F/2002/6245	Carolyn Double Willow Tree Cottage Part Lane RISELEY Berkshire RG7 1RU
Committee Letters	Sent 06.06.02 sv
APPLICATION APPROVED	LETTERS SENT 19.06.02 Transferred to MKA

WORK SHEET FOR : Angela Odell

Application Number : F/2002/6245

Applicant : World Of Gardens C/O Gregory Grey Associates.

Location : Balcombe Nurseries, Basingstoke Road, Swallowfield, Reading.

Proposal : Proposed redevelopment of garden centre, reuse of buildings, access improvement, road, parking and landscaping.

Site Notice Displayed ? :

YES	NO	DATE
✓		16.4.02.

Date of Neighbour Notifications : .....

Date of Site Visit : 16.4.02.

Date Registered : 27/03/2002

Earliest Date for Decision : 03/05/2002

Latest Consultation Date/Site Notice Expiry Date : 03/05/2002

This application will have expired on: 22/05/2002. 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 :

Planning Issues :

Application Number: F/2002/6245

Appraisal :

Refused at Committee 12.6.02

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

Application Number F/2002/6245
~~Conditions~~/Reasons for Refusal

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

1. Due to the proposed design, materials and form of construction, the proposed main sales building would have an unacceptably urbanising and detrimental impact on the character and appearance of this predominantly rural area and on the gap between settlements. The proposal would therefore be contrary to Berkshire Structure Plan Policies C2 and C6, Loddon Area Local Plan Policies LTV2, LC1 and LC22 and to Wokingham District Local Plan Policies WCC1, WCC2 and WRE6.

Informative

1. You are advised, in compliance with *The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000*, that the following policies and/or proposals in the development plan are relevant to this decision:

   Berkshire Structure Plan Policies C2, LD3, LD5, OS1 and EN3.
   Loddon Area Local Plan Policies LTV2, LC1, LC22, LBE2, LT5, LPS2 and LPS3.
   Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WCC1, WCC2, WBE1, WRE6, WT7 and WIC16.

2. The applicants are advised to verify that they own all the land within the boundary of the application site.

Informative for approvals			
N16			
LODDON AREA LOCAL PLAN POLICIES:			
SOUTH-EAST AREA LOCAL PLAN POLICIES:			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:			
GREEN BELT LOCAL PLAN POLICIES:			
BERKSHIRE STRUCTURE PLAN POLICIES:			
MINERALS LOCAL PLAN POLICIES:			

RECOMMENDATION AND CONDITIONS/REASONS AGREED: DC CONS 12/6/02
(Development Control Manager)

Date:

RECORD OF SITE VISIT

SITE ADDRESS: Balcombe Nurseries Basingstoke Road Swallowfield Reading.

APPLICATION NUMBER: F/2002/6245

OFFICER: Angela Odell

DATE OF SITE VISIT: 16.4.02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 16.4.02.

2. DESCRIPTION OF SURROUNDINGS Ribbon of development in rural area.

3. DESCRIPTION OF SITE/BUILDING Ex. garden centre. 2 Existing vacant buildings. breeze block (front one part bottom) walls. Corrugated roof. (front bldg flat roof) overgrown hardstandings in eastern part of site. Southern ~~[illegible]~~ part of rear brambles. More open northern part of rear. Small [illegible] at rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES Oak Cottage, Mayfield House & Uplands are hard as is Balcombe Lodge to N.

5. SITE CONSTRAINTS

TREES Some conifers to Uplands boundary. Small trees at rear of site. trees on NE boundary adj to Existing bldg.

ACCESS/PARKING from Bas. Rd.

LEVELS Flat.

BOUNDARY TREATMENT 1.8m fence & hedge to Mayfield Ho, hedge to Uplands. dilapidated 5'6" fence hedge to Oak cottage. 1.8m fence & some bushes to Balcombe Lodge.

OTHERS

Gregory Gray Associates

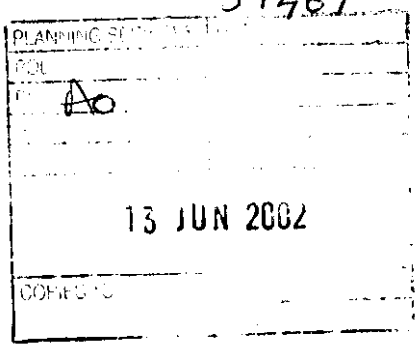
CHARTERED TOWN PLANNING CONSULTANTS

'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU52 7SL.

Telephone: 01252 624004 Fax: 01252 684160

E-Mail: info@ggassociates.co.uk

57467



Mrs. A. Odell, Senior Planner,
Environmental Services Department,
Wokingham District Council,
P.O. Box 157,
Shute End,
Wokingham,
Berks, RG40 1WR.

12th June 2002

Our Ref: BAL/02/291
Your Ref: AO/F/2002/6245

Dear Mrs. Odell,

BALCOMBE NURSERY, BASINGSTOKE ROAD, SWALLOWFIELD.

I write further to our telephone conversation this morning and confirm that so far as my Clients are concerned the application site boundary as edged red is correct and that all the land within it is in their ownership for the purposes of Article 7 and thus the correct notices have been served.

Yours sincerely,

Gregory Gray

Enc.

c.c. Client

31 MAY 2002

Date: 29 May 2002

To: Landscape & Trees

We have received Additional Plans for the following planning application:

Application Number: F/2002/6245

Location: Balcombe Nurseries, Basingstoke Road, Swallowfield, Reading.

Proposal: Proposed redevelopment of garden centre, reuse of buildings, access improvement, road, parking and landscaping.

Applicant: World Of Gardens C/O Gregory Grey Associates.

Case Officer: Angela Odell

The new plans show the following: Tree survey. Drawing no: 931/98/01.

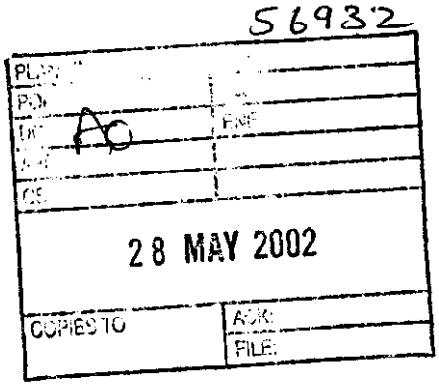
Comments are required by 10/06/2002.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS
'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU52 7SL.
Telephone: 01252 624004 Fax: 01252 684160
E-Mail: info@ggassociates.co.uk

56932



Mrs. A. Odell, Senior Planner,
Environmental Services Department,
Wokingham District Council,
P.O. Box 157,
Shute End,
Wokingham,
Berks, RG40 1WR.

27th May 2002

Our Ref: BAL/02/291
Your Ref: AO/F/2002/6245

ADDITIONAL PLAN
6254

Dear Mrs. Odell,

BALCOMBE NURSERY, BASINGSTOKE ROAD, SWALLOWFIELD.

I enclose as requested the tree survey and report carried out by A/F Technical Services.

The report concerns itself with those trees likely to be affected i.e. within the vicinity of the proposed development. You will note that there are no trees in the "high category". The majority occur within the "moderate" or "low" categories and there are a number within the "fell" category.

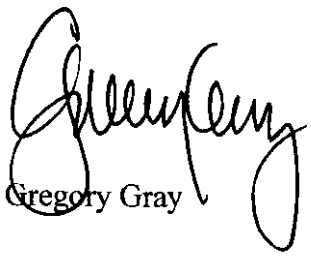
It is noted that the majority of the trees across the centre of the site are self seeded and some are being suppressed by more vigorous trees. The report also notes that the most significant trees on the site are the large oaks on the northern site boundary.

It is not proposed to alter or affect these most significant trees in any way. As it relates to the others within the site, these have been assessed by my Client and it is believed that it will be possible to retain a significant number of them, in fact more than the five trees shown as being retained in the plant area in the extant permission.

Should it be decided to remove trees there is a clear indication in the tree survey that a number should be felled or not retained as individual specimens and there is clearly more than adequate scope to provide new specimen planting. Amended plans to cover these matters are in preparation and will be with you shortly and certainly well before the Planning Committee meets on 12th June.

I hope that above and attached are of assistance and if I can help you further then please do not hesitate to contact me.

Yours sincerely,



Gregory Gray

Enc.

c.c. Client

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS
'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU52 7SL.
Telephone: 01252 624004 Fax: 01252 [illegible]
E-Mail: info@ggassociates.co.uk

57188
AMO
[illegible] 2002

Mrs. A. Odell, Senior Planner,
Environmental Services Department,
Wokingham District Council,
P.O. Box 157,
Shute End,
Wokingham,
Berks, RG40 1WR.

5th June 2002

Our Ref: BAL/02/291
Your Ref: AO/F/2002/6245

Dear Mrs. Odell,

BALCOMBE NURSERY, BASINGSTOKE ROAD, SWALLOWFIELD.

I write further to the tree survey and enclose 6 copies of amended Drawing 199/P/02b showing trees to be retained/removed in line with the arborist's recommendations.

Following these recommendations, the best of the individuals and groups are retained where they occur in the plant area and around the site boundaries. Although the trees are not in a TPO and there is strictly no requirement to retain or replant, my Client has given serious consideration to the recommendations. Accordingly, in addition to the substantial areas of boundary landscaping, locations for new specimen tree planting are shown, which numerically and visually will more than adequately compensate for any loses.

Like the current permission, it is proposed to retain trees in the plant area. A suitable surfacing is noted on the plan. Considerably more trees are to be retained however in the present scheme than under the current consent.

Would you please make sure that the attached plan and the contents of this letter are placed before the Planning Committee.

Yours sincerely,

Gregory Gray

Enc.

c.c. Client

A/F TECHNICAL SERVICES
Arboricultural Consultancy Service

A/F Technical Services
21 Burpham Lane
Guildford
Surrey GU4 7LN

Telephone [illegible] • Mobile [illegible] • Fax: 01483 534836 • E-mail: AFTS@msn.com

ADDITIONAL PLAN

Mr G Gray
Gregory Gray Associates
Redcliffe
17 Dinorben Close
Fleet
Hampshire GU13 9SL

Our Ref: 01119L1.RDG
23 May 2002

Dear Gregory

Trees - Balcombe Nursery, Swallowfield

Further to your instructions I surveyed trees at the above site on 16 May 2002. Enclosed is my outline tree survey plan which has been colour-coded to indicate the condition of individual trees.

There are no trees in the high category (A – green). The moderate category trees (B - blue) are therefore the best trees on this site and can be retained as individuals or as part of a group. Trees in the low category (C - brown) should not be retained as individual specimens but only as part of a group of, preferably, better quality trees and where they are not a significant constraint on development. All trees in the fell category (D - red) must be removed in any event. Trees in this category will normally be exempt from a Tree Preservation Order.

I note the site survey was undertaken in January 1998 and therefore some of the crown spreads are now larger than plotted on the survey. The trees across the centre of the site are mostly self-seeded oak and ash and where they are close together the less vigorous trees are being suppressed by adjacent more vigorous trees. The most significant trees on the site are the large oaks on the site boundary and to the rear of the existing buildings.

There is dense impenetrable undergrowth at the periphery of the site comprising mainly brambles, hawthorn and blackthorn. There are some self-seeded ash and oak within these areas but it is not possible to survey them without first clearing the undergrowth.

If I can be of further assistance please do not hesitate to contact me.

Yours sincerely

R D D Grainger

enc. Tree survey plan

WOKINGHAM UNITARY
Aiming for Excellence

52996

Area

PLANNING SERVICES

Fax Cover Sheet

DATE: 29.5.02

TO: Gregory Gray

FROM: Angela Odell. **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET:

RECIPIENT FAX NUMBER: 01252 684160.

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: Balcombe Nursery

NOTES:
re. your letter of 16 May where you refer to Zotts examples Cramphorn and Colchester. Were these buildings replacements for existing garden centre buildings that were in retail garden centre use, or were they entirely new 'greenfield' developments?

Thanks.
Angela.

29/5/02

Angela,

1. Cramphorn scheme was an existing glasshouse which was retained in the middle and a new timber clad and tiled roof extension erected around the outside of it. It was already a garden centre.
2. Colchester was a brand new development on the site of an old nursery garden. There was a garden centre prior to the development.

I hope this is of assistance. Gmray.

Date: 29 May 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/6245

Location: Balcombe Nurseries, Basingstoke Road, Swallowfield, Reading.

Proposal: Proposed redevelopment of garden centre, reuse of buildings, access improvement, road, parking and landscaping.

Applicant: World Of Gardens C/O Gregory Grey Associates.

Case Officer: Angela Odell

The new plans show the following: Tree survey. Drawing no: 931/98/01.

Comments are required by 10/06/2002.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2002/6265 (Planaps) / (Ludhouse) Date Rec. 28.5.02

Location: Balcombe Nurseries, Basingstoke Road,

Parish Swallowfield.

Applicant: World of Gardens

Description of attached plans Tree survey.

Drawing No's: 931/98/01

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

1.	NK (Landscape & Trees)	_____	✓
2.	NK (Env. Design)	_____	
3.	XA (Highways)	_____	
4.	NF (Building Control)	_____	
5.	BC/DC Liaison	_____	

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: Mayfield House, Uplands, Oak Cottage, Brandywell, Balcombe Lodge, + 1 Berkeley Villas

Date for Responses 10.6.02

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER AD.

Consultations Sent by Admin. on 29.05.PS

Yellow - Part One Copy
Green - Officer's Copy

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS
'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU52 7SL.
Telephone: 01252 624004 Fax: 01252 684160
E-Mail: info@ggassociates.co.uk

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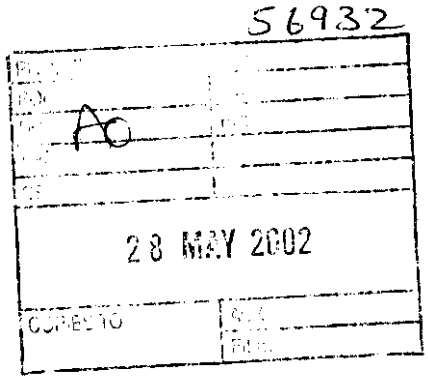
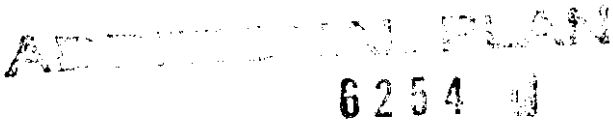


Mrs. A. Odell, Senior Planner,
Environmental Services Department,
Wokingham District Council,
P.O. Box 157,
Shute End,
Wokingham,
Berks, RG40 1WR.

27th May 2002

Our Ref: BAL/02/291
Your Ref: AO/F/2002/6245



Dear Mrs. Odell,

BALCOMBE NURSERY, BASINGSTOKE ROAD, SWALLOWFIELD.

I enclose as requested the tree survey and report carried out by A/F Technical Services.

The report concerns itself with those trees likely to be affected i.e. within the vicinity of the proposed development. You will note that there are no trees in the "high category". The majority occur within the "moderate" or "low" categories and there are a number within the "fell" category.

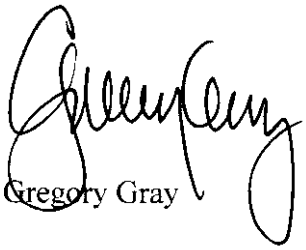
It is noted that the majority of the trees across the centre of the site are self seeded and some are being suppressed by more vigorous trees. The report also notes that the most significant trees on the site are the large oaks on the northern site boundary.

It is not proposed to alter or affect these most significant trees in any way. As it relates to the others within the site, these have been assessed by my Client and it is believed that it will be possible to retain a significant number of them, in fact more than the five trees shown as being retained in the plant area in the extant permission.

Should it be decided to remove trees there is a clear indication in the tree survey that a number should be felled or not retained as individual specimens and there is clearly more than adequate scope to provide new specimen planting. Amended plans to cover these matters are in preparation and will be with you shortly and certainly well before the Planning Committee meets on 12th June.

I hope that above and attached are of assistance and if I can help you further then please do not hesitate to contact me.

Yours sincerely,



Gregory Gray

Enc.

c.c. Client

Date: 16 May 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/6245

Location: Balcombe Nurseries, Basingstoke Road, Swallowfield, Reading.

Proposal: Proposed redevelopment of garden centre, reuse of buildings, access improvement, road, parking and landscaping.

Applicant: World Of Gardens C/O Gregory Grey Associates.

Case Officer: Angela Odell

The new plans show the following: Correction to boundary with Balcombe Lodge, also corrected ownership certificate. Drawing no: 199/P/01a & 02a.

Comments are required by 26/05/2002.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2002/6245 (Planaps) / (Ludhouse) Date Rec. 13.05.02.

Location: Balcombe Nursery, Basingstoke Road,

Parish Smallfield

Applicant: World of Gardens

Description of attached plans Showing correction to boundary with Balcombe Lodge
Also corrected ownership certificate.

Drawing No's: ~~199~~ 199/P/01a + 02a.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ☐
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: Oak Cottage, Mayfield, Uplands, Balcombe Lodge, Brandywell House

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER AO.

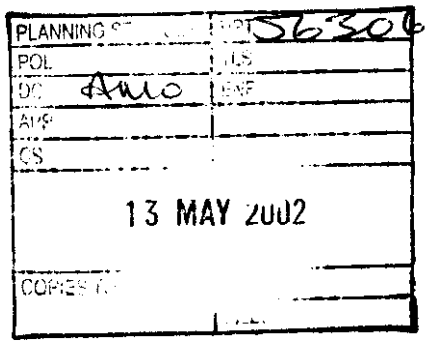
Consultations Sent by Admin. on 16.05.PS

Yellow - Part One Copy
Green - Officer's Copy

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS
'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU52 7SL.
Telephone: 01252 624004 Fax: 01252 684160
E-Mail: info@ggassociates.co.uk

Mrs. A. Odell, Senior Planner,
Environmental Services Department,
Wokingham District Council,
P.O. Box 157,
Shute End,
Wokingham,
Berks, RG40 1WR.



