SYSTEMS LTD

SOUTHPORT U.K
LONDON OFFICE

APPLICATION NO:
F/2000/0308

LOCATION:
Twyford Farm Shop London Road Reading.

APPLICANT:
Countryside Farmers Plc C/O Barrie R Steele

PROPOSAL:
Proposed extension to warehouse and associated security fencing.

EARLIEST DATE FOR DECISION: **10/02/2000**

APPLICATION EXPIRY DATE: **29/02/2000**

CASE OFFICER: **Heather Morgan**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Countryside Farmers Plc
C/O Barrie R Steele
Grove House
Reading Road
Lower Basildon
READING
RG8 9ND

Application Number: F/2000/0308

Parish: **WARGRAVE**

Location: **Twyford Farm Shop, London Road, Twyford, Reading**

Proposal: **Proposed erection of a warehouse and associated security fencing**

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 subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason
1. The proposed development, by reason of its siting, size and location would represent a visually intrusive feature in the Green Belt. This would be detrimental to the openness and character of the Metropolitan Green Belt. No special circumstances have been provided by the applicant. As such, the proposal is contrary to Policy C4 of the Berkshire Structure Plan and Policies WOS2, WGB1, WGB4, WGB6 of the Wokingham District Local Plan (Deposit Draft) as modified.

Reason
2. The proposed development, by reason of its siting, size and height would be visually intrusive and detrimental to the openness of the countryside. As such, the proposal is contrary to Policy C2 of the Berkshire Structure Plan and Policies WOS2, WCC1, WCC4 of the Wokingham District Local Plan (Deposit Draft) as modified.

Reason
3. The proposed development, by reason of its height and bulk, would be highly dominant in the landscape and would represent a visually intrusive feature to the detriment of the Green Route. As such, the proposal is contrary to Policy LD3 of the Berkshire Structure Plan and Policies WOS3 and WBE12 of the Wokingham District Local Plan (Deposit Draft) as modified.

Reason

4. In the absence of additional information on traffic generation and site lines, the proposal would be detrimental to highway safety in close proximity to the junction of the A4 and A3202. As such, the proposal is contrary to Policy LD5 of the Berkshire Structure Plan and Policies WOS3 and WT7 of the Wokingham District Local Plan (Deposit Draft) as modified.

Head of Planning and Transportation
Date: 05 April 2000

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.

Appeal Decision

Site visit made on 04 December 2000

The Planning Inspectorate
Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

by David Fenton BA(Hons) MSc DipTP MRTPI

an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

Date 21 DEC 2000

Appeal Ref: APP/X0360/A/00/1049556
Twyford Farm Shop, London Road, Twyford

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Countrywide Farmers plc against the decision of Wokingham District Council.
- The application (ref: F/2000/0308), dated 22 December 1999 was refused by notice dated 5 April 2000.
- The development proposed is the erection of a warehouse extension with associated security fencing.

Summary of Decision: The appeal is dismissed.

Main Issues

1. The main issues in this case are

   i) whether the proposal represents inappropriate development and would cause harm to the openness of the green belt, and

   ii) whether there are very special circumstances to outweigh this harm.

Planning Policy

2. Policy C4 of the Berkshire Structure Plan reflects the advice in PPG 2 and provides a presumption against inappropriate development in the Metropolitan Green Belt. Development must be acceptable in scale, form, impact, character and siting and should not compromise the purposes of the green belt and the fundamental aim of keeping land permanently open. Approval will not be given, save in very special circumstances for new buildings other than for certain types of development including agriculture. Although policy C2 is also quoted by the council, this appears to relate to non-green belt areas of countryside.

3. Policy LD3 of the Structure Plan indicates that proposals will only be permitted where they do not give rise to unacceptable impact on the environment. Policy LD5 indicates that development will not be permitted where it is likely to give rise to serious problems of access, parking, road safety or traffic congestion.

4. The Wokingham District Local Plan Deposit Draft is currently undergoing a Public Inquiry into objections made. The Draft Plan has been adopted for development control purposes and in these circumstances I accord it a moderate amount of weight. Policy WOS2 indicates that outside settlements development will only be allowed in exceptional circumstances. Policy WGB1 provides a presumption against inappropriate development in the green belt, development not being permitted save in very special circumstances,

including development for agriculture and diversification of an established agricultural business where it does not conflict with policies in the green belt. Policy WGB4 provides for the re-use and adaptation of existing buildings in the green belt provided certain criteria are met.

5. Policies WCC1 and WCC4 are quoted by the council, though these appear to relate to the countryside outside the green belt. Policy WOS3 provides general development control principles, including character, landscape and road safety considerations. Policy WBE12 seeks to resist development that would detract from the visual quality of defined Green Routes. Policy WT7 seeks to promote road safety.

Reasons

Inappropriateness and other harm to the green belt

6. The proposals provide for a new warehouse building adjoining the existing farm shop. The new building would measure approximately 30 metres by 14 metres, with a ridge height of about 9.5 metres. The intention is to use it for storage purposes in connection with the retail operation from the farm shop. Currently, the shop uses a smaller barn set some distance from it, across the yard and down a track. The site lies within the green belt where national, strategic and local policies all provide a presumption against inappropriate development.

7. The shop retails a range of goods, many of which are related to agriculture, though many lines appear not to be. The barn is used primarily for the storing of large bags of animal feed products. The operation appears to have little in common with traditional farm shops selling agricultural produce. Rather, its main customers appear to be the farming community. The new, larger warehouse would enable the more convenient and efficient operation of this business. Although it is related to agriculture in the range of products sold, it is, essentially, a retail operation rather than an agricultural one. Accordingly, the proposal does not fall within any of the exceptions allowed for under paragraph 3.4 of PPG 2, or by Structure Plan policy C4. To my mind there can be no doubt that the new warehouse is inappropriate development in the green belt.

8. Policy WGB1 of the Local Plan, at criteria B, allows the exception for the diversification of an established agricultural business where it does not conflict with policies in the green belt. The provision of a much larger warehouse facility to serve a retail operation is not a diversification of an established agricultural business. Nor does it represent a re-use or adaptation of existing buildings as provided for by policy WGB4. Bearing in mind too my conclusions on the impact of the proposed building, I also come to the view that the proposal does not fall within any of the exceptions allowed for under these Local Plan policies.

9. The new building is a very substantial one. It would significantly extend the existing shop complex. Because of its size and height it would be a very prominent feature in the immediate landscape. Although partially screened by trees and hedging, it would be visible from the A4 and from the A3032 all the year round and especially so in the winter months. On my inspection I observed that the existing shop is clearly visible when approaching from the east along the A4 and from immediately outside on the A4 and the A3032. It is also visible from longer views from the west. A building of this scale in this location, close to the A4, would be very difficult to screen. The building would rise above the existing shop complex and appear both bulky and alien. Whilst the existing barn is a feature that one

would expect to see in the countryside and green belt, the proposal would have the appearance of a commercial/industrial building, quite out of scale and keeping with its surroundings. In my opinion, the building would have a serious impact upon the openness of this part of the green belt and, in turn, would detract from the visual quality of this Green Route, contrary to policy WBE12 of the Local Plan.

10. I note the other developments that have taken place in the vicinity. In my view the appeal proposal would have a considerably more damaging impact than those. In any event, those developments do not justify a development on this site that would seriously harm the open character and appearance of the green belt in this area. Accordingly, I come to the conclusion that the proposal represents inappropriate development, harmful to the green belt and to its openness. As such it would be in direct conflict with the aim of national, strategic and local policies to protect the green belt from inappropriate, harmful development.

Very special circumstances

11. Having identified the harm that would be caused by the development, I now turn to consider whether there are very special circumstances here that would outweigh that harm. I understand that the business has had to relocate from larger premises in Twyford town centre and that it needs to remain in the local area. I also accept that the existing use of part of the old barn for storage is operationally unsatisfactory in terms of the amount of space available, its age, its lack of security and its location away from the shop. At best it offers only a temporary solution to the need for storage space for the retail operation.

12. However, I do not consider that these operational considerations provide sufficient reason to outweigh the very strong reasons to dismiss this appeal. Although the site is not ideal, the business is able to operate from here. I have no compelling evidence before me that this is the only possible long-term site for the operation. Even if I had that evidence, I do not consider that it would weigh so strongly as to override the very significant objection there is to the erection of this building on this green belt site.

13. The access onto the A3032 is not ideal. The building itself should not generate additional traffic to the site. However, it does open up the prospect of a more efficient business, with a more intensive use being made of the site. There is a realistic possibility that the additional space would lead to increased traffic. That said, I do not consider that that is reason to oppose the development. The scale of any additional traffic generated is unlikely to be significant. Visibility, from the site access, from 2.4 metres, is reasonable in both directions. Because of the junction to the north and the bend in the road to the south, traffic on the A3032 is likely to be travelling relatively slowly. There does appear to be some potential for improving the visibility splay if that were needed. I accept that congestion at the A4/A3032 junction could cause some obstruction to turning traffic. Nonetheless, in all the circumstances, on balance I do not think that there are road safety reasons to refuse permission.

Conclusions

14. I have identified a very strong objection to this development in the green belt. It is an inappropriate form of development. It would cause significant harm to the openness of this part of the green belt. I do not find that there are any very special circumstances that would justify permission being granted. The proposal is contrary to the national, strategic and local policies for the green belt. The objections cannot be resolved by the imposition of

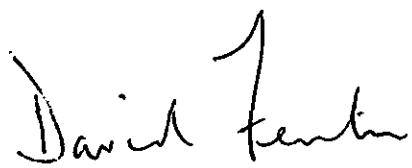
conditions. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Formal Decision

15. In exercise of the powers transferred to me, I dismiss the appeal.

Information

16. Particulars of the right of appeal against this decision to the High Court are enclosed for those concerned.



INSPECTOR

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF CONSENT FOR PLANNING PERMISSION

Glorious Gardens UK Ltd
Twyford Farm Shop London Road
Ruscombe
Berkshire

Application No : 96/64693/F

Parish : WARGRAVE PARISH

Proposal : ERECTION OF POLY TUNNEL (RETROSPECTIVE)

Location : Rear of Twyford Farm Shop London Road Wargrave

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **GRANT PLANNING PERMISSION** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

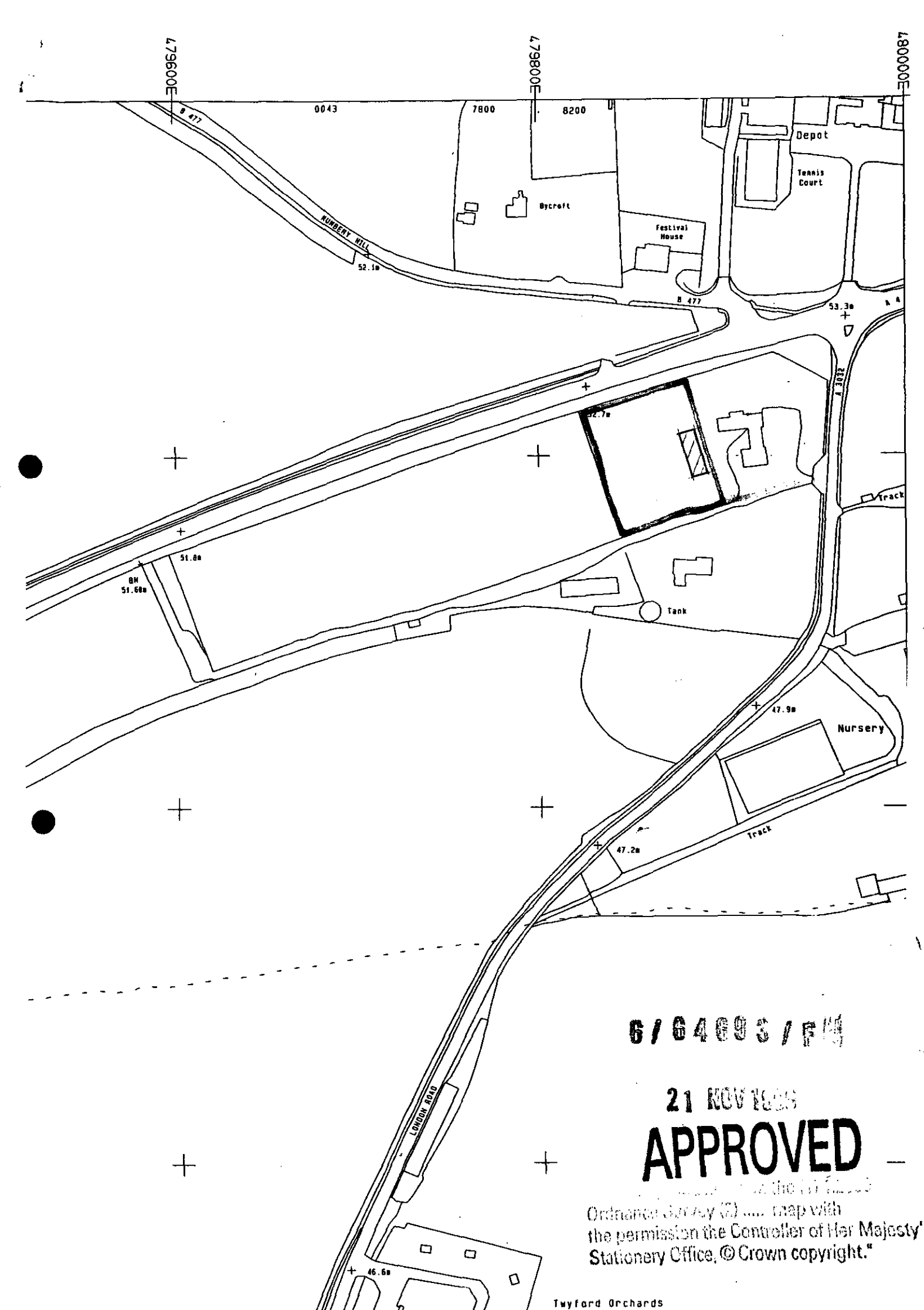
CONDITION(S) :
01
The Polytunnel shall be used only in association with the existing horticultural use of the site.

REASON(S) :
01
In the interests of the character and amenities of the locality.

Date 14 January 1997

Head of Development Control

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.

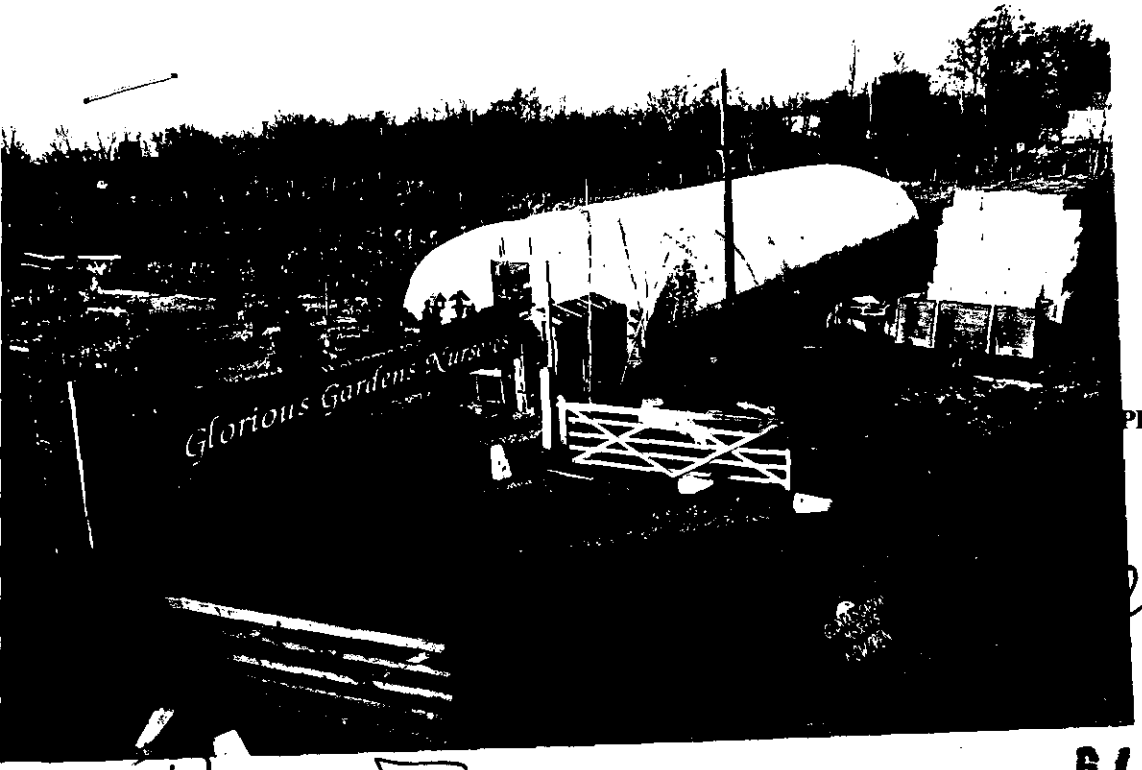


6/64693/F

21 NOV 1983

APPROVED

Ordnance Survey (S) .... map with the permission the Controller of Her Majesty's Stationery Office, © Crown copyright."



21 NOV 1996

PERTS

Nov. 20th '96

6/64693/F

21

Dear Mrs. Hurst

I do hope the enclosed is everything needed & correctly done. Thank you for your help - it has been much needed.

Sincerely

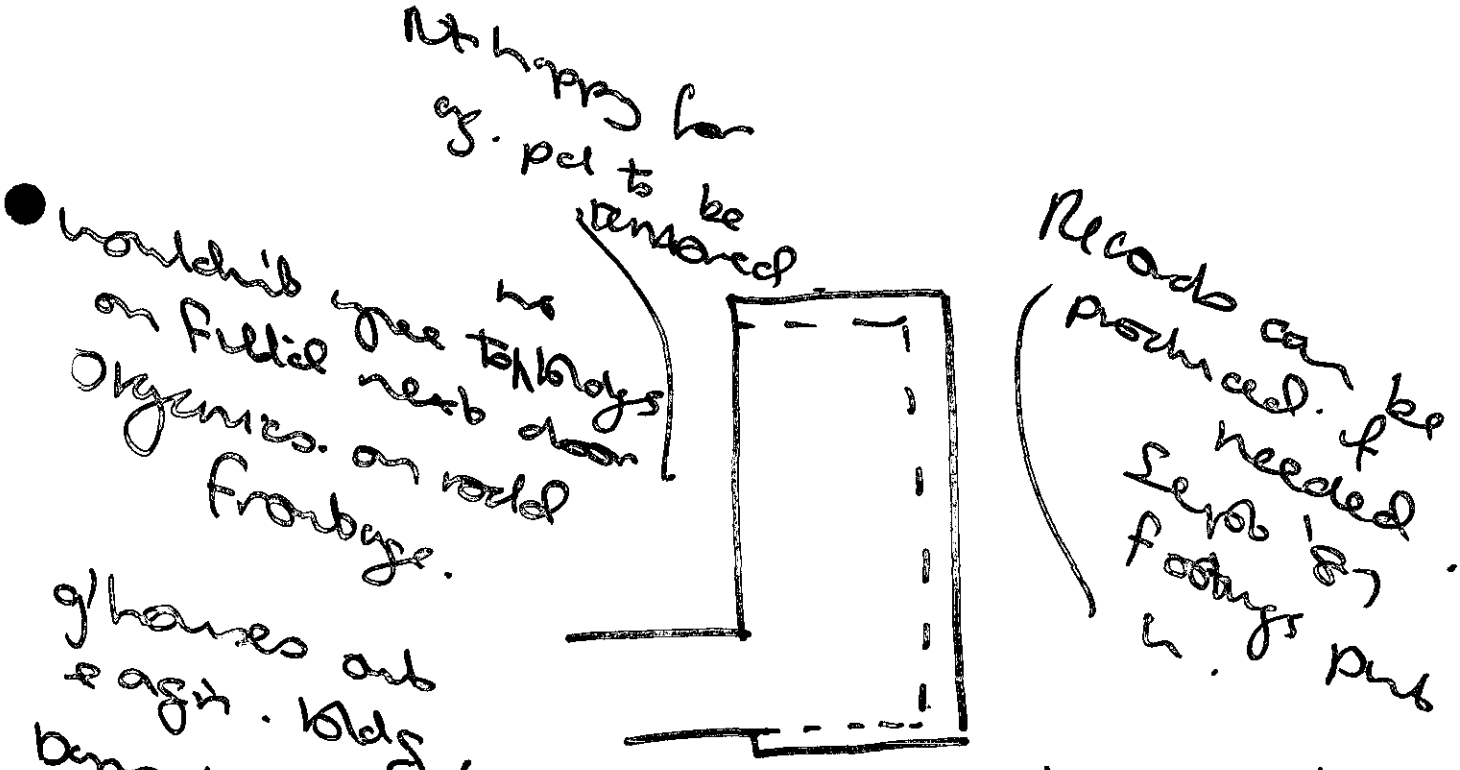
Brad Ross

Priory Haven, The Green, Datchet, Berkshire SL3 9JL
Telephone 01753 541479 or 0585 786806

T.N.A. EVANS (N.C.H. Hons) A.J. BARLOW (N.C.H. Dist) S. WELLS (N.C.H. Dist)

PLANNING HISTORY

Not happy for ag. pd to be removed



- wouldn't agree to no bldgs on field next door
Organics. on road frontage.

g'houses out & agri. bldg.

- barn back to agri. willing to demol. barn.

g'houses up to A4 & hedges more than 25m from kerb.

I buy g'houses off for agri. bldg.

Records can be produced if needed. Sept '87 footings put in.

80' x 30'

Agri. PD

Gen. purpose bldg.

If no longer req'd then need to take down if needed

SK, sq ft

Wout pp under old regs.

THE PLANNING OFFICER R.F. WILSON, Dipl. Arch., Dip. T.P., R.I.B.A., M.R.T.P.I.

WOKINGHAM DISTRICT COUNCIL

P.O. Box No.157, COUNCIL OFFICES, SHUTE END, WOKINGHAM, BERKSHIRE. RG11 1WR.

☎ (0734) 786833 FAX No. 0734 789078

Mr M E Jarnet
Twyford Fruit Farm
London Road
Hare Hatch
Twyford
READING
Berks

glasshouse approval, No 21341

4.5.84

EXT. 2350
DATE 8 August 1989
YOUR REF.
MY REF. JLR/LS/21344
THIS MATTER IS BEING DEALT WITH BY:
Mr J L Rees

Dear Sir

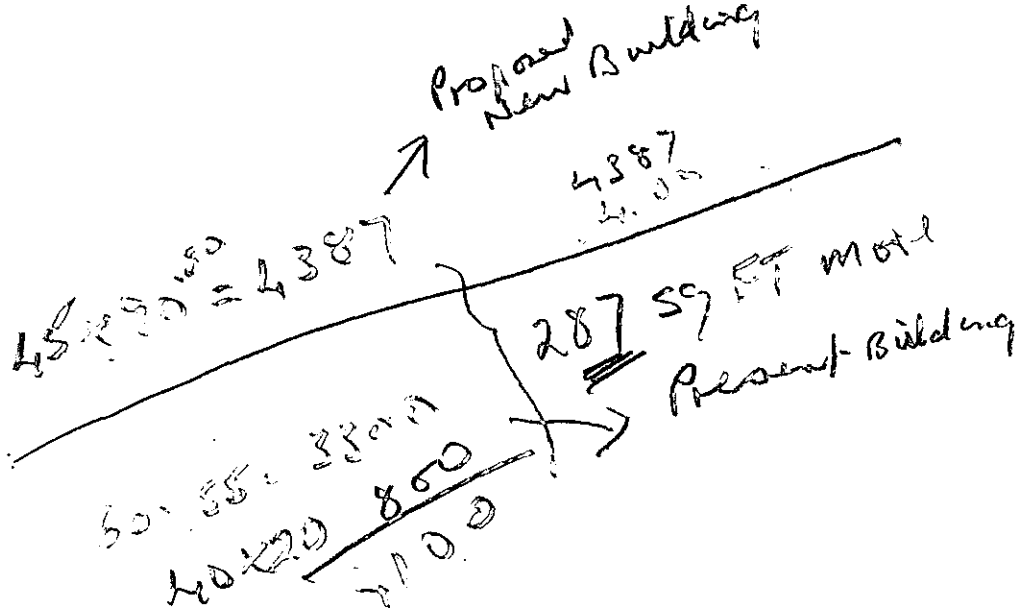
ERECTION OF GLASSHOUSE AT TWYFORD FRUIT FARM, BATH ROAD, WARGRAVE

Further to my letter of 27 June last, I have now been advised by Mr Hickman, following a recent inspection of the site for the above development, that he noted that several foundation holes to accept the concrete footings of the structure had in fact been dug on site but which were not readily apparent during the earlier inspection due to the extent of overgrowth of the site.

Under the circumstances, I am prepared to accept that a start on the development has been made within the time limit and must apologise for any inconvenience caused to you as a result of my earlier letter.

Yours faithfully

J R SOONES
Principal Assistant Planning Officer (North)



Case law — need bona fide reason to complete why stopped?

THE PLANNING OFFICER R.F. WILSON, Dipl. Arch., Dip. T.P., R.I.B.A., M.R.T.P.I.

WOKINGHAM DISTRICT COUNCIL

P.O. Box No.157, COUNCIL OFFICES, SHUTE END, WOKINGHAM, BERKSHIRE. RG11 1WR.

☎ (0734) 786833 FAX No. 0734 789078

M. E Jarnet
Twyford Fruit Farm
London Road
Hare Hatch
Twyford
Reading
Berks

EXT. 2350
DATE 27 June 1989
YOUR REF.
MY REF. JLR/AF/21344
THIS MATTER IS BEING DEALT WITH BY:

Mr J L Rees

approved on 4.5.89

Dear Sir

ERECTION OF GLASSHOUSE AT TWYFORD FRUIT FARM BATH ROAD WARGRAVE

I refer to your letter of 12 may 1989 concerning the above development and write to advise that despite your claims that a start has been made on implementation of the permission under 21344, a recent inspection has revealed no clear evidence to substantiate commencement. As such, I am of the view that permission has lapsed and a new application would be necessary to establish permission to erect the structure.

I enclose a set of planning application forms for your use.

Yours faithfully

R GILLINGWATER
Section Head (Development Control)

Encs

Please file.

Tel. (0118) 974 6446 (Direct Line)
E-Mail Heather.Morgan@wokingham.gov.uk
Date. 5 May, ~~2000~~
My ref. HPM/F/2000/0308
Your ref.

Mr E Jarnet
Twyford Fruit Farm
London Road
Hare Hatch
TWYFORD
Berkshire

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

WITHOUT PREJUDICE

Dear Mr Jarnet

AGRICULTURAL PERMITTED DEVELOPMENT RIGHTS ADJACENT TO TWYFORD FRUIT FARM, TWYFORD

I refer to your letter dated 28th February 2000, received in this office on 7th April 2000 regarding whether or not footings put in in September 1997 for a building to be constructed under agricultural permitted development rights, means the erection of the building can take place forthwith.

I am also in receipt of a copied letter from Mary Thompson of Wokingham District Council dated 27th February 1998. In addition, correspondence was attached dated 16th February 1998 and a handwritten note confirming the footings had been put in in September 1987. Obviously there is some confusion over dates which will need to be clarified.

The correspondence from Wokingham District Council simply states that if an agricultural building was permitted development then the work would not require planning permission to complete the work. However, the letter went on to state that it was not possible to establish whether planning permission was required due to the lack of details. As you are no doubt aware, in order for a building to benefit from agricultural permitted development rights a number of criteria have to be met. Without full details it is not possible to establish this eg. there is no evidence of the size of the farm, it's intended purpose etc. Under the current legislation, agricultural buildings have to be utilised in order to benefit from such a right. Redundant buildings have to be removed under the new legislation.

As it stands at present, notwithstanding previous correspondence, it is not considered the fact footings exist means a building can be erected under the old permitted development legislation. Any further work on this building would therefore require planning permission due to the recent changes in the legislation.

Mr E Jarnet
Twyford Fruit Farm

5 May, 2000

If you are unhappy with this advice, then I suggest that a Certificate of Lawfulness for a proposed building (Section 192) be submitted to the Local Planning Authority to have the position formally established. There is a right of appeal should such a Certificate be refused.

Please do not hesitate to contact Heather Morgan on (0118) 974 6446 should you wish to discuss the matter further.

Yours sincerely

MLT

M. L THORP
Principal Development Control Officer

Tel. (0118) 974 6446 (Direct Line)
E-Mail Heather.Morgan@wokingham.gov.uk
Date. 25 April, 2000
My ref. HPM/TAB/~~99/?~~ P/2000/0308
Your ref.

Mr E Jarnet
Twyford Fruit Farm
London Road
Hare Hatch
TWYFORD
Berkshire

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

WITHOUT PREJUDICE

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AGRICULTURAL PERMITTED DEVELOPMENT RIGHTS ADJACENT TO TWYFORD FRUIT FARM, TWYFORD

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As it stands at present, notwithstanding previous correspondence, it is not considered the fact footings exist means a building can be erected under the old permitted development legislation. Any further work on this building would therefore require planning permission due to the recent changes in the legislation.

Mr E Jarnet
Twyford Fruit Farm

25 April, 2000

If you are unhappy with this advice, then I suggest that a Certificate of Lawfulness for a proposed building (Section 192) be submitted to the Local Planning Authority to have the position formally established. There is a right of appeal should such a Certificate be refused.

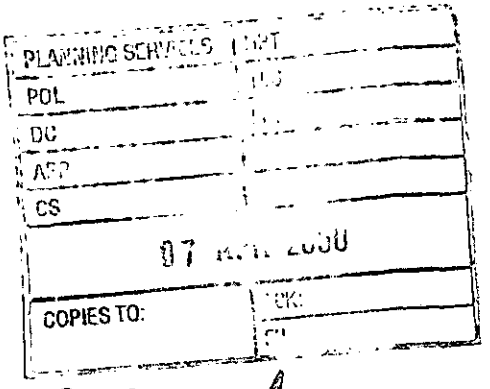
Please do not hesitate to contact Heather Morgan on (0118) 974 6446 should you wish to discuss the matter further.

Yours sincerely

MT

ML ~~MIKE~~ THORP
Principal Development Control Officer

Mr. E. C. Jarnet
Twyford Fruit Farm
London Road
Hare Hatch
Twyford
Berkshire



Reply read for my signature

28th February 2000

Heather Morgan
Wokingham District Council
Shute End
Wokingham
Berkshire

Dear Heather,

We have discussed on the telephone about the permission for glass houses on the site behind the Farm Shop together with a general purpose building 80' x 30'. The footings were put in during September 1997 for which we have confirmation from the contractor who carried out the work. This building came under APD; providing the building was no more that 5,000 sq. ft and we can prove the footings were in place before changes in the law.

We assume we can proceed with the erection of the building and please take this letter as our intention to do so, but we would appreciate confirmation from a planning point of view that this is in order.

The building would be on the same site as shown on application number 2000/0308 Twyford Farm Shop, London Road, Hare Hatch.

We look forward to hearing from you in due course.

Yours sincerely,

Eric Jarnet.

(Direct Line)
0118 974 6453

Date
27 February 1998

Your ref.

My ref. AY/DAP

MT/

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 977 8735
Minicom No: (0118) 977 8909
DX: 33506 - Wokingham

Willmett & Co
11 Wargrave Road
Twyford
Berkshire
RG10 9NZ

Dear Sirs

PLANNING PERMISSION

I refer to your letter of 16 February.

I confirm that most Planning Consents have a condition stating that work on the approved development must commence within 5 years of the date of consent. Furthermore, once work has commenced there is no time limit for the completion of the work (unless specified in a separate condition).

Generally speaking, if an agricultural building was permitted development in 1990 and the footings were laid at that time then planning permission would not be required to complete the work now. I cannot confirm that your client's building does not require planning permission when I have no details of it whatsoever.

I have passed a copy of your letter to Building Control who will confirm the situation with regard to Building Regulations.

I hope this is helpful to you.

Yours faithfully

MThompson

Mary Thompson
Technical Assistant

INVESTORS IN PEOPLE UK
RECYCLED PAPER
NAPM APPROVED

AY/DAP 16th February 1998

Planning Department
Wokingham District Council
DX 33506
WOKINGHAM

We Can Now Confirm that the Contractor did the Footings Sept-87

Dear Sir

RE: PLANNING ENQUIRY

We have been instructed by an established client to write to you concerning a query with regard to Planning Permission.

We believe that we are correct in stating that when a Planning Permission is granted, it is normal to have a starting date, ie. the date of the Consent and that the Council require the works to start within a period of two or five years. Could you please confirm to us that providing that the work to any extension starts within a period of two or five years as the case may be, that notwithstanding the fact that the extension might not have been completed, the Planning Permission still stands and that there is no time limit set thereafter. We appreciate that it may be necessary to apply for further Building Regulation Approval, bearing in mind that there may be a new set of Building Regulation Approvals applying to the work. Perhaps, therefore, you could kindly confirm the position for us.

We are also instructed to ascertain the position with regard to farm buildings under 4,000 square foot. Could you please let us know where the footings were laid before 1990, when planning did not apply to farm buildings; do any rules apply in this respect? The footings in respect of our client's building were laid before that time; is it necessary for any further Consent to be obtained?

Yours faithfully

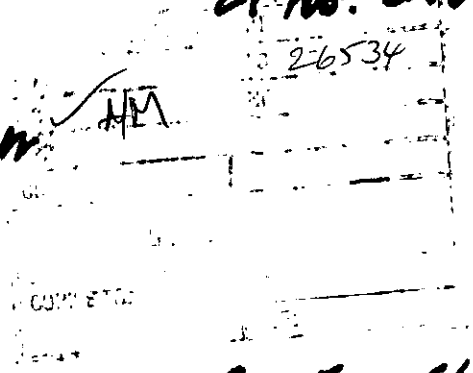
Please file

Barrie R Steele AADip ARIBA FFB chartered architect

consultants town planning landscaping building law costs & development

fax page 1 of 3

21 Feb: 2000



Heather Bragg, Planning Officer
Wokingham District Council
[Fax 0118 974 6484]

Application F/2000/0308: Extension Twyford Farm Shop

Please find attached letter setting down the further background information etc. referred to in our earlier conversations.

Yours sincerely —

Barrie R Steele

2. Public attitude

The strength of need for this purpose-designed Warehouse is substantiated by the Forms at the premises, which have been voluntarily completed and signed in growing numbers by members of the public, and which are available for inspection at any time. This shows clearly that local people favour the application which, so far as we know, has elicited no objections.

3. Precedents

The clear evidence that this is an appropriate location for Countrywide Farmers' business operation is shown by the uses, and buildings, of the immediately neighbouring sites: to the North across the London Road ('Wyevale') and to the East across the Twyford Road ('Hare Hatch Nurseries'), there is recent extensive development involving similar agricultural/retail outlets in very large-scale buildings – in the latter case a production/storage structure similar in bulk, appearance and even materials to the application.

4. Warehouse Location

Planning Policy guidance seeks, in principle, to facilitate development and clearly Countrywide Farmers' business operation could only benefit from the proposed extension.

Also it has to be recalled that during 1997, ie. before vacation of Twyford Mill, the Council could not help Countrywide Farmers (then MSF) find an alternative location in the entire Northern part of the district, let alone near Twyford which had been its principal catchment area for 40 years.

Therefore in the context of the recent neighbouring developments referred to, it would seem an over-rigid exercise of Green Belt policies to penalise the present applicant's operational needs for its warehouse to physically connect to its existing Shop.

If you feel that any additional information or explanation would be helpful please let us know at once.

Yours sincerely,

Barrie R Steele

Barrie R Steele

Barrie R Steele AADip ARIBA FFB chartered architect

consultants: town planning landscaping building law costs & development

29 February 2000

Ms Heather Morgan
Senior Planner
Wokingham District Council
PO Box 157,
Shute End
Wokingham
Berks RG40 1WR

[9803-36]

Received by Wokingham District Council

Application No: F/2000/0308

Proposal:

Proposed extension to warehouse and associated security fencing.

Location:

Twyford Farm Shop London Road Twyford.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY **(9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)**

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heather Morgan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/02/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

WORK SHEET FOR : Heather Morgan

Application Number : F/2000/0308

Applicant : Countryside Farmers Plc C/O Barrie R Steele.

Location : Twyford Farm Shop London Road Twyford.
Proposal : Proposed extension to warehouse and associated security fencing.

Site Notice Displayed ? :

YES	NO	DATE
✓		25 | 01

Date of Neighbour Notifications : .....✓.....

Date of Site Visit : ...25\01.....

Date Registered : 04/01/2000

Earliest Date for Decision : 10/02/2000

Latest Consultation Date/Site Notice Expiry Date : 10/02/2000

Application Expiry Date: 29/02/2000

Consultation Responses :

① Wargrave PC – Height and bulk of extension would overshadow the existing building and is excessive for its location. Yard is in the Green Belt. Should not be part of the retail premises or included as an extension of the curtilage. Should the polytunnels be removed, as it appears they are not being used for the approved use of growing plots? There is a need to improve the proposed landscaping as it is visually exposed to the A4.

② Trees and Landscape – Located within the Green Belt and on a Green Route in a prominent position on the jct of the A4 & A3032. Clear views into the site from A4 travelling west. Tree planting on northern boundary forms a partial screen. Existing building is fairly low scale. Proposed warehouse is much larger and will be highly dominant in the landscape and out of scale. Will have a detrimental impact

③ Ruscombe PC – The warehouse represents a substantial increase in activity on site. The plan represents a 50%

Application Number: F/2000/0308

~~Applicant~~

increase in the building footprint on the site. The height and prominence of the building will make it very dominating in the area. The site road will make it very visible in the country area which is also in Green Belt.

See attached sheet for Appraisal

Highways

The site access is in close proximity to the junction of A4 / A3032, which does not operate satisfactorily during peak hours and results in extensive queuing. Development is likely to lead to a material increase in right turning traffic, particularly by HGV's which could be obstructed by stationary traffic queuing. No details have been submitted of sight lines available from the existing access onto the A3032. Additional information is required showing the maximum achievable sight lines available from the existing access and a comparative assessment of the traffic generation with and without the proposed extension

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

(tick appropriate box)

Application Number F/2000/0308
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)			The proposed development, by reason of its siting, size and location would represent a visually intrusive feature in the Green Belt. This would be detrimental to the openness and character of the Metropolitan Green Belt. As such, the proposal is contrary to policies GB1, C4 of the Berkshire Structure Plan and policies WGB1, WGB4, WGB6 of the Wokingham District Local Plan (Deposit Draft) as modified.
(2)			The proposed development, by reason of its siting, size and height would be visually intrusive and detrimental to the openness of the countryside. As such, the proposal is contrary to policy C2 of the Berkshire Structure Plan and policies WOS2, WCC1, WCC4 of the Wokingham District Local Plan (Deposit Draft) as modified.
(3)			The proposed development, by reason of its height and bulk, would be highly prominent in the landscape and would represent a visually intrusive feature to the detriment of the Green Route. As such, the proposal is contrary to policy LD3 of the Berkshire Structure Plan and policies WOS3 and WRE12 of the Wokingham District Local Plan (Deposit Draft) as modified.
(4)			In the absence of additional information on traffic generation and site lines, the proposal would be detrimental to highway safety in close proximity to the junction of the A4 and A3202. As such, the proposal is contrary to policy LD5 of the Berkshire Structure Plan and policies WOS3 and WT7 of the Wokingham District Local Plan (Deposit Draft) as modified.

No special circumstances have been provided by the applicant

RECORD OF SITE VISIT

SITE ADDRESS: Twyford Farm Shop London Road Reading. APPLICATION NUMBER: F/2000/0308	OFFICER: Heather Morgan DATE OF SITE VISIT: 25/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES. Front gate post at entrance to the site.

2. DESCRIPTION OF SURROUNDINGS Green Belt. Kennedys Gdn Centre opposite. Greenhouses on opposite side of Ldn Rd.

3. DESCRIPTION OF SITE/BUILDING One main single storey bldg mix of brick and brown galvanized steel on elevations. Grey Eternit style tiles. Barn further down the field - Agri. structure. Access across field (no hardcore down).

4. RELATIONSHIP TO ADJOINING PROPERTIES N/A

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING Existing

LEVELS Flat site.

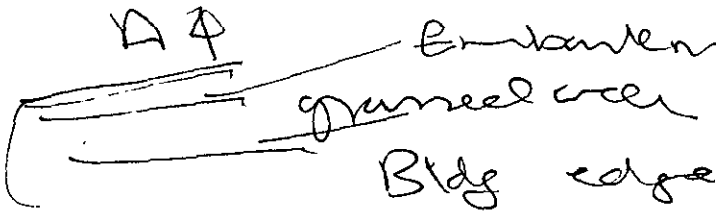
BOUNDARY TREATMENT

OTHERS

Garden tools and Gardening equip

Boots, Jackets, Riding Tackle, Pet Food, Flowers,

Loo Rolls etc, ~~[illegible]~~ mowers etc



Or Sm high

Concrete posts & wire

Fence by embankment

1m high

Trees

& shrubs

Yard area to remain. To be fenced off.

Barn down track. H'standing to have

Half open, half closed.

Storing horse feed & pellets. large sacks.

No evidence of any of the type of goods that

C'side Farmers PLC sells!

Planning History

18728F - Continued use of farm office but to include agricultural and fencing business admin. and limited storage compound.
- Refused 31/01/83.
Green Belt, precedent, intrusion of business use into a predominantly rural area.

20397F - Erection of general purpose building for implements, grading and parking for retail and wholesale shop, retail shop (1,500 sq ft) and separate residential bungalow.
- Approved 26/3/84.
Condition 18 - TeCP(UC)O '72 to restrict the sale of natural produce from agricultural or horticultural land. No other goods. ~~(Legal opinion - Does not refer to subsequent amendments, revisions and cannot be enforced)~~.
Condition 23 - Farmshop for 1,500 sq ft. Remainder shall be limited to agricultural / horticultural storage and ancillary purposes only.

21344F - Erection of horticultural greenhouse (3,716 m²)
Granted 16/5/84.
- Letter from LPA 8/8/89 confirming that development had started within the time limit. Consent was still extant and could be implemented.
- Glazed square structure. Single storey.

40037F - Partial rebuilding and extension of farm shop damaged by fire.
Granted 27/1/93.
- Condition 7 - Notwithstanding Article 3 and Class A1 of the TeCP (UC) Order '87 the use of the land shall be restricted to produce from agricultural or horticultural land and for no other purpose. No other produce, goods etc shall be stored or sold in this building or elsewhere on the site.

No condition re-imposing earlier conditions.
Condition 7 is still enforceable.

Proposal

The application is for the erection of a warehouse and associated security fencing, to be used by Countryside Farmers Plc (the applicants). The existing premises extends to 985m², and the proposal seeks to provide an additional 420m² for storage / warehouse purposes. The proposed building would be attached to the existing premises and is positioned on a north - south axis which will form a U shaped building when connected with the existing. The building will be m wide (onto A4) and m deep. It will be m high and constructed of brickwork and metal cladding.

The applicants agent has indicated they currently use 2/3rd of a nearby agricultural barn for storage of equine feed, clients have to go to this barn in order to collect their goods. They consider it is necessary for these goods to be immediately adjacent to the shop, for the convenience of shoppers. The floorspace proposed is justified on the basis that this is the area currently used. The height is necessary in order to accommodate fork lift trucks. The agent has also stated the applicants are a local company, well established in the area.

A site visit has highlighted that the premises is used by Countryside Farmers and the Equestrian Centre. None of the area is used for storage / warehousing. In addition, no agricultural or horticultural goods are sold. Industrial items can be bought and include shoes, clothing, pet foods, household items and mowers. This appears to be in direct breach of Condition 7 of 400371f. Enforcement have been advised of this.

Main Issues are the impacts on the character and appearance of the Green Belt, impacts upon the countryside and assessments against PPG7, fall back position, impacts on Green Lanes, impact upon highways.

Character and appearance of Green Belt

The site lies within the Green Belt where there is a presumption against inappropriate developments. When originally granted permission the building was utilized as a farm shop and was approved on this basis. This is no longer the case and therefore the development per se is harmful to the Green Belt.

The applicants only justification in support of the application is that it is inconvenient for their clients customers to collect their feed from a barn located a little distance from the shop. This is an agricultural barn where one would expect to see items in a countryside / Green Belt setting. It is not considered that inconvenience amounts to an exceptional circumstance for allowing an extension to what is for all intents and purposes a retail unit. The agents have also said that the applicants are long standing in the area and had difficulty in finding these premises when they had to relocate from Twyford Mill several years ago. Again, there is an inadequate justification from a planning point of view.

The proposed warehouse would be attached to the existing building and be constructed of similar materials. The extension would be m by in, running north - south. Its width will face onto Bath Road. The building would be m high. The agents have indicated the height is required for fork lift trucks, although no details have been submitted. The agents have also said the level of floorspace roughly equates to the area the company has at the moment, and they used at Twyford Mill. No details have been submitted in support of this.

It is also considered that the extension of the outside storage (which does not benefit from planning permission) would increase the area of hardstanding. This plus the visual prominence of the items stored, would have a detrimental impact on the Green Belt.

The size and bulk of the proposed extension would result in a highly prominent building, and would be visually intrusive in the Green Belt. It would not appear as an agricultural building in the landscape.

The landscaping on the Butts Road frontage, whilst evident, is not substantial. The building would be highly visible and would be detrimental to the openness and visual amenity of the Green Belt. Supplementary planting would not overcome the fact that the development would be detrimental to the area.

No evidence has been provided by the applicants that the size needed is the absolute minimum needed, and it is evident that there is an existing agricultural barn which currently meets their requirements.

The other issue relates to the intensification of use and its consequent impact upon the Green Belt. The floor-space available at the present is 983m^2 and as proposed it would be 1405m^2. This represents an increase of almost 50% over existing. The applicants have indicated that there will be no additional staff or cars. However, the proposed building would greatly increase the storage space. In effect, this stores goods which are available for the public to buy and therefore it is difficult to assess what % would be storage and what % is available to buy - As such, it is likely to intensify the level of use of the site. Without additional safeguards or restrictive conditions in respect of use, it is considered the proposal will intensify the use to unacceptable levels. This would be detrimental to the character of the Green Belt.

Countryside and PPG7

The site also lies in the countryside. PPG7 advises on the countryside economy and diversification. Farm shops provide potential benefits, and appropriate new

buildings may be acceptable. However, the current use does not fall within this category having no agricultural produce for sale on site. It is understood that the proposed use is not ideal for a town centre location. However, there is no sustainability in terms of countryside policy or PPG7 for the development.

The comments in respect of need and visual impact raised in the preceding section apply equally in respect of the countryside.

Fall back position

The owner of the site has indicated that other uses or buildings may take place on the site. Planning permission 3447 granted permission for a series of glasshouses on the site & the current application. These were to be used for horticultural purposes. A letter was received from the LPA confirming that footings on site meant development had commenced and a renewed application was not required. This position would need to be reassessed in the light of recent High Court decisions which may have revised this position. It is clear that since 1989 there has been no intention to use the site for these buildings. Legal advice will be sought on this point should the applicants raise this issue at any subsequent appeal. Notwithstanding the above, if it is established the consent has been implemented then it considered that single storey glasshouses would appear less visually intrusive than the current proposal. They would also comply with the aims of the Green Belt. Their construction would be preferable to the scheme proposed.

It has also been indicated that footings have been put in for an agricultural building erected under the 1985 permitted development rights. No evidence has been submitted to substantiate this. It is also impossible to tell whether the buildings would have been per-

mitted development at that time. No details were submitted at the time. It is not clear whether or not this building could be erected without further legal clarification, but it would appear to be extremely unlikely. It is understood that buildings erected under pd are normally used as such. Under the new legislation redundant buildings can be required to be removed, if there is no longer a need. It is therefore dubious whether such a building could now be erected. Other issues to investigate would include the size & scale of building (and its use).

Even assuming it were possible to build this under pd, which is very unlikely, then it could only be used for agricultural purposes. It could not be used in connection with the commercial activities next door. It follows, the appropriate action could be taken to ensure its removal (if expedient). If it is envisioned to be used for agricultural purposes it is assumed it will need to relate to a viable concern and it is not clear if this is the case. At the end of the day, if this was done under PD and was agricultural then nothing could be done and the inevitable would be reluctantly accepted.

It was also been intimated that it may be possible to construct the agricultural building and the glasshouses. This is dependent upon legal opinion as set out above. It is also questionable whether partial implementation could be achieved and where one takes precedence over the other.

All of the above would need to be investigated should buildings be erected, or notification be given if this is to take place. In any event, it is considered that the fall back position does not amount to a reason to justify grant of permission & the current proposal on the basis of special circumstances.

Impact on Green Route

The A4 Bath Road is a designated green route and is in a prominent location. Whilst there is some landscaping, glimpses are still possible of the building. The aim of the green route is to ensure their visual quality is not adversely affected. The Council will seek to improve such sites through appropriate landscape and planting schemes.

The proposed development would be much larger than the existing building and would be highly prominent in the landscape. It is of such a size and scale that it would be detrimental to the visual amenity of the area. It would have an adverse impact on the landscape character and the amenity of the Green Route.

Impact on Highway Safety

The applicants have indicated there is to be no increase in the level of parking on site, nor in the number of staff. However, the warehouse is significantly larger than the existing facilities. Concerns have been raised by the Highways Authority in respect of the possible material increase in right turning traffic into the site, particularly from HGV's. No details have been provided in respect of the site lines achievable for the access onto the A.3032. In the absence of detailed site lines and a comparative assessment of traffic generation with and without the proposed extension it is considered the proposal could be prejudicial to highway safety.

Conclusion

There are no special circumstances to justify the extension as an exception to Green Belt policy. The existing use does not have supply agricultural goods as it has done in the past. The use itself is not an acceptable use in Green Belt terms. Convenience for customers is not an adequate justification. The size, bulk and location of the building has not been justified, and is considered to be detrimental

to the openness and visual amenity of the Green Belt. The proposed would also be detrimental to the countryside. The intrusion of the buildings into the landscape would be detrimental to the amenity of the landscape, and the Green Route on the A4. Without adequate justification, it is considered the proposal would have a potentially detrimental impacts on highway safety.

Applicationo	Name & Address
F/2000/0308	BR Steele & Petition Grove House Reading Road Lower Basildon RG8 9ND
App refused, letter sent 06/04/00	

Tel: (0118) 974 6446

Date: 23/3/00

My ref: F/2000/0308

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

CONFIDENTIAL

Councillor S Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

Dear Councillor

Application Number: F/2000/0308
Twyford Farm Shop London Road Reading.
Proposed extension to warehouse and associated security fencing..

I write to let you know that the above mentioned application has been recommended for

[redacted] REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact Heather Morgan on **(0118) 974 6446**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Head of Planning and Transportation

Tel: (0118) 974 6446

Date: 23|3|00

My ref: F/2000/0308

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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

Dear Councillor

Application Number: F/2000/0308
Twyford Farm Shop London Road Twyford.
Proposed extension to warehouse and associated security fencing.

