APPLICATION NO:
F/2000/1209

LOCATION:
Grovelands Garden Centre Hyde End Road, Shinfield Reading.

APPLICANT:
Mr J O'Rourke C/O Roy Hill

PROPOSAL:
Proposed extensions to retail area of garden centre

EARLIEST DATE FOR DECISION: **14/05/2000**

APPLICATION EXPIRY DATE: **05/06/2000**

CASE OFFICER: **Angela Odell**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J O'Rourke
C/O Roy Hill MBIAT
167 Upper Woodcote Road
Caversham
Reading
Berks
RG4 7JR

Application Number: F/2000/1209

Parish: **SHINFIELD**

Location: **Grovelands Garden Centre, Hyde End Road, Shinfield, Reading.**

Proposal: **Proposed extensions to retail area of garden centre.**

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

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

Condition
2. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The use of the building shall be restricted to the sale by retail only, of the products of a nursery garden or articles or equipment required for the improvement or maintenance of a garden.

Condition
4. The area shown on the permitted drawings for vehicle parking, turning, loading and off-loading shall be kept available for such uses and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved space.

Condition
5. No development shall be commenced until visibility splays of 2.0 metres by 90 metres have been provided at the access to the Garden centre on Hyde End Road. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.

Condition
6. The area marked as 'overflow parking area' to the north of the building shall not be marked out as permanent car parking.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. The establishment of a general sales use on this site could undermine the viability of the village shops.

Reason
4. To ensure that the approved parking spaces are provided for use by vehicles visiting the premises.

Reason
5. In the interests of highway safety.

Reason
6. To ensure access is provided for delivery vehicles within the site.

John Mitchell
Development Control Manager
Date: 19/06/2000

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.

finalised for planning

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1209.	AD.
BUILDING CONTROL NUMBER	FP 2000/1201	Alan.
~~APPLICANT~~/AGENT	Roy Hill	
ADDRESS OF SITE	Grovelands Garden Centre 166 Hyde End Road SHINFIELD	
DESCRIPTION OF PROPOSED WORK	ext. to retail area of garden centre	

DRAWING NUMBERS	BC	DC	
BLOCK PLAN	RH9904/01	RH9904/01.	DC 2nd check RH 9904/02B
ELEVATIONS	RH9904/05 + RH9904/03D	RH9904/02	
FLOOR PLANS	—	RH 9904/03	RH 9904/03F RH9904/06A

cd 30/11/00.

CHECKLIST	1ST CHECK	2ND CHECK	
PERMITTED DEVELOPMENT			
APPLIC. NECESSARY-NOT RECEIVED			
APPLIC.RECEIVED & APPROVED	19/6/00.		
APPLIC.RECEIVED-NO DECISION			
APPLIC.REFUSED			
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.		Yes.
IF YES, WHAT ARE THE DIFFERENCES ?			DC - side door cd 30/11/00.
DATE	21/11/00.		

PROBLEMS	REQUESTED	RECEIVED	REMINDER	
PLANNING PERMISSION NEEDED				revised plans needed by BC. Note to Alan cd 30/11/00.
REVISED PLANS NEEDED	22/11/00.	29/11/00.		
PLANNING APPLIC.REFUSED				
WAIT FOR PLANNING DECISION				

Phoned for

COMMENCED ON SITE	7/11/00.
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 23 November, 2000
My ref. BC/DC/2000/1209
Your ref.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr J O'Rourke
c/o Mr R Hill
167 Upper Woodcote Road
Caversham
Berks. RG4 7JR

Dear Mr O'Rourke

PLANNING PERMISSION 2000/1209
SITE: GROVELANDS GARDEN CENTRE, HYDE END ROAD, SHINFIELD, READING

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/1209 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours sincerely

Angela Odell

ANGELA ODELL
Senior Planning Officer

WORK SHEET FOR : Angela Odell

Application Number : F/2000/1209

Applicant : Mr J O'Rourke C/O Roy Hill.

Location : Grovelands Garden Centre, Hyde End Road, Shinfield, Reading.

