APPLICATION NO:
F/2000/0707

LOCATION:
Sheeplands Farm Shop Wyevale Garden Centre Bath Road, Hare Hatch Reading.

APPLICANT:
Mr A Cardy

PROPOSAL:
Proposed single storey rear extension to shop and associated storage

EARLIEST DATE FOR DECISION: **30/03/2000**

APPLICATION EXPIRY DATE: **28/04/2000**

CASE OFFICER: **Heather Morgan**

RAILEX
Marbleboard

EASIFILE EP7

Appeal Decision

Site visit made on 06 February 2001

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

by Barbara A Whitbread DipTP MSocSci MRTPI

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

Date
06 MAR 2001

Appeal Ref: APP/X0360/A/00/1053928
Sheeplands Farm Shop, Wyevale Garden Centre, Bath Road, Hare Hatch

- 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 Mr A Cardy against the decision of Wokingham District Council.
- The application (ref: F/2000/0707), dated 17 February 2000, was refused by notice dated 25 May 2000.
- The development proposed is a single storey rear extension to the retail area and associated storage.

Summary of Decision: The appeal is dismissed.

Main Issues

1. The main issue in this case is whether this would be appropriate development within the green belt and, if not, whether there are very special circumstances to justify the granting of planning permission.

Planning Policy

2. The site is within the Metropolitan Green Belt, and the policies for development in the green belt are set out in the Green Belt Local Plan for Berkshire, 1985, and the emerging Wokingham District Local Plan. Whilst the Green Belt Local Plan precedes current Government advice, and the Wokingham District Local Plan has not yet been adopted, both of these plans can be given weight provided there is no conflict with the advice in PPG2.

3. Green Belt Local Plan Policy 1 indicates that within the Metropolitan Green Belt approval will not be given, save in very special circumstances, for new building or for the change of use of land or existing buildings other than for specified purposes, which do not include retail. Policy 21 confirms the very strong presumption against development of any other type.

4. Wokingham District Local Plan Policy WOS2 indicates that development outside settlements will only be allowed in exceptional circumstances, and Policy WGB1 states the presumption against inappropriate development in the green belt. Policy WGB4 allows for the re-use and adaptation of existing buildings in the green belt, but advises that strict control will be exercised over the extension of re-used buildings to ensure that the openness and character of the green belt are protected. Policy WGB10 allows for the establishment of small scale retail sales outlets on existing agricultural, horticultural or nursery holdings.

Reasons

5. The appeal proposal is for an extension of a retail use, which is not one of the uses listed in

the Council's policies, or in PPG2, as appropriate within the green belt. It is not for the conversion of an existing building, and hence Local Plan Policy WGB4 does not apply, and neither is it the establishment of a small scale retail sales outlet on an existing holding, as referred to in Policy WGB10. Thus it is inappropriate development and should not be approved except in very special circumstances.

6. It is contended that very special circumstances exist, similar to those which led to an appeal for an extension to an adjoining office building being allowed on appeal in 1979, in that the use has existed for a considerable period of time, the extension would not be intrusive, and the increase in floorspace is modest. Also, there is a need for the extension to comply with Environmental Health regulations, to improve staff facilities and to retain trade lost to the recently opened Waitrose superstore.

7. This is an area where there is already a considerable amount of development, both residential and commercial, and an extension to an existing building may not in itself be particularly intrusive. Whilst this was considered to be a factor in favour of the development on the adjoining site, the Inspector concluded that it did not amount to very special circumstances justifying departure from the green belt policy of control. His reason for recommending that the appeal be allowed was based on Government advice at that time which gave higher priority to industrial development against rigid adherence to development plans. This is a different form of development, and the policy context has changed, such that this decision is of little relevance in this case.

8. I appreciate that this shop provides an outlet for local growers but it is not associated with a specific holding, and such produce could equally well be sold from retail premises in an existing town or village. In my view there are no special circumstances to justify an increase in the retail floorspace. I can appreciate that some rationalisation of the storage arrangements may be desirable, together with the provision of staff facilities to comply with Environmental Health regulations. However, neither of these would require an extension on the scale of this proposal, and could possibly be accommodated within the area of the existing buildings.

9. Even though the surrounding area is already substantially developed, the cumulative impact of further developments which individually may appear insignificant will reduce the openness of the green belt.

Conclusions

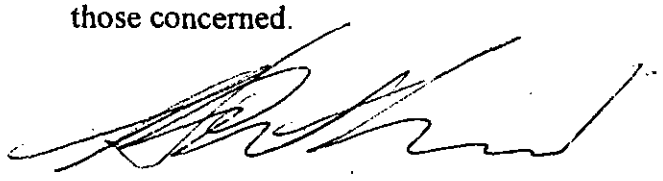
10. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Formal Decision

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

Information

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



WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr A Cardy
Wyevale Garden Centre
Bath Road
Hare Hatch
Reading

Application Number: F/2000/0707

Parish: **WARGRAVE**

Location: **Sheeplands Farm Shop Wyevale Garden Centre, Bath Road, Hare Hatch, Reading.**

Proposal: **Proposed single storey rear extension to shop and associated storage**

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 size and siting, would represent an extension of a scale and type beyond that considered absolutely necessary. It would result in an enlargement and consolidation of an inappropriate development in the Green Belt, to the detriment of its open and rural character.
As such, the proposal is contrary to Policy 1 and 21 of the Green Belt Local Plan for Berkshire and Policies WOS2, WGB1, WGB5, WGB10 of the Wokingham District Local Plan (Deposit Draft) as modified.

John Mitchell

John Mitchell
Development Control Manager
Date: 25/05/2000

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.

This has been passed on to the applicants

☎ 0118 974 6379 (Direct Line)

Mr A Cardy
Sheeplands Farm Shop
Wyevale Garden Centre
Hare Hatch
Reading
RG10 9SW

Access Officer
Environmental Services Department
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WW
Tel: (0118) 974 6376
Fax: (0118) 974 6385
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Sir

Planning Application No 0707
Address: Sheeplands Farm Shop, Wyevale Garden Centre,Hare Hatch

The above Planning Application has been examined for the provision of access and facilities for disabled people.

The following two lists of points should be addressed in order to improve the use of the building by disabled people.

List A. (These are mandatory requirements under the Building Regulations)

1. No accessible WC appears to have been provided to the extension.
2. The kitchen lobby does not comply and needs to be 2M x 1.2M.

List B. (These are not mandatory requirements but are recommended good practice and normally add little or no extra cost to the construction work.)

1. 2 disabled car parking bays.
2. Signage to WC.
3. Alarm cord secured to floor level WC.
4. External lock override.
5. Height of public telephone 1200max.

From 2004 under the Disability Discrimination Act 1995. Whenever a service provider is planning and executing building or refurbishment works, such as extending existing premises or making structural alterations to an existing building. It is sensible to provide for the removal or alteration of physical features, which create a barrier to access for disabled people. Enlightened developers and building managers will want to anticipate this legal requirement well before 2004.

Please telephone me on the above number, if you would like to discuss any of the above.

If you have any queries with regard to the Building Regulations please contact the Area Building Control Surveyor.

Many thanks in anticipation,
Yours faithfully

D. Garrett

Duncan Garrett
Access Officer

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~22 FEB 2000~~ VALID 03 MAR 2000	Map No. 26 Site 0:02
Officer: HM / Application No. F 2000/0707	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☑ Incorrect Fee ☑ Invalid ☐ PD

4

Description:
(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO SHOP AND ASSOCIATED STORAGE

Location: SHEEPLANDS FARM SHOP, WYEVALE GARDEN CENTRE, BATH ROAD

Parish: WARGRAVE Ward: Wargrave

Applicant: MR A CARDY

Fee Received 380-00 (9) Required 570-00 Additional 190-00 requested 2/3 to follow Refund 03 MAR 2000

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	red line to include access & parking amended.	phoned 3/3	
2	1:500 block plan showing existing & proposed dev. + adj. Properties		03 MAR 2000	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 6.3.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
(Environmental Health)	(NA:) Re: New septic tank
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	: .....
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 + Wyevale Garden Centre, Bath Road, Hare Hatch

RECORD OF SITE VISIT

SITE ADDRESS: Sheeplands Farm Shop Wyevale Garden Centre Bath Road Hare Hatch Reading.

APPLICATION NUMBER: F/2000/0707

OFFICER: Heather Morgan

DATE OF SITE VISIT: 14/3/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes On front porch.

2. DESCRIPTION OF SURROUNDINGS Green Belt. A4 to the south Medway Offices to the east. Wyevale Garden Centre to west (Being extended at the moment).

3. DESCRIPTION OF SITE/BUILDING Single storey pre-fab wooden building with green felt (tiled) roof. Wooden flat roofed temporary buildings to rear. Reasonable condition.

4. RELATIONSHIP TO ADJOINING PROPERTIES Area to rear used for open storage of bricks, paving slabs etc. by Twyford Stone Centre. Medway office set further back. Large 2 storey building. Large 2 storey extension at the rear

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number F/2000/0707

No	Std Con	Std Reas	
1			The proposed development, by reason of its size and siting, would represent an extension of a scale and type beyond that considered absolutely necessary. It would result in an enlargement and consolidation of an [redacted] development into the Green Belt, to the detriment of its open and rural character. As such, the proposal is contrary to policies 1 and 21 of the Green Belt Local Plan for Berkshire and policies WOS2, WGB1, WGB5, WGB10 of the Wokingham District Local Plan (Deposit Draft) as modified.

inappropriate

John Mitchell
25/5/00

WORK SHEET FOR : Heather Morgan

Application Number : F/2000/0707

Applicant : Mr A Cardy .

Location : Sheeplands Farm Shop Wyevale Garden Centre, Bath Road, Hare Hatch, Reading.

Proposal : Proposed single storey rear extension to shop and associated storage

Site Notice Displayed ? :

YES	NO	DATE
✓		8/3/00

Date of Neighbour Notifications : 6/3/00 + 5/4/00

Date of Site Visit : 14/3/00

Date Registered : 03/03/2000

Earliest Date for Decision : 30/03/2000

Latest Consultation Date/Site Notice Expiry Date : 30/03/2000

Application Expiry Date: 28/04/2000

Consultation Responses :

1. Env. Health – No Objections.
2. Wargrave PC – No Objection.
3. Highways – No response.
4. No response to consultations.

Planning History

16753 – Farm produce store
11/3/82 Refused.

[redacted] :

20111 – Enclosure patio for storage and work area.
2/12/83 Approved.

34830 – Extension to sales area, pet food shop and Sheeplands farm shop.
14/2/90 refused. Appeal withdrawn.

39542 – Extension / reorganisation of centre. Excluded the farm shop.

Planning Issues

[redacted] – The application seeks permission for a single storey rear extension to an

existing building which is used as Sheeplands farm shop. The rear yard is currently used for open storage and there is a temporary lean to building and store shed within this area.
The proposal will provide a storage area or back yard, plus a kitchen and office. This will result in an increase in retail floorspace from 182m² to 226m².

1, Planning History and its impact.

16752 sought consent for an extension to provide storage of farm produce, identical in dimensions to that currently sought. This was refused on impact upon the Green Belt, being an inappropriate development and intensification of commercial development contrary to policy.
20111 granted permission for the enclosure of existing roofed patio for storage and work area. This was acceptable as the basis no additional retail space was created and the structure was less permanent in nature (no alterations on mezz).
34830 sought consent for a substantial extension to the garden sales area, plus extensions to the pet food shop and Sheeplands farm shop. The application was refused and the third reason related specifically to the farm shop. Such an extension would allow the scale and type of sales beyond an level considered appropriate for a farm shop. The appeal was withdrawn after a subsequent application was approved subject to a S106 agreement. (The increase was proposed to the farm shop in this scheme).
It is evident from the above that a consistent line has been taken by the LPA in respect of extending this retail facility in the Green Belt.

2, Impact upon the Green Belt

The site is located within the Metropolitan Green Belt, and lies adjacent to an office building and Ingrave Garden Centre. The floorspace currently extends to 182m² and would be increased to 226m². This represents an increase in floorspace of 44m², which is 25% over

the existing floorspace. ~~There would be an increase in retail floorspace of~~ The buildings proposed represent an extra floorspace of 7sm² overall. It is similar in size and extent to those previously refused.

Within Green Belt locations the only uses deemed to be appropriate are agriculture, forestry, open air recreation etc. The proposal falls outside this category, being a retail enterprise. Whilst it sells organic produce this is not produced on site, nor in the immediate vicinity. As such, it is considered difficult to argue that the shop would qualify as a farm shop under WCBIO. Policy WCBS deals with small scale rural enterprises and states that additional buildings / limited extensions should not extend beyond the footprint of the existing developed area, excluding areas of hardstanding and temporary buildings.

It is considered that the level of extension proposed for the shop would result in an intensification of use and extension to an unacceptable development within the Green Belt. Whilst it is accepted that there is a new garden centre adjacent, each case has to be considered on its merits. In this instance and on balance it is considered the proposed extension would have a detrimental impact on the character and open appearance of the Green Belt through the introduction of additional buildings.

There has been no material change in circumstances since previous refusals, sufficient to alter the LPA's previous refusals of planning permission. Green Belt policy has not altered and the recent consents at Wyevale did not increase the floorspace, merely rationalise the buildings.

3/ Highways

No objection is raised as there is more than adequate parking available as part of the overall Wyevale Garden Centre development. This parking is available for all uses.

Recommendation :- REFUSAL

HIGHWAYS CONSULTATION SHEET

From: Heather Morgan

Date: 06 March 2000

Application Number: F/2000/0707

Proposal: Proposed single storey rear extension to shop and associated storage

Site Address:
Sheeplands Farm Shop Wyevale Garden Centre, Bath Road, Hare Hatch, Reading.

Applicant:
Mr A Cardy .

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☑ Recommend approval with **no** condition(s) or reason(s).

IN VIEW OF THE SMALL SCALE OF DEVELOPMENT PROPOSED, I HAVE NO OBJECTION TO THE DEVELOPMENT. HOWEVER, A CONDITION RESTRICTING THE AMOUNT OF RETAIL FLOOR SPACE TO THAT BEING APPLIED FOR IS RECOMMENDED TO ENSURE ADEQUATE CAR PARKING.

R 16/5/00

AH.

FROM: Heather Morgan

DATE: 06 March 2000

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2000/0707

Proposal: Proposed single storey rear extension to shop and associated storage.

Site Address: Sheeplands Farm Shop Wyevale Garden Centre, Bath Road, Hare Hatch, Reading.

Applicant: Mr A Cardy .

Your observations are required in respect of this application **by 30/03/2000**.

PLANNING SERVICES	HPT
DC	PNF
APP	
CS	
29 MAR 2000	

NO OBJECTION.

SIGNED: D. Close.

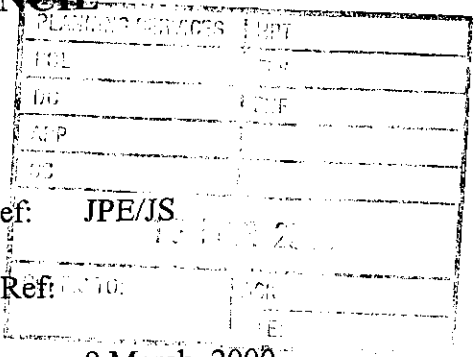
DATE: 28 MARCH 2000

D. CLOSE

DEPUTY Clerk To Wargrave Parish/~~Town~~ Council.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM



From: Joanne Ellis, Environmental Health

My Ref: JPE/JS

To: Heather Morgan, Planning

Your Ref:

Date: 9 March, 2000

PROPOSED SINGLE STOREY REAR EXTENSION TO SHOP AND ASSOCIATED STORAGE

LOCATION: SHEEPLANDS FARM SHOP, WYVALE GARDEN CENTRE, BATH ROAD, WARGRAVE

APPLICATION NO: F/2000/0707

These proposals have been evaluated and I have no environmental health objections to the application.

Joanne Ellis
Senior Environmental Health Officer

Received by Wokingham District Council

Application No: F/2000/0707

Proposal:
Proposed single storey rear extension to shop and associated storage

Location:
Sheeplands Farm Shop Wyevale Garden Centre, Bath Road, Hare Hatch, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.

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 30/03/2000. 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

Tel: (0118) 974 6446

Date: 25/5/00

My ref: F/2000/0707

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/2000/0707
Sheeplands Farm Shop Wyevale Garden Centre, Bath Road, Hare Hatch, Reading.
Proposed single storey rear extension to shop and associated storage

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 5/6/00

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Heather Morgan** Application Number: **F/2000/0707**
Sheeplands Farm Shop Wyevale Garden Centre, Bath Road, Hare Hatch, Reading.
Proposed single storey rear extension to shop and associated storage

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Browne

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

Tel: (0118) 974 6446

Date: 25/5/00

My ref: F/2000/0707

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

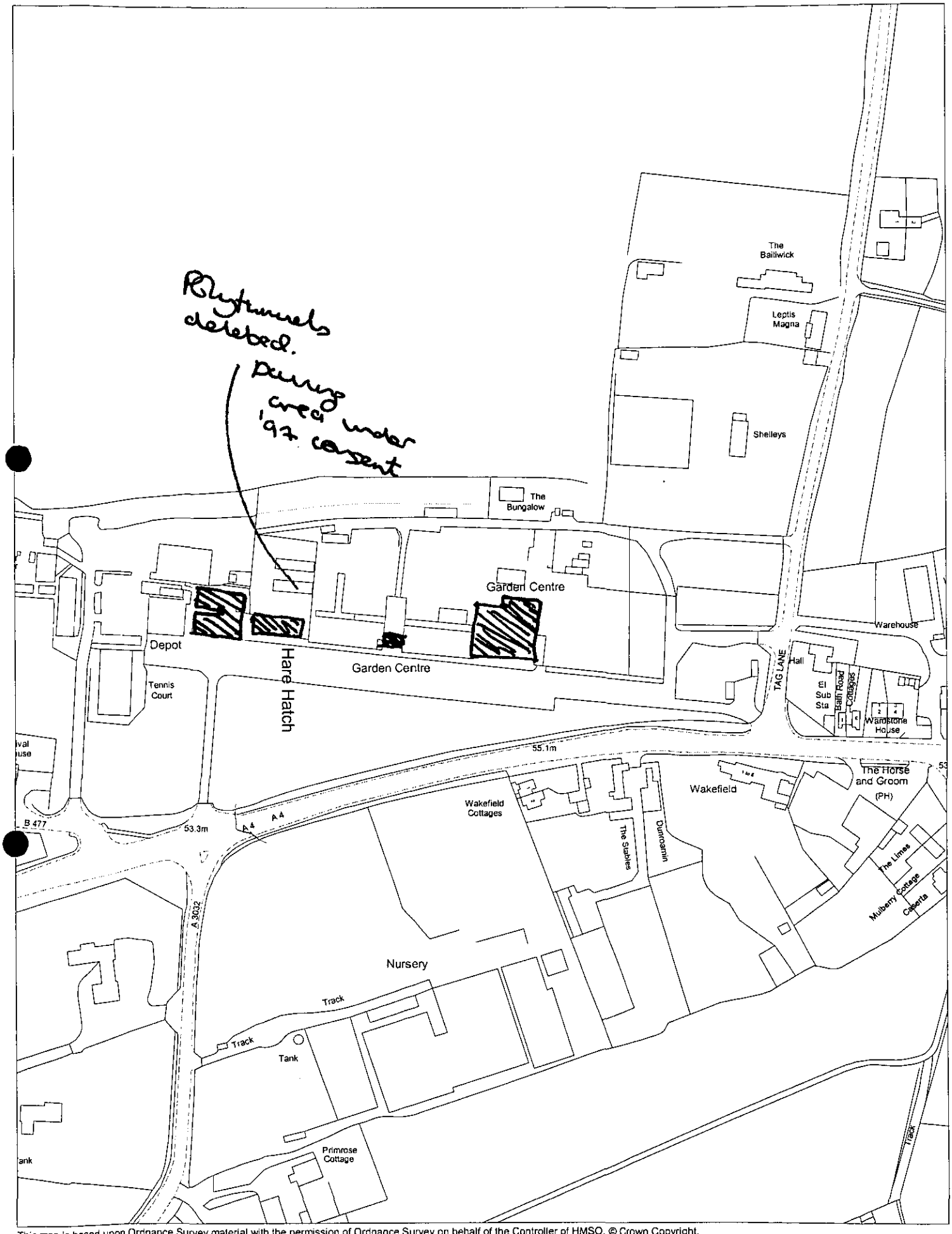
Application Number: F/2000/0707
Sheeplands Farm Shop Wyevale Garden Centre, Bath Road, Hare Hatch, Reading.
Proposed single storey rear extension to shop and associated storage.

I write to let you know that the above mentioned application has been recommended for ~~APPROVAL~~: ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **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



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Development Control Section, Environmental Services, Wokingham District Council.

18 May 2000

Scale: 1 : 2500

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W E
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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

03.MAR2000* 0707

1.	APPLICANT'S NAME	Mr A. CARDY
	ADDRESS	SHEEPLANDS FARMSHOP, WYEVALE GARDEN CENTRE, HARE HATCH, READING
	POST CODE	RG10 9SW PHONE 9404390
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	
	ADDRESS	
	POST CODE	PHONE
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	SHEEPLANDS FARMSHOP, WYEVALE GARDEN CENTRE, HARE HATCH, READING.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		SINGLE STOREY REAR EXTENSION TO RETAIL AREA AND ASSOCIATED STORAGE
5. Give the area in hectares or part of a hectare	AREA OF SITE	N/A
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	LESSEE
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1 - PLAN AND ELEVATIONS 1 - BLOCK PLAN 1 - LOCATION PLAN

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.

RETAIL SHOP & STORAGE

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

~~YES~~/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

CONCRETE BLOCK WALLS, RENDERED & PAINT FINISH
FELT ROOF

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.

NO CHANGE

16. HOW WILL SURFACE WATER BE DISPOSED OF?

NEW SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system ~~YES~~/NO

If no, please give details: NEW SEPTIC TANK

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

AS EXISTING.

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

ACCESS AVAILABLE

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.

£380.

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF SLEEPLANDS LAND SHOP DATE 17-2-00

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS	182 SQM		44 SQM	
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
[illegible]	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR ~~DISTRIBUTION~~ ANCILLARY		100	140	
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	182	100	184	

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

—

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	200 +	10 +
Proposed	SEE NOTE	

CHANGES ARE TAKING PLACE WHICH WILL PERMIT MORE VEHICLES

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.

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

SHEEPLANDS FARM SHOP, WYEVALE GARDEN CENTRE, HARE HATCH, READING
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
3 FULL 20 P.T	—	—	3 F.T. 20 P.T

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.

