CUSTOMER CARE

APPLICATION NO:
F/2000/0701

LOCATION:
Henry Street Garden Centre Swallowfield Road, Arborfield Reading.

APPLICANT:
Henry Street Garden Centre C/O Martin & Pole, Nicholas (Ref CWR)

PROPOSAL:
Proposed demolition of glasshouse with A1 retail use and erection of single storey building with A1 retail use

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

APPLICATION EXPIRY DATE: **27/04/2000**

CASE OFFICER: **Angela Odell**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Henry Street Garden Centre
C/O Martin & Pole, Nicholas (Ref CWR)
24 Friar Street
READING
Berkshire
RG1 1DP

Application Number: F/2000/0701

Parish: **ARBORFIELD**

Location: **Henry Street Garden Centre, Swallowfield Road, Arborfield, Reading**

Proposal: **Proposed demolition of glasshouse with A1 retail use and erection of single storey building with A1 retail use**

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 the materials to be used in the elevations of the proposed development shall be as stated on the application form and approved drawings.

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 external lighting shall be installed unless details of its position, height, design and intensity have been submitted to and approved in writing by the Local Planning Authority.

Condition
6. The windows in the east side elevation of the building hereby approved shall be of the fixed and unopenable type and shall not be replaced by windows that are openable.

Condition
7. No openings shall be constructed in the roof of the building hereby approved.

Condition
8. Details of proposed ventilation of the building hereby approved shall be submitted to and approved by the Local Planning Authority before development commences. The means of ventilation shall then be installed in accordance with the approved details.

Condition
9. There shall be no noise, vibration or amplified sound, speech or music, emanating from the approved building, audible outside the premises.

Condition
10. Construction work of any sort shall only take place within the area covered by the application between the hours of 7.00 am and 7.00 pm Monday to Fridays and 7.00 am to 1.30 pm Saturdays and no construction work shall take place on Sundays or Bank Holidays.

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. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
5. In the interests of residential amenity.

Reason
6. In the interests of residential amenity.

Reason
7. In the interests of residential amenity.

Reason
8. In the interests of residential amenity.

Reason
9. In the interests of residential amenity.

Reason
10. In the interests of residential amenity.

Head of Planning and Transportation
Date: 02 May 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 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 5 July, 2000
My ref. BC/DC/2000/0701
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

Henry Street Garden Centre
C/o Martin & Pole, Nicholas
24 Friar Street
READING
Berkshire
RG1 1DP

Dear Sirs

PLANNING PERMISSION 2000/0701
SITE: HENRY STREET GARDEN CENTRE, SWALLOWFIELD ROAD, ARBORFIELD

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 2000/0701 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 your client 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 faithfully

Angela Odell

ANGELA ODELL
Senior Planning Officer

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 26 June, 2000
My ref. BC/DC/2000/0701

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

Henry Street Garden Centre
c/o Martin & Pole, Nicholas
24 Friar Street
Reading
Berkshire
RG1 1DP

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Yours faithfully

Angela Odell

Angela Odell
Senior Planning Officer

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0701	AD
BUILDING CONTROL NUMBER.	FP2000/0754 Nicks	
~~APPLICANT~~/AGENT	Martin + Pole, Nicholas	
ADDRESS OF SITE	Heany Street Garden Centre Swallowfield Road ARBORFIELD	
DESCRIPTION OF PROPOSED WORK	demolish old glass house & construct new s/s building for A1 retail use	A1 retail use.

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	M99/80	M99/80.
FLOOR PLANS		✓

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	21/6/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	20/6/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 13 June, 2000
My ref. AO/F/2000/0701
Your ref. CWR/SCB

Martin & Pole Nicholas
24 Friar Street
READING
RG1 1DP

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

Dear Mr Reynolds

APPLICATION F/2000/0701
DEMOLITION OF GLASSHOUSE WITH A1 RETAIL USE AND ERECTION OF SINGLE BUILDING WITH A1 RETAIL USE AT HENRY STREET GARDEN CENTRE, SWALLOWFIELD ROAD, ARBORFIELD

Thank you for your letter of 24 May 2000. I confirm the proposed alteration to the colour of the roof to Goosewing Grey is acceptable under condition 2 of the above permission.

Yours sincerely

John Mitchell
Development Control Manager

Martin & Pole Nicholas
inc. Watts & Son
Est. 1846

29972

PLANNING SERVICES
POL
DC
APP
CS
COPIES TO:

Your Ref:
Our Ref: CWR/SCB

24 May 2000

Partners
I Millar Campbell FRICS
C W Reynolds FRICS
D D Chopping FRICS
D C Auger ARICS, FSVA

S M Leedale
MSc Dip, TP, B.Ed (Hons), MRTPI
R N Price BSc, FRICS

Associates
R C Griffiths ARICS
(Management Surveyor)

G J R Lewis
(Chattels Auctioneer)

Consultants
P A H Lawrence FRICS, FSVA
W J Dulborough FRICS, IRRV
P C Neale FRICS
L J Ruse FSVA

Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR

Dear Sirs,

APPLICATION NO. F/2000/0701
HENRY STREET GARDEN CENTRE, SWALLOWFIELD ROAD, ARBORFIELD CROSS PROPERTY – PROPOSED DEMOLITION OF GLASSHOUSE WITH A1 RETAIL USE AND ERECTION OF SINGLE STOREY BUILDING WITH A1 RETAIL USE

We refer to Condition 2 of the above Consent, particularly in relation to the colour of the new roof.

Both ourselves and our clients have given the matter of the roof finish some further consideration, in that it was originally considered by Ms Odell that it would be appropriate to have an olive green colour that would match the adjoining horticultural building to the west.

However, the thought has occurred to us that this building will of course adjoin the roof of the coffee shop to the east, which is a grey. Thus, as these two buildings physically adjoin we enquire if it would not be appropriate to finish the roof of the new building in Goosewing Grey in accordance with the attached colour chart provided by the building manufacturers. The relatively light grey would also perhaps harmonise with the glazing of the other buildings immediately behind, rather than combining the neutral colour of the glazing with olive or heritage green.

Therefore, in order to comply with Condition 2 we would appreciate having your opinion and confirmation that we could vary the Planning Consent by using Goosewing Grey rather than a dark green.

We look forward to hearing from you shortly.

Yours faithfully

Martin & Pole

Chartered Surveyors

24 Friar Street, Reading, Berkshire RG1 1DP Tel: (0118) 959 1231
Fax: Reading (0118) 958 5061 e.mail: r@martinpole.co.uk

Wokingham Office
(0118) 978 0777
Fax: (0118) 977 1991

Crowthorne Office
(01344) 780111
Fax: (01344) 780191

The Auction House
(0118) 979 0460
Fax: (0118) 977 6166

COLORCOAT HP200

CONFIDEX

manufactured and coated solely by British Steel

Masterline and Accent* colour ranges


WHITE (A)

ALBATROSS (A)


MEADOWLAND (A)


HAMLET (A)

WEDGWOOD BLUE (B)

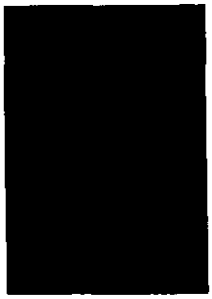

MOORLAND GREEN (A)


HONESTY (A)

AZTEC YELLOW* (B)

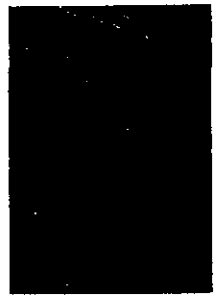

BAMBOO (A)

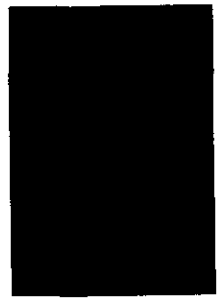

GOOSEWING GREY (A)


SOLENT BLUE* (C)


JADE (B)


MUSHROOM (A)

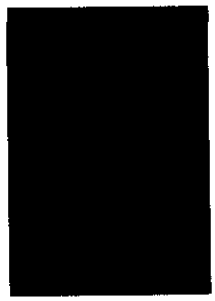

SAFFRON* (B)


GOLDEN GLOW (B)

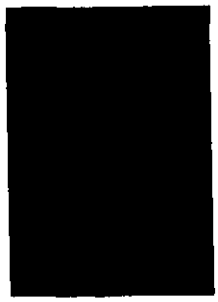

MERLIN GREY (A)

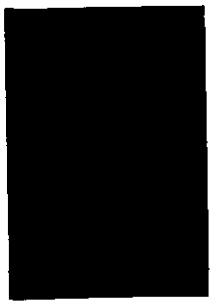

BRITANNIA (C)


HERITAGE GREEN (B)

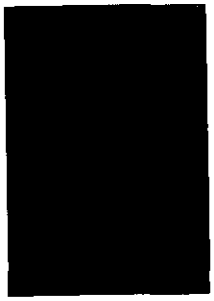

SVELTE GREY (A)

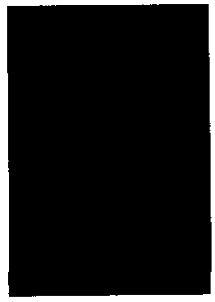

TANGERINE ORANGE* (B)


PETRA (D)


BLACK (A)


OCEAN BLUE (D)


OLIVE GREEN (B)


VANDYKE BROWN (D)


POPPY RED* (B)


TERRACOTTA (D)

Application No. F/2000/0761 **Received 02.03.00** **Arborfield**

Applicant: **Henry Street Garden Centre**
Location : **Henry Street Garden Centre, Swallowfield Road, Arborfield**
Proposal : **Demolition of glasshouse with A1 retail use and erection of single storey building with A1 retail use**

1. **Planning History** - The existing garden centre comprises garden centre retail floorspace, glasshouses for plant growing and storage buildings. In addition to the 485m² building to be demolished, there is 1,809m² garden centre retail floorspace, including coffee shop, plus external plant sales. There is car parking for 100 cars. There is a fence and row of leylandii trees along the rear boundary of Redwood and behind 'Byways'.