Proposal : Proposed extensions to retail area of garden centre

Site Notice Displayed ? :	YES	NO	DATE
	✓		9.5.00

Date of Neighbour Notifications : .....

Date of Site Visit : 1.5.00

Date Registered : 10/04/2000

Earliest Date for Decision : 14/05/2000

Latest Consultation Date/Site Notice Expiry Date : 14/05/2000

Application Expiry Date: 05/06/2000

Consultation Responses : Hw officer: No objection subj to conditions.
Parish Council: No comment

Planning Issues :

Application Number: F/2000/1209

Appraisal :

Site is outside a settlement boundary & in a gap between settlements. Proposed ext^n to retail area will be sited in outside display area in middle of site. Building will be in middle part of site and lower in height than adjacent non retail bldg. Therefore consider no significant visual impact on character or appearance of the area. Policy WREB applies. Re: (a) proposed area of bldg is fairly small at 138 m² and in context of existing 1477 m² sales bldgs consider relatively little impact likely on existing shopping provision, which is in the centre of Spennells Ward, approx. 1.5 km away. Re intensification of activity at site, given small size of bldg, existing retail use & fact that site of proposed bldg is already for outside display, consider that any intensification would be unlikely to be so significant as to be unacceptable. Re (c) - no unacceptable physical/visual impact (see above) re (d) - no effects on residential properties directly affected.

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

Application Number F/2000/1209
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	As work.

3. The use of the building shall be restricted to the sale by retail only, of the products of a nursery garden or articles or equipment required for the improvement or maintenance of a garden.

Reason

The establishment of a general sales use on this site could undermine the viability of the village shops.

4) SC24 – SR08

5) SC31 – insert 2.0m by 90m → SR13 'at the access to the Garden Centre on Hyde End Road"

~~3) SC33~~

6) The area marked as 'overflow Parking Area" to the north of the building shall not be marked out as permanent car parking

Reason - to ensure access is provided for delivery vehicles within the site.

RECORD OF SITE VISIT

SITE ADDRESS: Grovelands Garden Centre Hyde End Road Shinfield Reading.

APPLICATION NUMBER: F/2000/1209

OFFICER: Angela Odell

DATE OF SITE VISIT: 1.5.00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 9.5.00

2. DESCRIPTION OF SURROUNDINGS Garden centre.

3. DESCRIPTION OF SITE/BUILDING Existing outside display area

4. RELATIONSHIP TO ADJOINING PROPERTIES Only directly affected property is own bungalow.

5. SITE CONSTRAINTS

TREES NA

ACCESS/PARKING

LEVELS flat.

BOUNDARY TREATMENT diagonal 'gapped' 1.8m broodenfencing around display area.

OTHERS

Head of Planning and Transportation

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/1209**

Grovelands Garden Centre, Hyde End Road, Shinfield, Reading.

Proposed extensions to retail area of garden centre

PLANNING SERVICES
DC
APP
CS
23 MAY 2000
ACK:
FILE:

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: _____ Date: 22 May 2000

Councillor M Bryant

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 6445

Date: 18.5.00

My ref: F/2000/1209

CONFIDENTIAL

Councillor A Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

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/2000/1209
Grovelands Garden Centre, Hyde End Road, Shinfield, Reading.
Proposed extensions to retail area of garden centre

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 **Angela Odell** on **(0118) 974 6445**. 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 30.5.00

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/1209**
Grovelands Garden Centre, Hyde End Road, Shinfield, Reading.
Proposed extensions to retail area of garden centre

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor A Pollock

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 6445

Date: 18.5.00

My ref: F/2000/1209

CONFIDENTIAL

Councillor B Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

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/2000/1209
Grovelands Garden Centre, Hyde End Road, Shinfield, Reading.
Proposed extensions to retail area of garden centre

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If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. 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 30.5.00

Yours faithfully

John Mitchell

Head of Planning and Transportation

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/1209**
Grovelands Garden Centre, Hyde End Road, Shinfield, Reading.
Proposed extensions to retail area of garden centre