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or bythe Chief Officerresponsible 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.'

1789/a

SECTION 66 CERTIFICATE

Application No. 03.MAR2000+ 0707

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
WYEVALE GARDEN CENTRE PLC.	KINGS ACRE ROAD HEREFORD HR4 0SE	JAN 20th 2000

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.

- 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) . . . . . .

. . . . . .

- Notice of the application as attached to this Certificate, has been published in

the (c) . . . . . .

on (d) . . . . . .

OR

(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).

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

X Signed [signature] . . . . . .

On behalf of SHEEPLANDS FARM SHOP . . . . . .

X Date 17-2-00 . . . . . .

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

Byhand 21/2/00.

Sheeplands Farm Shop



EST.1981

Fresh Coffee

Sheeplands farm Shop,
Wyevale Garden Centre,
Hare Hatch,
Reading,
Berks.
RG10 9SW.

Christmas Turkeys

Gifts & Presents

Hampers

17th February 2000.

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

03 MAR 2000* 07C7

Fresh Bread, Cakes & Pies

Health Foods

Dear Mrs. Morgan,

Thankyou for talking through our application with me recently.

Fresh fruit & vegetables

As discussed, our main reason is to increase our facilities for Customers and Staff, i.e. Staff room, toilets and kitchen area. The Majority of the extension is to replace old and temporary Stores.

Prepared Frozen Foods

If you should have any questions, please contact me on the number below.

Over 2,800 products

Yours faithfully,

Andrew Cardy.

Open 7 Days a Week

Including Bank Holidays

Ample Free Parking

Kennedys Garden Centre
Hare Hatch, Twyford
Reading, Berks. RG10 9SW
Tel/Fax: 0118 9404399

1764

E

ADDRESS Kennedy's Garden Centre PARISH Wargrave

PLOT No. Bath Road ORD. SHEET No. 28

BUILDER 26

Plan No.	Applicant	Description of Development	Date of Decision	Decision
[illegible]471 -	Kennedy's	Renewal office bldg.	15.5.87	TP
~~[illegible] Sales sign for [illegible] Ridge~~		~~Charwl Farm - Bath Road~~		
-34830 Appeal	"	Ext. to sales area / pet	14.2.90	L
		foods store & sheeplands		
		farm shop		
39452 -	Kennedys	Redev. garden centre / new	29.7.92	N/ISS C/A
		access / closure of existing		
		accesses / carpark / landscaping		
39453	"	sign		W/DR/PD
45023 -	Tony & Co (Pools Plus)	Signs on roof of	8.11.95	Re
~~95/[illegible]~~		building		
97/65329/F	Kennedys G.C. Ltd.	2 glass houses, ext.	2/7/99.	C/A
DATE OF COMPLETION		carpark - alts. to access		
99/70375/F	"	Erect replacement bldgs (Amend. to Appl 65329/F)	1/2/00	C/

03.MAR2000* 0707

ADDRESS Kennedys Garden Centre PARISH Wargrave E

PLOT No. Floral Mile Bath Road ORD. SHEET No. SU.7977,8 (2

BUILDER Ex Waterers (2

Plan No.	Applicant	Description of Development	Date of Decision	Decision
40/54 -	John Waterer & Sons Ltd.	Extension to office	9.2.54	App. A
38/61	"	Conversion to form / dwelling	23.3.61	App.
O/247/61 -	"	O/App. shop with living acc. over & alt. to access	13.9.61	N/A C/
R/44/62 -	"	Showroom & shop	22.3.62	App. A
O/1/64	"	O/App. 25 dwellings	28.1.64	N/A R
R/248/65	"	Canteen rest room & kitchen bldg. rear of offices	25.11.65	App. A
PD/520/68	"	Horticultural potting shed	3.10.68	App. N/
R/120/69 -	"	Ext. of garden centre & shop	10.7.69	App. C/
R/[illegible]/68 -	"	Garden shop	23.1.69	App. C/
1981/73 -	John Waterer & Sons & Crisp Ltd.	Building as sales office	8.2.74	N/A C/
GR 5480	Kennedys (Blades Merchants) Ltd.	2 sales offices	24.9.76	App. N/

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(2) E

ADDRESS KENNEDY'S GARDEN CENTRE PARISH WARGRAVE

PLOT No. FLORAL MILE BATH ROAD ORD. SHEET No SU7977 (2 / 2

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
05412 -	Kennedys (Bld Merchants)	Re 1981/73 Blds A & B change of use	28. 10. 76	NA
08859 -	W Teakle & Co Ltd	Stone Sales Area	31. 8. 78	NA
09503 -	Kennedys Garden Centre	Office bld to ex Stone Sales area	14. 12 78	NA TP31.12
14911 -	W Bennett Ltd	Blds as Farm Shop	12. 2. 81	NA
BR 17346	" "	Covered patio to farm shop	11. 8 81	Ref
16067 -	CASEY'S CAMPING LTD.	SITE MANAGERS' CARAVAN / SALE OF CAMPING EQUIPMENT & ACCESSORIES	27.8.81	N/A
16068 -	"	SITE LICENCE	27.8.81	N/A
16246 -	Kingsmead Fish Farm	For full decomposition PTO	24 9 81	NA Ref
16753 -	M.R. BENNETT LTD - SHEEPLANDS FARM SHOP - FARM PRODUCE STORE		14.1.82	N/A
16951 -	" "	" DIRECTIONAL SIGN	11.3.82	N/A
20011 - ?	" "	" ENCLOSE PATIO FOR	22.9.83	N/A
BR 21831	"	STORAGE & WORK AREA	2.12.83	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

03.MAR2000* 0707

(3) KENNEDY'S GARDEN CENTRE E

ADDRESS BATH ROAD PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU 7977 25 / 26

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
20945	KENNEDY'S (BLDRS. MERCHANTS) LTD	CONT. USE - RE. 09503	8.3.84	N/A 28.2. TP
21611 -	KENNEDY'S GARDEN CENTRE	Re-pos of buildings; road to existing car park, 33 extra parking spaces, pedestrian walkway	28. 6. 84	C/A
BR 23813	"	REPOS. BUILDINGS	13.12.84	APP N/A
23338 -	"	DEM. OF EX. LEAN-TO SALES AREA; GREENHOUSE EXT TO ENLARGE SALES/DISPLAY AREA; COVERED AREA TO LINK WITH S/ST. EXT.	14.8.85	N/A C/A
24077 -	"	4 SIGNS	11.9.85	N/A C/A
BRA.001	"	NEW TOILETS & GREENHOUSE EXT.	20.12.85	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Tel. 0118 974 6446 (Direct Line)
E-mail: Heather.Morgan@wokingham.gov.uk
Date. 2 November, 2000
My ref. HPM/F/2000/0707 Post App
Your ref.

Mr. A. Cardy,
Sheeplands Farm Shop,
Kennedys Garden Centre,
Hare Hatch,
Twyford,
Berks.
RG10 9SW.

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. Cardy,

REVISED PROPOSALS FOR SINGLE STOREY REAR EXTENSION TO SHOP AND ASSOCIATED STORAGE - SHEEPLANDS FARM SHOP, TWYFORD

I refer to your letter received on 3 October 2000, with enclosed plan, regarding the above and apologise for the delay in responding.

I have assessed the proposal against the previous refusal, and policies in respect of retail enterprises within the Green Belt. The current proposals are deemed to be a move in the right direction, in so far as the level of development has been reduced. I understand that a number of requirements e.g. the toilet facilities and improved storage have been suggested by the Commercial Premises Environmental Health Officers.

As it stands at present, the increase is somewhat excessive. However, it is considered that a possible solution could be found. Relocation of the office to the top right hand corner of the building would free up retail space. The two store rooms could then be moved across to immediately adjoin the office. The third room, unidentified on the plan well may need to be deleted. These revisions would result in a structure which extends 13m across the rear rather than 19m. This level of development would allow for small scale expansion and is not considered to have a detrimental impact upon the open and rural character of the Green Belt. Were approval to be recommended on any application submitted, conditions are likely to be imposed to ensure that the open storage area to the rar is not enclosed at any time in the future.

I trust this is of assistance. Do not hesitate to contact me should you have any queries.

Yours sincerely,

HEATHER MIORGAN
Senior Planning Officer

Sheeplands Farm Shop



EST.1981

Fresh Coffee

Christmas Turkeys

Gifts & Presents

Hampers

Fresh Bread, Cakes & Pies

Health Foods

Fresh fruit & vegetables

Prepared Frozen Foods

Over 2,800 products

Open 7 Days a Week

Including Bank Holidays

Ample Free Parking

3483

HM

COPIES TO:	ACK:
	FILE:

MRS H. MORGAN
PLANNING SERVICES.
P.O.BOX.157.
SHUTE END
WOKINGHAM
BERKSHIRE
RG40 1WR

Dear Mrs Morgan

Please find enclosed revised plans for application F/2000/0707.
We have reduced the overall size of the extension & altered the internal layout as recommended. Please note that the majority of the extension is to improve services such as toilets & Disabled toilets & staffroom & to replace the storerooms that the environmental officer has said is no good. ??

I trust this meets with approval & look forward to hearing from you soon.

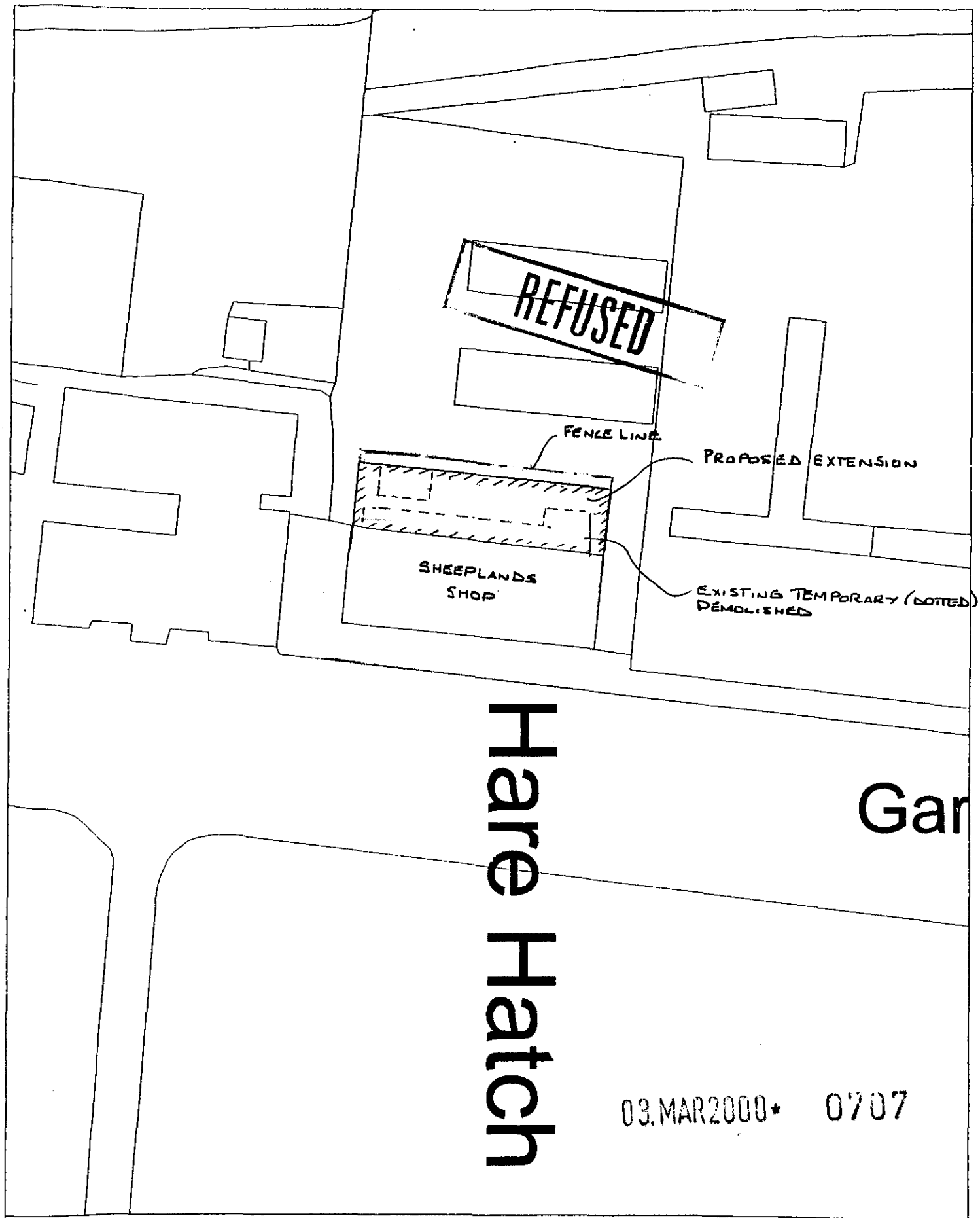
Yours faithfully

Andrew Cardy.

Andrew CARDY

N.B. Perhaps you could let me know soon as our diesel tank for putting in place any appeal is fairly soon.

Kennedys Garden Centre
Hare Hatch, Twyford
Reading, Berks, RG10 9SW
Tel/Fax: 0118 9404399



Site Plan, Scale: 1 to 500

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Date: 2 February 2000

N
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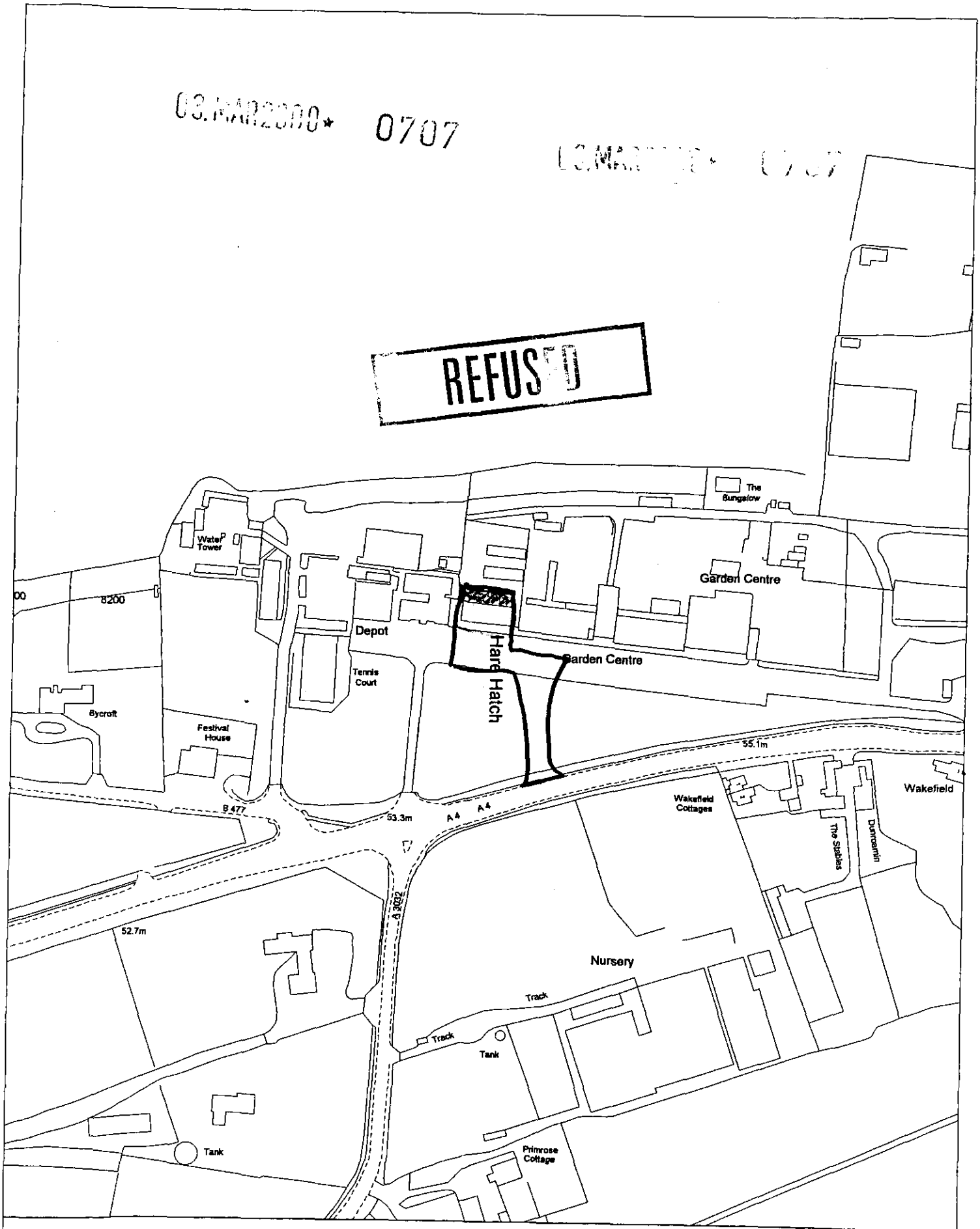
03.MAR2000* 0707

REFUSED



Site Plan, Scale: 1 to 2500

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Date: 2 February 2000

N
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APPLICATION NO.0707

Name of appellant:
A Cardy

Site address:
Sheeplands Farm Shop, Wyevale Garden Centre, Bath Road. Hare Hatch

Proposal:Proposed single storey extension to shop & associated storage

Case Officer: MT

Date Commenced

Date Completed

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

WRITTEN REPRESENTATION APPEAL

SE OFFICER: MT.

PLICATION NUMBER: 0707

PELLANT: A Cardy

'E: Sheeplands Farm Shop, Wyevale Garden Centre, Bath Road. Hare
tch, Wargrave

'PEAL REF: APP/X0360/1053928

'ART DATE: 17/11/00

ATE OF SITE VISIT

ogress Record	Date Actioned	Initials
peal Logged:	20/11/00	
ıtered on Access:	27/11/00	DG
otification Letters Due:	**01/12/00**	
otification Letters Sent:	28/11/00	DG
)uestionnaire Due:	**01/12/00**	
)uestionnaire Sent:	30/11/00	DG
ile received by Officer:		
tatement Due:	**29/12/00**	
hecked by Team Leader:		
tatement Sent:	6/12/00	DG
Comments on Statement Due	19/01/01	
Comments on Statement Sent	5/01/01	DG
Decision letter circulated:	07/03/01	DG
Decision entered on Access.	07/03/01	

Appeal Decision

Site visit made on 06 February 2001

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

by Barbara A Whitbread DipTP MSocSci MRTPI

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

Date
06 MAR 2001

Appeal Ref: APP/X0360/A/00/1053928
Sheeplands Farm Shop, Wyevale Garden Centre, Bath Road, Hare Hatch

- 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 Mr A Cardy against the decision of Wokingham District Council.
- The application (ref: F/2000/0707), dated 17 February 2000, was refused by notice dated 25 May 2000.
- The development proposed is a single storey rear extension to the retail area and associated storage.

Summary of Decision: The appeal is dismissed.

Main Issues

1. The main issue in this case is whether this would be appropriate development within the green belt and, if not, whether there are very special circumstances to justify the granting of planning permission.

Planning Policy

2. The site is within the Metropolitan Green Belt, and the policies for development in the green belt are set out in the Green Belt Local Plan for Berkshire, 1985, and the emerging Wokingham District Local Plan. Whilst the Green Belt Local Plan precedes current Government advice, and the Wokingham District Local Plan has not yet been adopted, both of these plans can be given weight provided there is no conflict with the advice in PPG2.

3. Green Belt Local Plan Policy 1 indicates that within the Metropolitan Green Belt approval will not be given, save in very special circumstances, for new building or for the change of use of land or existing buildings other than for specified purposes, which do not include retail. Policy 21 confirms the very strong presumption against development of any other type.

4. Wokingham District Local Plan Policy WOS2 indicates that development outside settlements will only be allowed in exceptional circumstances, and Policy WGB1 states the presumption against inappropriate development in the green belt. Policy WGB4 allows for the re-use and adaptation of existing buildings in the green belt, but advises that strict control will be exercised over the extension of re-used buildings to ensure that the openness and character of the green belt are protected. Policy WGB10 allows for the establishment of small scale retail sales outlets on existing agricultural, horticultural or nursery holdings.

Reasons

5. The appeal proposal is for an extension of a retail use, which is not one of the uses listed in

the Council's policies, or in PPG2, as appropriate within the green belt. It is not for the conversion of an existing building, and hence Local Plan Policy WGB4 does not apply, and neither is it the establishment of a small scale retail sales outlet on an existing holding, as referred to in Policy WGB10. Thus it is inappropriate development and should not be approved except in very special circumstances.

6. It is contended that very special circumstances exist, similar to those which led to an appeal for an extension to an adjoining office building being allowed on appeal in 1979, in that the use has existed for a considerable period of time, the extension would not be intrusive, and the increase in floorspace is modest. Also, there is a need for the extension to comply with Environmental Health regulations, to improve staff facilities and to retain trade lost to the recently opened Waitrose superstore.

7. This is an area where there is already a considerable amount of development, both residential and commercial, and an extension to an existing building may not in itself be particularly intrusive. Whilst this was considered to be a factor in favour of the development on the adjoining site, the Inspector concluded that it did not amount to very special circumstances justifying departure from the green belt policy of control. His reason for recommending that the appeal be allowed was based on Government advice at that time which gave higher priority to industrial development against rigid adherence to development plans. This is a different form of development, and the policy context has changed, such that this decision is of little relevance in this case.

8. I appreciate that this shop provides an outlet for local growers but it is not associated with a specific holding, and such produce could equally well be sold from retail premises in an existing town or village. In my view there are no special circumstances to justify an increase in the retail floorspace. I can appreciate that some rationalisation of the storage arrangements may be desirable, together with the provision of staff facilities to comply with Environmental Health regulations. However, neither of these would require an extension on the scale of this proposal, and could possibly be accommodated within the area of the existing buildings.

9. Even though the surrounding area is already substantially developed, the cumulative impact of further developments which individually may appear insignificant will reduce the openness of the green belt.

Conclusions

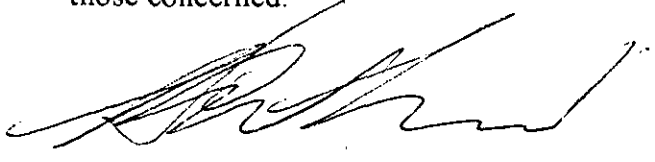
10. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Formal Decision

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

Information

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



TOWN AND COUNTRY PLANNING ACT 1990

Section 78 Appeal
by
A Cardy Esq
Against the Refusal by Wokingham District Council
of Planning Permission for a Single Storey
Rear Extension to Retail Area and Associated Storage
at
Sheeplands Farm Shop, Hare Hatch, Twyford

WRITTEN REPRESENTATIONS

LPA Reference: F/2000/0707

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1 INTRODUCTION

1.1 These written representations are submitted on behalf of Mr A Cardy. On 17 February 2000, Mr Cardy submitted a full planning application to Wokingham District Council (the LPA) for a single-storey rear extension to retail area and associated storage at Sheeplands Farm Shop, Wyevale Garden Centre, Hare Hatch, Twyford.