I write to let you know that the above mentioned application has been recommended for [redacted] REFUSAL: ☑ *under delegated powers.*

If you have any questions please do not hesitate to contact Heather Morgan on **(0118) 974 6446**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 31 4 100

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Heather Morgan** Application Number: **F/2000/0308**
Twyford Farm Shop London Road Reading.
Proposed extension to warehouse and associated security fencing.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

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

Green Belt PPG2

Retain agri, forestry & related uses.
Applicant to show why permission should be granted
Very special circs unless harm by reason of inappropriateness is outweighed by ~~other~~ considerations.
New Bldgs — No unless its for agri & forestry.
Essential facils genuinely req'd for uses of land which preserve the openness of the GB.
Annex D — c of u of ~~[illegible]~~ agri. barns to non-agri → w'draw rights for new farm bldgs.
If pd rights w'drawn very spec. circs need to be est.
⇒ Original consent for Twyford Farm Shop was for a retail and storage area 1/3 to 2/3 rds approx. Original restrictive condition in place for sale of local produce only. Condition on retail & ancill. storage as well.
Fire → particul rebld and extension → condition restrict. to agri & horticult. produce. — Not doing so.
Also storage o'side → condition prevents this as well. Fond. 10 yrs can't prove this. C of U 10 yrs can't prove this
~~[illegible]~~ In essence, the new bldg is not for this or related in any way to agricultural use ⇒
∴ there needs to be very special circs.

The C'side PPG7

Lawful for LPA to req. demol. of exist. bldg (not in use?) in order to avoid over-intensive devel of the site. Bldg should be under l'owners control (yes)
Farm shops — provides potential benefits for local econ & env. (Not classed as this now) Approp. new bldgs may be acceptable.
Agri. pd for that purpose and not to circumvent planning. PD req's met.
Roofings in under old pd regs but how do we know

when they were put in and if it met the Pd regs at that time. No details submitted to LPA. Legal - is this correct?

Sm scale enterprises can help economy. Retail??

~~[illegible]~~ tenants - sacks of horse feed etc which are stored in the barn. Not ideal within a town centre in their new (tel con)

Diversification - glasshouses = horticulture. need approp. siting.

Fm shop - produce being sold from elsewhere. (PPG 6 to check)
limit produce sold to enable consent to be given → done → now flouted.
now retail line → unacceptable in GB, not related to farm diversification.
Staff not related to the farms policy.

Glasshouses - implemented. confirmation.

PD bldg - see above. eg reas. necess. for purposes of a trade
eg agri. holding ? 25m + from road.

Class A 5m + 12m. Status of footings under old rights.
as above no justification in terms of limit size. → may not be able to bld anyway.

Class A - need determin. Class B - no. (can do less)

PPG 7 - justification.
None submitted for size of bldg, height of bldg, need for bldg (~~other~~ than convenience!)

Only the other barn: original storage area is no longer used as such.

No justification whatsoever!!

Intensification & enlargement of retail → unacceptable in GB. Traffic generation.

Fall back position

① Glasshouses – letter from LPA to confirm footings had gone in and ∴ consent had been implemented.

Could be erected

→ no prob. with this. Glazed structures. horticultural e.∴ used for agriculture.

Would prevent yard being used for outside storage would have to be used for growing plus ancillary sales o'wise retail e.∴ unacceptable

Fine with this

② Agri. bldg.

- Owner says other footings went in for an agri. bldg to be erected under old pd rights. (Can get evidence of the date). Need to check with legal if this is correct. What impact does this have if pd e.∴ pp not req'd for commencement under Class A or Class B. When it was to be erected? How do we know it fulfilled all the criteria at the time. Know position but not the height. Does this figure in the equation. 5000 sqft under pd old rgs. 12m height?? (Spk Enforcements / Angie)

Even if it was okay to erect it would need

- to relate to agri. Is any still done? If not it wouldn't be pd → enforcement to remove. Couldn't use it for storage in connection with the retail use

Height – means it could be very visible 25m → how far back?

Agri. in appear. Would have to live with it.

~~→ Owner [illegible] wouldn't be [illegible] [illegible] factories bldgs. [illegible]~~

Saying if he took one bay off the g'houses he could erect these and agri. bldg. – Need to consider the combined visual impact. Implementable? if it can't be completed???

Legal

10/2

Offer from owner Verbal only. Tel Con. & meeting 14/2.

If W house goes ahead he can't implement the agri. bldg or the g'houses - revoke consent (happy)
Happy to have pd rights removed for agri. bldgs up to the hedge.
~~[illegible]~~ Retracted offer for pd rights removed for whole of field beyond. Fronting the A1? Not clear on that point.
Exist. barn 2/3 used by shop. Not willing to remove it as a condition / S106 agreement.
No real gain.
Even if existing barn is removed, pd rights removed on field and site ⇒ not sufficient to merit except circs.

PD any more? Ch of use needed to gain storage unless more than 10 yrs (not so)

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Tom Callaghan, Highways

To: Heather Morgan, Planning

My Ref: P12[F/2000/0308]

Your Ref: F/2000/0308

Date: 6th March 2000

PLANNING APPLICATION F/2000/0308
PROPOSED EXTENSION TO WAREHOUSE AND ASSOCIATED SECURITY FENCING - TWYFORD FARM SHOP, LONDON ROAD, TWYFORD.

The site access is located in close proximity to the junction A4/A3032, which during peak hours does not operate satisfactorily and results in extensive queuing back along the A3032 past the site entrance. I am concerned that the proposed development is likely to result in a material increase in right turning traffic into the site, particularly by HGV's which could be obstructed by stationary traffic queuing back from the A4. There are also no details of sight lines available from the existing access onto the A3032.

Therefore, in order to assess whether the proposed development is acceptable in highway terms, additional information is required showing the maximum achievable sight lines available from the existing access and a comparative assessment of the traffic generation with and without the proposed extension.

Tom Callaghan.

PLANNING SERV 26417
POL
DC
APP
CS HM
COPIES TO:

Ruscombe Parish Council.

Application Number.....F/2000/0308
Proposal.....Erection of a warehouse and associated security fencing.
Site Address...Twyford Farm Shop, London Road, Twyford.
Applicant.....Countrywide Farmers plc.

25/02/00

The Parish Council offers the following observations....

1) The warehouse represents a substantial increase in activity on the site.
2) The plan represents a 50% increase in the building footprint on the site.
3) The height and prominence of the building will make it very dominating in the area.
4) The slate roof will make it very visible in the country area which is after all Green Belt!

Signed..... DJ Gozzard ..... Date..... 25/02/00

Clerk to Ruscombe Parish Council.

TO: **DEVELOPMENT CONTROL**
Heather Morgan

FROM: Environmental Design

DATE: 27 January 2000

Location:	Twyford Farm Shop, London Road, Twyford
Proposal:	PROPOSED EXTENSION TO WAREHOUSE AND ASSOCIATED SECURITY FENCING
Application Number:	F/2000/0308

In response to your consultation dated 17 January 2000 for the above application, the landscape comments are as follows:

The site is located within the Green Belt and on a Green Route, in a prominent position on the junction of the A4 and A3032. There are clear views into the site from the A4 when travelling west. The tree planting on the northern boundary of the site forms a partial screen to the site although there are still glimpses of the existing building through the vegetation when travelling east on the A4.

The existing building is fairly low scale and is softened in part by the vegetation within the site. The proposed warehouse extension is much larger than the existing building and will therefore be highly dominant within the landscape and out of scale with it surroundings. I feel that a building of this size is not in keeping with the existing and will have a detrimental effect on the landscape character, and suggest that the application is refused.

Catherine Brimble

Catherine Brimble
Landscape Architect

25291

WARGRAVE PARISH COUNCIL

33 Ridgeway
Wargrave
Reading
RG10 8AS

Tel Fax 0118 940 4983

WARGRAVE PARISH CONSULTATION SHEET

DELEGATED

CASE OFFICER:	Heather Morgan
APPLICATION NUMBER:	F/2000/0308
SITE:	Twyford Farm Shop London Road Twyford.
PROPOSAL:	Proposed extension to warehouse and associated security fencing
COMMENTS:	The height and bulk of the proposed extension would overshadow the existing building and is excessive for this location. The yard is within the Green Belt. It should not be part of the retail premises or included as an extension of the curtilage. Should the poly-tunnels be removed, as it appears that they are not being used for the approved use of growing plants? There is a need to improve the proposed landscaping of the site as it visually exposed to the A4.

Norman Raybone.

Norman Raybone
Clerk to Wargrave Parish Council

Date: 27 January, 2000

Comments required by	**10/02/2000**
Fax to	974 6484

PLANNING SERVICES	
POL	TLS
DC	ENF
APP	HM
OBS	
04 APR 2000	
COPIES TO:	ACK:
	FILE:

Barrie R Steele AADip ARIBA FFB chartered architect

consultants: town planning landscaping building law costs & development

fax

sheet 1 of 5

3 April 2000

Heather Morgan, Senior Planner
Wokingham District Council
[FAX 01189 746484]

Appl: F/2000/0308: Twyford Farm Shop

Attached are 4 pages (32 signatures in support, 0 against) of the views of local residents/customers as referred to in our earlier discussions, and relevant to your forthcoming Recommendation.

Barrie R Steele

Grove House, Reading Road, Lower Basildon, Reading RG8 9ND 01491 875050

A | 9803 | 3/4/00

①

countrywide stores

PROPOSED WAREHOUSE EXTENSION @ TWYFORD FARM SHOP

London Road, Twyford, for Countrywide Farmers plc

(Planning Application No. F/2000/0308: Wokingham District Council)

I / We have examined the plans for the above application and register my / our views below:

Name	Address	Date	For	Against	Comments
Reid Sayers.	BOBS COTTAGE AMEN CORNER BINFIELD	21-2-200	✓		CONVENIANT
M J WALKER	HITCHAM GLEBE TAPLOW SL6 0HH	21-2-2000	✓		Convenience
A & C BISHOP.	Church Farm Fruchampstead Wokingham.	21.2.2000	✓		Sensible Suggestion
Sue HARPER	40 ORCHARDES TWYFORD	22-2-2000	✓		MUCH NEEDED
JOHN WARD	THE MOUNT LINES RD HURST	23/2/00	✓		MUCH NEEDED
CATHY LOCHMAN	ST. NICHOLAS FARMHOUSE DUNT LANE HURST	23/2/00	✓		THE ONLY FEED MERCHANT IN TWYFORD/HURST/WAREHAVE AREA SERVICING HORSES & AGRICULTURE & SMALL ANIMALS NEEDS.

(2)

Name	Address	Date	For	Against	Comments
Steve Bishop	3. Bath Road Cotton Hare Hatch Berks	2.3.2000	✓		very much needed
JACKY SWADEN	RAVENSPRING DAVIS ST HURST BERKS RG10 0TH	2.3.2000	✓		Badly needed
KARL ATKINS	885 LONDON RD LOUDWATER HP10 9TB	2.3.2000	✓		EXCELLENT IDEA.
Michael Burgess	Oak Tree Farm Binfield	2/3/00	✓		very necessary
CYNTHIA PHILP	CHURCH FARM WALTHAM ST LAWRENCE	3/3/00	✓		Badly needed
.. McCUTCHEN	FARLEY HOUSE MAIDENHEAD RD BERKSHIRE R 940 5RN RAZMAK.	4/3/00	✓		WOULD USE Regional
I.R. JASH	9 RAZELEY RD 3 MILEX	4/3/00	✓		MAKES SENSE.
REGENCY LANDSCAPES	BARN FARM WOKINGHAM RD HURST	4/3/00	✓		D Etwell Marie Etwell BADLY NEEDED.

3

Name	Address	Date	For	Against	Comments
Mrs. Holdstock	Phoenix Park Nelson La Hurst	28-2-00	✓		Good
P.C.S Robbins	Hulme Park Game Hatchery Wokingham	28/2	✓		Will be a great benefit.
Jordan Morgan	Murshamp Stud Fulmer	28-2.00	✓		Much, more convenient!
M. Bishop.	Cheriton Farm Farley Hill	28th Feb	✓		Save a lot of mucking about.
A. Tinson	Sonning Farm Charnt Lane Sonning.	29.2.00	✓		Ditto.
Mrs. Pauline Fuller.	17 Woodwaye Woodley Berks.	29/2/00	✓		About time
M Slade	Brooklands Farm Binfield	29/2/00	✓		In a wet country you need barns in the country to keep produce dry
V Gallett	69 Pound Lane Sonning	02/03/00	✓		Long awaited
T. Tudor	18 Donaldson Way Woodley	2/3/00	✓		Sooner the better

4

Name	Address	Date	For	Against	Comments
C. LOCKMAN ON BEHALF OF HURST RIDERS CLUB (36 MEMBERS)	ST. NICHOLAS FARM, HURST	23.2.00	✓		MOST HRC MEMBERS (36 CURRENTLY) USE THIS MSF BRANCH FOR ALL EQUINE NEEDS.
R S Barnes ~~[illegible]~~ ~~Finchampstead~~	Arden Ho. Finchampstead RG 40 3RX	24-2-00	✓		Common sense [illegible]
I.B. VIEW	HOMER HOUSE DOBSON LANE FAWLEY HENLEY-ON-THAMES	24/2/00	✓		GOOD
A.R. NASH C. NASH.	46 GRAZELEY RD. THREE MILE CROSS.	24.2.00	✓		MAKES SENSE.
MR & MRS DYMOND	111, BUTTS HILL RD, WOODLEY RDG BERKS	24 2 00	✓		SENSIBLE IDEA.
Daphne Sparrow	Merrion House White Waltham Maidenhead SL6 3RU	24.2.2000	✓		good idea
ANTHONY ASKEW	Common Barn Remenham	25 2.00	✓		v. good idea
Stephen Williamson	Bungalow 2 Stubbings House Henley Road M/head.	25.2.00	✓		v. good idea
[illegible] MARRETT	38 Kibblewhite Cres Twyford	28.2.2000	✓		MAKES SENSE

Tel. Con 8/2

Local company.
Well established
looked everywhere to
relocate from Twyford
Mill site.
Could reduce the
size but not the
height due to need
for fork lift trucks.

Whole size based
on what was
used previously
at Twyford Mill.
Him - concern re
the need for the
facility. Green
Belt concerns.

To Angela Odell
From Councillor Gary Cowan
Date, 3 April 2000.

Planning Application; F/2000/0456
Church Lane,
Arborfield.

This planning application is not in a gap but is located amongst sporadic development in the Countryside. Policy LC18 permits replacement and clearly the design would be an enhancement to both the area and the street scene. The planning application has the full support of the Parish Council and local residents. The proposal will not affect the neighbourhood but would enhance it.

It will not create a significant visual impact and will certainly fit comfortably into the street scene Policy LC18 is an old "grey policy" which permits interpretation and judgement and is not clear-cut. Members can make their own judgements on LC18.

Draft Deposit Local Plan (as amended) Policy WCC7 is quoted which permits the renovation/replacement of the existing property to a similar scale to what is being proposed. But WHIA (as amended) could have been used also which would have permitted the addition of another property, which is not the intent of this planning application. That would be considerably more damaging to the street scene than the very high quality design being proposed.

The Developer quotes the following Planning applications as material comparable development that should be considered as precedents. BSP C2 Should is also a material consideration with respect to the footprint when considering redevelopment of existing buildings on a site.

- 98/66959/F Deers Leap, Finchampstead
- 98/67604/F Norton Park, Finchampstead.
- 99/7006/F Caldwell Nursery, Barkham.

Appeals. Page 1670 of this Agenda, paragraph 5.03 makes the comment that appeals decisions are helpful in understanding how the Planning Inspectorate interprets and understands local policies with regard to the National framework of PPG,s and other advice. The comments go on to say that these should be born in mind by Members determining planning applications.

***Six* Appeal decisions are then listed and they are as follows.**

Page Number	Decision	Inspectors Comment.
Page 1671	Refusal	Harmful to rural Character of area.
Page 1673	Refused	Intensify the level of development that Would harm the rural character.
Page 1674	Refused	Impact on character Of whole Area
Page 1675	Allowed	The overall character of the area as a whole would not be harmed
Page 1676	Refused	Detrimental impact on street scene.
Page 1667	Allowed	Would not effect the character, appearance or urbanisation of area

Tel. Con. with Mr. Hopkins

Use 2 / 3rd and store animal feeds. Used to service cubbones.

Barn to revert to previous use to store farm equip.

→ Pick your own cubbones → pay → bicket → drive to pick up feed

Previous nie – is the intention for Mr. Jarnet

Some o'side storage at the mis → under cover.

Security problems.

Gas cage. Animal feed equip. Cubbons.

1327

WOKINGHAM DISTRICT COUNCIL

To Heather

Date 25/1 Time 12.40

WHILE YOU WERE OUT

Name Paul McNotley

Of Sutton, Griffin & Morgan

Phone No. 020 7486 9486 Ext.

Phoned		Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Twyford Surgery

99/70390/F 020 7486 8487.

Signed Natalie

1327

WOKINGHAM DISTRICT COUNCIL

To Heather

Date 21/1 Time 2-10pm

WHILE YOU WERE OUT

Name Barry Steel.

Phone No. 01491 875050 Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Re: 2000/0308.

Twyford Farm Shop,

Description is incorrect. "Erection of a new warehouse" is what they are doing

W'hanging to go into one complex. Rationalizing the site

Signed

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	4 JAN 2000
Officer: HM	Application No. F/2000/0308

28

Map No. 25 Site 0.84

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED EXTENSION TO WAREHOUSE AND ASSOCIATED SECURITY FENCING

Location: Twyford Farm Shop London Road

Parish: ~~Twyford~~ Wargrave. Ward: Remenham & Wargrave. 17.1.2000

Applicant: Countrywide Farmers Plc.

Fee Received 1/40.00 Required ..... Additional ..... Refund .....

(2)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	more detail of fencing?	Phoned agent 14/1	
6	Floor plans		additional details to follow	
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 17.1.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: ✓ .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish Rus comm ✓	: B/L .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

.....

.....

.....No pre-apps.....

NEIGHBOURS:

.....S/N.t Festival House, Bath Road.....

.....Bycroft, Bath Road ✓.....

Barrie R Steele AADip ARIBA FFB chartered architect

consultants: town planning landscaping building law costs & development

DC ✓ HM

COPIES TO: ACK: FILE:

Ms Heather Morgan
Senior Planner
Wokingham District Council
PO Box 157, Shute End
Wokingham
Berks RG40 1WR

14 January 2000

[9803-29]

Dear Ms Morgan,

Proposed Warehouse Extension @ Twyford Farm Shop, London Road, Twyford

Further to my conversation today with Mrs. Hurst from Registration we now enclose a new 1:500 Block Plan annotated to describe the proposed fencing (and gates) for the Yard at the above, actually to replace the present arrangement made no longer appropriate due to the Warehouse extension.

I gather that this completes the information required for registration of the application but if there are further problems in this respect, or indeed regarding anything else, please let us know straightaway.

Yours faithfully,

Barrie R Steele

Barrie R Steele

encs. Drawing 9803/506 (6)

Grove House, Reading Road, Lower Basildon, Reading RG8 9ND 01491 875050

Barrie R Steele AADip ARIBA FFB chartered architect

consultants: town planning landscaping building law costs & development

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

21 December 1999

04 JAN 2000* 0508
[9803-25]

Dear Sir,

Proposed Warehouse Extension @ Twyford Farm Shop, London Road, Twyford

On behalf of our clients, Countrywide Farmers PLC (formerly MSF Ltd), we enclose complete documentation for a full planning application as listed below.

Last year our clients successfully relocated from Twyford Mill, which they had owned and occupied since before the war, to the above premises. However the use of Mr Jarnett's Barn for storage has proved inefficient and burdensome, mainly owing to the distance from the shop itself, and this application is to evacuate that and build new purpose-designed warehousing linked to the shop in a single complex – simultaneously saving internal traffic movements and providing better vehicular turning for deliveries etc.

In terms of appearance we have suggested echoing the materials, form and colours of the existing building, and because the ground level of the proposed extension is considerably lower than, and screened by a hedgerow and conifers from, the Bath Road it will not be readily visible to the public – even in winter. In addition though, if it is felt necessary, our clients are willing to reinforce the existing planting there with further indigenous species in conjunction with your afforestation officer.

Yours faithfully,

Barrie R Steele

Barrie R Steele

encs. Town Planning Forms (6); Certificate B + cheque for £1,140.00
Drawings 9803/2501, 505, 106, 111, 112

Grove House, Reading Road, Lower Basildon, Reading RG8 9ND 01491 875050

1933

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

ADDRESS LONDON ROAD **PARISH** WARGRAVE

PLOT No. **ORD. SHEET No.**

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
97/65863/F	S. WILMAN	THE NEW BUNGALOW - C/O USE BLDG TO	B1(c) 15.8.97	C/A
		FLORAL MILE NURSERIES - METAL WORKSHOP		
97/65909/F		PRIMROSE NURSERY		
97/65940/V	MR P. READING	" " NEW TENANT - CONDI - 43940	15.8.97	C/A
97/65947/F	"	" " 5' POLYTUNNELS	29.8.97	C/A
97/66143/T	M. COLLINS	" " PART AS FISH FARM ETC.	17.10.97	31.10.2002
97/66297/F	SCOTT/LEACH	HARE HATCH " GREENHOUSES	31.10.97	C/A
97/66642/F		PRIMROSE COTT. GARAGE/STORE/WORKSHOP	24.12.97	PD
98/68711/F	J.H. WILLMIN	C OF USE AGR. BUILD. TO		
		WORKSHOP FOR TWYFORD MOWER		
		SERVICES LTD.	17.03.99	C/A
98/68712/F	"	C. of U. to Wk Sh/Office (Reading) Ltd (Retro)	23.3.99	C/A
99/69581/T	R.S. Underpinning & Piling	T. C. of U. of Bldg - Horticultural to Storage & Office Use	18.10.99	C/A

MINISTRY DECISION

SPECIAL ORDERS

1933

(5) TWYFORD FARM SHOP ETC.

ADDRESS LONDON ROAD PARISH WARGRAVE

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
40037	MR. L. GANDER TWYFORD FARM SHOP/PARTIAL REBUILD & EXT.		13.1.93	C/A
FP/92/0774	"	REINSTATE ROOF TIMBERS (DAMAGE BY FIRE)	9.10.92	C/APP
43193	J. WILLMIN	RENEWAL 38351	10.10.94	TP
		FLORAL MILE NURSERY		30.9.99
43940 *	MR. P. READING PRIMROSE NURSERY	RENEWAL 39087	3.3.95	30.4.98
95/00029/TEM	"			
FP 94/3198	MR. E. JARNET TWYFORD FARM SHOP - SHOP ACCOMM. AT REAR		9.1.95	APP
44732	J. WILLMIN FLORAL MILE NURSERY - PARTIAL		22.11.95	TP
~~95/60824/TP~~	J. WILLMIN (RETRO)	C/O/USE - AGR. BLDG. & YARD TO DAIRY DEPOT		30.11.96 1 yr.
95/63187/F	HARE MATCH NURSERY	BARN FOR HORT USE	27.9.96	C/A
95/63188/F	"	BUNGALOW	N/P 18.11.96	

MINISTRY DECISION

SPECIAL ORDERS

(6) ADDRESS TWYFORD FARM SHOP ETC PARISH WARGRAVE

PLOT No. LONDON ROAD ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
96/63348/A	BOB PULLINGER SIGNS	3 NON-ILL SIGNS FOR HARE MATCH NURSERY	11.4.96	2 SIGNS C/A 1 SIGN REF
96/63919/A	CURTIS LEACH	HARE MATCH NURSERY/BOARD SIGN	24.7.96	C/A
96/64410/F	J.H. WILLMIN	THE NEW BUNGALOW (44732 RENEWAL)	21.11.96	30.11.99
96/64569/A	APPEAL * MR. P. READING	PRIMROSE NURSERY 2 SIGN BOARDS	4.12.96	REF
96/64693/F	GLORIOUS GARDENS LTD	R/O TWYFORD FARM SHOP (RETRO) POLY TUNNEL	14.1.97	C/A
97/65051/F	J. WILLMIN	THE NEW BUNGALOW - C/O/USE REDUNDANT FARM BLDG. TO JOINERY WORKSHOP	17.4.97	30.4.02

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

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

ADDRESS LONDON ROAD PARISH WARGRAVE

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
21343	MR. E. JARVIS	O/BLDGS TO STABLE ACC. AT NURSERY	22.5.84	N/A CIA
21344	JARVIS & ROBINSON	HORTICULT. GREENHOUSE (FRUIT FARM)	6.5.84	N/A CIA
22566	"	PART GREENHOUSE TO DEMOLITION	13.12.84	N/A REF
BRA 424	JARVIS	BUNGALOW	19.3.86	APP N/A
27695	W/DR "	"		
BRA 3143	"	"	22.6.87	APP
BRA 1471	* MR. P. READING - PRIMROSE NURSERY	- S/S. EXTENSION	8.9.86	APP
28709	PRIMROSE NURSERY * "	SALE OF LOGS OCT. TO FEB	4.11.87	REF
28163	" * "	PART O/BLDG. TO CATTERY	4.11.87	REASONS TO APPL 30/11/90
28765	FLORAL MILE NURSERIES - MR. J. WILLMIN	- EXT. TO BUNGALOW	4.11.87	CIA
BRA 3459	" MR. J. WILLMIN	EXT TO BUNGALOW	13.8.87	APP
28764 *	MR. P. READING - PRIMROSE NURSERY	- PART O/BLDG. TO SALE OF HORSE/PONY FEED	4.11.87	REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PRIMROSE NURSERY

DRAINAGE LEGAL AGREEMENT COMPLETED - ORR. SITE HIGHWAY WORKS - 28-5-90 - LA 28291

091674 30618 " " LOG STORAGE OCT.-FEB 3.688

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

ADDRESS LONDON ROAD PARISH WARGRAVE

PLOT No. ORD. SHEET No. (28)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
31920 EMN			23.11.88	CIA
A 6107 "	J. WILLMIN	GARAGE	7.10.88	APP
33273	WAGGS FARM SHOP N/P			
35904 APPEAL	MR. P READING/PRIMROSE NURSERY	NURSERY/NURSERY TO WORKSHOP (RETRO.)	22.8.90	REF
38351	J.N. WILLMIN FLORAL MILE NURSERIES	- NEW BUNGALOW	13.12.91	30.11.94
		O/HOUSE REQUIREMENT AGR		
		BLOCK TO STORAGE GARDEN		
		CARS.		
39087 *	MR. P. READING PRIMROSE NURSERY	REQUIREMENT BLOCK AS WORKSHOP/STORAGE	13.6.92	3.6.93 CIA
39176	L. GANDER TWYFORD FARM SHOP	— TEMP OFFICE/STORAGE	22.6.92	
39618	MR. A. STRAYER H.M. NURSERY	AGR. BARN. OBT. GLASS 2.9.93 REMOVE. REPL. WITH POLYTUNNEL		

DATE OF COMPLETION

MINISTRY DECISION 35904 - APPEAL DISMISSED - 30.6.91

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

DRAINAGE AND IS NON W/DR. - 24.7.92

TWYFORD FARM / SHOP / FLORAL MILE NURSERIES / PRIMROSE NURSERY E

ADDRESS LONDON ROAD PARISH WARGRAVE

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
03604	MR. E. JARNETT	GLASSHOUSES	27.11.75	N/A CL
BR 4711	"	"	7.5.76	APP N/A
09560	"	O/APP. AGR WORKERS BUNG	14.12.78	N/A CLA
BR 10271	"	"	26.2.79	APP N/A
10137	"	"	15.3.79	N/A CL
12936	"	PART PACKING SHED AS SHOP	10.4.80	N/A CL
14200	"	SITE LIC. FOR DES CARAVAN	23.10.80	N/A 31.10 TP
14208	"	CARAVAN	23.10.80	N/A 31.10 TP
15027	"	REPL. FARM SHOP WITH RES. ACC.	12.3.81	N/A CL
18028	"	GLASS HOUSE (37,000 SQ. FT)	12.3.81	N/A CL
16305	"	as 12936 but without compliance Cond. 2.	24.9.81	N/A Re

DATE OF COMPLETION

MINISTRY DECISION 16305 APPEAL GRANTED - 13.7.82

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

DRAINAGE

091074

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

ADDRESS LONDON ROAD PARISH WARGRAVE

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
17130	MR. J. JARNETT	SITE LIC. FOR CARAVAN	27.7.82	N/A TP 31.10.83
17248	"	RENEWAL 14208	27.7.82	N/A TP 31.10.8
17899	"	REMOVE 3 SIGNS / ERECT 2	26.8.82	N/A REF
17625	"	½ ACRE FOR STORAGE OF CARAVANS	27.7.82	N/A REF
17899 -	"	REMOVE 3 SIGNS - ERECT 2	26.8.82	N/A REF
18728	"	CONT. USE OF FARM OFFICE INCL.	13.1.83	N/A REF
~~19104~~	~~MR. P. Robinson~~ O/L	AGR & BUS. ADMIN. & STORAGE COMPOUND		
19104 *	MR. P. ROBINSON O/L	Erection of farm building Farm shop & accommodation	6.5.83	(Sub to agt) N/A
20027	Robinson - Jarnet.	"	22.9.83	N/A R
20397	"	FARM PURPOSE BLDG, SHOP, BUNG	5.1.84	N/A CTA
BR22246	WAGGS "	"	10.4.84	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

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

DRAINAGE

091074

1789/a

SECTION 66 CERTIFICATE

Application No.

04. JAN. 2000* U508

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served
E.C. JARNETT	TWYFORD FARM SHOP LONDON ROAD TWYFORD, BERKS	23/12/99

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

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

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) . . . . . .

  . . . . . .

- Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

  on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

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

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served
EQUESTRIAN WORLD UK	TWYFORD FARM SHOP LONDON ROAD TWYFORD, BERKS	23/12/99

Signed . . . Dianne R Steele . . . . . .

On behalf of . . . COUNTRYWIDE FARMERS plc . . . . . .

Date . . . . 22/12/99 . . . . . .

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

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.'

6x

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
04 JAN 2000* 0303

1.	APPLICANT'S NAME	COUNTRYWIDE FARMERS plc
	ADDRESS	COUNTY MILLS WORCESTER
	POST CODE	WR1 3NU PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	BARRIE R. STEELE
	ADDRESS	GROVE HOUSE, READING ROAD LOWER BASILDON, READING
	POST CODE	RG8 9NS PHONE 01491 875050
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	TWYFORD FARM SHOP LONDON ROAD, TWYFORD, BERKS
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ERECTION OF WAREHOUSE EXTENSION WITH ASSOCIATED SECURITY FENCING
5. Give the area in hectares or part of a hectare	AREA OF SITE	4594 M²
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	LICENSED OCCUPIER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	9803/2501, 505, 106, 111, 112

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☐		REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☑		ALTERATION or EXTENSION	☐

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

		SITING	☐
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.
AGRICULTURAL LAND + SHOP

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? YES IF YES, ARE ANY TO BE FELLED? NO 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.
WALLS:- FACING BRICK (RED) - CLADDING (DARK BROWN) } TO MATCH EXISTING
ROOF:- ARTIFICIAL SLATE

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 TREES, HEDGEROWS ETC. + FENCING REMAIN UNALTERED

16. HOW WILL SURFACE WATER BE DISPOSED OF?
TO SOAKAWAYS

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
EXISTING UNALTERED

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.
£1,140 (ie: 6 × £190/75m²)

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 Donnie R Slade ON BEHALF OF COUNTRYWIDE FARMERS plc DATE 22/12/99

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

PLANNING APPLICATION — PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS	665 m²	0	0	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				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION	320 m²	0	420 m²	0
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	985 m²	0	420 m²	0

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	15-20	0
Proposed	15-20	

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.
TRADE / RETAIL DEPOT SUPPLYING FARMING / HORTICULTURAL / EQUINE & ANIMAL HEALTH & ASSOCIATED PRODUCTS

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?
(a) COUNTRYWIDE FARMERS plc, TWYFORD FARM SHOP, LONDON ROAD, TWYFORD.
(b). No

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
6	0	0	6

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.
No

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

0308

Appeal Decision

Site visit made on 04 December 2000

by David Fenton BA(Hons) MSc DipTP MRTPI

an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

The Planning Inspectorate
Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

Date 21 DEC 2000

Appeal Ref: APP/X0360/A/00/1049556
Twyford Farm Shop, London Road, Twyford

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Countrywide Farmers plc against the decision of Wokingham District Council.
- The application (ref: F/2000/0308), dated 22 December 1999 was refused by notice dated 5 April 2000.
- The development proposed is the erection of a warehouse extension with associated security fencing.

Summary of Decision: The appeal is dismissed.

Main Issues

1. The main issues in this case are

   i) whether the proposal represents inappropriate development and would cause harm to the openness of the green belt, and

   ii) whether there are very special circumstances to outweigh this harm.

Planning Policy

2. Policy C4 of the Berkshire Structure Plan reflects the advice in PPG 2 and provides a presumption against inappropriate development in the Metropolitan Green Belt. Development must be acceptable in scale, form, impact, character and siting and should not compromise the purposes of the green belt and the fundamental aim of keeping land permanently open. Approval will not be given, save in very special circumstances for new buildings other than for certain types of development including agriculture. Although policy C2 is also quoted by the council, this appears to relate to non-green belt areas of countryside.

3. Policy LD3 of the Structure Plan indicates that proposals will only be permitted where they do not give rise to unacceptable impact on the environment. Policy LD5 indicates that development will not be permitted where it is likely to give rise to serious problems of access, parking, road safety or traffic congestion.

4. The Wokingham District Local Plan Deposit Draft is currently undergoing a Public Inquiry into objections made. The Draft Plan has been adopted for development control purposes and in these circumstances I accord it a moderate amount of weight. Policy WOS2 indicates that outside settlements development will only be allowed in exceptional circumstances. Policy WGB1 provides a presumption against inappropriate development in the green belt, development not being permitted save in very special circumstances,

including development for agriculture and diversification of an established agricultural business where it does not conflict with policies in the green belt. Policy WGB4 provides for the re-use and adaptation of existing buildings in the green belt provided certain criteria are met.

5. Policies WCC1 and WCC4 are quoted by the council, though these appear to relate to the countryside outside the green belt. Policy WOS3 provides general development control principles, including character, landscape and road safety considerations. Policy WBE12 seeks to resist development that would detract from the visual quality of defined Green Routes. Policy WT7 seeks to promote road safety.

Reasons

Inappropriateness and other harm to the green belt

6. The proposals provide for a new warehouse building adjoining the existing farm shop. The new building would measure approximately 30 metres by 14 metres, with a ridge height of about 9.5 metres. The intention is to use it for storage purposes in connection with the retail operation from the farm shop. Currently, the shop uses a smaller barn set some distance from it, across the yard and down a track. The site lies within the green belt where national, strategic and local policies all provide a presumption against inappropriate development.

7. The shop retails a range of goods, many of which are related to agriculture, though many lines appear not to be. The barn is used primarily for the storing of large bags of animal feed products. The operation appears to have little in common with traditional farm shops selling agricultural produce. Rather, its main customers appear to be the farming community. The new, larger warehouse would enable the more convenient and efficient operation of this business. Although it is related to agriculture in the range of products sold, it is, essentially, a retail operation rather than an agricultural one. Accordingly, the proposal does not fall within any of the exceptions allowed for under paragraph 3.4 of PPG 2, or by Structure Plan policy C4. To my mind there can be no doubt that the new warehouse is inappropriate development in the green belt.

8. Policy WGB1 of the Local Plan, at criteria B, allows the exception for the diversification of an established agricultural business where it does not conflict with policies in the green belt. The provision of a much larger warehouse facility to serve a retail operation is not a diversification of an established agricultural business. Nor does it represent a re-use or adaptation of existing buildings as provided for by policy WGB4. Bearing in mind too my conclusions on the impact of the proposed building, I also come to the view that the proposal does not fall within any of the exceptions allowed for under these Local Plan policies.

9. The new building is a very substantial one. It would significantly extend the existing shop complex. Because of its size and height it would be a very prominent feature in the immediate landscape. Although partially screened by trees and hedging, it would be visible from the A4 and from the A3032 all the year round and especially so in the winter months. On my inspection I observed that the existing shop is clearly visible when approaching from the east along the A4 and from immediately outside on the A4 and the A3032. It is also visible from longer views from the west. A building of this scale in this location, close to the A4, would be very difficult to screen. The building would rise above the existing shop complex and appear both bulky and alien. Whilst the existing barn is a feature that one

would expect to see in the countryside and green belt, the proposal would have the appearance of a commercial/industrial building, quite out of scale and keeping with its surroundings. In my opinion, the building would have a serious impact upon the openness of this part of the green belt and, in turn, would detract from the visual quality of this Green Route, contrary to policy WBE12 of the Local Plan.

10. I note the other developments that have taken place in the vicinity. In my view the appeal proposal would have a considerably more damaging impact than those. In any event, those developments do not justify a development on this site that would seriously harm the open character and appearance of the green belt in this area. Accordingly, I come to the conclusion that the proposal represents inappropriate development, harmful to the green belt and to its openness. As such it would be in direct conflict with the aim of national, strategic and local policies to protect the green belt from inappropriate, harmful development.

Very special circumstances

11. Having identified the harm that would be caused by the development, I now turn to consider whether there are very special circumstances here that would outweigh that harm. I understand that the business has had to relocate from larger premises in Twyford town centre and that it needs to remain in the local area. I also accept that the existing use of part of the old barn for storage is operationally unsatisfactory in terms of the amount of space available, its age, its lack of security and its location away from the shop. At best it offers only a temporary solution to the need for storage space for the retail operation.

12. However, I do not consider that these operational considerations provide sufficient reason to outweigh the very strong reasons to dismiss this appeal. Although the site is not ideal, the business is able to operate from here. I have no compelling evidence before me that this is the only possible long-term site for the operation. Even if I had that evidence, I do not consider that it would weigh so strongly as to override the very significant objection there is to the erection of this building on this green belt site.

13. The access onto the A3032 is not ideal. The building itself should not generate additional traffic to the site. However, it does open up the prospect of a more efficient business, with a more intensive use being made of the site. There is a realistic possibility that the additional space would lead to increased traffic. That said, I do not consider that that is reason to oppose the development. The scale of any additional traffic generated is unlikely to be significant. Visibility, from the site access, from 2.4 metres, is reasonable in both directions. Because of the junction to the north and the bend in the road to the south, traffic on the A3032 is likely to be travelling relatively slowly. There does appear to be some potential for improving the visibility splay if that were needed. I accept that congestion at the A4/A3032 junction could cause some obstruction to turning traffic. Nonetheless, in all the circumstances, on balance I do not think that there are road safety reasons to refuse permission.

Conclusions

14. I have identified a very strong objection to this development in the green belt. It is an inappropriate form of development. It would cause significant harm to the openness of this part of the green belt. I do not find that there are any very special circumstances that would justify permission being granted. The proposal is contrary to the national, strategic and local policies for the green belt. The objections cannot be resolved by the imposition of

conditions. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Formal Decision

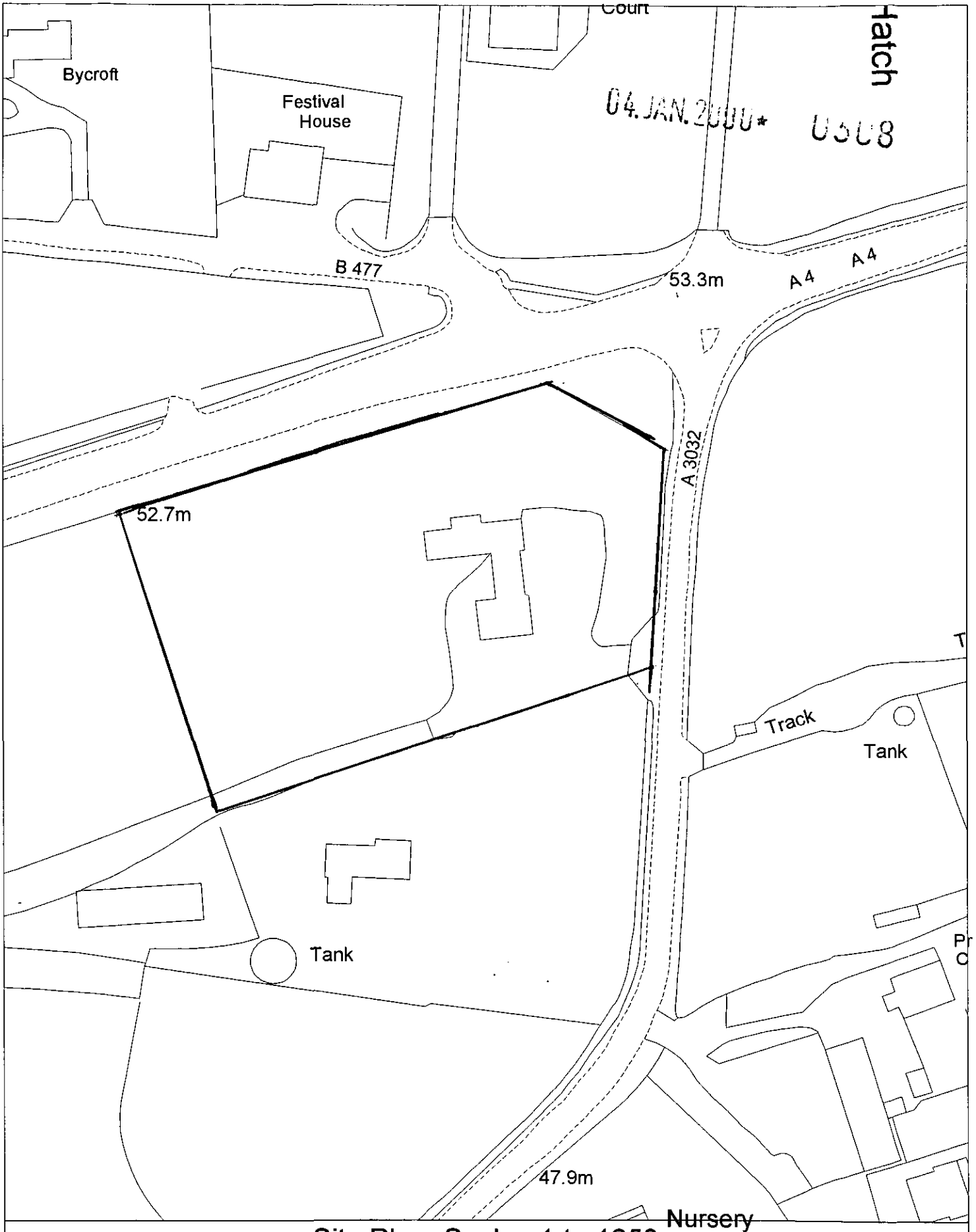
15. In exercise of the powers transferred to me, I dismiss the appeal.

Information

16. Particulars of the right of appeal against this decision to the High Court are enclosed for those concerned.

David Fenton

INSPECTOR



Site Plan, Scale: 1 to 1250

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Date: 7 January 2000

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SOUTHPORT U.K.
LONDON OFFICE

X SYSTEMS LTD

APPLICATION NO.0308

Name of appellant:
Countrywide Farmers PLC

Site address:
Twyford Farm Shop, London Rd

Proposal:Erection of warehouse extension wit
associated security fencing

Case Officer:HM

Appli

Two
at 29
Shinf

Distr
Alloc
Date

Vett

5 W
Exte

EOT

Dec
Date

3-6-99

Date Commenced

Date Completed

J:ZLABELFP.DOC - VER2 - 03/04/95

APPROVED

Appeal Decision

Site visit made on 04 December 2000

The Planning Inspectorate
Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

by David Fenton BA(Hons) MSc DipTP MRTPI

an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

Date 21 DEC 2000

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Summary of Decision: The appeal is dismissed.

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1. The main issues in this case are

   i) whether the proposal represents inappropriate development and would cause harm to the openness of the green belt, and

   ii) whether there are very special circumstances to outweigh this harm.

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including development for agriculture and diversification of an established agricultural business where it does not conflict with policies in the green belt. Policy WGB4 provides for the re-use and adaptation of existing buildings in the green belt provided certain criteria are met.

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Reasons

Inappropriateness and other harm to the green belt

6. The proposals provide for a new warehouse building adjoining the existing farm shop. The new building would measure approximately 30 metres by 14 metres, with a ridge height of about 9.5 metres. The intention is to use it for storage purposes in connection with the retail operation from the farm shop. Currently, the shop uses a smaller barn set some distance from it, across the yard and down a track. The site lies within the green belt where national, strategic and local policies all provide a presumption against inappropriate development.

7. The shop retails a range of goods, many of which are related to agriculture, though many lines appear not to be. The barn is used primarily for the storing of large bags of animal feed products. The operation appears to have little in common with traditional farm shops selling agricultural produce. Rather, its main customers appear to be the farming community. The new, larger warehouse would enable the more convenient and efficient operation of this business. Although it is related to agriculture in the range of products sold, it is, essentially, a retail operation rather than an agricultural one. Accordingly, the proposal does not fall within any of the exceptions allowed for under paragraph 3.4 of PPG 2, or by Structure Plan policy C4. To my mind there can be no doubt that the new warehouse is inappropriate development in the green belt.

8. Policy WGB1 of the Local Plan, at criteria B, allows the exception for the diversification of an established agricultural business where it does not conflict with policies in the green belt. The provision of a much larger warehouse facility to serve a retail operation is not a diversification of an established agricultural business. Nor does it represent a re-use or adaptation of existing buildings as provided for by policy WGB4. Bearing in mind too my conclusions on the impact of the proposed building, I also come to the view that the proposal does not fall within any of the exceptions allowed for under these Local Plan policies.

9. The new building is a very substantial one. It would significantly extend the existing shop complex. Because of its size and height it would be a very prominent feature in the immediate landscape. Although partially screened by trees and hedging, it would be visible from the A4 and from the A3032 all the year round and especially so in the winter months. On my inspection I observed that the existing shop is clearly visible when approaching from the east along the A4 and from immediately outside on the A4 and the A3032. It is also visible from longer views from the west. A building of this scale in this location, close to the A4, would be very difficult to screen. The building would rise above the existing shop complex and appear both bulky and alien. Whilst the existing barn is a feature that one

would expect to see in the countryside and green belt, the proposal would have the appearance of a commercial/industrial building, quite out of scale and keeping with its surroundings. In my opinion, the building would have a serious impact upon the openness of this part of the green belt and, in turn, would detract from the visual quality of this Green Route, contrary to policy WBE12 of the Local Plan.

10. I note the other developments that have taken place in the vicinity. In my view the appeal proposal would have a considerably more damaging impact than those. In any event, those developments do not justify a development on this site that would seriously harm the open character and appearance of the green belt in this area. Accordingly, I come to the conclusion that the proposal represents inappropriate development, harmful to the green belt and to its openness. As such it would be in direct conflict with the aim of national, strategic and local policies to protect the green belt from inappropriate, harmful development.

Very special circumstances

11. Having identified the harm that would be caused by the development, I now turn to consider whether there are very special circumstances here that would outweigh that harm. I understand that the business has had to relocate from larger premises in Twyford town centre and that it needs to remain in the local area. I also accept that the existing use of part of the old barn for storage is operationally unsatisfactory in terms of the amount of space available, its age, its lack of security and its location away from the shop. At best it offers only a temporary solution to the need for storage space for the retail operation.

12. However, I do not consider that these operational considerations provide sufficient reason to outweigh the very strong reasons to dismiss this appeal. Although the site is not ideal, the business is able to operate from here. I have no compelling evidence before me that this is the only possible long-term site for the operation. Even if I had that evidence, I do not consider that it would weigh so strongly as to override the very significant objection there is to the erection of this building on this green belt site.

13. The access onto the A3032 is not ideal. The building itself should not generate additional traffic to the site. However, it does open up the prospect of a more efficient business, with a more intensive use being made of the site. There is a realistic possibility that the additional space would lead to increased traffic. That said, I do not consider that that is reason to oppose the development. The scale of any additional traffic generated is unlikely to be significant. Visibility, from the site access, from 2.4 metres, is reasonable in both directions. Because of the junction to the north and the bend in the road to the south, traffic on the A3032 is likely to be travelling relatively slowly. There does appear to be some potential for improving the visibility splay if that were needed. I accept that congestion at the A4/A3032 junction could cause some obstruction to turning traffic. Nonetheless, in all the circumstances, on balance I do not think that there are road safety reasons to refuse permission.

Conclusions

14. I have identified a very strong objection to this development in the green belt. It is an inappropriate form of development. It would cause significant harm to the openness of this part of the green belt. I do not find that there are any very special circumstances that would justify permission being granted. The proposal is contrary to the national, strategic and local policies for the green belt. The objections cannot be resolved by the imposition of

conditions. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Formal Decision

15. In exercise of the powers transferred to me, I dismiss the appeal.

Information

16. Particulars of the right of appeal against this decision to the High Court are enclosed for those concerned.

David Fenton

INSPECTOR

The Planning Inspectorate

Please File.
Helen to do SU

Room 1202W
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9878809
Switchboard 0117-9878000
Fax No 0117-987 8804
GTN 1374-8809

PLANNING SERVICES
POL | TLS
DC HM | ENF
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15 NOV 2000
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FILE:

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2000/0308

Our Ref: APP/X0360/A/00/1049556

Date: 14 November 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY COUNTRYWIDE FARMERS PLC
SITE AT TWYFORD FARM SHOP, LONDON ROAD, TWYFORD, READING

I am writing to inform you that the inspector appointed by the Secretary of State to determine the above appeal in accordance with the provisions of Schedule 6 of the act is

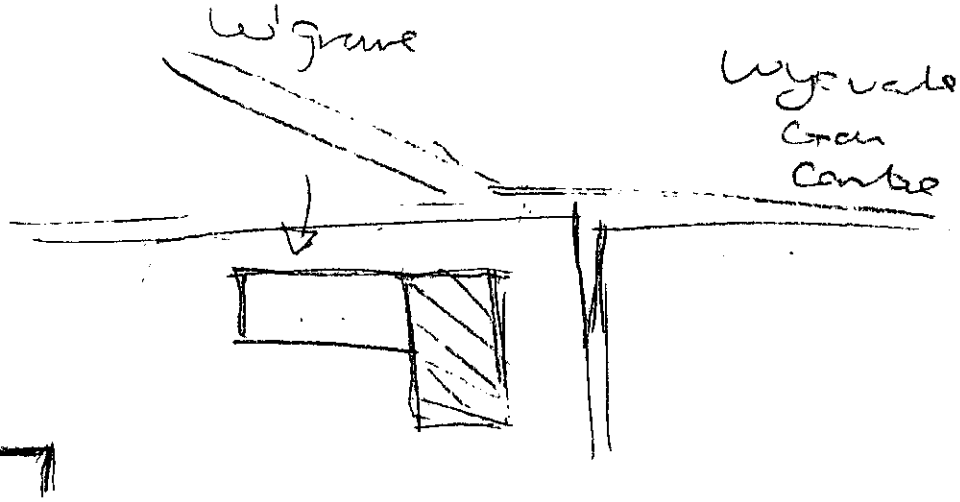
Mr D Fenton BA(Hons) MSc DipTP MRTPI

With reference to the above appeal the Secretary of State has arranged for the inspector to visit the appeal site at 11:30am on Monday 4 December 2000 and you are requested to arrange for the inspector to be met at this time to enable the inspection to be made.