10th May 2002

Our Ref: BAL/02/291
Your Ref: AO/F/2002/6245

REVISED PLAN
6245

Dear Mrs. Odell,

BALCOMBE NURSERY, BASINGSTOKE ROAD, SWALLOWFIELD.

I write further to your letter of 30th April, concerning an apparent error with the position of the northern site boundary.

The boundary has been checked on site by the architect and myself and a minor error was found. Accordingly I now enclose 6 copies of amended Drawing Nos. 199/P/01a and /02a with the northern boundary of the site adjusted. For the avoidance of doubt the position of the red line has also been amended so that it is entirely within the application site.

Turning to your letter of 10th May, as you point out the north western end of the existing Mowrite building is to be retained. This does account for part of the discrepancy albeit given the discrete location, lack of bulk or scale and comparatively small size of this retained single storey structure it does not have any significant, if at all, effect on the area visually, on neighbours or in terms of the quantum of space overall involved in the application in general.

Yours sincerely,

Gregory Gray

Enc.

c.c. Client

REVISED

Form 2

Town and Country Planning (General Development Procedure) Order

CERTIFICATE UNDER ARTICLE 7

This Certificate relates to proposed development at (a) .....

Balcombe Nursery, Basingstoke Road, Swallowfield, Berks.

* COMPLETE BOTH SECTIONS 1 and 2 - delete as applicable.

I certify that:

SECTION 1

~~**Certificate A**~~

*1. On the day 21 days before the date of the accompanying application ~~nobody, except the applicant,~~ was the owner (b) of any part of the land to which the application relates.

~~**OR**~~

Certificate B

1. I have/The applicant has given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying application*, was an owner (b) of any part of the land to which the application* relates, as listed below.

Owner's name (b)	Address at which notice was served	Date on which notice was served
N. J. Foster,	c/o Town Gate, 38, London Street, Basingstoke, Hants.	8/5/02
L. A. Saunders,	" **AND** "	8/5/02

SECTION 2

Agricultural Holdings Certificate

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

OR

2. I have/The applicant has given the requisite notice to every person other than ~~my/him/her~~* self who, on the day 21 days before 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:

Agricultural tenant's name (c)	Address at which notice was served	Date on which notice was served

Signed .....

*On behalf of World of Gardens

Date 8/5/02

(a) please give the application site address.

(b) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years. Unless you are the **sole freehold owner** of all the land included in the application, you should complete Certificate B and serve notice on all other owners.

If you do not know the name and address of the owners of the land, please consult the local Planning Office for further advice.

(c) If you are the sole agricultural tenant enter "not applicable".

It is an offence to knowingly or recklessly complete a false or misleading Article 7 Certificate.

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS

'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU52 7SL.
Telephone: 01252 624004 Fax: 01252 684160
E-Mail: info@ggassociates.co.uk

56652
DC AMC
21 MAY 2002
COPIES TO
ACK:
FILE:

Mrs. A. Odell, Senior Planner,
Environmental Services Department,
Wokingham District Council,
P.O. Box 157,
Shute End,
Wokingham,
Berks, RG40 1WR.

16th May 2002

Our Ref: BAL/02/291
Your Ref: AO/F/2002/6245

Dear Mrs. Odell,

BALCOMBE NURSERY, BASINGSTOKE ROAD, SWALLOWFIELD.

I write further to our telephone conversation yesterday in connection with the above. You have advised me that it is your intention to report this application to Committee on 12th June with a recommendation that permission be refused on the grounds that the design, appearance and materials of the proposed garden centre building are unacceptable in this location.

Naturally my Client and I do not accept that this is the case and I set out below and in the attached an explanation why this does not amount to a sound and clear cut reason for refusal in this case.

Dealing firstly with the issue of choice of design, materials and appearance, the scheme has been architecturally designed to reflect a barn theme which is commonly applied in garden centres. I attach photographs of Cramphorn Garden Centre, Hertfordshire and Colchester Garden Centre, Essex as examples of this type of design. The photographs are on acetate sheets so that you can display them to the Planning Committee in due course.

Both these garden centre were purpose built, following a barn theme. This theme has existed in the garden centre industry for many years and is a recognisable and well established alternative to the glasshouse design. Cramphorn for example was built in 1987 whilst Colchester was built in 1998.

Aside from the size of the building, the only material difference between these developments and that proposed at Balcombe Nursery is the their overall height.

At Cramphorn Garden Centre the height of the buildings to the ridge is 7m whilst at Colchester Garden Centre it is 9.5m. Both of these are significantly higher than that proposed by my Clients which, at 4.8m, accords exactly with the extant planning permission.

A barn design approach is entirely consistent with the setting of Balcombe Nursery, will be a fitting and appropriate development in this location and is a suitable and equally practical alternative to the glasshouse previously approved.

Balcombe Nurseries site occupies a backland location along a section of built up frontage in this part of Basingstoke Road. It is not in an area specially designated for any countryside or landscape quality. It is worth contrasting this with the examples at Cramphorn which is in the AONB, whilst Colchester Garden Centre abuts a Countryside Conservation Area.

Whilst each case is to be considered on its merits, nevertheless it would be highly unusual for two authorities in different areas, operating policies specifically designed to conserve the rural character and appearance of the area, to grant permission for this form of development if it is truly inappropriate.

Both of these sites are in rural locations like Balcombe Nursery; the Cramphorn Garden Centre in fact being in an even more remote and exposed location visible at some distance in the surrounding area.

This contrasts completely with Balcombe Nursery which is entirely contained within its site both by adjacent properties and mature boundary screening of hedges and trees none of which are affected by the development. Views from public places, Basingstoke Road only, are highly restricted, for the most part to fleeting glances from vehicles passing the site.

Detailed planning permission has already been granted and renewed for a glasshouse design which has exactly the same footprint, frontage width and acknowledged low height as that proposed by my Client.

The proposed change, simply to a different external appearance and materials is hardly capable of being described as detrimental in this location. This has all the more significance when the overall design and choice and colour of materials is entirely consistent with other buildings and development that can be found locally, e.g. the traditional rural buildings at Goddards Farm and Handpost Farm, to the north and south of the site.

Taking all these factors into account therefore I do not believe that an objection, which in this case turns solely on a matter of opinion, amounts to a sound and clear cut basis to refuse permission.

I understand also from our conversation that there may be a supplementary issue about the small amount of floorspace that is being retained on the north west end of the existing Mowrite building.

As I indicated in my letter to you of 10th May given the discrete location, lack of bulk or scale and comparatively small scale of this retained single storey structure, it does not have a significant (if at all) effect on the area visually or on neighbours, in terms of the quantum of space overall involved in the application.

Accordingly I do not believe this amounts of itself, or in conjunction with the design issue, to a sound and clear cut reason for refusal.

Lastly in the matter of the tree survey, as indicated in our telephone conversation, the survey is in hand and will be with you over the next few days.

Would you please ensure that the contents of this letter and the attached acetate photo sheets are placed before your Planning Committee in due course.

Yours sincerely,

Gregory Gray

Enc.

c.c. Client

A0

SWALLOWFIELD PARISH COUNCIL

PARISH COUNCIL OFFICE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.gov.uk

12th June 2002
FAXED AND POSTED

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

Dear Sirs,

Application F/2002/6245 - Proposed redevelopment of garden centre, reuse of buildings, access improvement, road, parking and landscaping
New plans showing tree survey

The Parish Council has evidence that the area is a valuable habitat for wildlife and therefore, if the application is approved, would ask you to ensure that conditions are included in order that the minimum amount of disruption to wildlife is caused. This especially refers to wild birds which are present in the surrounding hedges and thicket.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

SWALLOWFIELD P C

Gregory Gray Associates
CHARTERED TOWN PLANNING CONSULTANTS
'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU52 7SL.
Telephone: 01252 624004 Fax: 01252 684160
E-Mail: info@ggassociates.co.uk

Mrs. A. Odell, Senior Planner,
Environmental Services Department,
Wokingham District Council,
P.O. Box 157,
Shute End,
Wokingham,
Berks, RG40 1WR.

12th June 2002

Our Ref: BAL/02/291
Your Ref: AO/F/2002/6245

Dear Mrs. Odell,

BALCOMBE NURSERY, BASINGSTOKE ROAD, SWALLOWFIELD.

I write further to our telephone conversation this morning and confirm that so far as my Clients are concerned the application site boundary as edged red is correct and that all the land within it is in their ownership for the purposes of Article 7 and thus the correct notices have been served.

Yours sincerely,

Gregory Gray

Enc.

c.c. Client

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 12th June 2001

Location: Balcombe Nurseries, Basingstoke Road, Swallowfield.

Proposal: Proposed redevelopment of garden centre, reuse of buildings, access improvement, road parking and landscaping.

Application Number: F/2002/6245

In response to your consultation dated 29th May 2002 for the above application, the arboricultural comments are as follows:

The proposals are acceptable in relation to the best trees on the site and I have no objection to planning permission being granted.

Neil Etherington
Senior Arboriculturist

Date: 06 June 2002

Your Ref:

My Ref: **Angela Odell - F/2002/6245**

World Of Gardens
C/O Gregory Grey Associates
Redcliffe
17 Dinorben Close
Fleet
Hants
GU52 7SL

WOKINGHAM UNITARY
Environmental Services Department
Planning Services
Aiming for Excellence
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 Sir/Madam

Application Number: F/2002/6245

Site Address: Balcombe Nurseries, Basingstoke Road, Swallowfield, Reading.

Proposal: Proposed redevelopment of garden centre, reuse of buildings, access improvement, road, parking and landscaping..

Your application is to be determined at the Development Control Sub-Committee meeting on the 12.06.02 and will start at 7.00pm. The application has been recommended for refusal and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

WOKINGHAM UNITARY
Aiming for Excellence

Applicationo	Name & Address
F/2002/6245	Garth Pearce Mayfield House SWALLOWFIELD Berkshire RG7 1PY
F/2002/6245	Mrs P Silman Brandywell Spring Lane SWALLOWFIELD RG7 1ST.
F/2002/6245	D C Maskell Brookside Nursery Church Road SWALLOWFIELD RG7 1TH
F/2002/6245	Mr & Mrs P Thompson C/o Charles Platel & Partners Guildgate House Shute End WOKINGHAM. RG40 1BJ
F/2002/6245	R Allison Oak Cottage SWALLOWFIELD Berkshire RG7 1PY
F/2002/6245	Peter Connolly Tessa Connolly 1 Berkeley Villas Basingstoke Road SWALLOWFIELD Berkshire RG7 1PY
F/2002/6245	Janet E Allison Oak Cottage SWALLOWFIELD Berkshire RG7 1PU
F/2002/6245	The Owner/Occupiers Uplands Basingstoke Road SWALLOWFIELD Berkshire RG7 1PY

WOKINGHAM UNITARY
Aiming for Excellence

F/2002/6245	The Owner/Occupier Moorside Part Lane RISELEY Berkshire RG7 1RU
F/2002/6245	Carolyn Double Willow Tree Cottage Part Lane RISELEY Berkshire RG7 1RU
Committee Letters	Sent 06.06.02 sv

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 09 April 2002

Application Number: F/2002/6245

Proposal: Proposed redevelopment of garden centre, reuse of buildings, access improvement, road, parking and landscaping.

Parish: SWALLOWFIELD PARISH

Site Address:
Balcombe Nurseries, Basingstoke Road, Swallowfield, Reading.

Applicant:
World Of Gardens C/O Gregory Grey Associates.

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).

Comment

Highways request a revised plan that addresses the following points:

1. The footway extended around the radius of the junction (south side only).
2. Demonstrate that an articulated lorry can turn within the site.

The highway authority recommend conditional approval subject to the above points being addressed. Conditions as per previous application plus the following additional:

No other development of the site shall commence, until detailed plans of the proposed access improvements (including any footway / provision) have been submitted to and approved in writing by the local planning authority. The development shall not be brought into use until the access has been improved in accordance with these details

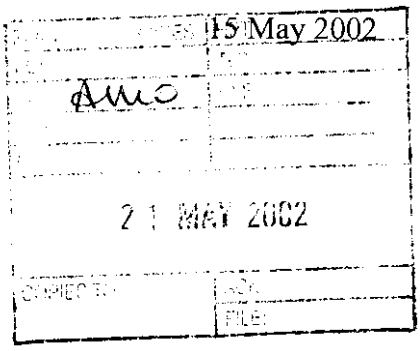
NC 7.

ADAM COSSINS 30/05/02

SWALLOWFIELD PARISH COUNCIL

PARISH COUNCIL OFFICE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.gov.uk

15 May 2002



FAXED AND POSTED

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

Dear Sirs,

Application Number: F/2002/6245
Location: Balcombe Nurseries, Basingstoke Road, Swallowfield Parish
Proposal: Proposed redevelopment of garden centre, reuse of buildings, access improvement, road, parking and landscaping
Case Officer: Angela Odell

The Parish Council's response on the above application dated 24th April 2002 included the Parish Council's expressed concern over the access to the site from the B3349 Basingstoke Road in that the B3349 is a heavily used road with fast moving traffic, and therefore an access generating a large amount of vehicular movement will increase the risk of traffic accidents.

The Parish Council wishes to regretfully inform the Planning and Highways Departments that its concerns over the dangers of the Basingstoke Road have been proved in the worst possible manner, in that there was a fatal accident at Goddards Farm on the Basingstoke Road on Saturday May11th 2002. Goddards Farm is close to the entrance of Balcombe Nurseries.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 13.5.02

TO: Gregory Gray

FROM: Angela Odell. **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 1

RECIPIENT FAX NUMBER: 01252 684160.

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: Balcombe Nursery.

NOTES:
1) No contributions for sewers & highways required
2) Re: your letter of 10 May, what is the floorspace of this northern end of the building now shown to be retained, but removed on the extant permission? Please? (I need to know for the Committee report).

13/5/02

Thankyou for the fax. Excuse the informality of my reply.

1) Glad to note no contributions.

2) The floorspace of this northern end is: 130.55sqm.

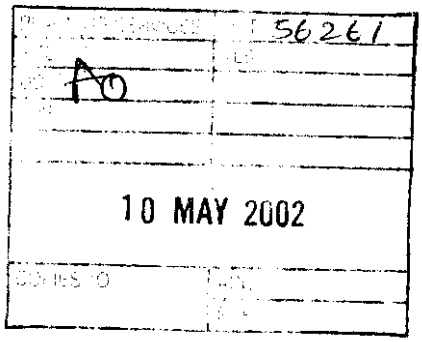
3) Tree survey with you shortly.

Gregory Gray

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS

'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU52 7SL.
Telephone: 01252 624004 Fax: 01252 684160
E-Mail: info@ggassociates.co.uk



Mrs. A. Odell, Senior Planner,
Environmental Services Department,
Wokingham District Council,
P.O. Box 157,
Shute End,
Wokingham,
Berks, RG40 1WR.

8th May 2002

Our Ref: BAL/02/291
Your Ref: AO/F/2002/6245

Dear Mrs. Odell,

BALCOMBE NURSERY, BASINGSTOKE ROAD, SWALLOWFIELD.

Thank you for your letter of 8th May.

I have checked the position with my Clients who have advised me that currently the site remains in the ownership of Mr. Foster and Mrs. Saunders. My Clients nevertheless still have a contract to purchase the site it appears therefore that on this basis a Certificate B under Article 7 should have been submitted.

This has been done and is enclosed. Notice has been formally served on the above however you should be aware that it has also been confirmed to me that they have been aware of the full details of the planning application since it was submitted in March and the notice therefore is no more than a formality.

I am aware that under the Act a local authority should not normally determine a planning application until the 21 day period of the Notice has expired. In this case this does not appear to be necessary since as I have noted the owners were fully aware of the application prior to its submission.

You may be aware of the authority in *Main v Swansea (1985)* which established the principle that provided the landowner was aware of the planning application there was no absolute requirement for the notice to have been served. On this basis it seems to be that your Council does not need to wait for the 21 day period to expire.

Whilst writing may I also confirm, pursuant to your letters of 30th April and 1st May that the issues of the site boundary and a tree survey are being researched and I expect to be able to have a response to you on both matters very shortly.

Yours sincerely,

Gregory Gray

Enc.

c.c. Client

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 10 May, 2002
My ref. AO/F/2002/6245
Your ref. BAL/02/291

Gregory Gray Associates
Redcliffe,
17 Dinorben Close
Fleet, Hants
GU52 7SL

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) 977 8909
DX: 33506 – Wokingham

Dear Mr Gray

PLANNING APPLICATION F/2002/6245
PROPOSED REDEVELOPMENT OF GARDEN CENTRE, REUSE OF BUILDINGS, ACCESS IMPROVEMENT, ROAD, PARKING AND LANDSCAPING AT BALCOMBE NURSERIES, BASINGSTOKE ROAD, SWALLOWFIELD

Thank you for your letter of 26 March. Regarding floorspace of the existing buildings to be retained, I note that the approved layout plan for the extant permission 40500 shows the north-western end of the existing Mowrite building to be removed, whereas your layout plan shows this to be retained. This could explain part, or all, of the discrepancy in 'existing' floorspace to be retained. Please could you check this so that the situation can be clarified.

I trust the above is clear, but if you wish to discuss the matter further please contact me.