Copies of the covering letter, completed forms and certificate B are attached as Appendix 1.

Copies of the application plans and location plan are attached as Plans A to D.

1.2 The application was registered and allocated to a planning officer, Heather Morgan, on 3 March 2000. The application was given reference number F/2000/0707.

1.3 The planning officer's appraisal of the application is attached as Appendix 2.

1.4 On 25 May 2000, the LPA issued a refusal notice. This contained one reason for refusal, as follows:

> *" The proposed development by reason of its size and siting, would represent an extension of a scale and type beyond that considered absolutely necessary. It would result in an enlargement and consolidation of an inappropriate development in the Green Belt, to the detriment of its open and rural character.*
>
> *As such the policy is contrary to Policy 1 and 21 of the Green Belt Local Plan for Berkshire and Policies WOS2, WGB1, WGB5, WGB10 of the Wokingham District Local Plan (Deposit Draft) as modified."*

A copy of the refusal notice is attached as Appendix 3.

1.5 On 20 November 2000, the LPA supplied a copy of its questionnaire and associated documents regarding the appeal. A covering letter with the documents stated that:

> *"Policy WGB5 was referred to in the reasons for refusal in error, and the council will not be referring to it in its representations."*

A copy of the LPA's letter dated 30 November is attached as Appendix 4.

2 SITE DESCRIPTION

Location

2.1 The appeal site lies within the Metropolitan Green Belt, located adjacent to the A4 (Bath Road) at Hare Hatch. The centre of Twyford, the nearest town to Hare Hatch, is located approximately 2.4 kilometres from the site. Twyford rail station is located south of the town centre. Rail services run from Twyford to Reading and Maidenhead. The centre of Reading, including Reading railway station, is located approximately 9 kilometres to the south west of the site. Regular rail services run from Reading to London, Birmingham and the South West.

2.2 Reading Buses operate a bus service between Reading and Maidenhead. Bus Service 127 stops opposite The Horse and Groom Public House, which is located approximately 350 metres east of the site. The service runs approximately every 20 minutes to Maidenhead and approximately every 30 minutes to Reading.

Site Characteristics

2.3 The site is a located adjacent to the Wyevale Garden Centre and the Mabey office building. The site covers an area of 1520sqm, with Sheeplands Farm Shop located in the northern part of the site. The shop is single-storey, 25 metres in width and 10 metres in depth, with a maximum height of 5 metres. The total retail space is 182 square metres.

2.4 The site is relatively flat consisting of Sheeplands Farm Shop, a temporary lean-to building and yard for open storage at the rear of the shop, and at the front of the shop a car park and open space, consisting of lawn and a small number of trees.

2.5 Immediately to the west of the site, separated by a fence, is the Mabey office building, which is 2 storeys in height. To the rear of the site is the Twyford Stone Centre. To the north of the site, beyond the Twyford Stone Centre, separated by a fence and a number of tall trees and hedgerows, are agricultural fields. The Pet Food Shop and Wyevale Garden Centre are located to the east of the site.

Photographs of the appeal site are attached as Appendix 5.

3 PLANNING HISTORY

3.1. Sheeplands Farm Shop

Application 16753 (F)

Application for an extension to the shop to provide storage of farm produce was refused on 25 January 1982.

A copy of the refusal notice is attached as Appendix 6.

Copies of the refused plans are attached as Plans E to F.

3.2 Sheeplands Farm Shop

Application 20111 (F)

Application for the enclosure of the roofed patio area for storage and work area was granted on the 23 September 1983.

A copy of the decision notice is attached as Appendix 7.

Copies of the approved plans are attached as Plans G to H.

3.3 **Wyevale Garden Centre, Pet Food Store & Sheeplands Farm Store**

Application 34830 (F)

Application for the extension of the Wyevale Garden Centre sales area, Pet Food Shop and Sheeplands Farm Shop was refused on the 16 February 1990. The applicant withdrew a subsequent appeal.

A copy of the refusal notice is attached as Appendix 8.

A copy of a letter from The Planning Inspectorate stating that the appellant had withdrawn the appeal is attached as Appendix 9.

Copies of the refused plans are attached as Plans I to L.

4 PLANNING POLICY

4.1 A detailed examination and assessment of the case on behalf of the appellant appears in section 5 of this representation. Firstly, however, we propose to review the policy framework relevant to the consideration of this appeal.

4.2 Central Government advice is to be found in Planning Policy Guidance Note (PPG) 1, General Policy and Principles, PPG2, Green Belts, and PPG6, Town Centres and Retail Developments. At the strategic level, the Berkshire Green Belt Local Plan (BGBLP) was adopted in April 1985. At the local level, the Wokingham District Local Plan Deposit Draft (WDLP) was published in November 1999. The public local inquiry into this new plan has recently concluded and it is anticipated that the Inspectors report will be published in 2001, with the plan being adopted in 2002.

4.3 With reference to the Government's commitment towards a plan-led system of development control, paragraph 40 of PPG1 states that:

> *"Where an adopted or approved development plan contains relevant policies, section 54A (Town and Country Planning Act 1990) requires that an application for planning permission or an appeal shall be determined in accordance with the plan, unless material considerations indicate otherwise."*

4.4 Paragraph 40 goes on to comment that:

> *"Those deciding such planning applications or appeals should always take into account whether the proposed development would cause demonstrable harm to interests of acknowledged importance."*

4.5 With regard to the weight to be given to non-adopted plans, paragraph 48 states that:

> *"...account can also be taken of policies in emerging development plans which are going through the statutory procedures towards adoption (or approval). The weight to be attached to such policies depends upon the stage of plan preparation or review, increasing as successive stages are reached."*

4.6 PPG2 provides guidance on Green Belts. Paragraph 1.4 states the intentions of Green Belt policy:

> *"The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the most important attribute of Green Belts is their openness."*

4.7 PPG2 states that Green Belts have been defined to fulfil the following objectives:

> *"- to provide opportunities for access to the open countryside for the urban population;*
>
> - *to provide opportunities for outdoor sport and outdoor recreation near urban areas;*
> - *to retain attractive landscapes, and enhance landscapes, near to where people live;*
> - *to improve damaged and derelict land around towns;*
> - *to secure nature conservation interest; and*
> - *to retain land in agricultural, forestry and related uses."*

(Paragraph 1.6)

4.8 PPG6 provides guidance with regard to retail development. Paragraph 3.21 states that:

> *"Shops ancillary to other uses, such as farm shops, can also serve a vital function in rural areas, by helping to meet demand for fresh produce and providing new sources of jobs and services, so contributing to the diversity of economic activity in rural area. In assessing such proposals, local planning authorities should take account of:*
>
> - *the desirability for the farmer of providing a service throughout the year;*
> - *the potential impact on nearby village shops; and*
> - *the likely impact of traffic generated and access and parking arrangements."*

Berkshire Green Belt Local Plan Policies

4.9 As the site is located in the Metropolitan Green Belt, the following policies of the adopted BGBLP are relevant:

4.10 **Policy 1**

This policy sets out to restrict development in the Green Belt, unless in very special circumstances other than for development listed in the policy.

4.11 **Policy 21**

This policy states that development indicated as inappropriate will only be granted when the advantages outweigh the presumption against development.

Copies of the above policies are attached as Appendix 10.

Wokingham District Local Plan, Deposit Draft Policies

4.12 The emerging WDLP, which is a material consideration, contains the following relevant policies:

4.13 **Policy WOS2**

This policy states that development outside the settlements identified in the plan will be strictly controlled through the use of the detailed policies and provisions of the Plan.

4.14 **Policy WGB1**

This policy states that there will be a presumption against inappropriate development in the Metropolitan Green Belt, save in very special circumstances, other than for purposes listed in the policy.

4.15 **Policy WGB4**

This Policy states that the change of use and adaptation of existing buildings in the Green Belt will be permitted provided that it meets the criteria outlined in the policy.

4.16 **Policy WGB10**

This Policy relates to small-scale retail sales outlets on existing agricultural, horticultural or nursery holdings.

Copies of the above policies are attached as Appendix 11.

5 CASE FOR THE APPELLANT

5.1 The application, which is the subject of this appeal, was refused permission for a single reason. The LPA considers that the proposed extension to the rear of the shop is excessively large and unnecessary. Consequently, the extension would enlarge and consolidate an inappropriate use in the Green Belt, causing harm to its open and rural character. It is stated that the proposal contravenes a number of policies, which shall be examined in turn.

5.2 **BGBLP Policy 1**

This policy states that only developments considered to be "acceptable uses" in the Green Belt will be permitted, except in "very special circumstances". Such uses include residential infilling in settlements, agriculture or forestry, mineral extraction, recreation, public utilities etc. Retail use is not listed. However, paragraph 6.1.1, which sets the scene for Policy 1, states that:

> *"The general principle governing all development control operations in the Green Belt will therefore be that the planning authorities will operate strict policies to resist all development other than:*
>
> *a) development which will in no way harm the open, rural or countryside character of the area; or*
>
> *b) other development which is essential to the functioning of this area as a tract of ordinary countryside; or*
>
> c) *development of a type which must, of necessity, take place or be located in the area designated as Green Belt and of a type for which there is an undisputed public need."*

5.3 It is considered that the underlying objective of Policy 1, which is derived from PPG2 paragraph 1.4, is to maintain, and prevent harm being done to, the openness and rural character of the Green Belt. The modest extension proposed, within a developed area with hard features on all sides, will not harm the openness of the Green Belt or its rural character. Consequently, it will not adversely affect any of the objectives of Policy 1.

5.4 **BGBLP Policy 21**

This policy reiterates the "very strong presumption against" development in the Green Belt, apart from the acceptable uses listed in Policy 1. Only in "very special circumstances" will this very strong presumption be overruled. We consider that there are convincing reasons for the "very strong presumption against" development to be put to one side in this case, as follows:

- The very modest extension will be almost entirely invisible from public view and will not materially change the appearance of the locality.

- The very small extension will be situated at the rear of an existing building and will be wholly enclosed by other buildings and hard features, so that it will not encroach upon open countryside.

- The shop serves a community need by offering an outlet for local farmers to sell organic and other fresh produce, some distance away from more traditional retail outlets.

- The site is not situated in an open location, as it is encompassed by built and hard features. The small single-storey rear extension will not harm the openness of the Green Belt in any way.

- The increase in retail floor space will be modest and will not add materially to the amount of traffic already visiting this commercial site on the A4 trunk road.

5.5 In summary, we consider that the fundamental objective of Green Belt, ie to maintain the "openness" of the area, will not, in any way, be harmed or prejudiced by this proposal. The lack of any material impact on the Green Belt constitutes, in our opinion, sufficient justification to overrule the, normally strict, Green Belt policies. In other words, as the proposal will not cause harm to Green Belt objectives, refusing permission cannot be justified.

5.6 **WDLP Policy WOS2**

This policy states that outside settlements development will only be allowed in exceptional circumstances. The policy sets out the basic ground rules for development, ie a presumption in favour of development inside settlement boundaries and a presumption against development on the outside of settlement boundaries. It is accepted that the appeal site lies outside of any settlement boundaries and that "exceptional circumstances" need to be proven to permit development.

5.7 **WDLP Policy WGB1**

This policy states that, in the Green Belt, there will be a presumption against inappropriate development, except in "very special circumstances". Only listed development types are permissible. These include:

> *"F) THE RE-USE AND ADAPTATION OF EXISTING BUILDINGS IN ACCORDANCE WITH POLICY WGB4."*

5.8 Policy WGB4 is examined below. The policy goes on to state that:

> *"In all cases, development will need to retain the open character of the green belt..."*

5.9 As stated above, the appeal site is completely surrounded by hard, built forms, the extension will be very modest in size and completely hidden from view. There will be no harm to the openness of the Green Belt as a result of this proposal going ahead. The policy goes on to state that:

> *"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."*

5.10 We consider that the proposed modest rear extension will be appropriate in all these respects. It will be tucked away at the rear of the existing building and will be subservient to the main shop building. By siting the extension at the rear of the building, its low-key effect is assured. In appearance, the extension will match the existing. The design of the extension will ensure that it will not be prominent or obtrusive. Materials will match the existing but can be agreed, before construction starts, with the LPA. The modest increase in floor area will ensure that the intensification of the use will be modest. In the context of existing commercial operations surrounding the site, the extra movements it will generate will be easily absorbed and will not be obvious. Consequently, in all respects, the visual and actual impact of the extension will be negligible. The openness of the Green Belt will not be harmed and the policy will not be contravened.

5.11 **WDLP Policy WGB4**

As this policy is referred to above within WGB1, it is considered appropriate to refer to it at this point. The policy seeks to permit the re-use and adaptation of existing buildings in the Green Belt, subject to a number of criteria. The policy goes on to state that:

> *"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."*

5.12 Sheeplands Farm Shop occupies a building, which was converted to retail use many years ago and was probably originally an agricultural building before being absorbed into the existing garden centre complex. Clearly, the principle of change of use to retail was established many years ago. We are now concerned with the extension of this converted building. The policy states that such extensions will be strictly controlled in order to protect the "openness and the character of the Green belt". As stated above, it is considered that the modest proposal does nothing to reduce or harm the openness of the Green Belt. Indeed, the character of the area immediately surrounding the site is more urban than rural. The proposal must be assessed against a backdrop of existing commercial uses, which completely surround the site and make it impossible for the single-storey extension to cause harm to be done to the rural character of the Green Belt in this location. We consider that the proposal complies with Policy WGB4 and the LPA does not disagree with this assertion, as the policy is not referred to in the reason for refusal.

5.13 **WDLP Policy WGB10**

This policy seeks to allow farm shops in the Green Belt, subject to a list of criteria. Criterion B) states that:

"There is not unacceptable intensification of activity on site."

5.14 Referring to the reason for refusal, this appears to be the most relevant criterion upon which the refusal was based. We consider, however, that the level of intensification in the use of the site, proposed by the appeal scheme, will not be sufficient to cause harm to the Green Belt and does not justify refusal of permission. The 25 per cent increase in retail floor area could be argued to produce 25 per cent more visitors and deliveries, ie 25 per cent more activity. However, the existing shop is modest in size, at 182 square metres, and this increase will, as a proportion of a small amount, be very limited. Also, the site lies in the centre of an established commercial complex on the A4 trunk road. It is not a greenfield site. In the context of the hard, built forms surrounding it, the extension will be negligible. The extra car movements generated will also be barely discernible in the context of overall site activity. Consequently, it is not accepted that the modest extension to this small business use will unacceptably intensify activity at this site. No harm, therefore, will be caused to the openness or rural character of the Green Belt.

Material Considerations

5.15 When on site, it is evident that a large 2-storey, brick-built office building has been built, relatively recently, directly adjoining the appeal site. This large building was allowed on appeal in 1979. The inspector concluded that several factors in favour of the scheme were as follows:

a) The premises have been in use as offices for a considerable period of time.

b) The extension will not be intrusive in the context of the clutter of buildings associated with the garden centre.

c) The net increase in floor area is modest

5.16 It is considered that the above "very special circumstances" all apply, with just as much weight, to the current appeal. Although the Mabey appeal was 21 years ago, Green Belt policy, in general terms, has not really changed. The proposal was deemed not to harm the openness of the Green Belt. The same principle applies to the current appeal.

Copies of refusal notice and appeal decision 07486 are attached as Appendix 12.

Copies of location and site plans are attached as Plans M and N.

A copy of consent notice 15091 is attached as Appendix 13.

Copies of elevation and floor plans are attached as Plans O and P.

5.17 There is a tangible need for the extension. The shop has no staff toilet facilities and needs to comply with Environmental Health regulations. Building Regulations require provision of disabled toilets by 2002. The EHO has stated that storage facilities need to be improved. The shop also has no staff room for its 15 staff. The Cardy family has been trading from the shop since 1981. Recently, a new Waitrose superstore opened in Twyford village centre. Trade has reduced by 15 to 20 per cent since Waitrose opened. The extension is intended to improve facilities in order to retain trade and attract new customers.

6 CONCLUSIONS

6.1 PPG2 states that "the most important attribute of Green Belts is their openness". LPAs should therefore seek to prevent development which would harm the "openness" of the Green Belt.

6.2 The Berkshire Green Belt Local Plan, which was adopted 15 years ago in 1985, states that only appropriate development will be allowed in the Green Belt. Policy 1 states that development should not "...harm the open, rural or countryside character of the area". Policy 21 states that inappropriate development, such as retail, will only be allowed in "very special circumstances".

6.3 More recently, the draft Wokingham District Local Plan states, in Policy WGB4, that extensions to converted rural buildings, such as the farm shop, can only be allowed if it is ensured that "...the openness and the character of the Green Belt are protected". Policy WGB10 allows farm shops in the Green Belt, provided "there is no unacceptable intensification of activity on site".

6.4 We consider that the proposed farm shop extension complies with PPG2 advice and development plan policies, because the modest size and inconspicuous location of the proposal render it unlikely to have any visual impact upon the openness of the Green Belt countryside. The "very special circumstances" that apply relate to the existing character of the locality, which is hard and commercial in nature, and the lack of any discernible impact on this character if the proposal goes ahead.

6.5 We submit that the proposed extension will not harm the openness of the Green Belt and will comply with relevant development plan policies, in accordance with s.54a of the Town and Country Planning Act 1990.

6.6 It is respectfully requested that this appeal should be allowed.

Application No. F/2000/0707

Applicant: **Mr A Cardy**
Location : **Sheeplands Farm Shop, Wyevale Garden Centre, Bath Road, Hare Hatch, Reading**
Proposal : **Proposed single storey rear extension to shop and associated storage**

1. **Relevant Planning History** –
   16753 - Farm produce store
   11/3/82 - Refused.

   20111 - Enclosure patio for storage and work area.
   2/12/83 - Approved.

   34830 - Extension to sales area, pet food shop and Sheeplands Farm Shop.
   14/2/90 - Refused. Appeal withdrawn.

2. **Proposal** – The application seeks permission for a single storey rear extension to an existing building which is used as Sheeplands Farm Shop. The rear yard is currently used for open storage and there is a temporary lean-to building and store shed within this area.

   The proposal will provide a storage area in the yard, plus a kitchen and office. This will result in an increase in retail floor space from 182m^2 to 226m^2.

3. **Consultations** -
   - **Environmental Health** - No objections.
   - **Wargrave Parish Council** - No objections.
   - **Highways** - No response.
   - **No response to Public Consultations.**

4. **Appraisal** -

   A. Planning History and its Impact
   Application no.16753 sought consent for an extension to provide storage of *farm produce, identical in dimensions to that currently sought.* This was refused on Impact upon the Green Belt, being an inappropriate development and intensification of commercial development contrary to policy.

   Application no.20111 granted permission for the enclosure of existing roofed patio for storage and work area. This was acceptable on the basis that no additional retail space was created and the structure was less permanent in nature (no elevations on micro-film records).

   Application no.34830 sought consent for a substantial extension to the garden sales area, plus extensions to the pet food shop and Sheeplands Farm Shop.

The application was refused and the third reason refers specifically to the farm shop. Such an extension would allow the scale and type of sales beyond a level considered appropriate for a farm shop. The appeal was withdrawn after a subsequent application was approved subject to a Section 106 agreement. (No increase was proposed to the farm shop in this scheme).

It is evident from the above that a consistent line has been taken by the Local Planning Authority in respect of extending this retail facility in the Green Belt.

B. Impact upon the Green Belt

The site is located within the Metropolitan Green Belt, and lies adjacent to an office building and Wyevale Garden Centre. The retail floorspace currently extends to 182m^2 and would be increased to 226m^2. This represents an increase in retail floorspace of 44m^2 which is 25% over the existing floorspace. The buildings proposed represent an extra floorspace of 76m^2 overall. It is similar in size and extent to those previously refused.

Within Green Belt locations the only uses deemed to be appropriate are agriculture, forestry, open air recreation, etc. The proposal falls outside this category, being a retail enterprise. Whilst it sells organic produce this is not produced on site, nor in the immediate vicinity. As such, it is considered difficult to argue that the shop would qualify as a farm shop under WGB10.

It is considered that the level of extension proposed for the shop would result in an intensification of use and extension to an unacceptable development within the Green Belt. Whilst it is accepted that there is a new garden centre adjacent, each case has to be considered on its merits. In this instance and on balance it is considered that the proposed extension would have a detrimental impact on the character and open appearance of the Green Belt through the introduction of additional buildings.

There has been no material change in circumstances since previous refusals, sufficient to alter the Local Planning Authority's previous refusals of planning permission. Green Belt policy has not altered and the recent consent at Wyevale did not increase the floorspace, merely rationalised the buildings.

C. Highways

No objection is raised as there is more than adequate parking available as part of the overall Wyevale Garden Centre development. This parking is available for all users.

5. **Recommendation** – REFUSE permission for the following reason:-

The proposed development, by reason of its size and siting, would represent an extension of a scale and type beyond that considered absolutely necessary. It would result in an enlargement and consolidation of an inappropriate development in the green Belt, to the detriment of its open and rural character.

As such the proposal is contrary to policies 1 and 21 of the Green Belt Local Plan for Berkshire and policies WOS2, WGB1, and WGB10 of the Wokingham District Local Plan (Deposit Draft) as modified.

TOWN AND COUNTRY PLANNING ACT 1990

Section 78 Appeal
by
A Cardy Esq
Against the Refusal by Wokingham District Council
of Planning Permission for a Single-Storey
Rear Extension to Retail Area and Associated Storage
at
Sheeplands Farm Shop, Hare Hatch, Twyford

APPENDICES AND PLANS

LPA Reference: F/2000/0707

Prepared by:

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Fax: 0118 978 6551
e-mail: wokingham@dlpconsultants.co.uk

APPENDICES

1 Covering letter, application forms and certificate B, dated 17 February 2000.

2 Planning officer's appraisal of the application.

3 Refusal notice F/2000/0707, dated 25 May 2000.

4 Letter from WDC, dated 30 November 2000.

5 Photographs of the site.

6 Refusal notice 16753, dated 25 January 1982.

7 Approval notice 20111, dated 23 September 1983.

8 Refusal notice 34830, dated 16 February 1990.

9 Letter from The Planning Inspectorate to WDC, dated 26 June 1992.

10 BGBLP Policies 1 and 21.

11 WDLP Policies WOS2, WGB1, WGB4 and WGB10.

12 Refusal notice and appeal decision 07486.

13 Consent notice 15091, dated 15 April 1981.

By hand 21/2/00.