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor B Patman

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 6445

Date: 18.5.00

My ref: F/2000/1209

CONFIDENTIAL

Councillor M Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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/2000/1209
Grovelands Garden Centre, Hyde End Road, Shinfield, Reading.
Proposed extensions to retail area of garden centre

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 **Angela Odell** on **(0118) 974 6445**. 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 30.5.00

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/1209**
Grovelands Garden Centre, Hyde End Road, Shinfield, Reading.
Proposed extensions to retail area of garden centre

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor M Bryant

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

F/2000/1088
Location: Plot 13 Reading Business Park, Basingstoke Road, reading
Proposal: Proposed erection of health and fitness centre (D2)
Case Officer: Mr Simon Lewis
Observations: No comment

F/2000/1081
Location: Cutbush, Cutbush Lane, Shinfield
Proposal: Proposed division of property into two dwellings
Case officer: Emy Circuit
Observations; No comment

F/2000/1080
Location: 1 School Cottages, Mereoak Lane, Grazeley
Proposal; Proposed single storey rear extension to dwelling and rear loft dormer extension
Case Officer: Emy Circuit

F/2000/1040
Location: 359 Whitley Wood Lane
Proposal; Proposed two storey rear extension to dwelling to form granny annexe
Case officer: Emy Circuit
Case Officer: No comment

A/2000/0999
Location: Land rear of 72-90, Grazeley Road, Three Mile Cross
Proposal: Proposed erection of sign boards and flagpoles
Case Officer: Mrs A Odell
Observations: No comment

A/2000/1199
Location: Berrys News, 25 School Green, Shinfield
Proposal: Proposed erection of internally illuminated double-sided display unit (retrospective)
Case Officer: Elaine Connor
Observations: We strongly object, as it is totally inappropriate to a rural village street scene especially if illuminated and constitutes an obstruction. It is also sited in close proximity to an Area of Special Character. This is a retrospective application as the sign has already been erected.

F/2000/1209
Location: Grovelands Garden Centre, Hyde End Road, Shinfield
Proposal: Proposed extensions to retail area of garden centre
Case officer: Mrs A Odell
Observations: No comment

F/2000/0658
Location: 90 and land rear of 88, Grazeley Road, three Mile Cross
Proposal: Proposed demolition of dwelling at number 90 and erection of 6 dwellings
Case Officer: Mrs A Odell
Observations: No comment

F/2000/1241 Adjoining Parish Conciltation
Location: 78 Basil Close, Lower Earley
Proposal: Proposed single storey rear extension to dwelling
Case Officer: Joss Miller
Observations: No comment

Continued...

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 22nd May 2000

Location: Grovelands Garden Centre, Hyde End Road, Shinfield.

Proposal: Proposed extensions to retail area of garden centre.

Application Number: F/2000/1209

In response to your consultation dated 20th April 2000 for the above application, the landscape comment is as follows:

The proposal is acceptable. It would not affect the landscape of the area.

Patricia Green

Patricia Green
Landscape Consultant

To:
Neil Etherington
Senior Arboricultural Officer

From: Angela Odell

24 APR 2000

Date: 20 April 2000

Application Number: F/2000/1209

Proposal: Proposed extensions to retail area of garden centre.

Site Address:
Grovelands Garden Centre, Hyde End Road, Shinfield, Reading.

Applicant:
Mr J O'Rourke C/O Roy Hill.

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

NO TPO.

P9

HIGHWAYS CONSULTATION SHEET

From: Angela Odell

Date: 20 April 2000

Application Number: F/2000/1209

Proposal: Proposed extensions to retail area of garden centre

Site Address:
Grovelands Garden Centre, Hyde End Road, Shinfield, Reading.

Applicant:
Mr J O'Rourke C/O Roy Hill.

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).

---

1) SC24 – SR08
2) SC36 – insert 2.0m by 90m → SR13
3) ~~SC23~~
3) The area marked as 'overflow Parking Area" to the north of the building shall not be marked out as permanent car parking

Reason- to ensure access is provided for delivery vehicles within the site.