2. **Proposal** - Is to demolish the existing 485m² glasshouse, which is in garden centre sales use and erect a 722.5m² building for garden centre sales use on the site of this building and adjacent car parking. There will be a net increase of 237m² floorspace. The proposed building will have a brickwork plinth with timber walls above and dark olive green profile sheet steel roof. It will be open to the remaining retail floorspace in the adjoining building, as is the existing glasshouse (to be demolished). Ten car parking spaces are proposed opposite the building on the site of existing storage compounds.

   The applicants' agent has explained that the existing glasshouse building is old and totally glazed so that certain goods cannot be displayed because they tend to deteriorate due to sunlight. He has also explained that the building is wider than the existing (to be demolished) to accommodate an improved sales area. He has also confirmed that a condition requiring that the windows on the east side elevation of the building are non-opening would be acceptable, and explained that as the new building will be of solid materials and insulated, it will not get as hot as the existing glasshouse does.

3. **Consultations** -
   - ***Arborfield Parish Council*** *:* No objection in principle but have some reservations (comments attached).
   - ***Letter of comment from John Redwood MP*** *:* No objection to the building, but requests that the Council limits the use of the 'piped music' within this building to weekdays only.
   - ***Highway Officer*** *:* No objection subject to a condition.
   - ***Landscape Officer*** *:* No objection.

4. **Appraisal** - Main issues are:

   A. Effect on the character and appearance of the area (Berkshire Structure Plan Policy C2, Loddon Area Local Plan Policy STV2, Wokingham District Local Plan Policies WCC1 and WRE6).

   B. Effect on nearby residential properties.

C. Concerns of the Parish Council.

A. Effect on the character and appearance of the area
As the site is outside a settlement, the proposal should be considered under Policy WRE6 which states that redevelopment of, or extension to, existing garden centres outside settlements will be acceptable subject to a list of criteria.

Criteria A requires that the proposal does not have an adverse impact on the viability of nearby village shops. Providing a condition is imposed limiting goods sold to those for garden use only, it is considered that the proposal would not adversely affect the viability of the village shops above half a mile away in Arborfield Cross.

Criteria B requires that the proposal does not lead to an intensification of activity at the site. As the proposal is for a relatively modest net increase of 237m² floorspace, in the context of the site as a whole, it is considered that the proposal is unlikely to result in unacceptable intensification of activity at the site.

Criteria C covers visual impact. The additional floorspace will be on an existing car parking area, and the building is attached to, and grouped with, the other existing buildings and is not on an open, countryside edge of the site. It is therefore considered that the impact on the character and appearance of the countryside will not be significantly greater than the existing.

Criteria D covers impact on neighbouring properties and is addressed under 'B' below. Under criteria E there is no objections from the Highway Officer. There would also be no adverse impact on higher quality agricultural land (criteria F) nor on wildlife etc. (criteria G). It is therefore considered that the proposal complies with Policy WRE6 and would have an acceptable effect on the character and appearance of the area.

B. Effect on nearby residential properties
Whilst the proposed building would be 5.3m closer to the rear boundaries of the existing residential properties which front onto Swallowfield Road, the additional floorspace is on the site of existing car parking and there would be no entrance to the building along this elevation. A condition requiring the windows in the east elevation to be non-opening, no openings in the roof, and details of ventilation to be agreed should significantly reduce disturbance from 'piped music'. Car parking is also proposed behind Redwood, but there is a line of leylandii and a fence along the rear boundary with 'Redwood' and behind 'Byways'. It is therefore considered that the proposal would have acceptable effect compared with existing development.

C. Concerns of the Parish Council and local resident
Parish Council comments: The proposed Condition No. 3 restricts types of goods sold to those associated with gardens only. The highway officer has advised that he increase in retail floor area compared with the site, as a whole, would result in a negligible

increase in traffic movements to and from the site. Therefore, he did not feel that the traffic generated by the proposal would have an adverse effect on the surrounding highway network. Furthermore, the level of traffic will be effectively controlled by a condition that restricts the sale of retail goods to nursery products and equipment related to garden use only.
Local Resident's comments: The reference to disturbance by piped music has been addressed above and by proposed conditions Nos.6-9.

5. **Conclusion** - It is considered that the proposal would have an acceptable effect on the character and appearance of the area and would comply with policies, providing goods sold are restricted to those for garden use only. The effect on neighbouring properties is also considered acceptable, subject to conditions.

6. **Recommendation** - GRANT planning permission subject to the following conditions:

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

2. All the materials to be used in the elevations of the proposed development shall be as stated on the application form and approved drawings.

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.

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.

5. No external lighting shall be installed unless details of its position, height, design and intensity have been submitted to and approved in writing by the Local Planning Authority.

6. The windows in the east side elevation of the building hereby approved shall be of the fixed and unopenable type and shall not be replaced by windows that are openable.

7. No openings shall be constructed in the roof of the building hereby approved.

8. Details of proposed ventilation of the building hereby approved shall be submitted to and approved by the Local Planning Authority before development commences. The means of ventilation shall then be installed in accordance with the approved details.

9. There shall be no noise, vibration or amplified sound, speech or music audible outside the premises.

REASONS:

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

2. To ensure a satisfactory external appearance.

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

4. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

5, 6, 7, 8 & 9.
In the interests of residential amenity.

Angela Odell

Arborfield & Newland Parish Council

25 Melrose Gardens
Arborfield Cross
Berkshire
RG2 9PY
Tel 01189 760680
Fax 01189 760680

PLANNING SERVICES | RPT
POL | TLS
DC | ENF
APP |
CS |
24 MAR 2000
COPIES TO: | ACK:
FILE:

22 March 2000

Ms Angela Odell
Wokingham District Council
Shute End
Wokingham
Berkshire

Dear Ms Odell

Reference: F/2000/0701 Henry Street Garden Centre

Although the Parish Council have no objection to this planning application in principle we do have some reservations.

We are concerned that a glasshouse is being demolished and replaced with a permanent building selling retail goods. We have no problem with the current owners and welcome their expansion but we are concerned for the future and would request that permission be for the sale of goods associated with a garden centre.

Highway Issues. The children's play area and Recreation Park is adjacent to the Swallowfield road, which is a fast and sometimes dangerous road. The footpaths are inadequate from Henry Street to the village centre and any increased traffic movements especially HGV'S could cause an accident.

If the Council were mindful to grant permission we would request that the 30mph speed limit be extended and that 40mph replaces the 60mph speed limit to Greensward Lane in the interests of pedestrian safety

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

Arborfield & Newland Parish Council

25 Melrose Gardens
Arborfield Cross
Berkshire
RG2 9PY
Tel 01189 760680
Fax 01189 760680

PLANNING SERVICES | HPT
PCL | TLS
DC | ENF
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CS |
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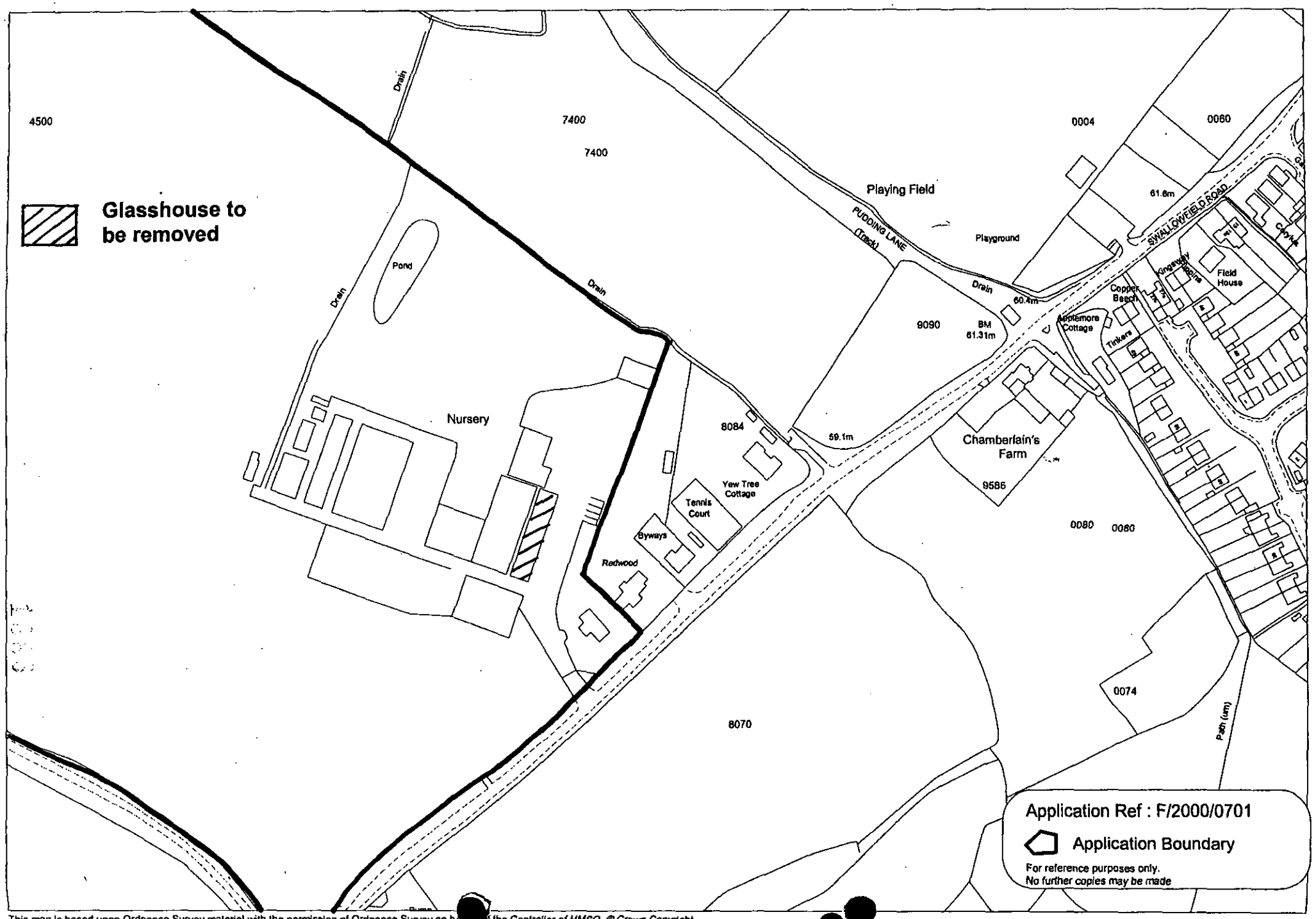
Clerk to the Council