The inspector will expect to be accompanied by representatives of both parties. If one of the parties fails to arrive, the inspector will determine the most suitable course of action, which could mean that he will conduct the visit unaccompanied. In other circumstances, the visit might have to be aborted.

At the commencement of the site inspection the Inspector will make it clear that the purpose of the visit is not to discuss the merits of the appeal or to listen to arguments from any of the parties.

The Inspector will ask the parties to draw attention to any physical features on the site and in its vicinity. In turn the inspector may wish to confirm particular features referred to by interested parties in their written representations.



In general, decision letters are issued within 5 weeks of the inspector's site visit, although we cannot be precise about individual cases. If despatch of the letter is likely to be significantly delayed, due for example to the receipt of late representations, we will let you know.

Yours faithfully

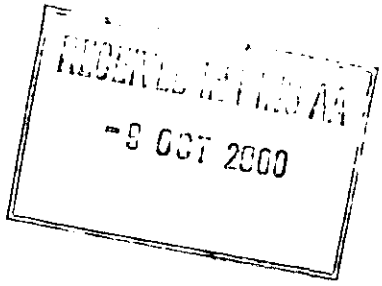


Mr K Chong

NB: All further correspondence should be addressed to the case officer mentioned in the initial letter.

209D

F/2000/0308
Please file.



Mumbery House
(formerly Bycroft)
Mumbery Hill
Hare Hatch
RG10 8EA
21 September 2000

Miss A. Bibi
The Planning Inspectorate
Room 1004 Tollgate House
Houlton Street
Bristol BS2 9DJ

Planning Appeal Reference APP/X0360/A/00/1049556

We write to object to the above application on the grounds of the detrimental appearance of the proposed development, in particular security fencing, which would not be compatible with the surrounding area.

Please send a copy of your decision. Thankyou.

C.V. HERMAN

H.2.M. HERMAN

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Countrywide Farmers PLC
SITE: Twyford Farm Shop, London Rd, Twyford
APPLICATION NO.: 0308
PROPOSAL: Erection of warehouse extension with associated security fencing

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Twyford

Mr S R Conway

Mrs D D Tomlin

Mrs C A Ferris

Clerk(s) of Parish / Town Councils of Twyford & Ruscombe

Mrs A Jacobs, 6 Wessex Gdns, Twyford, RG10 0AY

Mr D J Couzens, 47, Hermitage Drive, Twyford, RG10 9HT

Environmental Services Department, Engineering Services, Wokingham District Council, PO Box 157, Council Offices, Shute End, WOKINGHAM, Berkshire, RG40 1WR

Arboricultural Officer, WDC
~~- Trees~~
- Landscape

Applicationo	Name & Address
F/2000/0308	**BR Steele & Petition** **Grove House** **Reading Road** **Lower Basildon** **RG8 9ND**
App refused, letter sent 06/04/00	
F/2000/0308	<u>The Owner/Occupiers:</u> Festival House Bath Rd Twyford Bycroft Bath Rd Twyford

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT:	COUNTRYWIDE FARMERS PLC
APPEAL SITE:	TWYFORD FARM SHOP, LONDON ROAD, TWYFORD
REASON FOR APPEAL:	REFUSAL OF PLANNING PERMISSION FOR WAREHOUSE AND ASSOCIATED SECURITY FENCING

LOCAL PLANNING AUTHORITY REFERENCE : F/2000/0308

DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS REFERENCE : APP/X0360/A/00/1049556

-

1.00 APPEAL SITE AND SURROUNDINGS

1.01 The appeal site currently comprises a substantial L-shaped building, which is described on submitted drawings as a farm shop. The building has been divided into two separate units, one being Countryside Farmers Plc, and the other Equestrian equipment and feed. The former sells a wide range of goods, and all the building is used for such purposes. The goods include garden tools, fencing equipment, boots and jackets, pet food, household items, mowers etc.

1.02 The front of the building is laid to gravel which is used for customer parking. To the rear of the building (to the west) is an open yard which appears to be used for some open storage and pallets. Further to the west is located the 'Barn' which the appellants are currently using for the storage of foods in large sacks. Hardstanding is located immediately in front of this barn.

1.03 The appeal site has some intermittent hedging along the A4 Bath Road, plus dispersed deciduous and coniferous planting. A bank of approximately 0.5m in height results in the A4 Bath road being at a higher level. The site is located within the Metropolitan Green Belt.

1.04 A location plan is contained in Appendix 1.

2.0 RELEVANT PLANNING HISTORY

2.1 The history on the site is extensive, and the Local Planning Authority considers it is worthwhile highlighting these. In particular, it should be noted that the existing farm shop has restrictions regarding items to be sold or stored within the building or elsewhere on site.

18728/F - Continued use of farm office but to include agricultural and fencing business administration and limited storage compound.

- Refused 31.01.1983

20397/F - Erection of general purpose building for implements, grading and parking for retail and wholesale shop, retail shop (1,500 sq ft) and separate residential bungalow.

- Approved 26.03.1984
  Condition 18 restricted to sale of natural produce from agricultural or horticultural land. Condition 23 limited the floorspace of the farm shop and the remainder was limited to agricultural/horticultural storage and ancillary purposes only.

21344/F - Erection of horticultural greenhouse (3,716m²)

- Granted 16.05.1984
  Letter from Local Planning Authority 08.08.1989 to say works had commenced.

40037/F - Partial rebuilding and extension of farmshop damaged by fire.

- Granted 27.01.1993.
  Condition 7 restricts produce from agricultural or horticultural land only. No other produce, goods etc shall be stored or sold in this building or elsewhere on the site.

2.02 Copies of these planning permissions extracts of floor plans plus reports and correspondence are contained in Appendices 2-5 in number order.

2.03 The appeal application was submitted on 04.01.2000 but was deemed to be unacceptable in principle. Negotiations were not considered appropriate. The application was refused under delegated powers on 05.04.2000 for the following reasons.

The proposed development, by reason of its siting, size and location would represent a visually intrusive feature in the Green Belt. This would be detrimental to the openness and character of the Metropolitan Green Belt. No special circumstances have been provided by the applicant. As such, the proposal is contrary to Policy C4 of the Berkshire Structure Plan and Policies WOS2, WGB1, WGB4 and WGB6 of the Wokingham District Local Plan (Deposit Draft) as modified.

The proposed development, by reason of its siting, size and height would be visually intrusive and detrimental to the openness of the countryside. As such, the proposal is contrary to Policy C2 of the Berkshire Structure Plan and Policies WOS2, WCC1 and WCC4 OF The Wokingham District Local Plan (Deposit Draft) as modified.

The proposed development, by reason of its height and bulk, would be highly dominant in the landscape and would represent a visually intrusive feature to the detriment of the Green Route. As such, the proposal is contrary to Policy LD3 of the Berkshire Structure Plan and Policies WOS3 and WBE12 of the Wokingham District Local Plan (Deposit Draft) as modified.

In the absence of additional information on traffic generation and site lines, the proposal would be detrimental to highway safety in close proximity to the junction of the A4 and A3202. As such, the proposal is contrary to Policy LD5 of the Berkshire Structure Plan and Policies WOS3 and WT7 of the Wokingham District Local Plan (Deposit Draft) as modified.

3.00 PLANNING POLICY CONTEXT

Berkshire Structure Plan

3.01 The Berkshire Structure Plan 1991-2006 was approved by Berkshire County Council on 4th November 1995. The Structure Plan, Incorporating Alterations was adopted in August 1997. This development plan therefore carries full statutory weight. The relevant policies are set out below:-

C2 - Development outside built up areas and settlements.

C4 - Control of Development in the Metropolitan Green Belt.

LD3 - Environmental Impact on Development.

LD5 - Transport Considerations in dealing with Development Proposals.

Wokingham District Local Plan (Deposit Draft)

3.02 A new district-wide local plan is currently under preparation to run for a period 1996-2006. This plan was the subject of public consultation exercises during 1995 and 1996 and was formally placed on deposit from 21st October to 2nd December 1997. The plan has been used for development control purposes since 21st October 1997.

3.03 The deposit period has now ended and the Local Plan Inquiry is proceeding in two stages. The first related to a new settlement of up to 2,500 dwellings which began in October 1998 and finished in October 1999; with the Inspector's Report expected in the middle of 2000. The second part, which will consider the remaining policies and proposals is due to close at the end of October 2000. The Inspectors Report is due Spring/Summer 2001.

3.04 Proposed Amendments to the deposit draft were formally placed on deposit from 23rd April 1999 to 11th June 1999, and have been used for development control purposes since 23rd April 1999. The amendments incorporate changes formally agreed by the Planning and Transportation Committees on 9th November 1998, 15th February and 22nd March 1999.

3.05 In September 1999 the Council put a number of matters to the Planning and Transportation Committee regarding proposed amendments not to be proceeded with, and additional proposed amendments. These amendments have been used for development control purposes since that time. The relevant policies are set out below:-

WOS2 - General Development Principles.
WOS3 - Development Control Principles.
WGB1 - Development in the Metropolitan Green Belt.
WBG4 - Re-use and Adaptation of Buildings in the Metropolitan Green Belt.
WCC1 - Development in the Countryside.
WCC4 - New Buildings outside Settlement Boundaries.
WBE12 - Green Routes.
WT7 - Road Safety.

Copies of these policies have already been forwarded to the appellant and Planning Inspectorate and will not be reproduced in the appendices. The Local Planning Authority has also taken into consideration all the relevant PPG's (including PPG's 2, 4 and 7) and White Papers in the consideration of the appeal application.

4.0 STATEMENT OF CASE IN SUPORT OF A REFUSAL

4.01 The main issues are considered to be

1) The impact on the character and appearance of the Green Belt.
2) The impact upon the countryside and the rural economy.
3) The impact upon the Green Route.
4) The impact upon highway safety.

The latter will be dealt with in a separate statement to be submitted by the Highway Authority.

Character and appearance of the Green Belt

4.02 The site lies within the Green Belt where there is a presumption against inappropriate development. When originally granted permission the building was utilised as a farm shop and was approved on this basis.

4.03 The applicants only justification in support of the application is that it is inconvenient for the clients customers to collect their feed from a barn located a little distance from the shop. This is an agricultural barn which one would expect to see within countryside/Green Belt setting. It is not considered that inconvenience amounts to an exceptional circumstance for allowing an extension to what is for all intents and purposes a retail unit. The agents have also said that the applicants are long standing in the area and had difficulty in finding these premises when they had to relocate from Twyford Mill several years ago. Again this is an inadequate justification from a planning point of view.

4.04 The proposed warehouse would be attached to the existing building and be constructed of similar materials. The extension would be 14.5m by 30m, running north – south, with a ridge of 9.5m and eaves of 5m. Its width will face onto Bath Road. The building would be m high. The agents have indicated the height is required for fork lift trucks, although no details have been submitted. The agents have also said the level of floorspace roughly equates to the area the company has at the moment as they used to have at Twyford Mill. No details have been submitted in support of this. No evidence has been provided by the applicants that the size needed is the absolute minimum needed, and its evident that there is an existing agricultural barn which currently meets their requirements.

4.05 The size and bulk of the proposed extension would result a highly prominent building, and would be visually intrusive in the Green Belt. It would not appear as an agricultural building in the landscape. The landscaping on the Bath Road frontage, whilst evident, is not substantial. The building would be highly visible and would be detrimental to the openness and visual amenity of the Green Belt. Supplementary planting would not overcome the fact that the development would be detrimental to the area.

4.06 The other issue relates to the intensification of use and the consequent impact upon the Green Belt. The floorspace available at the present is 985m² and as proposed it would be 1405m². This represents an increase of almost 50% over existing. The applicants have indicated that there will be no additional staff or cars. However, the proposed building would greatly increase the storage space. In effect, this stores goods which are available for the public to buy and therefore it is difficult to assess what percentage would be storage and what percentage is available to buy. As such it is likely to intensify the level of use of the site without additional safeguards or restrictive conditions in respect of use; it is considered the proposal will intensify the use to unacceptable levels. This would be detrimental to the character of the Green Belt. It is also considered that the extension of the outside storage (which does not benefit from planning permission) increase the area of hardstanding. This, plus visual prominence of the items stored would have a detrimental impact on the Green Belt.

Countryside

4.07 The site also lies in the countryside. PPG7 advises on countryside economy and diversification. Farm shops provide potential benefits, and appropriate new buildings may be acceptable. However, the current lines does not fall within this category having no agricultural produce for sale on site. It is understood that the type of use is not ideal for a town centre location. However, this is no justification in terms of countryside policy or PPG7 for the development .

Impact on Green Route

4.08 The A4 Bath Road is a designated Green Route and is in a prominent location. Whilst there is some landscaping, glimpses are still possible of the building. The aim of the Green Route is to ensure their visual quality is not adversely affected. The Council will seek to improve such routes through appropriate landscape and planting schemes.

4.09 The proposed development would be much larger than the existing building and would be highly prominent in the landscape. It is of such a size and scale that it would be detrimental to the visual amenity of the area. It would have an adverse impact on the landscape character and the amenity of the Green Route.

Impact on Highway Safety

4.10 The applicants have indicated there is to be no increase in the level of parking on site, nor in the number of staff. However, the warehouse is larger than the existing facilities. Concerns have been raised by the Highways Authority in respect of the possible material increase in right turning traffic into the site, particularly from HGV's. No details have been provided in respect of the site lines achievable for the access onto the A3032. In the absence of detailed site lines and a comparative assessment of traffic generations with and without the proposed extension it is considered the proposal could be prejudice to highway safety. These concerns have been dealt with in detail within the Highways Statement.

5.0 RESPONSE TO APPELLANTS STATEMENT OF CASE

5.01 Section 2 of the appellants statement refers to visual intrusion and have submitted photos to support this argument. My appendix 6 shows the site from various viewpoints during the winter months. From these, it is evident that the vast majority of landscaping along the A4 is deciduous in nature. For considerable periods throughout the year the shop and the warehouse if allowed would be highly visible, and intrude to unacceptable levels on the open and rural nature of the Green Belt. Notwithstanding the difference in levels between the appeal site and the A4, the Local Planning Authority is of the opinion that the warehouse would be visually intrusive and especially when travelling along the A4 from the west.

5.02 Reference is also made to the need for a certain height of building. No details were submitted at application stage in support of this. To date no further information have been provided by the appellant in this statement as to the size/height of trucks etc. It should also be borne in mind that the barn is only used to 60% capacity and on a site visit it was not filled to the eaves. This is reinforced by photos 7 and 8 submitted by the appellant. The Local Planning Authority remains unconvinced of the need for this size of building, due to the dearth of information provided by the appellant. It should also be noted that the Local Planning Authority are not convinced of the need to provide a 9.5m high building with a barn hip roof, which leaves large voids which cannot reasonably accommodate feed stuffs. No evidence has been provided to justify the requirements for a 5m high roller shutter door.

5.03 The height of the barn currently used, without the benefit of planning permission for a change of use to storage associated with a retail premises, is no justification in the eyes of the Local Planning Authority for repeating this height. No details have been provided of the existing barn to even allow for any comparison. It should also be borne in mind this barn was originally used for agricultural purposes and may have been erected under agricultural permitted development. It is clear from this refusal that the Local Planning Authority would not have granted planning permission for such a building were its original purpose to have been for warehouse/storage.

5.04 Section 3 deals with the issue of 'exceptional circumstances'. Whilst it is evident Countrywide Farmers Plc is a co-operative set-up for the benefit of local farmers, and is well established, this does not override the Green Belt and other concerns expressed by the Local Planning Authority. The operational needs of the business have never been advanced in correspondence by the appellant, but have nevertheless been taken into consideration in the determination of the application. The Local Planning Authority has no objection in principle to the relocation although the use of the shop itself appears to be in breach of restrictive conditions in terms of the goods sold. However, this is not the subject of the current appeal application.

5.05 The issue of achieving a long term tenancy is not a planning consideration. The desire of the appellant to construct a warehouse which is only half the size of the original one at Twyford, again is in the opinion of the Local Planning Authority, insufficient reason to allow a structure of this size.

5.06 Reference is made by the appellant to the inadequacy of the current barn for storage, due to its lack of security and remoteness. None of these reasons are adequate in the opinion of the Local Planning Authority to override the overwhelming policy objection in Green Belt terms. Whilst not strictly speaking a planning issue, the Local Planning Authority considers that the appellant should have considered the need for future expansion prior to relocation. The original shop included both retails and storage space, and the appellant has chosen to use the whole building for retail which leaves no space for storage. The problem of accommodating goods is to some extent a self-inflicted problem. Lack of justification for the facility and its impact upon the Green Belt and the Green Route override the need for an up to date warehouse facility.

5.7 Reference has been made to other developments in the vicinity of the appeal site. Hare Hatch nurseries opposite have a reasonably large structure, which was approved under planning permission 39618 on 02.09.1993. This was for the erection of an agricultural barn, no greater than 5.3 m in height. A copy of the permission is contained at Appendix 7. There are clearly differences, namely the height of the building and the fact it is related to Hare Hatch Nurseries, which is an acceptable use within a Green Belt location.

5.08 Wyevale Garden Centre has been the subject of various applications for redevelopment, subject to it being no greater in height than the original building. The current extension (photo 5 of the appellants statement) was refused retrospective planning permission on Green Belt grounds, and the Local Planning Authority are awaiting an appeal before deciding whether to proceed with enforcement action. Neither of the above are comparable to the current appeal application.

6.0 CONCLUSIONS

6.01 The size, bulk and location of the proposed warehouse were not justified to the original submission, and there has also been a dearth of evidence at appeal stage. The convenience of customers is inadequate justification. The height and bulk of the warehouse is not in keeping with the existing 'shop' and would represent a visually intrusive feature in the Green Belt. Its location would also have an adverse impact upon the open and rural character of the Green Belt. For similar reasons, the proposal would have a detrimental impact upon the countryside.

6.02 As such, the appeal proposal is clearly in conflict with policies C2 and C4 of the Berkshire Structure Plan, and policies WOS2, WGB1, WGB4, WCC1 and WCC4 of the Wokingham District Local Plan (Deposit Draft) as modified.

6.03 Bath Road is designated as a Green Route, where particular care and attention needs to be paid to the visual impact of proposals and the need for extensive landscaping improvements. Existing hedging is deciduous, and any proposed landscaping would take 10 years to establish. In the interim the building would be obtrusive and thereby detrimental to the Green Route. As such, the proposal is clearly in conflict with policy LO3 of the Berkshire

Structure Plan and policies WOS3 and WBE12 of the Wokingham District Local Plan (Deposit Draft) as modified.

6.04 The issues of highway safety have been dealt with separately in the Highways submissions.

6.05 No exceptional circumstances have been advanced sufficient to overcome the in principle policy objections to the appeal proposal. As such, the Inspector is respectfully requested to DISMISS the appeal.

6.05 Conditions were forwarded in the original submission and will not be reproduced in the appendices.

LPA

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPENDICES

APPELLANT:	COUNTRYWIDE FARMERS PLC
APPEAL SITE:	TWYFORD FARM SHOP, LONDON ROAD, TWYFORD
REASON FOR APPEAL:	REFUSAL OF PLANNING PERMISSION FOR WAREHOUSE AND ASSOCIATED SECURITY FENCING

LOCAL PLANNING AUTHORITY REFERENCE : F/2000/0308

DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS REFERENCE : APP/X0360/A/00/1049556

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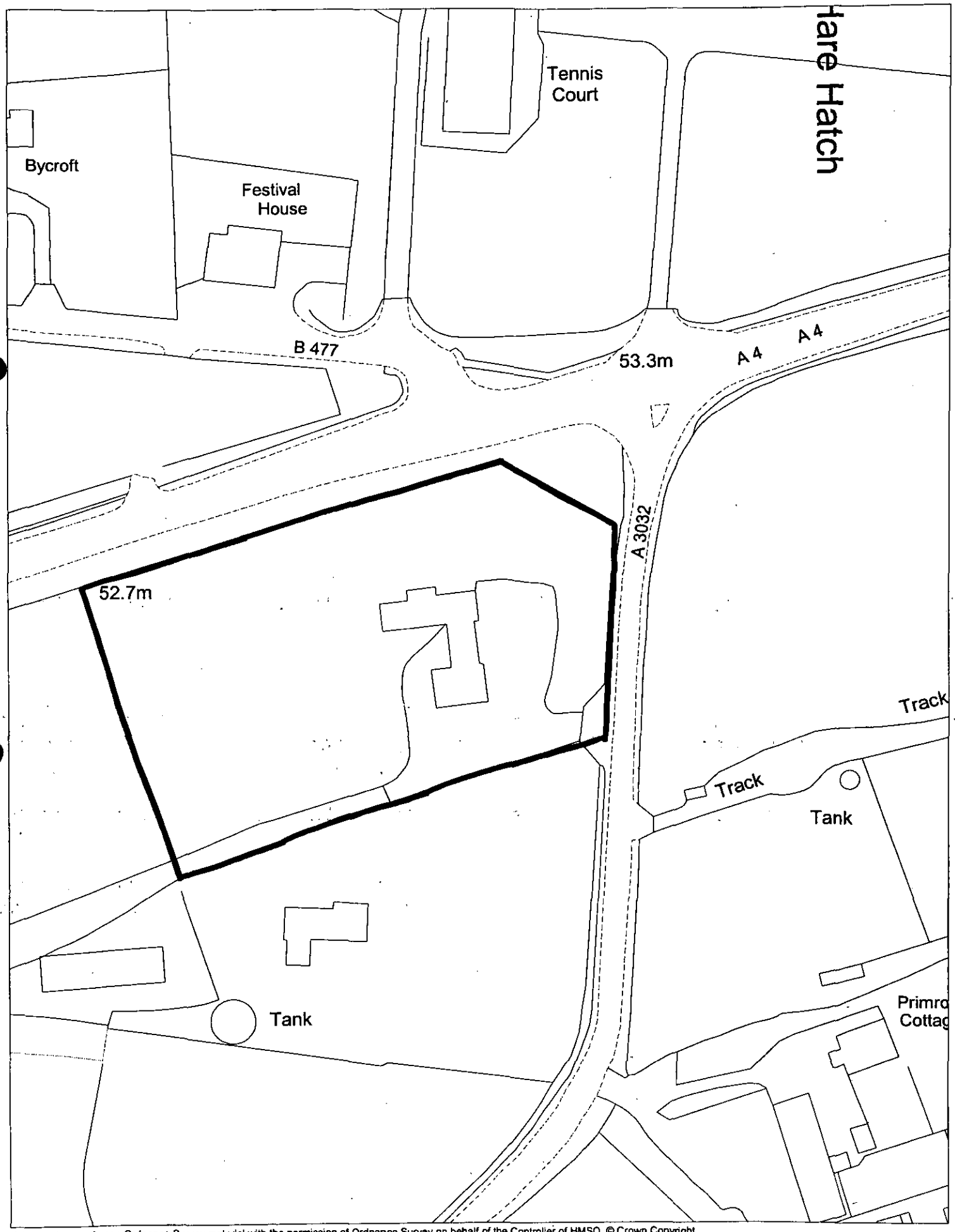
APPENDIX 1



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Development Control Section, Environmental Services, Wokingham District Council.
23 October 2000

Scale: 1 : 1250

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APPENDIX 2

See Pl. App. file

TICE OF REFUSAL

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

JLR/CPW

TOWN AND COUNTRY PLANNING ACT, 1971

To: Mr E C Jarnet
Twyford Farm Shop
London Road
Hare Hatch
Berks

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No. 18728 (F)

Proposal Continued use of farm office but to include agricultural and other fencing business administration also limited storage compound adjacent to entrance at Twyford Farm Shop, London Road, Hare Hatch, Wargrave

The Wokingham District Council in pursuance of their powers under the above Acts hereby REFUSE to grant planning permission in respect of the above development as described in the application and accompanying plans submitted by you to the Council, for the following reasons:

1. The proposal conflicts with the provisions of the County Development Plan in that the site is included within the approved East Berks. Green Belt within wh ch new development is limited to that considered essential for the use of land for agriculture, forestry or recreation, infilling within existing settlements, other uses appropriate to a rural area. The proposed development is not, however, of this nature. (R150)

2. The proposed development is contrary to policies of the Central Berkshire Structure Plan which state that:

"Within areas wholly or partly given over to rural land uses (whether or not productive) or having a rural character, the conservation of productive land and the landscape should predominate and there is a presumption against development except in the following categories:

(a) Development essential to the use of land for agriculture or forestry.

(b) Mineral extraction.

/.

31 JAN 1983

Date .....

.....
District Secretary

N.B. A statement of the applicant's rights is set out overleaf.

(c) Development associated with recreation of a scale and type appropriate to the countryside.

(d) Public utilities which cannot be located elsewhere.

(e) Any other purpose wholly appropriate to a rural area." (Policy EN5)

"The County Council proposes that the part of Central Berkshire East of Bracknell, together with the area North and East of Twyford, will form part of the Metropolitan Green Belt." (Policy EN6)

"Within the area covered by the Green Belt, approval will not be given, except in very special circumstances, for new building or for the change of use of land or of existing buildings for any purpose other than residential development in the form of infilling within settlements and for those categories specified in Policy EN5. Stringent environmental criteria will be applied in judging whether the appearance and siting of such proposals are acceptable." (Policy EN7)

3. The proposed development is contrary to policies of the deposited Green Belt Local Plan for Berkshire which state that:

"Within the area of the Metropolitan Green Belt in Berkshire approval will not be given, save in very special circumstances, for new building or for the change of use of land or of existing buildings for any purpose other than the following:

A Residential development in the form of infilling within settlements

B Development essential to the use of land for agriculture or forestry

C Mineral extraction

D Appropriate kinds of recreation

E Public utilities which cannot be located elsewhere

F Any other purpose wholly appropriate to a rural area.

Stringent environmental criteria will be applied in judging whether the appearance and siting of such proposals are acceptable." (Policy I)

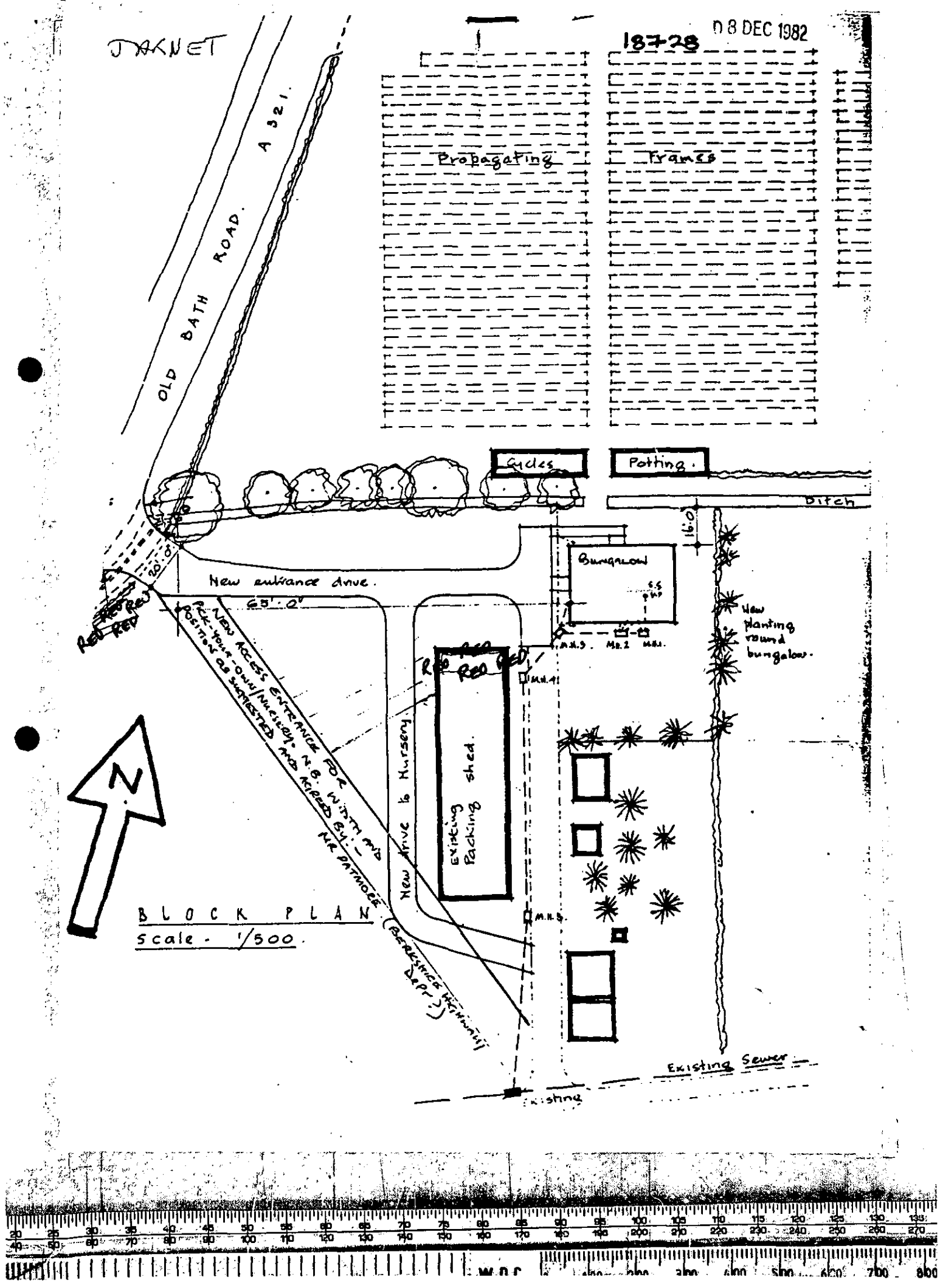
.....
District Secretary

"There will be a very strong presumption against allowing proposals for any development in the green belt other than that indicated as acceptable in earlier Policies of this Local Plan. Only in highly exceptional cases in which the planning authorities are satisfied that the advantages in planning terms to be achieved by allowing the proposal outweigh this very strong presumption may they be prepared to consider granting permission for development of any other type." (Policy 18)

4. Approval of this application would be likely to create an unfortunate precedent for further similar applications which the District Planning Authority would then find difficult to resist. (R258)

5. The proposal represents an undesirable intrusion of a business use into a predominantly rural area which would be inappropriate and likely to be harmful to the character and visual amenities of the locality.

....
District Secretary


JARNET
18728
08 DEC 1982
OLD BATH ROAD. A 321.
Propagating
Frames
Cycles
Potting.
Ditch
16'0"
Bungalow
New entrance drive.
65'0"
20'0"
New planting round bungalow.
M.H.3
M.H.2
M.H.1
M.H.4
M.H.5
New drive to Nursery
Existing Packing shed.
NEW ACCESS ENTRANCE FOR PICK-YOUR-OWN/NURSERY. N.B. WIDTH AND POSITION AS SUGGESTED AND AGREED BY:- MR PATMORE (BERKSHIRE HIGHWAY DEPT.)
N
BLOCK PLAN
Scale - 1/500.
Existing Sewer
Existing

APPENDIX 3

See Pl. App. File

NOTICE OF CONSENT

WOKINGHAM DISTRICT COUNCIL

JLR/HI

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: Robinson & Jarnet
Twyford Fruit Farm
London Road
Hare Hatch
Berkshire

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No. 20397 (F)

Proposal Erection of general purpose building for implements, grading and packing for retail and wholesale, retail shop (1500 sq ft) and separate residential bungalow - Twyford Fruit Farm, London Road, Hare Hatch, Wargrave.

The Wokingham District Council under the above Acts hereby PERMIT the above development to be carried out in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

1. The development hereby permitted shall be commenced within five years from the date of this permission.

REASON This condition is deemed to be attached by virtue of Section 41(1) of the Town and Country Planning Act, 1971. (5)

2. All materials to be used in the elevations of the proposed development shall be as stated on the application form and approved drawings and shall not be varied without the prior written permission of the District Planning Authority.

REASON To ensure that the development will be of satisfactory appearance. (14)

3. Details and samples of all the materials to be used in the elevations of the proposed development shall be submitted to and approved in writing by the District Planning Authority before building work commences, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.

REASON To ensure that the materials harmonise with the surroundings. (16)

26 MAR 1984

Date .....

.....
District Secretary

N.B. A statement of the applicant's rights is set out overleaf.

This permission or approval is for the purposes of the Town and Country Planning Act 1971 only. Approval may also be required under the Building Regulations.

4. Details of the siting, design and external appearance of any garage to be erected on the site and the means of access thereto shall be submitted to and approved in writing by the District Planning Authority prior to the erection thereof. Any garage erected on the site shall be used as a domestic garage only and shall not be used for business purposes nor for any other purpose without the prior written permission of the District Planning Authority.

REASON In the interests of good layout, design and amenity and to ensure that any garage is retained in accordance with the District Planning Authority's parking standards. (73)

5. The occupation of the dwelling hereby permitted shall be limited to a person solely or mainly employed in agriculture as defined by Section 290(1) of the Town and Country Planning Act, 1971 and employed in connection with the working and management of the agricultural holding the subject of this application, (including any dependants of such a person residing with him) or a widow or widower of such a person.

REASON The site is within an area where building development is severely restricted and the development is justified only on agricultural grounds. (86)

6. A separate garden curtilage shall be provided for the proposed dwelling, the size and position of which shall be as may be approved in writing by the District Planning Authority.

REASON In the interests of amenity. (107)

7. Provision shall be made for services to be placed underground. No overhead wire or cables or other form of overhead servicing shall be placed over or used in the development of the application site.

REASON In the interests of visual amenity. (130)

8. Details of any proposed alterations to the existing ground levels of the site shall be submitted to and approved in writing by the District Planning Authority before the development hereby approved commences.

REASON To enable the District Planning Authority to give proper consideration to the affect of alterations to site levels. (140)

9. This permission is in respect of the application as amended by the revised drawings received on 14th December 1983.

REASON For the sake of clarity and to ensure a more satisfactory development of the site. (150)

26 MAR 1984

.....
District Secretary

Application 20397 continued

10. No tree or shrub on the site shall be felled, destroyed, damaged or disturbed in any way and no part thereof shall be removed without the prior approval in writing of the District Planning Authority. Each tree or shrub felled, destroyed or severely damaged without such approval shall within six months be replaced by another healthy, semi-mature tree or shrub as the case may be, the details of which shall first be approved in writing by the District Planning Authority. Such replacement planting shall thereafter be maintained or further replaced as necessary until well established.

REASON: To ensure the satisfactory retention of existing trees and shrubs and in the interests of visual amenity. (190)

11. The development hereby permitted shall be landscaped and planted in accordance with the detailed scheme submitted with this application and hereby approved. (197)

The approved scheme shall be carried out in full during the next planting season following the substantial completion of the development and all the planting shall thereafter be maintained or replaced as necessary until well established to the satisfacton of the District Planning Authority. (203)

All the landscaping and planting to be carried out in respect of the development hereby approved shall comply with the recommendations set out in B.S. 4428 1969 'General Landscaping Operations' and B.S. 3936 Pt. 1 1965 'Nursery Stock'. (205)

REASON: In the interests of amenity and to help achieve a satisfactory standard of landscaping and planting (206)

12. The existing hedges along the site boundaries shall be retained and thickened by additional hedge planting as necessary to achieve substantial screening to the satisfaction of the District Planning Authority. If the hedges or any parts thereof are removed or damaged they shall, within six months, be replanted and thereafter maintained as necessary until restored to the satisfaction of the District Planning Authority.

REASON: In the interests of visual amenity. (211)

13. The new parking areas and the access thereto as approved shall be constructed and completed concurrently with the development of the site, to the satisfaction of the District Planning Authority. (267)

REASON: In the interests of good layout and to ensure adequate parking.

26 MAR 1984

.....
District Secretary

14. The approved parking spaces shall be clearly marked out on the site and shall be kept continuously available for the parking of vehicles to the satisfaction of the District Planning Authority.

REASON In the interests of good layout and to ensure adequate parking.

15. The areas approved for landscaping and planting shall remain as open amenity areas only and shall not be used for business purposes. No goods, materials, plant, machinery, vehicles, trade waste or other items shall be stored, deposited, repaired, parked, operated, processed or displayed on such amenity areas.

REASON In the interests of amenity. (271)

16. No loudspeaker, amplifier, relay or other audio equipment shall be installed or used outside the building nor installed or used inside the building in such a manner as to cause detriment to the amenity of the area by reason of noise.

REASON In the interests of amenity. (285)

17. The external appearance of the development shall not be materially altered from that approved by the display of any notice, sign or advertisement without the prior permission of the District Planning Authority on an application made for the purpose.

REASON In the interest of visual amenity. (286)

18. Notwithstanding the provisions of Article 3 and Class I, of the Schedule to the Town and Country Planning (Use Classes) Order, 1972, the use of the land including the building, the subject of this application, shall be restricted to the sale of natural produce, from any agricultural or horticultural land, and in an unprocessed or processed state. No other produce, goods or items shall be stored, processed, graded, packed, displayed or sold in the building or elsewhere on the application site.

(*) old order

REASON The establishment of a general retail use would be inappropriate on this site in this rural area. (296)

19. No external lighting of any type shall be provided without the prior permission of the District Planning Authority on a planning application made for the purpose.

REASON In the interests of amenity. (310)

26 MAR 1984

.....
District Secretary

20. Before development is commenced access to the site shall be constructed to the satisfaction of the District Planning Authority.

REASON In the interests of road safety. (578)

21. The car parking spaces and access to A3032 shall be laid out as shown on the block plan submitted with the application (24ft. access, 30ft. radii kerbs).

REASON In the interests of road safety.

22. The access shall be constructed in accordance with the requirements of the District Planning Authority in consultation with the Highway Authority.

REASON In the interests of road safety.

23. The remainder of the building with the exception of the farm shop shall be limited to agricultural/horticultural storage and ancillary purposes only.

REASON To ensure an appropriate use for the building in the interests of amenity.

INFORMATIVES:

The Area Engineer, Highways Depot, Whitley Wood Road, Reading (tel. Reading 876233) should be notified, and details of access construction agreed, before any work is carried out within the highway. (648)

The Thames Water Authority or their agents have requested the following informatives be attached to this permission and the developer or agent is requested to contact the Council's Engineer accordingly. (669)

Full details of all foul and surface water drainage proposals shall be submitted to the Council's Engineer and approved by the District Council before commencement of the development. (671)

Soak-aways shall be designed and constructed in accordance with Building Research Establishment Digest 151. (679)

The developer is required to obtain the consent of the Thames Water Authority (Pollution Controller, Scientist, Nugent House, Reading) for the installation and use of a septic tank or other form of treatment plant for the disposal of sewage. (682)

26 MAR 1984

District Secretary

Collins & Co
Solicitors
Collins House
68-72 High Street
BURNHAM
Buckinghamshire SL1 7LE

25 October 1985

DRS/ims/8202

JLR/SB/20397

Mr J L Rees

Dear Sirs

TWYFORD FARM SHOP CENTRE, BATH ROAD, TWYFORD

I refer to your further letter of 4 October 1985 on the subject of the above premises and write to advise that to appreciate my interpretation of the condition requires a reference back to the previous history of this and the adjoining land to the east before the granting of the consent in question.

One of the two owners of the land and premises, namely Mr E Jarnet originally obtained permission to operate a farm shop from an existing farm building on his then independently owned land on the east side of Old Bath Road and from which land he had operated a horticultural business for some years previously. The consent to utilise a part of the farm building carried a restrictive condition, common to all other contemporary similar operations within the administrative district, limiting sales of horticultural produce of that holding only in an unprocessed or processed state and thus preventing the sale of imported food, produce or other items. You will appreciate that this is designed to discourage the establishment of general retail outlets at farm shops since these would be more appropriately located within planned or established general shopping areas.

In 1982, Mr Jarnet appealed to the Secretary of State for the Environment against the imposition of that condition on the grounds that firstly he would be unable to sell the produce of other land owned by him elsewhere than the defined application holding and secondly that his operation was being effectively prejudiced by the sales carried out from a nearby farm shop which had been trading since 1962 without the same restriction and within the former Waterers Nursery complex of which it formed a part.

An Inspector appointed by the Secretary of State whilst recognising and supporting the general policy aims of the District Planning Authority in the district as a whole relating to the restriction on farm shops as described nevertheless felt there was sufficient merit in the local situation to give weight, on balance, to the arguments presented by Mr Jarnet and consequently allowed the appeal with the amended wording to give effect to the condition which is the subject of this correspondence.

cond...

Collins & Co

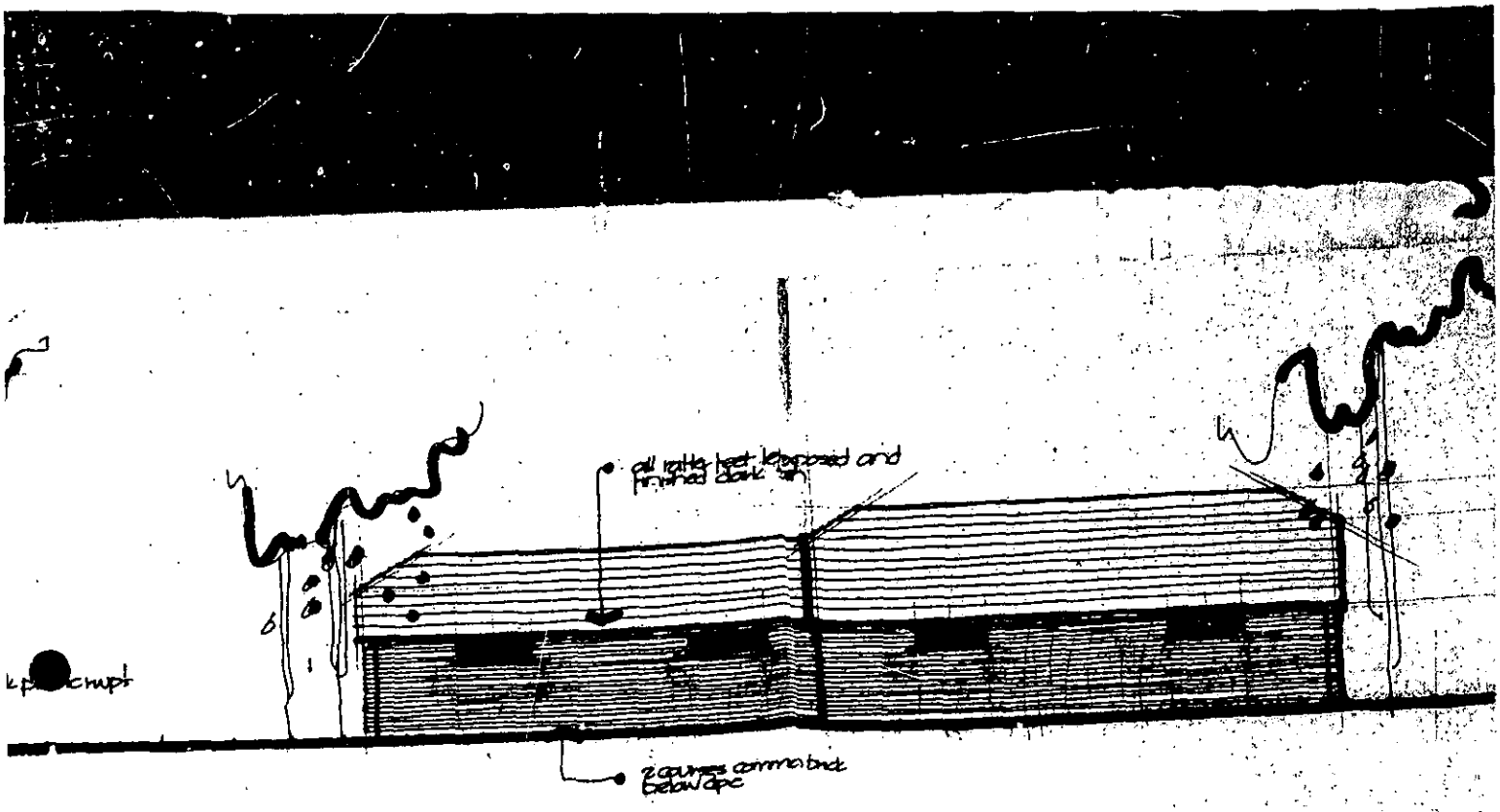
25 October 1985

You may know that Mr Jarnet formed a partnership with Mr Robinson, then owner of the land on the west side of Old Bath Road to form a larger joint holding and the subsequent consent granted to erect the new premises was given on the basis of seeking to prevent the establishment of two such farm shops and required the use to cease at the old building upon the use commencing within the new building. This was also the subject of a legal agreement with the District Planning Authority. The condition as amended by the Inspector was re-quoted on the new building as it was recognised that a similar situation existed locally as it did in 1982. At no time has the partnership suggested that the farm shop is not for their own use, selling predominantly their own produce together with the importation of natural produce at times to make up the seasonal deficiency of their own stock and to give them an equitable trading status with the farm shop operating within the former Waterers complex. The consent, including the condition, was granted on that basis but it is recognised that taking on a further partner to help to finance the completion of the building and to manage its functioning on behalf of the present owners would not of itself contravene the condition. Consent most certainly would not have been granted for a building intended to be operated independently of such the prime use of the land for horticultural purposes or the prime use of that part of the building set aside as a farm shop to sell predominantly the produce of that land.

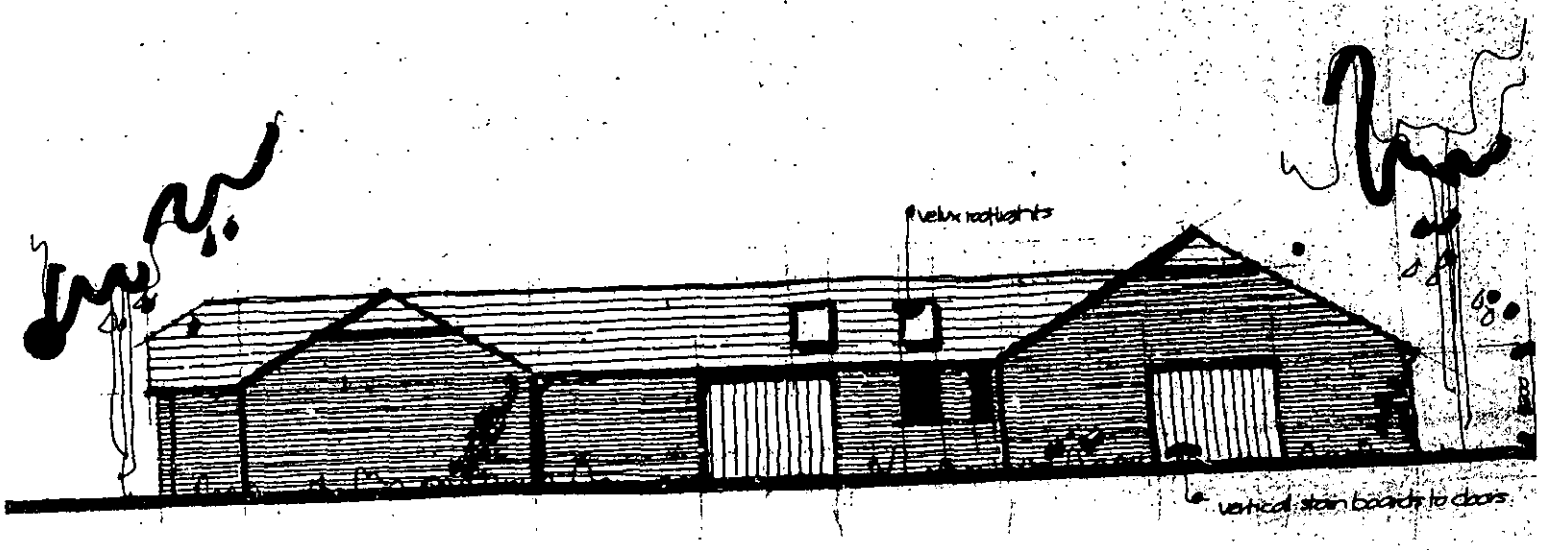
Given the above described circumstances, I cannot support your contention that I have taken a 'much narrower interpretation of the condition'. My interpretation therefore remains as quoted to you in my earlier letter which I consider gives any intending partner adequate ability to introduce imported items not grown on the site itself such as pot plants, whilst maintaining the integrity of the building as essentially supporting the legitimate function of the land upon which it is sited and for which function it was permitted.