Yours sincerely

Ao

MRS A ODELL
Senior Planner

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 8 May, 2002
My ref. AO/F/2002/6245
Your ref. BAL/02/291

Gregory Gray Associates
Redcliffe,
17 Dinorben Close
Fleet, Hants
GU52 7SL

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) 977 8909
DX: 33506 – Wokingham

Dear Mr Gray

PLANNING APPLICATION F/2002/6245
PROPOSED REDEVELOPMENT OF GARDEN CENTRE, REUSE OF BUILDINGS, ACCESS IMPROVEMENT, ROAD, PARKING AND LANDSCAPING AT BALCOMBE NURSERIES, BASINGSTOKE ROAD, SWALLOWFIELD

Thank you for your letter of 26 March. I have received information that the site is not in fact owned by 'World of Gardens' as stated on the application form, but by a Mr and Mrs Foster. Please either submit corrected application forms and ownership certificate (and serve notice on the owners) or provide evidence that 'World of Gardens' are the owners.

It is important that the additional information is submitted to me within two weeks, i.e. by 23 May, to ensure that the application is not determined on the basis of the current unsatisfactory submission. Should you have any difficulty in meeting this deadline or should you wish to discuss the additional information, please contact me immediately. However, I advise you that the above refers to the ownership issue only.

Yours sincerely

AO

MRS A ODELL
Senior Planner

Our Ref : SP/2002/005588-1/1
Your Ref : Angela Odell/F/2002/6245 56102

Date : 01 May 2002 Amc

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

FAO: Angela Odell

Dear Madam

REDEVELOPMENT OF GARDEN CENTRE, ACCESS IMPROVEMENT AND PARKING + LANDSCAPING

BALCOMBE NURSERIES BASINGSTOKE ROAD SWALLOWFIELD READING

Thank you for your letter dated 9 April 2002, received on 11 April 2002. Please quote the following reference in any correspondence: SU76SW/22/1. 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: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

PLANNING INFORMATIVES

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

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

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.

Environment Protection

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Surface water from the carpark area should be passed through a suitable type of oil/ grit separator, the design of which shall be to the satisfaction of the Environment Agency.

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.

Clean roof water should not pass through the oil separator. Where soakaways are used it should preferably not discharge to soakaways used to drain road and vehicle parking areas.

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.

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

WATERCONSERVATION

Non-household use

Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:

* Approximately a third of non-household water use come through wash hand basin taps. The installation of low volume taps such as push-top, spray or infra-red taps can result in company cost savings in both water and energy use.
* About 20% of non-household water use is for urinal flushing. As much as half of this can be saved by installing flush controls, such as infra-red sensors or electromagnetic door switches. Water use can be cut out entirely by installing waterless urinals.

We enclose fact sheets explaining how water may be used more efficiently on this site.

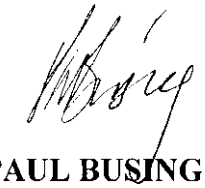
Domestic Appliances

If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information. We enclose advice in a fact sheet on domestic appliances.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:

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 faithfully



PAUL BUSING
Planning Liaison Officer
Direct dial: 01276 454326
Direct fax: 01276 454352
Email: paul.busing@environment-agency.gov.uk

CC: Gregory Gray Associates

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Angela Odell DATE: 25th April 2002

Location:	Balcombe Nurseries, Basingstoke Road, Swallowfield, Reading
Proposal:	Proposed redevelopment of garden centre, reuse of buildings, access improvement road, parking and landscaping
Application Number:	F/2002/6245

In response to your consultation dated 9th April 2002 for the above application, the tree and landscape comments are as follows:

The existing site contains a number of existing mature trees which will be affected by the development proposals. Although these trees have been located on the survey drawing (931/98/01) no information has been produced to indicate the quality of these landscape features or, which are to be retained.

Before I can comment further the applicant should be required to produce for approval a full and detailed tree survey in accordance with BS 5837 : 1991 - Trees in Relation to Construction. This should also clearly show the development proposal in relation to the existing trees, which are to be either removed or retained and tree protection measures to ensure the successful retention of retained trees.

There is considerable scope for comprehensive soft and hard landscape scheme and the applicant should be required to produce for approval detailed designs for both. All new planting should be produced on a separate drawing and clearly show: the full names of proposed planting, sizes at times of planting, densities and plant numbers for each bed and in total.



ROBERT PETROW
Consultant Landscape Architect

Please see last I for plans

To:
Transportation Group
Rachael Cameron

From: Angela Odell

Date: 30 April 2002

Application Number: F/2002/6245

Proposal: Proposed redevelopment of garden centre, reuse of buildings, access improvement, road, parking and landscaping..

Site Address:
Balcombe Nurseries, Basingstoke Road, Swallowfield, Reading.

Applicant:
World Of Gardens C/O Gregory Grey Associates.

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

No comments

7/5/2

From

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 1 May, 2002
My ref. AO/F/2002/6245
Your ref. BAL/02/291

Gregory Gray Associates
Redcliffe,
17 Dinorben Close
Fleet, Hants
GU52 7SL

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) 977 8909
DX: 33506 – Wokingham

Dear Mr Gray

PLANNING APPLICATION F/2002/6245
PROPOSED REDEVELOPMENT OF GARDEN CENTRE, REUSE OF BUILDINGS, ACCESS IMPROVEMENT, ROAD, PARKING AND LANDSCAPING AT BALCOMBE NURSERIES, BASINGSTOKE ROAD, SWALLOWFIELD

Please see attached consultation from landscape officer and submit tree survey as detailed. However, details of landscape proposals are not required at this stage, just indicative landscaping.

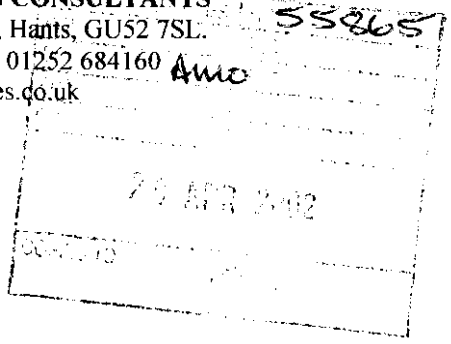
It is important that the additional information is submitted to me within two weeks, i.e. by 16 May, to ensure that the application is not determined on the basis of the current submission. Should you have any difficulty in meeting this deadline or should you wish to discuss the additional information, please contact me immediately. However, I advise you that the above is in relation to tree matters only and does not imply that the application is otherwise considered acceptable.

Yours sincerely

MRS A ODELL
Senior Planner

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS
'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU52 7SL.
Telephone: 01252 624004 Fax: 01252 684160
E-Mail: info@ggassociates.co.uk



Mrs. A. Odell, Senior Planner,
Environmental Services Department,
Wokingham District Council,
P.O. Box 157,
Shute End,
Wokingham,
Berks, RG40 1WR.

26th March 2002

Our Ref: BAL/02/291
Your Ref: AO/F/2002/6245

Dear Mrs. Odell,

BALCOMBE NURSERY, BASINGSTOKE ROAD, SWALLOWFIELD.

I write further to your letter of 24th April and enclosures. I will deal with the points you raise in the same order.

1. Floorspace

I do not believe there is much assistance to be obtained from the application form attached to permission 40500 as it is clear the plans were amended during the currency of that application.

The total approved floorspace of the new glasshouse building measured from Drawing Nos. 3845:92X:1A Rev. D and :2 Rev. A is 1014sqm comprising the sales, hothouse, tills, office, wc, and canopy. The total floor area of the new proposed garden centre building in this application is exactly the same i.e. 1014sq., comprising the sales, tills, admin and staff and customer wc.

Application 40500 gives the area of the two retained buildings as 578sqm. The area of these buildings taken from the Komtech topographical and building survey is 697.7sqm. I cannot explain this but there are measurable differences in the dimensions of these buildings between the drawings in the two applications. Since in any event my Client nevertheless intends to retain, rather than replace, these buildings (see para. 3 below), ultimately this exercise is no more than academic.

2. Applicants

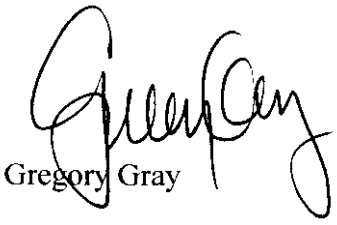
I am not entirely certain of the relevance of this question as planning permission normally (and in this case) runs with the land. Nevertheless I would endeavour to assist you in a spirit of co-operation.

You will recall from our pre-application discussions I advised you that my Clients comprise a widely experienced former garden centre managers that have formed an association to develop their own garden centres. Balcombe Nursery is their first project.

3. Layout

I confirm the buildings will remain the same buildings with the same dimensions and on the same sites with worn-out materials replaced and the remainder re-painted and/or varnished. Concessions would comprises those normally found on a garden centre e.g. lawn mowers, aquatics, cut flowers, pet foods and goods.

Yours sincerely,

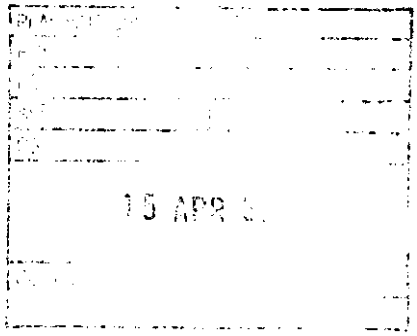


Gregory Gray

To:
Drainage
Fao Roger Johnson

From: Angela Odell

Date: 09 April 2002



Application Number: F/2002/6245

Proposal: Proposed redevelopment of garden centre, reuse of buildings, access improvement, road, parking and landscaping..

Site Address:
Balcombe Nurseries, Basingstoke Road, Swallowfield, Reading.

Applicant:
World Of Gardens C/O Gregory Grey Associates.

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

Drainage HD/ Drainage
Swallowfield

20020266

12/4/02

Please can you advise me how much more hard standing there is on this proposal compared with the existing situation

Thanks Roger.

Details of surface water balancing works together with details of the stage of the development at which the works will be

brought into use are to be submitted to and approved in writing by the District Planning Authority prior to commencement on site.

29/4/02

To Planning 29/4/02

From [illegible]

Planning Applications Returned – Amo

F/2002/6245

1 Total

RT

6245

SWALLOWFIELD PARISH COUNCIL

PARISH COUNCIL OFFICE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.gov.uk

SERVICES | HPT
Auto
18 JUN 2002
COPIES TO | ACK
FILE

12th June 2002

FAXED AND POSTED

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

Dear Sirs,

Application F/2002/6245 - Proposed redevelopment of garden centre, reuse of buildings, access improvement, road, parking and landscaping
New plans showing tree survey

The Parish Council has evidence that the area is a valuable habitat for wildlife and therefore, if the application is approved, would ask you to ensure that conditions are included in order that the minimum amount of disruption to wildlife is caused. This especially refers to wild birds which are present in the surrounding hedges and thicket.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

+44-118-988-2211

Oak Cottage
Swallowfield
Berkshire, RG7 1PY, UK
Tel: - +44 118 988 3220
Fax: - +44 118 988 2211
E-Mail:- oakcot@netcomuk.co.uk

FAO: - Mrs. A. Odell
Head of Development Control
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire, RG40 1WJ

Monday, 10 June, 2002
Our Reference:- L20020610A

Dear Mrs Odell,

Planning Application F/2002/6245
Proposed Redevelopment of
Balcombe Nurseries, Basingstoke Road, Swallowfield
by "World of Gardens"

Thank you for your letter dated 29th May 2002 advising us of revised/additional plans submitted to support planning application F/2002/6245.

We have taken opportunity to review revised/additional plans held at Woodley Library and require further clarification on the following: -

We are not sure why only a few trees on adjacent properties have been identified on the revised plans. There are certainly more mature trees that could be affected by this development.

1) The mature English Elms, Willow, Chestnut and Sycamore Trees (cir.1900) which form the boundary/property line between Oak Cottage and the proposed Garden Nursery Centre, and between Queen Anne's Meade and the proposed Garden Nursery Centre is not identified on the revised plans.

2) The adjacent mature Willow Tree (cir. 1930) forms part of the boundary fence to the proposed Garden Nursery Centre is not identified on the revised plans.

3) The adjacent mature Weeping Willow Tree (cir. 1977) also forms part of the boundary fence to the proposed Garden Nursery Centre is not identified on the revised plans.

4) The adjacent mature May Tree (cir. 1920) also forms part of the boundary fence to the proposed Garden Nursery Centre is not identified on the revised plans.

5) The mature Weeping Willow Tree (cir.1933-34) identified on the plans, located in the south-westerly corner of the Property Line with Oak Cottage is actually located in the garden of Oak Cottage.

+44-118-988-2211

Does this mean that the developers plan to remove or modify any of the mature trees on-site or on adjacent properties? We certainly object to the removal or modification to any mature trees on the site or adjacent properties.

It should also be noted that the building (identified as exiting sales building) adjacent to the westerly boundary to Oak Cottage was constructed in 1984 after the removal a wooden office block. The replacement structure was built of concrete block under a flat felt roof. In the process of building the replacement building the footings were moved closer to the boundary of Oak Cottage. This left a separation of 0.3metre between the wall of the building and the garden fence of Oak Cottage. An objection was raised at the time with the then planning officer at Wokingham District Council. Wokingham District Council took no action. At the time no planning application for the new structure was made as it was declared as a farm building. This structure has gone through 3 changes of use; farm building to machinery storage to office block to sales showroom. At each time no change of use was applied for through Wokingham District Council.

Objection to the construction of the new building could not be made, as there was no prior knowledge of this redevelopment. Also, at the time of the redevelopment the wooden structure was removed and the replacement with a concrete block structure whilst the residents of Oak Cottage were on vacation.

Yours sincerely,

Robin J. Allison
Copy: - Chairman - Swallowfield Parish Council

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS
'Redcliffe', 17 Dinorben Close, Fleet, Hants GU52 7SL
Telephone: 01252 624004 Fax: 01252 684160
E-mail : info@ggassociates.co.uk

27. MAR2002 6245

PLANNING AND DESIGN STATEMENT

TO SUPPORT A PLANNING APPLICATION ON BEHALF OF WORLD OF GARDENS AT BALCOMBE NURSERIES, BASINGSTOKE ROAD, SWALLOWFIELD

MARCH 2002

G.W.R. Gray MSc. Dip. TP MRTPI ACI.Arb • C.J. Gray • S.M. Leedale MSc. Dip. TP BEd. (Hons) MRTPI
Registered Office: 'Redcliffe', 17 Dinorben Close, Fleet, Hants GU52 7SL

1. INTRODUCTION

1.1. This Statement has been prepared in support of an application by World of Gardens for the redevelopment of the garden centre at Balcombe Nurseries. The Design Statement has been prepared in accordance with guidance in Annex A of PPG1, the development plan and emerging Local Plan as appropriate.

1.2. Planning permission Ref: 40500 for the redevelopment of the garden centre was granted in June 1993 and renewed for a further five years in February 1998 (Ref: 97/66449/V). At the same time condition 3 of the previous permission was discharged, thus allowing the showroom building to be retained permanently.

1.3. Accordingly there is a current, extant permission to redevelop this site as a garden centre until 25th February 2003.

2. PROPOSAL

2.1. The application has been the subject of pre application correspondence and discussion with the Planning Department. The scheme is prepared having regard to the comments made by the authority, in the light of the planning history of the site and relevant development plan considerations and site characteristics.

2.2. The application wishes to take up the extant permission but proposes some modifications to meet customer requirements and current standards as follows:

A. A barn design theme for the main building to substitute for the glasshouse – a visually more attractive and appropriate building in this location to the standard glass house theme.

B. No requirement for swimming pools or sheds, caravans, tents or camping concession display areas – customer profile does not justify them.

C. No requirement for mower workshop – application is not previous landowner.

D. Former workshop and showroom are retained for alternative concession uses and the layout of the site adjusted accordingly - provides for greater boundary landscaping to north and eastern boundaries.

E. Smaller area required for hard landscaping and fencing storage and display.

F. Pedestrian entrance to the principal retail area will be from the plant area at the side of the building, which will extend to the flank of the building so that customers make efficient use of the plant area before entering the building from the rear and exiting through the front door, ensuring a better flow.

G. Cycle parking spaces – adjacent to the entrance to the plant area.

H. Pedestrian entrance to the site from Basingstoke Road to which there is footpath access to the adjacent bus stop.

3. POLICY

3.1. The application site lies in the area of the Loddon Area Local Plan 1995, the end date for which was 1996. The policies of that Plan are therefore of extremely limited weight particularly when compared to the new District-wide Local Plan and national policy guidance. The new draft Local Plan has passed the Local Plan Inquiry stage. The recommendations of the Inspector are a material planning consideration.

3.2. In the current Local Plan the following policies apply:

A. Separation of Settlements – Policy LC1

B. Area of Sporadic Development – Policy LTV2

C. Design of new Development – Policy LBE1

Permission was first granted and subsequently renewed, in 1996 against the background of all these policies. There is plainly no objection in principle to the redevelopment of the garden centre within the provisions of the development plan and s54A which, self evidently, has been the unequivocal conclusion of the Council thus far.

3.3. The Area of Sporadic Development notation is not carried forward into the new draft Plan. The policies in that Plan which relate to this area and proposal are:

A. Green Gaps and Wedges – Policy WCC2

B. Development at Garden Centres outside Settlement Boundaries and the Green Belt – Policy WRE6

C. Development in its Local Context – Policy WBE1.

3.4. The draft Plan has passed the Local Plan Inquiry stage as noted and all the above policies are subject to recommended changes or replacement by the Inspector. Until the new Local Plan is adopted the Inspector's recommendations are a material planning consideration (per *Bath Society*, Court of Appeal (1991)) and must be taken into account in making a planning decision.

3.5. Policy WCC2 replaces LC1 in the current Plan. It follows that if the redevelopment of the garden centre was acceptable against the provisions of LC1 so it will also be against WCC2 – all the more so when the scheme is fundamentally the same development as the extant permission in terms of siting, layout, scale, height, massing of buildings and land use.