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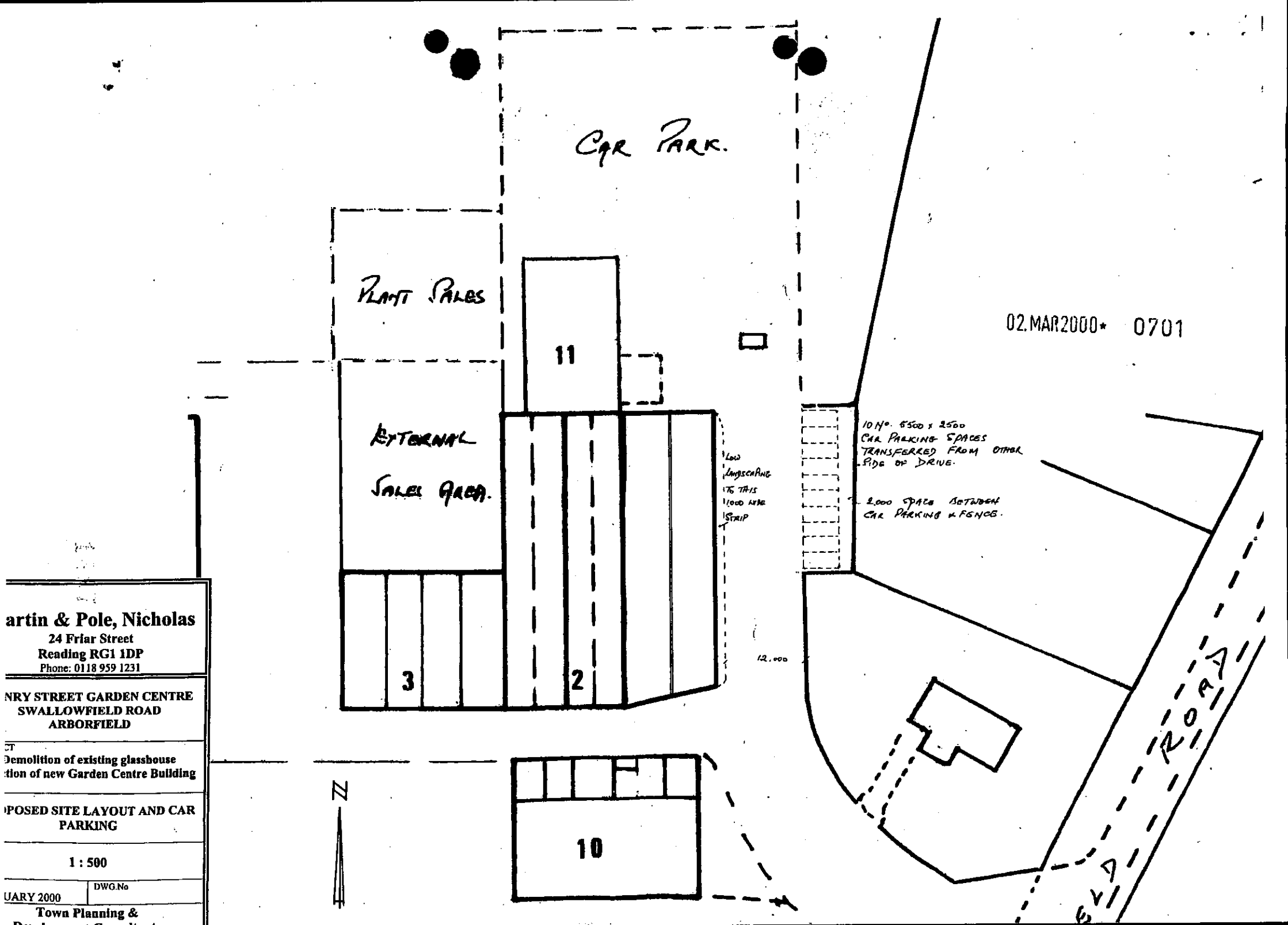
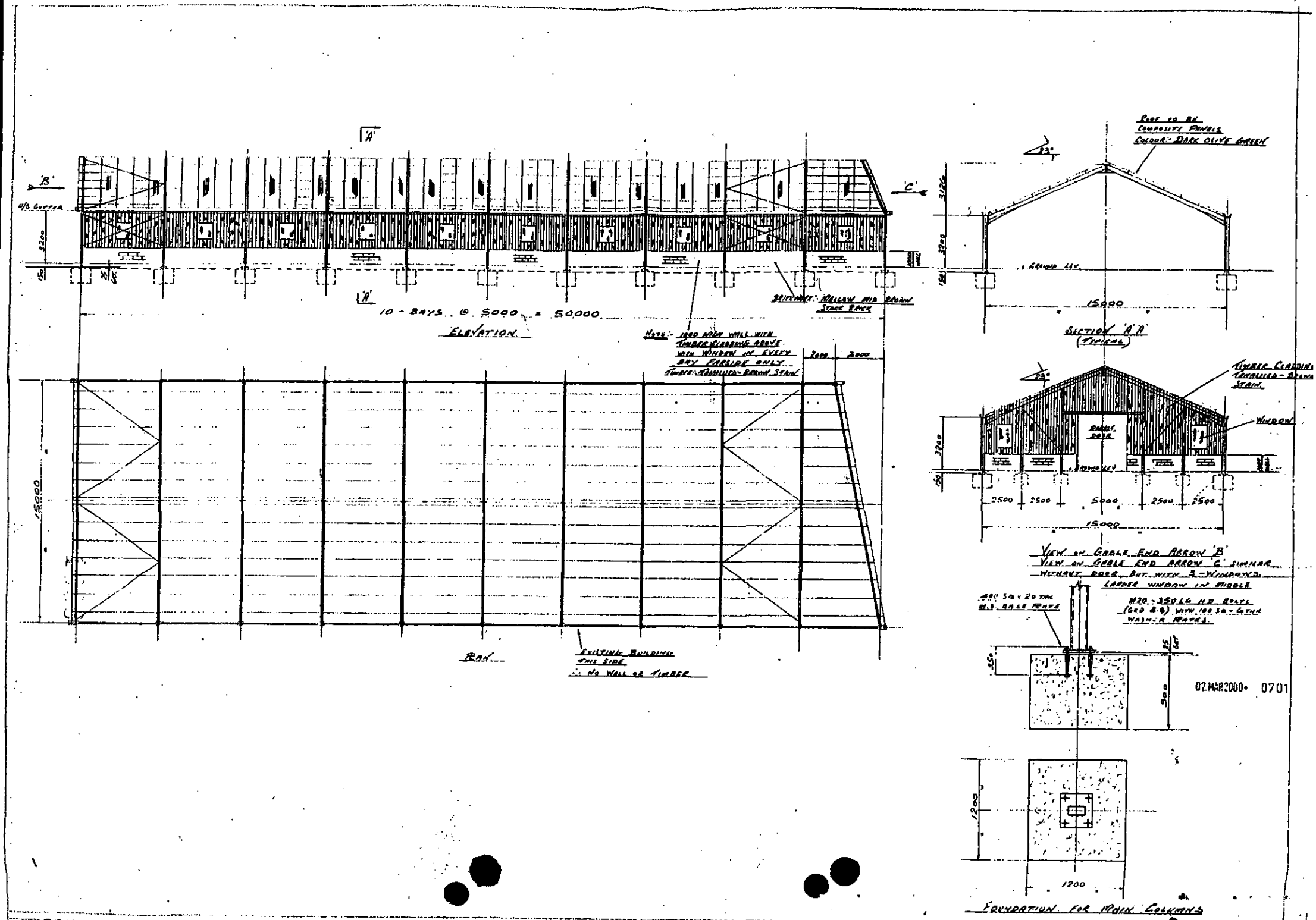
Development Control Section, Environmental Services, Wokingham District Council.