Sheeplands Farm Shop

EST.1981

Fresh Coffee

Sheeplands farm Shop,
Wyevale Garden Centre,
Hare Hatch,
Reading,
Berks.
RG10 9SW.

Christmas Turkeys

Gifts & Presents

Hampers

17th February 2000

Fresh Bread, Cakes & Pies

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

03 MAR 2000 07C7

Health Foods

Dear Mrs. Morgan,

Thankyou for talking through our application with me recently.

Fresh fruit & vegetables

As discussed, our main reason is to increase our facilities for Customers and Staff, i.e. Staff room, toilets and kitchen area. The Majority of the extension is to replace old and temporary Stores.

Prepared Frozen Foods

If you should have any questions, please Contact me on the number below.

Over 2,800 products

Yours faithfully,

Open 7 Days a Week

Andrew Cardy.

Including Bank Holidays

Kennedys Garden Centre
Hare Hatch, Twyford
Reading, Berks. RG10 9SW
Tel/Fax: 0118 9404399

Ample Free Parking

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

03.MAR2000* 0707

1.	APPLICANT'S NAME	Mr A. CARDY
	ADDRESS	SHEEPLANDS FARMSHOP, WYEVALE GARDEN CENTRE, HARE HATCH, READING
	POST CODE	RG10 9SW PHONE 9404399
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	
	ADDRESS	
	POST CODE	PHONE
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	SHEEPLANDS FARMSHOP, WYEVALE GARDEN CENTRE, HARE HATCH, READING.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		SINGLE STOREY REAR EXTENSION TO RETAIL AREA AND ASSOCIATED STORAGE
5. Give the area in hectares or part of a hectare	AREA OF SITE	N/A
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	LESSEE
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1 - PLAN AND ELEVATIONS 1 - BLOCK PLAN 1 - LOCATION PLAN

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	☐		

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

03.MAR2000* 0707

1.	APPLICANT'S NAME	Mr A. CARDY
	ADDRESS	SHEEPLANDS FARMSHOP, WYEVALE GARDEN CENTRE, HARE HATCH, READING
	POST CODE	RG10 9SW PHONE 9404399
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	
	ADDRESS	
	POST CODE	PHONE
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	SHEEPLANDS FARMSHOP, WYEVALE GARDEN CENTRE, HARE HATCH, READING.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		SINGLE STOREY REAR EXTENSION TO RETAIL AREA AND ASSOCIATED STORAGE
5. Give the area in hectares or part of a hectare	AREA OF SITE	N/A
6. State the applicant's interest in the land *e.g. owner, prospective purchaser, lessee*	OWNERSHIP	LESSEE
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1 - PLAN AND ELEVATIONS 1 - BLOCK PLAN 1 - LOCATION PLAN

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	☐

1789/a

SECTION 66 CERTIFICATE

Application No. 03.MAR2000 0707

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

CERTIFICATE A

I certify that:

At the beginning of the period of 21 days ending with the date of th accompanying application, nobody, except the applicant, was the owner (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 th accompanying application was the owner (a) of any part of the land to whic the application relates, as listed below:

Owner's(a) name	Address at which notice was served	Date on which notice was served
WYEVALE GARDEN CENTRE PLC.	KINGS ACRE ROAD HEREFORD HR4 0SE	JAN 20th 2000

OR

CERTIFICATE C

I certify that

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

- I have/The applicant has* given the required notice to the person specified below, being persons who at the beginning of the period of 2 days ending with the date of the application were owners (a) of any par of the land to which the application relates.

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

(b) Insert description of steps taken.

- I have/The applicant has* taken all reasonable steps open to me/him/her* t 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) .....

.....

(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).

- Notice of the application as attached to this Certificate, has been published ir

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

- I/The applicant cannot issue a certificate in accordance with paragra (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/h to find out the names and addresses of everyone else who, at the beginn of the period of 21 days beginning with the date of application was th owner (a) of any part of the land to which the application relates, but have/h been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

- Notice of the application as attached to this Certificate, has been published

the (c) . . . . . .

on (d) . . . . . .

(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).

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 fi alternative and insert "not applicable" as the information required by the seco alternative.

- None of the land to which the application relates is, or is part of, an agricultu holding.

OR

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

Tenant's name	Address at which notice was served	Date on which notice was served

X Signed [signature] . . . . . .

On behalf of . . . Sheeplands Farm Shop . . . . . .

X Date . 17-2-00 . . . . . .

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS	182 SQM		44 SQM	
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
?	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR ~~DISTRIBUTION~~ ANCILLARY		100	140	
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	182	100	184	

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	200 +	10 +
Proposed	SEE NOTE	

CHANGES ARE TAKING PLACE WHICH WILL PERMIT MORE VEHICL

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.

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

SHEEPLANDS FARM SHOP, WYEVALE GARDEN CENTRE, HARE HATCH, READING
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
3 FULL 20 P.T.	—	—	3 F.T. 20 P.T.

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.

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent: for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

Advertisement Consent: for the display of advertisements or signs

Building Regulation Approval: for most new building or construction work.

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

Application No. F/2000/0707

Applicant: **Mr A Cardy**
Location : **Sheeplands Farm Shop, Wyevale Garden Centre, Bath Road, Hare Hatch, Reading**
Proposal : **Proposed single storey rear extension to shop and associated storage**

1. **Relevant Planning History** –
   16753 - Farm produce store
   11/3/82 - Refused.

   20111 - Enclosure patio for storage and work area.
   2/12/83 - Approved.

   34830 - Extension to sales area, pet food shop and Sheeplands Farm Shop.
   14/2/90 - Refused. Appeal withdrawn.

2. **Proposal** – The application seeks permission for a single storey rear extension to an existing building which is used as Sheeplands Farm Shop. The rear yard is currently used for open storage and there is a temporary lean-to building and store shed within this area.

   The proposal will provide a storage area in the yard, plus a kitchen and office. This will result in an increase in retail floor space from 182m^2 to 226m^2.

3. **Consultations** -
   - ***Environmental Health*** - No objections.
   - **Wargrave Parish Council** - No objections.
   - **Highways** - No response.
   - **No response to Public Consultations.**

4. **Appraisal** -

   A. Planning History and its Impact
   Application no.16753 sought consent for an extension to provide storage of farm produce, identical in dimensions to that currently sought. This was refused on Impact upon the Green Belt, being an inappropriate development and intensification of commercial development contrary to policy.

   Application no.20111 granted permission for the enclosure of existing roofed patio for storage and work area. This was acceptable on the basis that no additional retail space was created and the structure was less permanent in nature (no elevations on micro-film records).

   Application no.34830 sought consent for a substantial extension to the garden sales area, plus extensions to the pet food shop and Sheeplands Farm Shop.

The application was refused and the third reason refers specifically to the farm shop. Such an extension would allow the scale and type of sales beyond a level considered appropriate for a farm shop. The appeal was withdrawn after a subsequent application was approved subject to a Section 106 agreement. (No increase was proposed to the farm shop in this scheme).

It is evident from the above that a consistent line has been taken by the Local Planning Authority in respect of extending this retail facility in the Green Belt.

B. Impact upon the Green Belt

The site is located within the Metropolitan Green Belt, and lies adjacent to an office building and Wyevale Garden Centre. The retail floorspace currently extends to 182m^2 and would be increased to 226m^2. This represents an increase in retail floorspace of 44m^2 which is 25% over the existing floorspace. The buildings proposed represent an extra floorspace of 76m^2 overall. It is similar in size and extent to those previously refused.

Within Green Belt locations the only uses deemed to be appropriate are agriculture, forestry, open air recreation, etc. The proposal falls outside this category, being a retail enterprise. Whilst it sells organic produce this is not produced on site, nor in the immediate vicinity. As such, it is considered difficult to argue that the shop would qualify as a farm shop under WGB10.

It is considered that the level of extension proposed for the shop would result in an intensification of use and extension to an unacceptable development within the Green Belt. Whilst it is accepted that there is a new garden centre adjacent, each case has to be considered on its merits. In this instance and on balance it is considered that the proposed extension would have a detrimental impact on the character and open appearance of the Green Belt through the introduction of additional buildings.

There has been no material change in circumstances since previous refusals, sufficient to alter the Local Planning Authority's previous refusals of planning permission. Green Belt policy has not altered and the recent consent at Wyevale did not increase the floorspace, merely rationalised the buildings.

C. Highways

No objection is raised as there is more than adequate parking available as part of the overall Wyevale Garden Centre development. This parking is available for all users.

5. **Recommendation** – REFUSE permission for the following reason:-

The proposed development, by reason of its size and siting, would represent an extension of a scale and type beyond that considered absolutely necessary. It would result in an enlargement and consolidation of an inappropriate development in the green Belt, to the detriment of its open and rural character.

As such the proposal is contrary to policies 1 and 21 of the Green Belt Local Plan for Berkshire and policies WOS2, WGB1, and WGB10 of the Wokingham District Local Plan (Deposit Draft) as modified.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr A Cardy
Wyevale Garden Centre
Bath Road
Hare Hatch
Reading

Application Number: F/2000/0707

Parish: **WARGRAVE**

Location: **Sheeplands Farm Shop Wyevale Garden Centre, Bath Road, Hare Hatch, Reading.**

Proposal: **Proposed single storey rear extension to shop and associated storage**

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 size and siting, would represent an extension of a scale and type beyond that considered absolutely necessary. It would result in an enlargement and consolidation of an inappropriate development in the Green Belt, to the detriment of its open and rural character.
As such, the proposal is contrary to Policy 1 and 21 of the Green Belt Local Plan for Berkshire and Policies WOS2, WGB1, WGB5, WGB10 of the Wokingham District Local Plan (Deposit Draft) as modified.

John Mitchell
Development Control Manager
Date: 25/05/2000

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.

Tel. (0118) 974 6448 (Direct Line)
Date. November 30, 2000
My ref: F/2000/0707
Your ref:W/BKS/315/P

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

Development Land & Planning Consultants Ltd
Ritz Plaza House
10 Denton Rd
Wokingham
Berks
RG40 2DX

RECEIVED
- 4 DEC 2000

Dear Sirs

APPEAL BY: Mr A Cardy
SITE: Sheeplands Farm Shop, Wyevale Garden Centre, Bath Rd, Hare Hatch

With reference to this appeal, I enclose a copy of the questionnaire & associated documents.

I have also sent copies to The Planning Inspectorate.

Please note: Policy WGB5 was referred to in the reasons for refusal in error, & the Council will not be referring to it in it's representations. All other Policies stand as stated.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

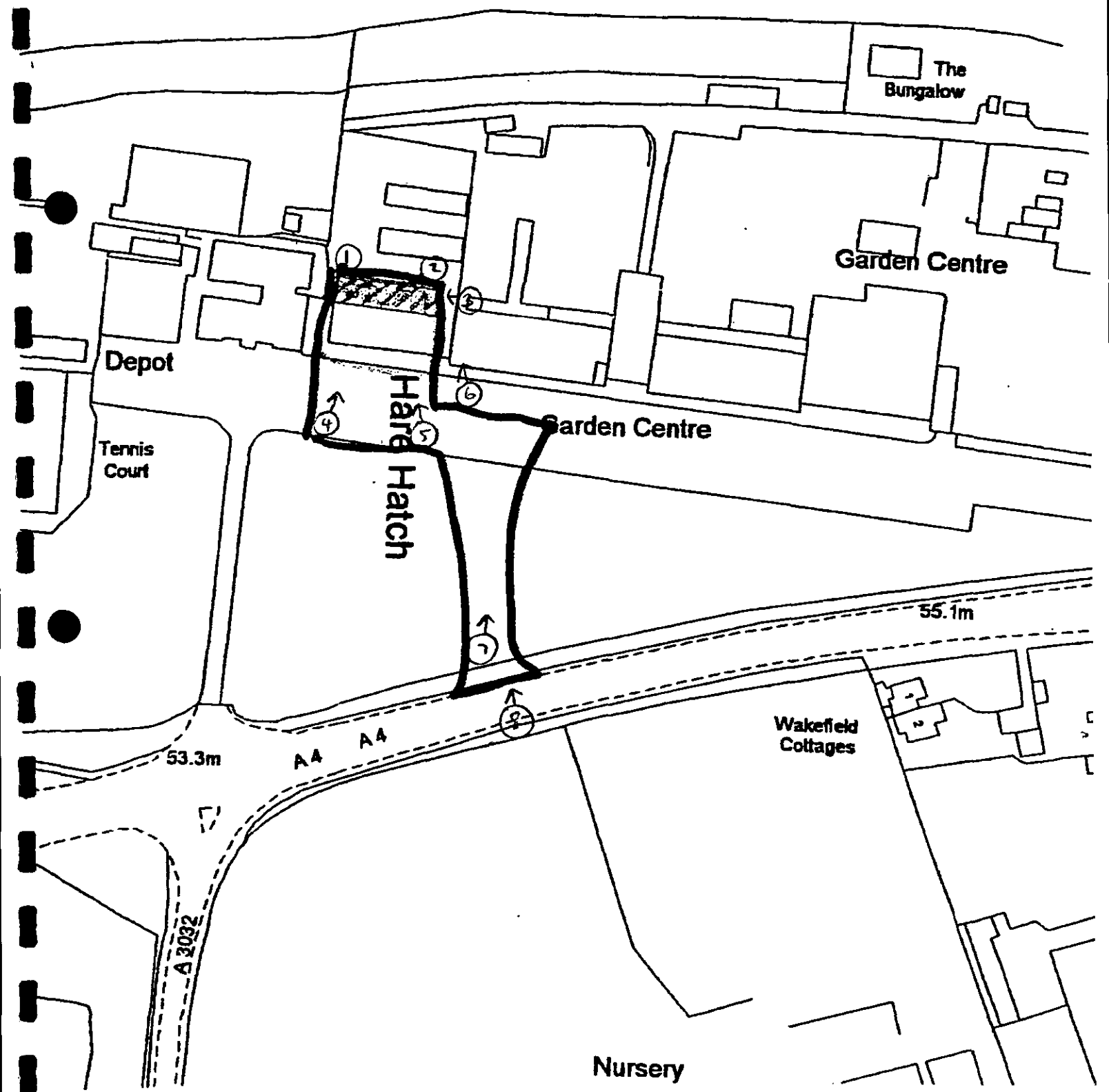
Enc

PLAN TO
THE
PERMISSION

REFUSED

KEY PLAN:

PHOTOGRAPHS

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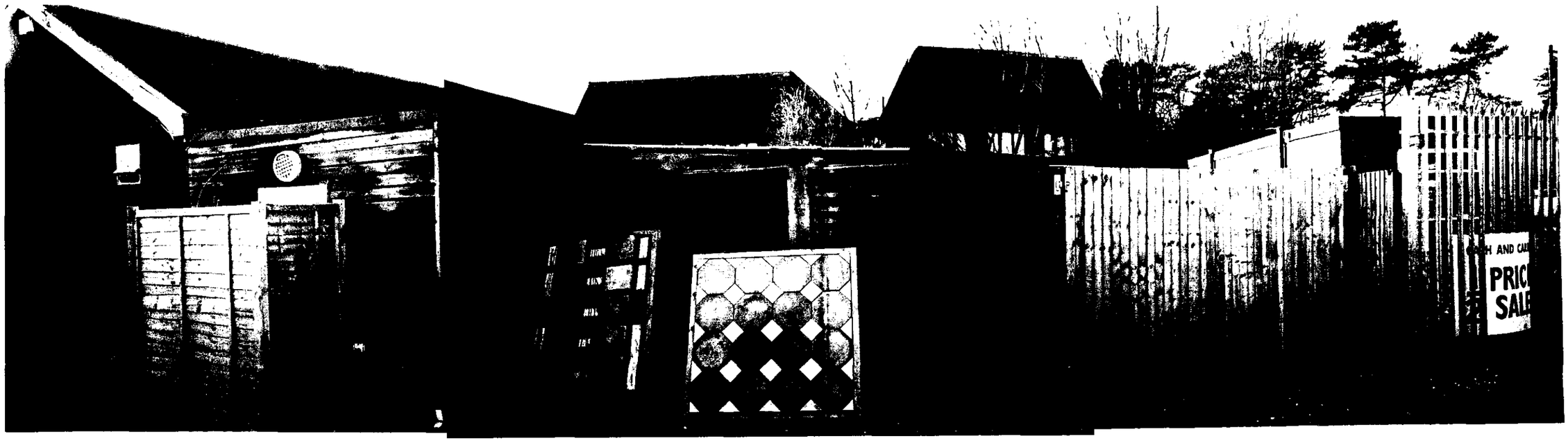
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DER NOW
ORDER NOW




F275 UKV

NOTICE OF REFUSAL

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

JRS/JEN TOWN AND COUNTRY PLANNING ACT, 1971

To: M.R. Bennett Ltd.
Sheeplands Farm
Wargrave
Berks
RG10 8BP

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

Application No. 16753

Proposal Addition of farm shop to provide storage of farm produce at Sheeplands Farm, Off the Floral Mile, Bath Road, 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 and an Area of Great Landscape Value. Within a Green Belt area 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. (R133)

2. The proposal represents an undesirable consolidation and intensification of commercial development of this site contrary to local and national policies and the concepts of good planning for Rural Areas in the Green Belt.

3. 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.

/...

Date 25 JAN 1982

District Secretary

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

Application 16753 continued

(b) Mineral extraction.

(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 whetner the appearance and siting of such proposals are acceptable." (Policy EN7)

"The County Council proposes that special attention should continue to be paid to maintaining the attractive character of the landscape in that part of Central Berkshire lying East of Remenham and Wargrave, and North of the A4. Within this area there will be a presumption against land uses, particularly mineral extraction, which would detract from its rural character." (Policy EN11)

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. (R212)

District Secretary

NOTICE OF CONSENT

WOKINGHAM DISTRICT COUNCIL

JRS/SEF

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: M.R Bennett (Berks) Ltd
Sheeplands Farm
Margrave
Berks
RG10 8QL

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

Application No. 20111(F)

Proposal: Enclosure of existing roofed patio for storage and work area - Sheeplands Farm Shop, Kennedys Garden Centre, Hare Hatch, Margrave

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. This permission does not imply approval to any development shown on the submitted drawings other than that described in the heading on this Notice of Consent. (136)

REASON: The other development indicated on the drawings but excluded by this condition is not considered to form part of the present application. (138)

Date 23 SEP 1983

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.

Statement of applicant's rights arising from the refusal of planning permission or from the grant of permission subject to conditions.

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 36 of the Town and Country Planning Act 1971 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ.) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Common Council, or on the Council of the district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.

3. In certain circumstances, a claim may be made against the local planning authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.

REFUSAL OF PLANNING
PERMISSION

F
CR

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: KENNEDYS GARDEN CENTRES LTD
C/O DANIELS SURVEYING ASSOCIATES
28 BROAD STREET
WOKINGHAM
BERKS RG11 3TH

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

Application No. 34830 (F)

Proposal:
EXTENSIONS TO GARDEN CENTRE SALES AREA PET FOODS STORE
AND SHEEPLANDS FARM SHOP
KENNEDYS GARDEN CENTRE FLORAL MILE BATH ROAD 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 the accompanying plans submitted by you to the Council, for the following reasons:

01 The proposed development is contrary to policies of the Replacement Structure Plan for Berkshire in the following matters:(R230)

01 Policy EN3 (General policies limiting the spread of housing development-Metropolitan Green belt)(RV19)

01 Policy EN20 (Environment protection and enhancement- Tree cover)(RV34)

02 The proposed development is contrary to a policy of the Green Belt Local Plan for Berkshire which states that:(R233)

02 "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.

continued/-

Application 34830 continued

Stringent environmental criteria will be applied in judging whether the appearance and siting of such proposals are acceptable.

Detailed interpretation of this policy will be by means of Policies 2 to 23 of this local plan."(Policy 1)

03 The extension of the Sheeplands farm shop would allow the scale and type of sales from that shop to increase beyond a level considered to be appropriate for a farm shop in the Green Belt as specified in section 9.5, Farm Shops, of the Green Belt Local Plan for Berkshire.

04 The proposed increase in retail floor space at the garden centre is considered to be excessive in the Green Belt, especially with regard to the built-up appearance of the site which would result as a consequence of both the sales building and the necessary associated car parking area.

05 The proposed extensions, by reason of their size and position on site, will add considerably to the built appearance and therefore adversely affect the character of this location within the Green Belt and the Area of Special Landscape Importance.

Date.....

.....
District Planning Officer

16 FEB 1990

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

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.

M

THE SECRETARY (PLANNING)

PLANNING DEPT.
30 JUN 1992

Living

Planning Inspectorate
Department of the Environment
Room 1002 Tollgate House Houlton Street Bristol BS2 9DJ
Telex 449321
Direct line 0272-218714
Switchboard 0272-218811
GTN 1374

DISTRICT SECRETARY
WOKINGHAM DISTRICT COUNCIL
P.O. BOX 151
SHUTE END
WOKINGHAM
BERKSHIRE RG11 1WQ

WOKINGHAM DISTRICT COUNCIL RECEIVED 29 JUN 1992

Your reference 34330
Our reference H0330/A/90/158882
Date 26 JUN 1992

Dear Sir(s)/Madam

TOWN AND COUNTRY PLANNING ACT
APPEAL BY: Kennedys Garden Centre
RE: SITE AT

...letter of 16 March about the above appeal. The Local inquiry arranged for Tuesday, the 28 July 1992, has now been cancelled because the appellants have withdrawn the appeal. No further action will be taken on it.

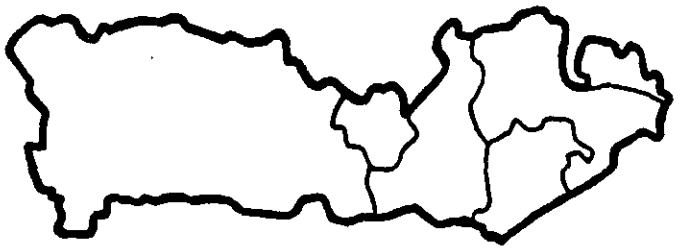
Please bring this cancellation to the notice of anyone who may have taken part in the arrangements previously made. We would recommend that any notice of the inquiry posted on or near the appeal site should be overstamped to show that it has been cancelled.