Signed: _____ **Print name:** TCOU

9/5/00

Received by Wokingham District Council

Application No: F/2000/1209

Proposal:
Proposed extensions to retail area of garden centre

Location:
Grovelands Garden Centre, Hyde End Road, Shinfield, 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 Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/05/2000. 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

(4) PRE-APP ATTACHED (4)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 10 APR 2000

Officer: AO | Application No. F 2000/1209

Map No. 87 Site 2.8

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED EXTENSION TO RETAIL AREA OF GARDEN CENTRE

Location: GROVELANDS GARDEN CENTRE HYDE END ROAD

Parish: SHINFIELD Ward: Shinfield 20.4.2000

Applicant: MR J O'ROURKE

Fee Received 380-00 Required ..... Additional ..... Refund .....

(12)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
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 : 20.4.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
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: (Rural Area)

.....

.....Pre-app attached.....

.....

NEIGHBOURS:

.....Greenfields, Croft Road, Shinfield ✓.....

.....Sunways, " " " .....

.....Elmside, " " " .....

.....Orchard House, " " " .....

.....171, 176 Hyde End Road, " .....

.....Berkley Lodge, 171A Hyde End Rd, " .....

.....Burley Lodge, 173d, Hyde End Rd, " .....

.....Hyde End Farm, 179 Hyde End Rd, " .....

.....

ROY HILL, MBIAT
Architectural Technologist

167 Upper Woodcote Road
Caversham, Reading
Berkshire, RG4 7JR
Tel/Fax: 0118 9473025

31 March 2000

The District Planning Officer
Wokingham District Council
Planning Department
PO Box No 157, Council Offices
Shute End
Wokingham, Berks
RG40 1WR

10.APR.2000* 1209

Dear Sir

Re: Grovelands Garden Centre Ltd, Hyde End Road, Shinfield, Reading
Proposed Extension to Retail Area

I am instructed by my client, Mr James O'Rourke, to lodge a Planning Application with you for the above extension.

Accordingly I enclose the following documents:

6 No copies of the completed Planning Application forms (parts 1 & 2)
6 No copies of Drawing Nos. RH 9904/01, 02 & 03
1 No copy of Section 66 Certificate
Cheque in support of this application for £380. 00

You will be aware that Planning permission was granted for develpment of the site, including additional car parking and extensions (Application No 97/66314/F) some of which have been completed, but you will see that Phase 2 indicated on Drawing Nos. 02 & 03 has yet to be constructed.

I trust your Committee will look upon this application favourably and look forward to receiving approval in due course.

Yours faithfully

Roy Hill

enc

c.c. Messrs James O'Rourke and John O'Rourke, Grovelands Garden Centre Ltd

E

① FARLEY VIEW / GROVELANDS NURSERY / FARM SHOP

ADDRESS 166 HYDE END ROAD PARISH SHINFIELD

PLOT No. GROVELANDS GARDEN CENTRE ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
LR18993	MR. J. O'ROURKE	2/SORRY EXTENSION	19.7.82	APP N/A
17889	"	NEW ENTRANCE & DRIVEWAY	26.8.82	" C/A
18342	"	FARM SHOP/STORE TO GARDEN/NEW " " & OFFICE	21.10.82	N/A C/A
LR20059	"	FARM SHOP TO GARDEN/NEW FARM SHOP	8.2.83	APP N/A
32356	GROVELANDS NURSERY	O/L ALTERATION FOR NURSERY MANAGER	19.1.89	W/A C/A
33943	"	"	8.9.89	C/A
BRA7876	MR. J. O'ROURKE	" 21089	26.8.89	REF APP
BRA 11191	GROVELANDS GARDEN FARM SHOP	ROOMS IN ROOF SPACE	7.1.92	APP
LL6856	FORUM ANGLING	O/L USE SALE OF SPECIALIST BAIT & ANGLING SUPPLIES	8.12.93	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074 42252 MR. J. O'ROURKE HB. TO FR. GREENHOUSE TO PROVIDE ADD. SALES AREA 24.3.94 C/A