3.6. Policy WRE6 for garden centres is a new policy which the Local Plan Inspector has specifically amended to make more positive. As has been noted in the context of WCC2, the application scheme varies little from the current permission.

3.7. In fact in a number of aspects - such as parking, hardstandings, outside display - there is less development. The only notable change is to the external appearance of the main building from a glasshouse to barn design which is an improvement, in this local context.

3.8. Design Policy WBE1 (as amended by the Local Plan Inspector) has informed this Design Statement. The applicant shares the objective that this proposal should be a high standard of design and layout which makes efficient use of the site.

3.9. There is nothing in the Local Plan or elsewhere that dictates that the design of garden centre should be glasshouses only. This architect-designed theme is most suitable for this site, consistent with its setting and the locality.

3.10. The site is not located in any environmentally sensitive area such as a Conservation Area, AONB or other special landscape designation which directs that the design of buildings should follow a particular theme or vernacular.

3.11. In this context it is appropriate for the applicant to seek a form of design that responds to his design criteria and the constraints of the site. In this context also the planning history of the site offers guidance as to what constitutes an acceptable development.

3.12. The design of the building in the extant permission reflected the previous site owner's aspirations and was not led by the authority. It is perfectly reasonable for this applicant to propose a scheme which creates its own identity whilst respecting its local context – this scheme achieves this.

3.13. On the remaining development principles in WBE1 (as recommended to be changed) the development provides only that level of parking which my Client anticipates will be needed and in this context it has been possible to reduce the incidental parking provision for staff etc., from 25 – 17 spaces because this is all the applicant requires.

3.14. In addition cycle parking spaces are provided and pedestrian access from Basingstoke Road which in turn links along the public footpath to the No.145 bus stop, 120m north on Basingstoke Road. The bus route runs between Three Mile Cross, Wokingham and Winnersh linking with settlements like Swallowfield, Finchampstead and Arborfield in between.

3.15. In addition Basingstoke Road, as it passes in front of the site, linking with Spencers Wood and Reading, is identified in the Local Transport Strategy as a Proposed Primary Cycle Route, emphasising its' suitability for this mode of transport.

3.16. Both cycling and the bus link as extended options for travel are realistic alternative modes of travel to the car in this case.

4. DESIGN

4.1. The barn concept chosen by the applicant for this site is one that is often adopted by garden centres as an alternative to the purpose built glasshouse. Garden centre businesses have adopted this design theme in a wide variety of rural and edge of settlement locations for some 15 years and possibly longer.

4.2. Modern construction techniques, standards of insulation and lighting are such that there is no absolute requirement that garden centre buildings be constructed as conventional glasshouses.

4.3. Indeed in certain locations this design is unsuitable owing to the potential damage to house plants stock and displayed indoors, resulting from scorching and heat build-up. The only solution is normally blinds or in extremis, painting the glass roof which detracts from the appearance of the building and consequently the area and also provides a less than attractive shopping environment.

4.4. More often than not it is a matter of choice, the customer's perception, demands and economy that influence the choice of design. As a result it does not follow, of necessity, that one type of design necessarily fits all circumstances. Accordingly it should not be assumed that a glasshouse is the only efficient and functional design for this site.

4.5. The proposal is for an essentially rural type of development. In this context the main building respects its surrounding which essentially comprise, on the west side of Basingstoke Road, a cluster of mainly residential properties punctuated at certain points by more intensive groups of farm and other rural buildings such as Goddards Farm and Hand Post Farm, to the north and south of the application site.

4.6. Views from publicly accessible places are restricted to the comparatively narrow site entrance on Basingstoke Road, where it is possible to view the locally occurring rise in ground level (along the 60m contour) from east to west. The site boundaries are well screened and contained.

4.7. The aspect and orientation of the few adjacent houses is such that no property is likely to suffer any undue impact on amenity, always remembering that there is an extant planning permission for the same development.

4.8. Unlike the extant permission, this proposal is able to give greater emphasis to the setting of the development and buildings with more substantial areas for boundary and other landscaping because the applicant does not need extensive open concession displays and hard-surfacing.

4.9. The barn building will have the same ridge height, frontage width and depth as the approved glasshouse so its visual impact will be no different. On the other hand the use of plain clay tiles, oak stained boarding and brick plinths will provide an appropriate and suitable building design in this locality. The result will be a more visually pleasing development which will not appear any more prominent development than the approved scheme in the limited views in the street scene or to neighbours.

4.10. The existing showroom and a workshop will be repaired and retained as concession space as proposed under the extant permission. The conservatory display hard-standings situated around the front entrance of the site will be removed and landscaped and the boundary fence and gates set back further than that approved and greater emphasis to frontage landscaping and the setting of the site.

5. CONCLUSION

5.1 To conclude therefore, the proposal conforms to the development plan and national policy guidance and is an appropriate and satisfactory form of development in this locality against the extant planning permission and the emerging Local Plan.

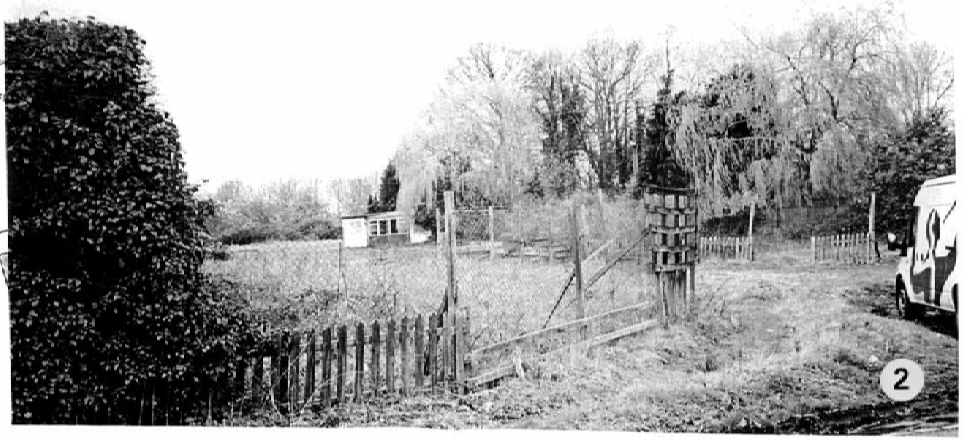
5.2 On the single issue in this case, change in external design, there is no rational basis in land use planning terms for the new garden centre building to be a glasshouse only. The barn theme selected by the applicant is appropriate and suitable to this location and will not have a detrimental effect on the amenities of the locality or on neighbours.



Site Visibility and Characteristics

Trees and managed hedges		Uninterrupted views	
Unmanaged hedges		Interrupted views	
Photograph Location	4	Visual Barrier	
Bus Stop		Main visual aspect	



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Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 8 August, 2002
My ref. AO/F/2002/6245
Your ref. BAL/02/291

Gregory Gray Associates
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Fleet, Hants
GU52 7SL

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) 977 8909
DX: 33506 – Wokingham

Dear Mr Gray

PLANNING APPLICATION 40500 (RENEWED BY PERMISSION 97/66449) GARDEN CENTRE AT BALCOMBE NURSERIES, BASINGSTOKE ROAD, SWALLOWFIELD – CONDITION 2 - MATERIALS

Thank you for your letter of 6 August and attached samples. I confirm the proposed materials are acceptable for construction of the approved glasshouse building (the bricks being for a plinth around part of the building only as per the approved plans).

I trust the above is clear, but if you wish to discuss the matter further please contact me.

Yours sincerely

AO

MRS A ODELL
Senior Planner

Recd 4.40PM 7.8.02

59568
Amc
07 AUG 2002

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS
'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU52 7SL.
Telephone: 01252 624004 Fax: 01252 684160
E-Mail: info@ggassociates.co.uk

Development Control Manager,
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham,
Berks. RG40 1WR

6th August 2002

Our Ref: BAL/02/291
Your Ref: 40500(F)

Dear Sir,

BALCOMBE NURSERY, BASINGSTOKE ROAD, SWALLOWFIELD.

I enclose on behalf of my Client, World of Gardens, samples of materials pursuant to condition 02 of permission 40500 (F) as renewed by permission 97/66449(B).

Samples left are as follows:
Type BL Aluminium glazing bars using plain clear double glazing to the wall panels and single glazing on the roof (glass not included) and manufacturer's specification.
Freshfield Lane Brickworks, Type First Quality Multi Facing bricks.

I await approval of these materials as soon as possible.

Yours faithfully,

Gregory Gray

Enc.

c.c. Client

Established 1902

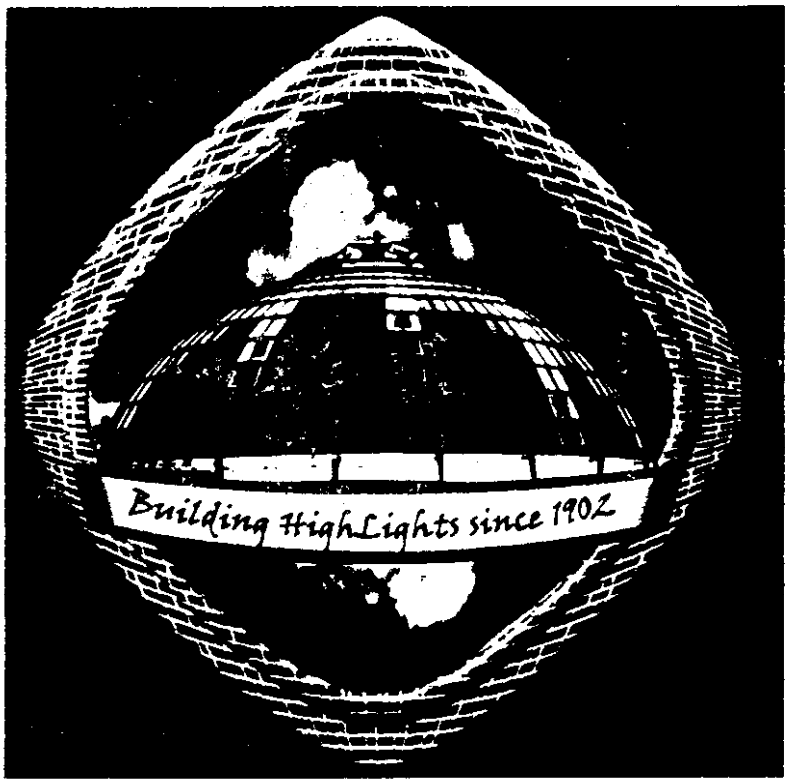
NBS-H10

Patent Glazing Specialists

1902

The Standard

Patent Glazing Company



Design – Manufacture – Installation – Satisfaction

Patent Glazing Materials

1. Glazing bar Materials

Our aluminium patent glazing bars are grade 6063 temper T6 aluminium alloy, conforming to British Standard BS EN 755-2. Our hot rolled steel sections on our Heritage range when tested to BS EN 10 002-1 has a minimum tensile strength of 355 N/mm^2.

2. Finishes for aluminium.

(a) Mill

This description applies to untreated aluminium surfaces. The rate at which the original bright metallic appearance will become dull as the surface oxidizes and develops a roughened texture depends upon environmental conditions. Mill finish is not usually suitable where appearance of the glazing system is of importance. This finish would be more suitable for a factory roof rather than a feature canopy.

(b) Powder Coating

This process begins with the mill finish a material being pre-treated in tanks of acid to clean the outside faces thoroughly. The aluminium is then spray coated with a polyester based powder, which is stoved on to produce a protective film. An extensive range of colours is available as standard and many non-standard or metallic finishes are available at a surcharge. All Powder coating by the Standard Patent Glazing Company conforms to BS 6496.

(c) Anodized

Suitably prepared aluminium is treated electrochemically during which process the surface of the metal is converted to a hard, translucent film of aluminium oxide forming a protective coating. A small range of colours are available as standard.
The appearance of the anodic film depends upon material composition, form, temper or condition and surface texture and care should be taken in the selection of materials for components that are required to be closely matched. Different extruded sections and sheet materials can give different shading results, and for this reason, powder coating will give a more consistent finish. All anodic oxide coating by the Standard Patent Glazing Company conforms to BS 3987.

3. Infill Materials

(a) Glass

The most common infill material for use in patent glazing is glass. Its proven service life, excellent weathering performance and impressive product range make this material the number one choice for specifiers. The following types of glass are normally used in patent glazing: -

Annealed

(i) Transparent glass: clear float, body tinted float and polished wired glass
(ii) Translucent glass: clear patterned float and cast wired glass

Processed

(i) ***Toughened (tempered) glass:*** any annealed glass, with the exception of wired glass, that has been subjected to a heating and rapid cooling process that imparts a greater strength to the material. The process makes the glass more resistant to mechanical and thermal stresses.

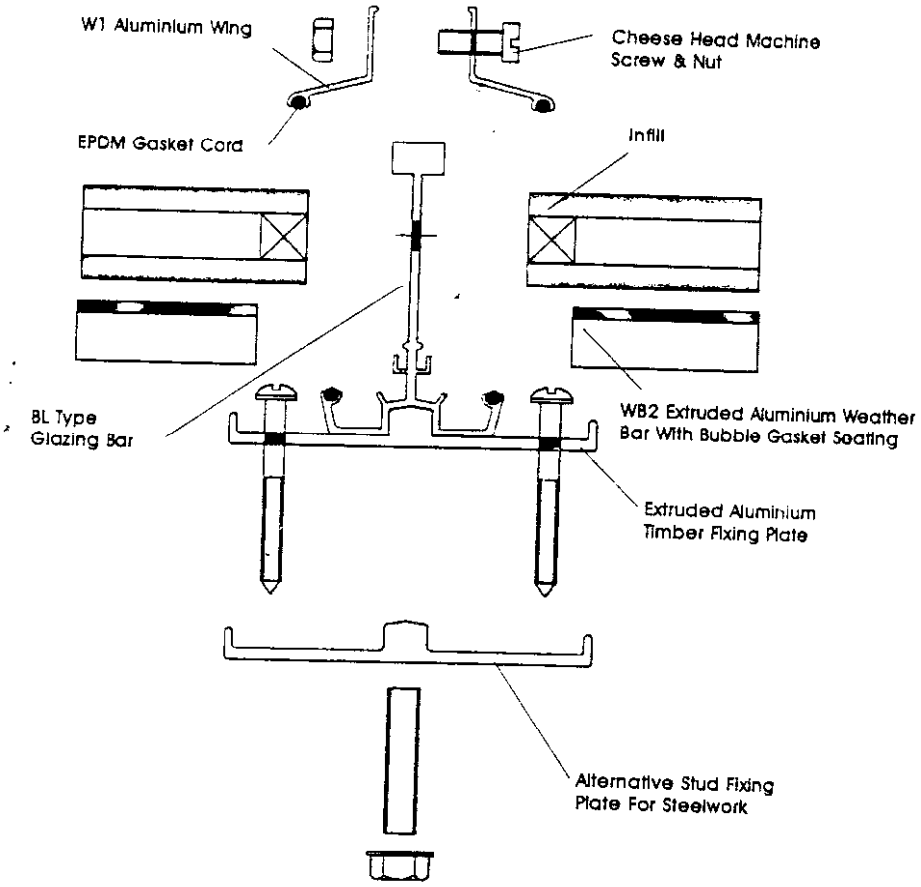
(ii) ***Laminated glass:*** two or more panes of annealed or toughened glass usually laminated together by means of polymeric interlayers. The normal interlayer is poly (vinyl butyral). Great care needs to be taken when cutting laminated glass to ensure a good quality glass edge.

Our traditional BL type glazing bar range has been developed over many years to meet the needs of specifiers for an effective solution for enveloping buildings. The bars are extruded to our own design complying with grade 6063 temper T6 aluminium alloy of BS EN 755.

The glazing bars strength is provided by an external stalk (or web) and can be weathered by a choice of aluminium screw on caps, aluminium bolted on wings or traditional extruded lead wings (mostly for economy).

This system readily accepts single glazing and double glazed units up to 32mm thick. The maximum self supporting span achievable is 4.70 metres for single glazing systems or 3.65 metres for a typical double glazed application.

Suitable for both sloping and vertical applications, this versatile system can be manufactured to meet the needs of your patent glazing requirements.



BL Type Glazing Bar Details

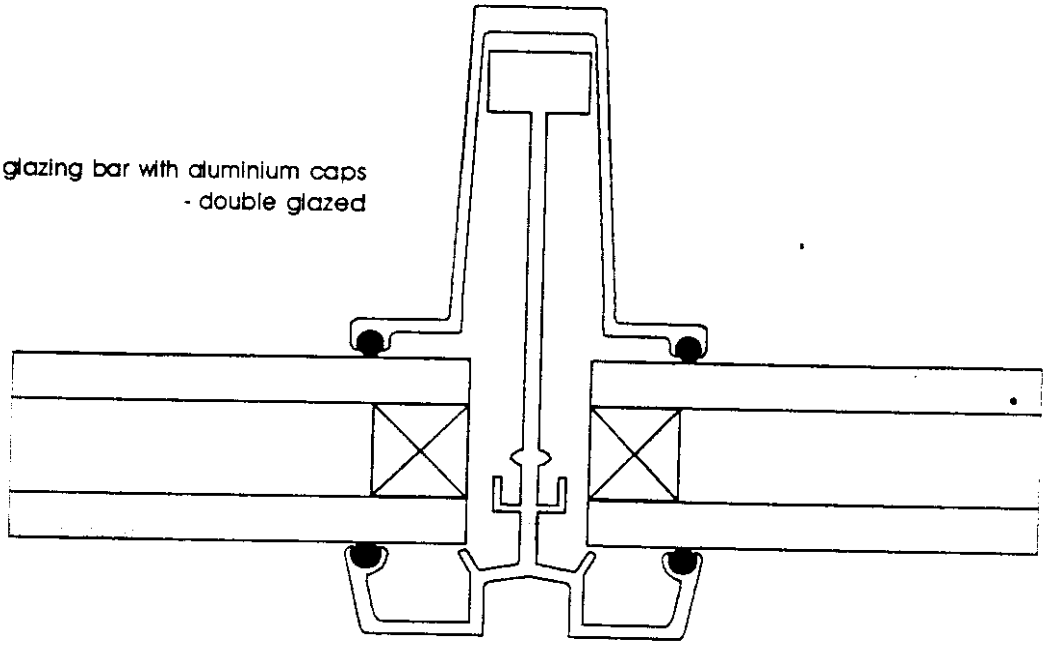
Bar Section	Depth mm	Ix-x mm4	Zx-x mm3	Maximum span Vertical Single Glazed	Maximum span Vertical Double Glazed	Maximum span Sloping Single Glazed	Maximum span Sloping Double Glazed
BL2	52	75,326	2,245	2050	-	1750	-
BL4	64	166,814	4,427	3050	2400	2250	2000
BL6	76	306,299	7,473	3550	2800	3400	2700
BL7	89	563,240	11,649	4100	3300	4200	3200
BL8	102	839,472	15,981	4500	3600	4700	3650

Maximum glazing bar spans are for guidance only. We will select the appropriate glazing bar for each contract. Spans are dependent upon the pitch of glazing, glazing bar centres, building shape, wind load, snow load, dead load and maintenance load.