~~*You will be contacted again in due course so that we may make fresh arrangements for the inquiry.~~

Yours faithfully,

313/89
* Delete as necessary

HMSO Bristol 054066/2



LOCAL PLANNING
IN BERKSHIRE

GREEN BELT LOCAL PLAN FOR BERKSHIRE

Royal County of Berkshire

6 Introduction To The Development Control Policies

6.1 Basic Policies

6.1.1 Section 2.2 of this Local Plan explained the background to the operation of Green Belt policy in Berkshire: the policy is intended to be highly restrictive, to safeguard the open or rural character of the area surrounding the Greater London conurbation. **There is therefore a clear and strong presumption against any new development unless special reasons can be demonstrated why planning permission should be granted.** The general principle governing all development control operations in the Green Belt will therefore be that the planning authorities will operate strict policies to resist all development other than:

a development which will in no way harm the open, rural or countryside character of the area; or

b other development which is essential to the functioning of this area as a tract of ordinary countryside; or

c development of a type which must, of necessity, take place or be located in the area designated as Green Belt and of a type for which there is an undisputed public need.

6.1.2 The remainder of this Local Plan explains the practical implications of this principle as it will be applied to different types of development. A first refinement of it is the 'Acceptable Uses' policy of the approved Structure Plans, which translates it into a general statement of the types of development which will, and which will not, be acceptable in principle in the Green Belt. This Structure Plan policy acts as the starting point for all the discussion of the details of development control policy in the Green Belt, and so it is repeated here as a formal policy of this Local Plan, with a rider *explaining its relationship to the remaining policies of this Plan:*

Policy 1 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.

DETAILED INTERPRETATION OF THIS POLICY WILL BE BY MEANS OF POLICIES 2 TO 23 OF THIS LOCAL PLAN.

6.2 Appropriate and Acceptable Uses

6.2.1 This list set out in Policy 1 is referred to as the list of 'acceptable uses', but within it a broad distinction may be made between those uses which are both acceptable in and appropriate to the Green Belt - uses which will not in principle detract from the open, rural or countryside character of the Green Belt; and uses which are no more than acceptable - uses which are allowed only as exceptions to the broad principle of keeping the land open or rural in character, because they must of necessity be located in the area designated as Green Belt and for which there is an undisputed public need. Thus in Policy 1, developments in categories A, B, D and F are 'acceptable and appropriate' Green Belt uses, whilst those in categories C and E are merely 'acceptable'. This distinction between uses which are 'acceptable and appropriate' and those which are merely 'acceptable' is reflected in the more detailed policies of this Local Plan, policies generally being worded positively or negatively in accordance with whether the particular type of development under consideration is broadly 'appropriate' or only 'acceptable'.

6.3 Other Considerations

6.3.1 Green Belt principles are not the only issues relevant to the determination of planning applications on sites in the Green Belt. The penultimate sentence of Policy 1 above, quoting the approved Structure Plans, already indicates that the appearance and siting of proposed development in the Green Belt will be judged very stringently, the aim being to maintain or enhance the character of the Green Belt area.The approved Structure Plans, and other documents of more local detailed application, also contain many other policies which restrict or encourage development for one reason or another: for example, they may restrict development because the site concerned is of archaeological importance, or important to the setting of a listed building; or they may encourage it because, for example, such development would enhance the appearance of an area of important townscape[1]. Accordingly **the planning authorities concerned in the determination of any individual planning application in the Green Belt must have regard not only to the policies of this Local Plan, but additionally to all other relevant planning considerations.** Every planning application will stand or fall on all its merits, and it will thus be for the planning authority concerned (normally the District Council[2]) to evaluate each proposal in the light of all the considerations - Green Belt issues and others - which appear to them to be relevant. This said, it must however be noted that as explained in paragraph 2.2.3 the successful implementation of Green Belt policy depends on consistently applying the severest restrictions on development.

6.3.2 The broad principle which the planning authorities will normally follow, therefore, will be that if Green Belt policies indicate that a particular planning application should be refused, those policies will prevail; if on the other hand Green Belt policies suggest that an application is permissible, it will nevertheless be subject to scrutiny against all other planning considerations, and only if it is also satisfactory in terms of these other considerations will planning permission be granted.

6.4 The Presentation of Chapters 7 - 16

6.4.1 The contents of the succeeding chapters of Part 3 of this Local Plan are structured in accordance with the list of acceptable uses set out in Policy 1. More detailed policies are set down for each type of acceptable use, and indications are given of the 'very special circumstances' which must be demonstrated before additional types of development not covered by the 'Acceptable Uses' policy may be permitted. Each policy is given a reasoned justification in Green Belt terms, and following this reasoned

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1 See Structure Plan policies En 15 (EBSP)/En 16 (CBSP) on archaeology, En 14/15 on listed buildings, and En 13/14 on townscape. It is emphasised that these are only examples of the many Structure Plan policies which are taken into account in the determination of individual planning applications.

2 The County Council is the planning authority responsible for determining applications for mineral extraction and some associated uses, and applications for waste disposal.

subject to consideration of particular proposals in terms of their effects on the open or rural character of the Green Belt and to detailed site considerations.

Implementation

15.3.3 In the term "hospital sites" as used in this Policy, the word "hospital" does not include such establishments as health centres, day nurseries, old people's homes, nursing homes, convalescent homes, or sanatoria, to which Policy 21 will apply (or Policy 18 in appropriate cases).

15.3.4 The Health Authority's own development proposals at their own hospital sites are not subject to the normal planning permission procedures, because the Authority has the status (for this purpose) of a government department. The final decision on such proposals does not therefore rest with the County or District Councils. The planning authorities will apply the considerations set out in this section of the Plan when consulted by the Health Authority under the procedure laid down in Department of the Environment Circular 18/84[1], as well as when considering any formal planning applications by other parties for development at hospital sites.

15.3.5 The term "hospital purposes" as used in this Policy includes any purpose related to and ancillary to the running of the hospitals at hospital sites. It therefore includes both clinical uses (wards, theatres, consulting areas, etc) and non-clinical uses so long as these are ancillary to the use of the site as a hospital (stores buildings, staff accommodation - but see also paragraph 8.2.6 above - etc).

15.3.6 In interpreting the word 'necessary' in the Policy, the special position of health authorities (as, in comparable cases, of other bodies providing specialist services for the essential needs of the local community) is recognised, to the extent that the planning authorities will be guided by them on the relevant medical arguments relating to clinical facilities. In the case of other hospital-related development, it will be necessary for the need for the development in question, and the need for it to be located on a Green Belt site, to be demonstrated to the satisfaction of the planning authorities.

15.3.7 All proposals acceptable in terms of the above provisions will also fall for consideration in terms of their effect on the open or rural character of the Green Belt and in terms of "detailed site considerations", including such issues as the proposed siting of the development and its design, materials and access.

15.4 All Other Uses

15.4.1 Policy 21 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 (ie POLICY 1 AS AMPLIFIED BY POLICIES 2 TO 20). 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.

Reason

15.4.2 It follows from Policy 1 of this Local Plan, and from the discussion in section 2.2, that there is normally a very strong presumption against allowing any development in the Green Belt which does not conform to one of the types of 'acceptable use' set out in that policy. Policy 1 does, however, allow "very special circumstances" to be taken into account in evaluating any proposals for development which is not for an acceptable use, and indeed every such proposal will be considered on all its merits before a decision is reached upon it. Policy 21 sets out the consideration which will be taken into account by the planning authorities in deciding whether or not "very special circumstances" exist which justify an exception being made to the normal highly restrictive policy,

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1 Department of the Environment Circular 18/84: Crown Land and Crown Development.

in respect of development proposals not covered by the earlier policies and implementation notes of this Plan.

Implementation

15.4.3 Permission will be granted under the provisions of this policy only in the most exceptional of circumstances - perhaps because the proposal is a special case of a use (like some public utilities) which **must** take place in the Green Belt; or because the proposal concerned is the only way of securing the retention of a listed building, or a building which by virtue of its design, character or setting makes a positive contribution to the character of the Green Belt (see Chaper 16); or because of the particular circumstances surrounding the history or character of the site in question. It is stressed that the presumption is normally **very strongly** against allowing any proposal which does not conform to one of the acceptable use-types set out in Policy 1.

15.4.4 It should be noted that the 'advantages' which the planning authorities may be prepared to weigh against the normal very strong presumption against proposals for 'other uses' should be advantages in planning terms (eg community or environmental advantages) rather than merely advantages from the point of view of the individual applicant for planning permission.

15.4.5 Any permission which may be given in accordance with Policy 21 will be granted purely on the facts and merits of the particular proposal concerned, and should not be regarded as setting a precedent for allowing proposals for similar development in all or any other circumstances. The planning authorities will not regard it as setting such a precedent.

15.4.6 Chapter 17 gives further guidance on the attitude which will be taken by the planning authorities towards a number of other types of proposal for 'other uses', or for types of development which have been deliberately excluded from Policy 1, despite having been regarded in the past as acceptable in the Green Belt.



Wokingham District Local Plan

Deposit Draft 1997

Consolidated Document
November 1999

November 1999

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 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

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.

3.34 One element of farm diversification is the sale of produce. Farm shops continue to be popular and there are existing examples of such facilities in the Metropolitan Green Belt These shops can provide a valuable contribution to the rural economy because they provide employment opportunities and additional income to farms. Further, such uses are sometimes linked to recreational use that allows for public access to the countryside. In the past, policies have sought to limit the products sold to only those from the holding. This is not easily enforceable and policy has been relaxed to allow for a proportion of imported produce. However, the policy below stipulates that the majority of the goods sold originate from the holding or local enterprises.

POLICY WGB10: FARM SHOPS AND SALES FROM AGRICULTURAL AND FORESTRY HOLDINGS IN THE METROPOLITAN GREEN BELT

THE ESTABLISHMENT OF SMALL SCALE RETAIL SALES OUTLETS ON EXISTING AGRICULTURAL, HORTICULTURAL OR NURSERY HOLDINGS WILL NEED TO COMPLY WITH POLICY WGB1 AND WILL BE ACCEPTABLE PROVIDED THAT:

A) THE SCALE OF THE DEVELOPMENT IS COMMENSURATE WITH THE SIZE OF THE EXISTING HOLDING AND THE AMOUNT OF PRODUCE OR GOODS ON SALE THAT ARE GENERATED FROM THE FARM HOLDING OR FARM HOLDINGS IN THE LOCALITY

B) THERE IS NO UNACCEPTABLE INTENSIFICATION OF ACTIVITY ON SITE

C) THERE IS NO ADVERSE IMPACT UPON THE VIABILITY OF NEARBY VILLAGE SHOPS

D) THE PROPOSAL DOES NOT RESULT IN REPLACEMENT BUILDINGS FOR AGRICULTURAL OR FORESTRY PURPOSES, OR NEW BUILDINGS FOR, OR TO SUPPORT, THE USE PROPOSED

E) THERE ARE NO OVERRIDING ROAD SAFETY, ENVIRONMENTAL OR AMENITY OBJECTIONS

F) THERE IS NO ADVERSE IMPACT UPON THE NATURE CONSERVATION VALUE OF THE SITE AND ITS SURROUNDINGS.

THE PHYSICAL EXPANSION OF ESTABLISHED SMALL SCALE RETAIL SALES OUTLETS ON AGRICULTURAL, HORTICULTURAL OR NURSERY HOLDINGS WILL BE CONTAINED WITHIN EXISTING BUILDINGS ON SITE AND BE LIMITED IN SCALE. ANY SUCH PROPOSAL WILL BE SUBJECT TO POLICIES WGB4 AND WGB5.

Implementation: Advice and discussion with farmers and the development control process.

Monitoring: Planning applications determined.

ROYAL COUNTY OF BERKSHIRE

NOTICE OF THE GRANT/REFUSAL OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT, 1971

TO: Development Planning Partnership
21 The Crescent
Bedford
MK40 2RT

APPLICATION NO. 307486 DATE OF APPLICATION: 22 November 1977

PROPOSAL: Proposed Extension to Head Office and Bridge Display Area, Mabey House, Floral Mile, Twyford.

NOTICE IS HEREBY GIVEN that the Berkshire County Council, the county planning authority, on the 21st day of February 1978 REFUSED planning permission for the development described in the above referred to application for the following reasons:-

1 The proposal conflicts with the provisions of the County Development Plan in that the site is included with the approved East Berks Green Belt and within an Area of Great Landscape Value. Within a Green Belt area new development is limited to that requisite for the use of land for agriculture, forestry or sport, cemeteries or institutions standing in large grounds, infilling within existing settlements and other uses appropriate to a rural area. The proposed development is not, however, of this nature.

2 The proposal represents an undesirible extension and intensification of a business use on a site which is not within a commercial area, but within the approved Green Belt, where development is normally permitted only in special circumstances.

3 The proposal would detract from the character and amenity of the area and would be likely to create an unfortunate precedent for a further intensification of building in the area.

Except as aforesaid any permission granted is subject to due compliance with the Building Regulations and general Statutory provisions in force in the District.

Dated the 11th day of April 1978

D C Williams.

County Secretary

A statement of the Applicant's rights is set out overleaf

Department of the Environment
South East Region
Charles House 375 Kensington High Street London W14 8QH
Telephone 01-603 3444 ext 138

The Development Planning Partnership
21 The Crescent
Bedford
MK40 2RT

Your reference

Our reference
APP/5131/A/78/03416

Date
19 SEP 1979

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971 - SECTION 36
APPEAL BY MESSRS MABEY AND JOHNSON LIMITED
APPLICATION NO. 3074BE

1. I am directed by the Secretary of State for the Environment to say that consideration has been given to the report of the Inspector Mr R F F Williams GM CEng MICunE FRTPI who held a local inquiry into your client's appeal against the decision of the Berkshire County Council, to refuse planning permission for the construction of a new access, office extensions, and development of a bridge display area at Mabey House, Floral Mile, Twyford, Reading, Berkshire. A copy of the report is enclosed.

2. The Inspector said in his conclusions:-

"It seems to me that the decision in this case rests on the relative weights attached to the 2 main factors which the submissions have concentrated upon ie the Green Belt policy of control, and the guidelines contained in Circular 71/77.

Regarding policy, the appeal site is within the approved Green Belt, the proposal does involve development of a kind not normally acceptable within such an area, and therefore there must be a presumption against allowing it. The Maurex appeal decision adds weight to this point. It can be permitted only if the circumstances are very special; and this is what the appellant's submissions and evidence seek to establish.

There are some factors which favour their case:-

a. The premises have been in use as offices for nearly 50 years and this right of use will remain whether or not the appeal is allowed.

b. Visually the appeal site appears as the more pleasing part of a larger unit - the Garden Centre with its clutter of buildings, open storage etc - and considered in relation to this complex I am far from convinced that the proposed extension would be intrusive.

c. The extension is intended to replace one which exists, and my understanding is that the nett increase in floor area would be no more than 308 sq m (420-112).

On the other hand there are some factors which are less favourable:-

a. A bridging display area of 3,150 sq m is not compatible with a Green Belt landscape.

b. Although neither the Regional Controller (T and T) nor the County

Surveyor objects to the proposed new access, I note that it will be additional to and not as a replacement for either of the existing ones, both of which will continue to be used.

I would say that the more favourable factors predominate but only just, and certainly not to such a degree as to constitute very special circumstances justifying a departure from the Green Belt policy of control.

But the balance of favour becomes much more positive if the proposed development is considered in the light of Circular 71/77 guidance. The objective of the Circular is very clear, and from the evidence which has been given there can be little doubt that a grant of planning permission would comply with that objective.

I accept that the Circular does not go so far as to suggest that the Green Belt policy of control should be over-ruled, but it seems to me that if a permission which reflects the spirit of the Circular can be given, for development which would have no material adverse effect on the character of an area, whether or not it is Green Belt, then that permission should be given, particularly in a case such as this, where the Company has an outstandingly good record and is making such a significant contribution to the country's economy".

The Inspector recommended that the appeal be allowed subject to the standard outline conditions so far as the proposed extension and access are concerned, and a condition designed to ensure that the proposed display area is screened by trees, shrubs etc to the satisfaction of the local Planning Authority.

3. The Inspector's conclusions have been considered. The Secretary of State agrees that very special circumstances are needed to justify a departure from green belt policy and he would not generally regard the appeal site as a suitable location for the headquarters offices of a sizeable and expanding firm, who have recently moved from London and have factories in various parts of the country. He has, however, had regard to your client's outstanding export record; the fact that much of their work for the home market has already been decentralised; and the particular convenience of the appeal site for their export business. He notes that the present proposal is relatively modest in scale, and that tree screening should ensure that neither the office extension nor the bridging display area have significant adverse effects on visual amenity. He has therefore decided that the present appeal should be permitted, though a different view might well be taken of any further proposal for development of the appeal site. For these reasons the Secretary of State hereby allows your appeal, subject to the following conditions:

1. (a) Approval of the details of the design and external appearance of the building and the additional means of access thereto (hereinafter called "the reserved matters") shall be obtained from the local planning authority.

   (b) Application for the approval of the reserved matters shall be made to the local planning authority not later than 31 August 1982.

2. The development hereby permitted shall be begun on or before whichever is the later of the following dates:-

   (i) 31 August 1984

   (ii) The expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

3. The bridging display area shall be screened in such manner as may be agreed with the local planning authority or, in default of agreement, as shall be determined by the Secretary of State.

6. Attention is drawn to the fact that an applicant for approval of the reserved matters referred to in this permission has a statutory right of appeal to the Secretary of State if approval is refused or granted conditionally or if the authority fail to give notice of their decision within the prescribed period.

7. This letter does not convey any approval or consent which may be required under any enactment, byelaw, order or regulation other than section 23 of the Town and Country Planning Act 1971.

I am Sir
Your obedient Servant

P R ZBINDEN
Authorised by the Secretary of State
to sign in that behalf

3f

LT/P

C/61/8.5

ROYAL COUNTY OF BERKSHIRE

WOKINGHAM DISTRICT COUNCIL

APPEAL

by

MESSRS MABEY AND JOHNSON LTD

Inspector: R F F Williams GM CEng MIMunE FRTPI

Date of Inquiry: 24-25 April 1979

File No: APP/5131/A/78/08416

LT/P

C/61/8.5

Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

11 May 1979

To the Right Honourable Michael Heseltine MP
Secretary of State for the Environment

Sir

I have the honour to report that on Tuesday 24 April 1979 I held an inquiry at the Council Offices, Shute End, Wokingham into an appeal by Messrs Mabey and Johnson Ltd under Section 36 of the Town and Country Planning Act 1971, against the refusal of the Berkshire County Council to permit the construction of a new access, office extensions, and development of a bridge display area, at Mabey House, Floral Mile, Twyford, Reading.

1. The reasons for refusal are:

a. The proposal conflicts with the provisions of the County Development Plan in that the site is included within the approved Metropolitan Berkshire Green Belt, and within an Area of Great Landscape Value. Within a Green Belt Area new development is limited to that requisite for the use of land for agriculture, forestry or sport, cemeteries or institutions standing in large grounds, infilling within existing settlements and other uses appropriate to a rural area. The proposed development is not, however, of this nature.

b. The proposal represents an undesirable extension and intensification of a business use on a site which is not within a commercial area, but within the approved Green Belt, where development is normally permitted only in special circumstances.

c. The proposal would detract from the character and amenity of the area and would be likely to create an unfortunate precedent for a further intensification of building in the area.

2. This report includes a description of the appeal site and surroundings, the gist of the representations made at the inquiry, and my findings of fact, conclusions and recommendation. Lists of appearances, documents, plans and photographs are attached.

THE SITE AND SURROUNDINGS

3. The appeal site, area approximately 5 acres, is located on the north side of the A4 Trunk Road 1¼ miles north-east of Twyford, at a point opposite the A3032 junction.

4. Visually it appears as part of the much larger unit edged blue on Plan C, and advertised as Kennedy's "Garden Centre". There is no physical boundary between the appeal site and the Garden Centre, and they share the vehicular access located directly opposite the A3032 junction.

5. The "Garden Centre" in fact is a thriving commercial complex embracing the sale of garden plants etc, the sale and repair of motor mowers, the sale of camping equipment and also the sale of sheds and swimming pools. Four or 5 different companies operate

from the Centre, within the several buildings which exist. There is an extensive parking area in front of the buildings (photographs Q and R); there is a childrens' play area, with playground equipment, at the rear.

6. The appeal site, originally part of the Market Garden, contains a wide range of derelict glasshouses and other structures, as well as the building which now houses the headquarters staff of the appellant Company. It is an attractive building, about 40-50 years old (Photograph A); there is a single storey extension at the rear; there is a paved parking area in front; between the building and the A4 are well kept lawns, shrubs, rose beds etc; there are 2 small buildings also occupied by the appellants - one as a staff canteen, and one as an office overflow. The appeal is concerned with the replacement of the single storey extension by a larger 2-storey extension.

7. There is a second vehicular access to the appeal site located at its western boundary at a point where Newbery Hill leads north-west. This access is shared with Messrs Hodgkinson Wholesale Company Ltd who occupy the large building adjoining the access, as a warehouse.

8. Kennedy's Garden Centre has a second access at its eastern end, where Tag Lane joins the A4.

9. The area generally is rural in character with some scattered residential development around and east of the Tag Lane junction. I would say that the submitted photographs give a very good interpretation of the landscape and indicate the extent to which the Garden Centre development now intrudes.

CASE FOR THE APPELLANT COMPANY

The main points are:

10. Mabey and Johnson Ltd was founded as a small family business in 1923. It now heads a Group Organisation with an estimated turnover for the current financial year of 220m. It has received 2 Queens Awards for Industry, both in recognition of its export achievements; the first was in 1973 when export sales were over £1m; the second was in 1978 when the figure had increased to over £7m (Document 9).

11. The Company bought its first factory at Hatfield in 1959 and manufactured non-mechanical plant for hire and sale to industrialists. In the same year it acquired the rights to make and sell Bailey Bridging equipment, and it is in this particular field that the Company has developed an overseas market which now accounts for about 85% of the total annual turnover.

12. To help meet the demand other factories have been bought at Dewsbury (1966) and Rothwell (1976).

13. In 1966 the Company also bought the Chepstow offices and works of the Fairfield Shipbuilding and Engineering Company Ltd and formed Fairfield-Mabey Ltd as a subsidiary concern. It manufactures structural steelwork for bridge projects. It has twice received the British Steel Design Award for outstanding merit, and on one occasion the European Award for Steel Structures. But the home market for structural steel has contracted and the Company is now developing an export market, particularly in the sale of Flyovers; the turnover in January 1979 was £441,000.

The total workforce now employed by the Group of Companies is 697, of which 59 comprise the Headquarters Staff at Twyford (Page 18 - Document 8).