Yours faithfully

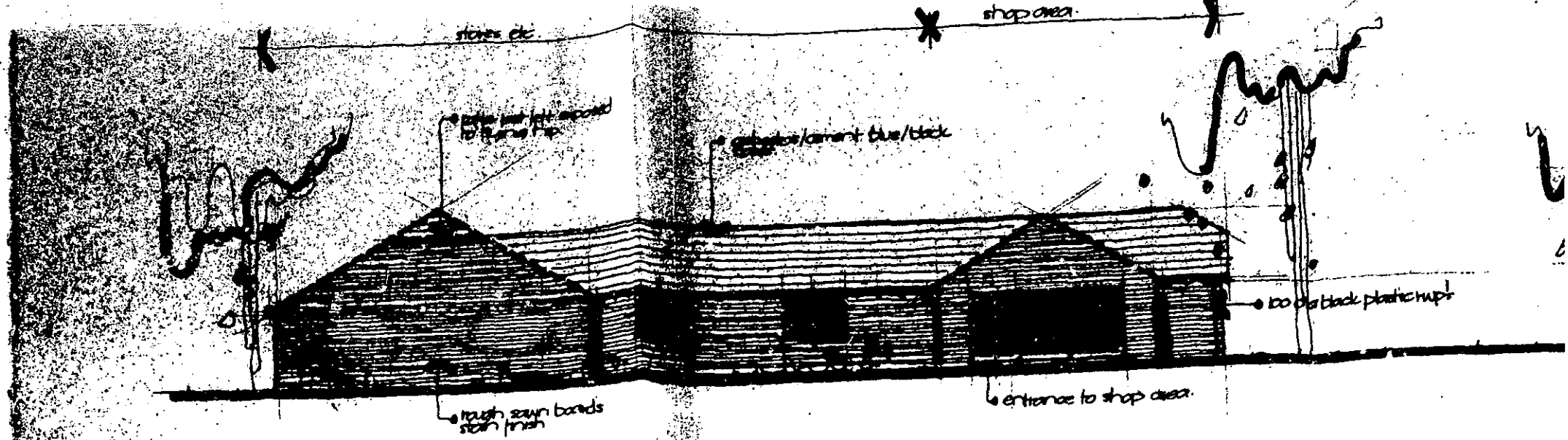
PLANNING OFFICER


all rafter feet exposed and finished dark sh
2 courses common brick below dpc

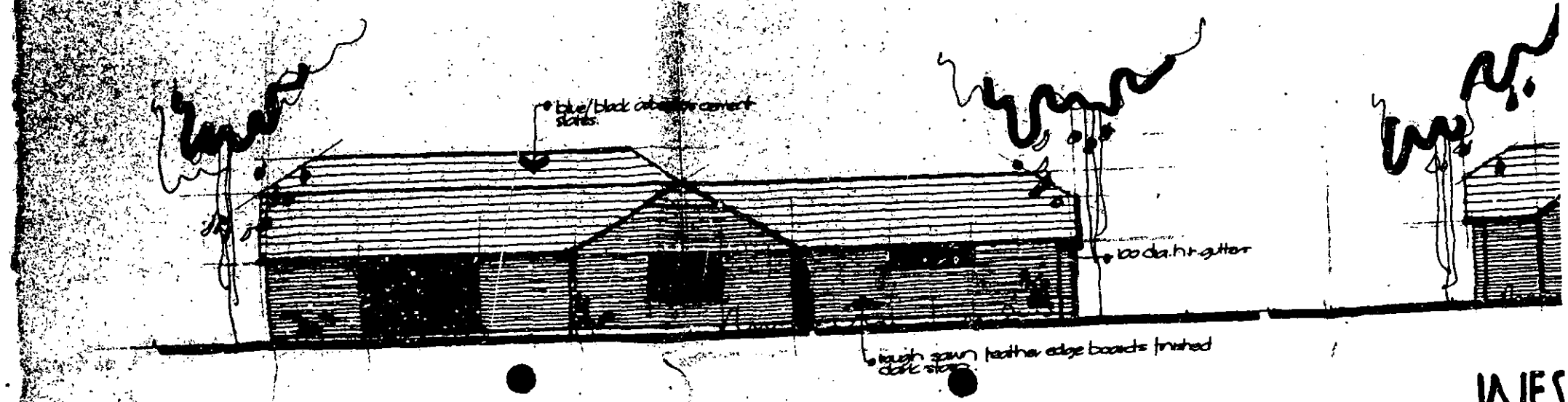
SOUTH.


velux rooflights
vertical stain boards to doors

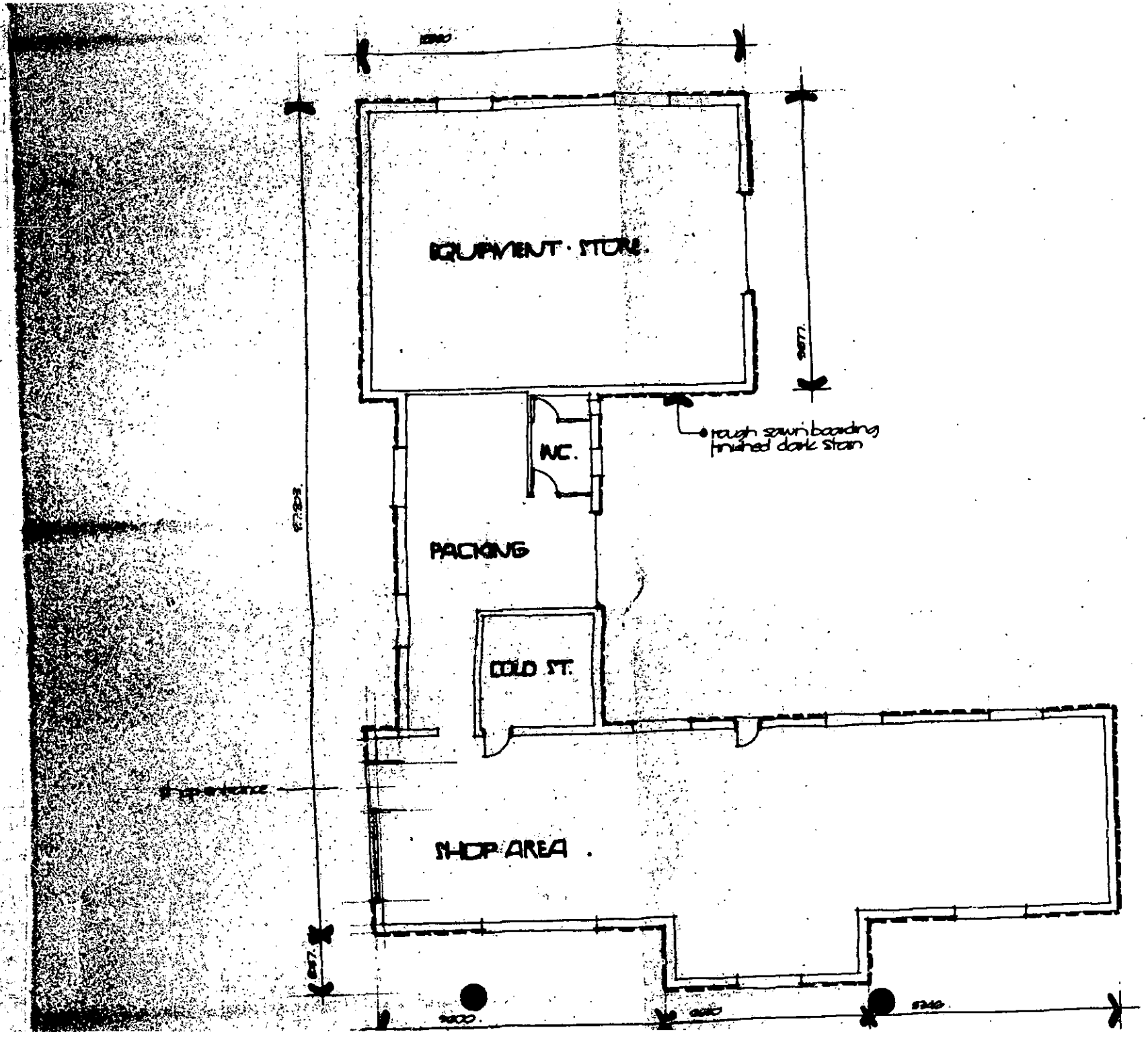
WEST.



EAST ELEVATION



WIES


EQUIPMENT · STORE
INC.
rough sawn boarding
finished dark stain
PACKING
COLD ST.
SHOP AREA

APPENDIX 4

See Pl. App. file

NOTICE OF CONSENT

WOKINGHAM DISTRICT COUNCIL

JLR/HI

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: Mr E C Jerman & Mr Robinson
Twyford Fruit Farm
London Road
Hare Hatch
Wargrave

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BH

Application No. 2134A (F)

Proposal Erection of horticultural warehouse (floor area 3716 m²) - Twyford Fruit Farm, London Road, Hare Hatch, Wargrave.

The Wokingham District Council as the above acts hereby PERMIT the above development to be carried out in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

1. The development hereby permitted shall be commenced within five years from the date of this permission.

REASON This condition is imposed to be attached by virtue of Section 41(1) of the Town and Country Planning Act, 1971. (A)

2. All materials to be used in the elevations of the proposed development shall be as stated in the application form and approved drawings and shall not be varied without the prior written permission of the District Planning Authority.

REASON To ensure that the development will be of a satisfactory appearance. (IA)

3. The existing hornbeam hedge to the west of the proposed development shall be retained and maintained to the satisfaction of the District Planning Authority.

REASON In the interests of visual amenity.

16 MAY 1984

Date .....

.....
District Secretary

N.B. A statement of the applicant's rights is set out overleaf.

This permission or approval is for the purposes of the Town and Country Planning Act 1971 only. Approval may also be required under the Building Regulations.

Application 21344 continued

4. The existing hedges along the site boundaries shall be retained and if removed or damaged shall, within six months, be replanted and thereafter maintained as necessary until the hedges are restored, all to the satisfaction of the District Planning Authority.

REASON In the interests of visual amenity. (209)

5. Further landscaping of the site, in addition to the scheme already implemented in respect of the adjoining farm shop, shall be undertaken upon completion of the structure or any part thereof. The Scheme shall first be submitted to and approved in writing by the District Planning Authority before implementation.

REASON In the interests of visual amenity.

INFORMATIVES:-

The Thames Water Authority or their Agents have requested the following informative be attached to this permission and the Developer or Agent is requested to contact the Council's Engineer accordingly. (670)

Soak-aways shall be designed and constructed in accordance with Building Research Establishment Digest 151. (679)

16 MAY 1984

.....
District Secretary

yellow file copy

Cooper Edgar Partnership
85 Victoria Street
WINDSOR
Berkshire
SL4 1EH

2350
26 June 1989
CE/vac
JLR/SB/16 & 21344

Mr J L Rees

Dear Sirs

USE OF HORTICULTURAL GREENHOUSE PERMITTED UNDER APPLICATION NO. 21344 AT LAND TO THE WEST OF BATH ROAD, HARE HATCH, WARGRAVE

I apologise for the delay in replying to your letter of 28 March 1989 concerning the possible use of the glasshouse permitted in 1984 by a Mr Guizzo. You will firstly appreciate that the permission itself has recently expired and a further application would thus be necessary to re-establish plannign rights to erect the development.

In my opinion whilst the original permission was clearly intended for use in association with the than applicants horticultural and agricultural activity at the site as a whole, the implication contained in your letter that it would be used as a place to 'keep' plants/shrubs etc together with use 'as a form of display area' may not be seen to qualify as an appropriate activity for the proposed structure in the light of its original permitted concept of use and the restrictions of Green Belt policy. I would accept that if the plants and shrubs were 'grown' as opposed to being 'kept' and sold from the adjoining farm shop then there may be no potential conflict with the relevant permissions both extant and recently expired.

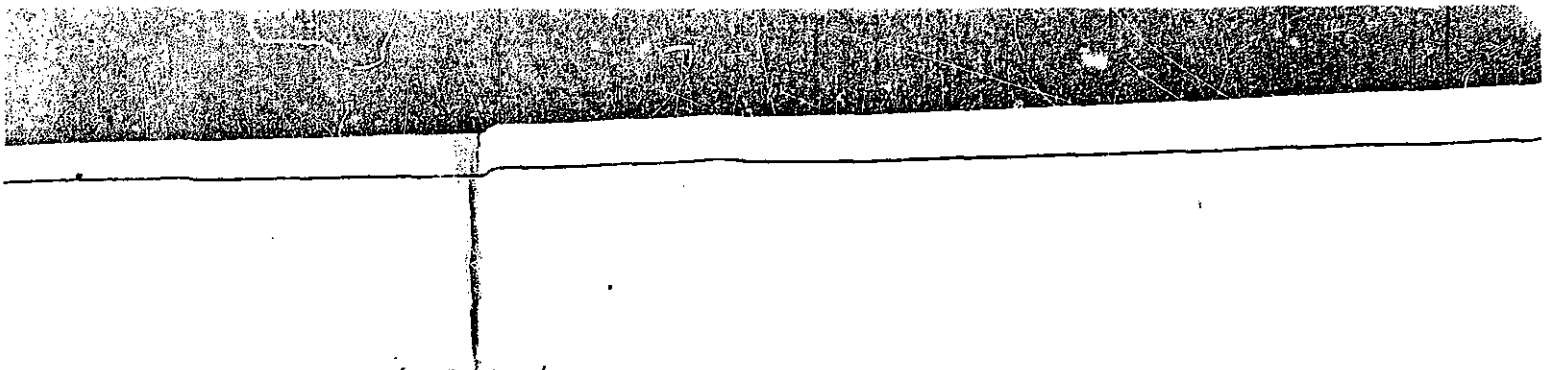
As this is clearly a matter of interpretation of the particular circumstances and which differs from your own suggested interpretation I am treating your letter asan application for determination under Section 53 and to this end would ask for much more detailed information concerning the proposed use by Mr Guizzo and in particular precise details of the meaning of 'to keep plants and shrubs' as set out in your letter.

Meanwhile, I am sending a copy of your letter, relevant planning history of both the glasshouse and farm shop permissions together with a copy of my reply to the District Secretary for consideration pending receipt of the further information requested. Finally, regarding your reference to Condition 18 of the permission in respect of the farm shop, I enclose copies of earlier correspondence concerning interpretation of the condition which you may find of interest and relevance.

Yours faithfully

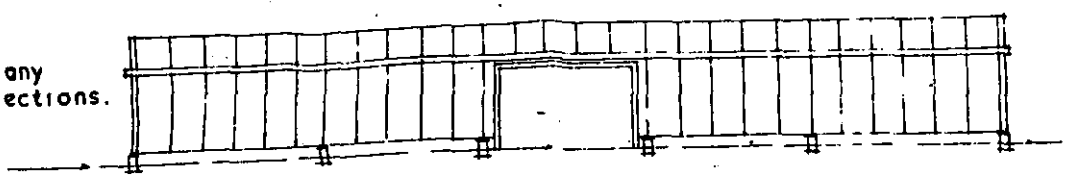
J R SOONES
Principal Assistant Planning Officer (North)

Enc



galvanized steel vee gutters

timber or alloy glazing bars on 1½" m.s. r.h.s. sub-structure.

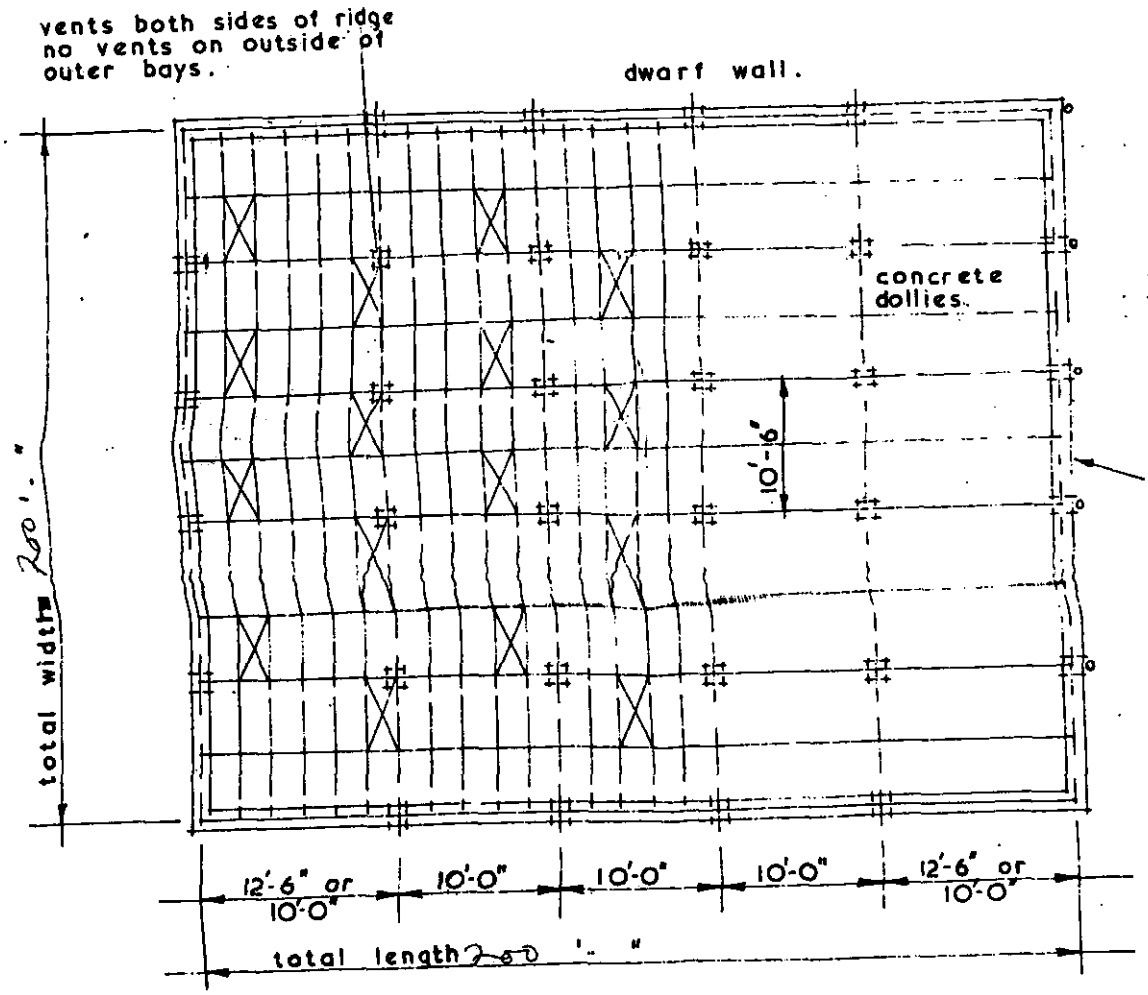


extended by any number of sections.

extended by a number of sect

block tops to have an ideal fall of ¼" to ½" in 10'-0"

SIDE ELEVATION.



ideal ground

double or single sliding doors 7'-0" x 8'-9" t-section guide set in concrete

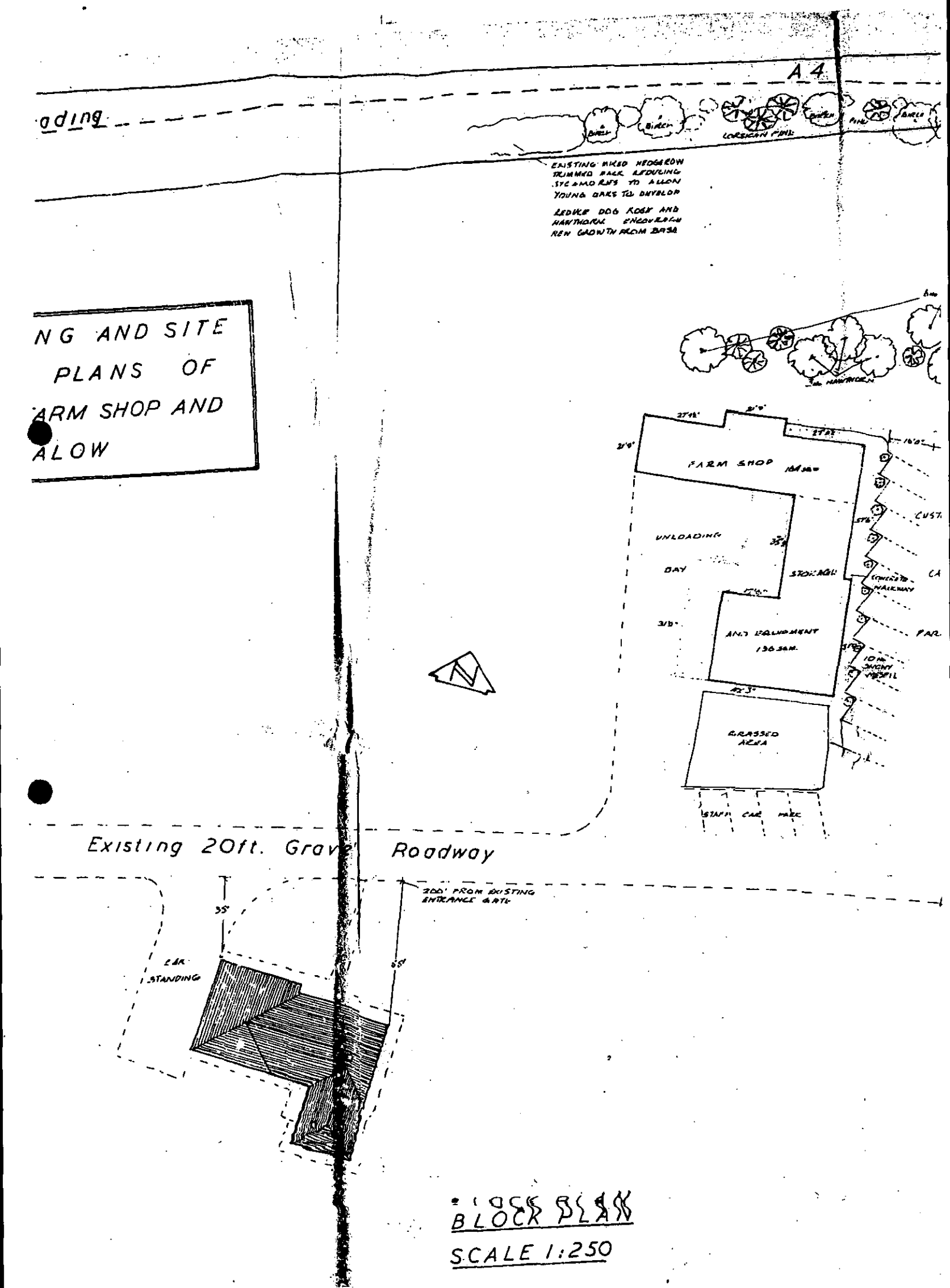
p.v.c. r.w.p.

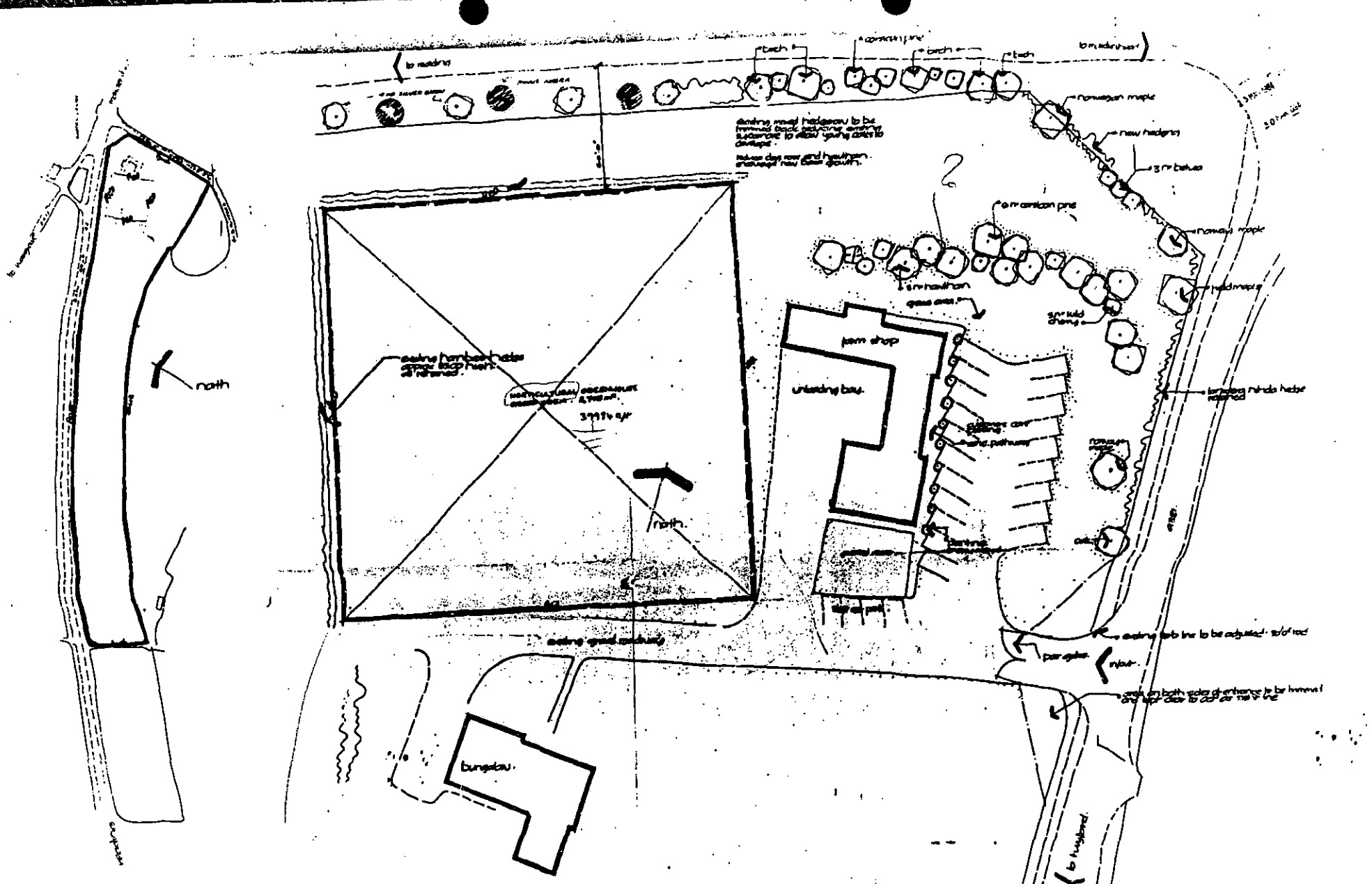
PLAN.

ICAL LAY OUT OF TIMBER AND ALLOY VENLO GLASSHOUSES

UNIQUE DUTCH LIGHT

BENT SPUR ROAD.


A 4
ading
BIRCH
BIRCH
CORSICAN PINE
BIRCH
PINE
BIRCH
EXISTING MIXED HEDGEROW TRIMMED BACK REDUCING SYCAMORES TO ALLOW YOUNG OAKS TO DEVELOP
REDUCE DOG ROSE AND HAWTHORN ENCOURAGE NEW GROWTH FROM BASE
NG AND SITE
PLANS OF
ARM SHOP AND
ALOW
HAWTHORN
FARM SHOP
UNLOADING
BAY
STORAGE
AND EQUIPMENT
136 SQM.
GRASSED
AREA
STAFF CAR PARK
CONCRETE WALKWAY
Existing 20ft. Grave Roadway
200' FROM EXISTING ENTRANCE GATE
35'
CAR
STANDING
BLOCK PLAN
SCALE 1:250



LOCATION.

BLOCK PLAN.

TWYFORD FRUIT FARM. LONDON RD. TWYFORD. BERKS.

APPENDIX 5

See Pl. App-file.

ADR SYSTEMS
I HEREBY CERTIFY THAT THE MICROFILM IMAGE IS A COMPLETE AND ACCURATE REPRODUCTION OF THE ORIGINAL DOCUMENT FORMING PART OF THE RECORD KEPT BY WOKINGHAM IN THE ORDINARY COURSE OF THE BUSINESS
TODAYS DATE 24/2/99 NAME M. FEENEY

PLANNING PERMISSION

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1990

To: L.GANDER
C/O GEO-PLAN CONSULTANTS LTD
WELLINGTON HOUSE BUSINESS CENTRE
2 KENTWOOD HILL
TILEHURST

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No.40037 (F)

Proposal:
PARTIAL REBUILDING AND EXTENSION OF FARM SHOP DAMAGED BY FIRE
TWYFORD FARM SHOP, LONDON ROAD, WARGRAVE

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.(5)

01 REASON This condition is deemed to be attached by virtue of Section 91(1) of the Town and Country Planning Act, 1990.(3R)

02 Details and samples of all the materials to be used in the elevations of the proposed development shall be submitted to and approved in writing by the District Planning Authority before building work commences, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.(16)

02 REASON To ensure that the materials harmonise with the surroundings.(10R)

03 The extension hereby approved shall not be occupied until the existing access has been widened and its radii improved in accordance with details to be submitted to and approved in writing by the District Planning Authority.

03 REASON In the interests of road safety.(550K)

04 The development hereby permitted shall be landscaped and planted. Further details of the landscaping, in respect of supplementary planting to the A4 Bath Road/London Road boundary shall be submitted to and

continued/-

x10 25x10

ADR SYSTEMS
I HEREBY CERTIFY THAT THE MICROFILM IMAGE IS A COMPLETE AND ACCURATE REPRODUCTION OF THE ORIGINAL DOCUMENT FORMING PART OF THE RECORD KEPT BY WOKINGHAM IN THE ORDINARY COURSE OF THE BUSINESS.
TODAYS DATE: 24/2/99 NAME: M. AEENEY

Application 40037 continued

approved in writing by the District Planning Authority before the development o' the site commences.(077G)

04 REASON To ensure the implementation of a satisfactory scheme of landscaping which will in due course improve the environmental quality of the development and soften its impac' on the area.(196R)

05 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or becom' seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation.(202)

05 REASON To ensure the implementation of a satisfactory scheme of landscaping which will in due course improve the environmental quality of the development and soften its impact on the area.(196R)

06 This permission is in respect of the application as amended by the revised drawing no. TFS/WDC/1001/1A .(132)

06 REASON For the sake of clarity and to ensure a more satisfactory development of the site.(138R)

07 Notwithstanding the provisions of Article 3 and Class A1 of the Schedule to the Town and Country (Use Classes) Order, 1987, the use of the land, including the building and extension the subject of this application, shall be restricted to the sale of natural produce from any agricultural or horticultural land, and in an unprocessed or processed state. No other produce, goods or items shall be stored, processed, graded, packed, displayed or sold in this building or elsewhere on the application site.

07 REASON T · establishment of a general retail use would be inappropriate on this site in this rural area.

08 The proposed security lights shown on the elevations of the building shall not be permenantly illuminated outside of the hours of opening of the farm shop but shall be operated on the basis of a sensor picking up movement only unless otherwise agreed in writing by the District Planning Authority.

08 REASON To ensure an appropriate form of development within this sensitive rural area and for the sake of clarity.

INFORMATIVES:-

The Developer or Agent is requested to contact the Council's Engineer regarding the following informative(s). (669)

continued/-

25×10

ADR SYSTEMS
I HEREBY CERTIFY THAT THE MICROFILM IMAGE IS A TRUE AND ACCURATE REPRODUCTION OF THE ORIGINAL DOCUMENTING PART OF THE RECORD KEPT BY: WOKINGHAM IN THE ORDINARY COURSE OF THE BUSINESS.
TODAYS DATE: 24/12/99 NAME: M. AFFENEY

Application 40037 continued

Full details of all foul and surface water drainage proposals shall be submitted to the Council's Engineer and approved by the District Council before commencement of the development.(671)

No public foul sewer available.(702)

No public surface water sewer available.(703)

Surface water shall discharge to the existing surface water drainage system.(704)

Date 27 JAN 1993

R.F. Wilson
District Planning Officer

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1990 only. Approval may also be required under the Building Regulations.

Note: Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the countryside and townscapes tidy.

INFORMATIVE: If this planning permission relates to the erection or extension of a building, then the following section applies:-

BERKSHIRE ACT 1986- SECTION 32: ACCESS FOR FIRE BRIGADE

(1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show:-
(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and
(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

continued/-

25×10 32×

I HEREBY CERTIFY THAT THE MICROFILM IMAGE IS A COMPLETE AND ACCURATE REPRODUCTION OF THE ORIGINAL DOCUMENT FORMING PART OF THE RECORD KEPT BY: WOKINGHAM IN THE ORDINARY COURSE OF THE BUSINESS.

TODAYS DATE: 24/2/99 NAME: M. AFENEY

Amended 6/1/93

Application No. 40037(F) Received 08.10.92 WARGRAVE North Team

Applicant : MR L GANDER
Location : TWYFORD FARM SHOP, LONDON ROAD, WARGRAVE
Proposal : PARTIAL REBUILDING AND EXTENSION OF FARM SHOP DAMAGED BY FIRE

Introduction and Planning History - The site lies on the south-west corner of the Bath Road/London Road junction. The original building was granted permission in 1984 under Ref. 20397. Temporary permission for office and storage buildings for use in association with damaged farm shop pending rebuilding granted in June 1992 to expire in June 1993.

The Proposal - Involves rebuilding of the roof areas and a change to the facing materials following fire damage to the building. An extension is also proposed to provide an additional 56 square metres of floorspace.

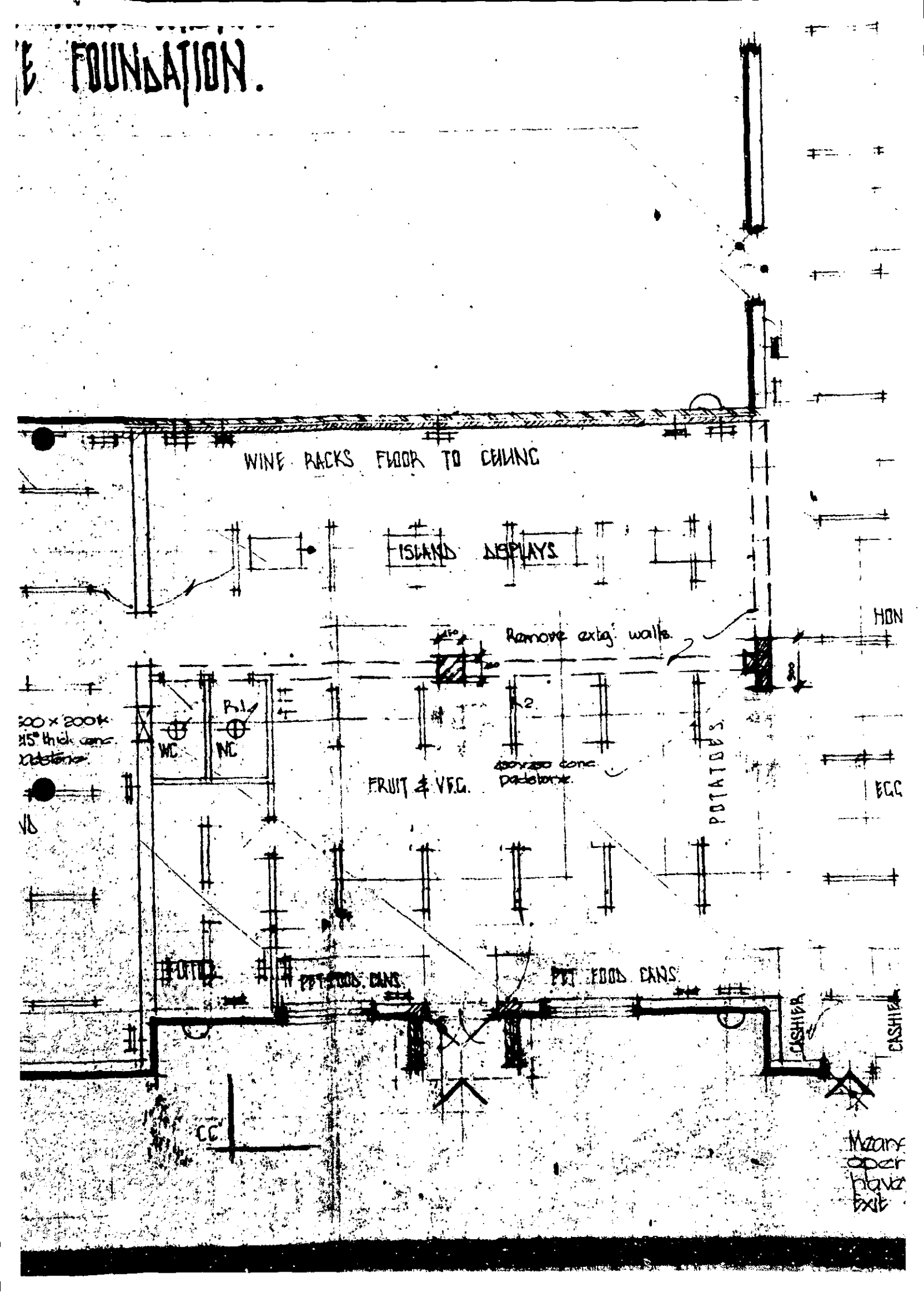
Consultations - Wargrave Parish Council : no observations received.
Highway Authority : request revised plans.
Engineer : request informatives.
No letters of representation received.

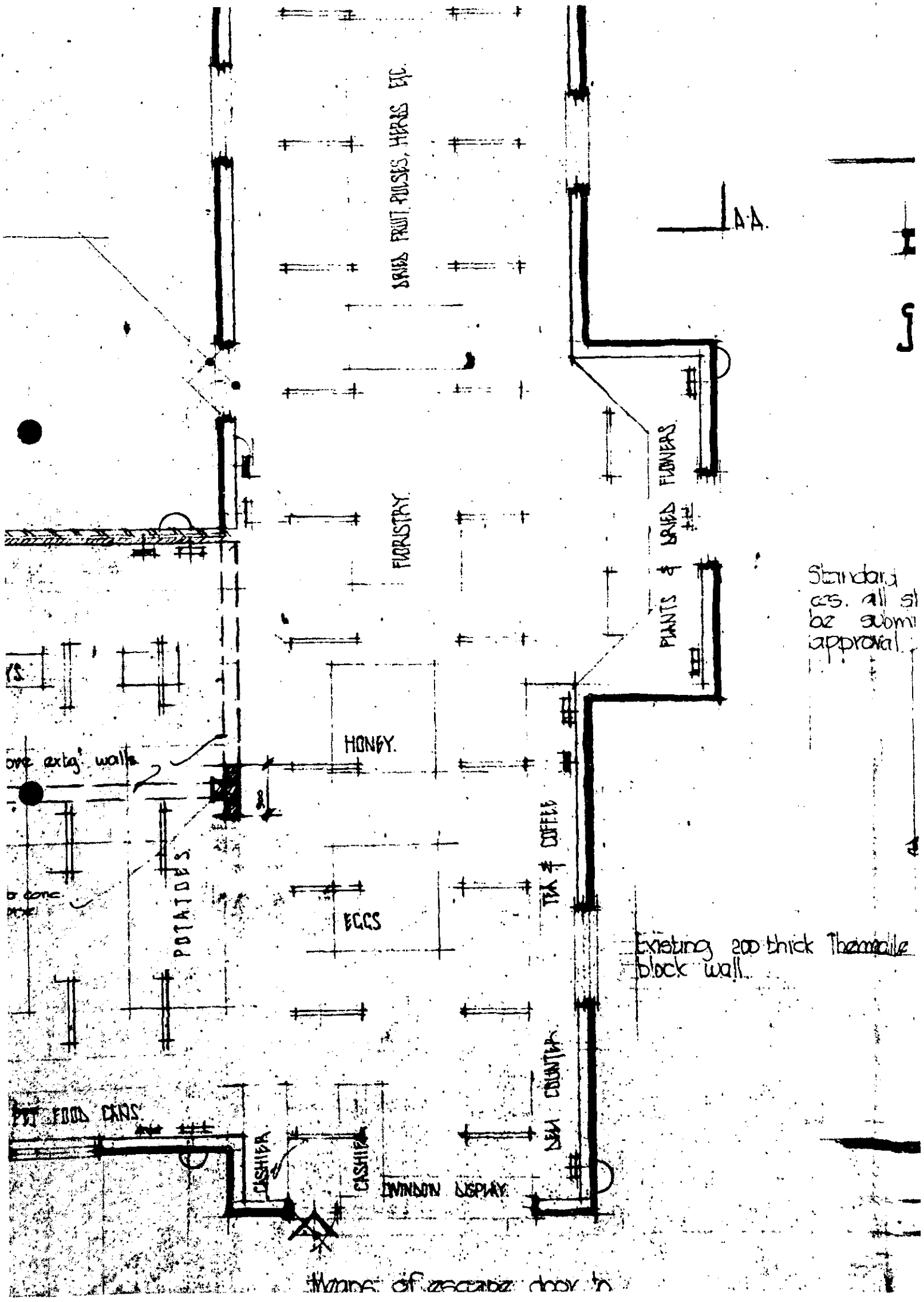
Appraisal - This application was deferred by Members of this Committee at its meeting of 16 December 1992 to seek a reduction in the height of the central roof area. The applicant has confirmed that the roof will be reduced to the height of that originally built. Revised plans will be available at Committee. The site lies outside of any identified settlement and within Metropolitan Green Belt. The building was partially destroyed by fire some 12 months ago. The proposed extension would fill in an area which forms an indent at present. The additional floorspace does not project outside the existing built form. The additional floorspace results in 15% increase to original buildings. It is considered that the increase would not be so significant as to materially alter the scale and form of the building on site or materially intensify the use of the site so as to prejudice the purposes of the Green Belt designation.

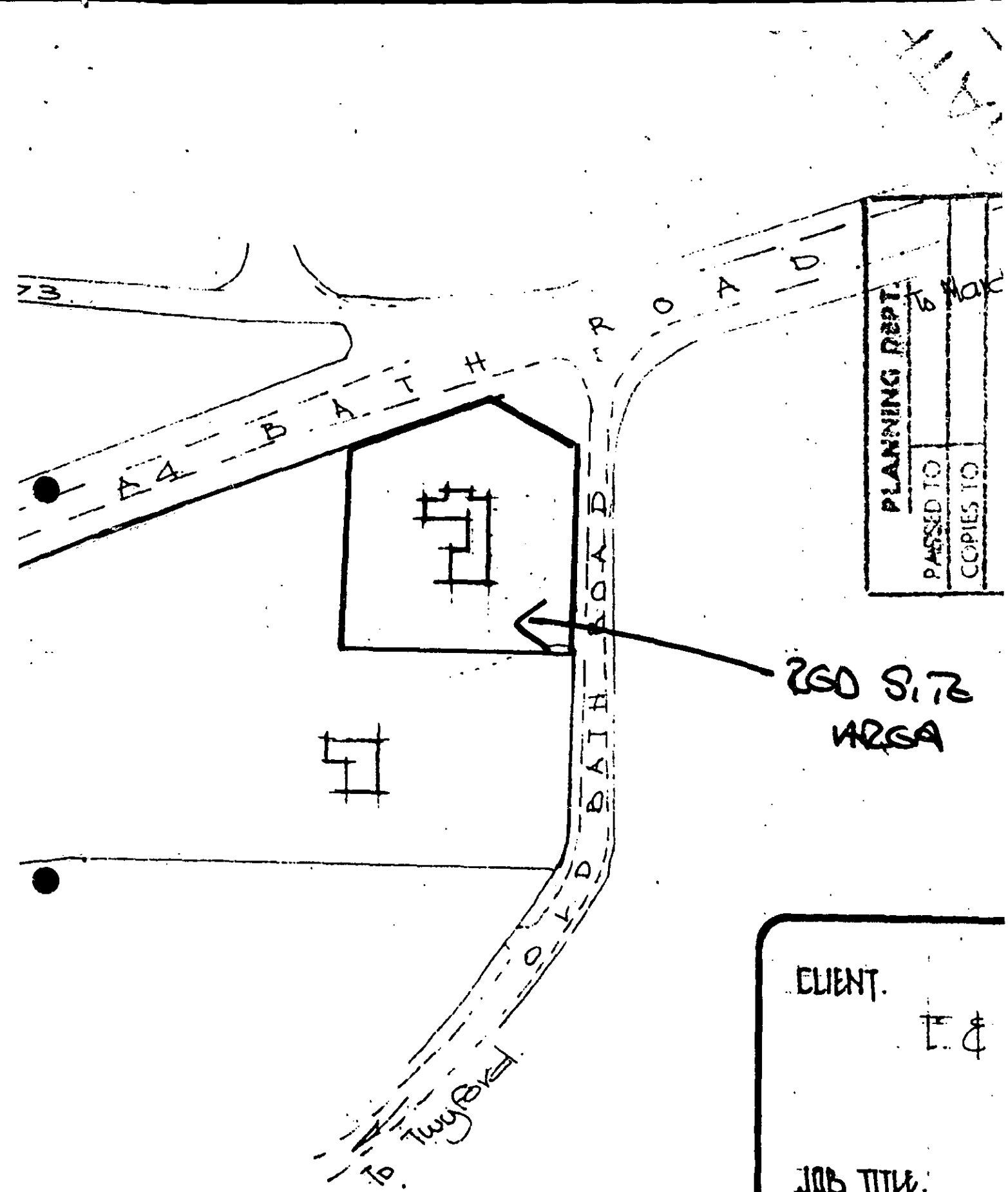
Recommendation - GRANT planning permission subject to conditions to include matters relating to materials, use of the building in its extended form and highway matters.

NLM/TAM
04.01.93

25×10


E FOUNDATION.
WINE RACKS FLOOR TO CEILING
ISLAND DISPLAYS
Remove extg. walls
HDN
WC
WC
FRUIT & VEG.
POTATOES
EGG
PET FOOD CANS
PET FOOD CANS
CASHIER
CASHIER
CC


DRIED FRUIT, PULSES, HERBS ETC.
A.A.
FLORISTRY
PLANTS & DRIED FLOWERS
Standard
ces. all st
be submi
approval
HONEY.
ore extg' walls
POTATOES
EGGS
TEA & COFFEE
Existing 200 thick Thermalite
block wall.
DEM COUNTER
PET FOOD CANS
CASHIER
CASHIER
WINDOW DISPLAY
Means of escape door to



PLAN 1:2500.

CLIENT.

T. C

JOB TITLE:

TWYFO
LONDO
RUSCO
BERKS

APPENDIX 6



VIEWS FROM A4 INDICATING THE VISIBILITY OF THE EXISTNG STRUCTURE NOTWITHSTANDING THE CHANGE IN LEVELS





VIEW OF FRONT OF EXISTING BUILDING



VIEW OF HEDGEROW SCREENING ALONG A4 BATH ROAD FROM WITHIN THE SITE



VIEW OF THE EXISTING BUILDING AND YARD TO REAR



AREA BEYOND THE BUILDINGS USED FOR EXTERNAL STORAGE

APPENDIX 7

SYSTEMS

I HEREBY CERTIFY THAT THE MICROFILM IMAGE IS A COMPLETE AND ACCURATE REPRODUCTION OF THE ORIGINAL DOCUMENT FORMING PART OF THE RECORD KEPT BY: WOKINGHAM DISTRICT COUNCIL IN THE ORDINARY COURSE OF THE BUSINESS.

TODAYS DATE: 7.12.98 NAME: PAULINE MERCER

PLANNING PERMISSION

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1990

To: MR M STRAVER
C/O A W EDWARDS
THE OCTAGON SHERFIELD COURT
SHERFIELD-ON-LODDON
BASINGSTOKE HANTS RG27 0JB

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BH

Application No.39618 (F)

Proposal:
ERECTION OF AGRICULTURAL BARN DEMOLITION OF GLASS HOUSES AND REPLACEMENT WITH POLYTUNNEL
JUNCTION OF A4 & A3032 OLD BATH ROAD WARGRAVE

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.(5)

01 REASON This condition is deemed to be attached by virtue of Section 91(1) of the Town and Country Planning Act, 1990.(3R)

02 A detailed schedule and also samples of all the materials to be used in the elevations of the proposed development shall be submitted to and approved in writing by the District Planning Authority before building work commences, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.(1B)

02 REASON To ensure the use of appropriate materials and the submission of adequate details in this respect.(11R)

03 This permission is in respect of
location plan no. B 4330 50 received June 1992
block/site plan no. MMSFB 921 received 11 September 1992
shed plan drawing no. MMSJL 921 received 11 September 1992
agricultural building drawing no. 12248 rev A received 1 September 1993
landscape drawing no. 10411 received 9 February 1993

03 REASON For the sake of clarity and to ensure a more satisfactory development of the site.(13BR)

continued -

I HEREBY CERTIFY THAT THE MICROFILM IMAGE IS A COMPLETE AND ACCURATE REPRODUCTION OF THE ORIGINAL DOCUMENT FORMING PART OF THE RECORD KEPT BY: NORTHAMPTON DISTRICT COUNCIL IN THE ORDINARY COURSE OF THE BUSINESS.

TODAYS DATE: 7.12.98 NAME: PAULINE HERRIOT

04 The height of the agricultural building hereby approved shall not exceed 5.3 metres as dimensioned on the approved drawing unless otherwise agreed in writing by the District Planning Authority. This condition shall apply notwithstanding other details shown on the approved drawings.

04 REASON In the interests of amenity, to ensure an appropriate scale of development on this prominent Green Belt site.

05 The development hereby permitted shall be landscaped and planted. Further details of the landscaping, in respect of the entire site, but in particular the site boundary, shall be submitted to and approved in writing by the District Planning Authority before the development of the site commences.(795G)

05 REASON To ensure the implementation of a satisfactory scheme of landscaping which will in due course improve the environmental quality of the development and soften its impact on the area.(196R)

06 The scheme shall show full details of all existing and proposed planting including species, heights, sizes, densities per square metre, site levels, means of enclosure and ground surface treatment.

06 REASON To ensure the implementation of a satisfactory scheme of landscaping which will in due course improve the environmental quality of the development and soften its impact on the area.(196R)

07 Retail sales from the land will be restricted to trees, shrubs and plants only.

07 REASON To ensure that the use of the land remains appropriate to the locality and in the interests of amenity.

08 Sales of goods shall be from a mobile kiosk no greater than 10 feet by 8 feet.

08 REASON The primary use of the site is as a Nursery, retail sales are ancillary to this. A greater sales area would be inappropriate within this location.

09 No development of the site shall commence until the access (accesses) has been widened in accordance with the details to be submitted to and approved by the District Planning Authority, and in compliance with the requirements of the Highway Authority for work carried out within the public highway.(P6)

09 REASON In the interests of road safety.(550R)

10 No development shall be commenced until visibility splays of 2 metres by 90 metres have been provided at the existing site vehicular access onto the A3032 London Road. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level. (796G)

continued -

25×

I HEREBY CERTIFY THAT THE MICROFILM IMAGE IS A COMPLETE AND ACCURATE REPRODUCTION OF THE ORIGINAL DOCUMENT FORMING PART OF THE RECORD KEPT BY: NUNINGHAM DISTRICT COUNCIL IN THE ORDINARY COURSE OF THE BUSINESS.

TODAYS DATE: 7.12.98 NAME: Pauline Mellor

Application 39618 continued

10 REASON In the interests of road safety.(550R)

11 The agricultural barn and replacement poly-tunnel shall not be occupied until the vehicle parking spaces have been marked out in accordance with the a detailed layout to be submitted to and approved by the District Planning Authority.(797G)

11 REASON To ensure that the development is provided with adequate parking facilities so as to minimise the incidence of roadside parking which would be a danger to other road users.(574R)

INFORMATIVE:-

Area Surveyor at Babtie Public Services, Street Works Planning Group, Tel No. 0734 234555 should be contacted for the approval of the access construction details before any work is carried out within the highway. (HI2)

Date 02 SEP 1993

R.F. Wilson

District Planning Officer

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1990 only. Approval may also be required under the Building Regulations.

Note: Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the countryside and townscapes tidy.

INFORMATIVE: If this planning permission relates to the erection or extension of a building, then the following section applies:-

BERKSHIRE ACT 1986- SECTION 32: ACCESS FOR FIRE BRIGADE

(1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show:-

(a)that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b)that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

continued -

Application No. 39618 **Received 11.09.92** **WARGRAVE North Team**

Applicant : MR M STRAVER
Location : JUNCTION OF A4 AND A3032 OLD BATH ROAD, WARGRAVE
Proposal : ERECTION OF AGRICULTURAL BARN, POLYTUNNEL AND SHED DEMOLITION OF GLASS HOUSE

Introduction and Site History - The site is within the Green Belt, on the south-eastern corner of the A4/A3032 Bath Road/London Road junction in the area known as the Floral Mile. In 1989, a S.64 Determination was issued for use of the application site as a containerised and tree nursery for sale by wholesale and retail. An earlier legal agreement relating to this site and land to the south and west restricted sales from this current application site to natural produce "picked" from the land with sales to be from a mobile kiosk. There is 49,880 sq.ft. (4634m²) of existing glass house. The site originally formed part of the Twyford fruit farms holding and was used in part for "pick-your-own". The side boundaries are well defined by fences, trees and hedgerow; there is also an established hedge immediately to the north of the proposed buildings running east-west on the site. Access is approximately 90 metres south from the A4/A3032 junction.

Proposal - Is for the erection of an agricultural barn constructed of steel sheeting, brickwork and fibre cement roof of area 167m² and 5.8m high; multispan polytunnel 428m² approximately 3.5m high and timber shed 44m² and 4m high. An existing glass house (south-east of site) (1207m²) is to be demolished. There will be a net reduction in total floorspace on the site of 568m², (floorspace remaining = 3995m²). The site is to be laid out with the new buildings in line with existing glass houses developing westward towards the A3032. To the north-west plant/tree beds are proposed with grass to the north east and the existing entrance and new car park area to the south-west.

Consultations - Highway Authority : No objection, secure access improvements, sight lines and parking by condition.
Engineer : Recommend informatives.
Wargrave Parish Council : Concern regarding scale of use, potential garden centre, highway safety - possibility of roundabout at A4/A3032 junction.
One letter of representation : Highway implications, impact on local amenity.
Any further representations received will be reported at the meeting.