CAR PARK.
PLANT SALES
EXTERNAL SALES AREA.
11
3
2
10
LOW LANDSCAPING TO THIS ROAD SIDE STRIP
10 No. 6500 x 2500 CAR PARKING SPACES TRANSFERRED FROM OTHER SIDE OF DRIVE.
2,000 SPACE BETWEEN CAR PARKING & FENCE.
12,000
02.MAR2000* 0701
N
artin & Pole, Nicholas
24 Friar Street
Reading RG1 1DP
Phone: 0118 959 1231
NRY STREET GARDEN CENTRE
SWALLOWFIELD ROAD
ARBORFIELD
CT
Demolition of existing glasshouse
tion of new Garden Centre Building
POSED SITE LAYOUT AND CAR PARKING
1 : 500
UARY 2000
DWG.No
Town Planning &



02 MAR 2000 0701

MORRISON SHEET SALES LTD. - ARRG'T OF BUILDING FOR HENRY STREET

WORK SHEET FOR : Angela Odell

Application Number : F/2000/0701

Applicant : Henry Street Garden Centre C/O Martin & Pole, Nicholas (Ref CWR).

Location : Henry Street Garden Centre, Swallowfield Road, Arborfield, Reading.

Proposal : Proposed demolition of glasshouse with A1 retail use and erection of single storey building with A1 retail use

Site Notice Displayed ? :	YES	NO	DATE
	✓		16.3.00

Date of Neighbour Notifications : .....

Date of Site Visit : 16.3.00

Date Registered : 02/03/2000

Earliest Date for Decision : 30/03/2000

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

Application Expiry Date: 27/04/2000

Consultation Responses :

Planning Issues :

Application Number: F/2000/0701

Appraisal :

~~RC~~ Approved at sub-committee 27.4.00

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

Application Number F/2000/0701
Conditions/Reasons for Refusal

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

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

2. All the materials to be used in the elevations of the proposed development shall be as stated on the application form and approved drawings.

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.

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.

5. No external lighting shall be installed unless details of its position, height, design and intensity have been submitted to and approved in writing by the Local Planning Authority.

6. The windows in the east side elevation of the building hereby approved shall be of the fixed and unopenable type and shall not be replaced by windows that are openable.

7. No openings shall be constructed in the roof of the building hereby approved.

8. Details of proposed ventilation of the building hereby approved shall be submitted to and approved by the Local Planning Authority before development commences. The means of ventilation shall then be installed in accordance with the approved details.

9. There shall be no noise, vibration or amplified sound, speech or music emanating from the approved building audible outside the premises.

10	SC17	-	

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

2. To ensure a satisfactory external appearance.

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

4. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

5, 6, 7, 8 & 9 & 10
In the interests of residential amenity.

RECORD OF SITE VISIT

SITE ADDRESS: Henry Street Garden Centre Swallowfield Road Arborfield Reading.

APPLICATION NUMBER: F/2000/0701

OFFICER: Angela Odell

DATE OF SITE VISIT: 16.3.00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 16.3.00

2. DESCRIPTION OF SURROUNDINGS Garden centre.

3. DESCRIPTION OF SITE/BUILDING Existing glasshouse retail b/g.

4. RELATIONSHIP TO ADJOINING PROPERTIES Opposite entrance/access/carpark is r/o Redwood. ~~Compound~~ storage compound between access road & Redwood.

5. SITE CONSTRAINTS

TREES conifers on boundary with Redwood, together with fencing beneath.

ACCESS/PARKING

LEVELS Flat

BOUNDARY TREATMENT see above.

OTHERS

Applicationo	Name & Address
F/2000/0701	PG Willoughby Redwood Swallowfield Road Arborfield RG2 9JY

App approved, letter sent 03/05/00

WARGRAVE ROAD, TWYFORD

LANDSCAPE PROPOSALS

TREE PLANTING
see tree schedule for details

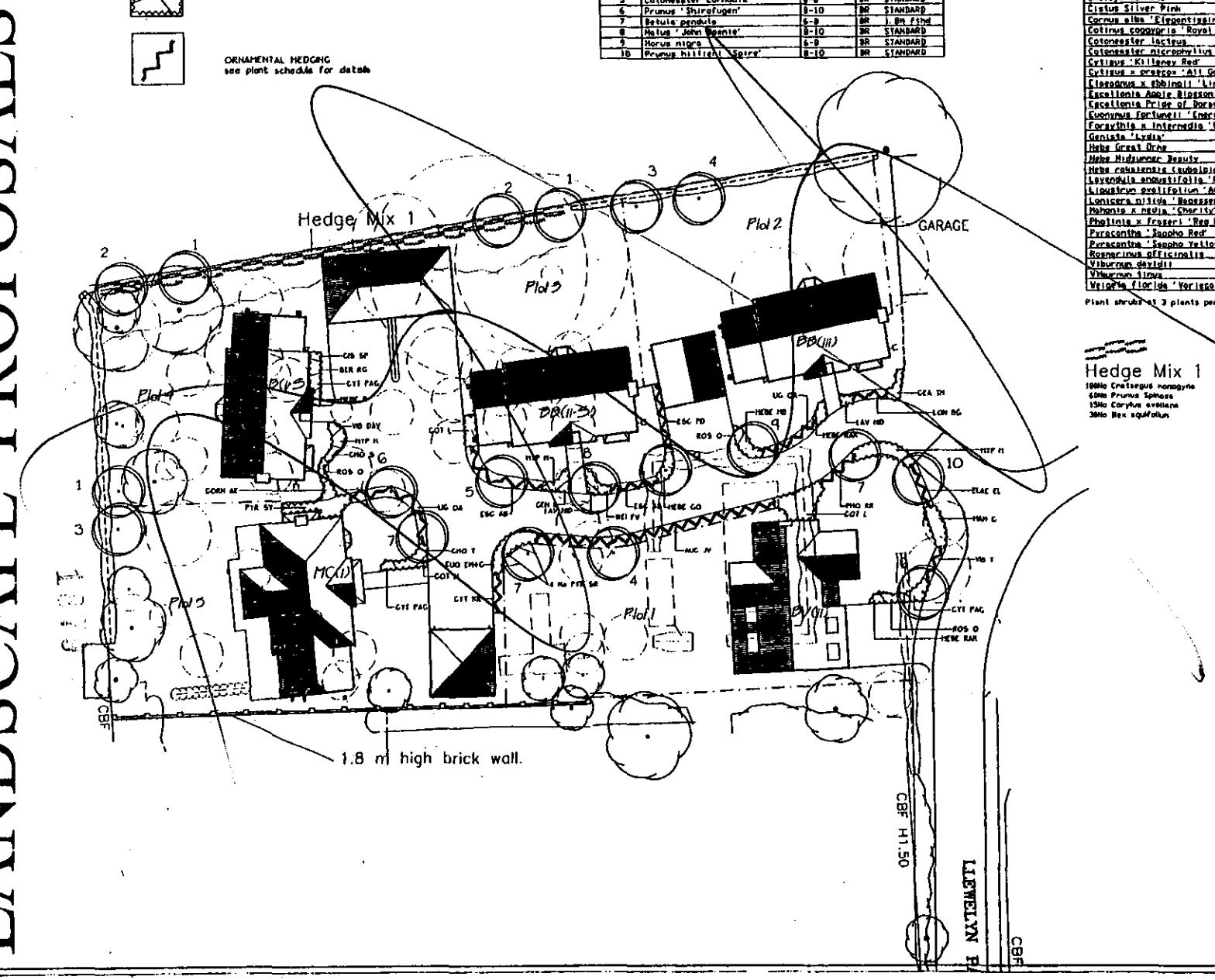
SHRUB PLANTING
see plant schedule for details

ORNAMENTAL HEDGING
see plant schedule for details

TREES				
CODE	SPECIES	SIZE (cm)	TYPE	
1	Prunus avium 'Plena'	8-10	BR	STANDARD
2	Fraxinus ornus	8-10	BR	STANDARD
3	Sorbus aria	8-10	BR	STANDARD
4	Sorbus commixta	8-10	BR	STANDARD
5	Cotoneaster cornubia	6-8	BR	STANDARD
6	Prunus 'Shirofugen'	8-10	BR	STANDARD
7	Betula pendula	6-8	BR	L.BH fthd
8	Malus 'John Downie'	8-10	BR	STANDARD
9	Morus nigra	6-8	BR	STANDARD
10	Prunus hillieri 'Spire'	8-10	BR	STANDARD

SHRUBS and CLIMBERS				
PLANT NAME	HEIGHT (cm)	POT (L)	CODE	No. / sq. m
Aucuba japonica 'Variegata'	45-60	3	AUC JV	3
Berberis thunbergii 'Rose Glow'	30-45	3	BER RG	3
Ceanothus thyrsiflorus (not repens)	45-60	3	CEA T	3
Choisya ternata 'Sundance'	30-45	3	CHO S	2
Choisya ternata	30-45	3	CHO T	3
Cistus Silver Pink	30-45	3	CIS SP	4
Cornus alba 'Elegantissima'	45-60	3	CORN AE	3
Cotinus coggygria 'Royal Purple'	30-45	3	COTI RP	3
Cotoneaster lacteus	45-60	3	COT L	2
Cotoneaster microphyllus	30-45	3	COT M	3
Cytisus 'Killiney Red'	30-45	2	CYT KR	4
Cytisus x praecox 'All Gold'	30-45	2	CYT PAG	4
Elaeagnus x ebbingii 'Limelight'	45-60	3	ELAE EL	3
Escallonia Apple Blossom	45-60	3	ESC AB	3
Escallonia Pride of Donard	45-60	3	ESC PD	3
Euonymus fortunei 'Emerald n Gold'	20-30	2	EUO EMG	5
Forsythia x intermedia 'Lynwood'	45-60	3	FORS L	2
Genista 'Lydia'	20-30	2	GEN L	4
Hebe Great Orme	20-30	3	HEBE RAK	4
Hebe Midsummer Beauty	30-45	3	HEBE MB	4
Hebe rakaiensis (subalpina)	30-45	3	HEBE RAK	4
Lavendula angustifolia 'Hidcote'	20-30	3	LAV HID	3
Ligustrum ovalifolium 'Aureum'	45-60	3	LIG OA	2
Lonicera nitida 'Baggesens Gold'	30-45	3	LON BG	3
Mahonia x media 'Charity'	45-60	3	MAH C	2
Photinia x fraseri 'Red Robin'	30-45	3	PHO RR	3
Pyracantha 'Saphho Red'	45-60	3	PYR SR	2
Pyracantha 'Saphho Yellow'	45-60	3	PYR SY	3
Rosmarinus officinalis	30-45	3	ROS O	2
Viburnum davidii	30-45	3	VIB DAV	3
Viburnum tinus	30-45	3	VIB T	3
Weigela florida 'Foliis Purpureis'	30-45	3	WEI FV	3