15. The successful export record has been achieved by the build-up of a team of experts within the Headquarters Division, a team concerned not only with the development of engineering techniques, but also such essential matters as financing of operations, legal and publicity, documentation, shipments, customs and tariff barriers etc. It is a headquarters from which all activities possible of detachment have been detached ie the accounting section operates from Dewsbury, wages from Hatfield, engineering elements serving the home market have been transferred to Rothwell, Home Sales administration operates from sales departments throughout the country etc. Much of this decentralisation has taken place since the Company moved to Twyford in 1976.

16. Until 1976 the Company occupied offices in Caxton Street, London. The accommodati was insufficient to meet growing needs, and after being served with a notice under the Landlord and Tenant Act 1974 instructing it to vacate some of the rooms, it was obliged to look for alternative accommodation.

17. The search was concentrated on areas within 40 miles of London; easy access to Heathrow, Merchant Banks, and Government Departments was essential. and Twyford was chosen after investigating several alternatives. The Company took possession of the appeal site in December 1975, spent £29,000 on refurbishment and moved in in March 1976.

18. The Company was committed to the move prior to publication of the 1975 trade figures showing export sales amounting to almost £2.5m, and no-one could foretell whether this increase was exceptional or the beginning of a trend. In fact export sales for the 12 months ending October 1977 increased to over £7m.

19. It will be appreciated that such an increase, not foreseeable in 1975, has placed considerable pressure on the administration and export team. More staff is required but cannot be recruited until more working space is made available.

20. More particularly, space is needed for the Engineering Development Section, and the Engineering Export Section - both of them vital to the export effort. They service a £10m export turnover, they are seriously under-staffed, they work in cramped conditio the 2 sales managers who cover Africa, South America, the Middle East and Far East have to share the same office and receive VIP delegations from overseas customers. Staff istribution is shown on the plans, pages 20/21 of Document 8; the average space per person is 33 sq ft.

21. Transfer of one of the sections elsewhere as a temporary measure has been consider but no suitable premises found (page 29 - Document 8). The stage has now been reached where volume of business and urgency of meeting committments are such that a split cannot be contemplated.

22. If the proposed extension is permitted staff distribution would be as on plans, pages 34/35 of Document 8. The numbers employed would be increased by 15 giving a tota of 74, a much needed Board Room would be provided, a print room and a technical publications office.

23. One cannot foresee the period for which the accommodation would prove adequate, but it would certainly enable the present trade turnover to be doubled - possibly thin the next 5-10 years. It could suffice for a much longer period depending on velopment in engineering techniques, computers etc, and of course the trading tential.

24. If the extension is not permitted there would be a serious adverse effect at regional and national level. Since 1967 the Company has generated £33m of overse trade through direct exports; its present success stems from the decision to concentra

a team of experts under the one roof at Twyford. It can double the annual export turnover to £20m over the next 5-10 years; this is apart from an associated £2.5m of invisible export earnings. It would mean some 180 new jobs at Rothwell and Dewsbury and more orders for the British Steel Corporation (Sir Charles Villiers has written a letter supporting the present application - page 42, Document 8). But this increase is only possible if additional space and staff are available. The deficiency is already creating problems; work on 5 long term projects aimed at breaking into a world market potential of over £200m is falling behind, and a Dutch order worth £825,000 has been turned down.

25. The short-term consequences of not permitting the proposed extension would be that the Company could not meet contractual committments or take on additional work. This would be particularly serious for Fairfield-Mabey Ltd in that the design and development of the products which that Company exports, are concentrated in the Twyford Office. If the Company cannot export, its future is limited; overseas sales must increase to 40%-60% of turnover within the next 4-5 years; if it does not the jobs of 370 people will be at risk. Other jobs elsewhere concerned directly or indirectly with the appellant's operations will also be at risk. A letter supporting the application has been received from the Amalgamated Union of Engineering Workers (page 43 - Document 8).

26. The Company has not considered moving its Headquarters elsewhere. Such a move would disrupt the staff, essential members of the team would likely resign, and there would be a loss of business.

27. When buying the appeal site the Company knew that it was within the Green Belt. They also knew that the building concerned had been used as an office since the early 1930s, the existing extension was given planning permission in 1954, and the adjacent staff canteen and restroom was permitted in 1965. They did not know that the need to find more space would arise so soon.

28. The County Council refused the application primarily on the grounds of Green Belt policy. Basically they considered that it would consolidate an inappropriate use likely to detract from the character of the area. The District Council recommended that the application be approved conditionally.

29. Regarding the policy of control the following points are relevant:-

a. The Government Statement on the Strategic Plan for the South East Review advised against operating an inflexible control policy, and re-iterated the importance of Circular 47 guidelines, implying particularly that industrial concerns already with restraint areas (as in the present case) should be assisted.

b. The appeal site is 17 miles from the inner boundary of the Metropolitan Green Belt. The SPSE recognised that a belt depth of 12-15 miles is generally adequate and development beyond that is less likely to have any prejudicial effect.

c. The proposed development is not speculative, and would not generate any noticeable housing demand (Document 11).

d. Although the development does not fall within the category considered appropriate within a Green Belt, policy EN7 of the Written Statement to the recently submitted County Structure Plan makes the point that not all development outside the "appropriate" category need be excluded; some can be permitted if very special circumstances can be proven.

e. The Structure Plan Statement also makes the point that small office developments outside the main centresmay be acceptable. "Small" constitutes a floor area less than 500 sq m; this appeal concerns an extension of 420 sq m.

30. Above all, the importance of Circular 71/77 cannot be overstressed. It is a circular in which the Government seeks to ensure that industrial development is given a higher priority across the whole range of policies; it advises against rigid adherance to Development Plans; it places strong emphasis on allowing existing industries to expand on their present or an adjacent site. This guidance considered in association with the unchallenged contribution which the appellants make to the national economy through the Company's export trade, and the degree to which continuation of the contribution is dependant on finding more working space, must surely constitute special circumstances of the kind referred to in the Structure Plan Written Statement, and justify a planning permission. The case for permission is stronger than those in the appeal decisions referred to in Documents 5 and 6.

31. The proposed extension would match the existing building in style and materials. The Council have not objected to the design. It would not be unduly prominent, in fact it would be seen only by people approaching along the A4 from the east, and then seen against a background of mature conifers and deciduous trees. In no way would it be an undesirable intrusion.

32. The development would achieve a positive planning gain; not only would the existing single storey extension (112 sq m) be removed, but also other permanent buildings (614 sq m), 6 derelict greenhouses (1,384 sq m) and 38 brick-walled cold frames (1,946 sq m) - See Plan E and Document 10. This clearance, along with continued upkeep of the extensive lawns and rose-beds etc would effectively enhance the visual amenities. It would be infinitely more acceptable than the clutter of development and buildings existing and permitted by the Planning Authority (in spite of Green Belt control policy) on the adjoining so-called Garden Centre (Plans B and C; photographs).

33. The proposed display area would be used for the display of Bailey Bridging, and would be screened from view by existing shrubs and mature hedges, and additional planting which would be implemented.

34. The proposed access has been discussed and agreed with the County Surveyor. The Regional Controller (B and D) does not object to it. It would be used by all staff; they would no longer need to use either of the more dangerous existing accesses.

35. The Measurex Decision (Document 7) on which the Planning Authority place so much reliance is not on a parallel with the present case. The District Council obviously considered that the circumstances did not justify a departure from the control policy, and the appeal decision was given prior to publication of Circular 71/77.

36. The Company seeks outline planning permission for the proposed extension and access, and full permission for the bridge display area, and although the answers given to question 6(c) in the submitted application indicate that siting, access and landscaping should not be reserved for subsequent approval, it is now agreed that access and landscaping should in fact be so reserved.

CASE FOR THE PLANNING AUTHORITY

The main points are:-

37. The appeal site is within the approved East Berkshire Green Belt. It is also within an Area of Great Landscape Value. The associated policy of control aims to

retain the rural character of the area, and the presumption is against any new development - other than certain specified classes - unless the circumstances are very exceptional. This policy is re-iterated as EN7 in the Central Berkshire Structure Plan Written Statement, and EN5 lists the specified classes; the development now proposed is not one of them.

The policy has been applied consistently, and with the support of various Ministers and Secretaries of State. Of particular relevance, and involving development very similar to that in the present case, is an appeal decision given as recently as June 1977. The premises concerned are only 550 yds east of Mabey and Johnsons site, and the appellants, Measurex Systems Ltd, pleaded an urgent need to provide better working conditions and to concentrate staff in the one building in order to meet export commitments. The appeal was dismissed (Document 7). The Inspector considered that the proposal was an unacceptable intensification and consolidation of a use inappropriate within the Green Belt. He expressed the view that "stricter policies should prevail now that the Green Belt proposals have been confirmed".

39. An application submitted by the Southern Electricity Board at the same time as that of Mabey and Johnson Ltd, seeking to extend and centralise the Board's offices on land within the Green Belt, only 4 miles from the present appeal site, was also refused. An inquiry into an appeal lodged by the Board will be held on 13 June next.

40. The Council are aware of the Government Statement on the Strategic Plan for the South East Review, and in particular the advice that "the general presumption must normally be against development incompatible with the objectives of approved restraint areas". The appeal site is within a restraint area. And they do not accept that flexibility of control should be at the expense of nationally known and oft repeated Green Belt policy. Paragraph 60 of the Government statement endorses this view.

41. The appellants contend that special circumstances justify a departure from the control policy ie if the Company is not permitted to extend the Twyford offices the national economy would be adversely effected and people would lose their jobs. The Council are not convinced on these points. A Company so obviously successful as Mabey and Johnson Ltd must surely have the resources and resilience to fall back on other arrangements. The Company has already considered detaching one of the headquarter sections, albeit on a temporary basis; this step could be re-considered. And the Company could develop a team at Chepstow to handle the Fairfield-Mabey Export business, even if it took one or 2 years.

42. The appeal site was bought in the knowledge that it was within an approved Green Belt area, and there would be a presumption against development of the kind now proposed. Moreover the purchase was not completed until December 1975, at which stage the Company must surely have realised that the accommodation available at Twyford would not be sufficient to meet the needs of the business which was expanding rapidly. And it is still apparently expanding at such a rate that even the extension now applied for is unlikely to suffice for more than about 5 years.

43. Until 4 years ago the appeal site was part of an extensive nursery and market garden - a use acceptable within a Green Belt. The offices on the site were regarded as ancillary to the use. But fragmentation of the nursery has occured; the standard of maintenance has deteriorated, the buildings are more intrusive, there is a multiplicity of advertisements, stacks of garden material etc, and the general appearance of the area once justifiably known as the "Floral Mile" has lost much of its attraction. Conditions would be worsened if the large extension now proposed is permitted. It would establish a precedent for other applications, particularly for development within the Garden Centre.

44. Although there is no formal highway objection to the proposed development, the greater level of activity likely to be generated, particularly traffic movement, would create potential highway danger, and accentuate the business use and its intrusive effect.

THE CASE FOR OTHER INTERESTED PARTIES

45. Mr Marnham, a local resident, objected to the proposed development. He submitted that the Company's existing offices, with its illuminated neon sign, was an inappropriate and intrusive use within a sensitive and vulnerable part of the Green Belt. It would be wrong to condone this intrusion by permitting an extension. Like the Council, he feared that a precedent would be set.

46. Mrs Macphail representing the CPRE also objected and for the reasons advanced by the Planning Authority. She stressed particularly the importance of acknowledging the policy of control associated with Green Belts and Restraint Areas, and she considered that the appellant Company should seek a site for its offices elsewhere. She believed that sites were available in the Reading and Bracknell areas.

FINDINGS OF FACT

47. I find the following facts:-

1. The proposed development comprises an office extension (420 sq m), a display area (3,150 sq m), and a new vehicular access. It is an outline application so far as extension and access are concerned, and a detailed application in respect of the display area.

2. The Planning Authority have not objected to the design of the extension. Neither the Regional Controller (R and T) nor the County Surveyor has objected to the proposed access.

3. The appeal site is already served by 2 vehicular accesses, both of them shared with other parties. The proposed access would be for the exclusive use of the appellant Company; the other 2 would continue to be used by other parties.

4. The building now occupied by the Company has been in office use since the early 1930s. It was extended with planning permission in 1954 (112 sq m). An adjoining building was permitted in 1965 for use as a staff rest-room and canteen. Those uses related to the original occupation of the appeal site as part of a large nursery. The remaining part of the nursery, now advertised as Kennedy's Garden Centre adjoins the appeal site and contains a number of conspicuous permanent buildings used for the display and sale of a variety of goods.

5. The appellant Company completed the purchase of the site in December 1975, spent £29,000 on refurbishments, and occupied the premises in March 1976.

6. Only the Company's Headquarters Division occupy the premises - a staff of 59 of whom 53 are in the main building, and 6 in a small building elsewhere on the site. The Headquarters is concerned primarily with administration, design and export.

7. The Company has factories at Hatfield, Dewsbury and Motherwell, and a subsidiary company Fairfield-Mabey Ltd at Chepstow. Total workforce is 697.

8. The financial turnover of the Company for the year ending in October 1975 was £4,032,000 of which £2,496,300 or 61.91% was export sales. The corresponding figures for the year ending October 1977 were £8,349,100, £7,074,300 and 84.73%. The total value of direct exports since 1967 is about £23m.

9. The proposed extension is needed to improve the working conditions of the staff and allow the recruitment of 15 more.

10. The extension would be 2-storeys high and replace the existing single storey extension. The Company also intends to demolish other buildings and structures on the site, total area approximately 3,900 sq m. Much of the cleared area would be used for the proposed bridge display area which is a development covered by the application, and other parts for a new staff car park and tennis court which are not subjects of the application.

11. The Company considered other possible locations for the Headquarters before choosing Twyford, and since moving to Twyford has looked for suitable premises to which part of the Headquarters staff could be moved as a temporary measure.

12. The appeal site is within the approved East Berkshire Green Belt, and an area designated as of Great Landscape Value. It is also within a "restraint" area as referred to in the Strategic Plan for the South East.

13. In June 1977 an appeal concerned with extensions to an existing office located approximately 550 yds from the present appeal site was dismissed on the grounds that the proposal would be "an unacceptable intensification and consolidation of a use inappropriate in the Green Belt".

14. An application by the Southern Electricity Board to extend and centralise their offices on a site in the Green Belt 4 miles from the present appeal site was refused by the Planning Authority and will be the subject of an appeal inquiry on 13 June 1979.

15. The local authority, Wokingham District Council, recommended that the appellant Company's proposals be given conditional planning approval.

16. The proposal is supported by Sir Charles Villiers of the British Steel Corporation, and by the Leeds District Secretary of the Amalgamated Union of Engineering Workers. It is objected to by 2 local residents, one of them on behalf of the Council for the Protection of Rural England.

CONCLUSIONS

48. Bearing in mind the above facts it seems to me that the decision in this case rests on the relative weights attached to the 2 main factors which the submissions have concentrated upon ie the Green Belt policy of control, and the guidelines contained in Circular 71/77.

49. Regarding policy, the appeal site is within the approved Green Belt, the proposal does involve development of a kind not normally acceptable within such an area, and therefore there must be a presumption against allowing it. The Measurex appeal decision adds weight to this point. It can be permitted only if the circumstances are very special; and this is what the appellant's submissions and evidence seek to establish.

50. There are some factors which favour their case:-

a. The premises have been in use as offices for nearly 50 years and this right of use will remain whether or not the appeal is allowed.

b. Visually the appeal site appears as the more pleasing part of a larger unit - the Garden Centre with its clutter of buildings, open storage etc - and considered in relation to this complex I am far from convinced that the proposed extension would be intrusive.

c. The extension is intended to replace one which exists, and my understanding is that the nett increase in floor area would be no more than 308 sq m (420-112).

51. On the other hand there are some factors which are less favourable:-

a. A bridging display area of 3,150 sq m is not compatible with a Green Belt landscape.

b. Although neither the Regional Controller (R and T) nor the County Surveyor objects to the proposed new access, I note that it will be additional to and not as a replacement for either of the existing ones, both of which will continue to be used.

52. I would say that the more favourable factors predominate but only just, and certainly not to such a degree as to constitute very special circumstances justifying a departure from the Green Belt policy of control.

53. But the balance of favour becomes much more positive if the proposed development is considered in the light of Circular 71/77 guidance. The objective of the Circular is very clear, and from the evidence which has been given there can be little doubt that a grant of planning permission would comply with that objective.

54. I accept that the Circular does not go so far as to suggest that the Green Belt policy of control should be over-ruled but it seems to me that if a permission which reflects the spirit of the Circular can be given, for development which would have no material adverse effect on the character of an area, whether or not it is Green Belt, then that permission should be given, particularly in a case such as this, where the Company has an outstanding good record and is making such a significant contribution to the country's economy.

RECOMMENDATION

55. I recommend that the appeal be allowed subject to the standard outline conditions so far as the proposed extension and access are concerned, and a condition designed to ensure that the proposed display area is screened by trees, shrubs etc to the satisfaction of the Planning Authority.

I have the honour to be
Sir
Your obedient Servant

R F F WILLIAMS

APPEARANCES

FOR THE APPELLANTS

Sir F Layfield QC with Mr P Clarkson	- Instructed by Mr J Van Bergen, Solicitor to the Appellant Company.

They called:

1. Mr B G Mabey	- Company Chairman.
2. Mr E E Taylor FRICS FRTPI	- Planning Consultant.

FOR THE PLANNING AUTHORITY

Mr S Dimmock	- Solicitor - Berkshire County Council.

He called:

1. Mr G B Staniford MRTPI	- Assistant County Planning Officer.

OTHER INTERESTED PARTIES

1. Mr J E Marnham	- "Glebe House", Hare Hatch, Twyford, Berks.
2. Mrs F M J Macphail MB BCh BAo	- Keephatch Farm, Keephatch Road, Wokingham, Berks.

(Hon Sec - Berkshire Branch of CRPE)

DOCUMENTS

Document 1 - List of persons attending the Inquiry.

Document 2 - Copy of Notice of Inquiry and Circulation List.

Document 3 - Letters received by the Planning Authority in response to Document 2.

Document 4 - Copies of letters received from the Parish Council.

Document 5 - Copy of report and decision letter re appeal by Seismograph Service (England) Ltd.

Document 6 - Copy of report and decision letter re appeal by Allen and Hanburys Recear Ltd.

Document 7 - Copy of decision letter re appeal by Measurex International Systems Ltd.

Document 8 - Folder containing letters, tables, sketches etc handed in by the appellants.

Document 9 - Tables showing Company turnover.

Document 10 - List of structures to be demolished by the Appellants.

DOCUMENTS (Continued)

Document 11 - Analysis of Company workforce re place of residence etc.

PLANS

Plan A - Application Plan.

Plan B - Scale 1/2500 - Showing appeal site in relation to surrounding development etc.

Plan C - Showing appeal site, and the positions from which the photographs were taken.

Plan D - Showing layout of appellant's land.

Plan E - Scale 1/250 Showing site as existing and as proposed (with overlay).

PHOTOGRAPHS

Photos A to P - Taken from positions shown on Pl. C.

Photos Q and R - Showing the "Garden Centre" on Easter Bank Holiday 1979.

NOTICE OF CONSENT

WOKINGHAM DISTRICT COUNCIL

JRS/CPW

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1971

To: Manley & Johnson Ltd.,
c/o John Scott Peacock
Star House
104/108 Grafton Road
London

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

Application No. 15091

Proposal: Design and external appearance for extension to Head Office and Bridge Display Area (Reserved Matters) at Floral Mile, Bath Road, 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 permission given by this Notice of Consent is in respect of the detailed matters specifically reserved in the notice of outline consent issued by the Secretary of State on the 19th day of September 1979, ref. No. App/5131/A/79/08416 and no other development of the site shall be carried out under the outline consent.

REASON For the sake of clarity. (9)

2. Samples of 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. (18)

3. Before the development hereby permitted is occupied it shall be fully completed in all respects in accordance with the drawings and other details contained in the application as approved by the District Planning Authority and in accordance with the conditions of this consent.

REASON In order to secure the satisfactory development of the site as approved by the District Planning Authority. (151) /. .

15 APR 1981

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 15091 continued

4. The development hereby permitted shall be landscaped and planted in accordance with a fully detailed scheme approved under reference 15090.

The approved scheme shall be carried out progressively during each planting season on those parts of the site where development has been substantially completed and all the planting shall thereafter be maintained or replaced as necessary until well established to the satisfaction of the District Planning Authority. (213)

Those parts of the site unaffected by the proposed development shall be landscaped and planted within one year of the commencement of the development of the site. (215)

REASON: In the interests of amenity. (216)

District Secretary

PLANS

Appeal Plans (F/2000/0707)

A Site plan, scale 1:2500.

B Site plan, scale 1:1250.

C Site plan, scale 1:500.

D Plans and elevations, scale 1:100.

Previous Application Plans

E Application 16753, site plan.

F Application 16753, rear elevation for Sheeplands Farm Shop.

G Application 20111, site plan.

H Application 20111, plans and elevations for Sheeplands Farm Shop.

I Application 34830, site plan (BD 192, Sheet 6).

J Application 34830, tree survey.

K Application 34830, proposed plan (BD192, Sheet 1).

L Application 34830, plans and elevations for Sheeplands Farm Shop (BD192, Sheet 7).

Mabey Site

M Application 07486, location plan.

N Application 07486, site plan.

O Application 15091, elevations.

P Application 15091, floor plans.

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/X0360/1053928 **GRID REF:** _____

APPEAL BY: A. CARDY

SITE: SHEEPLANDS FARM SHOP WYEVALE GARDEN CENTRE, HARE HATCH

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

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. KENNEDY GARDEN CENTRES - SAME SITE - APP/X0360/A/00/1053278	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	~~YES~~ / NO
	a Grade I / II* / II listed building?	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)	~~YES~~ / NO
	Regulations 1999? If YES, please indicate which Schedule.	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;	1	
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? 29.12.00

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	2	
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? YES / ~~NO~~
If NO, please send the following information:-

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? YES / NO
If YES please attach a copy of that notification.

a. Did the Mayor of London issue a direction to refuse planning permission YES / NO
If YES, please attach a copy of that direction.

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 Council

Date sent to us and the appellant 30/11/00 OUR REF: F/2000/0707

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WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES | HPT
POL | LS
DC | ENF
APP |
CS |
COPIES TO: | ACK:
FILE:
15 MAR 2000

From: Joanne Ellis, Environmental Health

My Ref: JPE/JS

To: Heather Morgan, Planning

Your Ref:

Date: 9 March, 2000

PROPOSED SINGLE STOREY REAR EXTENSION TO SHOP AND ASSOCIATED STORAGE

LOCATION: SHEEPLANDS FARM SHOP, WYVALE GARDEN CENTRE, BATH ROAD, WARGRAVE

APPLICATION NO: F/2000/0707

These proposals have been evaluated and I have no environmental health objections to the application.