Appraisal - The main issue is whether this proposal would result in an inappropriate intensification of use within the Green Belt.
The principle of use of the land as a nursery was accepted in 1989 with the S.64 Determination. The new buildings are proposed to enable the site to function as a nursery providing facilities for potting, storage of equipment, chemicals, toilets and staff rest rooms and a polytunnel, to replace the unsafe glass to be demolished. The overall scale, form and height of the buildings are appropriate to the rural area. There is a net reduction in total floorspace. The setting out of plant and tree beds, footpaths, service tracks and a small car parking area is development which would normally be associated with the use of the land as a nursery and could be undertaken without planning permission. The applicant proposes extensive landscaping around the northern and western boundaries of the site, further details along with retention of existing boundary features and the existing hedge within the site could be secured by condition. Given the limitations placed on the site by the previous legal agreement and S.64 Determination it is not considered that these new buildings would lead to

25×10

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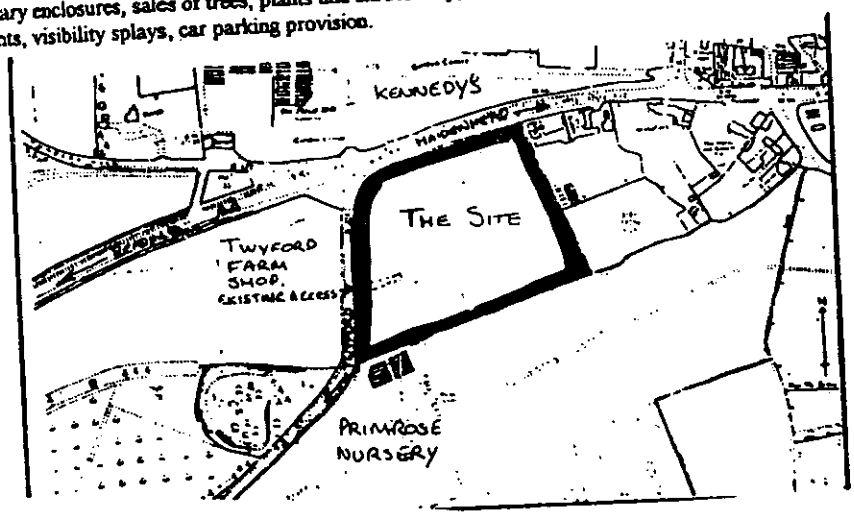
TODAYS DATE: 7.6.96 NAME: [redacted]

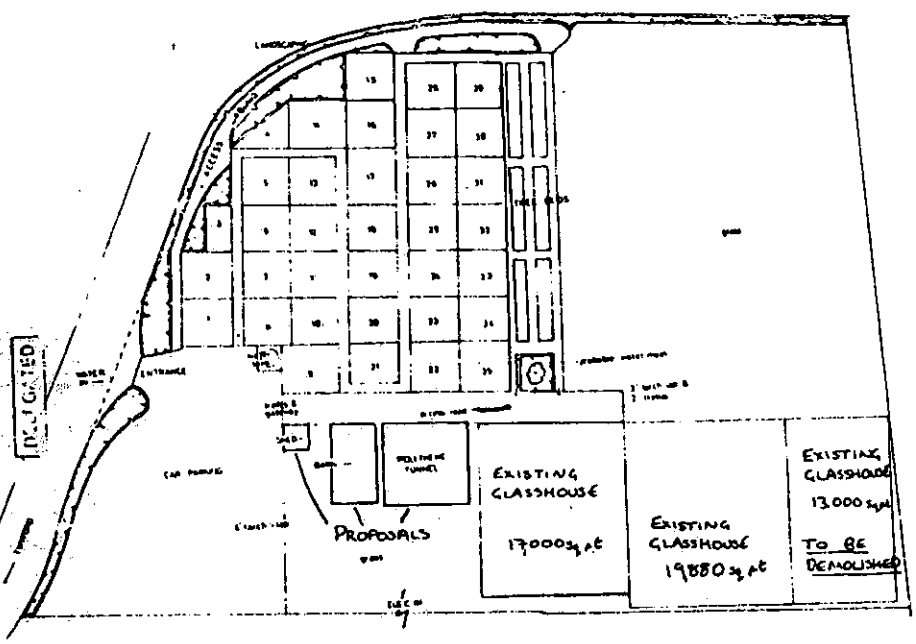
an intensification of use. Conditions relating to the previous agreement, limiting sales to trees, plants and shrubs only from a mobile kiosk should be applied.
Comments relating to highway issues have been raised. The Highway Authority raise no fundamental objection as the primary use as a nursery has been determined by the S.64. Improvement to the sight lines can be secured by condition. In September 1992 Berkshire County Council produced a report regarding A4/Mumberry Hill/London Road junction improvements. This concluded that a roundabout was not, at that stage, justifiable. This proposal would intensify the use of the site beyond that accepted by the S.64, thus a contribution to highway improvements cannot be pursued.

Recommendation - GRANT planning permission subject to conditions to include materials, landscaping, boundary enclosures, sales of trees, plants and shrubs only, from mobile kiosk, access improvements, visibility splays, car parking provision.

SE/TAM
26.01.93



LOCATION PLAN



BLOCK PLAN

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I HEREBY CERTIFY THAT THE MICROFILM IMAGE IS A COMPLETE AND ACCURATE REPRODUCTION OF THE ORIGINAL DOCUMENT FORMING PART OF THE RECORD KEPT BY: NOTTINGHAM DISTRICT COUNCIL IN THE ORDINARY COURSE OF THE BUSINESS.

TODAYS DATE: 7.12.93 NAME: PAULINE HERRIOT

Application No. 39618 **Received 11.09.92** **WARGRAVE North Team**

Applicant : MR M STRAVER
Location : JUNCTION OF A4 AND A3032 OLD BATH ROAD, WARGRAVE
Proposal : ERECTION OF AGRICULTURAL BARN, POLYTUNNEL AND SHED, DEMOLITION OF GLASS HOUSE

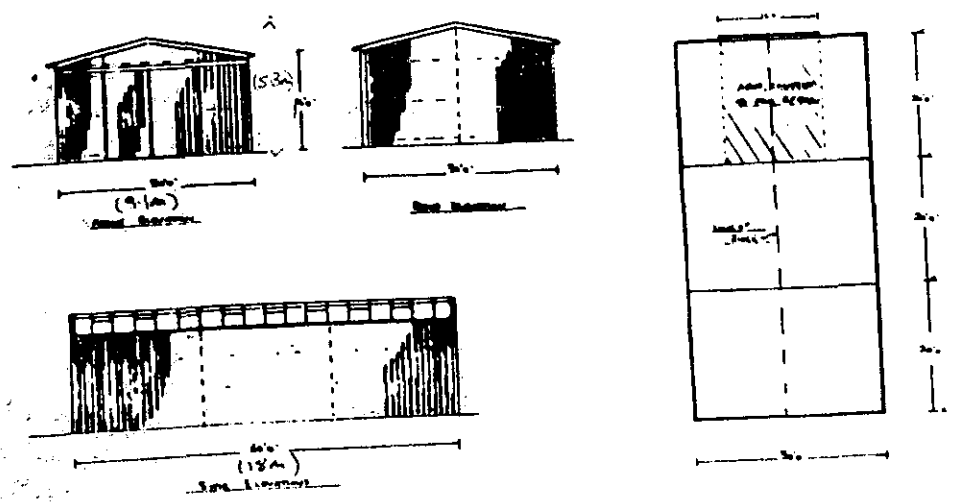
1 Introduction - Members will recall that this application was reported to the Development Control North Sub Committee held on 10 February. The resolution made was that the application be determined by the District Planning Officer on receipt of amended plans illustrating a reduction in the ridge height of the proposed barn, subject to conditions. The previous report is appended.

2 Appraisal - The applicant has proposed a 1'6" (0.5m) reduction in total height of the barn resulting in total height of 5.3m. This is the minimum height the applicant can drop to without prejudicing the internal operational height. (Vehicles delivering bulk loads of peat etc. operate with a tipper mechanism which requires a headroom of ~~no less than~~ approximately 4.4m). Given the distance from road, and level of planting proposed around boundary of site this reduction is considered acceptable. The building would not be inappropriate in scale to the location. Other buildings in locality are of greater height ie. Twyford Farm Shop varying between 5.3m and 6.2m and Kennedy's existing at 7m (maximum height).

3 Recommendation - GRANT planning permission subject to conditions to include materials, landscaping boundary enclosures, sales of trees, plant and shrubs only, from mobile kiosk, access improvements, visibility splays, car parking provision and removal of agricultural permitted development rights in connection with new buildings.

SE/TAM
22.04.93

PROPOSED BARN



25X10

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY COUNTRYWIDE FARMERS PLC

PLANNING APPLICATION FOR THE ERECTION OF A WAREHOUSE AND ASSOCIATED SECURITY FENCING TWYFORD FARM SHOP, LONDON ROAD, TWYFORD

PLANNING APPLICATION No. F/2000/0308

DETR REF : APP/X0360/A/00/1049556

STATEMENT BY THE HIGHWAY AUTHORITY

1.0 SCOPE OF EVIDENCE

1.1 The evidence provided within this statement addresses reason for refusal No. 4 of Planning Application F/2000/0308 dated 22nd December 1999. The reason for refusal relates to the applicant not demonstrating to the satisfaction of the Local Planning Authority that the additional traffic generated can be accommodated in safety and without delay. The proposals may therefore be contrary to Policy LD5 of the Berkshire Structure Plan and Policies WOS3 and WT7 of the Wokingham District Local Plan (Deposit Draft) as modified.

1.2 The application as submitted is for the erection of a warehouse and associated security fencing, in a site of approximately 0.46 hectares. The appeal site is located approximately 90 metres south of the junction of Bath Road (A4), London Road (A3032) and Mumbery Hill (B477).

2.0 EXISTING SITUATION

2.1 Both Bath Road and London Road form part of the Primary Distributor Road Network as defined within the Berkshire Design Guide. Mumbery Hill is defined as a District Distributor road. All are subject to the national speed limit for single carriageway roads of 60 m.p.h.

2.2 Immediately to the north of the appeal site access, London Road has an overall width of 10.1 metres. This comprises a 6.3 metre carriageway with a 1.5 metre verge and 1.1 metre footway to the west side, and a 1.2 metre verge to the east side. No street lighting exists along the appeal site frontage to London Road.

2.3 The access to the appeal site is approximately 7.1 metres wide (between gateposts). This width is considered satisfactory to accommodate the likely number and type of vehicles that would be associated with the activities if the appeal were allowed.

2.4 There have been no recorded personal injury accidents in the immediate vicinity of the appeal site access during the past three-year period. However, there have been 7 accidents at the junction London Road/Bath Road (see appendix 1).

2.5 The DETR document 'Places, Streets & Movements (A companion guide to DB32)' sets out criteria with respect to visibility splays. In view of the speed limit of London Road, the standards require minimum visibility splays of 215 metres at an appropriate 'minor road distance' of 4.5 metres. However, from a recent site visit and in view of the alignment of the road to the south, it is estimated that vehicle speeds are between 35-40 m.p.h. Therefore, visibility splays of 120 metres at a 4.5 metre setback would be acceptable. (Appendix 2)

2.6 On site measurements have indicated that visibility available from the appeal site access at a 'minor road' set back of 4.5 metres is 88 metres to the north and only 19 metres to the south. Even when measured at a reduced set back of 2.4 metres, visibility to the north remains at 88 metres but is only 66 metres to the south. This is considerably short of the required 120 metres.

2.7 Department of Transport Technical Directive 42/95 acknowledges the importance of providing adequate visibility splays for minor roads in order to allow for an emerging vehicle to see the oncoming major road traffic in sufficient time to permit them to make manoeuvres safely. Furthermore, the required minor road set back of 4.5 metres allows drivers on the major road to be aware of traffic entering from the minor road in time for them to slow down and stop safely, if required. (Appendix 3)

2.8 Clearly, as the visibility falls well below the required 120 metres, any material increase in turning traffic would not be in the interests of highway safety. The access is therefore considered unsuitable to accommodate any further increase in traffic.

3.0 TRAFFIC GENERATION

3.1 The applicant provided no information of the additional traffic movements that would be generated by the development. However, information contained within TRICS (Trip Rate Information Computer System) provides an indication as to the likely level of traffic that could be generated by this development of between 4 and 7 trips per $100m^2$ of GFA per day. Therefore the $420m^2$ of warehousing proposed could be expected to generate up to 30 additional movements using the existing sub standard access.

3.3 As stated previously, the site access is located in close proximity to the junction London Road/Bath Road, which during peak hours does not operate satisfactorily and results in extensive queuing back along the London Road past the site entrance. The resulting material increase in turning traffic into and out of the site, particularly by HGV's, could be obstructed by stationary traffic queuing back from the A4 Bath Road. Therefore the safety and free flow of traffic on London Road would be adversely affected.

3.3 This is further compounded by the speed in which vehicles travelling from the west along the A4 join the London Road. Vehicles waiting to turn right into the site could cause queuing traffic back towards the A4, where drivers exiting the A4 would not expect to meet stationary traffic.

4.0 GROUNDS OF APPEAL

4.1 The appellant states in the grounds of appeal, that:

'No additional traffic is anticipated by the applicant' and *'no change is intended from the present circumstances'*

As set out earlier in this statement, the development has the potential to generate up to 30 additional vehicle movements, using the existing sub standard access. This is considered to be a material increase and would therefore create a change in the present circumstances.

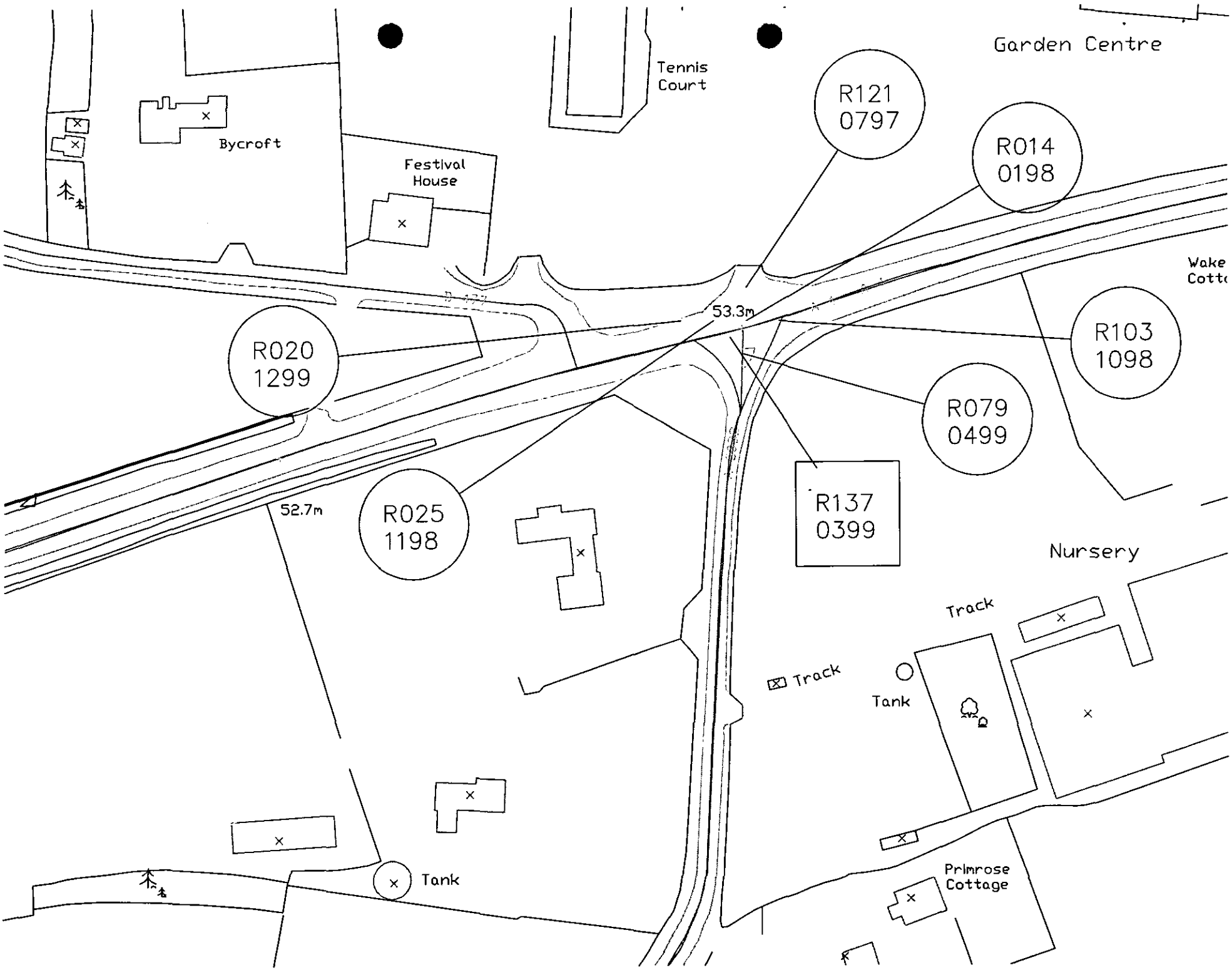
5.0 CONCLUSION

5.1 As demonstrated within this statement, the proposed development would result in a material increase in traffic using the site and its sub standard access at a point where drivers would not normally expect turning movements to take place. In addition to this, visibility is sub-standard and during peak periods the access regularly becomes blocked by vehicles queuing back from the A4. Therefore, as the development would have a detrimental effect on highway safety and free flow of traffic, I request that the appeal be dismissed.

Adam Coggins
24th October 2000.

APPENDIX 1

ACCIDENT LOCATIONS AND DETAILS


Garden Centre
Tennis Court
R121 0797
R014 0198
Bycroft
Festival House
Wake Cott
53.3m
R020 1299
R103 1098
R079 0499
R137 0399
52.7m
R025 1198
Nursery
Track
Track
Tank
Tank
Primrose Cottage

Area L/A Number Severity Day Date Time Link/Node Grid Ref. Street
-- R0201299 Unknown *BA / / 0/ 0/

Speed C'way Jct Det'l/Ctrl Light Weather Rdsurf PedXHuman PedXPhy Spec'l Hazard
0mph Unknown NotJCT NotJ ? ? ? . .

Cas/ Class/Sex/Age Ped'n Sch
Veh+Art Man'vre VehLocRD+RS Jctn Skd Hit LeftRd Dvr Veh Sev/Pass Loc Dir Mov P School

---

User Information: C/Factors:

-- 475 R0251198 Slight THU 05/11/1998 1310 0 479960/177880 044/

BATH RD JNC LONDON RD WOKINGHAM 1st Rd: A4 2nd Rd: A3032

Speed C'way Jct Det'l/Ctrl Light Weather Rdsurf PedXHuman PedXPhy Spec'l Hazard
60mph Single2L T/Stag Give . Rain Wet . .

Cas/ Class/Sex/Age Ped'n Sch
Veh+Art Man'vre VehLocRD+RS Jctn Skd Hit LeftRd Dvr Veh Sev/Pass Loc Dir Mov P School
1V 1 Dr F53. No ?

C1 TRNG RT FROM S TO E FAILED TO GWAY & WAS HIT BY C2 TRAV W

User Information: RD C/Factors: 41

-- 475 R1370399 Serious THU 11/03/1999 0735 43628 479965/177875 044/

A4 BATH ROAD JW A3032 LONDON ROAD, OPPOSITE KENNEDYS GARDEN CENTRE. HARE 1st Rd: A4 2nd Rd: A3032
HATCH.

Speed C'way Jct Det'l/Ctrl Light Weather Rdsurf PedXHuman PedXPhy Spec'l Hazard
60mph Single2L Multi Give . . Dry . .

Cas/ Class/Sex/Age Ped'n Sch
Veh+Art Man'vre VehLocRD+RS Jctn Skd Hit LeftRd Dvr Veh Sev/Pass Loc Dir Mov P School
1V 1 Dr F38. No ?
2V 2 Dr M31X No ?

C1 TRNG RT FROM S TO E HIT BY MC2 TRAV W

User Information: RD C/Factors: 12B 15B 21B

-- 475 R0790499 Slight TUE 06/04/1999 1101 44765 479969/177870 044/

A4 BATH ROAD JNC LONDON RD, TWYFORD 1st Rd: A4 2nd Rd: A3032

Speed C'way Jct Det'l/Ctrl Light Weather Rdsurf PedXHuman PedXPhy Spec'l Hazard
60mph Single2L T/Stag Give . . Dry . .

Cas/ Class/Sex/Age Ped'n Sch
Veh+Art Man'vre VehLocRD+RS Jctn Skd Hit LeftRd Dvr Veh Sev/Pass Loc Dir Mov P School
1V 1 Dr F28. No ?

C1 TRNG RT FROM S TO NE FAILED TO GWAY & WAS HIT BY HGV2 TRAV SW

User Information: RD C/Factors: 9A

-- 475 R0140198 Slight SAT 03/01/1998 1520 0 479970/177880 044/

A4 BATH RD (O/S GDN CENT) JNC A3032 LONDON RD WOKINGHAM 1st Rd: A4 2nd Rd: A3032

Speed C'way Jct Det'l/Ctrl Light Weather Rdsurf PedXHuman PedXPhy Spec'l Hazard
60mph Single3L Multi Give . Wind Wet . .

Cas/ Class/Sex/Age Ped'n Sch
Veh+Art Man'vre VehLocRD+RS Jctn Skd Hit LeftRd Dvr Veh Sev/Pass Loc Dir Mov P School
1V 1 Pa F22. F No ?

C2 TRAV NE HIT BY C1 TRNG RT FRM NE TO N

User Information: ID C/Factors:

Area L/A Number Severity Day Date Time Link/Node Grid Ref. Street
-- 475 R1210797 Slight FRI 18/07/1997 0755 0 479970/177890 044/

A4 BATH RD JNC A3032 LONDON RD WOKINGHAM 1st Rd: A4 2nd Rd: A3032

Speed	C'way	Jct	Det'l/Ctrl	Light	Weather	Rdsurf	PedXHuman	PedXPhy	Spec'l	Hazard
60mph	Single2L	X-Rds	Give	.	.	Dry			.	.

Veh+Art	Man'vre	VehLocRD+RS	Jctn	Skd	Hit	LeftRd	Dvr	Cas/ Veh	Class/Sex/Age Sev/Pass	Loc	Ped'n Dir	Sch Mov	P	School
								1V	3 Dr F30.	No		?		

HGV1 TRND RT FRM E TO N (INTO GDN CENT) AS C1 TRND LT FRM NW TO E TO MAIN RD. C1 SWRVD ROUND HGV2 CAUSING C3 TRAV W TO LEAVE CWAY

User Information: IBNN ND C/Factors:

-- 475 R1031098 Slight SUN 25/10/1998 1520 0 479980/177880 044/

BATH RD OPP JNC LONDON RD AT JNC KENNEDY'S GDN CENTRE WOKINGHAM 1st Rd: A4 2nd Rd: A3032

Speed	C'way	Jct	Det'l/Ctrl	Light	Weather	Rdsurf	PedXHuman	PedXPhy	Spec'l	Hazard
60mph	Single2L	T/Stag	Give	.	.	Wet			.	.

Veh+Art	Man'vre	VehLocRD+RS	Jctn	Skd	Hit	LeftRd	Dvr	Cas/ Veh	Class/Sex/Age Sev/Pass	Loc	Ped'n Dir	Sch Mov	P	School
								1V	1 Dr M50.	No		?		

MC1 TRAV SW RIDER DAZZLED BY SUN OVTK C3 THEN SWRVD TO AVOID C2 WTNG TO TRN RT FROM NE INTO GDN CENTRE. RIDER FELL OFF

User Information: OONS IB C/Factors: 41 46

APPENDIX 2

AN EXTRACT FROM:

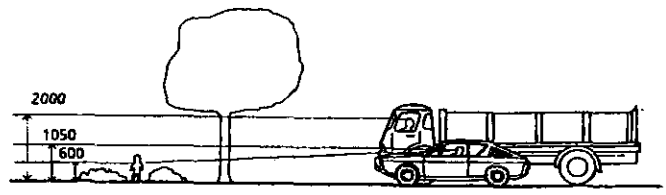
"DETR – PLACES, STREETS & MOVEMENT (A COMPANION GUIDE TO DB32)"

Sightlines at Road Junctions

The design of sightlines at junctions is discussed in detail in both DB32 and PPG13, annex D. This section draws together the advice in those two documents. The guidance given here needs to be assessed in the circumstances of each case. Sightlines should never be reduced to a level where danger is likely to be caused.

The diagrams and commentary given here describe the most salient points involved.

To enable drivers emerging from a minor road or access to see and be seen by drivers proceeding along the major road, unobstructed visibility is needed within the shaded area (x/y) in plan. Vertical visibility is also required as shown in the section.



Clear horizontal sightlines should take account of both what the driver can see and what pedestrians (especially children) can see. Sightlines need to be determined from an eye height of 1.05m – 2m, to an object height of 0.6m – 2m.

Requirements for X and Y dimensions are summarised as:

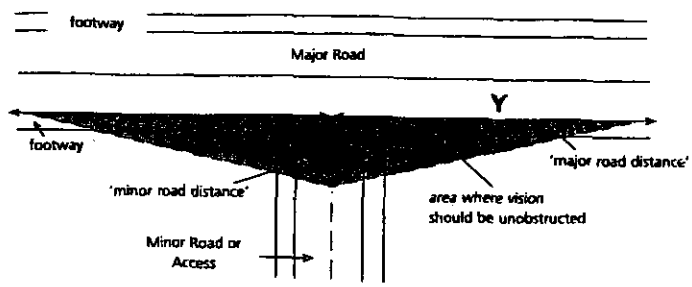
X dimension (minor road distance)

9m: The normal requirement for major new junctions and for the improvement of existing junctions between access roads and district or local distributor roads - for instances where the minor road is busy (ref. PPG13 annex D para. 2).

4.5m: For less busy minor roads and busy private access points.

2.4m: The minimum necessary for junctions within development to enable a driver who has stopped at a junction to see down the major road without encroaching onto it.

2.0m: For single dwellings or small groups of up to half a dozen dwellings or thereabouts.



Only in exceptional circumstances should a distance of less than 2.0m be considered.

The advice in this section supersedes that contained in both PPG13 and DB32.

Y dimension (major road distance)

Table A

Major road speed (kph)	120	100	85	70	60	**50**	**40**	**30**
Major road distance (m)	295	215	160	120	90	**70**	**45**	**33**

Table B

Speed Limit (mph)	70	60	50	40	**30**	**20**
Major road distance (m)	295	215	160	120	**90***	**45***

** includes an allowance for motorists travelling at 10kph above the speed limit.*

Tables A and B are drawn from Annex D of PPG13 with the speeds for residential areas shown in bold. In addition to the dimension quoted, where it can be shown that vehicle speeds will be contained to either 30mph or 20mph the respective Y distances in table B can be amended to 60m and 33m respectively.

Reference: DB32 pp.50–53 and PPG13 Annex D

APPENDIX 3

AN EXTRACT FROM:

"CHAPTER 7 OF THE DETR TECHNICAL DIRECTIVE 42/95"

7. GEOMETRIC DESIGN FEATURES

General

7.1 This chapter outlines the geometric design features to be considered in the design of major/minor priority junctions. Many of the features are dealt with separately, and a designer should work systematically through the design procedure prior to assembling the component parts. This is an iterative process, and it may be necessary to alter part of the junction design covered previously in order to achieve a satisfactory design.

Design Speed

7.2 Geometric standards for junctions are related to the traffic speed of the major road, and for new roads this is the design speed as defined in **TD 9 (DMRB 6.1.1)**. Reference should be made to **TD 9** in order to determine the appropriate design speed.

Visibility

7.3 Minor road traffic has to join or cross the major road when there are gaps in the major road traffic streams. It is therefore essential that minor road drivers have adequate visibility in each direction to see the oncoming major road traffic in sufficient time to permit them to make their manoeuvres safely. This concept also applies to major road traffic turning right into the minor road. As well as having adverse safety implications, poor visibility reduces the capacity of turning movements. Visibility shall however, not be excessive as this can provide a distraction away from nearer opposing traffic.

7.4 Drivers approaching a major/minor priority junction from both the major road and the minor road shall have unobstructed visibility as indicated in the following sections. The envelope of visibility for driver's eye height is as set out in **TD 9 (DMRB 6.1.1.2.2)**.

Major Road

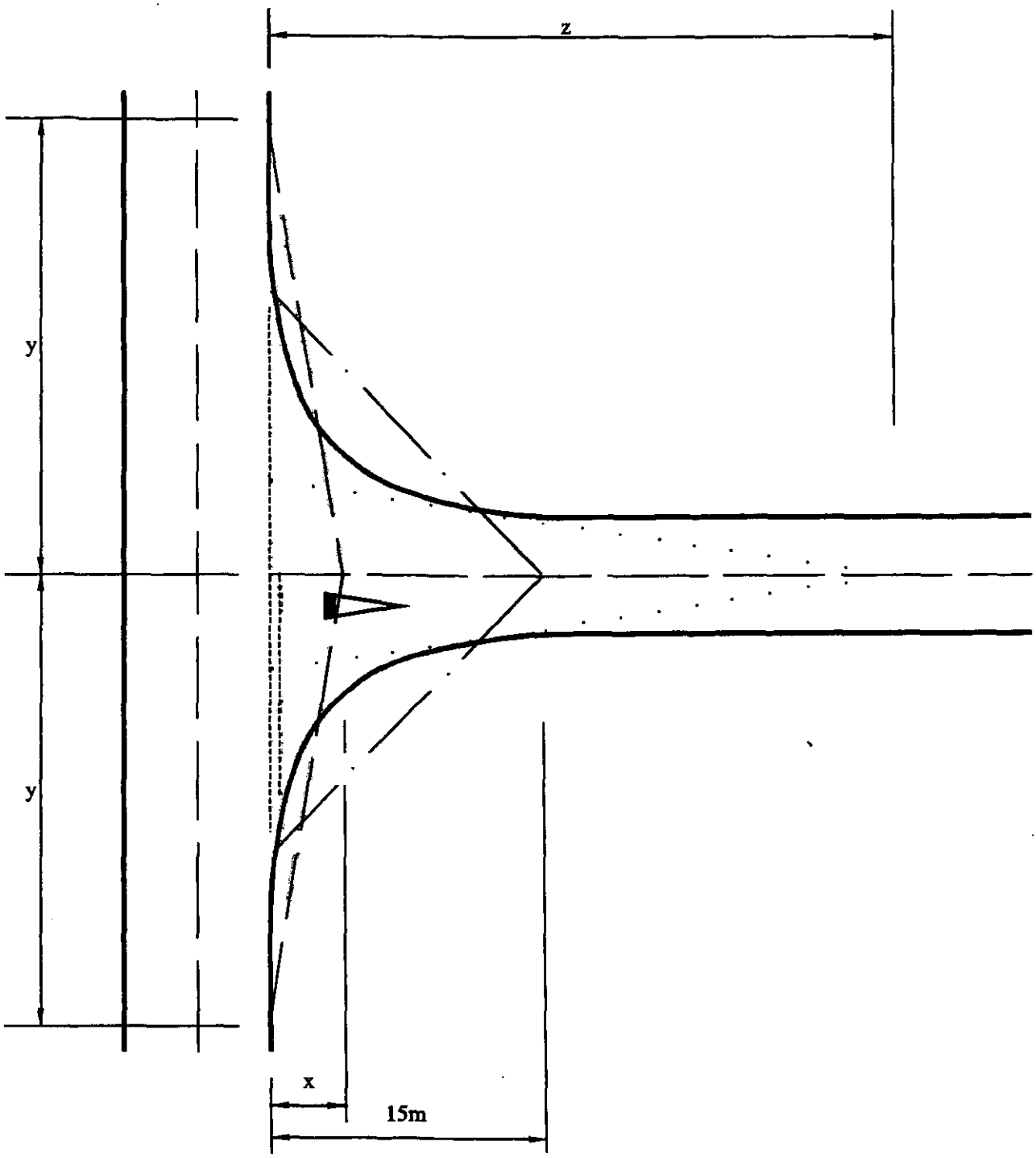
7.5 Drivers approaching a major/minor priority junction along the major road approaches shall be able to see the minor road entry from a distance corresponding to the Desirable Minimum Stopping Sight Distance (SSD) for the design speed of the major road, as described in **TD 9 (DMRB 6.1.1)**. This visibility allows drivers on the major road to be aware of traffic entering from the minor road in time for them to be able to slow down and stop safely if necessary.

Minor Road

7.6 The principle of providing the required visibility for drivers approaching the junction from the minor road has three distinct features.

a. Approaching drivers shall have unobstructed visibility of the junction from a distance corresponding to the Desirable Minimum Stopping Sight Distance (SSD) for the design speed of the minor road, as described in **TD 9 (DMRB 6.1.1)**. This allows drivers time to slow down safely at the junction, or stop, if this is necessary. Where a "Give Way" sign is proposed the visibility envelope shall be widened to include the sign.

b. From a point 15m back along the centreline of the minor road measured from the continuation of the line of the nearside edge of the running carriageway of the major road (not from the continuation of the back of the major road hardstrip if this is present), an approaching driver shall be able to see clearly the junction form, and those peripheral elements of the junction layout. This provides the driver with an idea of the junction form, possible movements and conflicts, and possible required action before reaching the major road.



x 'x' distance
y 'y' distance
z Desirable Minimum Stopping Sight Distance (SSD) for Approach Road Design Speed

—— —— Lines over which unobstructed
—— · —— visibility should be provided
. . . . .

Figure 7/1: Visibility Standards (para 7.6)

c. The distance back along the minor road from which the full visibility is measured is known as the 'x' distance. It is measured back along the centreline of the minor road from the continuation of the line of the nearside edge of the running carriageway of the major road. The 'x' distance shall be desirably 9m (but see para 7.8). From this point an approaching driver shall be able to see clearly points to the left and right on the nearer edge of the major road running carriageway at a distance given in Table 7/1, measured from its intersection with the centreline of the minor road. This is called the 'y' distance and is defined in Fig 7/1. Relaxations are not available for this distance.

7.7 If the line of vision lies partially within the major road carriageway, it shall be made tangential to the nearer edge of the major road running carriageway, as shown in Fig 7/2.

Design Speed of Major Road (kph)	'y' Distance (m)
50	70
60	90
70	120
85	160
100	215
120	295

Table 7/1: 'y' Visibility Distances from the Minor Road (Relaxations not available - para 7.6c)

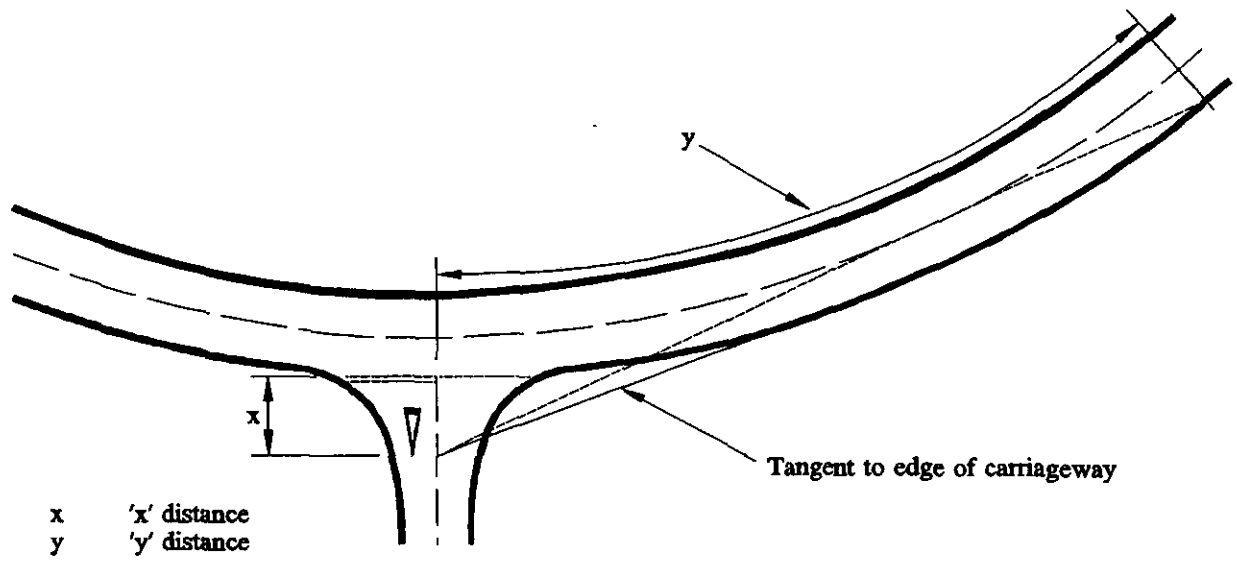


Figure 7/2: Visibility Standards with a Curved Major Road (para 7.7)

7.8 In difficult circumstances, the 'x' distance may be taken as a Relaxation from 9.0m to 4.5m for lightly trafficked simple junctions, and in exceptionally difficult circumstances, to 2.4m back from the nearer edge of the major road running carriageway. The 'x' distance, from which full 'y' distance visibility is provided, shall not be more than 9m, as this induces high minor road approach speeds into the junction, and leads to excessive land take.

7.9 Similarly, although the 'y' distance shall always be provided, there is little advantage in increasing it, as this too can induce high approach speeds and take the attention of the minor road driver away from the immediate junction conditions. Increased visibility shall not be provided to increase the capacities of various turning movements.

7.10 These visibility standards apply to new junctions and to improvements to existing junctions.

7.11 Where the major road is a dual carriageway with a central reserve of adequate width to shelter turning traffic, the standard visibility splay to the left is not required, but the central reserve to the left of the minor road shall be kept clear of obstructions for the appropriate 'y' distance, when viewed from an 'x' distance of 2.4m.

7.12 If the major road is one way, a single visibility splay in the direction of approaching traffic will suffice. If the minor road serves as a one way exit from the major road, no visibility splays will be required, provided that forward visibility for turning vehicles is adequate.

7.13 Vehicles parked within splay lines may obstruct visibility. Where necessary, parking and access should be controlled to prevent this. Care should also be taken in the placing of signs, landscaping and street furniture within the visibility splay areas to ensure that their obstructive effect is minimal.

Design Vehicle

7.14 Allowance shall be made for the swept turning paths of long vehicles where they can reasonably be expected to use a junction. Consideration shall also be given to the manoeuvring characteristics of these vehicles in the design of staggered junctions.

7.15 All of the geometric parameters used in the design of a major/minor priority junction have been developed to cater for a 16.5m long articulated vehicle, whose turning width is greater than for most other vehicles within the normal dimensions permitted in the existing **Vehicle Construction and Use Regulations**, or likely to be permitted in the near future. The turning requirements of an 18.35m long drawbar trailer combination are less onerous regarding road width. In cases where hardstrips are present, the design vehicle is assumed to use these on some turns, and at some simple junctions, it may encroach into opposing traffic lanes.

7.16 However, a 15.5m long articulated vehicle with a single rear axle has been shown to be more onerous than the 16.5m long vehicle, but the small numbers of this type of vehicle currently operating in Great Britain mean that designing all junctions for such vehicles could be economically unjustifiable. Hence, if the major/minor priority junction being designed is in an area where there is likely to be regular use by such vehicles, the designer should take account of this either by amending the design to cater for such a vehicle, or by accepting that these vehicles may encroach into other traffic lanes, or overrun other areas. In such instances, consideration may be given to providing differential coloured or raised surfacing indicating the area of allowable overrun.

Corner Radii

7.17 Where no provision is made for large goods vehicles, it is recommended that the minimum circular corner radius at simple junctions should be 6m in urban areas and 10m in rural areas. Where provision is to be made for large goods vehicles, the recommended circular corner radius is:-

a. 10m at urban simple junctions, followed by a taper of 1:5 over a distance of 30m, measured from the edge of the major road carriageway up the minor

Barrie R Steele AADip ARIBA FFB chartered architect

consultants: town planning landscaping building law costs & development

WAREHOUSE EXTENSION: APPLICATION F/2000/0308

Countrywide Farmers plc, London Road, Twyford

GROUNDS OF APPEAL: 31/08/00

1. **Policies:** Of those quoted in Reasons 1 – 4 in Wokingham District Council's Refusal (05/04/00):-

- WGB6 has been deleted in the Council's Consolidated Document: November 1999.
- WCC1 & WCC4, according to their Development Control Manager (11/07/00), only apply outside the Metropolitan Green Belt - whereas the application site is within it.

Of the remaining 6 Policies given as Reasons:-

- WOS2 & WGB1 both permit development in 'exceptional circumstances' which, despite the Applicant's explanation (letter 29/02/00), the planning authority failed to recognise (see below).
- WOS3, WGB4, WBE12 & WT7 have all been misapplied in a partial manner (see below).

2. **"Visually intrusive":** Repetition of this phrase in 3 of the 4 Reasons for Refusal, highlights the importance that the Council places on this aspect.

However the situation on the ground shows this to be both theoretical and wrong.

Photos 1 & 2 from the A4/A3032 junction (the clearest viewpoint into the site) demonstrate that the proposed warehouse extension would hardly be seen behind the existing trees and/or Shop.

Site Section A-A (drawing 9803/508) gives the levels and heights of the A4 Bath Road in relation to the Application site, further demonstrating the unobtrusiveness of the proposed warehouse.

[The height of the proposed extension is dictated by the need to accommodate bagged animal feed etc. stacked by forklift trucks. This repeats the height of the remote old asbestos-clad 'Barn' the Applicant is now forced to use (Photo 3), and also that of the warehouse at 'Hare Hatch Nurseries' – the neighbouring site immediately East across the A3032: Photo 4].

3. **"Exceptional circumstances":** Countrywide Farmers plc is the new parent organisation for BBO (Berks Bucks & Oxon) Farmers Ltd., a cooperative set up for the benefit of local farmers, which operated from premises in the heart of Twyford from the 1930s until 1998.

As a major local rate-payer for over 70 years, the Applicant therefore assumed the Council would:-

a). understand its operational needs (originally including milling for agricultural feeds etc.)

b). be sympathetic towards its predicament - new legislation having forced removal of massive obsolete milling machinery resulting in wholesale demolition and inevitable relocation.

c). welcome relocation from Twyford town centre (where there had been traffic/fumes problems etc.) to a local site at the A4, where its only neighbours are an extensive garden centre (substantially enlarged recently: Photo 5), an agricultural warehouse business (sized for container lorries to back into the building: Photo 6), and a computer/engineering headquarters.

d). actively support its re-settlement programme as an ongoing business in an existing Shop on an agricultural/retail site, by allowing a commercially necessary and purpose-built warehouse (less than half the original size at Twyford) in the same materials and design as the Shop.
This extension, as confirmed to the Council, would enable Countrywide Farmers to undertake a long-term tenancy with the landlord.

However, though the Applicant sought urgent help in finding sites for relocation within the district, the authority offered none: and later, during the application when guidance was requested (in writing) "in case of any problems", nothing at all was heard from the Council – until the Refusal itself.

The Applicant's need for a dedicated warehouse adjoining the Shop is crucial. Temporarily the remote, originally open, 'Barn' has been used but, as confirmed to the Council (29/02/00) and as seen in Photos 7 & 8, this is clearly unsustainable:-

(i). it is physically unsatisfactory being old, asbestos-clad and patched-up to be weatherproof.

(ii). the building itself is most difficult to make secure against intruders (burglars and pests).

(iii). its very remoteness obviously aggravates security problems, creates operational difficulties requiring extra staff (contactable only by shouting or radio links), and extends travel distance for collection/delivery of goods further into the agricultural/unbuilt-up part of the Green Belt.

(iv). the Applicant only has use of 60% of the 'Barn' anyway – ie. some 294M² – compared with its original warehouse capacity at Twyford of 920M².

The Refusal, in which every conceivable Policy has been quoted (some wholly incorrect or mis-applied), shows the Council's failure to heed the commercial and operational needs of the Applicant, established for 70 years in the locality. However new buildings or extensions for 2 of the 3 neighbours (with similar activities and in similarly prominent Green Belt situations) have been permitted.

4. **Reason 4.** (Traffic generation/site lines): This Reason is spurious.

The completed Application Form showed that no additional traffic or parking is anticipated or required by the Applicant, and the Council's assertion that the proposal "would be detrimental to highway safety in close proximity to the junction of the A4 and A302" is wholly unjustified.

Apart from the application form itself the Council has never requested information on traffic and, as no change is intended from the present circumstances - ie. the existing access/crossover will remain intact (Photo 9) - the suggestion of an "absence of information" is positively misleading.

Moreover to help consideration of the application, the 1:500 Block Plan (9803/505) deliberately showed the largest turning pattern (at Freight Transport standards), to allay possible fears by clearly demonstrating the lack of any problems regarding vehicular movements on site.

5. **Conclusions**: To run a commercially sustainable business the Applicant needs a Warehouse adjacent to the Shop, the present storage in the converted open Barn being remote, insufficient, insecure and physically unsatisfactory.

The only site the Applicant was able to find for its enforced relocation from Twyford is beside, but effectively screened from, the very busy A4. The neighbouring sites are other businesses, similar in nature and size, which have themselves benefitted from permissions for large buildings or extensions - no less prominent than the application.

Yet the Applicant is denied an extension for a warehouse (of agricultural scale and proportions repeating the appearance of the existing Shop), for its continued business serving the local farming and associated community - its customer base since the 1930s.

Notwithstanding that the extension would be effectively screened by existing on-site trees, the existing boundary hedgerow and the Shop itself, the Applicant offered to reinforce tree planting along the A4 (the 'Green Route' in the Local Plan) but received no response from the Council.

Whilst it may not be a legal duty for an authority to help businesses relocate and re-establish within the locality, planning policy guidance is framed to give the planning process maximum discretion in order to promote "sustainable development". This is all the Applicant seeks.



photo 1
view into site



photo 2
view into site

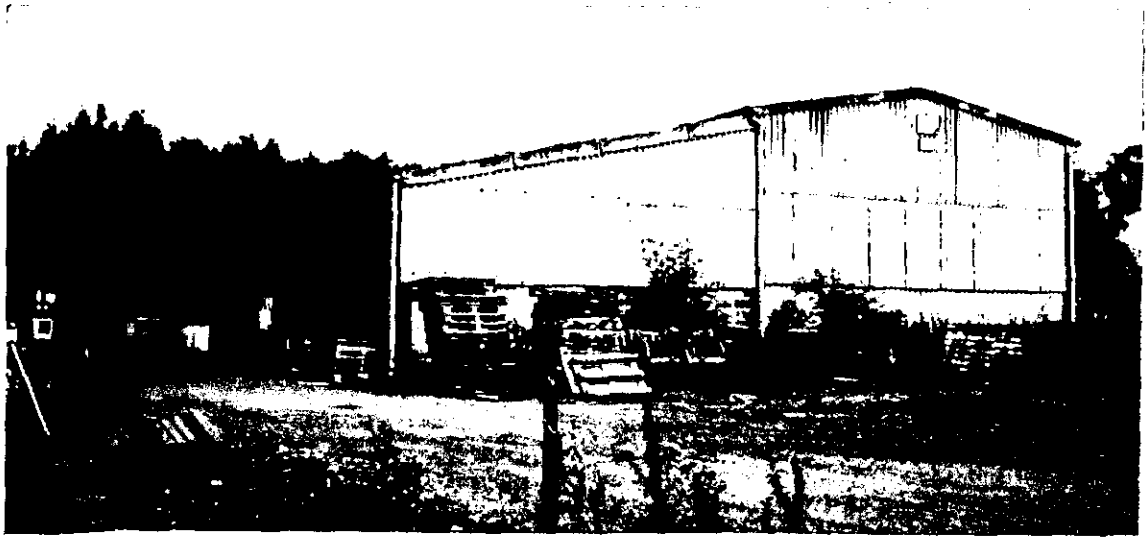


photo 3
existing 'barn'

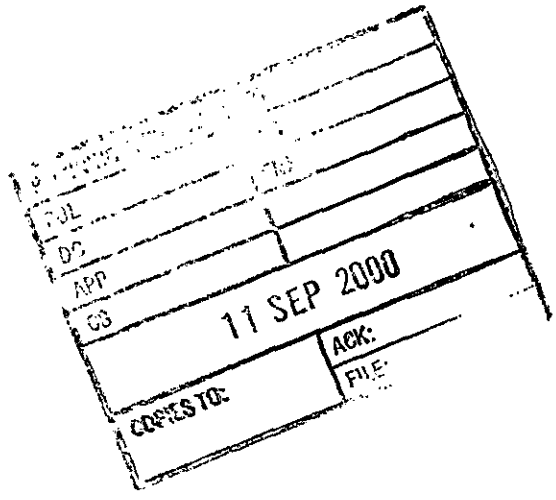

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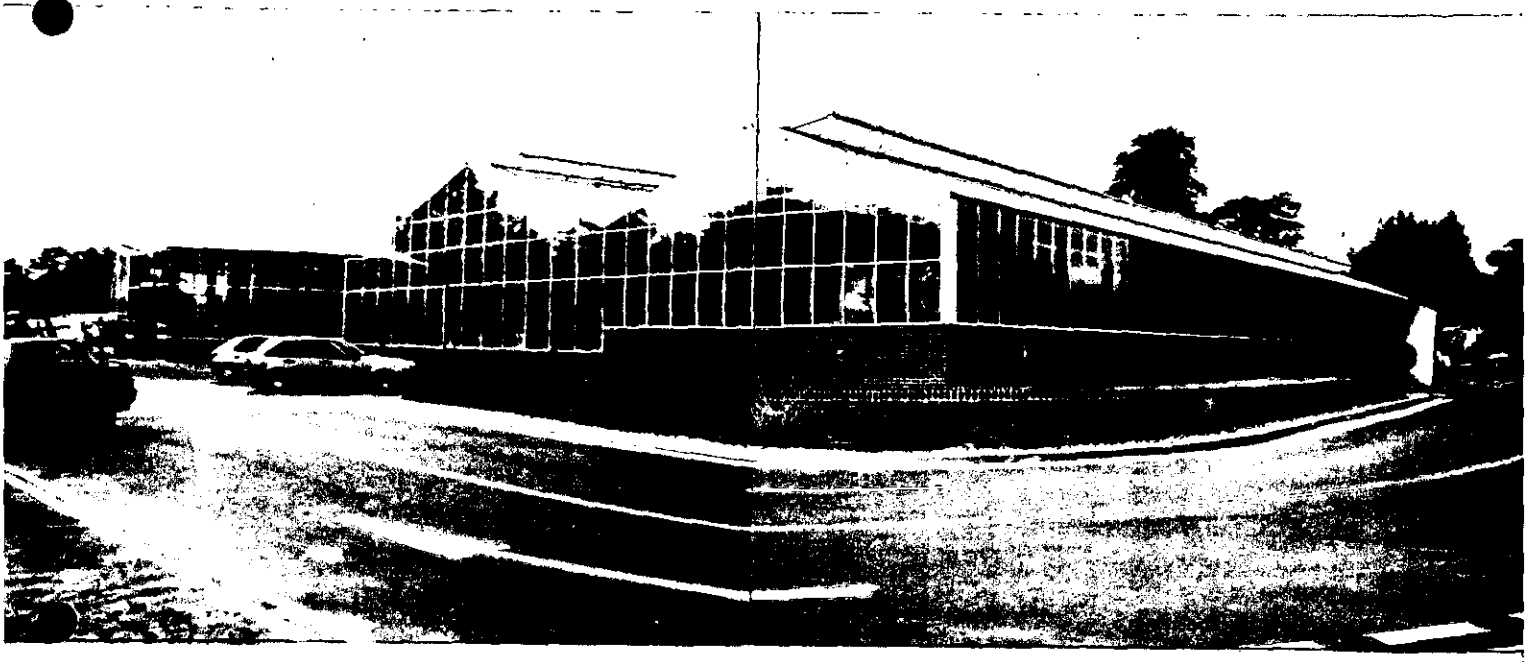
photo 4
Hare Hatch Nurseries complex



photo 5 Wyevale Garden Centr (extension only)



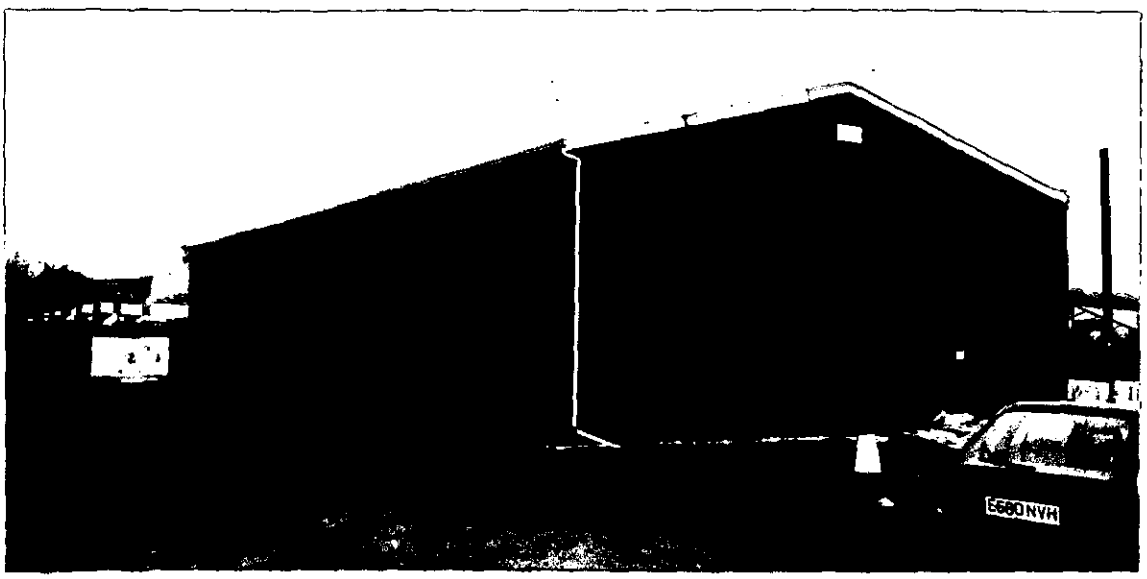


photo 6
Hare Hatch Nurseri (warehouse)



photo 7

existing 'Barn'



photo 8

existing 'Barn'



photo 9

existing/proposed
site entrance

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Countryside Farmers Plc
C/O Barrie R Steele
Grove House
Reading Road
Lower Basildon
READING
RG8 9ND

Application Number: F/2000/0308

Parish:	**WARGRAVE**
Location:	**Twyford Farm Shop, London Road, Twyford, Reading**
Proposal:	**Proposed erection of a warehouse and associated security fencing**

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 subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason
1. The proposed development, by reason of its siting, size and location would represent a visually intrusive feature in the Green Belt. This would be detrimental to the openness and character of the Metropolitan Green Belt. No special circumstances have been provided by the applicant. As such, the proposal is contrary to Policy C4 of the Berkshire Structure Plan and Policies WOS2, WGB1, WGB4, WGB6 of the Wokingham District Local Plan (Deposit Draft) as modified. ↑ removed from policies

Reason
2. The proposed development, by reason of its siting, size and height would be visually intrusive and detrimental to the openness of the countryside. As such, the proposal is contrary to Policy C2 of the Berkshire Structure Plan and Policies WOS2, WCC1, WCC4 of the Wokingham District Local Plan (Deposit Draft) as modified.