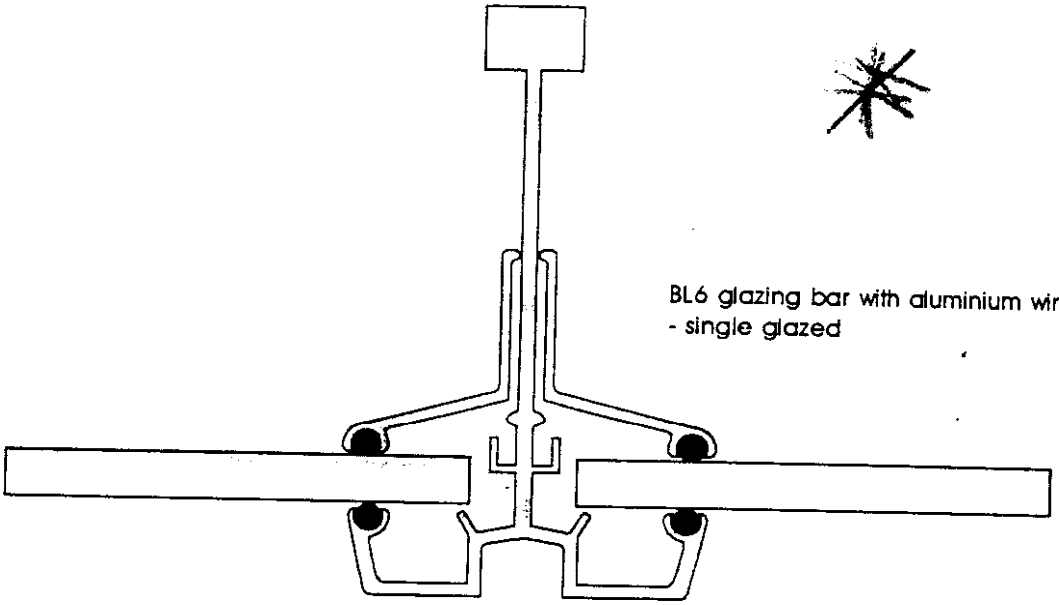
Traditional BL Type Glazing Bars

Scale 1:1

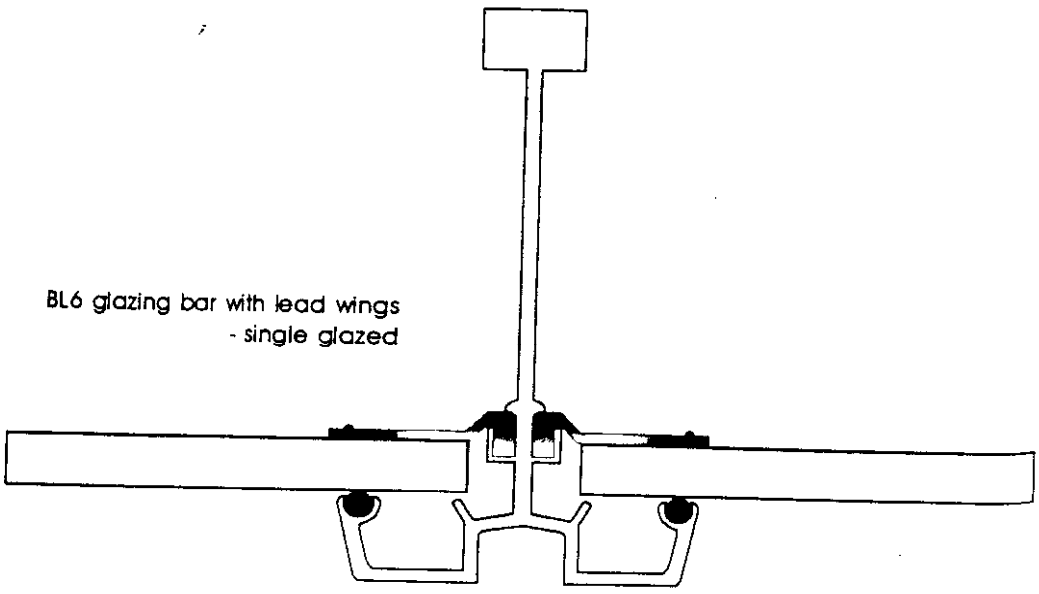
BL6 glazing bar with aluminium caps
- double glazed



BL6 glazing bar with aluminium wings
- single glazed



BL6 glazing bar with lead wings
- single glazed



Oak Cottage
Swallowfield
Berkshire, RG7 1PY, UK
Tel: - +44 118 988 3220
Fax: - +44 118 988 2211
E-Mail:- oakcot@netcomuk.co.uk

FAO: - Mrs. A. Odell
Head of Development Control
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire, RG40 1WJ

Monday, 10 June, 2002
Our Reference:- L20020610A

Dear Mrs Odell,

Planning Application F/2002/6245
Proposed Redevelopment of
Balcombe Nurseries, Basingstoke Road, Swallowfield
by "World of Gardens"

Thank you for your letter dated 29th May 2002 advising us of revised/additional plans submitted to support planning application F/2002/6245.

We have taken opportunity to review revised/additional plans held at Woodley Library and require further clarification on the following: -

We are not sure why only a few trees on adjacent properties have been identified on the revised plans. There are certainly more mature trees that could be affected by this development.

1) The mature English Elms, Willow, Chestnut and Sycamore Trees (cir.1900) which form the boundary/property line between Oak Cottage and the proposed Garden Nursery Centre, and between Queen Anne's Meade and the proposed Garden Nursery Centre is not identified on the revised plans.

2) The adjacent mature Willow Tree (cir. 1930) forms part of the boundary fence to the proposed Garden Nursery Centre is not identified on the revised plans.

3) The adjacent mature Weeping Willow Tree (cir. 1977) also forms part of the boundary fence to the proposed Garden Nursery Centre is not identified on the revised plans.

4) The adjacent mature May Tree (cir. 1920) also forms part of the boundary fence to the proposed Garden Nursery Centre is not identified on the revised plans.

5) The mature Weeping Willow Tree (cir.1933-34) identified on the plans, located in the south-westerly corner of the Property Line with Oak Cottage is actually located in the garden of Oak Cottage.

Does this mean that the developers plan to remove or modify any of the mature trees on-site or on adjacent properties? We certainly object to the removal or modification to any mature trees on the site or adjacent properties.

It should also be noted that the building (identified as exiting sales building) adjacent to the westerly boundary to Oak Cottage was constructed in 1984 after the removal a wooden office block. The replacement structure was built of concrete block under a flat felt roof. In the process of building the replacement building the footings were moved closer to the boundary of Oak Cottage. This left a separation of 0.3metre between the wall of the building and the garden fence of Oak Cottage. An objection was raised at the time with the then planning officer at Wokingham District Council. Wokingham District Council took no action. At the time no planning application for the new structure was made as it was declared as a farm building. This structure has gone through 3 changes of use; farm building to machinery storage to office block to sales showroom. At each time no change of use was applied for through Wokingham District Council.

Objection to the construction of the new building could not be made, as there was no prior knowledge of this redevelopment. Also, at the time of the redevelopment the wooden structure was removed and the replacement with a concrete block structure whilst the residents of Oak Cottage were on vacation.

Yours sincerely,

Robin J. Allison
Copy: - Chairman - Swallowfield Parish Council

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 30 April, 2002
My ref. AO/F/2002/6245
Your ref. BAL/02/291

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Dear Mr Gray

PLANNING APPLICATION F/2002/6245
PROPOSED REDEVELOPMENT OF GARDEN CENTRE, REUSE OF BUILDINGS, ACCESS IMPROVEMENT, ROAD, PARKING AND LANDSCAPING AT BALCOMBE NURSERIES, BASINGSTOKE ROAD, SWALLOWFIELD

I refer to the above application. I have received a letter on behalf of Balcombe Lodge, Spring Lane stating that the site layout plan is incorrect in that the northern boundary encroaches onto their land by nearly 2 metres, which would have the effect of bringing the proposed development closer to their boundary.

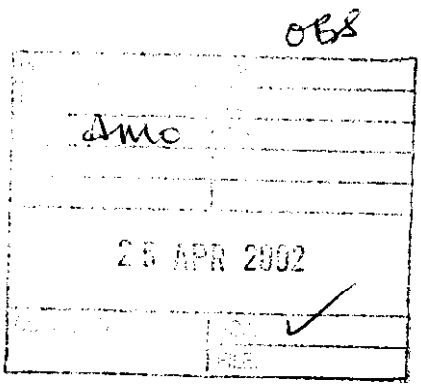
Please can you check this matter, and submit revised plans if the above is corrcect.

Yours sincerely

Ao

MRS A ODELL
Senior Planner

Date: 24 April 2002
Our ref:CP/Thompson/T0194005
Your ref:ANGELA ODELL F/2002.6245



CHARLES PLATEL
AND PARTNERS
SOLICITORS

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Service by e-mail not accepted
website address:
www.charlesplatel.co.uk

Environmental Services Department
Planning Services
Wokingham District Council
DX 33506
WOKINGHAM

Dear Sirs

Application No: F/2002/6245
Site Address: Balcombe Nurseries Basingstoke Road Swallowfield Reading
Proposal: Proposed redevelopment of garden centre, reuse of buildings, access improvement, road, parking and landscaping

We act on behalf of Mr and Mrs P Thompson of Balcombe Lodge, Spring Lane, Swallowfield, Reading, Berkshire RG7 1SU whose property immediately adjoins the application site to the north.

On looking at the application we are instructed to record the following objections made on behalf of our clients.

1. The site layout plan submitted with the planning application is incorrect in that the northern boundary encroaches onto our clients' property by nearly 2 metres.

   The effect of this is to disguise the proximity of the development to our clients' boundary.

2. Our clients would prefer to see the area designated as "outside display plant, shrubs and trees etc" and "fencing, hard landscaping, display and storage" reduced in size and located further away from their boundary.

   It is not clear from the planning application of the exact use that these areas will be put to or the degree of access afforded by the

Directors: CHARLES PLATEL MARC LAZARUS BA (HONS) MCIARB MICHELLE MACHIN-JEFFERIES LL.B (HONS)
Assistant Solicitor: ZOE COOKE LL.B (HONS)

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(Company Number 3056856) a recognised body authorised by the Law Society

public and therefore we are unable to determine to what extent it will impact on our clients' enjoyment of their property but in any event it is likely to be considerable.

3. The proposals seem to our clients to be an over development by some considerable degree. It appears that most of the area of land is subject to some form of development or other and is clearly excessive having regard to the present use and location of the site. The development looks more like an industrial site than a garden centre and our Clients suspect that this application is a stalking horse designed to procure more intensive development in the future, if this application proves to be successful.

4. Given the amount of parking which takes up nearly a fifth of the site excluding the parking required by staff and the amount of deliveries that will be required, the increase in traffic to the Basingstoke Road would be considerable. We would suggest that no consideration should be given to this application without the benefit of a specialist traffic impact report.

5. We note that the application also refers to "existing sales building refurbished for concessions". Our clients are concerned that these can consist of a hotch potch of various activities and they would wish to ensure that there was some control over what these would be.

Yours faithfully

CHARLES PLATEL & PARTNERS

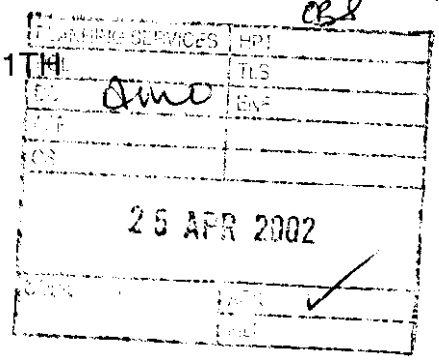
Fuchsias
Pelargoniums

Brookside Nursery

THE HANGING BASKET FILLING STATION

Patio & Hanging
Basket Plants

Church Road
Swallowfield, Reading RG7 1TH
Phone: 0118 9884122
Fax: 0118 9887107



For the attention of :-
Angela Odell- Planning Officer
P O Box 157
Council Offices
Shute End
Wokingham
Berks. RG40 1WR

22nd April 2002

Dear M/S Odell Ref:- Planning Application No. 2002/ 6245

I strongly object to the Redevelopment of the former Balcombe Nursery into a very large Garden Centre run by a national business group as this would very shortly mean the end of my Small Village Nursery, which has served the local community for over a century, this family business was the original Balcombe Nursery before being moved to the present site in Basingstoke Road where it has had a very unsettled business record since having tried to reopen on several occasions in the past only to fail, proving that there is not the need for two Horticultural outlets in such a small Village. I also feel that we are very well represented in the immediate area with Garden Centres, having Henry Street and Grovelands only 5 minutes in either direction from Swallowfield. Past history has proved that allowing big Garden Centres to be developed has been detrimental to small family nurseries in this area, I therefore hope you will consider these points when you make your decision, as these type of developments do not help our economy a great deal as 99% of the plants come from Holland and the near Continent.

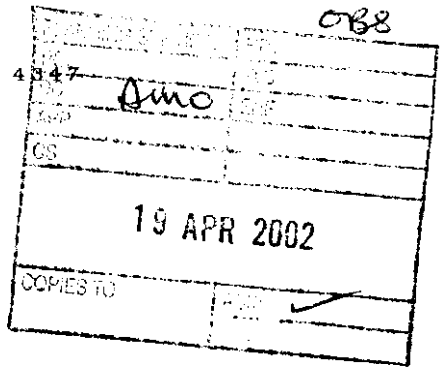
In conclusion, I would like to say that if Wokingham District Council Planners pass this application I hope that they will be considerate to any business diversifications that I will obviously have to take to make a living from my investment at Brookside Nursery, which is not always popular with other local residents.

Yours sincerely

D. C. Maskell
Brookside Nursery

GARTH PEARCE
MAYFIELD HOUSE
SWALLOWFIELD
BERKSHIRE RG7 1PY
ENGLAND

TELEPHONE: (0118) 988 2622/988 4347
FAX: (0118) 988 3568



Angela Odell, Development Control Officer,
Wokingham Environmental Services Department,
Planning Services,
P. O. Box 157,
Shute End,
Wokingham.
Berkshire RG40 1WR.

April 17th, 2002.

Dear Mrs Odell,

Application No: F/2002/6245.
Site address: Balcombe Nurseries, Basingstoke Road, Swallowfield, Berkshire RG7 1PY.

I am baffled by this application.

The land is owned by Contour Electronics of Hook, which exchanged contracts on the site with Taylor Woodrow during the week starting December 17th, 2001. The price was £455,000.

The reason I can be so specific is that I had been in regular contact with David Morris, the strategic land planner, about the possibility of the neighbours purchasing the site for £100,000 as extended gardens - thus removing all future threat of building. When that seemed to be too small an offer, we also talked about purchasing a "buffer zone" which would protect our properties from possible future development. Neither of these came to fruition.

Mr Morris told me that Contour had said they wanted to expand their company and move it to the Balcombe/Mowrite site. They would also be seeking permission for business use for further buildings, which I believe is known as B1.

"World of Gardens" does not exist as a company. Mr Gregory Grey, of Gregory Grey Associates, which has submitted the plans on behalf of "the owner" told me on Monday, April 15th that he did not know exactly who owned the site. He had been approached, he said, by a group of "former garden centre managers" to submit the application.

When I contacted Mr Nick Foster, managing director of Contour Electronics, on Wednesday, April 17th, he confirmed that Contour still owned the site. He said that business park plans were suspended, because "World of Gardens" had "come on to the scene" and he is dealing with "individuals, not a company. I obviously can not give names."

/Contd...

The mystery remains of why or how "World of Gardens" could possibly discover that Contour owned the land - and want to develop it so quickly.

Much is made in the application as to why a glass building should be changed to a new type of construction, which measures 36 metres by 35 metres, (although measurements are not, for some reason, in the plan) and is 4.8 metres high. The measurements seem bigger than those agreed originally. And a mainly glass building, I am told, would be suitable for any garden centre.

I fear - indeed, anticipate - a change of use could be made, once permission is given for this building, either during work or after completion.

This site has been available for development as a garden centre for nine years. There have been no takers. Even during the long advertisement process last year, no firm offers were made.

Contour buy it for the considerable sum of £455,000 and, suddenly, in 12 weeks, we have plans for a garden centre, ready and waiting, from a company or partnership with no previous trading record.