Joanne Ellis
Senior Environmental Health Officer

AH -

FROM: Heather Morgan

DELEGATED

DATE: 06 March 2000

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2000/0707

Proposal: Proposed single storey rear extension to shop and associated storage.

Site Address: Sheeplands Farm Shop Wyevale Garden Centre, Bath Road, Hare Hatch, Reading.

Applicant: Mr A Cardy .

Your observations are required in respect of this application **by 30/03/2000**

PLANNING SERVICES	HPT
DC	ENF
APP	
CS	
29 MAR 2000	
COPIES TO:	

No OBJECTION.

SIGNED: D Close .

DATE: 28 MARCH 2000

D. CLOSE

DEPUTY Clerk To Wargrave Parish/~~Town~~ Council.

HIGHWAYS CONSULTATION SHEET

From: Heather Morgan

Date: 06 March 2000

Application Number: F/2000/0707

Proposal: Proposed single storey rear extension to shop and associated storage

Site Address:
Sheeplands Farm Shop Wyevale Garden Centre, Bath Road, Hare Hatch, Reading.

Applicant:
Mr A Cardy .

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☑ Recommend approval with **no** condition(s) or reason(s).

IN VIEW OF THE SMALL SCALE OF DEVELOPMENT PROPOSED, I HAVE NO OBJECTION TO THE DEVELOPMENT. HOWEVER, A CONDITION RESTRICTING THE AMOUNT OF RETAIL FLOOR SPACE TO THAT BEING APPLIED FOR IS RECOMMENDED TO ENSURE ADEQUATE CAR PARKING.

R 16/5/00

GREEN BELT LOCAL PLAN FOR BERKSHIRE

Royal County of Berkshire

April 1985

ISBN 0 903321 94 7

6 Introduction To The Development Control Policies

6.1 Basic Policies

6.1.1 Section 2.2 of this Local Plan explained the background to the operation of Green Belt policy in Berkshire: the policy is intended to be highly restrictive, to safeguard the open or rural character of the area surrounding the Greater London conurbation. **There is therefore a clear and strong presumption against any new development unless special reasons can be demonstrated why planning permission should be granted.** The general principle governing all development control operations in the Green Belt will therefore be that the planning authorities will operate strict policies to resist all development other than:

a development which will in no way harm the open, rural or countryside character of the area; or

b other development which is essential to the functioning of this area as a tract of ordinary countryside; or

c development of a type which must, of necessity, take place or be located in the area designated as Green Belt and of a type for which there is an undisputed public need.

6.1.2 The remainder of this Local Plan explains the practical implications of this principle as it will be applied to different types of development. A first refinement of it is the 'Acceptable Uses' policy of the approved Structure Plans, which translates it into a general statement of the types of development which will, and which will not, be acceptable in principle in the Green Belt. This Structure Plan policy acts as the starting point for all the discussion of the details of development control policy in the Green Belt, and so it is repeated here as a formal policy of this Local Plan, with a rider explaining its relationship to the remaining policies of this Plan:

Policy 1 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.

DETAILED INTERPRETATION OF THIS POLICY WILL BE BY MEANS OF POLICIES 2 TO 23 OF THIS LOCAL PLAN.

subject to consideration of particular proposals in terms of their effects on the open or rural character of the Green Belt and to detailed site considerations.

Implementation

15.3.3 In the term "hospital sites" as used in this Policy, the word "hospital" does not include such establishments as health centres, day nurseries, old people's homes, nursing homes, convalescent homes, or sanatoria, to which Policy 21 will apply (or Policy 18 in appropriate cases).

15.3.4 The Health Authority's own development proposals at their own hospital sites are not subject to the normal planning permission procedures, because the Authority has the status (for this purpose) of a government department. The final decision on such proposals does not therefore rest with the County or District Councils. The planning authorities will apply the considerations set out in this section of the Plan when consulted by the Health Authority under the procedure laid down in Department of the Environment Circular 18/84[1], as well as when considering any formal planning applications by other parties for development at hospital sites.

15.3.5 The term "hospital purposes" as used in this Policy includes any purpose related to and ancillary to the running of the hospitals at hospital sites. It therefore includes both clinical uses (wards, theatres, consulting areas, etc) and non-clinical uses so long as these are ancillary to the use of the site as a hospital (stores buildings, staff accommodation - but see also paragraph 8.2.6 above - etc).

15.3.6 In interpreting the word 'necessary' in the Policy, the special position of health authorities (as, in comparable cases, of other bodies providing specialist services for the *essential needs of the local community*) is recognised, to the extent that the planning authorities will be guided by them on the relevant medical arguments relating to clinical facilities. In the case of other hospital-related development, it will be necessary for the need for the development in question, and the need for it to be located on a Green Belt site, to be demonstrated to the satisfaction of the planning authorities.

15.3.7 All proposals acceptable in terms of the above provisions will also fall for consideration in terms of their effect on the open or rural character of the Green Belt and in terms of "detailed site considerations", including such issues as the proposed siting of the *development and its design, materials and access.*

15.4 All Other Uses

15.4.1 Policy 21 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 (ie POLICY 1 AS AMPLIFIED BY POLICIES 2 TO 20). 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.

Reason

15.4.2 If follows from Policy 1 of this Local Plan, and from the discussion in section 2.2. that there is normally a very strong presumption against allowing any development in the Green Belt which does not conform to one of the types of 'acceptable use' set out in that policy. Policy 1 does, however, allow "very special circumstances" to be taken into account in evaluating any proposals for development which is not for an acceptable use, and indeed every such proposal will be considered on all its merits before a decision is reached upon it. Policy 21 sets out the consideration which will be taken into account by the planning authorities in deciding whether or not "very special circumstances" exist which justify an exception being made to the normal highly restrictive policy,

---

1 Department of the Environment Circular 18/84: Crown Land and Crown Development.

in respect of development proposals not covered by the earlier policies and implementation notes of this Plan.

Implementation

15.4.3 Permission will be granted under the provisions of this policy only in the most exceptional of circumstances - perhaps because the proposal is a special case of a use (like some public utilities) which **must** take place in the Green Belt; or because the proposal concerned is the only way of securing the retention of a listed building, or a building which by virtue of its design, character of setting makes a positive contribution to the character of the Green Belt (see Chaper 16); or because of the particular circumstances surrounding the history or character of the site in question. It is stressed that the presumption is normally **very strongly** against allowing any proposal which does not conform to one of the acceptable use-types set out in Policy 1.

15.4.4 It should be noted that the 'advantages' which the planning authorities may be prepared to weigh against the normal very strong presumption against proposals for 'other uses' should be advantages in planning terms (eg community or environmental advantages) rather than merely advantages from the point of view of the individual applicant for planning permission.

15.4.5 Any permission which may be given in accordance with Policy 21 will be granted purely on the facts and merits of the particular proposal concerned, and should not be regarded as setting a precedent for allowing proposals for similar development in all or any other circumstances. The planning authorities will not regard it as setting such a precedent.

15.4.6 Chapter 17 gives further guidance on the attitude which will be taken by the planning authorities towards a number of other types of proposal for 'other uses', or for types of development which have been deliberately excluded from Policy 1, despite having been regarded in the past as acceptable in the Green Belt.



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

- **Proposed Amendments April 1999**
- **Additional Proposed Amendments September 1999**
- **Proposed Transport Amendments February 2000**

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

F) ~~TO CONSERVE NATURAL RESOURCES TO MINIMISE POLLUTION~~ **(PA 1/3)**

F1) TO CONSERVE NATURAL RESOURCES **(PA 1/3)**

F2) TO MINIMISE POLLUTION (PA 1/3)

G) TO SEEK IMPROVEMENTS TO INFRASTRUCTURE, SERVICES AND AMENITIES.

H) TO ENCOURAGE AND SUSTAIN BALANCED RURAL COMMUNITIES **(PA 1/1)**

I) TO DEVELOP BROWNFIELD SITES IN PREFERENCE TO GREENFIELD SITES **(PA 1/2)**

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 has special reason to locate there~~ *OR FOR WHICH A RURAL LOCATION IS ESSENTIAL.* **(PA 1/4)** 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. **(PA 1/5)**

development proposals before submitting an application, with both this Council and the National Trust. For further information and/or liaison please contact:

The National Trust,
Thames and Chilterns Regional Office,
Hughenden Manor,
High Wycombe,
Bucks. HP14 4LA.

3.7 Such an approach of working closely with the National Trust, to ensure development meets the aims and objectives of both the planning legislation and those of the Trust, should avoid unfortunate delays in the development process.

Trends and Issues affecting the Metropolitan Green Belt

3.8 The pressures for growth in the plan area over recent years have not diminished and the Metropolitan Green Belt continues to need protection. It is an issue that was reinforced by comments received on the Consultation Draft. The areas of open countryside, wildlife areas and other environmental issues such as noise were considered to play a key part in people's interpretation of their quality of life within the plan area. The objectives and purposes of the Metropolitan Green Belt will have an important role in this interpretation.

3.9 The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The essential characteristic of Green Belts is their permanence. There are five purposes for including land in the Metropolitan Green Belt:

a) to check the unrestricted sprawl of large built-up areas
b) to prevent neighbouring towns from merging into one another
c) *to assist in safeguarding the countryside from encroachment*
d) to preserve the setting and special character of historic towns
e) to assist in urban generation, by encouraging the recycling of derelict and urban land.

(PPG2 Green Belts, para. 1.5)

Key Objectives

3.10 There are six objectives for land included within the designated Metropolitan Green Belt in this Plan area. These are in accordance with national Green Belt policy, which aims:

a) to provide opportunities for access to the open countryside for the urban population
b) to provide opportunities for outdoor sport and outdoor recreation near urban areas
c) to retain attractive landscapes, and enhance landscapes, near to where people live
d) to improve damaged and derelict land around towns
e) to secure nature conservation interest
f) to retain land in agricultural, forestry and related uses.

(PPG 2 Green Belts, para. 1.6)

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, ~~DEVELOPMENT MUST BE ACCEPTABLE TO ITS LOCATION WITHIN THE GREEN BELT~~, **(PA 3/1)** AS DEFINED ON THE PROPOSALS MAP. ~~APPROVAL WILL NOT BE GIVEN~~, *DEVELOPMENT WILL NOT BE PERMITTED*, **(PA 3/1)** SAVE IN VERY SPECIAL CIRCUMSTANCES, ~~FOR THE CONSTRUCTION OF NEW BUILDINGS OR THE CHANGE OF USE OF LAND~~: FOR ANY PURPOSE OTHER THAN: **(PA 3/1)**

Cont.

~~A) DEVELOPMENT THAT DOES NOT CONFLICT WITH THE FUNDAMENTAL AIM OF KEEPING LAND PERMANENTLY OPEN AND ANY OTHER PURPOSE FOR WHICH GREEN BELTS ARE DEFINED~~ **(PA 3/1)**

~~B)~~ *A)* DEVELOPMENT FOR AGRICULTURE OR FORESTRY **(PA 3/1)**

~~C)~~ *B)* DIVERSIFICATION OF AN ESTABLISHED AGRICULTURAL BUSINESS WHERE IT DOES NOT CONFLICT WITH POLICIES IN THE GREEN BELT **(PA 3/1)**

~~D)~~ *C)* ESSENTIAL FACILITIES FOR OUTDOOR SPORT AND RECREATION, ~~AND~~ 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* **(PA 3/1)**

~~E)~~ *D)* LIMITED EXTENSION, ALTERATION AND REPLACEMENT OF EXISTING DWELLINGS **(PA 3/1)**

~~F)~~ *E)* LIMITED INFILLING OR REDEVELOPMENT OF *MAJOR* EXISTING DEVELOPED SITES IN ACCORDANCE WITH ~~POLICIES WGB5 OR~~ *POLICY* WGB7 **(PA 3/1)**

~~G)~~ *F)* THE RE-USE AND ADAPTATION OF EXISTING BUILDINGS IN ACCORDANCE WITH POLICY WGB4. **(PA 3/1)**

G) ESSENTIAL FACILITIES FOR PUBLIC UTILITIES WHICH IT HAS BEEN CONCLUSIVELY DEMONSTRATED CANNOT BE LOCATED ELSEWHERE **(PA 3/1)**

IN ALL CASES, DEVELOPMENT WILL NEED TO ~~RESPECT ITS CONTEXT~~ *RETAIN THE OPEN CHARACTER OF THE GREEN BELT,* **(PA 3/1)** 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 development control process.

Monitoring: Impact of planning applications determined.

D) RETENTION IN ACCORDANCE WITH THE PROVISIONS OF POLICY WGB4. ANY NEW BUILDING MUST BE ESSENTIAL FOR THE FUNCTIONING OF OUTDOOR SPORT OR RECREATION

E) THE PROPOSAL DOES NOT RESULT IN ANY UNACCEPTABLE DISTURBANCE TO THE AMENITY OF LOCAL RESIDENTS OR THE SURROUNDING AREA IN TERMS OF NOISE, LIGHTING OR OTHER FORMS OF POLLUTION.

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Golf Development in the Metropolitan Green Belt

3.32 Owing to recent pressures for golf courses within the plan area (see chapter 9, para. 9.29) a specific policy controlling golf development is considered to be necessary. As an outdoor sport golf may be an appropriate use of Metropolitan Green Belt land although new buildings will be strictly controlled. Proposals will be subject to the provisions of the Metropolitan Green Belt Policies WGB8, WGB9 and any other relevant policies in the Plan.

POLICY WGB9: GOLF DEVELOPMENT IN THE METROPOLITAN GREEN BELT

PROPOSALS FOR THE DEVELOPMENT OF ANY GOLF FACILITIES WILL BE CONSIDERED IN ACCORDANCE WITH GREEN BELT POLICY WGB8. IN ADDITION, THE COUNCIL WILL REQUIRE GOLF COURSES:

A) NOT TO MATERIALLY INCREASE TRAFFIC FLOWS TO THE DETRIMENT OF THE SAFETY OR CHARACTER OF RURAL LANES AND SETTLEMENTS

B) TO PROVIDE, WITHIN THEIR DESIGN, AN OPPORTUNITY TO CREATE NEW AND PROTECT AND ENHANCE EXISTING AREAS OF ECOLOGICAL INTEREST

C) TO TAKE APPROPRIATE MEASURES TO ENSURE THAT GROUNDWATER SOURCES AND RESOURCES ARE PROTECTED FROM HARM OR CONTAMINATION

D) TO MAKE SAFE PROVISION FOR PUBLIC ACCESS TO THE COUNTRYSIDE.

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Farm Shops and Sales from Agricultural and Forestry Holdings in the Metropolitan Green Belt

3.33 In light of changes in agricultural practice, there is pressure for farmers to diversify in order to ensure the continued economic viability of their holdings. The Council will consider each application on its merits with a view to assessing the impact of the proposal on the environment and the contribution it makes to the continued viability of the holding.

3.34 One element of farm diversification is the sale of produce. Farm shops continue to be popular and there are existing examples of such facilities in the Metropolitan Green Belt These shops can provide a valuable contribution to the rural economy because they provide employment opportunities and additional income to farms. Further, such uses are sometimes linked to recreational use that allows for public access to the countryside. In the past, policies have sought to limit the products sold to only those from the holding. This is not easily enforceable and policy has been relaxed to allow for a proportion of imported produce. However, the policy below stipulates that the majority of the goods sold originate from the holding or local enterprises.

POLICY WGB10: FARM SHOPS AND SALES FROM AGRICULTURAL AND FORESTRY HOLDINGS IN THE METROPOLITAN GREEN BELT

THE ESTABLISHMENT OF SMALL SCALE RETAIL SALES OUTLETS ON EXISTING AGRICULTURAL, HORTICULTURAL OR NURSERY HOLDINGS WILL NEED TO COMPLY WITH POLICY WGB1 AND WILL BE ACCEPTABLE PROVIDED THAT:

A) THE SCALE OF THE DEVELOPMENT IS COMMENSURATE WITH THE SIZE OF THE EXISTING HOLDING AND THE AMOUNT OF PRODUCE OR GOODS ON SALE THAT ARE GENERATED FROM THE FARM HOLDING OR FARM HOLDINGS IN THE LOCALITY

B) THERE IS NO UNACCEPTABLE INTENSIFICATION OF ACTIVITY ON SITE

C) THERE IS NO ADVERSE IMPACT UPON THE VIABILITY OF NEARBY VILLAGE SHOPS

D) THE PROPOSAL DOES NOT RESULT IN REPLACEMENT BUILDINGS FOR AGRICULTURAL OR FORESTRY PURPOSES, OR NEW BUILDINGS FOR, OR TO SUPPORT, THE USE PROPOSED

~~E) THERE IS NO ADVERSE IMPACT ON HIGH QUALITY AGRICULTURAL LAND, AS SET OUT IN POLICY WLL1~~

~~F)~~ *E)* THERE ARE NO OVERRIDING ROAD SAFETY, ENVIRONMENTAL OR AMENITY OBJECTIONS

~~G)~~ *F)* THERE IS NO ADVERSE IMPACT UPON THE NATURE CONSERVATION VALUE OF THE SITE AND ITS SURROUNDINGS.

THE PHYSICAL EXPANSION OF ESTABLISHED SMALL SCALE RETAIL SALES OUTLETS ON AGRICULTURAL, HORTICULTURAL OR NURSERY HOLDINGS WILL BE CONTAINED WITHIN EXISTING BUILDINGS ON SITE AND BE LIMITED IN SCALE. ANY SUCH PROPOSAL WILL BE SUBJECT TO POLICIES WGB4 AND WGB5.

Implementation: Advice and discussion with farmers and the development control process.

Monitoring: Planning applications determined.

(no page 60)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: A Cardy
SITE: Sheeplands Farm Shop, Wyevale Garden Centre, Bath Road. Hare Hatch, Wargrave
APPLICATION NO.: 0707
PROPOSAL: Proposed single storey extension to shop & associated storage

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Wargrave

Mr F D Browne

Mr S E Etheridge

Clerk(s) of Parish / Town Council of Wargrave

Stephen Hedges, 47 Halifax Rd, Pinkneys Green, Maidenhead SL6 5ES-

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

Environmental Health WDC

SHEEPLANDS FARM SHOP, WYEVALE GARDEN CENTRE, HARE HATCH

Conditions to which the Council would agree should the Appeal be allowed.

(Without Prejudice)

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

2. 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.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr A Cardy
Wyevale Garden Centre
Bath Road
Hare Hatch
Reading

Application Number: F/2000/0707

Parish:	**WARGRAVE**
Location:	**Sheeplands Farm Shop Wyevale Garden Centre, Bath Road, Hare Hatch, Reading.**
Proposal:	**Proposed single storey rear extension to shop and associated storage**

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 size and siting, would represent an extension of a scale and type beyond that considered absolutely necessary. It would result in an enlargement and consolidation of an inappropriate development in the Green Belt, to the detriment of its open and rural character.
As such, the proposal is contrary to Policy 1 and 21 of the Green Belt Local Plan for Berkshire and Policies WOS2, WGB1, WGB5, WGB10 of the Wokingham District Local Plan (Deposit Draft) as modified.

John Mitchell
Development Control Manager
Date: 25/05/2000

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.

DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD
WOKINGHAM, BERKSHIRE, RG40 2DX
Telephone: (0118) 978 9595 Facsimile: (0118) 978 6551
e-mail: dlp.wokingham@talk21.com
Offices also at Bedford and Sheffield

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29 NOV 2000
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FILE:

New e-mail address:
wokingham@dlpconsultants.co.uk

JB/GB/BKS315

16 November 2000

J Mitchell Esq
Development Control Manager
Wokingham District Council
Shute End
WOKINGHAM
RG40 1RW

Dear Mr Mitchell

RE: SHEEPLANDS FARM SHOP, WYEVALE GARDEN CENTRE, BATH ROAD, HARE HATCH

I have submitted an appeal, on behalf of Mr A Cardy, against your refusal notice F/2000/0707. I enclose for your attention copies of the following:

- Letter to The Planning Inspectorate
- Planning appeal form
- Original planning application
- Site ownership certificate
- Decision notice dated 25 May 2000
- Appeal plans

I have asked for the appeal to be dealt with by way of written representations. I trust this is satisfactory and I look forward to receiving your questionnaire within 2 weeks of the appeal start date.

I trust the enclosed documents are satisfactory. However, if you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely

Jim Bailey BA (Hons) MRTPI
Director

encs

cc A Cardy Esq

DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD
WOKINGHAM, BERKSHIRE, RG40 2DX
Telephone: (0118) 978 9595 Facsimile: (0118) 978 6551
e-mail: dlp.wokingham@talk21.com
Offices also at Bedford and Sheffield

New e-mail address:
wokingham@dlpconsultants.co.uk

JB/GB/BKS315

16 November 2000

The Planning Inspectorate
Appeals Registry
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Sirs

RE: SHEEPLANDS FARM SHOP, WYEVALE GARDEN CENTRE, BATH ROAD, HARE HATCH, BERKSHIRE

I enclose for your attention an appeal against Wokingham District Council's decision to refuse application no. F/2000/0707. I enclose the following:

- Completed planning appeal form
- Copy of original planning application
- Copy of site ownership certificate
- Copy of decision notice dated 25 May 2000
- Appeal plans

I look forward to receiving your letter confirming registration of the appeal in the near future. Thereafter, I look forward to receiving the council's questionnaire within 2 weeks of the appeal start date.

I have copied this letter and enclosed documents to Wokingham District Council. I trust that the appeal is in order and that the enclosed documents are satisfactory. However, If you have any queries or require any further information, please do not hesitate to contact me.

Yours faithfully

Jim Bailey BA (Hons) MRTPI
Director

encs

cc Wokingham District Council
A Cardy Esq

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

03.MAR2000* 0707

1.	APPLICANT'S NAME	Mr. A. CARDY
	ADDRESS	SHEEPLANDS FARM SHOP, WYEVALE GARDEN CENTRE, HARE HATCH, READING
	POST CODE	RG10 9SW PHONE 9404390
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	
	ADDRESS	
	POST CODE	PHONE
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	SHEEPLANDS FARM SHOP, WYEVALE GARDEN CENTRE, HARE HATCH, READING.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		SINGLE STOREY REAR EXTENSION TO RETAIL AREA AND ASSOCIATED STORAGE
5. Give the area in hectares or part of a hectare	AREA OF SITE	N/A
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	LESSEE
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1 - PLAN AND ELEVATIONS 1 - BLOCK PLAN 1 - LOCATION PLAN

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.