Reason
3. The proposed development, by reason of its height and bulk, would be highly dominant in the landscape and would represent a visually intrusive feature to the detriment of the Green Route. As such, the proposal is contrary to Policy LD3 of the Berkshire Structure Plan and Policies WOS3 and WBE12 of the Wokingham District Local Plan (Deposit Draft) as modified.

Reason

4. In the absence of additional information on traffic generation and site lines, the proposal would be detrimental to highway safety in close proximity to the junction of the A4 and A3202. As such, the proposal is contrary to Policy LD5 of the Berkshire Structure Plan and Policies WOS3 and WT7 of the Wokingham District Local Plan (Deposit Draft) as modified.

Head of Planning and Transportation
Date: 05 April 2000

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.



BERKSHIRE STRUCTURE PLAN 1991-2006





LIMITING THE SPREAD OF DEVELOPMENT

Controlling Development in the Countryside

5.8 The protection of the countryside is a fundamental concern and it is necessary to limit development within it to that which is both appropriate (in type and form) and sensitive to its location.

Development Outside Built-Up Areas and Settlements

Policy C2 **Development outside built-up areas and settlement boundaries defined in local plans (and not within the Metropolitan Green Belt - see Policy C4) will be strictly controlled, and permitted only :**

(i) where it is required for agriculture or forestry; or

(ii) for the re-use, adaptation or redevelopment of existing buildings, particularly to assist the diversification of the rural economy and to maintain or enhance the rural environment; or

(iii) other development for which a rural location is essential;

provided it is both appropriate in scale, form, impact, character and siting to its location in the countryside and is acceptable in terms of other policies in the Structure Plan.

5.9 Building in the open countryside away from existing settlements or from areas allocated for development in local plans will be strictly controlled in line with advice in PPG7, 'The Countryside and the Rural Economy'. Even where development may be acceptable in principle in the countryside the acceptability of a particular proposal will depend on its suitability for the proposed site; on the impact of any related activity; and on the adequacy of any measures to integrate the proposal into the surroundings. More detailed criteria relating to the control of development in the countryside will be included in local plans. With regard to redevelopment, such criteria may for example require that proposals should have no greater impact (in terms of bulk of buildings or site coverage) than the existing development and should secure environmental improvements.

5.10 Proposals for essential utilities will be considered under sub-section (iii) of Policy C2. Essential utilities include development and facilities, where these cannot be sited within settlements, for transport and related services, including park and ride and motorway service areas; for the distribution of gas, oil and electricity; for sewage disposal; for water supply and flood alleviation; and for telecommunications.

5.11 Where necessary to meet provisions made in the Structure Plan, settlement boundaries may be defined in local plans to allow for appropriate forms of development on sites on the edge of built-up areas.

5.15 The release of land from the Green Belt in Slough may be needed to meet the housing provision for the Borough in Policy H2 if sufficient land cannot be found within the built-up area without problems related to town cramming. Because of its location, entirely surrounded by Green Belt, it is becoming increasingly difficult to identify sufficient land to meet local housing needs without the release of land from the Green Belt. If over-reliance is put on development beyond the Green Belt for meeting Slough's needs, it would add to the length of journeys to work and create particular problems for those requiring low-cost housing.

5.16 Should information become available as part of the Slough Local Plan Review process which clearly demonstrates that the urban area does not have sufficient capacity to meet the Borough's Structure Plan housing provision, then either a Structure Plan alteration may be required to consider the principle of releasing land from the Green Belt or limited Green Belt releases made through the Slough Local Plan, depending upon the scale and nature of land releases involved.

Development in the Green Belt

5.17 The purpose of the Metropolitan Green Belt in Berkshire is to help to limit the spread of Greater London; to prevent neighbouring towns from merging; and to safeguard the countryside from further encroachment by buildings and other features associated with intensive activity. Restraints on development in the Green Belt may also encourage the recycling of derelict and other urban land excluded from the Green Belt. Planning Policy Guidance Note 2 (PPG2) states that "general policies controlling development in the countryside apply with equal force in Green Belts but there is, in addition, a general presumption against inappropriate development within them".

Control of Development in the Green Belt

Policy C4 **There will be a presumption against inappropriate development in the Metropolitan Green Belt. Development must be acceptable in scale, form, impact, character and siting to its location in the Green Belt and should not compromise the purposes of the Green Belt and the fundamental aim of keeping land permanently open.**

Approval will not be given, save in very special circumstances, for new buildings for any purpose, other than :

(i) agriculture and forestry;

(ii) essential facilities for outdoor sport and recreation, for cemeteries, and for other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it;

(iii) limited extension, alteration and replacement of existing dwellings;

(iv) limited infill in Recognised Settlements defined in local plans;

(v) small-scale low-cost housing on other sites in Recognised Settlements to meet proven local needs in accordance with Policy H8;

(vi) limited infilling in, or redevelopment of, major existing developed sites identified in adopted local plans.

5.18 In implementing the provisions of Policy C4, it should be noted that development includes the change of use of land and existing buildings and the carrying out of engineering or other operations. The carrying out of such operations and the making of material changes in the use of land are inappropriate development unless they maintain openness and do not conflict with the purpose of including land in the Green Belt.

5.19 Within the Green Belt, the erection of new dwellings is normally restricted to infilling in Recognised Settlements (those villages and other locations within the Green Belt where, because of the local concentration of development, it is considered that the overall character of the Green Belt would not be harmed by permitting such development). The boundaries of these settlements are currently defined in the Green Belt Local Plan, which also indicates that "infilling" in the Green Belt should normally be limited to single plots. As local plans are prepared for areas in the Green Belt, their policies will supersede those in the Green Belt Local Plan. Until that time, policies in the Green Belt Local Plan will apply.

5.20 Planning Policy Guidance Note 2 'Green Belts' does not refer to park and ride sites as being appropriate development in the Green Belt. However, if such schemes are to be provided in the eastern part of the County in accordance with the integrated transport strategy, it is most likely that sites will have to be found in the Green Belt. Proposals for sites in the Green Belt would have to be treated as exceptional cases and as departures from the development plan which would have to be referred to the Secretary of State.

5.21 By maintaining the separation of settlements, the Green Belt plays an important role in protecting the rural character of much of the eastern part of Berkshire. However, in some areas, pressures for change and fragmentation of ownership are leading to degradation of the landscape. To help combat such changes (and thereby improve the effectiveness of Green Belt policy), the County Council will work in partnership with other agencies to develop appropriate landscape conservation and enhancement measures.

Settlements, Buildings and the Countryside

5.22 Areas on and near the edge of settlements, where built-up areas meet the countryside, are especially vulnerable to insensitive development within settlement boundaries which:

(i) increases the visual intrusion by buildings in the surrounding countryside;

(ii) causes the loss of tree and hedgerow cover which helps to soften and screen a settlement edge;

(iii) extends beyond a feature (like a ridge or tree belt) which forms a visual barrier to the edge of a settlement;

(iv) adds to, or fills gaps in, an area of dispersed settlement or sporadic development;

(v) prejudices the continued satisfactory conduct and management of a land-use wholly appropriate to a rural area, either on land adjoining a settlement or in an area of sporadic or dispersed development.

4.8 The provision of suitable small recycling facilities, such as bottle and can banks, in association with development acceptable under other policies in this Plan, will contribute towards meeting a target of recycling at least 25% of the County's household waste by the year 2000 as proposed in Policy W2 (35% by 2007). The nature and type of facilities will depend on the type of development and the waste management systems being used. However, the facilities may include two separate elements :

- local recycling facilities for the public to deposit different types of recyclable material; and
- facilities for source separation and storage of different types of waste.

4.9 Policy LD2 will normally apply to the following categories of development:

(i) housing proposals for 100 or more dwellings;

(ii) new development, redevelopment or refurbishment of shopping centres or facilities where the floorspace of existing and new development amounts to 500 sq.metres or more;

(iii) business, industrial, distribution or storage development involving a net increase in floorspace of 500 sq.metres or more;

(iv) major transport, leisure, recreation, tourist or community facilities;

(v) car parks for the public including 'park and ride' schemes with over 200 spaces; and

(vi) appropriate smaller developments which frequently attract a significant number of people (e.g. community or shopping schemes).

ENVIRONMENTAL IMPACT

4.10 The County Council considers that even where proposals for development may be acceptable in principle within the provisions of other policies in the Structure Plan and in local plans, local planning authorities need to be satisfied that proposals will not have any significant adverse environmental impact.

Environmental Impact of Development

Policy LD3 **Development proposals will only be permitted where they do not give rise to an unacceptable impact on the environment, including serious harm to the character or appearance of an area, or the amenities of neighbouring land uses.**

4.11 In a highly constrained County such as Berkshire, most major development is likely to have a significant impact, either by itself or cumulatively, and environmental assessments may be required for a wider range of development than that specifically referred to in Circular 15/88 in order to determine the acceptability of proposals.

Limiting Impact of Development

4.12 Circular 15/88, which explains the provisions of the Town and Country Planning (Assessment of Environmental Effects) Regulations advises that environmental assessments need to be carried out for development proposals which are likely to have significant environmental impacts by virtue of their nature, size and location. To enable the local planning authorities to make such assessments, relevant proposals should be accompanied by "environmental statements" on the lines set out in Schedule 3 to the Regulations. The Circular gives a broad indication of the type and scale of project which may require an environmental assessment, although it is recognised that an assessment may also be needed for smaller development proposals where they are likely to give rise to significant environmental effects.

4.13 It will be up to the local planning authorities to determine the size, location and types of development for which an environmental assessment will normally be required. The environmental statement provided by a developer with a planning application should examine the impacts of the proposed development and make clear how measures to ameliorate these impacts have been incorporated into the design of the development, so that the local planning authorities can properly undertake an environmental assessment. Judgement as to whether on balance a particular proposal is likely to have an unacceptable impact on the environment will depend upon the size, location and type of development being considered.

4.14 Many proposals which do not necessitate a full environmental statement as specified in Schedule 3 to the Regulations may, nevertheless, have a substantial environmental impact either individually or cumulatively with other schemes. In such cases, planning applications will need to be accompanied by sufficient relevant information for their impact to be assessed by the local planning authority.

4.15 The County Council, as highway authority, will ensure that the environmental impact of new transport schemes or improvements is minimised. Improvements to the highway network will need to take account of the broader environmental implications, as well as the transport benefits of any scheme.

Environmental Impact of Transport Schemes

Policy LD4 **The County Council will seek to ensure that the environmental impact of any transport scheme is kept to the practical minimum by comprehensive planning.**

4.16 Steps to be taken in seeking to minimise the potential environmental impact of transport improvements will include careful alignment, design and use of materials, together with comprehensive landscaping and forms of lighting and signage that are as unobtrusive as possible.

TRANSPORT REQUIREMENTS

4.17 In line with the County Council's intention to continue to develop an integrated approach to transport, it is important that the needs of all forms of transport are taken into account in dealing with proposals for development. Account also needs to be taken of:

(i) the aim of improving the overall level of safety on the transport network;

(ii) parking policies and standards; and

(iii) wider concerns to minimise traffic congestion which has adverse effects in the form of delay, air pollution, noise, visual intrusion and fuel consumption.

Transport Considerations in Dealing with Development Proposals

Policy LD5 **In considering proposals for development, the requirements of all users of transport will be taken into account, including the needs of the mobility handicapped.**

On and off-site provision of a standard appropriate to the nature and location of the proposed development and consistent with the integrated transport strategy needs to be made for :

(i) vehicular access and circulation;

(ii) parking;

(iii) public transport (including interchange facilities such as park and ride); and

(iv) facilities for pedestrians and cyclists.

Development will not be permitted where it is likely to give rise to serious problems of access, parking, road safety or traffic congestion.

Major development proposals should normally be located in areas which can be well served by public transport.

4.18 The distinction between major and small scale developments may vary in different parts of the County, but normally major developments will include those set out in paragraph 4.9 (i) to (iv).

INFRASTRUCTURE, SERVICES AND AMENITIES

4.19 Many of the concerns expressed in the past about development in Berkshire have been linked to the inadequacy of the supporting infrastructure, services and amenities. Rates of development reached their peak at a time when public spending was constrained. Consequently, there is today often little spare capacity in physical and social infrastructure in many parts of the County, while the ability of the public sector to fund new facilities remains limited. Thus it is important that landowners and developers should make appropriate provision for infrastructure, services and amenities made necessary by new development. In general, the costs will be offset against the development value of the land.

Provision of Infrastructure, Services and Amenities

Policy LD6 **Before proposals for development are permitted, the local planning authorities will require to be satisfied that infrastructure, services and amenities made necessary by the development are provided or will be provided at the appropriate time so as to ensure the proper planning of an area.**

To this end local planning authorities may require contributions to be made by landowners or developers to provide additional infrastructure or facilities where they are :

(i) needed to enable development to take place;

(ii) directly related to the proposed development; and

(iii) fairly and reasonably related in scale and kind to the proposed development.

Local planning authorities may also require an acceptable balance of uses in mixed development or the implementation of local plan policies for a particular area or type of development. Where appropriate, any amenity or resource lost or damaged as a consequence of development should be offset by new provision elsewhere either on or off-site.

4.20 The County Council has produced jointly with the district councils a guide[1] for developers which sets out the general service standards that will be applied in considering the adequacy of any proposal. Account will also be taken of any spare capacity in the existing provision of facilities and services in an area and specific requirements and programmes set out in other policy documents such as local plans, development briefs and the Transport Policy and Programme.

4.21 The guide itself has been drawn up in the light of Government advice (DoE Circular 16/91) and includes references to the provision of public open space and to community facilities such as schools, libraries and halls, as well as to the physical infrastructure required for development to be implemented. This document will be updated on a regular basis. Legal agreements will be sought in appropriate instances to cover the provision of specific services and facilities related to the proposed development.

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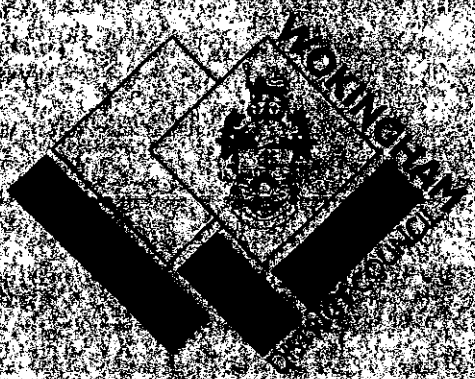
1 *Infrastructure, Services and Amenity Requirements for New Development in Berkshire*



Wokingham District Local Plan

Deposit Draft 1997

Consolidated Document

November 1999

November 1999

IS CONSERVED WHILST PROVIDING APPROPRIATE DEVELOPMENTS WHICH MEET LOCAL NEEDS

B) GIVE PRIORITY WITHIN a) TO MEETING THE DISTRICT'S ECONOMIC AND SOCIAL NEEDS, INCLUDING THE PROVISION OF LOW-COST HOUSING AND A WIDER RANGE OF EMPLOYMENT OPPORTUNITIES

C) CONSERVING AND ENHANCING THE PATTERN OF TOWN AND PARISH COMMUNITIES BY RETAINING AND EMPHASISING THE BALANCE BETWEEN TOWNS AND VILLAGES, COUNTRYSIDE AND SETTLEMENTS, OPEN RIVER VALLEYS AND ENCLOSED WOODLANDS

D) TO PROVIDE FOR EMPLOYMENT, HOUSING, SHOPPING AND SERVICES IN PLACES THAT MINIMISE THE NEED FOR TRAVEL BY PRIVATE CAR

E) THAT NEW DEVELOPMENT MAKES A POSITIVE CONTRIBUTION TO THE CHARACTER, ENVIRONMENT, LANDSCAPE, HERITAGE WITHIN THE PLAN AREA

F1)TO CONSERVE NATURAL RESOURCES

F2)TO MINIMISE POLLUTION

G) TO SEEK IMPROVEMENTS TO INFRASTRUCTURE, SERVICES AND AMENITIES.

H) TO ENCOURAGE AND SUSTAIN BALANCED RURAL COMMUNITIES

I) TO DEVELOP BROWNFIELD SITES IN PREFERENCE TO GREENFIELD SITES

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Limiting the Spread of Development

1.6 The Council recognises the need to maintain an acceptable level of environmental quality and considers that the maintenance of a clear distinction between built-up areas and the countryside is fundamental to achieving this aim. Such an approach helps to ensure that individual settlements retain their identity and that the open and rural character of land outside the boundaries of identified settlements is retained. Accordingly it is intended to limit development outside identified settlements to that which is appropriate to the countryside or for which a rural location is essential. Although these uses are acceptable in principle, they must also be acceptable in practice.

1.7 In order to be consistent in the treatment of settlements having common characteristics, it has been necessary to draw up a definition of the classification of settlements as used in the policies and proposals contained in this plan and as shown on the proposals map.

1.8 An 'identified' settlement or built-up area must possess all the following characteristics:

(i) a sizeable amount of development in a compact form (if development is dominated by, or interspersed with, areas of land that are characteristically rural or open, it will not come within this criterion)

(ii) possess a range of basic services, such as a primary school, shop and community facilities, providing a forum for social contact

(iii) be physically and socially cohesive.

1.9 For the purposes of this plan the identified settlements are:

ARBORFIELD CROSS
BARKHAM HILL
CHARVIL
EARLEY/SONNING/WOODLEY
FINCHAMPSTEAD
FINCHAMPSTEAD NORTH
HURST
PINEWOOD
RISELEY
SHINFIELD
SINDLESHAM
SPENCERS WOOD
SWALLOWFIELD
THREE MILE CROSS
TWYFORD
WARGRAVE
WINNERSH
WOKINGHAM.

1.10 Areas of sporadic development exist within the plan area which involve very few properties and/or are dominated by areas of undeveloped rural land either between, or to the rear and in front of properties causing them to be characterised by a loose settlement pattern, or to form a narrow strip of development in what is a distinctly rural area. These areas of development have not been included within the identified settlements.

POLICY WOS2: GENERAL DEVELOPMENT PRINCIPLES

SUBJECT TO THE DETAILED PROVISIONS OF OTHER POLICIES CONTAINED IN THIS PLAN, DEVELOPMENT WILL BE ALLOWED WITHIN THE BOUNDARIES OF THE IDENTIFIED SETTLEMENTS SHOWN ON THE PROPOSALS MAP AND LISTED IN THE TEXT.

OUTSIDE THESE SETTLEMENTS DEVELOPMENT WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF THE DETAILED POLICIES AND PROVISIONS OF THIS PLAN AND STRUCTURE PLAN POLICIES C2 (DEVELOPMENT OUTSIDE BUILT UP AREAS AND SETTLEMENTS) AND C4 (CONTROL OF DEVELOPMENT IN THE GREEN BELT).

Implementation: Through the development control process.

Monitoring: Planning applications determined.

1.11 The most attractive and successful urban environments are those where all the component parts (e.g. buildings, trees, roads, spaces, people, traffic) have been satisfactorily accommodated to create interesting, lively and pleasant places. In order to maintain and enhance the character of the built environment, the appropriateness of the use of existing buildings and the design of new buildings or extensions to existing buildings, are very important.

1.12 The Council is particularly concerned to promote a high standard of design in new buildings, to ensure that new buildings are responsive to their location and to their potential occupants' and/or users' needs. New development needs to be appropriate in terms of function, siting, scale, form, massing, materials, colour and texture in its relationship with adjoining buildings and sites. Accordingly, new development will be expected to make an acceptable and positive contribution to the built environment. In addition new development should be appropriately located so as to reduce the need to travel and to encourage alternative modes of transport to the car.

1.12a Landscaping schemes should be comprised predominantly, if not wholly, of locally native species.

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

THE COUNCIL WILL REQUIRE ALL DEVELOPMENT PROPOSALS THAT ARE ACCEPTABLE IN PRINCIPLE WHEN ASSESSED AGAINST OTHER POLICIES OF THIS PLAN TO:

A) BE APPROPRIATE IN SCALE OF ACTIVITY AND CHARACTER TO THE AREA IN WHICH THEY ARE LOCATED AND BE INTEGRATED INTO THEIR LOCAL CONTEXT WITHOUT DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES AND OCCUPIERS

B) HAVE NO SIGNIFICANT DETRIMENTAL IMPACT UPON IMPORTANT MAN-MADE, LANDSCAPE AND NATURE CONSERVATION FEATURES AND PROVIDE FOR FURTHER LANDSCAPE TREATMENT WHERE RELEVANT TO THE TYPE OF DEVELOPMENT AND/OR THE PROTECTION OF LOCAL VISUAL AMENITY

C) BE BOTH LOCATED AND DESIGNED SO AS TO REDUCE THE NEED TO TRAVEL AND ENCOURAGE THE USE OF WALKING, CYCLING AND PUBLIC TRANSPORT AS ALTERNATIVES TO THE CAR

D) HAVE NO SIGNIFICANT EFFECT ON ROAD SAFETY OR CAUSE HIGHWAY, TRAFFIC GENERATION OR TRAFFIC RELATED ENVIRONMENTAL PROBLEMS

E) PROVIDE BUILDINGS, FACILITIES AND SPACES THAT ARE CAPABLE OF USE BY PEOPLE WHO HAVE MOBILITY OR SENSORY IMPAIRMENT

F) BE OF HIGH QUALITY OF DESIGN THAT RESPECTS THE LOCAL CONTEXT BY VIRTUE OF SITING, LAYOUT, MASSING, MATERIALS, COLOUR AND TEXTURE.

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

1.13 It is a principle of good planning that new development should provide the necessary infrastructure, including services and amenities, needed to support the development. This is a material consideration in considering planning applications (as set out in Circular 1/97, *Planning Obligations*). An explicit assessment must be made of infrastructure requirements arising from the development and how these should be met. Such provision is a key element in the quality of life or new and existing residents. Supplementary planning guidance has been produced setting out the implementation of Policy WOS4 below.

POLICY WOS4: SERVICE, AMENITIES AND INFRASTRUCTURE REQUIREMENTS FOR NEW DEVELOPMENT

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, UNDER THE POLICIES OF THIS PLAN, DEVELOPMENT PROPOSALS WILL BE EXPECTED TO HAVE

Cont.

POLICY FRAMEWORK

National Policy

3.11 The Government's policy for the Green Belt is contained within PPG 2, which explains the fundamental aims and purposes of including land within the Metropolitan Green Belt.

Strategic Policy

3.12 The *Berkshire Structure Plan 1991 - 2006* states that the purpose of the Metropolitan Green Belt in Berkshire is to help limit the spread of Greater London; to prevent neighbouring towns from merging; and to safeguard the countryside from further encroachment by buildings and other features associated with intense activity. It states also that restraints on development in the Green Belt may encourage the recycling of derelict and other urban land excluded from the Green Belt.

3.13 The Structure Plan envisages that the Green Belt boundaries, as originally set out in the Green Belt Local Plan for Berkshire, will be retained except to correct very minor local inconsistencies. Further guidance on this is set out paragraph 5.12 of the Berkshire Structure Plan.

Supplementary Planning Guidance

3.14 Future supplementary guidance will be produced by this Council in respect of a District wide *Landscape Assessment*, which in turn will be used to produce a *Countryside Design Summary*. Also, there will be the production of *Village Design Statements* in conjunction with the parishes within this District. They will all be based on Countryside Commission methodology and advice set out in Planning Policy Guidance Note 7 (PPG 7) *The Countryside - Environmental Quality and Economic and Social Development.*

3.15 A background paper on recognised Major Existing Developed Sites in the Metropolitan Green Belt will be published concurrently with this Plan. It will provide an explanation of the selection criteria that form the basis of Policy WGB7. As supplementary planning guidance it defines the extent of the area within which the Council could accept possible future development (the defined development envelope). Further supplementary planning guidance in the form of a development brief could be necessary on these sites.

THE CONTROL OF DEVELOPMENT IN THE METROPOLITAN GREEN BELT

3.16 In the Metropolitan Green Belt there is a presumption against inappropriate development, which by definition, is harmful to the Green Belt, though there are some categories of development which may be appropriate and these are set out in Policy WGB1 below:

POLICY WGB1: DEVELOPMENT IN THE METROPOLITAN GREEN BELT

THERE WILL BE A PRESUMPTION AGAINST INAPPROPRIATE DEVELOPMENT IN THE METROPOLITAN GREEN BELT, AS DEFINED ON THE PROPOSALS MAP. DEVELOPMENT WILL NOT BE PERMITTED, SAVE IN VERY SPECIAL CIRCUMSTANCES, FOR ANY PURPOSE OTHER THAN:

Cont.

A) DEVELOPMENT FOR AGRICULTURE OR FORESTRY

B) DIVERSIFICATION OF AN ESTABLISHED AGRICULTURAL BUSINESS WHERE IT DOES NOT CONFLICT WITH POLICIES IN THE GREEN BELT

C) ESSENTIAL FACILITIES FOR OUTDOOR SPORT AND RECREATION, FOR CEMETERIES, AND FOR OTHER USES OF LAND THAT PRESERVE THE OPENNESS OF THE GREEN BELT, AND WHICH DO NOT CONFLICT WITH THE PURPOSES OF INCLUDING LAND IN IT

D) LIMITED EXTENSION, ALTERATION AND REPLACEMENT OF EXISTING DWELLINGS

E) LIMITED INFILLING OR REDEVELOPMENT OF MAJOR EXISTING DEVELOPED SITES IN ACCORDANCE WITH POLICY WGB7

F) THE RE-USE AND ADAPTATION OF EXISTING BUILDINGS IN ACCORDANCE WITH POLICY WGB4

G) ESSENTIAL FACILITIES FOR PUBLIC UTILITIES WHICH IT HAS BEEN CONCLUSIVELY DEMONSTRATED CANNOT BE LOCATED ELSEWHERE

IN ALL CASES, DEVELOPMENT WILL NEED TO RETAIN THE OPEN CHARACTER OF THE GREEN BELT, AND NOT CAUSE DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES AND OCCUPIERS. DEVELOPMENT MUST BE APPROPRIATE IN TERMS OF:

SCALE, FORM, SITING, DESIGN, MATERIALS, CHARACTER, TYPE AND LEVEL OF USE, AND OTHER VISUAL, PHYSICAL AND ECOLOGICAL ASPECTS.

Implementation: Through the development control process.

Monitoring: Impact of planning applications determined.

Development Adjoining the Green Belt

3.16A One of the identified land use objectives for Green Belts is to retain and enhance landscapes, near to where people live. This visual amenity could be adversely affected by development, which although outside the Green Belt, is nonetheless intrusive through inappropriate siting, design or materials. The Council will seek to ensure the protection of the visual amenity of the District's Green Belt.

POLICY WGB1A: DEVELOPMENT ADJOINING THE GREEN BELT

DEVELOPMENT WILL NOT BE PERMITTED THAT IS OUTSIDE THE GREEN BELT, BUT WHICH IS CONSPICUOUS WHEN VIEWED FROM WITHIN IT, AND DETRIMENTAL TO VISUAL AMENITY.

Implementation: Through the development control process.

Monitoring: Impact of planning applications determined.50

POLICY WGB3: RESIDENTIAL EXTENSIONS AND ANCILLARY BUILDINGS IN THE METROPOLITAN GREEN BELT

THERE WILL BE A PRESUMPTION AGAINST ALLOWING MORE THAN LIMITED EXTENSIONS TO EXISTING DWELLINGS OR THE ERECTION OF ANCILLARY BUILDINGS IN THE GREEN BELT.

IN ALL CASES THE EXTENSION OR ANCILLARY BUILDING PROPOSED MUST:

A) HAVE NO ADVERSE PHYSICAL, VISUAL OR ECOLOGICAL IMPACT UPON THE OPEN OR RURAL CHARACTER OF THE SURROUNDING COUNTRYSIDE

B) NOT RESULT IN DISPROPORTIONATE ADDITIONS TO THE ORIGINAL BUILDING* NOR CAUSE A DETRIMENTAL ALTERATION TO THE SCALE OF THE DWELLING AND TO THE SCALE OF THE DEVELOPMENT ON SITE

C) RESPECT REGIONAL OR LOCAL BUILDING DESIGNS AND MATERIALS.

** Original building means the building as it was first built or as it stood on 1st July 1948.*

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Re-use and Adaptation of Existing Buildings in the Metropolitan Green Belt

3.20 The re-use and adaptation of existing buildings in the Green Belt recognises that changing agricultural trends are not limited to non-Green Belt countryside. The re-use of buildings should not prejudice the openness of the Metropolitan Green Belt because the buildings are already there. The policy does provide a number of safeguards to ensure that the 'openness' is retained. Notes are also given below on non-residential and residential re-uses and adaptations of existing buildings. Further guidance on the consideration of re-use and adaptation of existing building proposals in the Metropolitan Green Belt is given in PPG 2 Green Belts, paras. 3.7 to 3.10 and Annex D.

3.21 The Government's policy as set out in PPG 7 is that the re-use of rural buildings for new commercial, industrial and recreational uses can help to reduce the demand for new building and encourage a healthy rural economy. Generally re-use and adaptation should not prejudice the openness of Green Belts. It can help to secure the continuing stewardship of land, especially by assisting farmers in diversifying their enterprises, and may contribute to the objectives for the use of land in the Metropolitan Green Belt. The alternative to re-use may be a building that is left vacant and prone to vandalism. However, it is accepted that not all proposals will be acceptable as there may be legitimate objections, based on local circumstances, that may override these advantages of re-use and adaptation.

3.22 Residential conversions can often have a detrimental effect on the fabric and character of farm buildings. Further, the creation of a residential curtilage can undermine the rural nature of the area. The rural economy is not, usually, boosted by such conversions, whereas conversion to holiday use may be of benefit. For these reasons a generally more cautious approach is proposed than for non-residential uses.

3.23 For clarity, the term 'associated uses' in policy WGB4 will include areas of external storage, extensive hardstanding or fencing. All these examples can potentially adversely affect the openness of the Metropolitan Green Belt and therefore the purposes of including land within the Green Belt designation.

POLICY WGB4: RE-USE AND ADAPTATION OF EXISTING BUILDINGS IN THE METROPOLITAN GREEN BELT

THE CHANGE OF USE AND ADAPTATION OF EXISTING BUILDINGS IN THE GREEN BELT WILL BE PERMITTED PROVIDED THAT:

A) THE BUILDING IS OF PERMANENT AND SUBSTANTIAL CONSTRUCTION CAPABLE OF CONVERSION WITHOUT MAJOR OR COMPLETE RECONSTRUCTION

B) IT DOES NOT HAVE A MATERIALLY GREATER IMPACT THAN THE PRESENT USE ON THE OPENNESS OF THE GREEN BELT AND THE PURPOSES OF INCLUDING LAND IN THE GREEN BELT

C) THE FORM, BULK AND GENERAL DESIGN OF THE BUILDINGS ARE IN KEEPING WITH THEIR SURROUNDINGS. THEY WILL BE EXPECTED TO RESPECT LOCAL OR REGIONAL BUILDING STYLES AND MATERIALS

D) RE-USE AND ADAPTATION WILL NOT RESULT IN A MATERIAL INCREASE OR INTENSIFICATION IN THE USE OF THE SITE

E) RE-USE AND ADAPTATION WILL NOT RESULT IN A MATERIAL INCREASE IN TRAFFIC GENERATION AND ACCORDS WITH POLICY WT4 (ENVIRONMENTAL IMPACTS OF TRAFFIC).

STRICT CONTROL WILL BE EXERCISED BY THE COUNCIL OVER THE EXTENSION OF RE-USED BUILDINGS, AND OVER ANY ASSOCIATED USES OF LAND, TO ENSURE THAT THE OPENNESS AND THE CHARACTER OF THE GREEN BELT ARE PROTECTED.

THERE WILL BE A PRESUMPTION AGAINST ALLOWING THE CONVERSION OF AN EXISTING NON-RESIDENTIAL BUILDING TO A RESIDENTIAL USE EXCEPT WHERE:

I. THE APPLICANT HAS MADE EVERY ATTEMPT TO SECURE SUITABLE BUSINESS RE-USE AND THE APPLICATION IS SUPPORTED BY A STATEMENT OF THE EFFORTS THAT HAVE BEEN MADE; OR

II. RESIDENTIAL CONVERSION IS PART OF A SCHEME FOR BUSINESS RE-USE; OR

III. OTHER USES WOULD BE INAPPROPRIATE IN THE GREEN BELT AND THE EXISTING BUILDING MAKES AN IMPORTANT CONTRIBUTION TO THE CHARACTER OF THE AREA.

Cont.

Implementation: Through the development control process.

Monitoring: Planning applications determined and annual commercial monitoring

Existing Employment Generating Sites in the Metropolitan Green Belt

3.24 Any proposals for development at Star Works, Knowl Hill and Piggott School, Wargrave will be considered against the criteria in Policy WGB7 and the extent of their defined development envelopes as set out in the background paper to Policy WGB7. Development proposals on other employment generating sites will be subject to Policy WGB1 and any other relevant policies and provisions of this plan.

(Policy WGB5 Deleted)

THE COUNTRYSIDE

Development in the Countryside

2.21 It is important to note the distinction between the 'countryside' and 'rural areas'. These are quite separate in technical terms. 'Countryside' is all land beyond identified settlement boundaries. Note that the countryside within the Metropolitan Green Belt is subject to specific Green Belt policies that form part of a separate chapter in this plan. The 'rural areas' definition is set out in the Berkshire Structure Plan 1991 - 2006, para. 5.5 where it is defined as:

"...those places which lie beyond towns (and adjoining built-up areas) with populations of 10,000 or more. This definition accords with that used by the Rural Development Commission...Using this approach the following settlements fall outside the remit of Policy C1: Reading Urban Area (Woodley and Earley); Wokingham/Winnersh"

2.22 Using just the 'rural areas' definition would mean that much of the plan area is rural and includes settlements such as Finchampstead North and Twyford. Therefore the 'countryside' definition is considered more appropriate and will apply in this plan.

2.23 The guiding principle in the countryside is that development should both benefit economic activity and maintain or enhance the environment. Rural areas can accommodate some forms of development without detriment, if the type, form and design are sensitive to the location. New development should be carefully located having regard to existing settlement patterns and to historic, wildlife and landscape resources. Certain categories of development, e.g. agriculture and telecommunications, are classed as permitted development under the General Development Order 1995 and prior notification to the council of the exercise of these rights is required. Development in the open countryside, away from existing settlements or areas allocated for development in this local plan will be strictly controlled. Some categories of development that may be appropriate, are set out in Policy WCC1 below.

2.23A Infill development is defined as one or two dwellings in a small gap in an otherwise built-up frontage. For the purpose of this policy small is defined as no larger than necessary to accommodate two houses having regard to the widths of the existing residential frontages in the immediate vicinity. The new dwelling(s) should have a similar road frontage and similar curtilage to adjoining dwellings. It is essential that the development does not adversely affect the character of the area and in particular not lead to any urbanisation of the area. Such development should provide adequate garden or amenity open space for the private enjoyment of residents appropriate to the character and general layout of the area. The protection of trees in accordance with policy WBE11 will be another important consideration.

2.23B The development will be subject to the provisions of policy WCC4 on new buildings outside settlement boundaries. Where applicable, proposals for development will be considered against policy WCC2 and policies WLL2 to WLL8 of this plan and the relevant policies of the Structure Plan.

POLICY WCC1: DEVELOPMENT IN THE COUNTRYSIDE (OUTSIDE THE METROPOLITAN GREEN BELT)

DEVELOPMENT OUTSIDE SETTLEMENT BOUNDARIES DEFINED IN THIS PLAN (AND NOT WITHIN THE METROPOLITAN GREEN BELT) WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF DETAILED POLICIES AND PROVISIONS OF THIS PLAN.

CONT.

DEVELOPMENT WILL ONLY BE ACCEPTABLE IN PRINCIPLE WHERE THE PROPOS FALLS WITHIN AT LEAST ONE OF THE FOLLOWING CATEGORIES:

A) DEVELOPMENT FOR AGRICULTURE/FORESTRY

B) OUTDOOR SPORT/COUNTRYSIDE RECREATION

C) LOCAL COMMUNITY FACILITIES WHICH CANNOT BE LOCATED ELSEWHERE

D) RE-USE AND ADAPTATION OF EXISTING BUILDINGS

E) DIVERSIFICATION OF AN ESTABLISHED AGRICULTURAL BUSINESS WHERE IT COMPLIES WITH POLICY WRE1

C

F) REDEVELOPMENT PROPOSAL IN THE COUNTRYSIDE

G) OTHER DEVELOPMENT APPROPRIATE TO THE COUNTRYSIDE WHICH CANNOT BE ACCOMMODATED WITHIN A SETTLEMENT

H) SENSITIVE INFILLING OF ONE OR TWO DWELLINGS IN A SMALL GAP IN AN OTHERWISE BUILT-UP FRONTAGE WHERE THE DEVELOPMENT WOULD NOT ADVERSELY AFFECT THE CHARACTER AND APPEARANCE OF THE AREA.

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, IT WILL ONLY BE PERMITTED IF IT IS APPROPRIATE IN SCALE, FORM, MATERIALS, DESIGN, CHARACTER, TO ITS LOCATION IN THE COUNTRYSIDE AND BE CONSISTENT WITH OTHER POLICIES IN THIS PLAN (SUCH AS THOSE RELATING TO GREEN GAPS, LANDSCAPE AND NATURE CONSERVATION) AND ANY SUPPLEMENTARY PLANNING GUIDANCE.

THE CLOSING OF GAPS OR THE ENCLOSURE OF OPEN AREAS THAT ARE IMPORTANT COMPONENTS IN THE CHARACTER OF AN AREA WILL NOT BE PERMITTED.

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Separation of Settlements by Green Gaps and Wedges

2.24 As a result of the density of development and the variety of settlements that characterise the plan area, it is essential that the separate identity of these settlements is maintained by keeping real 'green wedges' and 'gaps' between them. Policy C6 of the Berkshire Structure Plan 1991 - 2006 states that the 'green wedges' and 'gaps' will be defined in local plans. The areas in question are set out on the proposals map supporting this plan. Some of these gaps are more vulnerable than others and any built development could undermine their importance. Where specific landscape features such as trees or hedgerows may be compromised measures for positive landscape management will be sought, where possible.

2.25 For the avoidance of doubt, 'green wedges' are areas of open space penetrating, partly enclosed by, or separating identified settlements. Existing permitted uses will continue in these areas, but intensification of these uses will not be allowed where the existing open and undeveloped character of the land is adversely affected. 'Gaps' comprise open land which provides physical or visual separation between distinct identified settlements.

2.26 The areas included in the green wedges and gaps policy have been identified previously in the adopted local plans as areas important to the separation of settlements. These are retained except where specific proposals require a change, e.g. the new settlement identified at Grazeley, south of the M4.

2.27 The green wedges and gaps can also be important because of the character and sense of place that they can contribute to the settlements. In the adopted local plans the separation of, and setting of, settlements issues were kept distinct in policy terms. This could lead to confusion arising from a multiplicity of designations on areas shown on the current proposals map. As a result this has been reviewed and a need to simplify the proposals map recognised.

2.28 The green wedges and gaps designation is now shown on those areas that had either a dual settings and separation of settlements function, or the separation of settlements designation only, in the adopted local plans. Where an area was only important to the setting of settlements, these areas will remain subject to a separate policy found in the Landscape section of this chapter (Policy WLL6).

2.32 The Council's aims and objectives will be to conserve and, where appropriate, to enhance the tree cover within this area generally, placing emphasis on creating new plantations and forest environments in association with any acceptable development or in agreement with landowners. Tree planting will be secured in association with new development, in accordance with policy WLL7. Forest environments have varied habitats and can include grassland, glades, thickets, ponds, coppice areas, dead wood, etc., and are maintained by many different management techniques including grazing, hay making and coppicing. Particular attention will be paid to strengthening weak settlement boundaries, transport corridors and strengthening the identified green wedges and gaps, and existing isolated woodland, especially those of ecological value as well as areas contributing to the character of settlements. Any planting must be in keeping with the established landscape features and character with encouragement given to the use of broad-leaved native trees. Furthermore, there will be a need to ensure no detrimental impact upon wildlife species and habitats occurs.

POLICY WCC3: THE CENTRAL BERKSHIRE FOREST (OUTSIDE THE METROPOLITAN GREEN BELT)

THE COUNCIL WILL SEEK THE CONSERVATION OF EXISTING TREES AND THE PROMOTION OF NEW TREE PLANTING, TO INCREASE COVER IN THE CENTRAL PART OF THE DISTRICT. THE CENTRAL BERKSHIRE FOREST AREA IS IDENTIFIED ON THE PROPOSALS MAP.

WHEN NEW TREE PLANTING IS APPROPRIATE, IT SHOULD BE USED TO:

A) SECURE THE AIMS AND OBJECTIVES OF THE CENTRAL BERKSHIRE FOREST

B) STRENGTHEN WEAK SETTLEMENT BOUNDARIES

C) HELP CONTAIN THE IMPACT OF TRANSPORT CORRIDORS

D) CONTRIBUTE TO THE SEPARATION AND SETTING OF SETTLEMENTS.

THE COUNCIL WILL SEEK THE POSITIVE MANAGEMENT OF EXISTING WOODLANDS IN ASSOCIATION WITH PUBLIC AND PRIVATE LANDOWNERS THROUGH MANAGEMENT PLANS AND AGREEMENTS.

Implementation: The development control process, encouragement and advice to landowners.

Monitoring: Impact of planning consents and number of positive management actions achieved.

New Buildings in the Countryside

2.33 The protection of the countryside is vitally important, as explained in the supporting text to Policy WCC1. The policy recognises that there are occasions when development outside the boundaries of identified settlements is necessary or appropriate e.g. for agricultural purposes. Before such development is considered, other options should be examined, in particular, whether any existing buildings in the locality could be reasonably adapted to accommodate the proposed use.

2.34 In instances where development is necessary, care should be taken to ensure that it is sensitive to the countryside location in terms of visual, physical and ecological aspects. It is essential that new development recognises the need to maintain the environmental quality of the countryside, takes account of sustainable development objectives, and meets the economic needs of the countryside. These objectives are set out in the introduction to this section of the plan.

POLICY WCC4: NEW BUILDINGS OUTSIDE SETTLEMENT BOUNDARIES (AND OUTSIDE THE METROPOLITAN GREEN BELT)

WHERE NEW BUILDING IS ACCEPTABLE IN PRINCIPLE IN THE COUNTRYSIDE (UNDER POLICY C2 OF THE BERKSHIRE STRUCTURE PLAN AND POLICY WCC1 OF THIS PLAN), BEFORE GRANTING CONSENT THE COUNCIL MUST BE SATISFIED THAT:

A) THERE ARE NO SUITABLY LOCATED EXISTING BUILDINGS THAT COULD BE ADAPTED TO MEET THE REQUIREMENT

B) ANY NEW BUILDING IS OF A SIZE NO LARGER THAN THAT NECESSARY FOR ITS INTENDED USE

C) ANY NEW BUILDING IS WELL SITED , DESIGNED AND INTEGRATED INTO ITS SURROUNDINGS, SO AS TO HAVE NO ADVERSE VISUAL, PHYSICAL OR ECOLOGICAL IMPACTS UPON THE COUNTRYSIDE.

Implementation: The development control process.

Monitoring: Planning applications determined.

Re-use of Rural Buildings for Residential Purposes

2.35 Residential conversions can often have a detrimental effect on the fabric and character of farm buildings, particularly where they have a historic importance. Further, the creation of a residential curtilage can undermine the countryside character of an area. Garden and house features such as patios, potted plants, car parking, sheds, post boxes and lamps are all small scale details that can erode the rural character, which the farm building conversions often sought to retain. These small scale details can formalise an area and have urbanising impacts. The rural economy is not, usually, boosted by such conversions, whereas conversion to a holiday use may be of benefit. The current national policy is set out in PPG 7 which makes it clear that residential conversions will not be permitted unless strict criteria are complied with (as set out in paras. 3.14 - 3.17 of the guidance). For these reasons a more cautious approach is proposed than for non-residential uses.

POLICY WCC5: RE-USE AND ADAPTATION OF BUILDINGS FOR RESIDENTIAL PURPOSES OUTSIDE SETTLEMENT BOUNDARIES (AND OUTSIDE THE METROPOLITAN GREEN BELT)

CONVERSION OF BUILDINGS FOR RESIDENTIAL USE IN THE COUNTRYSIDE WILL NOT BE PERMITTED UNLESS:

A) THE APPLICANT HAS MADE EVERY ATTEMPT TO SECURE SUITABLE BUSINESS RE-USE AND THE APPLICATION IS SUPPORTED BY A STATEMENT OF THE EFFORTS THAT HAVE BEEN MADE; OR

B) RESIDENTIAL CONVERSION IS A SUBORDINATE PART OF A SCHEME FOR BUSINESS RE-USE.

Co

a) PROTECTION OF NATURAL FEATURES

b) THE LAYOUT SHOULD BE APPROPRIATE IN SCALE, FORM, AND CONTINUITY WITH THE LOCAL CONTEXT

c) THE APPROPRIATE USE OF SPECIES OF, PREDOMINANTLY NATIVE, TREES AND SHRUBS TO CREATE CLEARLY IDENTIFIED 'THEMES'

d) THE PROTECTION, ENHANCEMENT AND CREATION OF WILDLIFE CORRIDORS IN ACCORDANCE WITH POLICY WNC6.

Implementation: Assess the quality of landscape schemes through the development control process, including use of section E of the Planning Guidelines.

Monitoring: Check quality of landscape works and planting on the ground.

4.20 The Council considers it important to protect trees and hedges in the plan area, as they make a fundamental contribution to its character and appearance, and may also have ecological value. Tree preservation orders have already been applied to many individual and groups of trees and areas of woodland, and this approach will be continued as appropriate.

POLICY WBE11: PROTECTION OF TREES AND WOODLAND

THE COUNCIL WILL PROTECT TREES AND AREAS OF WOODLAND BY:

a) RESISTING DEVELOPMENT PROPOSALS THAT WOULD CAUSE THE LOSS OF, OR DAMAGE TO, TREES OR GROUPS OF TREES RECOGNISED AS HAVING AMENITY OR CONSERVATION VALUE.

b) APPLYING TREE PRESERVATION ORDERS AS APPROPRIATE.

c) SEEKING MAINTENANCE OF AREAS OF STRUCTURAL TREE PLANTING AND IMPORTANT TREES.

d) REQUIRING TREES THAT ARE TO BE RETAINED ON DEVELOPMENT SITES ARE ADEQUATELY PROTECTED DURING ASSOCIATED WORKS. DETAILS WILL BE EXPECTED TO ACCOMPANY ANY PROPOSED DEVELOPMENT SUBMISSION THAT INVOLVES TREES AND WOODLANDS

Implementation: Through the development control process, including use of section E of the Planning Guidelines.

Monitoring: Check quality of tree cover on the ground.

4.21 Many of the routes into Wokingham and other settlements are lined with trees and other vegetation that make a significant contribution to environmental character. It is the Council's intention that these 'green' routes should be maintained and enhanced wherever possible. This is to be achieved through protecting the existing trees, managing the trees and other vegetation, resisting inappropriate development, and ensuring a high quality streetscape including trees, hard and soft landscaping, and well-designed signage. In addition, certain stretches of road that have the potential to be green routes, particularly sections running between existing green routes, will be enhanced.