Plant shrubs at 3 plants per linear metre in double staggered row where hedging symbol is shown



Hedge Mix 1
100No Crataegus monogyna
60No Prunus Spinosa
15No Corylus avellana
30No Ilex aquifolium

NOTES

THIS DRAWING IS TO BE USED FOR PLANTING INFORMATION ONLY. INFORMATION IS SUBJECT TO ALTERATION UNTIL APPROVED BY THE PLANNING AUTHORITY. OR IF THERE IS A CHANGE TO THE SITE LAYOUT. IT MAY BE NECESSARY TO SUBSTITUTE SPECIES SUBJECT TO AVAILABILITY ONLY WITH THE CONSENT OF THE LANDSCAPE ARCHITECTS.

Tree planting. It is imperative that trees are not planted any closer to any building (including garages) than shown on the landscape proposals. Tree species may not be changed from those shown. If changes are unavoidable alternative species must be agreed with Bryant's Landscape Manager. This is because tree species and distances have been determined after consideration of soil shrinkability and foundation depths in accordance with NHBC standards Chapter 4.2 'Building Near Trees'. Landscape Contractors must familiarise themselves with these requirements and ensure that all tree planting is in full accordance with them.

WORK TO BE IN ACCORDANCE WITH BRYANT HOMES SOUTHERN'S 'SPECIFICATION FOR SOFT LANDSCAPE WORKS'.

Rev.B PEB (SOUTHERN) SCHEME REDESIGNED. LOCAL AUTHORITY COMMENTS ADDRESSED.

Rev.A Number of trees retained increased. 3.8.99

REVISED PLAN

Bryant Homes
Invest in Quality

WARGRAVE ROAD
TWYFORD
BERKSHIRE

LANDSCAPE PROPOSALS

scale 1:200

drawing no. 5-009-8-1 Rev.B

drawn E J MARVIN date

BRYANT HOMES SOUTHERN LTD.
Popes Manor Murrell Hill Lane
Binfield Bracknell Berkshire
RG12 5DA TEL: 01344 426988

Application No. F/2000/0701 **Received 02.03.00** **Arborfield**

Applicant: **Henry Street Garden Centre**
Location : **Henry Street Garden Centre, Swallowfield Road, Arborfield**
Proposal : **Demolition of glasshouse with A1 retail use and erection of single storey building with A1 retail use**

1. **Planning History** - The existing garden centre comprises garden centre retail floorspace, glasshouses for plant growing and storage buildings. In addition to the 485m² building to be demolished, there is 1,809m² garden centre retail floorspace, including coffee shop, plus external plant sales. There is car parking for 100 cars. There is a fence and row of leylandii trees along the rear boundary of Redwood and behind 'Byways'.

2. **Proposal** - Is to demolish the existing 485m² glasshouse, which is in garden centre sales use and erect a 722.5m² building for garden centre sales use on the site of this building and adjacent car parking. There will be a net increase of 237m² floorspace. The proposed building will have a brickwork plinth with timber walls above and dark olive green profile sheet steel roof. It will be open to the remaining retail floorspace in the adjoining building, as is the existing glasshouse (to be demolished). Ten car parking spaces are proposed opposite the building on the site of existing storage compounds.

   The applicants' agent has explained that the existing glasshouse building is old and totally glazed so that certain goods cannot be displayed because they tend to deteriorate due to sunlight. He has also explained that the building is wider than the existing (to be demolished) to accommodate an improved sales area. He has also confirmed that a condition requiring that the windows on the east side elevation of the building are non-opening would be acceptable, and explained that as the new building will be of solid materials and insulated, it will not get as hot as the existing glasshouse does.

3. **Consultations** -
   - ***Arborfield Parish Council*** : No objection in principle but have some reservations (comments attached).
   - ***Letter of comment from John Redwood MP*** : No objection to the building, but requests that the Council limits the use of the 'piped music' within this building to weekdays only.
   - ***Highway Officer*** : No objection subject to a condition.
   - ***Landscape Officer*** : No objection.

4. **Appraisal** - Main issues are:

   A. Effect on the character and appearance of the area (Berkshire Structure Plan Policy C2, Loddon Area Local Plan Policy STV2, Wokingham District Local Plan Policies WCC1 and WRE6).

   B. Effect on nearby residential properties.

C. Concerns of the Parish Council.

A. Effect on the character and appearance of the area
As the site is outside a settlement, the proposal should be considered under Policy WRE6 which states that redevelopment of, or extension to, existing garden centres outside settlements will be acceptable subject to a list of criteria.

Criteria A requires that the proposal does not have an adverse impact on the viability of nearby village shops. Providing a condition is imposed limiting goods sold to those for garden use only, it is considered that the proposal would not adversely affect the viability of the village shops above half a mile away in Arborfield Cross.

Criteria B requires that the proposal does not lead to an intensification of activity at the site. As the proposal is for a relatively modest net increase of 237m² floorspace, in the context of the site as a whole, it is considered that the proposal is unlikely to result in unacceptable intensification of activity at the site.

Criteria C covers visual impact. The additional floorspace will be on an existing car parking area, and the building is attached to, and grouped with, the other existing buildings and is not on an open, countryside edge of the site. It is therefore considered that the impact on the character and appearance of the countryside will not be significantly greater than the existing.

Criteria D covers impact on neighbouring properties and is addressed under 'B' below. Under criteria E there is no objections from the Highway Officer. There would also be no adverse impact on higher quality agricultural land (criteria F) nor on wildlife etc. (criteria G). It is therefore considered that the proposal complies with Policy WRE6 and would have an acceptable effect on the character and appearance of the area.

B. Effect on nearby residential properties
Whilst the proposed building would be 5.3m closer to the rear boundaries of the existing residential properties which front onto Swallowfield Road, the additional floorspace is on the site of existing car parking and there would be no entrance to the building along this elevation. A condition requiring the windows in the east elevation to be non-opening, no openings in the roof, and details of ventilation to be agreed should significantly reduce disturbance from 'piped music'. Car parking is also proposed behind Redwood, but there is a line of leylandii and a fence along the rear boundary with 'Redwood' and behind 'Byways'. It is therefore considered that the proposal would have acceptable effect compared with existing development.

C. Concerns of the Parish Council and local resident
Parish Council comments: The proposed Condition No. 3 restricts types of goods sold to those associated with gardens only. The highway officer has advised that he increase in retail floor area compared with the site, as a whole, would result in a negligible

increase in traffic movements to and from the site. Therefore, he did not feel that the traffic generated by the proposal would have an adverse effect on the surrounding highway network. Furthermore, the level of traffic will be effectively controlled by a condition that restricts the sale of retail goods to nursery products and equipment related to garden use only.
Local Resident's comments: The reference to disturbance by piped music has been addressed above and by proposed conditions Nos.6-9.

5. **Conclusion** - It is considered that the proposal would have an acceptable effect on the character and appearance of the area and would comply with policies, providing goods sold are restricted to those for garden use only. The effect on neighbouring properties is also considered acceptable, subject to conditions.

6. **Recommendation** - GRANT planning permission subject to the following conditions:

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

2. All the materials to be used in the elevations of the proposed development shall be as stated on the application form and approved drawings.

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.

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.

5. No external lighting shall be installed unless details of its position, height, design and intensity have been submitted to and approved in writing by the Local Planning Authority.

6. The windows in the east side elevation of the building hereby approved shall be of the fixed and unopenable type and shall not be replaced by windows that are openable.

7. No openings shall be constructed in the roof of the building hereby approved.

8. Details of proposed ventilation of the building hereby approved shall be submitted to and approved by the Local Planning Authority before development commences. The means of ventilation shall then be installed in accordance with the approved details.

9. There shall be no noise, vibration or amplified sound, speech or music audible outside the premises.

REASONS:

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

2. To ensure a satisfactory external appearance.

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

4. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

5, 6, 7, 8 & 9.
In the interests of residential amenity.

Angela Odell

Arborfield & Newland Parish Council

15 Melrose Gardens
Arborfield Cross
Berkshire
RG2 9PY
Tel 01189 760680
Fax 01189 760680

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AFP |
CS |
24 MAR 2000
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22 March 2000

Ms Angela Odell
Wokingham District Council
Shute End
Wokingham
Berkshire

Dear Ms Odell

Reference: F/2000/0701 Henry Street Garden Centre

Although the Parish Council have no objection to this planning application in principle we do have some reservations.

We are concerned that a glasshouse is being demolished and replaced with a permanent building selling retail goods. We have no problem with the current owners and welcome their expansion but we are concerned for the future and would request that permission be for the sale of goods associated with a garden centre.