RETAIL SHOP & STORAGE

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

~~YES~~/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

CONCRETE BLOCK WALLS, RENDERED & PAINT FINISH
FELT ROOF

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.

NO CHANGE

16. HOW WILL SURFACE WATER BE DISPOSED OF?

NEW SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system: ~~YES~~/NO

If no, please give details: NEW SEPTIC TANK

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

AS EXISTING.

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

ACCESS AVAILABLE

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	/	*	/	*	/	*

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

* STATE No. OF HABITABLE ROOMS

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.

£380.

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF SHEEPLANDS LAWN SHOP. DATE 17-2-00.

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS	182 SQM		44 SQ M	
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
?	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR ~~DISTRIBUTION~~ ANCILLARY		100	140	
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	182	100	184	

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

~~26.~~ WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	200 +	10 +
Proposed	SEE NOTE	

CHANGES ARE TAKING PLACE WHICH WILL PERMIT MORE VEHICL

~~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.

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

SHEEPLANDS FARM SHOP, WYEVALE GARDEN CENTRE, HARE HATCH, READING
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
3 FULL 20 PT	—	—	3 FT 20 PT

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.

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

18 JAN 2001

DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD
WOKINGHAM, BERKSHIRE, RG40 2DX
Telephone: (0118) 978 9595 Facsimile: (0118) 978 6551
e-mail: dlp.wokingham@talk21.com
Offices also at Bedford and Sheffield

New e-mail address:
wokingham@dlpconsultants.co.uk

JB/GB/BKS315

17 January 2001

Miss A Groves
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Miss Groves

RE: SHEEPLANDS FARM SHOP, WYEVALE GARDEN CENTRE, BATH ROAD, HARE HATCH, READING
APPEAL REFERENCE: APP/X0360/A/00/1053928

I am in receipt of your letter dated 10 January and enclosed statement by Wokingham District Council. I would like to make comments with regard to the statement, as follows:

- In Section 3, it should be noted that several consultees, including Wargrave Parish Council, offered no objections to the application. In addition, there was no response from public consultation letters. Therefore, it appears that the proposed retail extension has not attracted any adverse comment from consultees. The inspector should be aware that such a lack of response in Wokingham District is a very rare event.

- In Section 4 Appraisal, under sub-section B "Impact upon the Green Belt", the LPA correctly states that the site is located within the Metropolitan Green Belt. It also correctly states that the site adjoins an office building and Wyevale Garden Centre. The increases in floor area and retail floor space are correct. However, we consider that the increases applied for are modest and low-key. This is especially the case when the relatively low height of the building and the location of the extension, at the rear of the property, are taken into account. It is apparent that the visual impact of the extension will be minimal. Whilst it is accepted that the extension represents an intensification of the retail use of the site, it is considered that the modest dimensions and the minimal impact of the extension will not harm the openness of the Green Belt. The fact that the site is completely surrounded by buildings and other hard features is a material consideration and will ensure that the proposal will not have any adverse impact on the rural character of this locality. Recently, extensions have been permitted to the adjoining office building and Wyevale Garden Centre. It is inconsistent of the LPA to grant permission for much larger buildings while refusing permission for an extremely modest and inconspicuous single-storey extension at Sheeplands Farm Shop.

- With regard to the recommendation, it is considered that the refusal of permission was not warranted. The proposed development, because of its very modest size and siting, will not be visible and will have no material impact upon the visual amenity or openness of the Green Belt. The site has a hard, developed character, although it is surrounded in the broader sense by countryside, and the extension will be largely lost within the existing built-up context.

I enclose an additional copy of this letter, in accordance with the appeal regulations. Please ensure that copies of this letter are forwarded to the inspector and the LPA for their consideration.

I look forward to hearing from you with regard to the inspector's site visit. In the meantime, if you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely

Jim Bailey BA (Hons) MRTPI
Director

enc

cc A Cardy Esq

The Planning Inspectorate

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

Direct Line 0117-9878881
Switchboard 0117-9878000
Fax No 0117-9878804
GTN 1374-8881

DC
ENF
APP
CS
17 JAN 2001

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

Your Ref: F/2000/0707

Our Ref: APP/X0360/A/00/1053928

Date: 16 January 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR A CARDY
SITE AT SHEEPLANDS FARM SHOP, WYEVALE GARDEN CENTRE, BATH ROAD, HARE HATCH, 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

Miss B A Whitbread DipTP MSocS MRTPI

With reference to the above appeal the Secretary of State has arranged for the [redacted] visit [redacted] at 12:30 on Tuesday 6/2/2001 and you are requested to arrange for the inspector to be met at the site at 12:30 to enable the inspection to be made.

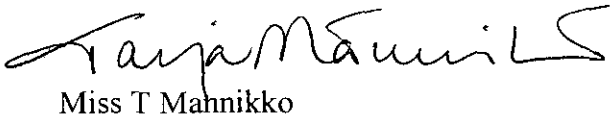
The inspector will expect to be accompanied by representatives of both parties. If one of the parties fails to arrive, the inspector will determine the most suitable course of action, which could mean that she will conduct the visit unaccompanied. In other circumstances, the visit might have to be aborted.

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



Miss T Mahnikko

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

209D

Tel. (0118) 974 6444 (Direct Line)
Fax. (0118) 974 6484
Email. Mike.Thorp@wokingham.gov.uk
Date 18 January 2000
My ref. Development Control/MLT/HM/F/2000/0707
Your ref. APP/X0306/A/00/1053928

Ms A Groves
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL, BS2 2DJ.

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

Dear Ms Groves

APPEAL: SITE AT SHEEPLANDS FARM SHOP, WYEVALE GARDEN CENTRE, BATH ROAD, HARE HATCH, NEAR READING

I refer to the above appeal. The following submissions are made by the Local Planning Authority in response to the appellants statement. The paragraph numbers below refer to those in the appellants statement.

4.14, 5.11 & 5.12 - Deposit Draft Wokingham District Local Plan (WDLP) Policy WGB4

The Local Planning Authority did not refer to Policy WGB4 in the decision notice as it was not strictly relevant. This policy is primarily concerned with the re-use and adaptation of existing buildings in the Metropolitan Green Belt (my underlining). However, it also refers to proposals to extend buildings as part of proposals to re-use and/or adapt them. It does not specifically refer to extensions to re-used/adapted buildings at a later date; no such reference appears in the pre-amble to the policy, in paragraphs 3.20 to 3.23 of the WDLP (extract attached).

Therefore, the appeal proposals cannot be said to comply with this policy, and are actually contrary to the spirit of Policy WGB4.

5.15, 5.16 & 5.17 - Mabey Appeal

The policy framework under which the current appeal is to be judged is very different from that existing in 1979, when the Mabey appeal was determined. PPG2 (Green Belts) was originally issued in 1988, with the current version being issued in 1995. The Green Belt Local Plan for Berkshire was formally adopted with effect from 23 April 1985. Thus the Mabey appeal could not have taken into account current national Green Belt policy nor the adopted local Green Belt policy. Thus the Inspector is invited to totally disregard the Mobey appeal, and determine this current appeal on its own merits.

In respect of other matters raised in the appellants statement, these have been addressed in the Local Planning Authority's previously submitted appeal statement.

Yours sincerely

M L THORP
Principal Development Control Officer



Wokingham District Local Plan

Deposit Draft 1997

Consolidated Document November 1999

November 1999

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)

Tel. (0118) 974 6448 (Direct Line)
Date: December 5, 2000
My ref: /2000/0707
Your ref: APP/X0360/A/00/1053928

Miss A Groves
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

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 Miss Groves

APPEAL BY: Mr A Cardy
SITE: Sheeplands Farm Shop, Wyevale Garden Centre, Hare Hatch

With reference to this appeal, I enclose 2 copies of the Council's statement which comprises the relevant extracts of the officer's report.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: December 1, 2000
My ref: F/2000/0707
Your ref: APP/X0360/A/00/1053928

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

Mrs C Bate
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Mrs Bate

APPEAL BY: A Cardy
SITE: Sheeplands Farm Shop, Wyevale Garden Centre, Hare Hatch

I am writing to tell you that Policy WGB5 was referred to in the reasons for refusal in error, & that the Council will not be referring to it in its representations. All other Policies stand as stated.
I have also informed the appellant's agent.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Tel. (0118) 974 6448 (Direct Line)
Date. November 30, 2000
My ref: F/2000/0707
Your ref:W/BKS/315/P

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

Development Land & Planning Consultants Ltd
Ritz Plaza House
10 Denton Rd
Wokingham
Berks
RG40 2DX

Dear Sirs

APPEAL BY: Mr A Cardy
SITE: Sheeplands Farm Shop, Wyevale Garden Centre, Bath Rd, Hare Hatch

With reference to this appeal, I enclose a copy of the questionnaire & associated documents.

I have also sent copies to The Planning Inspectorate.

Please note: Policy WGB5 was referred to in the reasons for refusal in error, & the Council will not be referring to it in it's representations. All other Policies stand as stated.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: November 30, 2000
My ref: F/2000/0707
Your ref: APP/X0360/A/00/1053928

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
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DX: 33506 – Wokingham

Miss A Groves
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Miss Groves

APPEAL BY: Mr Cardy
SITE: Sheeplands Farm Shop, Wyevale Garden Centre, Hare Hatch

With reference to this appeal, I enclose a copy of the 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. November 27, 2000
My ref. F/2000/0707
Your ref.

Copy

Mr S Hedges
47 Halifax Rd
Pinkneys Green
Maidenhead
Berks
SL6 5ES

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:Mr A Cardy
SITE: Sheeplands Farm Shop, Wyevale Garden Centre, Bath Rd, Hare Hatch

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

If you wish to make further representations, you may do so in writing to Miss A Groves, The Planning Inspectorate, Room 1004, Tollgate House, Houlton Street, Bristol, BS2 9DJ. You should send three copies quoting reference APP/X0360/A/00/1053928. Comments received after 29/12/00 will not normally be seen by the Inspector & will be returned.

Copies of the appeal form,decision notice, and the appellant's grounds of appeal are attached.

A free booklet, Guide to taking part in Planning Appeals, is available from this office.

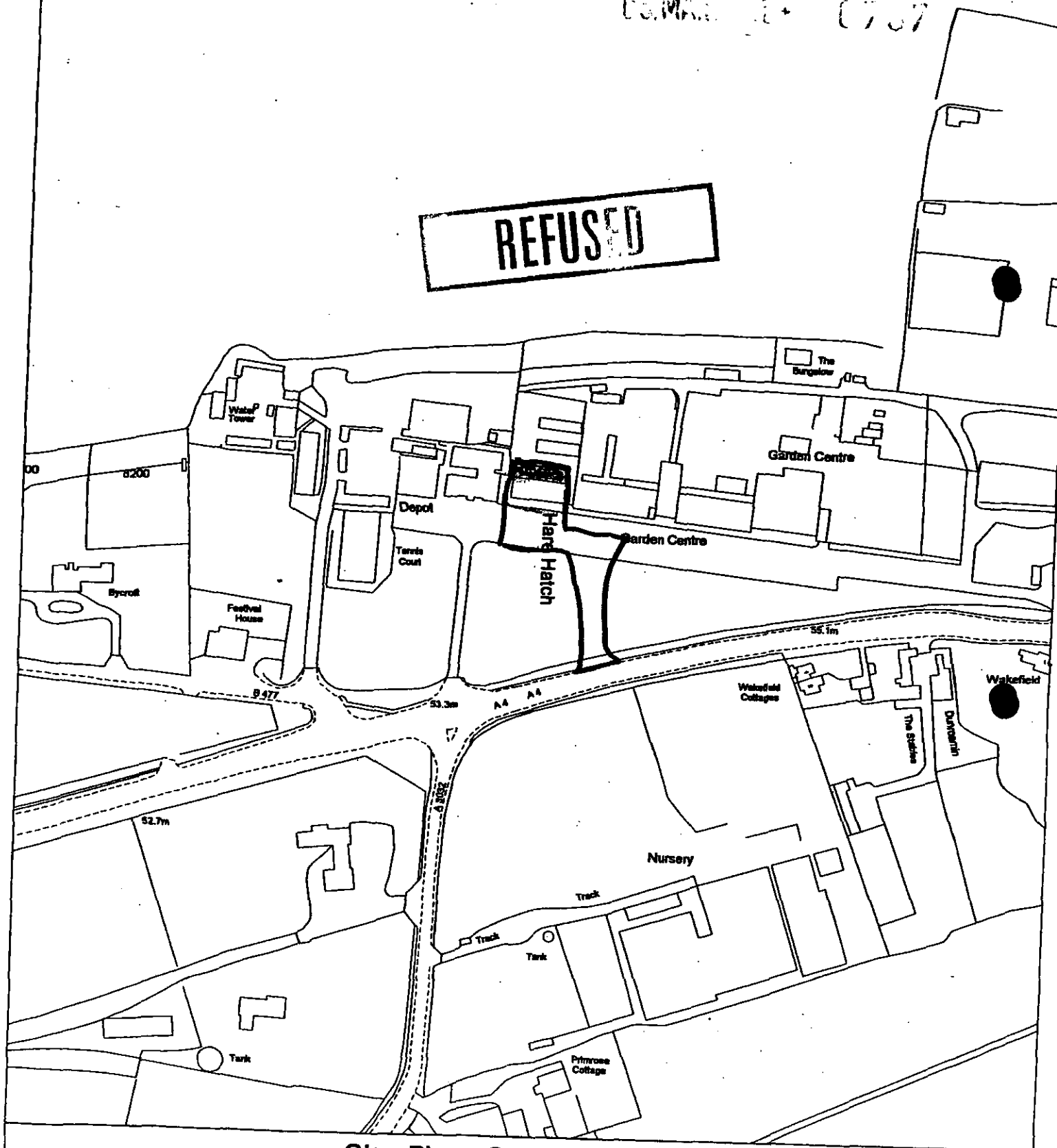
Yours faithfully

Denise Gumbrell
Appeals Assistant
Enc.

03.MAR2000* 0707

03.MAR2000* 0707

REFUSED



Site Plan, Scale: 1 to 2500

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Date: 2 February 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

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

Your Ref: F/2000/0707

Our Ref: APP/X0360/A/00/1053928

Date: 17 November 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR A CARDY
SITE AT SHEEPLANDS FARM SHOP, WYEVALE GARDEN CENTRE, BATH ROAD, HARE HATCH, 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

pp Miss A Groves

102(BPR)

The Planning Inspectorate

For official use only
Date received

PLANNING APPEAL FORM

Please send each appeal on a separate form

Your appeal and essential supporting documents must reach the Inspectorate within 6 months of the date shown on the Local Planning Authority's decision notice (or, for 'failure' appeals, within 6 months of the date by which they should have decided the application).

Before completing this form, please read our booklet 'Making your planning appeal' which was sent to you with this form.

WARNING: If any of the 'Essential supporting documents' listed in Section J are not received by us within the 6 month period, the appeal will not be accepted.

A. APPELLANT DETAILS

The name of the person(s) making the appeal must be the same as on the planning application form.

Name: Mr A Cardy

Address: c/o Agent

Your reference:

Daytime phone no:

Fax no:

Postcode:

E-mail address:

B. AGENT DETAILS (if any)

Name: Development Land & Planning Consultants Ltd

Address: Ritz Plaza House
10 Denton Road
Wokingham

Postcode: RG40 2DX

Your reference: W/BKS/315/P

Daytime phone no: 0118 978 9595

Fax no: 0118 978 6551

E-mail address: wokingham@dlpconsultants.co.uk

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA: Wokingham District

LPA's application reference no: F/2000/0707

Date of the planning application: 17.2.00

Date of LPA's decision notice (if issued): 25.5.00

D. APPEAL SITE ADDRESS

Address: Sheeplands Farm Shop, Wyevale Garden Centre, Bath Road
Hare Hatch, Reading

Postcode: RG10 9SW

National grid reference:

(Please see the key on an Ordnance Survey map for instructions; this should be 2 letters and 6 numbers, eg TQ 298407)

E. DESCRIPTION OF THE DEVELOPMENT

(This must be the same as on the application sent to the LPA, unless minor amendments were agreed)

Single storey rear extension to retail area and associated storage.

Size of the whole appeal site *(in hectares)*: 0.18

Area of floor space of proposed development *(in square metres)*: Net increase of 84

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only* ✔

1. Refuse planning permission for the development described in Section E. ☑
2. Grant planning permission for the development subject to conditions which you do not like. ☐
3. Refuse approval of details listed under a previous outline planning permission. ☐
4. Grant approval of details listed under a previous outline planning permission subject to conditions which you do not like. ☐
5. Refuse to approve any matter required by a condition on a previous planning permission *(other than those in 3 or 4 above)*. ☐

   or The failure of the LPA to give notice of its decision within the appropriate period (usually 8 weeks) of an application for permission or approval. ☐

G. GROUNDS OF APPEAL

If you want your appeal dealt with by the written procedure, your **FULL STATEMENT MUST** be made, otherwise we will return the appeal form. You should give a clear explanation of why you disagree with each of the LPA's reasons for not granting permission, if appropriate. Please continue on a separate sheet(s) if you need to and attach them to this form. If you have requested a hearing or an inquiry, please provide a brief outline of your case.

The proposed extension will not harm the openness of the Green Belt. Development Plan policies will not be contravened.

A full statement of case will be forwarded to The Planning Inspectorate within 6 weeks of the appeal start date.

G. GROUNDS OF APPEAL (continued)

H. CHOICE OF PROCEDURE

Appeals dealt with by written representations are usually decided more quickly than by the hearing or inquiry methods. It is important that you read our booklet 'Making your planning appeal' about the various procedures used to determine planning appeals.

*Please tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☑

Can the whole site be seen from a road or other public land and there is no need for the Inspector to enter the site (eg to take measurements or to enter a building)? If yes, please tick the box. If so, we will arrange an unaccompanied site visit. ☐

2. HEARING ☐

Although you may prefer a hearing, we will decide whether a hearing is suitable for your appeal after consulting the LPA.

3. INQUIRY ☐

Please give reasons why you think an inquiry is necessary.

I. APPEAL SITE OWNERSHIP DETAILS

We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s). We also need to be sure that any other owner knows that you have made an appeal. YOU MUST TICK WHICH OF THE CERTIFICATES APPLIES. Please read the enclosed *Guidance Notes* if in doubt.

If you are the sole owner of the whole appeal site, Certificate A will apply: *Please tick **one** box* ✔

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* for a definition) of any part of the land to which the appeal relates;

OR

CERTIFICATE B ☑

I certify that the appellant (or the agent) 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* for a definition) of any part of the land to which the appeal relates, as listed below:

Owner's name	Address at which notice served	Date the notice was served
Wyevale Garden	Kings Acre Road	16.11.00
Centres plc	Hereford HR4 0SE	

CERTIFICATES C and D ☐

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D enclosed with the accompanying *Guidance Notes* and attach it to the appeal form.

AGRICULTURAL HOLDINGS CERTIFICATE (This has to be completed for all appeals)

We also need to know whether the appeal site forms part of an agricultural holding. Please tick either (a) or (b) **If the appellant is the sole agricultural tenant, (b) should be ticked and 'not applicable' should be written under 'Tenant's name'.**

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding; ☑

OR

(b) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person other than the appellant 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 listed below: ☐

Tenant's name	Address at which notice served	Date the notice was served

PLEASE SIGN BELOW

I confirm that this section has been fully completed and the details of the ownership of the appeal site are correct, to the best of my knowledge.

Signed J Bailey (on behalf of) Mr A Cardy

Name (in capitals) J BAILEY Date 16.11.00

Please turn over

J. ESSENTIAL SUPPORTING DOCUMENTS

The documents listed in 1–6 below, must be sent with your appeal form; 7–10 must also be sent if appropriate. If we do not receive all your appeal documents by the end of the 6 month appeal period, we will not deal with it. Please tick the boxes to show which documents you are enclosing.

		✔
1.	A copy of the original **planning application** sent to the LPA.	☑
2.	A copy of the **site ownership certificate and ownership details** submitted to the LPA at application stage (this is usually part of the LPA's planning application form).	☑
3.	A copy of the **LPA's decision notice** (if issued).	☑
4.	A ***plan showing the site outlined in red***, *including two roads clearly named* (preferably on a copy of a 1:10,000 Ordnance Survey map).	☑
5.	Copies of **plans, drawings and documents** sent to the LPA as part of the application.	☑
6.	Any **additional plans, drawings and documents** sent to the LPA but which did not form part of the original application (eg drawings for illustrative purposes).	☐

Copies of the following must also be sent, if appropriate:

7.	***Additional plans or drawings*** *relating to the application but not previously seen by the LPA.* Please number them clearly and list the numbers here:	☐
8.	Any relevant **correspondence** with the LPA.	☐
9.	If the appeal is against the LPA's refusal or failure to grant permission for 'details' imposed on a grant of outline permission, please enclose:	
	(a) the relevant outline application;	☐
	(b) all plans sent at outline application stage;	☐
	(c) the original outline planning permission;	☐
10.	A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA).	☐
11.	If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers.	☐

K. PLEASE SIGN BELOW

(Unsigned forms will be returned. Signed forms must be received by us within the 6 month time limit)

1. I confirm that I have sent a copy of this appeal form and documents to the LPA – ***N.B.*** *if you do not, your appeal will not normally be accepted.*
2. *I confirm that section J has been fully completed.*
3. I will send 2 copies of any further documents relating to this appeal to the Inspectorate.

Signed J Bailey (on behalf of) Mr A Cardy

Name (in capitals) J BAILEY Date 16.11.00

The Planning Inspectorate is registered under the Data Protection Act to hold personal data supplied by you.

NOW SEND:

- **1 COPY to us at:**
  The Planning Inspectorate
  Appeals Registry
  Tollgate House
  Houlton Street
  BRISTOL
  BS2 9DJ
  Fax no: 0117 987 8769

- **1 COPY to the LPA**
  Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the documents again as they will have everything which you sent them at application stage, but send them any supporting documents not previously sent to them as part of the application. If you do not send them a copy of this form and documents, we may not accept your appeal.

- **1 COPY for you to keep**

When we receive your appeal form, we will:

1) Tell you if it is valid.

2) Write to you and the LPA and tell you the procedure for your appeal.

3) Tell you the timetable for us receiving further information or representations.
If your representations are received after the deadline, they will not normally be seen by our Inspector and will be returned to you.

4) Tell you about the arrangements for the site visit, hearing or inquiry.

5) Tell you our Inspector's decision.

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The Copyright Unit
Her Majesty's Stationery Office
St Clements House
2-16 Colegate
Norwich NR3 1BQ