POLICY WBE12: GREEN ROUTES

THE APPEARANCE OF THE GREEN ROUTES AS DEFINED ON THE PROPOSALS MAP WILL BE PROTECTED BY SERVING TREE PRESERVATION ORDERS AND RESISTING DEVELOPMENT THAT WOULD DETRACT FROM THE VISUAL QUALITY OF THESE ROUTES.

THE COUNCIL WILL SEEK TO IMPROVE THOSE SECTIONS OF GREEN ROUTES IDENTIFIED ON THE PROPOSALS MAPS WHERE IMPROVEMENT IS CONSIDERED NECESSARY THROUGH A PROGRAMME OF ENVIRONMENTAL ENHANCEMENT AND OTHER APPROPRIATE MEASURES.

WHERE DEVELOPMENT IS ALLOWED, APPROPRIATE LANDSCAPE AND PLANTING SCHEMES, IN ACCORDANCE WITH POLICY WBE10, WILL BE REQUIRED.

Implementation: Through the capital programme and the development control process.

Monitoring: Through quality of the environment surveys.

4.22 The Council would like to see tree cover in the District, particularly on routes that are well used, further improved. It will therefore encourage additional planting of appropriate species in suitable locations.

POLICY WBE13: STREET TREE PLANTING

THE COUNCIL WILL ENCOURAGE STREET TREE PLANTING WHERE APPROPRIATE, PARTICULARLY WHERE DEVELOPMENT FRONTS ONTO IMPORTANT PUBLIC ROUTES. IN CONSIDERING TREE PLANTING SCHEMES THE COUNCIL WILL WISH TO ENSURE THAT THE SIZE, FORM AND SPECIES ARE APPROPRIATE TO THE CHARACTER OF THE STREET SCENE.

Implementation: Through the development control process, including use of section E of the Planning Guidelines and through highway management and improvement schemes.

Monitoring: Check quantity of new planting.

THE RESIDENTIAL ENVIRONMENT

4.23 The Council is in a good position to bring together landowners, public bodies and other interested parties to implement environmental improvements. A full list of the schemes that the Council currently has under consideration is available separately from this document.

POLICY WBE14: ENVIRONMENTAL ENHANCEMENTS

THE COUNCIL WILL SEEK TO IMPLEMENT SCHEMES OF ENVIRONMENTAL ENHANCEMENT, WHERE APPROPRIATE, THROUGHOUT THE PLAN AREA. WHERE DEVELOPMENT ADJACENT TO THE AREA IS IDENTIFIED BY THE COUNCIL AS HAVING AN EFFECT ON THE ENHANCEMENT SCHEME THE COUNCIL WILL SEEK SUPPORT FOR THE SCHEME FROM THE DEVELOPER.

Cont.

10.37 As well as cars, it is essential that proper provision is made for cycles, motorcycles and lorries. Cy parking facilities should be well related to cycle tracks. The provision of such facilities will prev obstruction of footways and assist security. Such facilities should be provided in connection with retail, business, leisure and educational development.

POLICY WT6: PARKING PROVISION

IN THE CENTRES OF WOKINGHAM, WOODLEY, EARLEY AND TWYFORD ON-SI PARKING WILL BE LIMITED TO THAT REQUIRED FOR OPERATIONAL NEEI ELSEWHERE THE COUNCIL WILL SEEK THE PROVISION IN APPROPRIATE LOCATIOI WITHIN THE DEVELOPMENT FOR CAR, CYCLE, MOTORCYCLE AND LORRY PARKING I ACCORDANCE WITH THE COUNCIL'S ADOPTED STANDARDS.

THE COUNCIL WILL SEEK THE PROVISION OF COVERED, WELL LIT AND SECURE CYCI PARKING WITHIN CAR PARKS AND IN OTHER LOCATIONS WHERE IT IS LIKELY TO B NEEDED SUCH AS SHOPPING CENTRES, RAILWAY STATIONS, SCHOOLS, LIBRARIE DOCTORS' SURGERIES, COUNTRY PARKS AND LEISURE FACILITIES. CYCLE STAND FOR INDIVIDUAL OR PAIRS OF CYCLES WILL BE SITED WHERE LARGER CYCLE PARK ARE NOT APPROPRIATE.

THE COUNCIL WILL REVIEW THE NUMBER AND LOCATION OF DISABLED PARKIN SPACES AND SEEK TO MEET ANY SHORTFALL IN AVAILABILITY OR LOCATIONA CONSIDERATIONS, AND INCREASE PROVISION WHERE APPROPRIATE.

WHERE APPROPRIATE, IN ORDER TO PROMOTE ROAD SAFETY, ON-STREET PARKIN WILL BE RESTRICTED.

Implementation: Through development control and the annual capital programme of transport investment and environmental improvement.

Monitoring: Through surveys of need including problems caused by vehicles parked on-street, restricting access particularly by the emergency services, and problems of cycle parking on the pavement and obstruction.

Safety

10.38 The Council considers it important to meet the government's targets in relation to safety and the reduction in accidents. Measures to improve safety will have a high priority, particularly in the vicinity of schools. In recent years many improvements for road safety reasons have been implemented.

10.39 For safety and for environmental reasons a number of traffic calming schemes have been implemented in the District. Traffic calming measures aimed at reducing the speed and penetration of traffic, particularly in residential areas, combined with environmental improvements can improve road safety and make the streets a more pleasant place in which to be. There is, however, concern about the detail of some of the traffic calming schemes that have been implemented. Speed humps have been opposed by the emergency services who consider that they increase response times; they are a problem for patients in ambulances. The bus operators have also opposed speed humps for reasons of passenger comfort and safety. Concern has been expressed about the effect of traffic calming measures on roads that are used as an alternative to avoid such measures, particularly road humps, and the lack of alternative approaches to traffic calming. Offset parking areas, for example can reduce the speed of traffic. Other approaches include footway widening, width restrictions and variation in surface treatments. Traffic calming schemes, however modest, do incur a cost. In view of this, and the fact that schemes can arouse opposition, they will only be undertaken where clearly justified.

10.40 Although there has been opposition to traffic calming, the issue of excessive speed is a matter of great public concern, although generally resolution of the problem is outside the scope of land-use planning. Speed is a major influence on the severity of accidents.

POLICY WT7: ROAD SAFETY

THE COUNCIL WILL TAKE APPROPRIATE MEASURES TO PROMOTE ROAD SAFETY FOR ALL ROAD USERS INCLUDING:

a) MONITORING OF ACCIDENT STATISTICS TO IDENTIFY BLACKSPOTS

b) GIVING HIGH PRIORITY TO IMPROVEMENTS THAT WILL REDUCE ACCIDENTS INCLUDING THOSE INVOLVING PEDESTRIANS AND CYCLISTS

c) ENSURING THAT ALL RELEVANT INVESTMENT CONFORMS TO BEST PRACTICE IN RESPECT OF ROAD SAFETY

d) EXAMINING THE ROAD SAFETY IMPLICATIONS OF ALL PROPOSALS FOR DEVELOPMENT, AND

e) THE IMPLEMENTATION OF TRAFFIC CALMING SCHEMES WHERE JUSTIFIED.

Implementation: Through the annual capital programme of transport investment and environmental improvement.

Monitoring: Through road safety and accident monitoring and the *Road Safety Plan.*

Street Lighting

10.41 The provision of street lighting is an important aid to safety at night and promotes security and a feeling of well being. It is, however, an extremely sensitive issue in rural areas. There can be strong opposition to the introduction of street lighting into presently unlit rural areas. In considering whether to introduce street lighting it is important to consult the local community and its representatives.

10.42 Any lighting scheme must be well designed taking into account the character of the location. This is particularly necessary in areas of environmental quality and conservation areas. In a number of places street lighting is not continuous leading to problems for motorists arising from the alternation of lit and unlit areas.

POLICY WT8: STREET LIGHTING

THE PROVISION OF STREET LIGHTING IN PRESENTLY UNLIT AREAS WILL BE SOUGHT WHERE JUSTIFIED FOR SAFETY AND SECURITY REASONS HAVING REGARD TO:

a) THE VOLUME OF PEDESTRIAN AND VEHICULAR FLOWS

b) THE EFFECT ON THE CHARACTER OF THE LOCATION, PARTICULARLY IN RURAL AREAS

Cont.

CONDITIONS IN THE EVENT THAT THE APPEAL IS ALLOWED.
(WITHOUT PREJUDICE)

The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Full details of the following shall be submitted to and approved by the Local Planning Authority in writing before any work on the site is commenced:

(a) the use of any part of the site not covered by building(s) and the treatment thereof;

(b) the extent and position of accommodation for car parking, loading and unloading of vehicles and picking up and setting down of persons calling at the premises;

(c) means of enclosure of the site (including gates, walls and fences);

(d) a tree survey (to show accurate locations, dimensions of spread and girth, species) indicating the proposed retention, removal or pruning of existing trees in relation to the proposed development.

(e) the means and position of refuse storage and disposal.

Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

Provision shall be made for services, including cable TV pre-ducting, to be placed underground. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

The premises shall be used for warehousing in connection with the main use of Twyford Farm Shop and for no other purpose (including any other purpose in Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Prior to the commencement of development, details of the slab levels of the proposed building shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

No materials, containers or equipment shall be stored on the site outside buildings except for waste materials contained within suitable and sufficient waste containers for removal.

No operations associated with the use hereby approved shall be undertaken otherwise than inside buildings, and no operations, open storage, siting of containers or parking of vehicles other than as stated below shall be undertaken outside the building. The only exceptions to the above restrictions are: (a) cars of visitors to and/or employees based at the site may park on any area shown on the approved plans or as otherwise agreed in writing by the Local Planning Authority. (b) commercial vehicles may park on the site between the hours of 7am to 7pm whilst loading/unloading only.

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

Before any other part of the development hereby permitted is commenced, the proposed vehicular access shall be formed and provided with visibility splays of 4.5m by 90m in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

The building shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

A landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the building for its permitted use. The landscape management plan shall be carried out as approved.

No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Tom Callaghan, Highways

My Ref: P12[F/2000/0308]

To: Heather Morgan, Planning

Your Ref: F/2000/0308

Date: 6th March 2000

PLANNING APPLICATION F/2000/0308
PROPOSED EXTENSION TO WAREHOUSE AND ASSOCIATED SECURITY FENCING - TWYFORD FARM SHOP, LONDON ROAD, TWYFORD.

The site access is located in close proximity to the junction A4/A3032, which during peak hours does not operate satisfactorily and results in extensive queuing back along the A3032 past the site entrance. I am concerned that the proposed development is likely to result in a material increase in right turning traffic into the site, particularly by HGV's which could be obstructed by stationary traffic queuing back from the A4. There are also no details of sight lines available from the existing access onto the A3032.

Therefore, in order to assess whether the proposed development is acceptable in highway terms, additional information is required showing the maximum achievable sight lines available from the existing access and a comparative assessment of the traffic generation with and without the proposed extension.

Tom Callaghan.

PLANNING SERVICES 26417
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COPIES TO:

Ruscombe Parish Council.

Application Number.....F/2000/0308
Proposal.....Erection of a warehouse and associated security fencing.
Site Address...Twyford Farm Shop, London Road, Twyford.
Applicant.....Countrywide Farmers plc.

25/02/00

The Parish Council offers the following observations....

1) The warehouse represents a substantial increase in activity on the site.
2) The plan represents a 50% increase in the building footprint on the site.
3) The height and prominence of the building will make it very dominating in the area.
4) The slate roof will make it very visible in the country area which is after all Green Belt!

Signed..... DJ Cousins ..... Date..... 25/02/00

Clerk to Ruscombe Parish Council.

TO: **DEVELOPMENT CONTROL**
Heather Morgan

FROM: Environmental Design

DATE: 27 January 2000

Location:	Twyford Farm Shop, London Road, Twyford
Proposal:	PROPOSED EXTENSION TO WAREHOUSE AND ASSOCIATED SECURITY FENCING
Application Number:	F/2000/0308

In response to your consultation dated 17 January 2000 for the above application, the landscape comments are as follows:

The site is located within the Green Belt and on a Green Route, in a prominent position on the junction of the A4 and A3032. There are clear views into the site from the A4 when travelling west. The tree planting on the northern boundary of the site forms a partial screen to the site although there are still glimpses of the existing building through the vegetation when travelling east on the A4.

The existing building is fairly low scale and is softened in part by the vegetation within the site. The proposed warehouse extension is much larger than the existing building and will therefore be highly dominant within the landscape and out of scale with it surroundings. I feel that a building of this size is not in keeping with the existing and will have a detrimental effect on the landscape character, and suggest that the application is refused.

Catherine Brimble

Catherine Brimble
Landscape Architect

25291

WARGRAVE PARISH COUNCIL

33 Ridgeway
Wargrave
Reading
RG10 8AS

Tel/Fax 0118 940 4983

WARGRAVE PARISH CONSULTATION SHEET

DELEGATED

CASE OFFICER:	Heather Morgan
APPLICATION NUMBER:	F/2000/0308
SITE:	Twyford Farm Shop London Road Twyford.
PROPOSAL:	Proposed extension to warehouse and associated security fencing
COMMENTS:	The height and bulk of the proposed extension would overshadow the existing building and is excessive for this location. The yard is within the Green Belt. It should not be part of the retail premises or included as an extension of the curtilage. Should the poly-tunnels be removed, as it appears that they are not being used for the approved use of growing plants? There is a need to improve the proposed landscaping of the site as it visually exposed to the A4.

Norman Raybone.

Norman Raybone
Clerk to Wargrave Parish Council

Date: 27 January, 2000

Comments required by	**10/02/2000**
Fax to	974 6484

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Barrie R Steele AADip ARIBA FFB chartered architect

consultants: town planning landscaping building law costs & development

fax

sheet 1 of 5

3 April 2000

Heather Morgan, Senior Planner
Wokingham District Council
[FAX 01189 746484]

Appl: F/2000/0308: Twyford Farm Shop

Attached are 4 pages (32 signatures in support, 0 against) of the views of local residents/customers as referred to in our earlier discussions, and relevant to your forthcoming Recommendation.

Barrie R Steele

Grove House, Reading Road, Lower Basildon, Reading RG8 9ND 01491 875050



PROPOSED WAREHOUSE EXTENSION @ TWYFORD FARM SHOP
London Road, Twyford, for Countrywide Farmers plc

(Planning Application No. F/2000/0308: Wokingham District Council)

I / We have examined the plans for the above application and register my / our views below:

Name	Address	Date	For	Against	Comments
[illegible] Burgess.	BOBS COTTAGE AMEN CORNER BINFIELD	21-2-200	✓		CONVENIANT
MJ WALKER	HITCHAM GLEBE TAPLOW SL6 0HH	21-2-2000	✓		Convenience
A+C BISHOP.	Church Farm Burchampstead Wokingham.	21.2.2000	✓		Sensible Suggestion
Sue HARPER	40 ORCHARD Twyford	22.2.2000	✓		MUCH NEEDED
JOHN WARD	THE ITOWN LINES RD HURST	23/2/00	✓		ITUSH NEEDED
CATHY LOCHMAN	ST. NICHOLAS FARMHOUSE DUNT LANE HURST	23/2/00	✓		THE ONLY FEED MERCHANT IN TWYFORD/HURST/ WARFRANE AREA SELLING HORSE &
					AGRICULTURE & SMALL ANIMALS NEEDS.

Name	Address	Date	For	Against	Comments
Steve Bishop	3 Bell Road Cotton Hare Hatch Berks	2.3.2000	✓		very much needed
JACKY SWADEN	RAVENSPRING DAVIS ST HURST BERKS RG10 0TH	2.3.2000	✓		Badly needed
KARL ATKINS	885 LONDON RD LOUDWATER. HP10 9TB.	2.3.2000	✓		EXCELLENT IDEA
Michael Dwyer	Oak Tree Farm Binfield	2/3/00	✓		very necessary
CYNTHIA PHILP	CHURCH FARM WALTHAM ST LAWRENCE	3/3/00	✓		Badly needed
.. McCUTCHEN	FARLEY HOUSE MAIDENHEAD RD BERKSHIRE R 9[illegible] SRN RAZMAK.	4/3/00	✓		WOULD USE Regional
.R. JASH	9 RAZELEY RD 3 MILEX	4/3/00	✓		MAKES SENSE.
REGENCY LANDSCAPES	BARN FARM WOKINGHAM RD HURST	4/3/00	✓		D Etwell Marc Etwell BADLY NEEDED.

Name	Address	Date	For	Against	Comments
MRS. HOLDSTOCK	PHOENIX PARK NELSON LA HURST	28-2-00	✓		GOOD
P.C.S RUBBINS	HULME PARK GAME HATCHERIES WOKINGHAM	28/2	✓		WILL BE A GREAT BENEFIT.
Jordan Morgan	Murshamp Stud Fulmer	28-2-00	✓		much, more convenient!
M. Bishop	Cheriton Farm Farley Hill	28th FEB	✓		Save a lot of mucking about.
A. Tinson	Sonning Farm Channel Lane Sonning	29-2-00	✓		Ditto
Mrs. Pauline Fuller	17 Woodwaye Woodley Berks.	29/2/00	✓		ABOUT TIME
M SLADE	BROOKLANDS FARM BINFIELD	29/2/00	✓		IN A WET COUNTRY YOU NEED BARNS IN THE COUNTRY TO KEEP PRODUCE DRY
V BARRETT	69 POUND LANE SONNING	02/03/00	✓		LONG AWAITED
T. TUDOR	18 DONALDSON WAY WOODLEY	2/3/00	✓		SOONER THE BETTER

4

Name	Address	Date	For	Against	Comments
C. LOCKMAN ON BEHALF OF HURST RIDERS CLUB (36 MEMBERS)	ST. NICHOLAS FARM, HURST	23.2.00	✓		MOST HRC MEMBE (36 CURRENTLY) VS THIS MSF BRANCH F ALL EQUINE NEEDS
R S Barnes ~~[illegible]~~ ~~Finchampstead~~	Arden Ho. Finchampstead RG 40 3RX	24-2-00	✓		Common sense reasons.
I.B. VIEW	HOMER HOUSE DOBSON LANE FAWLEY HEWLEY-OF-THAMES	24/2/00	✓		GOOD
R. NASH C. NASH.	46 GRAZELEY RD. THREE MILE CROSS.	24.2.00	✓		MAKES SENSE.
MR & MRS DYMOND	111, BUTTS HILL RD, WOODLEY RDG BERKS	24 2 00	✓		SENSIBLE IDEA.
Daphne Sparrow	Merrion House White Waltham Maidenhead SL6 3RU	24.2.2000	✓		good idea
ANTHONY ASKEW	Common Barn Remenham	25.2.00	✓		v. good idea
Stephen Williamson	Bungalow 2 Stubbings House Henley Road M/Lead.	25.2.00	✓		v. good idea
[illegible] MARRETT	38 Kibblecombe Cres Twyford.	28.2.2000	✓		MAKES SENSE

Barrie R Steele AADip ARIBA FFB chartered architect

consultants: town planning landscaping building law costs & development

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11 SEP 2000	
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The Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

5 September 2000

[9803-54]

Dear Sirs,

Proposed Warehouse Extension: Twyford Farm Shop, Twyford
Appeal against Refusal 5 April 2000: Application No. F/2000/0308

As required we enclose documentation in respect of the above as listed below, which please acknowledge.

Yours faithfully,

Barrie R Steele

Barrie R Steele

encs. Appeal Form + Grounds of Appeal & Drawings 9803/508, 106

cc. Countrywide Farmers plc

Grove House, Reading Road, Lower Basildon, Reading RG8 9ND 01491 875050

6. Is the appeal site within an approved Green Belt or AONB? Please specify which . . . GREEN BELT	YES / ~~NO~~
7. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? (If YES, please attach details.)	~~YES~~ / NO
8. a. Are there any other appeals or matters relating to the same site or area still being considered by us or the Secretary of State? If YES, please attach details and, where necessary, give our reference numbers.	~~YES~~ / NO
b. Would the development require the stopping up or diverting of a public right of way? If YES, please provide an extract from the Definitive Map and Statement for the area, and any other details.	~~YES~~ / NO
9. Is the site within a Conservation Area? If YES, please attach a plan of the Conservation Area. (If NO, go to Q11.)	~~YES~~ / NO
10. Does the appeal relate to an application for conservation area consent?	YES / NO
11.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?	~~YES~~ / NO Grade I/II*/II
b. Would the proposed development affect the setting of a listed building?	YES~~/~~ NO
If the answer to question 11a or b is YES, please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest. (If NO, go to Q13.)	
12. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	YES / NO
13.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?	~~YES~~ / NO
b. If YES, was English Heritage consulted ? Please attach a copy of any comments	YES / NO
14.a. Is the appeal site in or adjacent to or likely to affect an SSSI? If YES, please attach the comments of English Nature.	~~YES~~ / NO
b. Are any protected species likely to be affected by the proposals? If YES, please give details.	~~YES~~ / NO

15. Copies of the following documents must, if appropriate, be enclosed with this questionnaire:		
a Is the development in Schedule 1 or column one of Schedule2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999? If YES, please indicate which Schedule.	~~YES~~ / NO Sch 1 Sch 2 col 1	
b. Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999?	~~YES~~ / NO	
c. Has a screening opinion been placed on Part 1of the planning register? If YES, please send a copy to us.	~~YES~~ / NO	
	Number of Documents Enclosed	N/A
d. Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;	1	
e. Any representations received as a result of an Article 7 (or Regulation 6) notice;		✓
f. A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 73 of the Planning (Listed Buildings and Conservation Areas)Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;		✓
g. Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);		✓
h. Details of any other applications or matters you are currently considering relating to the same site;		✓
i. For all appeals, including those against non determination, you must provide details of all relevant development plan policies. *Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan.*	2	
j. Any supplementary planning guidance, together with its status, that you consider necessary.		✓
k. A list of any conditions or limitations you would agree to if the appeal were to be allowed;	✓	
l. Any other relevant information or correspondence you consider we should be aware of.		✓

16.a.	What is the date you told those you notified about the appeal that we must receive any further comments by?	26.10.00
b.	Copies of the following documents must, if appropriate, be enclosed with this questionnaire.	
		Number of *Documents* Enclosed / N/A
i)	representations received from interested parties about the *original application*	4 /
ii)	*the planning officer's report to committee*	/ ✓
iii)	any relevant committee *minute*	/ ✓
17.	FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY	
	Do you intend to send another statement about this appeal? If NO, please send the following information:-	YES / ~~NO~~
a.	In non-determination cases:	
i)	*what the decision notice would have said;*	
ii)	how the relevant development plan policies relate to the issues of this appeal.	
b.	In all cases:	
i)	the relevant planning history;	
ii)	any supplementary reasons for the decision on the application;	
iii)	matters which you want our Inspector to note at the site visit.	
18.	THE MAYOR OF LONDON CASES ONLY	
a.	Was it *necessary to notify the Mayor of London about the application?* If YES please attach a copy of that notification.	YES / NO
a.	Did the Mayor of London issue a direction to refuse planning permission If YES, please attach a copy of that direction.	YES / NO

I confirm that a copy of this appeal questionnaire and any enclosures have been sent today to the appellant or agent.

Signature: _____ on behalf of Wokingham District Council

Date sent to us and the appellant 20/09/00 OUR REF: F/2000/0308

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The Planning Inspectorate

For official use only
Date received

QUESTIONNAIRE

To be used for all appeals made on or after August 2000

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/X0360/A/00/1049556 GRID REF: SU 7977

APPEAL BY: COUNTRYWIDE FARMERS Plc

SITE: TWYFORD FARM SHOP, LONDON RD. TWYFORD

You must ensure that a copy of a completed questionnaire, together with any enclosures, is received by us and the appellant, within 2 weeks of the 'starting date' given in our letter. Please send our copy to the case officer. Their address is shown on our letter.

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us within 6 weeks of the 'starting date'.

NB: PLEASE TELL US OF ANY CHANGES TO THE INFORMATION YOU HAVE GIVEN ON THIS FORM.

1.	Do you agree to the written representations procedure?	YES / ~~NO~~
OR	Do the you wish to be heard by an Inspector at: a. a local inquiry?	~~YES~~ / NO
	or b. a hearing?	~~YES~~ / NO
2. a.	If the written procedure is agreed, could the Inspector see the whole site clearly from a road or other public land?	~~YES~~ / NO
b.	From your knowledge of the issues, would our Inspector need to enter the site for any reason e.g. to view/measure any dimensions from within it?	YES / ~~NO~~
3.	Does the appeal relate to an *application for approval of reserved matters?*	~~YES~~ / NO
4.	Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?	~~YES~~ / ~~NO~~ / NA
5.	Was it necessary to advertise the proposals under Article 8 of the GDPO 1995 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990?	~~YES~~ / NO

Spare

CONDITIONS IN THE EVENT THAT THE APPEAL IS ALLOWED.
(WITHOUT PREJUDICE)

The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Full details of the following shall be submitted to and approved by the Local Planning Authority in writing before any work on the site is commenced:

(a) the use of any part of the site not covered by building(s) and the treatment thereof;

(b) the extent and position of accommodation for car parking, loading and unloading of vehicles and picking up and setting down of persons calling at the premises;

(c) means of enclosure of the site (including gates, walls and fences);

(d) a tree survey (to show accurate locations, dimensions of spread and girth, species) indicating the proposed retention, removal or pruning of existing trees in relation to the proposed development.

(e) the means and position of refuse storage and disposal.

Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

Provision shall be made for services, including cable TV pre-ducting, to be placed underground. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

The premises shall be used for warehousing in connection with the main use of Twyford Farm Shop and for no other purpose (including any other purpose in Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Prior to the commencement of development, details of the slab levels of the proposed building shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

No materials, containers or equipment shall be stored on the site outside buildings except for waste materials contained within suitable and sufficient waste containers for removal.

No operations associated with the use hereby approved shall be undertaken otherwise than inside buildings, and no operations, open storage, siting of containers or parking of vehicles other than as stated below shall be undertaken outside the building. The only exceptions to the above restrictions are: (a) cars of visitors to and/or employees based at the site may park on any area shown on the approved plans or as otherwise agreed in writing by the Local Planning Authority. (b) commercial vehicles may park on the site between the hours of 7am to 7pm whilst loading/unloading only.

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

Before any other part of the development hereby permitted is commenced, the proposed vehicular access shall be formed and provided with visibility splays of 4.5m by 90m in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

The building shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

A landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the building for its permitted use. The landscape management plan shall be carried out as approved.

No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

The Planning Inspectorate

Please file

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

DC | ENF
APP
CS
17 NOV 2000
COPIES TO: | ACK:
FILE:

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2000/0308

Our Ref: APP/X0360/A/00/1049556

Date: 16 November 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY COUNTRYWIDE FARMERS PLC
SITE AT TWYFORD FARM SHOP, LONDON ROAD, TWYFORD, READING

I enclose a copy of the appellants statement relating to the above appeal.

If you have any comments on the points raised, please send them to me no later than 9 weeks from the starting date. Comments received after that deadline may not be seen by the Inspector.

Yours faithfully

pp Miss A Groves

211AL(BPR)

Barrie R Steele AADip ARIBA FFB chartered architect

consultants: town planning landscaping building law costs & development

The Planning Inspectorate
Tollgate House
Houlton Street
Bristol BS2 9DJ

14 November 2000

[9803-71]

RECEIVED in PINS AA
16 NOV 2000

Dear Sirs,

Appeal by Countrywide Farmers plc [Ref: App/X0360/A/00/1049556]
Site @ Twyford Farm Shop, London Road, Twyford, Reading RG10 9EQ

Please find enclosed 2 copies of the Appellants' "Comments on and Response to Wokingham DC's Statements", received 30 October 2000.

So that the large drawings can be removed this Response is arranged loose-leaf in a plastic folder.

Yours faithfully,

Barrie R Steele

Barrie R Steele

enc.

cc. Countrywide Farmers plc (+ enc.)

Grove House, Reading Road, Lower Basildon, Reading RG8 9ND 01491 875050

WAREHOUSE EXTENSION: APPEAL REF APP/X0360/A/00/1049556
Countrywide Farmers plc, London Road, Twyford, Berks.

Comments on and Response to Wokingham DC's Statements: 14/11/00

Relevant Planning History:

a). Application Site: Wokingham has omitted the most recent (presumably therefore most relevant) planning history, culminating in separate letters from 2 Senior Planning Officers (23 June & 5 August 1999) both confirming that a planning application is not required "for retail use at the above".

These 2 letters ended dealings with the LPA over 7 months in 1999, involving 8 letters and 18 phone calls (the latter recorded, available for inspection but excluded here for brevity). The Applicants sought planning guidance on their use of the Shop, Barn, parking/delivery areas etc., and provided full plans and elevations of buildings and site, also a full description in a letter (16 March 1999) of the Applicants' business operation. [Appendix 1: all correspondence + drawings].

The same planning officer dealt with those consultations and with this Application, but the Refusal repeatedly alleges a lack of information from the Applicants.

b). Neighbouring Site (east):
(i). Building Height: By comparison Hare Hatch Nurseries' Permission 39618 [LPA Appendix 7: under ' 1. Introduction'] resulted directly from negotiations with the LPA regarding "amended plans illustrating a reduction in the ridge height....", and under ' 2. Appraisal' "This is the minimum height the applicant can drop to without prejudicing the internal operating height." [Appendix 2: photo 1].

Later, again under '2. Appraisal', "The building would not be inappropriate in scale to its location. Other buildings in locality are of greater height – ie. Twyford Farm Shop varying between 5.3m and 6.2m and Kennedy's existing at 7m (maximum height) ". (NB. Kennedy's is now Wyevale).

The Application height and size were company operational optima but, had it been thought that such dimensions would be refused on principle, or that a reduced height "would not be inappropriate", the Applicant would have been able to consider a lesser building.

[The 5.3m dimension referred to in the Hare Hatch Nurseries application seems, on the LPA's elevation (LPA Appendix 7) to refer to eaves height rather than total height].

(ii). Operational Height: Clause '2. Appraisal.' Also refers to " (Vehicles delivering bulk loads of peat etc. operate with a tipper mechanism which requires a headroom of approximately 4.4m)".

Similar governing factors apply to the Applicants whose fork-lift trucks stack bales of (home-produced) bulk feed for cattle, pigs, sheep and horses to similar heights on racking [Appendix 2: Photo 2]. Large entrance doors are also required to allow adequate clearance for safe transference of loaded pallets from lorries into the warehouse and up onto the stacks [Appendix 2: Photo 3]..

Applicants' Sales

a). Location: Purchases are only made in the Shop. No sale is made at the Warehouse where the public is not allowed access, all goods always being brought out by a member of staff for collection by the customer, on production of a sales ticket from the Shop [Appendix 3: Photo 1].

Had the Applicants had any intimation that the point of sale point might be contentious, a Section 106 Agreement ensuring continuation of the practice described above could have been considered.

b). Goods: The Applicants strongly reject the LPA's allegation (Clause 4.07) that it has "no agricultural produce for sale ", as examination of its stock shows [Appendix 3: Photos 2-4].

This is fully described in the agent's letter of 16 March 1999 to the LPA [Appendix 1], summarised as "the range of items required for the proper management of traditional farms and/or horticultural enterprises". [As an offshoot from its traditional sales of farm animal foodstuffs, the Applicants now sell other pet-related products].

Storage:

a). Percentage of Storage to Sales: The Applicants are unable to follow the LPA's Clause 4.06 (lines 8/9), but in any case confirm that all goods stored are intended to be sold, from the Shop.

b). Outside Storage: The LPA's Clause 4.06 points up the Applicants' problem – ie. lack of internal storage (remedied by the proposed Warehouse) - and the fallacious claim of an "existing agricultural barn which currently meets their requirements" (LPA Clause 4.04: lines 10/11). As a commercial fact customers prefer not to purchase goods stored outside – except fences, gates, troughs, feeders etc.

c). Extension of Outside Storage: This allegation (LPA Clause 4.06: lines 13/14) is strongly resisted by the Applicants who sought precisely the opposite in the Application for their own Warehouse.

d). 60% Capacity: LPA Clause 5.02 (lines 4/5) is misleading. As pointed out in the agent's letter (29 February 2000) and detailed on Block Plan/Section 9803/508 the Applicants have only part-use of the Barn, and that restricted further during the strawberry season.

As regards " filling to the eaves "

(i). filling to the eaves, at the eaves, is impractical as tolerance is required above the top of the highest loaded pallet, for safe fork-lift truck operation.

(ii). filling, at gable walls, does reach above the Barn eaves level [Appendix 4: Photo 1].

(iii). warehouses temporarily store for goods to be sold, the space being a commercial balance between capital outlay, volume of sales and rapidity of stock replacement. (It is commercial folly to build dead space at today's building costs).

e). "Barn hip roof, which leaves large voids" (Clause 5.02: line 10)
Racking above a main door is effectively impossible, and filling above 5.0M impractical anyway.
(The building's proposed roof pitch, hips and covering were to harmonise with those of the Shop).

f). 5M high roller shutter door: This, like the whole building, is an operational optimum which could have been somewhat lowered – for example to the 4.4M agreed in Hare Hatch Nurseries' permission.

Character and Appearance of the Green Belt.

a). "customer convenience": The LPA's Clause 4 (lines 1-3) are incorrect and a mystery. Customer convenience or inconvenience has not been mentioned by the Applicant (as not an important consideration) in this Application, or in the previous 7 months' consultations regarding Retail use.

The inconvenience referred to is strictly operational - ie. remoteness of the Shop from its storage facility, which demands extra staff, and the Barn cannot be made properly secure.

b). Access to the unbuilt part of the site: The agent pointed out (letter 29 February 2000) that customers' journeys to the 'Barn' would be avoided by having storage adjacent to the Shop.
The same clearly applies to deliveries by lorries [Appendix 4: Photos 2 & 3].

c). Appropriateness: In negotiations for the Hare Hatch Nurseries permission, the LPA states "The overall scale, form and height of the buildings are appropriate to the rural area". [LPA Appendix 7: page 4: 'Appraisal' Lines 6/7].

That building, not unlike the Application in design and external materials (but described by the LPA as an "agricultural barn" [Appendix 4: Photo 1], is readily visible along both the A4 and the A3032 [Appendix 5: Photos 2 & 3]. However there was no prior advice from the LPA that such a building, despite possibly greater visibility, is considered "appropriate to the rural area", whilst theirs is not.

Moreover because the Application was deemed "unacceptable in principle. Negotiations were not considered appropriate." a compromise was ruled out and, as the matter was also dealt with under delegated powers, the Applicants had no other course but to Appeal.

d). Green Route: The Applicants have always fully accepted that the hedgerow along the A4 would benefit from improvement. This was, and remains, one of the aims of the Application.

Impact on Highway Safety

a). Halcrow Fox Report [Appendix 6]: This has been prepared solely in response to the LPA's Highways Statement (received 30 October) which it critically analyses and challenges.

b). Existing Access: It was assumed that occupation of the Shop meant that "the interests of road safety" required in existing Permission 40037 [LPA Appendix 5: Reason 03: 27 Jan 1993] had been fulfilled. Since the Applicants intended (and expected) no increase in traffic, and the LPA did not raise the issue, there appeared to be no need to justify continuation of the status quo.

The LPA's claim that the Application will substantially increase traffic is unproven, and strongly denied. If the present visibility standards are now deemed unsatisfactory, then either the Highways standards applied in 1993 were also inadequate, or they have since been raised. In prior discussions with the LPA this would have been resolved, as now demonstrated by the Halcrow Fox Report and the letter from the landlord, Mr E C Jarnet, agreeing to re-alignment of the entrance. [Appendix 7] .

c). LPA's Highway Statement: Clauses 3.1 – 5.1 contain subtle word changes within paragraphs. Initially could is used, implying only a possibility, whereas later would is used, conveying certainty. [NB. The LPA's own Statement (Clause 4.10: lines 4 & 8) uses the more speculative descriptions "possible material increase", and "the proposal could be prejudicial to highway safety"].

Policy WGB6

The LPA has still not given an explanation why Policy WGB6 is included in the Reasons for Refusal.

Overall Conclusions:

The Applicants' problems are real. Relocation of business premises is always a struggle, in this case aggravated by the absence of an available ideal building, and site, in the locality of its customer base.

In 1999, after 7 months trying to establish the position re. Retail use with the LPA (an application was first required, made, and later returned as not required), the Applicants applied for a Warehouse adjacent to their (shared) Shop, for improved storage as a substitute for that in the remote Barn.

(Whilst not strictly material, a dedicated modern warehouse adjacent to the Shop would enable the Applicants to undertake a long-term lease, and ensure proper maintenance of the premises and site).

The Application naturally sought optimum operational size, whilst trying also to harmonise with the appearance of the existing Shop, and improve the hedgerow along the A4 (enhancing the 'Green Route'). In light of the long association with the locality, the earlier months of consultations regarding Retail use coupled with the presence of other similar buildings (and uses) nearby, the Applicants assumed that normal negotiations would occur, especially if the proposal raised problems.

The LPA's Reasons are believed to be no more matters of principle than those negotiated to secure Hare Hatch Nurseries' Permission 39618, opposite the site. It is believed that, had these issues been raised before the Refusal, an appropriate compromise could have been found, with all-round benefit.

APPENDIX I

CORRESPONDENCE

From LPA	5 August 1999
From LPA	23 June 1999
To LPA	11 June 1999
To LPA	25 April 1999
From LPA	06 April 1999
To LPA	16 March 1999
From LPA	16 February 1999
To LPA	11 January 1999

RELATED DRAWINGS

9803/105	Main Building	Plan
9803/107	Barn	Floor Plan
9803/108	Barn	Elevations

Tel. 0118 974 6446 (Direct Line)
E-mail: Heather.Morgan@wojkingham.gov.uk
Date. 5 August, 1999
My ref. HPM/Twyford 1B
Your ref.

File | Job | Date
A | 98003 | 7/8/99
MNS ee MH 9/8/99

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

Mr. B. Steele,
Grove House,
Reading Road,
Lower Basildon,
Reading. RG8 9ND.

Dear Mr. Steele,

TWYFORD FARM SHOP, LONDON ROAD, TWYFORD

I refer to your letter dated 11 June 1999 regarding the above and apologise for the delay in replying. I understand that all the relevant papers and correspondence were returned to you on 25 June 1999. The Local Planning Authority decided that an application was not required.

I trust this clarifies the position. Please do not hesitate to contact me should you require any additional information.

Yours sincerely,

HPMorgan

HEATHER MORGAN
Senior Planning Officer

Tel. 0118 974 6447 (Direct Line)
E-mail: Lynette.Baker@wokingham.gov.uk
Date. 23 June 1999
My ref. leb/20397

A 1803 25/6/99

cc MH 28/6/99

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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DX: 33506 – Wokingham
E-mail: Lynette.Baker@wokingham.gov.uk

Mr. B. Steele
Grove House,
Reading Road,
Lower Basildon
Reading
RG8 9ND

Dear Mr Steele,

TWYFORD FARM SHOP

Having received confirmation from the Council's Solicitor, I can now inform you that we do not consider that a planning application is required for retail use at the above property, as it has already been given consent under permission 20397. I hope this is sufficient for your client's purpose.

Yours sincerely,

Lynette Baker.

LYNETTE BAKER
Senior Planning Officer

Barrie R Steele AADip ARIBA FFB chartered architect

consultants: town planning landscaping building law costs & development

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

11 June 1999

Dear Sir,

MSF @ Twyford Farm Shop, London Road, Twyford

Regrettably I have no alternative but to write formally bringing to your notice that matters regarding the above have not effectively progressed since my letter of 11 January, a copy of which is attached.

After some consultations with your department I was advised to make a planning application, which was submitted on 25 April, but not since registered: apparently after all it is deemed inappropriate.

My clients, MSF Ltd., previously at Twyford Mill since before the war, repeatedly – and now desperately – ask what the position is as they urgently need to formalise their lease arrangements.

Unfortunately I can give them no satisfactory explanation.

I repeat now what I wrote in January, namely my belief that "...all that is needed is confirmation that there are no planning reasons against MSF's continued occupation of the premises" as no development (ie. building work or change of use) is involved.

After five months, letters, telephone calls and finally a seemingly abortive planning application, it is not unreasonable to expect such confirmation by return.

Yours faithfully,

Barrie R Steele

Barrie R Steele

enc. Letter 11 January 1999

(9803-14)

Grove House, Reading Road, Lower Basildon, Reading RG8 9ND 01491 875050

OFFICE cc MH 25/4/99

Barrie R Steele AADip ARIBA FFB chartered architect

consultants: town planning landscaping building law costs & development

Mr Conrad Moore
Senior Planning Officer
Wokingham District Council
PO Box 157, Shute End
Wokingham
Berks RG40 1WR

April 25, 1999
(9803-12)

Dear Mr Moore,

MSF @ Twyford Farm Shop, London Road,Twyford

Thank you for your letter of April 6.

In our letter of 11 January we confirmed that no development is involved - no building or changes of use being sought - and we hoped that a simple letter from your department would seal the matter: however on your latest advice we are now submitting an application to avoid the time we fear could elapse obtaining the necessary verification for a CLEUD.

The Planning Forms do not appear to allow for an application which does not involve development so we have had to make the following assumptions:-

a). Application Type: Outline appears to be the most relevant, and
b). Application Fee: is £190 (for 0.1 Ha), and
c). Application Site: is the 985 sq. metres in MSF's exclusive use edged Red) – the remainder all shared with others as shown (edged Blue).

Accordingly we enclose cheque for £190, Certificate B and Forms (duly completed and signed) together with the Site and Block plans (edged as noted).

Please notify us at once if there are any misinterpretations or queries.

Yours sincerely,

Barrie R Steele

Barrie R Steele

Encs. Cheque for £190 and Certificate B
Town Planning Forms: parts 1 & 2 (x 6)
Drawings 9803/2501, 501 (x6)

Grove House, Reading Road, Lower Basildon, Reading RG8 9ND 01491 875050

Tel: (0118) 974 6446 (Direct Line)
Fax: (0118) 974 6484
Date: 06 April 1999
My ref: CM/Twyford Pre-Application
Your ref: 9803-09

File | Job | Date
A | 9803 | 12/4/99

Barrie R. Steele
(Chartered Architect)
Grove House
Reading Road
Lower Basildon
READING RG8 9ND

WOKINGHAM DISTRICT COUNCIL

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

Dear Mr. Steele

MSF AT TWYFORD FARM SHOP, LONDON ROAD, TWYFORD.

I refer to your letter of 16 March and attached plan regarding the above matter. I apologise for the delay in responding. Having considered the details set out in your letter, I consider that you should apply for planning permission unless you are able to prove that all of your present activities have been carried on for at least the last ten years. In which case it may be appropriate to apply for a Certificate of Lawful Use (Existing) for the site outlined in red on your plan.

The use should be for retail limited to agricultural/horticultural produce ancillary to the farm and items required for the proper management of agricultural/horticultural enterprises only. I consider that these items need to be specified and demonstrated to have occurred.

May I remind you that the onus is on the applicant for a Certificate of Lawful Use (Existing) to prove to the Local Planning Authority beyond reasonable doubt that the use(s) applied for have been carried out for at least ten years on that site. Sworn affidavits will be expected to accompany the Certificate of Lawful Use (Existing) application and any other documentary evidence (that can be verified) of the type of use(s) and activities on site.

Yours faithfully

Conrad Moore

Conrad Moore
Senior Planning Officer

Enclosure: Certificate of Lawful Use (Existing) application forms and planning application forms.

Mr Conrad Moore
Senior Planning Officer
PO Box 157, Wokingham District Council
Shute End
Wokingham RG40 1WR

16 March 1999

(9803-9)

Dear Mr Moore

MSF @ Twyford Farm Shop, London Road, Twyford

Further to your letter of 22 february and my recent discussions with Carol Rimmer I now enclose a 1:2500 Site Plan (9803/2501) showing the extent of land owned by MSF Ltd's landlord, Mr E Jarnet.

For convenience the area of land which concerns MSF and which it occupies in company with the landlord and with Equestrian World (all as shown on the 1:500 Block Plan 9803/501 previously forwarded) is edged in **red** whilst the remainder of the land owned by Mr Jarnet is edged in **blue**.

MSF Ltd's business is the same as it was for very many years at Twyford Mill formerly under the name BBO, (except that it has ceased the actual milling process) and involves supplying farmers with animal foodstuffs, fertilisers and pest control materials, agricultural equipment and machinery, gates and fencing, special work clothing and boots, - in effect the range of items required for the proper management of traditional farms and/or horticultural enterprises. Additionally there is an area for plant sales.

MSF Ltd. have not occupied the site for 10 years but Mr Jarnet has for some 17 years and his own occupation of the land, and that of previous tenants, has involved the same uses as MSF Ltd's present ones.

Please therefore advise the appropriate step to formalise affairs.

Yours sincerely,

Barrie R Steele

enc. Drawing 9803/2501

bcc. Mr M Hughes MBIAT (+ encs)

Tel. 0118 974 6459 (Direct Line)
Date. 16 February, 1999
My ref. PreApp
Your ref. Letter of 11 January 1999

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
E-mail:

Mr B R Steele AADip ARIBA FFB
Grove House
Reading Road
Lower Basildon
READING
RG8 9ND

Dear Mr Steele

TWYFORD FARM SHOP, LONDON ROAD, TWYFORD

Thank you for your letter dated 11 January 1999, I apologise for not replying sooner.

I am not clear, from your letter or the plan,

a) what business MSF Ltd carries on; and
b) which parts of the site (buildings and land) they currently occupy and what happens on the rest of the site.

It is therefore difficult to ascertain whether there would be any justified planning reason for your client's continued occupation of the site or not.

As there appears no formal planning permission on behalf of your named client, I would think it entirely appropriate for you to submit for a Certificate of Lawfulness in respect of a Change of Use. In any formal application you would have to demonstrate that your clients have occupied the premises for over 10 years.

Without this proven, then the Local Planning Authority could at any time take Enforcement action against the unauthorised use, if expedient to do so.

I hope this is of assistance.

Yours sincerely

Conrad Moore

Conrad Moore
SENIOR PLANNING OFFICER

OFFICE

The Planning Department
North Team
PO Box 157
Wokingham District Council
Shute End
Wokingham RG40 1WR

11 January 1999

(9803-6)

Dear Sirs

Twyford Farm Shop, London Road, Twyford

Enclosed is a 1:500 (part) site plan of the above as our clients MSF Ltd, having successfully occupied part of the premises for some time, are now looking to formalise their arrangement with the landlord, Mr E Jarnett, on a longer term basis.

As no development is involved, ie. no building work or change of use, the procedures under both CLEUD and CLOPUD appear irrelevant and therefore all that seems to be needed is confirmation that there are no planning reasons against MSF Ltd's continued occupation of the premises.

An early reply would be much appreciated.

Thank you.

Yours faithfully,

Barrie R Steele

enc. Drawing 9803/501

bcc. Mr M Hughes MSF (Upton)
Mr G Hopkins MSF (Twyford)

APPENDIX 2



1.



2.

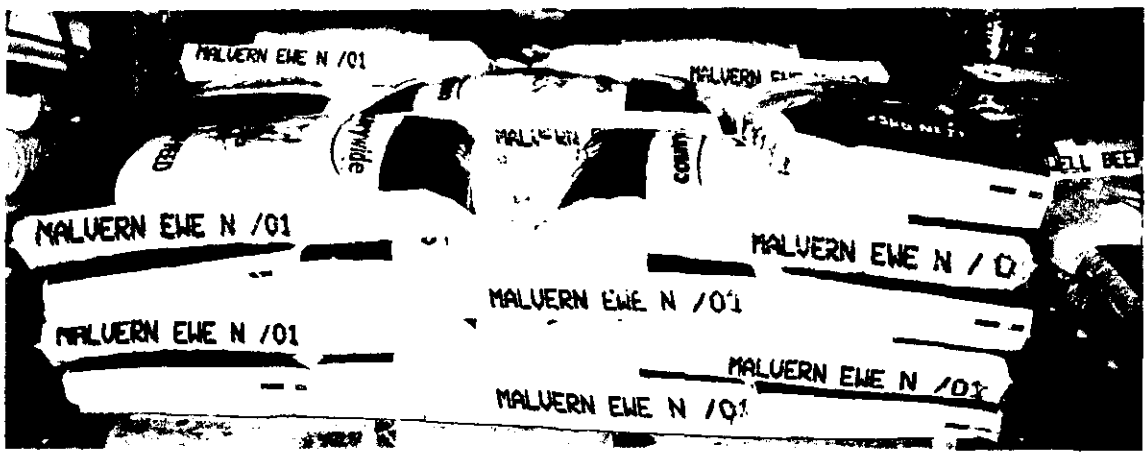


3.

APPENDIX 3



1.



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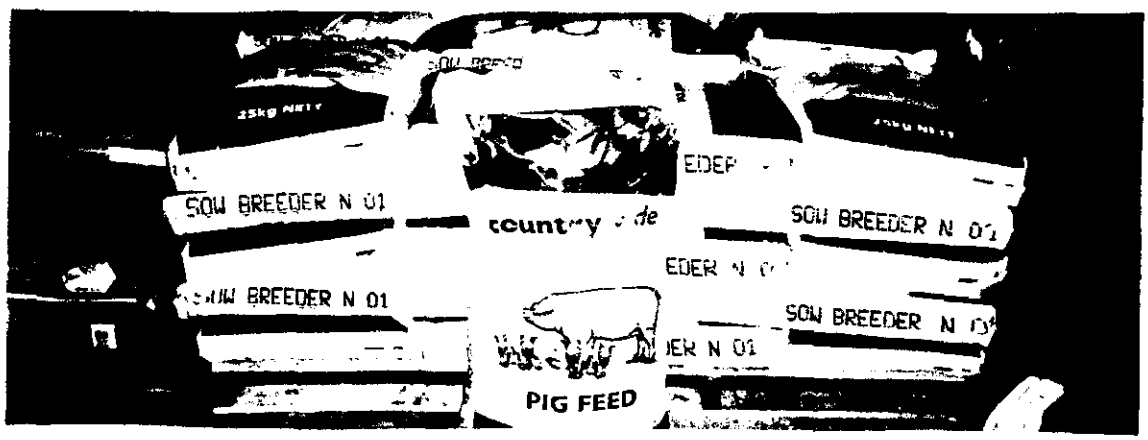

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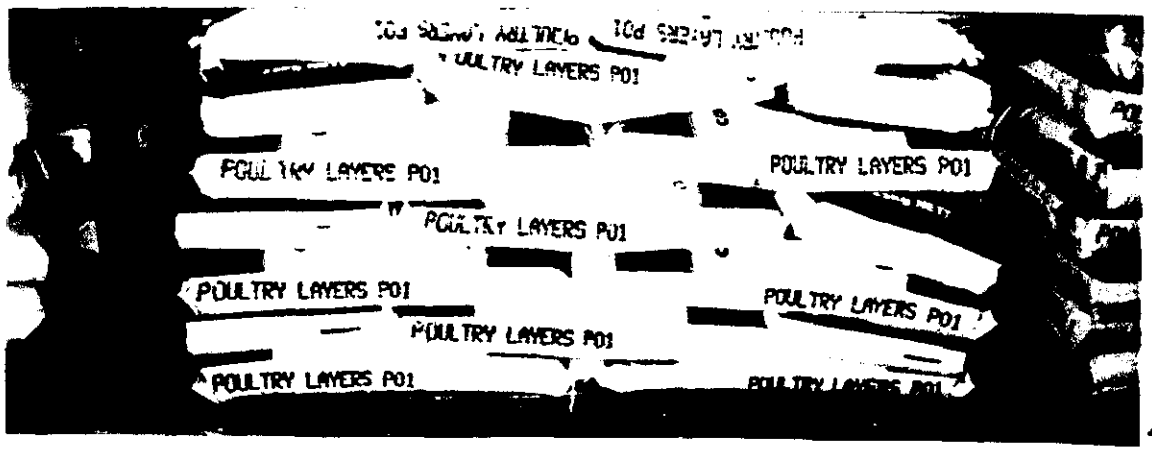


4.