Highway Issues. The children's play area and Recreation Park is adjacent to the Swallowfield road, which is a fast and sometimes dangerous road. The footpaths are inadequate from Henry Street to the village centre and any increased traffic movements especially HGV'S could cause an accident.

If the Council were mindful to grant permission we would request that the 30mph speed limit be extended and that 40mph replaces the 60mph speed limit to Greensward Lane in the interests of pedestrian safety

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

Arborfield & Newland Parish Council

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24 MAR 2000	
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15 Melrose Gardens
Arborfield Cross
Berkshire
RG2 9PY
Tel 01189 760680
Fax 01189 760680

22 March 2000

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Shute End
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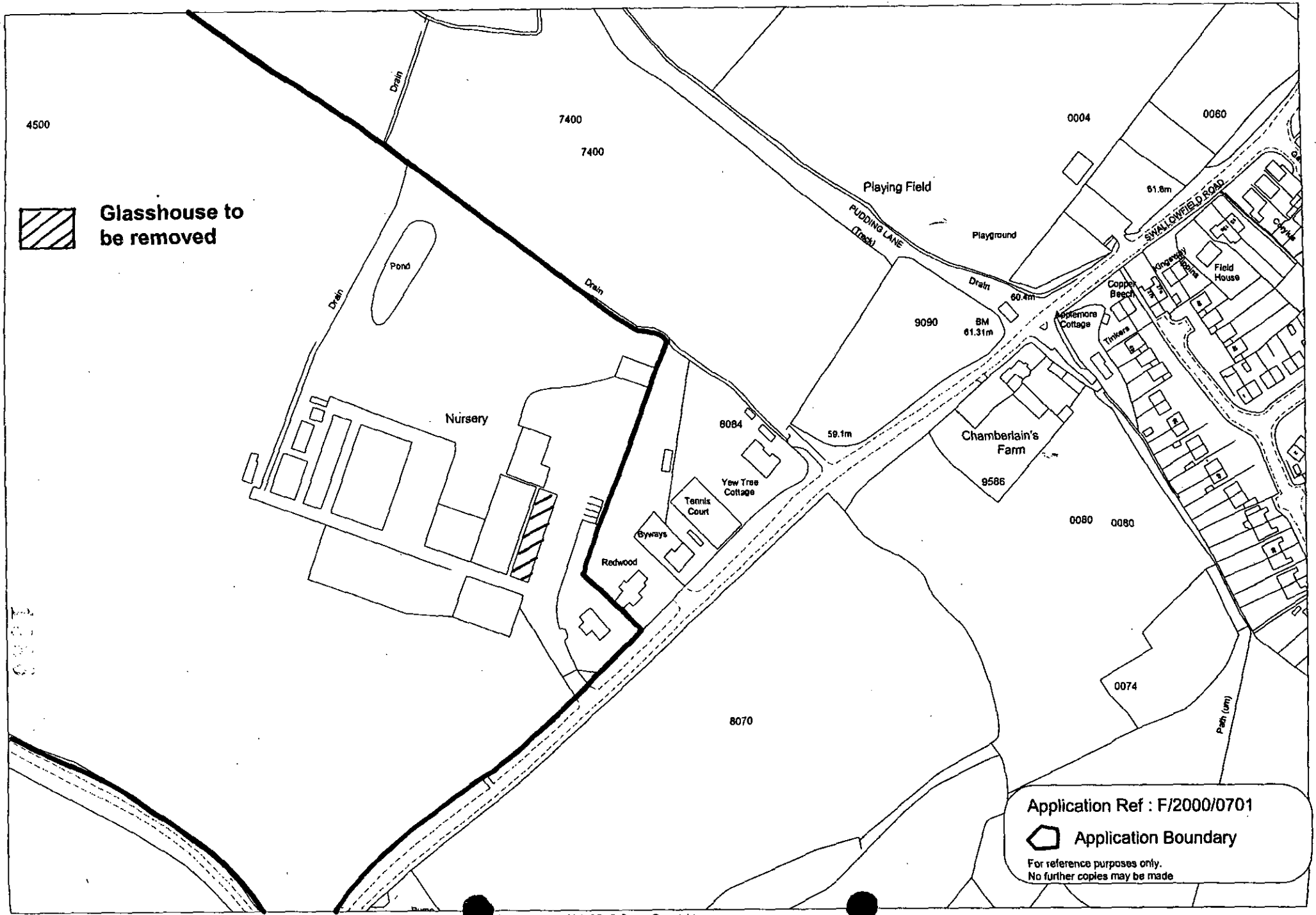
Yours sincerely

Miss Zoe Cowan
Clerk to the Council



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Development Control Section, Environmental Services, Wokingham District Council.

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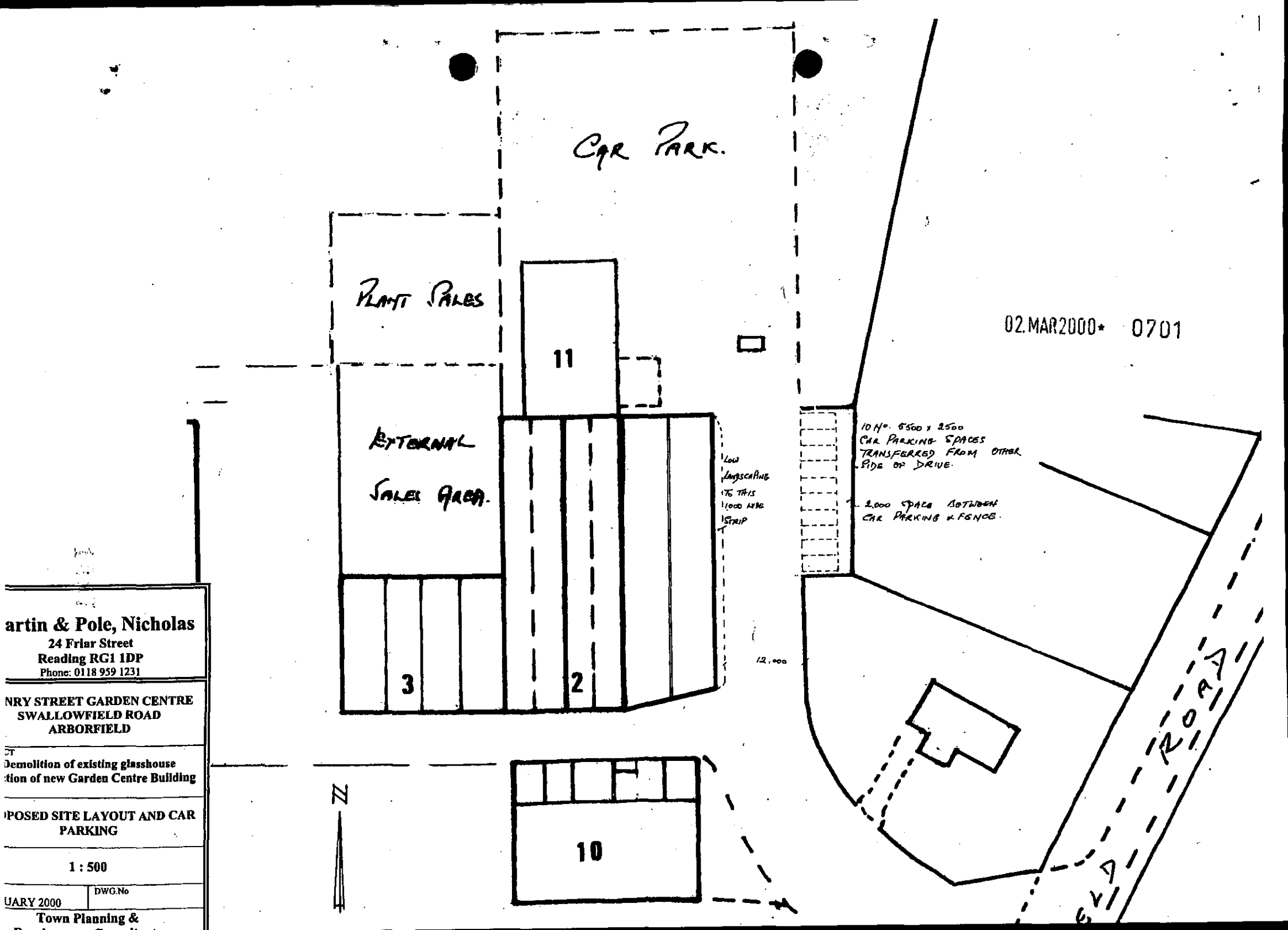