Why do I hear alarm bells ringing?

Yours sincerely,

Garth Pearce.

GARTH PEARCE
MAYFIELD HOUSE
SWALLOWFIELD
BERKSHIRE RG7 1PY
ENGLAND

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29 APR 2002
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FILE

To: Angela Odell.
From: Garth Pearce.
April 26th, 2002.
Re: Proposals from "World of Gardens" at Balcombe nurseries, Basingstoke Road, Swallowfield.
Application: F/2002/6245.

Dear Mrs Odell,

I feel a sense of unease on this application (see enclosed letter) and object to the plans on the following grounds:

Most important: To treat the application as the Trojan horse it clearly is.

1. The proposals are far too vague and non-specific.
2. It is not necessary to change the glass building, already agreed. This solid building will block off sun and light to the surroundings.
3. The measurements of 35 metres by 36 metres of the main building (measurements not on plans, but obtained from Gregory Grey) is larger than the original garden centre building in the plan. It seems to take in both the former plans for water garden display and plant displays. (Because of the lack of detail, it is difficult to interpret).
4. There is an agreed 15 metre "buffer zone" in the original proposals, which are supposed to stretch from the corner of our boundary to any new construction, whether car park or building.
5. Agreed parking areas were supposed to be screened by bushes. The car park in this is square and open.
6. The position of the building has changed, to be aligned in full view of the rear of our house.
7. The planning application makes no mention of the true owner. "World of Gardens" does not own the site.
8. I know it was not listed as an issue ten years ago, but the traffic along this road has increased to danger levels. It is a high-speed, derestricted stretch, which makes a nonsense of traffic calming measures and speed cameras which are spreading in other far less dangerous areas. There are regular accidents, but no deaths or serious injuries in the last three years. Planners should be aware that it is just one tragic crash away from being a major issue.

And, just a small point, the plan of our house pre-dates 1986. The old house, in this shape, was demolished.

Yours sincerely,

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Angela Odell, Development Control Officer,
Wokingham Environmental Services Department,
Planning Services,
P. O. Box 157,
Shute End,
Wokingham.
Berkshire RG40 1WR.

April 17th, 2002.

Dear Mrs Odell,

Application No: F/2002/6245.
Site address: Balcombe Nurseries, Basingstoke Road, Swallowfield, Berkshire RG7 1PY.

I am baffled by this application.

The land is owned by Contour Electronics of Hook, which exchanged contracts on the site with Taylor Woodrow during the week starting December 17th, 2001. The price was £455,000.

The reason I can be so specific is that I had been in regular contact with David Morris, the strategic land planner, about the possibility of the neighbours purchasing the site for £100,000 as extended gardens - thus removing all future threat of building. When that seemed to be too small an offer, we also talked about purchasing a "buffer zone" which would protect our properties from possible future development. Neither of these came to fruition.

Mr Morris told me that Contour had said they wanted to expand their company and move it to the Balcombe/Mowrite site. They would also be seeking permission for business use for further buildings, which I believe is known as B1.

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I fear - indeed, anticipate - a change of use could be made, once permission is given for this building, either during work or after completion.

This site has been available for development as a garden centre for nine years. There have been no takers. Even during the long advertisement process last year, no firm offers were made.

Contour buy it for the considerable sum of £455,000 and, suddenly, in 12 weeks, we have plans for a garden centre, ready and waiting, from a company or partnership with no previous trading record.

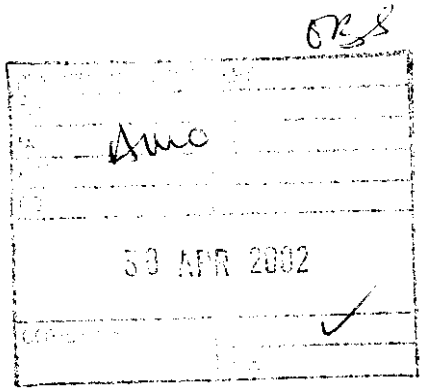
Why do I hear alarm bells ringing?

Yours sincerely,

Garth Pearce.

P.S. Since this letter was first written and sent, we now have established the owners as Nicholas John Foster and Linda Anne Saunders of Town Gate, 38, London Street, Basingstoke. It was, indeed, bought for £455,000 on December 21st, 2001 and registered on February 14th, 2002. Nick Foster is the managing director of Contour Electronics, Hook, with whom I have already spoken.

I also enclose a letter specific to these new plans.



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FAO: - Mrs. A. Odell
Head of Development Control
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire, RG40 1WJ

Saturday, 27 April, 2002
Our Reference:- L20020427A

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Proposed Redevelopment of
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Since the closure of Balcombe Nursery, the number of incidents of burglaries, prowlers and casual visitors looking for the Nursery has dropped significantly and I feel more secure in my home. My concern is that this redevelopment will result in an increase of prowlers, casual visitors and burglaries because my house will be mistaken as part of "World of Gardens". Indeed this happened frequently, when Balcombe Nursery was trading and the public would knock on the front door in or out of trading hours, enquiring about the Nursery. Vehicles parked in front of the Nursery at night and on several occasions the police were called, as incidents occurred in my garden, i.e. prowlers under the windows of the back of the house. The Police at that time went to the "wrong" Oak Cottage, and it was an hour before anyone arrived. In retrospect this seems efficient. At a recent attempted burglary, it was reported to the Police the same day and they did not come until the following afternoon, leaving our property insecure. Will there be Security Guards providing a 24-hour patrol on this redevelopment?

I object also to any loss of privacy that may occur from the public looking into our property and traffic turning into our drive.

The ever-increasing traffic using the B3349 especially HGVs, which cause my house to shake, will now increase even more with delivery vehicles and visiting traffic to the Garden Nursery. My concern is that I cannot join the B3349 without a 10-minute delay in the morning because of fast flowing traffic wishing to avoid the congestion into Reading. The other day because of traffic trailed back outside out house because of roadworks at Spencers Wood and perhaps an accident, vehicles were doing U turns in the middle of the road. One wonders what may happen, if I am approaching my property from the Reading direction and am unable to enter my drive. The Police have been notified of motorbike clubs using the B3349 at great speeds and in great numbers on Wednesdays and the weekends. If traffic is stationary, waiting to enter the "Garden Nursery" and vehicles are approaching behind at great speeds, there will be a horrendous accident.

Now with 7 rural business parks in close proximity of Swallowfield, my concerns are that this development will not work' B&Q, Grovelands and Henry Street are all large Garden Centre within close proximity and also there is one at Sherfield on Loddon and Twyford. It is inevitable that it will become another Rural Business Park, with units to let, with resulting increase in traffic, excess noise and further destruction of our Historic Rural Community. I have serious doubts as to whether this site is being redeveloped as a Garden Nursery.

Have Wokingham District Council made thorough investigations as to the background of this company and it's full intentions?

I wish finally to say that the Garden Centre has large numbers of wildlife and our garden, along with others, is privileged to be home, to what would be classed, as less common species nowadays.

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Janet E Allison

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Copy: - Chairman - Swallowfield Parish Council

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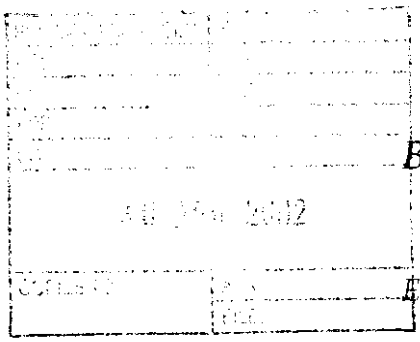

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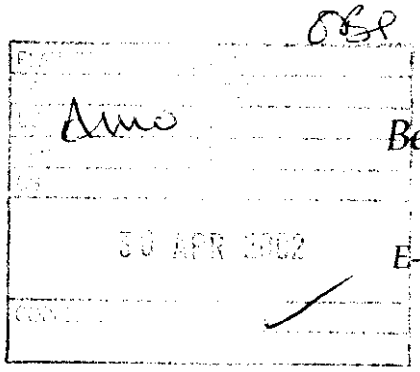

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Friday, 26 April, 2002
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Dear Mrs Odell,

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Proposed Redevelopment of
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by "World of Gardens"

Thank you very much for informing us of the proposed redevelopment of the above site as a Garden Nursery, with related Concession Sales units.

Whereas we welcome the development of this derelict site in keeping with its surroundings we must raise the following concerns with the local planning authority. After difficulties obtaining copies of the planning applications from Woodley Library we submit our objections as follows.

1) The plans that accompanied the planning applications did not have any measurements or dimensions included. As a result of this it is difficult to identify where the new building will be situated and its size in relationship to the site. It is our understanding that a planning application must dimension the size of any permanent structure.

2) It is our understanding that current planning for this site is for a "Garden Nursery". This planning application is for a Garden Centre with Concession Sales. From the information available from Woodley Library there was no change of use for this site application. Has a change of use application been made for this site?

3) It is not clear from the plans what is meant by "Concession Sales". This could mean anything from food and vegetables to computers and accessories. We feel that there is very little information within this planning application to indicate the true intention of this redevelopment.

4) We note that the proposed development has NOT taken into account a suitable "Guard Zone" between the adjoining property boundary and the parking area.

5) The planning application has been made on behalf of an organisation called "World of Gardens". However, according to Companies House this company was dissolved in July 2001. As of 21st April 2002, no new application for "World of Gardens" had been made to Companies House.

6) It has been noted from the plans that access to/from the B3349 to the site has been improved. However with the development of 4 local Business Parks and the dramatic increase in commuter traffic we, as residents are concerned that we will neither be able to access or exit our houses safely on to the B3349. Already, as mentioned in other letters with Wokingham District Council Highways Department we experience great difficulty accessing the B3349 from our property.

7) Today the dramatic increase in traffic using the B3349 is causing sleep pattern deficiency to the residents. Late night HGV traffic (12:00am-04:00am) and early morning traffic (04:30am-09:00am) is very noisy and disruptive to resident rest and sleep. Coupled with the morning (07:00am-10:00am) and evening (04:00pm-07:00pm) Commuter traffic has resulted in all windows facing the B3349 being kept closed in the summer months to reduce noise and pollution in the houses. We see this development only adding to the current misery of the residents.

In addition I wish to remind WDC Planning Office that a number of inappropriately designed Rural Business Parks have sprung up in the area to the detriment of the villages. Certainly in all cases planning was granted "in good faith" however the resulting structures have turned our historic villages into nothing more than shantytowns. We trust that WDC Planning Department's vigilance will prevail to protect Swallowfield from this plunder.

With continued cuts to Thames Valley Police Force in this area we are very concerned about the security of our property which boundaries this site. Since the closure of Balcombe Nursery the number of prowlers and hawkers using our property as access to the Garden Centre has dropped and Burglaries reduced.

How does this planning application fit into WDC's overall Rural Community Development policy? Or, perhaps the developers will only stop when the whole of Southern England has been covered with houses, concrete and tarmac. I guess eventually to enjoy a truly Rural environment and the beauty of the countryside we will be forced to live in another country. Does WDC have a policy on Green Site development within their District? What ever happened to 'quality of life'?

What are WDC's plans for traffic relief on this over congested stretch of the B3349 between Riseley and Three Mile Cross? This stretch of road is especially busy in the morning and evening where speeding motorists and truck drivers use the B3349 to avoid the congestion on the Swallowfield by-pass. What plans have WDC made for the additional 90 cars joining the B3349 during the day, 7 days a week, from this development. And the additional commercial and HGV vehicles that must collect and deliver during the day.

As a result of the notes set out above we wish to REGISTER OUR REJECTION to this development due to lack of appropriate dimensions & measurements and the lack of an open statement of use contained within planning applications 27MAR2002/6245. I also hope that WDC will continue to adhere to their fight to maintain the GREEN Rural environment and keep the few remaining villages in their District AS Villages and maintain the rural demarcation so that we <u>do not become an extension of Reading</u>.

I also have a major concern after the recent medium size developments in Swallowfield as to how the developers plan to protect the residents surrounding this development from excessive noise, property damage, pollution and trespass from the contractors.

Finally, Balcombe Nursery's failed because of its close proximity to other more established and successful Garden Centre and Nurseries in the area. I have grave concern as to what will happen to this development when "World of Gardens" fail? Will is become yet another Rural Business Park, number 8 in this parish?

I would appreciate your acknowledgement of safe receipt of this letter to my home in the UK at: - Oak Cottage, Swallowfield, Berkshire, RG7 1PY.

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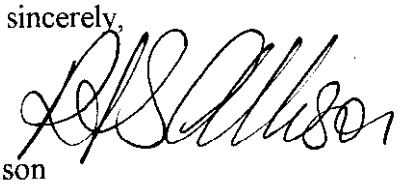

R. Allison

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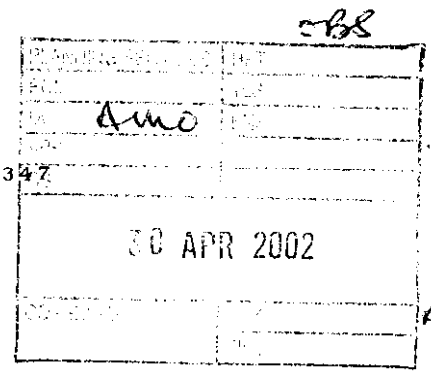

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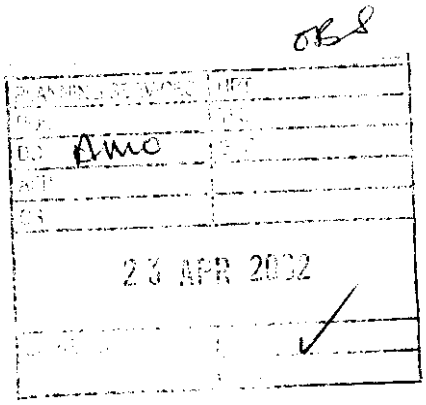
Yours sincerely,

Garth Pearce.

P.S. Since this letter was first written and sent, we now have established the owners as Nicholas John Foster and Linda Anne Saunders of Town Gate, 38, London Street, Basingstoke. It was, indeed, bought for £455,000 on December 21st, 2001 and registered on February 14th, 2002. Nick Foster is the managing director of Contour Electronics, Hook, with whom I have already spoken.

I also enclose a letter specific to these new plans.

OBS



BRANDYWELL
SPRING LANE
SWALLOWFIELD
RG4 · 1ST
24·4·02.

REF.
ANGELA ODELL.
F 2002/6245.

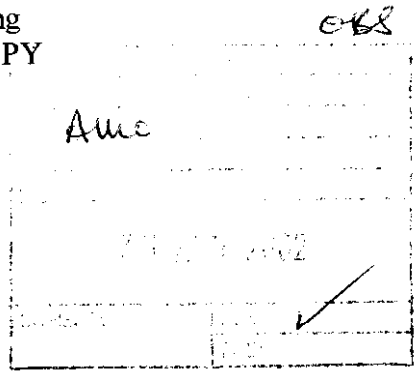
Dear Mr Odell.

My husband and myself have seen the plans for the re-developement of the Balcombe Nursery site in Basingstoke Road. "Application Number F/2002/6245."
The only worry we have concerns leaving the existing Buffer strip as it is with only a low chain link fence along the boundary. Something more robust is needed to ensure both privacy for us and security for the new Garden Centre.
We Dearly Budged a lot of the hedging along our Boundary, which has not yet re-generated, leaving large gaps in the wild bramble hedge.
With the almost non-existant hedging and only a low chain link fence as a boundary vandles will have easy access and the deer will use the Garden Centre as their very own Wimpy Bar. Deer can and do jump 6ft open fences because they can see if its safe to do so. Only solid fencing can keep them out.
If any one from Country Gardens would like to come and assess the security problem from this side of the boundary I would be pleased to show them around.

Yours sincerely

F. Silman (Mrs)

1 Berkeley Villas
Basingstoke Road
Swallowfield
Reading
RG7 1PY



ATTN: Development Control Committee
Planning Services
Working District Council

Copy to: Swallowfield Parish Council

Comments to Application Number F/2002/6245

We have no objection to the proposed plans for the redevelopment of the Balcombe Nurseries Garden Centre.

Our house is situated along Basingstoke Road 4 properties to the North of the entrance to Balcombe Nursery.

Our main concern is for Traffic Safety. We believe that it will be necessary to reduce the speed limit along Basingstoke Road between Swallowfield and Riseley to 40mph. As it is a heavily used road already, a commercial nursery will increase the volume of traffic. As there is limited visibility (approx 120m) both to the left and right of the proposed entrance, we believe that 60mph will be too dangerous for traffic entering and leaving the nursery and also for the residents surrounding the proposed site.

Also as the only footpath along that section of Basingstoke Road is on the opposite side of the road, we feel a Pedestrian Crossing would be beneficial to both the Garden Centre and the Local Community.

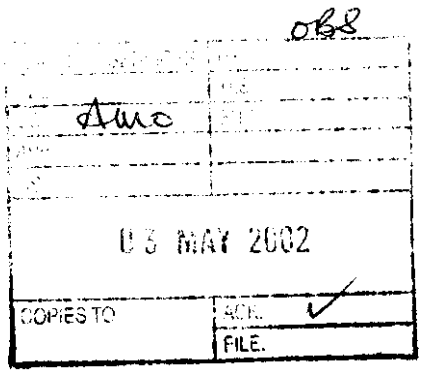
Please consider our comments when accepting the proposal for the redevelopment as we do feel strongly about these two issues.

Yours faithfully,

Peter Connolly ***Tessa Connolly***

Owners of 1 Berkeley Villas, Basingstoke Road

Moorside
Part Lane
Riseley
Reading
Berks
RG7 1RU



3rd May 2002

Ms. Angela O'Dell
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berks

Dear Ms O'Dell

6245

Balcombe Nurseries Development, Basingstoke Road, Swallowfield

With regard to the above Application, I would like to make some comments which I hope will be taken into account before further permission for development of this site is granted.