APPENDIX 4



1.



2.

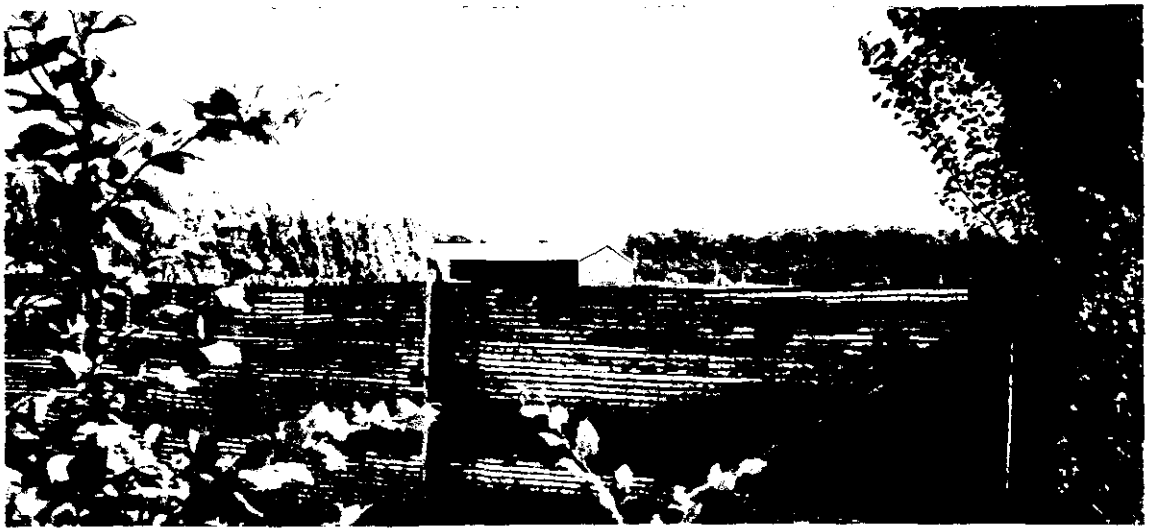


3.

APPENDIX 5



1.



2.



3.

APPENDIX 6

HALCROW FOX TECHNICAL REPORT

(In response to LPA Highways Statement)

Halcrow Fox
Lyndon House 62 Hagley Road Edgbaston Birmingham B16 8PE
Tel +44 (0)121 456 1056 Fax +44 (0)121 455 8771
www.halcrow.com

Halcrow

Technical note

Project	Appeal at Twyford	**Date**	14 November 2000
Note	Comments on and Response to Wokingham District Council's Statement of Case	**Ref**	KWHTDA001/TN1
Author	Gerard McKinney Halcrow Fox		

1 *Introduction*

1.1 Halcrow Fox has been commissioned by Countrywide Farmers plc to provide traffic advice relating to the proposed development of a new warehousing facility adjacent to their existing farm shop on London Road, Twyford.

1.2 This advice relates primarily to the reasons for refusal cited by Wokingham District Council relating to traffic and transportation and to their Statement of Case submitted for the Appeal. Reference is made to the evidence submitted by the Highway Authority and relevant planning and policy guidelines.

2 *Background*

2.1 The Appeal relates to the proposed erection of a warehouse facility extension to the Twyford Farm Shop at London Road, Twyford. The Shop currently uses the landlord's barn nearby for the purposes of storage.

2.2 The planning application, reference F/2000/0308, was submitted in December 1999. Wokingham District Council's notification of refusal was received in April 2000. Amongst the reasons for refusal highway safety was included. The specific reason was number 4 and is quoted in full below.

"In the absence of additional information on traffic generation and site [sic] lines, the proposal would be detrimental to highway safety in close proximity to the junction of the A4 and A3202. As such, the proposal is contrary to Policy LD5 of the Berkshire Structure Plan and Policies WOS3 and WT7 of the Wokingham District Local Plan (Deposit Draft) as modified."

2.3 Grounds for Appeal were submitted on behalf of the Applicant in August 2000, and the DETR Appeal Reference is APP/X0360/A/00/1049556. The planning authority submitted their Statement of Case for refusal, with a more detailed submission from the Highway Authority, which was received on 30 October 2000.

2.4 The Planning Authority has submitted a listing of proposed conditions should the Appeal be allowed.

3 ***Existing Situation***

3.1 A site visit was carried out on Wednesday 8 November 2000, and peak hour traffic surveys were undertaken. Additionally, inter-peak speed surveys were undertaken in dry conditions with free-flowing traffic. The site observations made are summarised in the remainder of this section.

3.2 The site access is located about 90 metres to the south of the A4/A3032 junction. The A4 Bath Road and A3032 London Road are part of the Primary Distributor Road Network and are subject to a 60 mph speed limit, as stated in the evidence of Highway Authority.

3.3 The Highway Authority state that the A3032 carriageway is 6.3 metres in the vicinity of the site access and that the site access is 7.1 metres between gateposts. The Highway Authority note that the access width is satisfactory for the type and level of vehicles expected at the site should the Appeal be allowed. The site access is not kerbed in the manner of an access road, but is akin to a 'dropped kerb' access.

3.4 It is also noted that the Highway Authority state that there have been no recorded personal injury accidents (PIAs) in the immediate vicinity of the site access in the last 3 years. It is noted that 7 PIAs have been recorded at the A4/A3032 junction in the last 3 years.

3.5 The Highway Authority observed visibility splays at the site access and their findings are summarised in Table 3.1 overleaf.

Table 3.1 Site access visibility observed by Highway Authority in metres

Direction	Visibility at Set back	
	2.4 metres	4.5 metres
Left (To North)	88	88
Right (To South)	66	19

3.6 No issue is taken with the visibility measurements from 4.5 metres. However, Halcrow's on-site observations from 2.4 metres differ from those of the Highway Authority. Halcrow recorded visibility from the centre of the site access at the stated set backs (minor road distance) to the nearside edge of the carriageway in accordance with advice in TD 42/95 and PPG13, and the findings are summarised in Table 3.2 below.

Table 3.2 Site access visibility observed by Halcrow in metres

Direction	Visibility at Set back of 2.4 metres
Left (To North)	88
Right (To South)	70

3.7 Observations of traffic speeds were made at the extents of the visibility splays from 2.4 metres. That is; as vehicles turn into the A3032 to the north and as vehicles have rounded the tight bend in the A3032 to the south of the site. The data sheets detailing the observations are included as Appendix A. The relevant speed for the purposes of design are 85th percentile wet weather speeds, as set out in TA 22/81, and the results are summarised in Table 3.3 below.

Table 3.3 Observed 85th percentile speeds (kph) for A3032 at extent of visibility

Direction	Speeds by condition	
	Dry (observed)	Wet (calculated)
Left (From North)	53.6	49.6
Right (From South)	43.2	39.2

3.8 The observed (and calculated wet weather) speeds are considerably lower than the 35-40 mph (56-64 mph) 'estimated' by the highway authority.

3.9 Traffic counts were undertaken during the peak periods between 07:45-09:15 and 16:45-18:15. The peak hours are identified as 08:00-09:00 and 17:00-18:00 and the traffic counts for these periods are summarised in Figure 3.1.

3.10 In the morning peak hour 6 vehicles entered the site and 3 vehicles left the site. In the evening peak hour 7 vehicles entered the site and 10 left the site.

3.11 During the peak hours queuing was noted on the A3032 from the A4 junction. At times the queuing was such that it went past the site entrance, though drivers generally did not block the access. Such conditions existed for about 8-10 minutes in the central period of the morning peak hour and 5 minutes towards the end of the peak period. A similar pattern was observed in the evening peak period, where vehicles queued past the site entrance for up to 10 minutes in the central part of the period and 5 minutes towards the end of the peak hour.

4 *The Proposed Development*

4.1 The proposal is to construct a warehouse facility adjacent to and associated with the existing farm shop. The facility is proposed to have a gross floor area (GFA) of 420 square metes (sqm).

4.2 The warehouse facility is intended to replace the existing facility, which involves the use of a barn nearby and also storage on hard standing areas adjacent to the access road to the barn. The existing warehouse facility accesses via the existing farm shop access.

4.3 The proposed facility would allow secure housing for the shop stock and convenience for the re-stocking of the shop and for use by customers wishing to pick up supplies previously ordered.

5 *Traffic Generation*

5.1 It is proposed to re-house the existing facility within the proposed new development. The warehouse serves only the retail area of the shop. It is therefore not predicted that any increase beyond the existing use, 9-17 vehicles per peak hour, will occur as a result of the proposed warehouse facility.

5.2 The Highway Authority, in their Statement of Case, has assumed that the '..420 m^2 warehousing proposed..' will generate between 4 and 7 trips per 100 m^2 per day. This assumes that the proposed warehouse is a generator in its own right rather than ancillary to the farm shop.

5.3 For the sake of robustness calculations have been carried out on the basis that the warehouse is of the standard type and will generate additional traffic. To this end the TRICS database has been investigated for warehousing sites. TRICS default date values suggest that data prior to 1992 be discarded. The likely reason for this is that this usage has become less labour intensive over time, with improvements in technology, and therefore such older data becomes obsolete.

5.4 Using the TRICS 4.4 defaults for exclusion of data, trip rates have been calculated for both Warehousing (primarily storage) and Warehousing (primarily distribution) uses. The output is included as Appendix B and the average weekday trip rates for each are quoted below.

Table 5.4 Warehouse trip rates per 100 sqm GFA

Usage	Two-way Trip rate		
	AM	PM	Daily
Warehouse (storage)	0.21	0.26	2.36
Warehouse (distribution)	0.24	0.28	3.14

5.5 It is not clear which version of TRICS or what specific data has been used in the Highway Authority's calculations. It is assumed that the range quoted by the Highway Authority is intended to represent average to 85th percentile data. There is no justification for using higher than average trip rates. The warehouse will not be a distribution warehouse, it is designed purely to serve the farm shop and there is no reason to expect that the development will have higher than average traffic generation.

5.6 On the basis of the TRICS data for warehouse storage one would expect only one additional vehicular trip to the site in each peak hour, and only 10 additional trips daily.

5.7 It is contended that any increase in traffic generation is unlikely. However, even assuming the predicted traffic increases outlined above

one would say that an absolute maximum of one trip per hour increase from the site is not material.

6 *Off-site Junctions*

6.1 For short periods during the network peak hours traffic from the A4/A3032 junction queues back past the site entrance. Drivers were observed to not block the site entrance but to leave sufficient room for vehicles to manoeuvre into and out of the site.

6.2 The Highway Authority has argued that there is a material increase in traffic turning into and out of the site. This is not borne out by the traffic predictions.

6.3 It is suggested that if the Highway Authority has a genuine concern over the operation of the site access relating to queuing from the A4/A3032 junction, a simple 'KEEP CLEAR' direction could be painted on the road at this point.

6.4 The Highway Authority claim that there may be an increase in traffic, particularly HGVs, using the site as a result of the development proposal and that this would be inappropriate for the '*..safety and free flow of traffic on London Road...* '.

6.5 In fact, it has been demonstrated that the proposed development is unlikely to result in a material increase in traffic, and the numbers of HGVs currently using the access safely is unlikely to rise. In any event, the A3032 forms part of the Primary Distributor Road Network and as such is wholly suitable for use by HGVs, and the Highway Authority has already conceded that:

"The access to the appeal site is approximately 7.1 metres wide (between gateposts). This width is considered satisfactory to accommodate the likely number and type of vehicles that would be associated with the activities if the appeal were allowed."

7 *Visibility and Safety*

7.1 The Highway Authority has suggested that 4.5 x 120 metre visibility splays are the appropriate design in this location, on the basis of a 'minor road' giving way and estimated speeds of 35-40 mph which they equate to a design speed of 70 kph.

7.2 Advice in TD 42/95 paragraph 7.8 suggests that a 4.5 metre setback be taken in difficult circumstances on lightly trafficked approaches, and a 2.4 metre setback in exceptionally difficult circumstances. The farm shop access is and will be lightly trafficked, and its form is akin to a 'dropped kerb' access rather than a 'minor road'.

7.3 On-site speed observations have been undertaken in line with guidance in TA 22/81. The appropriate design speed based on these observations is 50 kph, for which desirable sightlines are 70 metres.

7.4 No PIAs have been recorded in the vicinity of the site access within the last three years. Little, if any, additional traffic is expected as a result of the development proposal. As such, it is deemed that the existing visibility splays of 2.4 x 88 metres (left) and 2.4 x 70 metres (right) are appropriate and safe. Indeed, TD 42/95 paragraph 7.9 makes the point that increasing 'y' distances above appropriate design speed levels can induce high approach speeds and compromise safety.

7.5 The Highway Authority makes reference to the sightline requirements as set down in 'Places, Streets and Movement' the companion guide to Design Bulletin 32. The advice primarily relates to development in residential areas but following the Highway Authority's lead we have examined the advice in detail.

7.6 Within the document the relevant sections relating to visibility, which supersedes advice in PPG13 and DB32, states at page 58 that;

"X dimension (minor road distance)
9m ... ...
4.5m For less busy minor roads and busy private access points
2.4m The minimum necessary for junctions within development to enable a driver who has stopped at a junction to see down the major road without encroaching onto it."

7.7 The advice also states that the appropriate major road 'y' distance is 70 metres for observed speeds of 50 kph, that is the design speed observed on London Road.

7.8 Wokingham District Council's own design standards refer to DTp/DoE standards including PPG13.

7.9 Notwithstanding the above, it is acknowledged that an improved setback, 'x' distance may be appropriate as:

- The 4.5 metre 'x' distance allows better forward visibility of the site access.

7.10 The Applicant has good relations with the adjacent landowner and is willing to improve visibility to the right to a 4.5 x 70 metres standard. This would involve removal of a minor tree and a hedge. The sightlines and likely impact on trees and hedging have been plotted on the site plan submitted with the Highway Authority's Statement of Case and reproduced here as Appendix C. It is proposed to replant the tree and hedging behind the visibility splay. It should be noted that such mitigation is offered without prejudice, as it is considered that the existing visibility splays are both safe and appropriate for the proposed application.

8 ***Policy Considerations***

8.1 Copies of transportation policies cited by Wokingham District Council as reasons for refusal are included in the submissions by the Planning and Highway Authorities and are summarised below.

8.2 Wokingham District Council has cited Policy LD5 of the Berkshire Structure Plan as an appropriate policy in this instance. Given the evidence presented in their Statement of Case it is assumed that the relevant consideration relates to road safety.

8.3 Wokingham District Council Policy WOS3 echoes much of the Berkshire Structure Plan Policy LD5. In particular, it is required that developments:

"D) Have no significant effect on road safety or cause highway, traffic generation or traffic related environmental problems."

8.4 Policy WT7 relates to Road Safety. The Policy states measures will be taken including:

"d) Examining the road safety implications of all proposals for development... "

8.5 Evidence has been presented by the District that no PIAs have been recorded at the site access in the last 3 years. Evidence in this statement has shown that no material increase in traffic is predicted as a result of the proposed development. Therefore it is concluded that the development is not contrary to Policy LD5 of the Berkshire Structure Plan.

9 ***Conditions Proposed by Highway Authority***

9.1 In the event that the Appeal be allowed the Planning Authority has suggested a number of conditions. One of these conditions states that the access requires 4.5 x 90 metre visibility splays. This suggested condition is not deemed appropriate.

9.2 Observations provided in this report show that a splay of 2.4 x 70 metres is appropriate and no PIAs have been recorded at current vehicular flows, which are not forecast to alter materially as a result of the proposed development. Indeed TD 42/95 suggests that it is not appropriate to increase visibility splay lengths beyond those required because of the danger of encouraging high speeds on the approach to the junction. Nevertheless, the Applicant is prepared to provide a visibility splay of 4.5 x 70 metres to the right as stated in Section 7.

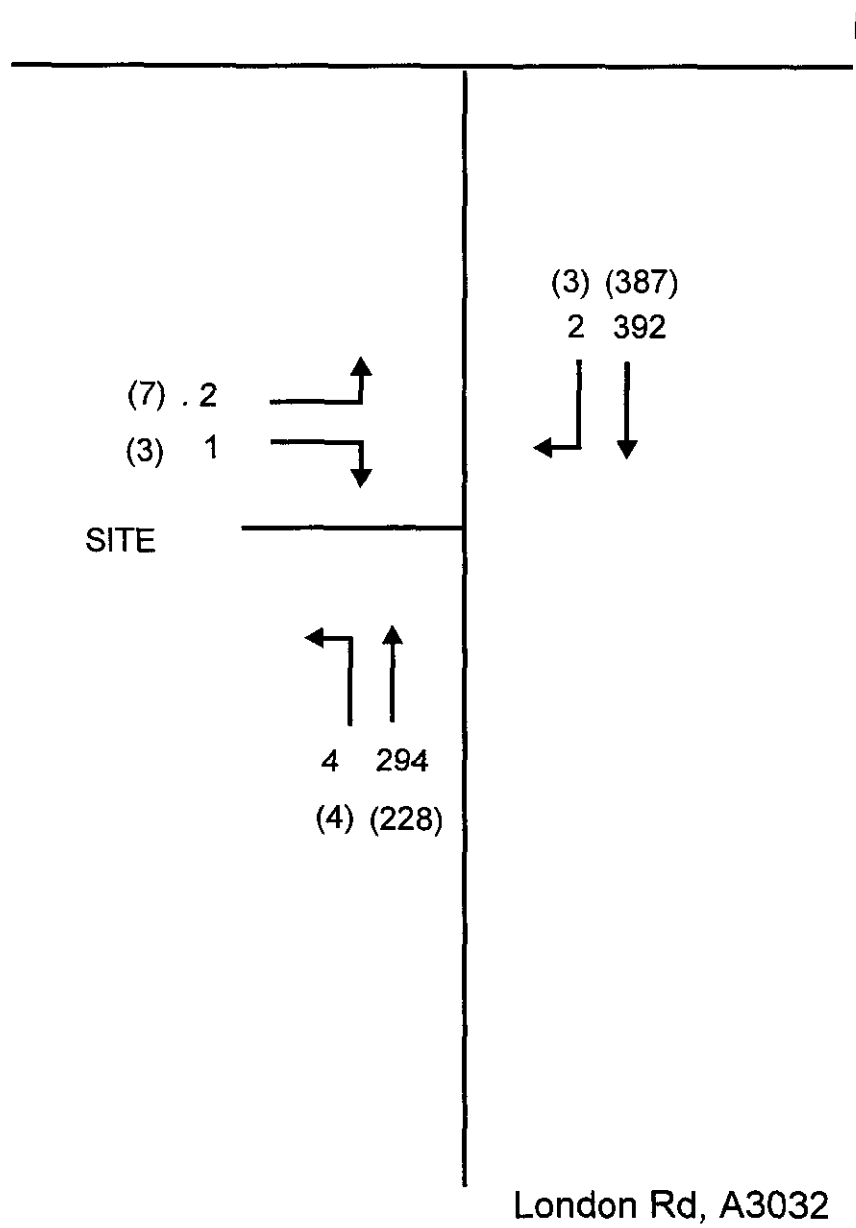
10 ***Conclusions***

10.1 It is not expected that the development proposal for re-housing the existing warehousing facility adjacent to the farm shop will lead to a material increase in traffic at the site.

10.2 Visibility splays of 2.4 x 70 metres (or greater) can be achieved from the site access currently. As no material increase in movements is expected it is considered that a minimum standard appropriate to this access is met. No PIAs have been identified in the vicinity of the junction in the last 3 years.

10.3 With the agreement of the planning authority and the landowner improved visibility to the right could be provided to a standard of 4.5 x 70 metres.

10.4 The proposed development, with or without proposed improvements to the visibility splay, is not likely to cause detriment to highway safety or capacity, and objections on these grounds are not appropriate.



AM Peak, 0800-0900 - 2
PM Peak, 1700-1800- (7)

TWYFORD

Observed Traffic Flows, 2000

Halcrow Fox

Figure 3.1

Appendix A
Speed Observations

HALCROW FOX

SPEED SURVEY

SPEED LIMIT: 60

DATE: 8/11/00

LOCATION: A3032 O/S COUNTRY WIDE STORES

DAY: WEDNESDAY

TIME PERIOD: 1300 -1600

WEATHER: CLEAR/DRY

NORTHBOUND

Speed	No. of Vehicles
14	
15	
16	
17	
18	
19	
20	1
21	
22	2
23	3
24	1
25	6
26	15
27	8
28	17
29	18
30	23
31	30
32	27
33	15
34	10
35	9
36	6
37	3
38	3
39	
40	3
41	
42	
43	
44	
45	

Sample : 200

85th %ile: 33.5 mph (53.6 kph)
dry

85th %ile: 31 mph (49.6 kph)
wet

SOUTHBOUND

Speed	No. of Vehicles
14	1
15	5
16	7
17	14
18	5
19	9
20	14
21	15
22	8
23	9
24	11
25	6
26	7
27	6
28	5
29	4
30	5
31	1
32	1
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	

Sample: 133

85th %ile: 27 mph (43.2 kph)
dry

85th %ile 24.5 mph (39.2 kph)
wet

Appendix B
TRICS Data

TRIP RATE for Land Use EMPLOYMENT/WAREHOUSING (PRIMARILY STORAGE)
Calculation Factor: 100 sqm
BOLD print indicates peak (busiest) period

	ARRIVALS			DEPARTURES			TOTALS		
Time Range	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate
00:00 - 00:30	1	22296	0.00	1	22296	0.03	1	22296	0.03
00:30 - 01:00	1	22296	0.00	1	22296	0.03	1	22296	0.03
01:00 - 01:30	1	22296	0.00	1	22296	0.00	1	22296	0.01
01:30 - 02:00	1	22296	0.00	1	22296	0.00	1	22296	0.01
02:00 - 02:30	1	22296	0.02	1	22296	0.02	1	22296	0.04
02:30 - 03:00	1	22296	0.02	1	22296	0.02	1	22296	0.04
03:00 - 03:30	1	22296	0.02	1	22296	0.01	1	22296	0.03
03:30 - 04:00	1	22296	0.01	1	22296	0.02	1	22296	0.03
04:00 - 04:30	1	22296	0.02	1	22296	0.02	1	22296	0.04
04:30 - 05:00	1	22296	0.02	1	22296	0.02	1	22296	0.04
05:00 - 05:30	1	22296	0.02	1	22296	0.00	1	22296	0.02
05:30 - 06:00	1	22296	0.02	1	22296	0.00	1	22296	0.02
06:00 - 06:30	1	22296	0.03	1	22296	0.00	1	22296	0.04
06:30 - 07:00	1	22296	0.03	1	22296	0.00	1	22296	0.03
07:00 - 07:30	1	22296	0.04	1	22296	0.00	1	22296	0.05
07:30 - 08:00	1	22296	0.04	1	22296	0.00	1	22296	0.04
08:00 - 08:30	**1**	**22296**	**0.08**	1	22296	0.03	1	22296	0.11
08:30 - 09:00	1	22296	0.08	1	22296	0.02	1	22296	0.10
09:00 - 09:30	1	22296	0.03	1	22296	0.05	1	22296	0.08
09:30 - 10:00	1	22296	0.03	1	22296	0.05	1	22296	0.08
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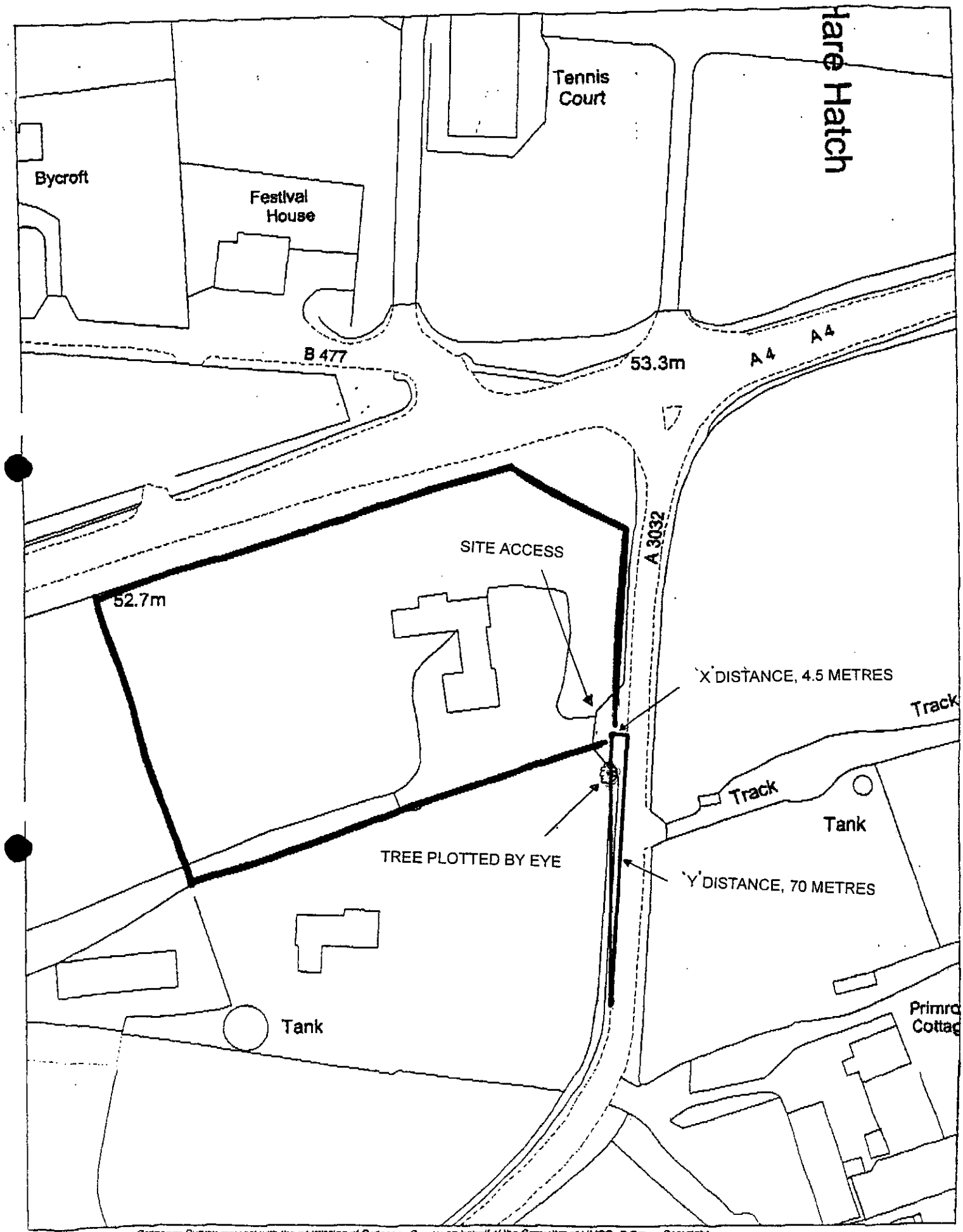
10:30 - 11:00	1	22296	0.03	1	22296	0.02	1	22296	0.04
11:00 - 11:30	1	22296	0.04	1	22296	0.05	1	22296	0.10
11:30 - 12:00	1	22296	0.04	1	22296	0.06	1	22296	0.10
12:00 - 12:30	1	22296	0.02	1	22296	0.03	1	22296	0.05
12:30 - 13:00	1	22296	0.02	1	22296	0.03	1	22296	0.05
13:00 - 13:30	1	22296	0.02	1	22296	0.03	1	22296	0.05
13:30 - 14:00	1	22296	0.02	1	22296	0.03	1	22296	0.05
14:00 - 14:30	1	22296	0.03	1	22296	0.02	1	22296	0.05
14:30 - 15:00	1	22296	0.03	1	22296	0.03	1	22296	0.05
15:00 - 15:30	1	22296	0.04	1	22296	0.06	1	22296	0.09
15:30 - 16:00	1	22296	0.03	1	22296	0.06	1	22296	0.09
16:00 - 16:30	1	22296	0.05	1	22296	0.04	1	22296	0.09
16:30 - 17:00	1	22296	0.05	1	22296	0.04	1	22296	0.09
17:00 - 17:30	1	22296	0.07	**1**	**22296**	**0.06**	**1**	**22296**	**0.13**
17:30 - 18:00	1	22296	0.06	1	22296	0.06	1	22296	0.13
18:00 - 18:30	1	22296	0.03	1	22296	0.05	1	22296	0.08
18:30 - 19:00	1	22296	0.03	1	22296	0.04	1	22296	0.07
19:00 - 19:30	1	22296	0.01	1	22296	0.00	1	22296	0.01
19:30 - 20:00	1	22296	0.00	1	22296	0.01	1	22296	0.01
20:00 - 20:30	1	22296	0.00	1	22296	0.01	1	22296	0.01
20:30 - 21:00	1	22296	0.00	1	22296	0.00	1	22296	0.01
21:00 - 21:30	1	22296	0.00	1	22296	0.00	1	22296	0.00
21:30 - 22:00	1	22296	0.00	1	22296	0.00	1	22296	0.00
22:00 - 22:30	1	22296	0.01	1	22296	0.01	1	22296	0.02
22:30 - 23:00	1	22296	0.01	1	22296	0.00	1	22296	0.01
23:00 - 23:30	1	22296	0.02	1	22296	0.00	1	22296	0.02
23:30 - 24:00	1	22296	0.02	1	22296	0.00	1	22296	0.02
Daily Trip Rates:			1.23			1.13			2.37

TRIP RATE for Land Use EMPLOYMENT/WAREHOUSING (PRIMARILY DISTRIBUTION)
Calculation Factor: 100 sqm
BOLD print indicates peak (busiest) period

	ARRIVALS			DEPARTURES			TOTALS		
Time Range	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate
00:00 - 00:30									
00:30 - 01:00									
01:00 - 01:30									
01:30 - 02:00									
02:00 - 02:30									
02:30 - 03:00									
03:00 - 03:30									
03:30 - 04:00									
04:00 - 04:30									
04:30 - 05:00									
05:00 - 05:30									
05:30 - 06:00									
06:00 - 06:30									
06:30 - 07:00									
07:00 - 07:30	3	13478	0.06	3	13478	0.06	3	13478	0.12
07:30 - 08:00	3	13478	0.12	3	13478	0.03	3	13478	0.15
08:00 - 08:30	3	13478	0.09	3	13478	0.04	3	13478	0.13
08:30 - 09:00	3	13478	0.08	3	13478	0.03	3	13478	0.12
09:00 - 09:30	3	13478	0.10	3	13478	0.04	3	13478	0.14
09:30 - 10:00	3	13478	0.09	3	13478	0.04	3	13478	0.13
10:00 - 10:30	3	13478	0.04	3	13478	0.05	3	13478	0.09
10:30 - 11:00	3	13478	0.05	3	13478	0.05	3	13478	0.11
11:00 - 11:30	3	13478	0.03	3	13478	0.04	3	13478	0.07
11:30 - 12:00	3	13478	0.06	3	13478	0.07	3	13478	0.13
12:00 - 12:30	3	13478	0.03	3	13478	0.05	3	13478	0.09
12:30 - 13:00	3	13478	0.05	3	13478	0.05	3	13478	0.10
13:00 - 13:30	3	13478	0.07	3	13478	0.04	3	13478	0.11
13:30 - 14:00	**3**	**13478**	**0.18**	3	13478	0.05	3	13478	0.23
14:00 - 14:30	3	13478	0.07	3	13478	0.08	3	13478	0.15
14:30 - 15:00	3	13478	0.07	**3**	**13478**	**0.18**	**3**	**13478**	**0.24**
15:00 - 15:30	3	13478	0.04	3	13478	0.06	3	13478	0.11
15:30 - 16:00	3	13478	0.05	3	13478	0.09	3	13478	0.14
16:00 - 16:30	3	13478	0.05	3	13478	0.10	3	13478	0.15
16:30 - 17:00	3	13478	0.04	3	13478	0.09	3	13478	0.14
17:00 - 17:30	3	13478	0.05	3	13478	0.11	3	13478	0.16
17:30 - 18:00	3	13478	0.04	3	13478	0.08	3	13478	0.12
18:00 - 18:30	3	13478	0.05	3	13478	0.07	3	13478	0.12
18:30 - 19:00	3	13478	0.04	3	13478	0.05	3	13478	0.09
19:00 - 19:30									
19:30 - 20:00									
20:00 - 20:30									
20:30 - 21:00									
21:00 - 21:30									
21:30 - 22:00									
22:00 - 22:30									
22:30 - 23:00									
23:00 - 23:30									
23:30 - 24:00									
Daily Trip Rates:			1.56			1.58			3.14

Appendix C
Site Access and Visibility



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Development Control Section, Environmental Services, Wokingham District Council.

23 October 2000

Scale: 1 : 1250

APPENDIX 7

file	job	date
C+	9803	13/11/00

Barry Steel (MRS)
Grove House
Reading Rd
Lower Basildon
RG8 9ND

Twyford Fruit FARM
London Rd
Hare Hatch
NR. Reading
Berks RG10 9RS

10 Nov 2000

Phone & FAX 01491 875050

Dear Mr Steel

Twyford Farm Shop Appeal

I have No Objection to the removal of the Sycamor & Birch Trees also any setting back of the hedge along the London Road to Provide Better visability at the site entrance.

Your Faithful

E.G. Garnet
LandLord.



the sycamore & birch trees at the site entrance referred to in the above letter.

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

COPIES TO:
FILE:

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2000/0308

Our Ref: APP/X0360/A/00/1049556

Date: 21 December 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY COUNTRYWIDE FARMERS PLC
SITE AT TWYFORD FARM SHOP, LONDON ROAD, TWYFORD, READING

I enclose a copy of our Inspector's decision on the above appeal.

If you have any queries relating to the decision please send them to:

The Complaints Officer
The Planning Inspectorate
Room 14/04
Tollgate House
Houlton Street
Bristol
BS2 9DJ

Phone No. 0117 987 8927 Fax No. 0117 987 6219

Yours faithfully

Miss A Groves

COVERDL1

0308 Please Reply

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

27 OCT 2000
COPIES TO: ACK: FILE:

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2000/0308

Our Ref: APP/X0360/A/00/1049556

Date: 26 October 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY COUNTRYWIDE FARMERS PLC
SITE AT TWYFORD FARM SHOP, LONDON ROAD, TWYFORD, READING

I enclose third party correspondence relating to the above appeal.

If you have any comments on the points raised, please send them to me no later than 9 weeks from the starting date. Comments received after that deadline may not be seen by the Inspector. = 16/11/00

Yours faithfully

Miss A Bibi

211AL(BPR)

Tel. (0118) 974 6448 (Direct Line)
Date: October 25, 2000
My ref: F/2000/0308
Your ref: APP/X0360/A/00/1049556

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

Miss A Bibi
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Miss Bibi

APPEAL BY: Countrywide Farmers PLC
SITE: Twyford Farm Shop, London Rd, Twyford

With reference to this application, I enclose 2 copies of the Council's statement.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. September 20, 2000
My ref: F/2000/0308
Your ref:

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

Barrie R Steele
Grove House
Reading Rd
Lower Basildon
Reading
RG8 9ND

Dear Sir

APPEAL BY: **Countrywide Farmers PLC**
SITE: **Twyford Farm Shop, London Rd, Twyford**

With reference to this appeal, I enclose a copy of the completed questionnaire & associated documents.

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: September 20, 2000
My ref: F/2000/0308
Your ref: APP/X0360/A/00/1049556

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

Miss A Bibi
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Miss Bibi

APPEAL BY: **Countrywide Farmers PLC**
SITE: ***Twyford Farm Shop, London Road, Twyford***

With reference to this appeal, I enclose a copy of the completed questionnaire & associated documents.
I have also sent a copy to the appellant's agent.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. September 18, 2000
My ref. F/2000/0308
Your ref.

BR Steele & Petition
Grove House
Reading Road
Lower Basildon
RG8 9ND

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

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY: Countrywide Farmers PLC
SITE: Twyford Farm Shop, London Rd, Twyford

I am writing to inform you, that this appeal has been lodged with The Planning Inspectorate, and will be dealt with by means of an exchange of written statements between the appellant and the Council.

Comments already made, following the original application for planning permission, will be forwarded to The Planning Inspectorate and copied to the appellant

As your interests may be affected, you can give your views on the appeal in writing to Miss A Bibi, The Planning Inspectorate, Room 1004, Tollgate House, Houlton Street, Bristol, BS2 9DJ. You should send three copies quoting reference APP/X0360/A/00/1049556. Comments received after 26/10/00 may be disregarded.

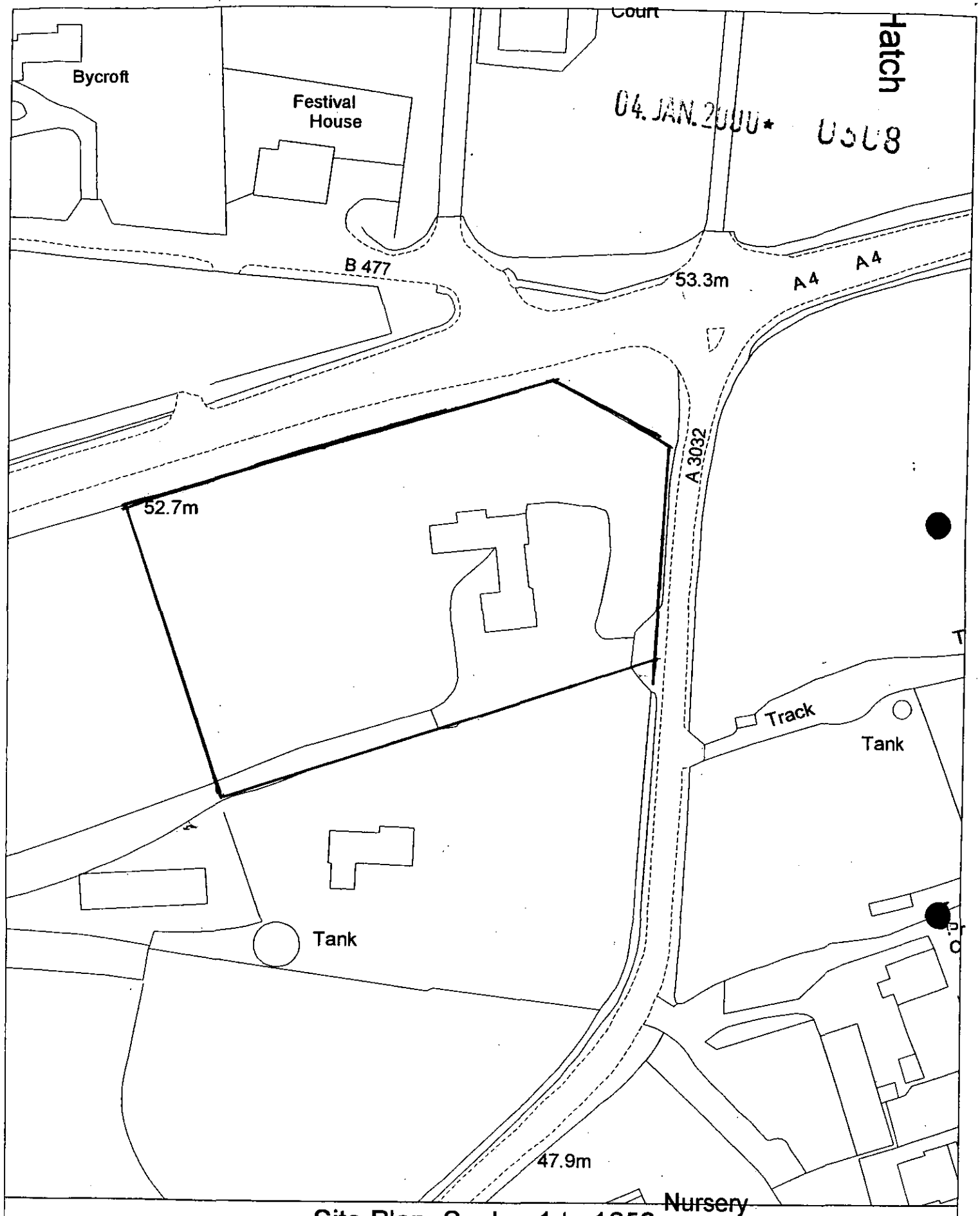
The application, decision notice, and the appellant's grounds of appeal may be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (08.30 to 17.00 on Mondays to Thursdays, 16.00 on Fridays).

A free booklet, Guide to taking part in Planning Appeals, is available from this office.

If you wish to be notified of the result of the appeal, you should write to the Planning Inspectorate requesting a copy of the decision.

Yours faithfully

Denise Gumbrell
Appeals Assistant



Site Plan, Scale: 1 to 1250

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Date: 7 January 2000

N
W E
S

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

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Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2000/0308

Our Ref: APP/X0360/A/00/1049556

Date: 14 September 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY COUNTRYWIDE FARMERS PLC
SITE AT TWYFORD FARM SHOP, LONDON ROAD, TWYFORD, READING

I have received an appeal form and accompanying documents for this site. I am the case officer. If you have any questions please contact me. Apart from the questionnaire, please always send **2 copies** of all further correspondence to me, giving the full appeal reference number which is shown at the top of this letter.

I have checked the papers and confirm that the appeal is valid. If it appears at a later stage, following further information, that this may not be the case, I will write to you again.

The appellant has requested the written procedure. Unless you tell me otherwise, I will assume that you do not want an inquiry. The date of this letter is the **starting date** for the appeal.

I must **receive** the following documents within this timetable:

Within the next 2 weeks

You must notify interested persons who were consulted at application stage and those who made comments that the appeal has been made. You should tell them that: -

i) any comments they made at application stage will be sent to me and if they want to make any additional comments I must receive 3 copies within **6 weeks of the starting date.** If we receive representations after the deadline, they will not normally be seen by the Inspector and they will be returned.
ii) they can get a copy of our booklet 'Guide to taking part in planning appeals' free of charge from you, and
iii) if they want to receive a copy of the appeal decision they must write to me asking for one.

You must make sure that the appellant and I receive a copy of a completed appeal questionnaire and supporting documents (including relevant development plan policies when appeals are against non-determination).

Within the next 6 weeks

You and the appellant must make sure that I receive 2 copies of any statement. I will send a copy of your statement to the appellant and send you a copy of their statement. Please keep your statement concise, *as recommended in Annex 1(i) of DETR Circular 05/2000.*

Within the next 9 weeks

You and the appellant must make sure that I receive 2 copies of any comments on each other's statement and any comments on any representations received from interested parties. I will forward the appellant's to you at the appropriate time.

Site visit arrangements

We will arrange for our Inspector to visit the appeal site and we will send you the details. In most cases the visit will be arranged within 12 weeks of the **starting date**.

You **must keep to the timetable** set out above and ensure that I receive your representations within the deadlines. If I do not, your representations will not normally be seen by the Inspector and they will be returned to you. Inspectors will not accept representations at the site visit, nor will they delay the issue of their decision to wait for them. As I have given details of the timetable, I will not send you reminders.

Planning obligations - Section 106 agreements

A planning obligation, often referred to as a 'section 106 agreement', is either a legal agreement made between the LPA and a person 'interested in the land', or a legally binding undertaking signed unilaterally by a person 'interested in the land'.

If you intend to rely on an obligation, we must receive a completed, signed and dated copy before the date of the site visit. An Inspector will not normally delay the issue of a decision to wait for the completion of an obligation.

Yours faithfully

Miss A Bibi

102(BPR)

G. GROUNDS OF APPEAL If the written procedure is requested, the appellant's FULL STATEMENT OF CASE MUST be made - otherwise the appeal may be invalid. If the written procedure has not been requested, a brief outline of the appellant's case should be made here.

PLEASE SEE ACCOMPANYING GROUNDS OF APPEAL 31/08/00

continue on a separate sheet if necessary

PLEASE SIGN BELOW

I confirm that a copy of this appeal form and any supporting documents not previously seen by the LPA has been sent to them. I undertake that any future documents submitted in connection with this appeal will also be copied to the LPA at the same time.

Signed Barrie R Steele (on behalf of) COUNTRYWIDE FARMERS plc

Name (in capitals) BARRIE R. STEELE Date 05/09/00

CHECKLIST

- This form signed and fully completed.
- Any relevant documents listed at Section E enclosed.
- Full grounds of appeal/outline of case set out at Section G.
- Relevant ownership certificate A, B, C or D completed and signed.
- Agricultural Holdings Certificate completed and signed.

Send one copy of the appeal form with all the supporting documents to:

The Planning Inspectorate
Tollgate House
Houlton Street
Bristol BS2 9DJ

A copy of the appeal form **must** be sent to the LPA at the address from which the decision on the application (or any acknowledgements, etc) was received, enclosing only copies of those documents not previously seen by the LPA.

HMSO PT C W & W 109984/1/803063 12m 5/95 DTP

The Planning Inspectorate

An Executive Agency in the Department of the Environment and the Welsh Office

FOR OFFICIAL USE ONLY
Date received

PLANNING APPEAL TO THE SECRETARY OF STATE
TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER

The appeal must reach the Inspectorate within 6 months of the date of the Notice of the Local Planning Authority's decision, or within 6 months of the date by which they should have decided the application.

A. INFORMATION ABOUT THE APPELLANT(S)

Full name: COUNTRYWIDE FARMERS plc

Address COUNTY MILLS
WORCESTER

Postcode WR1 3NU
Failure to provide the post code may cause delays in processing your appeal.

Daytime Telephone number Reference

Agent's name (if any) BARRIE R. STEELE

Agent's Address GROVE HOUSE, READING ROAD
LOWER BASILDON
READING

Postcode RG8 9ND
Failure to provide the post code may cause delays in processing your appeal.

Daytime Telephone number 01491 875050 Reference

DETAILS OF THE APPEAL

Name of the Local Planning Authority (LPA)

Description of the development
ERECTION OF WAREHOUSE EXTENSION WITH ASSOCIATED SECURITY FENCING

Address of the site TWYFORD FARM SHOP,
LONDON ROAD
TWYFORD Postcode RG10 9EQ
Failure to provide the post code, if any, may cause delays in processing your appeal.

National Grid Reference (see key on OS map for instructions).
Grid Letters: Grid Numbers
eg TQ: 298407

Date and reference no. of the application in respect of which you are appealing.

Date of LPA notice of decision (if any).

(REV 1995)

C. THE APPEAL

THIS APPEAL IS AGAINST the decision of the LPA:- (✓)

1. to *refuse/grant subject to conditions, planning permission for the development described in Section B. ☑

2. ~~to *refuse/grant subject to conditions, approval of the matters reserved under an outline planning~~ permission. ☐

3. to refuse to approve any matter (other than those mentioned in 2 above) required by a condition on a planning permission. ☐

Or the failure of the LPA:-

4. to give notice of their decision within the appropriate period on an application for permission or ~~approval.~~ ☐

Delete as appropriate

D. PROCEDURE

1a. Do you agree to the written procedure? (ie an exchange of written statements with the LPA and a visit to the site by an Inspector). If yes, please tick opposite and answer question 1b below. ☑

1b. Tick if the whole site can clearly be seen from a road or other public land. (An unaccompanied site visit will be arranged if the Inspector can adequately view the site from public land). ☐

OR

2. Do you wish to appear before and be heard by an Inspector? If yes, please tick. Please give reasons here ..... ☐

3. If the LPA agree and the Inspectorate considers your appeal suitable, do you wish to proceed by way of a hearing rather than a local inquiry? If yes, please tick. ☐

E. SUPPORTING DOCUMENTS

A copy of each of the following should be enclosed with this form.

1. The application submitted to the LPA; ☑
2. Any Article 12(A) certificate (site ownership details) submitted to the LPA; ☑
3. Plans, drawings and documents forming part of the application submitted to the LPA; 9803/2501, 505, 105, 106, 111, 112 ☑
4. The LPA's decision notice (if any); ☑
5. Other relevant correspondence with the LPA - Please identify the correspondence by date or otherwise LETTER 29/02/00 ☑
6. A plan showing the site in red, in relation to two named roads (preferably on an extract from the relevant 1:10,000 OS map) ☑

Copies of the following should also be enclosed, if appropriate:

7. If the appeal concerns reserved matters, the relevant outline application, plans submitted and the permission; ☐
8. Any plans, drawings and documents sent to the LPA but which do not form part of the submitted application (eg drawings for illustrative purposes); ☐
9. Additional plans or drawings relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here: 9803/502B ☑

F. APPEAL CERTIFICATION

IMPORTANT: THE ACCOMPANYING GUIDANCE NOTES SHOULD BE READ BEFORE THE APPROPRIATE CERTIFICATE IS COMPLETED.

SITE OWNERSHIP CERTIFICATES

PLEASE DELETE INAPPROPRIATE WORDING WHERE INDICATED (*) AND STRIKE OUT INAPPLICABLE CERTIFICATE

~~CERTIFICATE A~~

I certify that:
On the day 21 days ~~before the date of~~ this appeal nobody, except the appellant, was the owner (*see Note (i) of the ~~Guidance Notes)~~* ~~of any part of the land to which the appeal relates~~.

OR

CERTIFICATE B

I certify that:
~~I have~~/The appellant has* given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner (*see Note (i) of the Guidance Notes)* of any part of the land to which the appeal relates, as listed below.

Owner's Name	Address at which notice was served	Date on which notice was served
E.C. JARNETT	TWYFORD FARM SHOP, LONDON ROAD, TWYFORD, BERKS RG10 9EQ	5 SEPTEMBER 2000

Signed Barrie R Steele (on behalf of) COUNTRYWIDE FARMERS plc

Name (in capitals) BARRIE R. STEELE Date 05/09/00

AGRICULTURAL HOLDINGS CERTIFICATE (TO BE COMPLETED IN ALL CASES)

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

OR

~~I have~~/The appellant 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 appeal was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as follows:-

Tenant's Name	Address at which notice was served	Date on which notice was served
EQUESTRIAN WORLD UK	TWYFORD FARM SHOP, LONDON ROAD, TWYFORD, BERKS RG10 9EQ	5 SEPTEMBER 2000

***Delete as appropriate. If the appellant is the sole agricultural tenant the first alternative should be deleted and "not applicable" should be inserted below the second alternative.**

Signed Barrie R Steele (on behalf of) COUNTRYWIDE FARMERS plc.

Name (in capitals) BARRIE R. STEELE Date 05/09/00