1933

② GROVELANDS FARM SHOP

ADDRESS 166 HYDE END ROAD PARISH SHINFIELD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
RP94/2480	MR. J. O'ROURKE	EXT. TO GREENHOUSE SALES AREA	11.5.94	APP
43,906	"	SIGNBOARD	17.7.95	C/A
94/60079/A				
95/63111/F	"	PARTIAL ENCL. TO ENTRANCE HALL & DISPLAY AREA — PARKING	26.1.96	C/A
FP95/5190		EXT. OF GARDEN CENTRE	26.6.96	APP
97/66314/F		WIDEN ENTRANCE. NEW FACADE BUNGALOW TO OFFICE/CAFE. EXT. & PARKING		C/A
97/66332/A	Grovelands Garden Centre	F. Study + Wall Fix. Sign	21.11.97	C/A
FP98/7750	Mr. J. O'Rourke	Retail canopy	24.8.98	REF
99/69742/F	James O, Rourke.	Boundary fence + gates to front of garden centre.	14/7/99	C/A
FP99/8925	"	2 Steel framed Bldgs for Retail use	7.7.99	C/A
C/66314/06	James O'Rourke	Det. to condition 06 of 66314 for app. of ext. materials	10.11.99	AP

10.APR.2000* 1209

1933 GROVELANDS FARM SHOP

ADDRESS 166 HYDE END RD. PARISH SHINFIELD

PLOT No ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Mr. R. Hill - Est - 6/12/99

1789/a

SECTION 66 CERTIFICATE

Application No. 10.APR.2010* 1269

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) . . . . . .

  . . . . . .

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

  on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . R. Hill . . . . . ROY HILL . . MBIAT . . . . .

On behalf of . . . . JAMES O'ROURKE . . . . . .

Date . . . . . 29th MARCH . . 2000 . . . . . .

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

10.APR.2000* 1209

1.	APPLICANT'S NAME	MR. JAMES O'ROURKE.
	ADDRESS	CROVELANDS GARDEN CENTRE LTD.
		HYDE END ROAD, SHINFIELD, READING.
	POST CODE	RG2 9ER. PHONE 0118 988 4822.
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ROY HILL. MBIAT.
	ADDRESS	167 UPPER WOODCOTE ROAD.
		CAVERSHAM. READING.
	POST CODE	RG4 7JR. PHONE 0118 9473025.
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	166 HYDE END ROAD
		SHINFIELD, READING.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		PROPOSED EXTENSION TO RETAIL AREA.
5. Give the area in hectares or part of a hectare	AREA OF SITE	2.635 HECTARES.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER.
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	DRG. NOS. RH9904/01, 02 & 03.

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.

EXTERNAL RETAIL DISPLAY AREA.

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.

P.V.C. COATED PROFILED ROOFING TO MATCH EXISTING (VANDYKE BROWN.)
CEMENT & SAND RENDERED COLUMNS & PLINTH WITH FEATHER EDGED BOARDING INFILL PANELS STAINED TO MATCH EXISTING.

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.

ALL AS EXISTING.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

CONNECTED TO EXISTING 150 ø DRAIN DISCHARGING INTO DITCH.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

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

ALL TO REMAIN AS EXISTING.

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

YES (AS EXISTING)

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? YES/NO — *STATE No. OF HABITABLE ROOMS — 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 — 00.

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 R. O'Neill ON BEHALF OF JAMES O'ROURKE. DATE 29th MARCH 2000.

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				
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				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify FARM SHOP	210 m^2.			
OTHER	Please Specify GARDEN CENTRE	1267 m^2		138 m^2.	
	TOTAL	1477 m^2.		138 m^2.	

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

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	100 + OVERFLOW	
Proposed	25 + DISABLED	

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.

GARDEN CENTRE & FARM SHOP.

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

GROVELANDS GARDEN CENTRE.
AS EXISTING.
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
NOT	KNOWN.		

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

NO.

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

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.