We realise that some development will take place on this site, since it was a nursery for many years. The problem with a change from glasshouse already granted to log-cabin building requested lies in the ambiguity of the message given. Although there are three thriving nurseries in the district already, its possible that another could draw some custom, and we would prefer building in this particular site to be uncompromisingly for plant of a biological nature. The log-cabin style shown while maybe tasteful could rapidly be altered to accommodate plant of a commercial nature. And such a development would require monitoring by the local population, and frankly, we are retired, attempting to maintain a rural existence, and beginning to feel even further under siege from developers. As our previous experience shows, developers get permission for seemingly innocuous changes, which lead by gentle degrees to massive disruption of the life-styles of the village population. If the building is glasshouse, set well back from the road, and honestly nursery-garden centre, this helps us maintain an acceptable relationship with commerce rather than the stressful nature being imposed on this population at present.

Also, as the Riseley VDS has shown, villagers experience real problems as the result of development. Again, this proposed development intends to cater for about a hundred people at any one time, including staff and customers. What arrangements have been

made with the Water Company about managing the increased waste, bearing in mind that the existing sewage systems are already over-stressed, with actual problems of sewage back-up being experienced in some homes?

What land-drainage has been organised to safeguard the drainage down towards the river?

The proposed site is situated on the county's longest stretch of double-white-lines, how is the safety of local road-users being managed?

Could signposting be kept discreet and to a minimum?

Could lighting be kept to a minimum, and for working hours only?

To be in keeping with the rural outlook, could the proposed iron fencing be changed to hedging using local and natural hedging plants?

How are existing plants, hedges and trees being protected?

How is wildlife resident in this place for many years being monitored and protected?

It was difficult to tell from the plans what effect the height of the building would have, could you make sure that the height will not intrude and dominate the landscape please?

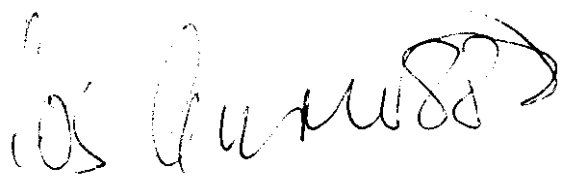
Could you help the local community by putting into the conditions clear instructions so that they understand that conditions agreed must be kept, and that Building Regulations applied for must be in keeping with the permission granted.

Could you also get advice from Andy Glencross on the best way to include this development in a setting that will enhance the neighbourhood, as its position lies between Riseley and Swallowfield, and will affect the ambience of both?

We do appreciate what you do to try to maintain this area as rural, and believe that if the concerns mentioned above are met, a nursery garden could be managed without too great an impact on the local community and facilities. But these facilites are already at breaking point as the recent information provided by residents has shown. We do not believe we owe to commercial development excess strain on facilities designed for our use in order for business people to make handsome profits, since the real environmental expense would be our loss. Repairs and extra facilites could become ours to fund through local taxes, already increased, which seems very unfair indeed..

I hope I have covered all the points, it is so difficult to fit all this extra anxiety and work into an already busy day – developers can do all this while doing their paid work – we the residents have to fit in hours of research and compose complex letters in our own time. Have to go now. Thank you for your help

Ros Curwood



C

OBR

PLANNING SERVICES	HPT
POL	TLS
DC Amso	ENF
APP	
CS	

03 MAY 2002

COPIES TO ✓

William Tree Cottage,
Park Lane,
Riseley. RG7 1RH
2nd May 2002.

Re. Balcombe Nurseries, Basingstoke Rd.
Application no S/2002/0245.

Dear Mrs. Odell,

I would be grateful if you would consider the following comments in relation to the above application.

1 Development of the site should be no greater & for no other purpose than that allowed under the previous permission.

2 In view of the site's position in a separation of settlements area, the design of the building should be as low key as possible & specifically designed to blend in with its rural setting.

3. Light pollution from the site should be avoided.

4. Signposting, if necessary at all, should be kept to the bare minimum & as discrete as possible

5. Entrance to the site, endeavour road layout + markings should, again, be as low key as possible to avoid

urbanisation of the area. Hedging would be preferable to mark the front boundary, rather than railings or fencing. Railings could be placed within the boundary, immediately behind the hedge, if greater security is needed.

6. Drainage at the site must be adequate to avoid exacerbating existing problems in the area.

7 Hours of operation + deliveries should be restricted to reasonable hours + these limits rigorously upheld

8. The development will inevitably lead to a considerable increase in traffic in the area Basingstoke Road at this point is a fairly fast stretch of road with double white lines.

Finally, I would point out that the area is already very well served by garden centres / nurseries.

Yours sincerely,
Carolyn Double
CAROLYN DOUBLE.

Tel: 0118 988 3446

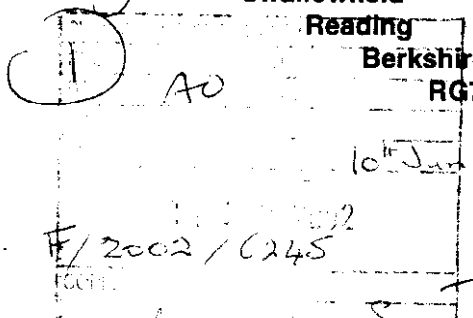
Uplands
Basingstoke Road
Swallowfield
Reading
Berkshire
RG7 1PY

Obs

Z.M

from D- D.M and Fraser

AO



10th June 2002

Dear Mr Odell,

Ref. F/2002/6245

Site Balcombe Nurseries, Swallowfield -

As the owners of Uplands, I would like to draw the attention of the Planning Department to the change in the type of structure which is proposed in this application.

If the intention is to reopen this site as a garden centre, there would be no need to change from the type of building for which there is present planning permission.

This large completely different chalet type construction more suited to a business park is not so suitable / despite the arguements in

the application for a work of Gardens. I see no reason why such a change in the construction should be allowed.

Our upstairs windows face on to this site, in particular between windows at either end of our house. Our entire N. boundary from the main road to the SW corner of Belcombe is a hedge belonging to Uplands. There is no proper buffer zone in the plan. The Cupressus Leylandii screen some of the house windows, but at some stage will have to be lopped for safety. The NW corner of our house is less than 6 metres from the nearest tree in the nursery.

The visual impact of this proposed building should make it unacceptable for a rural site like this. I would refer you to the Inspector's reasons for dismissing the appeal in April 2000 (page 4 11-3). This site is in open countryside. I enclose two photographs taken a month ago in May 02 from the site of proposed development. I leave it to your good sense to refuse this application. Yours sincerely

Douglas and Zillie Fraser

Tel: 0118 988 3446

Uplands
Basingstoke Road
Swallowfield
Reading
Berkshire
RG7 1PY

(additional comment.) (2)

10th June 2002

Dear Mr Odell

ref. F/2002/6245

Site Balcombe Nurseries Swallowfield.

re Traffic problems on B3349 at this site

Since commenting upon this application,

I expect that you are aware of a fatal accident between Uplands and Goddards Farm as a result of a speeding motor cyclist colliding with a large milk tanker across the B3349 which was reversing into the farm entrance at Goddards Farm

This is the second fatal traffic accident I have attended outside our property, albeit the

first was some twenty years ago, when a car clipped the kerb opposite to the entrance to Balcombe Nurseries and collided with oncoming traffic.

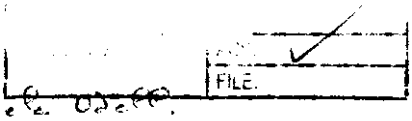
One main concern as his dealt along this stretch of the B 3349 is the excessive speed of the motor cyclists. A motorist at the scene of the fatal crash of 11 may 22 assessed the speed of the vehicle as being 80mph approx as it passed him on the Swanlinfield bends and double white lines.

2 motor cyclists on Sunday June 3rd were seen by two farmers. Mr Andy Pope taking his cows up the field and Mr Gilbert Cracker who was overtaken outside Balcombe Nurseries and upland by two travelling about 100mph. Both were shaken by the episode and Mr Cracker stopped his vehicle to recover from the shock

068

Tel: 0118 988 3446 Uplands
Basingstoke Road
Swallowfield
Reading
Berkshire
RG7 1PY

AMC



FILE.

3rd May 2002

Dear Angela Odell.

re Application No - F/2002/6245
Beacombe Nurseries
Swallowfield

reproposal
Proposed redevelopment of garden centre

This would not be objected to by myself or my husband.

It seems to be a large "barn" development which is requested in place of the glass house. From the plan it is extremely difficult to establish the size of the proposed building. there being a lack of measurements and apparently it is not to scale. This is surprising and more suitable for outline planning.

There is no distance marked between our boundary

hedge near Uplands and the new proposed building.
It is very important that the conifers screening
Moorite from the windows of Uplands are left
as a buffer zone. I note that no views from the
centre of site towards Uplands to the South has
been included in the photographs with the plo
although two of the conifers are shown.

There are seven mature oak trees along the South
boundary of Moorite again screening over land which
should be kept for screening and wildlife. There is
an abundance of birds and animals amongst the
trees and shrubs in the west half of the site
which I hope will be preserved to some
extent.

As owners of Uplands we own the boundary
hedge as far as the SW corner of Moorite
and will be seeking access from the new
owners for the purposes of hedge cutting

Yours sincerely Zita Douglas-Rose

POLICY AND PLANS CONSULTATION

Date: 24/4/02

Case Officer: Mrs Angela Odell

Application: F/2002/6245 Redevelopment of garden centre, re-use of buildings, access improvement, road, parking and landscaping

Location: Balcombe Nurseries, Basingstoke Road, Swallowfield, Reading

Applicant: World of Gardens c/o Gregory Grey Associates

Background
Existing permission for garden centre, greenhouses and temporary reuse of existing buildings on site of former nursery. As a result of variations in conditions and the exclusion of the glasshouses from the floorspace calculations for the permitted scheme it should be noted that the existing permission involves an extension in floorspace over the original situation when the site was in horticultural production. Site in countryside, outside a settlement that the Inspector is not identified for growth. (category B settlement). The land is designated as a green gap or wedge

The Key Local Plan Policies against which development should be assessed are WOS3, WCC1, WCC2 and WRE6. You should consider both what is in the Deposit Draft version of the WDLP and the recommendations of the Inspector and assess the scheme against both. There is a balance to be struck between rural regeneration and the impact on the countryside in all these sorts of application.

WRE6
You will have to consider whether the retail development would have any effect on local shopping provision in the villages because of the range and type of goods proposed to be sold. (There was a recent decision on a garden centre reported in Planning, where the Inspector was of the view that there would be no impact, you should research this to see if there are any similarities, in case you are considering a refusal.) You should consider whether you should restrict the type of goods sold with a positive and negative condition. This approach is supported by PPG6 in respect of other forms of out of town shopping. (an e.g. that could be adapted is on the appeal decision for Emmbrook Retail Park, Wokingham). You should certainly restrict the amount of retail floorspace within the building and probably the amount of space used as external display.

With visual impact you will have to consider what originally existed, what has been approved already and compare the new scheme with that. My feeling is that the application proposal is somewhat different from the earlier permitted scheme. The greenhouses originally proposed were light structures, such as you may expect to see as part of any horticultural enterprise. These buildings are more substantial and urban. I am not aware of substantial amounts of planting to improve the environment. The external display space and parking areas should also be considered for their location and consequent visual impact.

You will also need to consider impact on neighbours and any traffic generation and road safety impacts.

With regard to gap, consider if development of this site would have the effect of bringing the built up areas of Riseley and Swallowfield physically closer together or make either settlement visually more apparent when looking from one settlement to the other. Does it urbanise the intervening space when tg through the gap giving the perception of continuous development or is this merely infill of a small gap in an otherwise built up frontage allowed under WCC1. The Inspector recommends that the gap should stand until reviewed for the next plan.

The application should be referred to the SAI panel as required by policy WOS4.

Recommendation
No objection in principle as redevelopment of an existing site in countryside, provided the new scheme is not significantly larger than the original scheme or existing redevelopment permission. The suitability of the scheme will depend on satisfactory control of the proposed retail operation, the effect of the built development on the countryside and the green gap, the amenity of neighbours and whether there are any highway issues that cannot be overcome.

.

[illegible] 24/4/02

NB for LPI Inspectors Comments see pages 5-196 and 5.197 of his report. He has not recommended this site for housing

Sem [illegible]

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 09 April 2002

Application Number: F/2002/6245

Proposal: Proposed redevelopment of garden centre, reuse of buildings, access improvement, road, parking and landscaping.

Parish: SWALLOWFIELD PARISH

Site Address:
Balcombe Nurseries, Basingstoke Road, Swallowfield, Reading.

Applicant:
World Of Gardens C/O Gregory Grey Associates.

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).

Comment

Highways request a revised plan that addresses the following points:

1. The footway extended around the radius of the junction (south side only).
2. Demonstrate that an articulated lorry can turn within the site.

Signed: _____ **Print name:** AC 25/04/02

SWALLOWFIELD PARISH COUNCIL

PARISH COUNCIL OFFICE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.gov.uk

24 April 2002

FAXED AND POSTED

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

Dear Sirs,

Application Number: F/2002/6245
Location: Balcombe Nurseries, Basingstoke Road, Swallowfield Parish
Proposal: Proposed redevelopment of garden centre, reuse of buildings, access improvement, road, parking and landscaping
Case Officer: Angela Odell

There appears to be some discrepancy between the extant planning permission and this application with regard to the floor area of the proposed new development. The Parish Council assumes that the site layout that shows the new building to be approximately the same floor area as the glass house permitted in 97/66449/V to be correct, as if this is not the case then presumably this application will be rejected as not being valid due to providing misleading information.

In addition the Parish Council notes that the category for the application is A1 Shops, to which the applicant has added Garden Centre. The Parish Council therefore assumes that if Planning permission is granted, then the permission will be solely for a garden centre together with associated shops/workshops. Thus if in the future the garden centre closed down, and the new owner wished to convert the buildings into shops of a different nature, then planning permission for change of use would be required.

The Parish Council considers that the proposed conservatory will be visually more acceptable than the glass house which currently could be constructed in accordance with planning permission 97/66449/V. Consequently the Parish Council has no objection to the design of the proposed structure.

However the Parish Council is concerned, as it has been for all applications on this site, as to the increase of traffic that the garden centre will generate. The Basingstoke Road is heavily used with traffic travelling at a fast pace. The Parish Council is concerned that the substantial amount of traffic entering and leaving the site will therefore present a traffic hazard, which in turn will increase the chances of traffic accidents.

Contd.

If the application is granted planning approval then the Parish Council requests that conditions and/or alterations to the application are imposed as to:-

1. The hours that the centre is permitted to be open. The Parish Council considers that adjoining residential properties should not be subject to noise disruption after 6.30 p.m.
2. That deliveries etc. to the centre should not be allowed before 7.30 a.m. Monday to Friday, 9.00 a.m. on Saturday, and no deliveries on Sundays.
3. That, as this site is outside an identified settlement, lighting at night, including security lighting, is minimised.
4. That all boundary planting, particularly adjacent to neighbouring properties is of a substantial height and width, in order to minimise noise and visual intrusion.
5. That the rear boundary be close boarded fencing 2 metres high in order to prevent easy access from the garden centre to the rear of Brandywell and other properties.
6. That on all side boundaries where 2 metre high close boarded fencing, or similar, does not currently exist, then, if the adjacent owners require it, such fencing to be provided.

Yours faithfully,



Mrs. C. Adams, Clerk

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Angela Odell Development Control	Your Ref:	F/2002/6245
From:	John Mullaney Environmental Health	My Ref:	854
		Date:	22/04/02

PROPOSED REDEVELOPMENT OF GARDEN CENTRE

BALCOMBE NURSERIES, BASINGSTOKE RD, SWALLOWFIELD

These proposals have been evaluated and I have the following comments:

I have no environmental health objections to this proposal with the imposition of the following conditions:-

(i) No sound reproduction or amplification equipment (including public address systems, loudspeakers, etc.) which is audible at the site boundary shall be installed or operated on the site without the prior written consent of the Local Planning Authority.

(ii) Deliveries by commercial vehicles shall only be made to or from the site between 8am hours and 7pm hours Monday to Friday/Saturday and at no time on Sundays or bank or other public holidays without the prior agreement in writing of the Local Planning Authority.

(iii) Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8am and 7pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.

(iv) All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration into any premises either attached to, or in the vicinity of the premises to which the application refers.

John Mullaney

J R MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 24 April, 2002
My ref. AO/F/2002/6245
Your ref. BAL/02/291

Gregory Gray Associates
Redcliffe,
17 Dinorben Close
Fleet, Hants
GU52 7SL

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) 977 8909
DX: 33506 – Wokingham

Dear Mr Gray

PLANNING APPLICATION F/2002/6245
PROPOSED REDEVELOPMENT OF GARDEN CENTRE, REUSE OF BUILDINGS, ACCESS IMPROVEMENT, ROAD, PARKING AND LANDSCAPING AT BALCOMBE NURSERIES, BASINGSTOKE ROAD, SWALLOWFIELD

I refer to the above application and seek clarification and information the following:

1. Floorspace - for proposed scheme and extant permission.
For the extant permission 40500 it appears that the there is an inconsistency in the amount of floorspace specified on the form for the proposed main greenhouse style building and the building as shown on the plans (of which I am aware you have a copy). In order that comparisons can be accurately made, please provide a table showing your assessment of the proposed floorspace and that to be retained in existing buildings for both your current proposal and for the extant permission (bearing in mind the variation allowed under 97/66444/V - copy of decision notice attached).