artin & Pole, Nicholas
24 Friar Street
Reading RG1 1DP
Phone: 0118 959 1231

NRY STREET GARDEN CENTRE
SWALLOWFIELD ROAD
ARBORFIELD

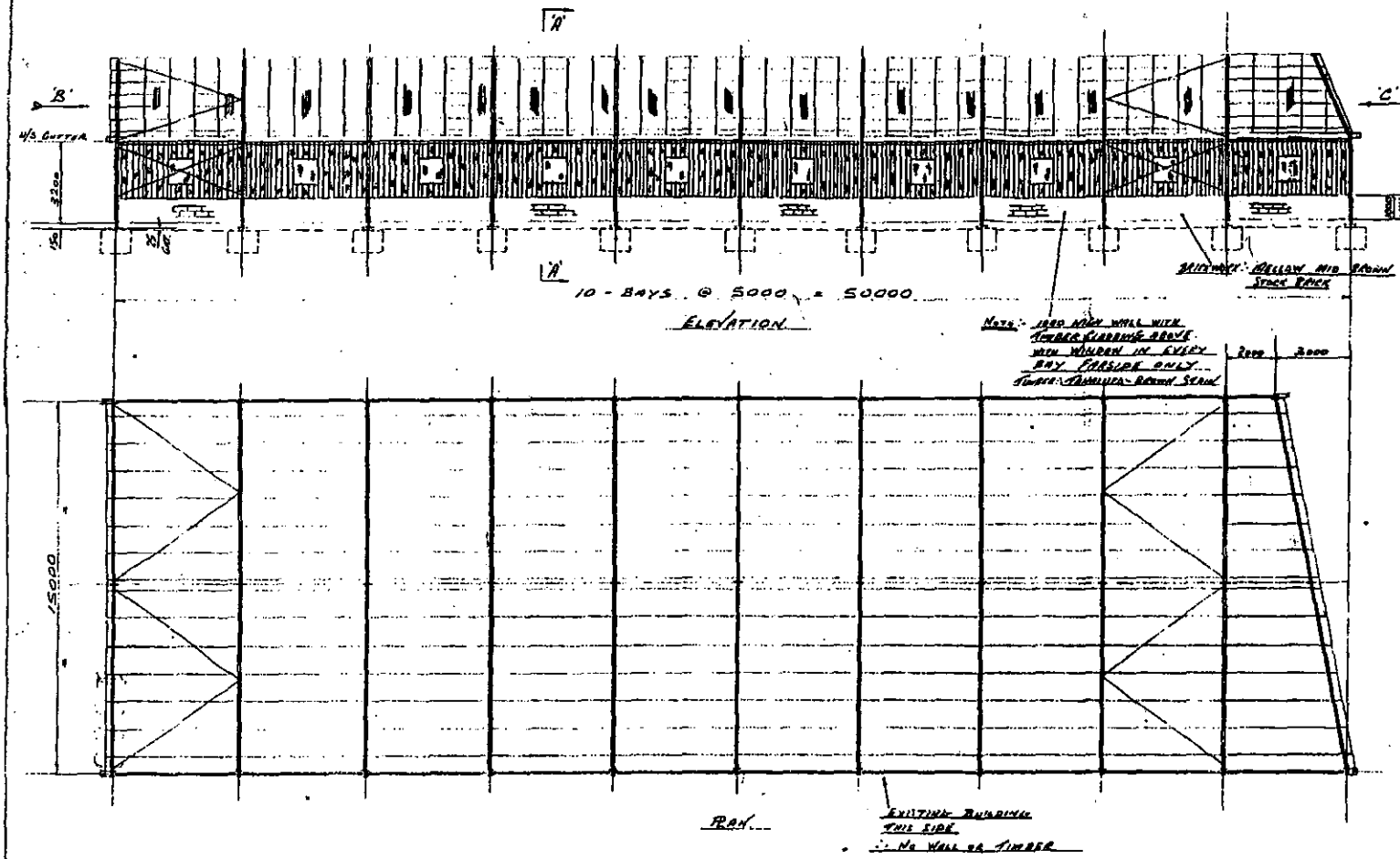
CT
Demolition of existing glasshouse
tion of new Garden Centre Building

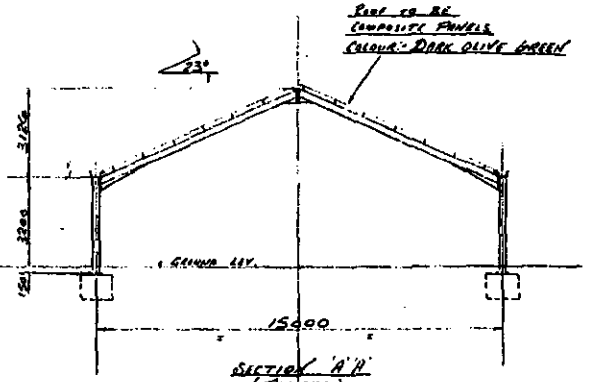
POSED SITE LAYOUT AND CAR PARKING

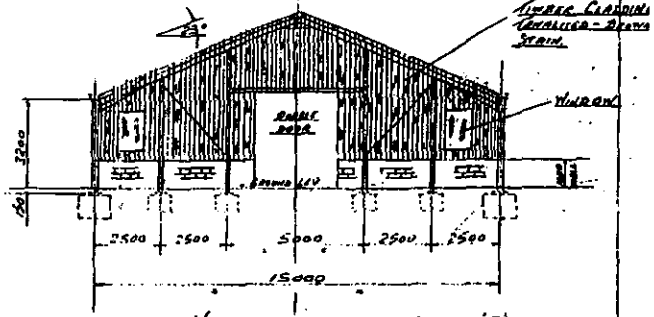
1 : 500

UARY 2000 | DWG.No

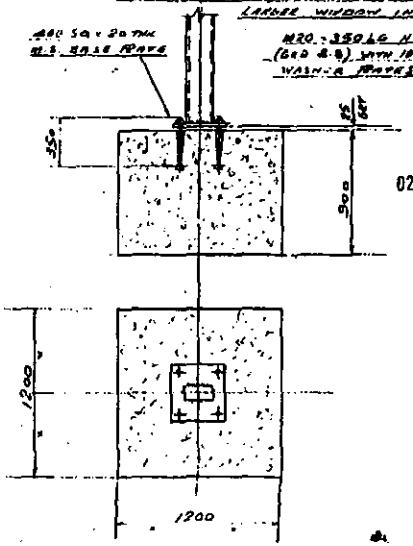
Town Planning &







VIEW ON GABLE END ARROW 'B'
VIEW ON GABLE END ARROW 'C' SIMILAR WITHOUT DOOR BUT WITH 3 - WINDOWS. LARGER WINDOW IN MIDDLE



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02MAR2000 0701

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OBJ Letter

Redwood
Swallowfield Road
Arborfield
Reading
RG2 9JY

03/04/00

Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berks
RG40 1WR

Attention: Angela Odell

Dear Ms Odell,

Re: **Application Number F/2000/0701**
Henry Street Garden Centre

Further to our conversation with regard to the above planning application.

I understand the application relates to removing one greenhouse and replacing it with a brick/wood/metal building of approximately 5 metres bigger than the existing greenhouse.

In the past I along with my neighbours have to listen to what can only be described as piped music. Whilst I have no objection to the erection of this building, I request that the council limits the use of the music within this dwelling to weekdays only.

Yours sincerely,

P. G. Willoughby.

HIGHWAYS CONSULTATION SHEET

From: Angela Odell

Date: 06 March 2000

Application Number: F/2000/0701

Proposal: Proposed demolition of glasshouse with A1 retail use and erection of single storey building with A1 retail use

Site Address:
Henry Street Garden Centre, Swallowfield Road, Arborfield, Reading.

Applicant:
Henry Street Garden Centre C/O Martin & Pole, Nicholas (Ref CWR).

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).

SC 24 - PARKING, LOADING AND OFFLOADING (BR06)

Signed: N.S. Trotter **Print name:** N TROTTER

28-3-00

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Wokingham District Council

Memorandum

To: Angela Odell

From: Neil Trotter x6330

My Ref: NST/P1

Your Ref: F/2000/0701

Date: 06/04/00

Henry Street Garden Centre, Arborfield.

Further to the letter received from the Parish Council.

The increase in retail floor area compared with the site, as a whole, would result in a negligible increase in traffic movements to and from the site. Therefore, the Highway Authority did not feel that the traffic generated by the proposal would have an adverse effect on the surrounding highway network.

Furthermore, the level of traffic will be effectively controlled by a condition that restricts the sale of retail goods to nursery products and equipment related to garden use only.

NT

Neil Trotter

Wokingham District Council

Memorandum

To:	Angela Odell	**My Ref:**	NST/P1
From:	Neil Trotter x6330	**Your Ref:**	F/2000/0701
Date:	06/04/00		

Henry Street Garden Centre, Arborfield.

Further to the letter received from the Parish Council.

The increase in retail floor area compared with the site, as a whole, would result in a negligible increase in traffic movements to and from the site. Therefore, the Highway Authority did not feel that the traffic generated by the proposal would have an adverse effect on the surrounding highway network.

Furthermore, the level of traffic will be effectively controlled by a condition that restricts the sale of retail goods to nursery products and equipment related to garden use only.

N.S. Trotter

Neil Trotter

Angela Odell

TO: DEVELOPMENT CONTROL FROM: Environmental Design

DATE: 21st March 2000

Location: Henry Street Garden Centre, Swallowfield Road, Arborfield.

Proposal: *Proposed demolition of glasshouse with A1 retail use and erection* of single storey building with A1 retail use.

Application Number: F/2000/0701

In response to your consultation dated 6th March 2000 for the above application, the landscape comment is as follows:

The application is acceptable.

Patricia Green

Patricia Green
Landscape Consultant

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Angela Odell
Planning Department

Cc Lynette Baker

Date: 11/04/00

HENRY STREET GARDEN CENTRE, F/2000/0701

The proposed conditions should adequately control the possibility of noise disturbance from music to neighbouring properties. The new structure should also provide better sound insulation than the previous one.

J Mullaney

John Mullaney
Environmental Health Officer

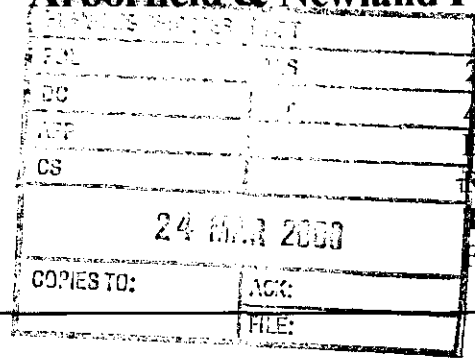
Lynette,

I shouldn't think this will be a problem and Angelas conditions should cover it

JM

Arborfield & Newland Parish Council

25 Melrose Gardens
Arborfield Cross
Berkshire
RG2 9PY
Tel 01189 760680
Fax 01189 760680



22 March 2000

Ms Angela Odell
Wokingham District Council
Shute End
Wokingham
Berkshire

Dear Ms Odell

Reference: F/2000/0701 Henry Street Garden Centre

Although the Parish Council have no objection to this planning application in principle we do have some reservations.