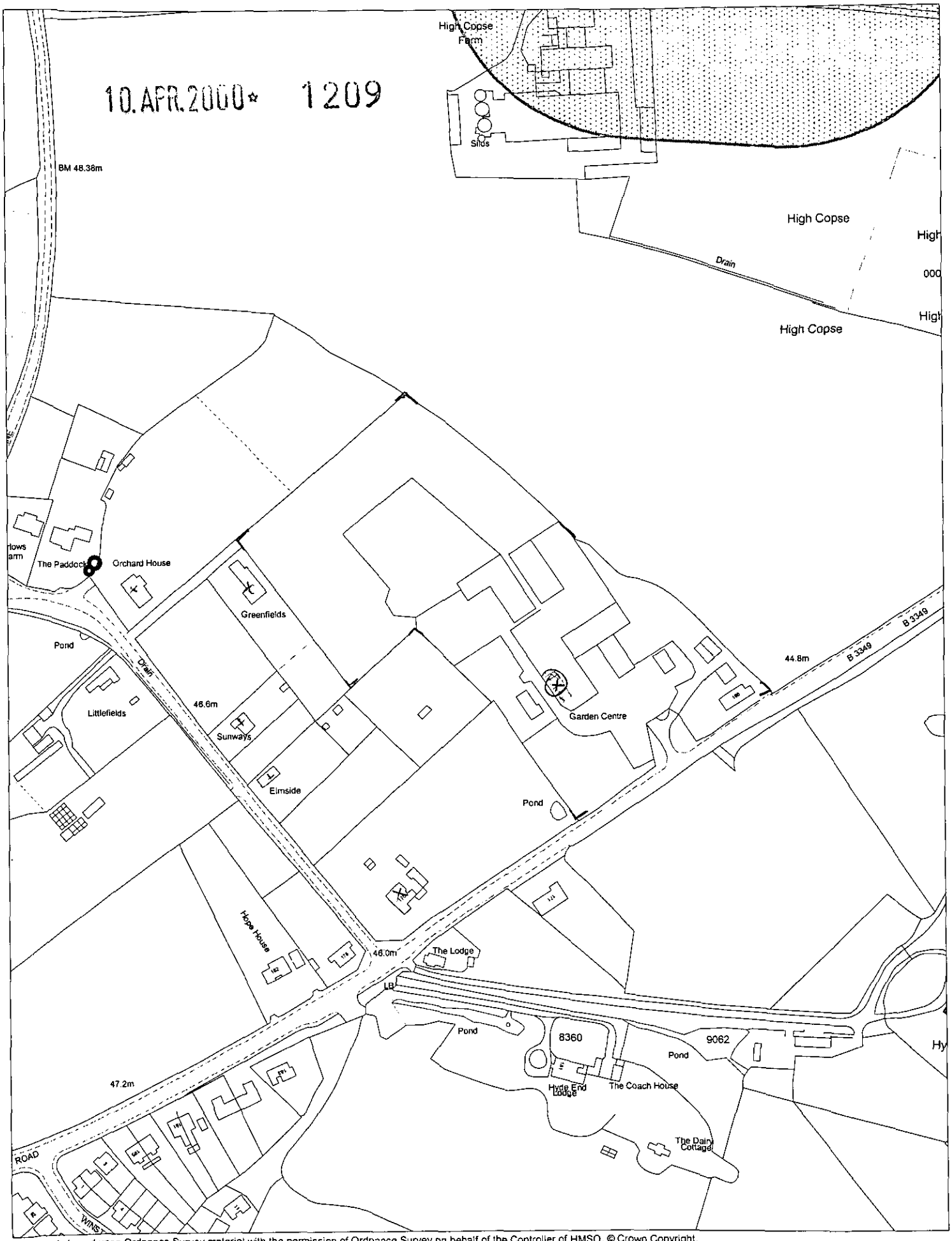
Your application may be refused. The reason will be listed on the Decision Notice.

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.'



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Development Control Section, Environmental Services, Wokingham District Council.

18 April 2000

Scale: 1 : 2500

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