2. Applicants
Please can you give information on who the applicants are and whether they already run any existing garden centres.

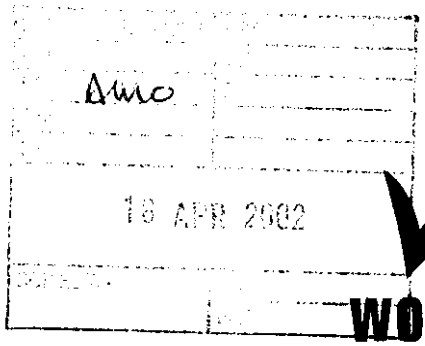
3. Layout
For the 'existing sales building refurbished for concessions' please explain what 'concessions' would mean, and also give further details of proposed refurbishment (i.e. would it be the same building with existing dimensions on the same site with some of the materials replaced?)

It is important that the additional information is submitted to me within two weeks, i.e. by 9 May, to ensure that the application is not determined on the basis of the current unsatisfactory submission. Should you have any difficulty in meeting this deadline or should you wish to discuss the additional information, please contact me immediately. However, I advise you that the above refers to factual information only and does not imply that the proposal is considered acceptable.

Yours sincerely



MRS A ODELL
Senior Planner



☎ 0118 974 6379 (Direct Line)

Monday, 15 April 2002

WOKINGHAM UNITARY
Aiming for Excellence

Gregory Gray Associates
Redcliffe
17 Dinorben Close
Fleet
Hants
GU52 7SL

Access Officer
Environmental Services Department
Building Control
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6379
Fax: (0118) 974 6385
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
Email: henry.knight@wokingham.gov.uk

Dear Sir/Madam,

Planning Application No: F/2002/6245

Address: Balcombe Nurseries, Basingstoke Road, Swallowfield, Reading

The above planning application has been reviewed for the provision of access and facilities for disabled people.

The following two lists should be addressed in order to facilitate improved use of the proposed building adaptations by disabled people.

List A *(These are mandatory requirements under the Building Regulations where applicable)*

1. To ensure that the approach to the building has a level approach and a surface width of at least 1.2m. If site constraints necessitate an approach steeper than 1:20, a ramped approach should be provided (Part M2, para 1.9-1.10)
2. To ensure that any pedestrian route to the building which may be used by disabled persons has a tactile warning where the route crosses a carriageway and at the top of steps. Dropped kerbs should be provided for wheelchair users (Part M2, para 1.11). Where the path approaches the main building a dropped kerb and pavement should be provided immediately adjacent (at present this appears to be a 'pick-up' point)
3. To ensure that any large areas of glazing are suitably marked with appropriate 'manifestations' to prevent a hazard for people with impaired vision.

List B *(Recommendations for good practice in line with the Disability Discrimination Act, 1995 and BS8300)*

1. To provide a suitable number of accessible parking bays close to the principal entrance (BS8300 recommends a provision of 1 bay for each disabled employee plus 6% of the total available for visitors).
2. To ensure that ambient lighting levels are appropriate for the needs of all potential users along all access routes.
3. To ensure that an appropriate level of wayfinding information and signage is provided which is accessible to all building users.

The above list (B) is not meant as an exhaustive list of requirements needed to comply with the DDA but as an indication of some design aspects that should be considered.

Please note that compliance with Part-M does not remove all liabilities under the DDA 1995.

From October, 2004 service providers may have to make 'reasonable adjustments' in relation to those '*physical*' features of their premises that make it impossible or unreasonable difficult for disabled people to access a service. This may include removing, altering or providing reasonable means of avoiding physical features.

At present service providers are not required to make permanent alterations to the physical fabric of premises, fixtures, fittings or furnishings when providing auxiliary aids. However, the Act does not prevent service providers from taking these requirements into account at an earlier stage. Anticipating these requirements in existing building and maintenance schedules would be advisable in order to anticipate the 2004 requirements.

Should you wish to discuss any of the above issues please do not hesitate to contact me on (0118) 974 6379.

If you have any queries with regard to the Building Regulations please contact the area building control surveyor.

Yours faithfully,

Henry Knight
Access Officer

CC: Angela Odell - WDC Planning Dept.

(*) PRE-APP ATTACHED (*)

Application Number : F/2002/6245	Map No : 62
Case Officer : AO	Site Area : 2.24
Valid Date : 27.3.02.	Received Date: 27/03/2002

Level : D C Sub-Committee

Description : Proposed redevelopment of garden centre, reuse of buildings, access improvement, road, parking and landscaping.

Location : Balcombe Nurseries, Basingstoke Road, Swallowfield, Reading.

Parish : SW Ward : SWA 9.4.02 TB

Applicant : World Of Gardens C/O Gregory Grey Associates.

Fee Required: £2660 Fee Received: £2660 (b)

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			
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 Major Application

---

INTERNAL CONSULTATIONS 9.4.02 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 ✓

Disabled Access Officer ✓

Royal Berks Fire & Rescue Services ✓

Dinton Pastures, A. Glencross ✓

Drainage Section, Roger Johnson. ✓

NEIGHBOURS CPRE

.....

S/N + See map (60m radius)

.....

Pls include Oak Cottage, Basingstoke Road Swallowfield RG7 1PY

& Brandywell, Spring Lane Swallowfield RG7 1ST

Pre-app attached.

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ > 0.5 Hectares Access road & car park.

Railtrack

Police Arch Officer ✓

Thames Water re Drainage issues.

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 Gap & Wedges Rural Area Countryside

.....

.....

.....

Organisation_Name	Building_Name	address1	Postcode
	MAYFIELD HOUSE	MAYFIELD HOUSEBASINGSTOKE ROADREADING	RG7 1PY
	OAK COTTAGE	OAK COTTAGEBASINGSTOKE ROADREADING	RG7 1PY
	BALCOMBE LODGE	BALCOMBE LODGESPRING LANEREADING	RG7 1SU
GODDARDS FARM			RG7 1PY
	1 HANDPOST COTTAGES	1 HANDPOST COTTAGESBASINGSTOKE ROADREAI	RG7 1PY
	LANCAMBRIA	LANCAMBRIABASINGSTOKE ROADREADING	RG7 1PY
	MAYTREES	MAYTREESBASINGSTOKE ROADREADING	RG7 1PY
	TREETOP HOUSE	TREETOP HOUSEBASINGSTOKE ROADREADING	RG7 1PY
	UPLANDS	UPLANDSBASINGSTOKE ROADREADING	RG7 1PY
	OAKLEY COTTAGE	OAKLEY COTTAGEBARGE LANEREADING	RG7 1SX
	QUEEN ANNES MEADS	QUEEN ANNES MEADSSPRING LANEREADING	RG7 1ST
	THE MEADOW	THE MEADOWSPRING LANEREADING	RG7 1ST
	2 HANDPOST COTTAGES	2 HANDPOST COTTAGESBASINGSTOKE ROADREAI	RG7 1PY
FIBERTEC	WESSEX HOUSE	WESSEX HOUSEBASINGSTOKE ROADREADING	RG7 1PY
	1 BERKLEY VILLAS	1 BERKLEY VILLASBASINGSTOKE ROADREADING	RG7 1PY
	BALCOMBE COTTAGE	BALCOMBE COTTAGESPRING LANESWALLOWFIELI	RG7 1SU
	BRANDYWELL	BRANDYWELLSPRING LANESWALLOWFIELD	RG7 1ST

F/2002/6245 10.4.

Received by Wokingham District Council

Application No: F/2002/6245

Proposal:
Proposed redevelopment of garden centre, reuse of buildings, access improvement, road, parking and landscaping.

Location:
Balcombe Nurseries, Basingstoke Road, Swallowfield, 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/2002/6245 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/05/2002. 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

09 April 2002

27 MAR 2002 6245

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS
'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU52 7SL.
Telephone: 01252 624004 Fax: 01252 684160
E-Mail: info@ggassociates.co.uk

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

25th March 2002

Our Ref: BAL/02/291

Dear Sir,

BALCOMBE NURSERY, BASINGSTOKE ROAD, SWALLOWFIELD.

I enclose on behalf of my Client, World of Gardens, an application for redevelopment of the above garden centre and associated parking, access improvements and landscaping which has been the subject of pre-application discussion with Mrs. Odell.

The application is accompanied by a Planning and Design Statement which sets out the case for the application in policy and land use terms. The Statement forms part of the planning application and sufficient copies are enclosed for you to circulate to consultees.

Would you please also ensure that the contents of the Statement are placed, as appropriate before the Planning Committee in due course.

The extant permission is a material consideration and conclusions are that there are no sound and clear cut reasons to resist the application and that the proposal should be supported accordingly as an improvement and benefit to this area and in accordance with the development plan and national policy guidance.

I await acknowledgement of the application in due but if I can assist you further in the meantime then please do not hesitate to contact me.

Yours faithfully,

Gregory Gray

Enc.

c.c.

Form 2

Town and Country Planning (General Development Procedure) Order

CERTIFICATE UNDER ARTICLE 7 27 MAR 2002* 6245

This Certificate relates to proposed development at (a) Balcombe Nurseries, Basingstoke Road, Swallowfield

* COMPLETE BOTH SECTIONS 1 and 2 - delete as applicable.

I certify that:

SECTION 1

Certificate A

*1. On the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner (b) of any part of the land to which the application relates.

OR

~~**Certificate B**~~

~~I have/The applicant has* given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying application*, was an owner (b) of any part of the land to which the application* relates, as listed below.~~

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

AND

SECTION 2

Agricultural Holdings Certificate

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

OR

~~*2. I have/The applicant has* given the requisite notice to every person other than my/him/her* self who, on the day 21 days before 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:~~

~~Agricultural tenant's name (c) Address at which notice was served Date on which notice was served~~

Signed [signature]

*On behalf of World of Gardens

Date 25/3/02.

(a) please give the application site address.

(b) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years. Unless you are the **sole freehold owner** of all the land included in the application, you should complete Certificate B and serve notice on all other owners.

If you do not know the name and address of the owners of the land, please consult the local Planning Office for further advice.

(c) If you are the sole agricultural tenant enter "not applicable".

It is an offence to knowingly or recklessly complete a false or misleading Article 7 Certificate.

E

MOWRITE
BALCOMBE NURSERIES

① ADDRESS BASINGSTOKE ROAD PARISH SWALLOWFIELD

Also access onto Spring Lane (102)

PLOT No. ORD. SHEET No. SU 7064

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R90/59	S J HALL	Reconst of access	9. 6. 59	N/A C/A
0/285/61	" "	9/L Petrol filling station	21 9 61	N/A Ref
R/113/64	" "	office & store for nursery	4 5 64	App C/A
PD 12/65	" "	Horticultural shed	21 1 65	App N/A
0/151/65	" "	Petrol filling station	26 5 65	N/A Ref
R 370/69	" "	alt to form store & extn to shop	27 11 69	N/A C/A
R/23/70	" "	use bld for repairs & maintenance of garden equp	19. 2. 70	N/A C/A
R142/70	Garden Factors	Variation of R23/70	23 6 70	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

MOWRITE
BALCOMBE NURSERIES

② ADDRESS BASINGSTOKE ROAD PARISH SWALLOWFIELD

Also access onto Spring Lane (102)

PLOT No. 0/110/61 R R/195/63 APP ORD. SHEET No. SU 7064

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD 113/70	S. J Hall	Staff toilets		
4/17/73	Scanda Plan.	Ret chalet for show park	22. 3. 73	N/A Ref
BR 0396	Balcombe Gde Machine Centre	Storage Building	6. 4 74	App -
00376	" " "	" "	18. 4. 74	N/A Ref
BR 5279	Mr M Wilkinson	6garage / conservatory	12 8. 76	App N/A
05242	" "	pc of Nursery for Sale of Produce	26. 8. 76	N/A Ref
07528	Mowrite Balcombe Garden centre	Variation of cond R23/70 R142/70	19. 1. 78	N/A C/A
BR 9191	" "	Shower room & offices	3. 8. 78.	App N/A
09052	" "	" " "	28 9. 78	N/A Ref
*12007	Mr A Danby O/L	Bungalow fronting onto Spring Lane	22. 11. 79	N/A Ref
BR 15148	" "	Repair bld garden shop	1. 7. 80	App N/A
14852	BALCOMBE LODGE	& Store HOUSE & GARAGE NR SPRING LANE	12. 2. 81	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION Appeal granted on 12007 6. 7. 80

SPECIAL ORDERS BR 396 Cancelled WDC 17. 278 BR 5279 Cancelled WDC 15.9.79.

DRAINAGE

091074

MOWRITE
(3) BALCOMBE NURSERIES

ADDRESS BASINGSTOKE ROAD ALSO ACCESS ON TO SPRING LANE PARISH SWALLOWFIELD (102)

PLOT No. ORD. SHEET No. SU7064-7164

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
14852 / 15996	Mr A Dankey (BALCOMBE LODGE) (Info trans to Spring Lane)	House & garage facing on to Spring Lane	12. 2. 81	N/A CA
16623	Mr A Dankey	add Office & toilet acc.	17. 12. 81	NA CA
BR18044	BALCOMBE GARDEN CENTRE	ADDS. TO OFFICES & STORAGE	27.1.82	APP. N/A
17477	MOWRITE BALCOMBE	ADVERT. & DIR. BOARD (ROUNDABOUT BY-PASS & BR)	3.6.82	N/A REF.
18696	"	ILL. SIGN	10.2.83	N/A REF
BR2414	MR. A. DANBY	GARAGE TO DINING ROOM / NEW GARAGE	12.8.83	APP N/A
21389	MOWRITE BALCOMBE	S/L. FOR CARAVAN	31.5.84	N/A 31.5.84 TP
1453	"	MOBILE HOME	31-5-84	N/A 31.5.84 TP
29816	"	RESITE PORTABLE SHOWROOM	17.3.88	C/A
30357	SWALLOWFIELD GARDEN CENTRE	MOBILE HOME (RENEWAL)	7-7.88	C/A

DATE OF COMPLETION

MINISTRY DECISION 17477 - APPEAL DISMISSED - 20.1.83

SPECIAL ORDERS

DRAINAGE " " 31-7-90

091074 30622 " "

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(4) MOWRITE
BALCOMBE NURSERIES

E

1764

ADDRESS BASINGSTOKE ROAD PARISH SWALLOWFIELD (102)

PLOT No. ORD. SHEET No. SU7064-7164

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
32758	BL ENTERPRISES LTD.	ENLARGE EX. GARDEN CENTRE	16.3.89	REF
35865 W/DR				
37022 W/DR	BALCOMBE NURSERIES & MOWRITE	DISPLAY & SALE CAMPING EQ.		
37023 W/DR	"	RETRO " CONSERVATORIES/SHEDS		
37103	"	RE-DEV. EX. GARDEN CENTRE	13.3.91	C/A
40500	"	"	22.6.93	C/A
96/63285/F	ALFRED McALPINE	25 DET. DWELLINGS	11.4.96	REF
97/66449/V	"	Relax. of Cond. 1 & 3 on Cons. 40500 for Ext. of time for Start of Develop. for further 5 years (Cond 1) & Rem of Cond. 3 - Rem. of Building	25.2.98	C/A

DATE OF COMPLETION

MINISTRY DECISION 96/63285/F - APPEAL DISMISSED - 4.3.97

SPECIAL ORDERS

DRAINAGE

1933 (5) Howkins / Balcombe Nurseries

ADDRESS Basingstoke Road PARISH Swallowfield.

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
98/67681/F	BRYANT	10 DWELLINGS + GARAGES	W/DRAWN	~~REF~~
98/68764/F	"	6 "	9.2.99	REF
99/69285/F	"	Erect 3 Det Dwellings, 2 Garages & Assoc. Works	4.5.99	REF.

MINISTRY DECISION 68734 & 69285 - APPEALS DISMISSED - 29/9/99

SPECIAL ORDERS

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

27.MAR2002* 6245

1. APPLICANT'S NAME: World of Gardens
ADDRESS: c/o Agent
POST CODE:
PHONE:

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME: Gregory Gray Associates,
ADDRESS: 'Redcliffe,' 17, Dinorben Close, Fleet, Hants. GU52 7SL
POST CODE:
PHONE: 01252 624004

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: Balcombe Nurseries, Basingstoke Road, Swallowfield.

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
Redevelopment of garden centre, reuse of buildings, access improvement, road, parking and landscaping.

5. Give the area in hectares or part of a hectare
AREA OF SITE: 2.67ha.

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: 199/P/01 - /07, Planning & Design Statement. 931/98/01,

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)
CHANGE OF USE: [ ]
REDEVELOPMENT: [✓]
ERECTION OF NEW BUILDING: [✓]
ALTERATION or EXTENSION: [ ]

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only
OUTLINE PERMISSION: [ ] See question 10
FULL PERMISSION: [✓]
APPROVAL OF DETAILS/RESERVED MATTERS: [ ] State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION: [ ] State period required
RELAXATION OF CONDITIONS: [ ] State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?
EXTERNAL APPEARANCE: [ ]
MEANS OF ACCESS: [ ]
SITING: [ ]
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.

Garden Centre

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.

Existing: Timber clad, painted brick, Felt and tile roofs.
Proposed: Stained timber, brick plinth, glazing, tile, profile metal and translucent glazing.

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

Existing hedges and fencing. New gates and fencing.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

To extg. system

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

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

Basingstoke Road
" "

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

Yes

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.

£2660.0

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 [signature] ON BEHALF OF World of Gardens DATE 25/3/02

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.

		Existing floor space		Proposed additional floorspace created by	
	USE CLASS	Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS / Garden Centre	697.7		1014.0	
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	697.7		1014.0	

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

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	0	0
Proposed	96	1

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.

No industrial processes

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

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
0	0	c15	c15

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?

No

If so, state this material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS'.

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'