We are concerned that a glasshouse is being demolished and replaced with a permanent building selling retail goods. We have no problem with the current owners and welcome their expansion but we are concerned for the future and would request that permission be for the sale of goods associated with a garden centre.

Highway Issues. The children's play area and Recreation Park is adjacent to the Swallowfield road, which is a fast and sometimes dangerous road. The footpaths are inadequate from Henry Street to the village centre and any increased traffic movements especially HGV'S could cause an accident.

If the Council were mindful to grant permission we would request that the 30mph speed limit be extended and that 40mph replaces the 60mph speed limit to Greensward Lane in the interests of pedestrian safety

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: F/2000/0701

Proposal:
Proposed demolition of glasshouse with A1 retail use and erection of single storey building with A1 retail use

Location:
, Henry Street Garden Centre, Swallowfield Road, Arborfield, Reading

This application is being advertised in the Reading Chronicle newspaper on the 31/03/2000 for the following reason(s);

PROPOSAL IS A MAJOR DEVELOPMENT

The application can be inspected at Wokingham District Council's offices during the following times:

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **21/04/2000** from the date of this notice. Written comments submitted will become available for public inspection.

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

Date: 31/03/2000

Displayed by A. Odell 27.3.00

AO

1792

I have today displayed the site notice(s) in a prominent position on the land/ ~~buildings~~ to which the application number F/2000/0701 relates.

Address of site Henry Street Garden Centre Swallowfield Rd Arbourfield.

Signed Martin J Tite.

Date 8 - 3 - 00

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man



Business reply service
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PLANNING SERVICES	IPT
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Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

WOKINGHAM D.C. DEVELOPMENT CONTROL

(A) PRE-APP ATTACHED (A1)

VALID

Start date: ~~21 FEB 2000~~ 02 MAR 2000	Map No. 88 Site 0:09
Officer: AO | Application No. F|2000|0701	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☑ Sub Committee ☑ Delegated ☐ Sec. State

☑ Incorrect Fee ☑ Invalid ☐ PD

4

Description:

(F) PROPOSED DEMOLITION OF GLASSHOUSE WITH A1 RETAIL USE AND ERECTION OF SINGLE STOREY BUILDING WITH A1 RETAIL USE

Location: H S GARDEN CENTRE SWALLOWFIELD ROAD

Parish: ARBORFIELD Ward: ~~Arborfield~~

Applicant: HENRY STREET GARDEN CENTRE

Fee Received 760-00 ✓ Required 1900-00 ✓ Additional 1140-00 ✓ requested 1/3 received 2/3 Refund .....

(7)

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	outline site in red	phoned 1/3	calling in to amend.
2	1:500 block plan showing existing & proposed dev. + adj. Properties	~~Show proposed dev on plan~~		02 MAR
3	Forms unsigned	Q24 - Total area of new building is approx 720 sq m	1/3	
4	Correct S 66 certificate	internal 722.5 ? layout ?		
5	Elevation plans	Other side elevation ? other end.	Joined to existing ?	
6	Floor plans		02 MAR	
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 XX .....

Date Site Notice Sent : ..... 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 (686)

NEIGHBOURS:

S/N + Redwood, Swallowfield Road

By ways, " "

~~+ houses marked~~ ~~(x)~~ ~~on map (address not showing up on computer)~~

PLANNING STATEMENT

HENRY STREET GARDEN CENTRE
SWALLOWFIELD ROAD
ARBORFIELD CROSS
RG2 9JY

02.MAR2000* 0701

BACKGROUND

The applicants purchased the property in 1985 and since that time it has been run as a successful Nurseries and Garden Centre, the business having expanded and greatly improved during that time.

About two years ago consent was given for the construction of a coffee shop and other facilities on the northern end of the existing glass houses. This too has been very successful allowing some further local employment.

PLANNING PROPOSAL

The applicants wish to carry out further improvements in the running of the business by demolishing the eastern most glass house as its fronts the main access drive and erecting a building that will be structurally more substantial and at the same time will be more suited to retail garden centre use.

The present building is old and condition is poor and by modern standards is generally not economical to convert or refurbish. It is also totally glazed and as such certain goods cannot be displayed because they tend to deteriorate especially in the period between March and September when strong sunlight is present. The heat generated in the glass house and the ultra-violet light are the main problems.

The new unit is larger than the existing glass house by some 237.50 m^2. Overall it is about the same length but wider in order to accommodate an improved sales area. The present layout is long but very narrow, therefore restricting both display arrangements and circulation areas for customers.

The design of the proposed building as depicted on the plans will have a rustic appearance with the timber cladding and will have a roof of a colour to match the horticultural building adjacent at its southern end for which consent was given about 12 years ago.

Thus it is considered that the building will harmonise well with the surroundings. Along the front it is proposed to carry out low level landscaping with plants and shrubs which will be professionally chosen, provided and planted by the company to provide a pleasant feature on entering the centre.

The applicants will be pleased to discuss further colour finishes for the cladding and the choice of brickwork to the lower part of the main elevation as required.

CAR PARKING

Within the main car park to the north of the complex there is already parking for about 100 cars. However along the front of the existing glass house there are 10 spaces mainly used by trading representatives and callers in relation to the Nursery side of the business.

Because the new building will be wider and project further into the drive the 10 spaces have been transferred to the other side of the drive on a disused area which will also be improved and landscaped. No parking spaces will be lost. At the same time cars will be kept away from the neighbouring close boarded fencing to the east by a path and marked space which will be 2m wide.

Notwithstanding the wider new building the main access from the road to the customers' car park will still be a minimum 12m wide providing ample space for cars to pass. Delivery lorries do not need to go through this area except to the coffee shop. All other major deliveries for the business are to the Horticultural building to the south.

PLANNING POLICIES

Your letter dated 21st December 1999 (Your ref: AO/Arb.pre-app) raises certain points in relation to the policy WRE6 which has seven criteria. Comment is made below in respect to each of these points.

A) Impact on the viability of nearby Village shops.

The local shops for this area are situated in the Eversley Road about ½ mile from the Garden Centre. The shops comprise a local newsagent, grocery store and one or two other small units none of whom sell goods of a horticultural nature. There has never been any dissention in the neighbourhood in relation to the activities of the Garden Centre and bearing in mind that the same goods will continue to be sold in the new building as existing it is considered that there will be no impact on viability whatsoever.

B. Intensification of activity at the site.

As detailed earlier the reason behind this proposal is to improve the ability to display and sell the existing stock. It is necessary to avoid the goods deteriorating whilst on display. Its slightly larger area will improve display, layout and administration and it is not considered therefore that activity would increase as a direct result of this improvement.

C. Visual impact on the character of the countryside.

The new building will be no higher than the existing. Care has been taken to provide a construction that will harmonise well with the area, it will not involve any road improvement works or other associated matters.

D. Detriment to adjoining land uses and occupiers.

The new building is centrally situated within the site. The bungalow at the entrance to the Garden Centre is within the ownership of the Garden Centre itself. Other properties such as Redwood and Byways that front the Swallowfield Road are well screened by high existing close boarded fencing and taller conifer trees.

E. Impact under Policy WT4.

This development will not lead to any adverse environmental impact as far as traffic is concerned or indeed other transport policies.

F. Adverse impact on high quality agricultural land.

No such land is being taken for this development.

G. Adverse impact on the Wild Life value of the site etc.

The changes as a result of this development are minor. It is already within a complex of buildings most of which have been there for many years particularly the glass houses therefore no such adverse impact is envisaged.

From the foregoing it will be seen therefore that careful thought has been given to the design of the building and it is considered that there will be no detriment in any respect.

LIST OF PLANS AND DOCUMENTS TO ACCOMPANY THE APPLICATION

HENRY STREET GARDEN CENTRE

SWALLOWFIELD ROAD

ARBORFIELD CROSS

READING RG2 9JY

REASON FOR THE APPLICATION – DEMOLITION OF GLASSHOUSE AND CONSTRUCTION OF NEW SINGLE STOREY BUILDING.

1. SECTION 66 CERTIFICATE
2. PLANNING APPLICATION FEE FOR £760
3. STATEMENT TO ACCOMPANY APPLICATION
4. SITE PLAN SCALE 1 : 2500
5. EXISTING LAYOUT PLAN 1:500
6. PROPOSED LAYOUT PLAN 1:500
7. BUILDING PLANS 1:100 AND 1:20

02.MAR2000* 0701

Martin & Pole Nicholas

inc. Watts & Son Est. 1846

Your Ref:
Our Ref: CWR/SCB

Partners
I Millar Campbell FRICS
C W Reynolds FRICS
D D Chopping FRICS
D C Auger ARICS, FSVA

S M Leedale
MSc Dip, TP, B.Ed (Hons), MRTPI
R N Price BSc, FRICS

Associates
R C Griffiths ARICS
(Management Surveyor)

G J R Lewis
(Chattels Auctioneer)

Consultants
P A H Lawrence FRICS, FSVA
W J Dulborough FRICS, IRRV
P C Neale FRICS
L J Ruse FSVA

02 March 2000

Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR

Attn: Mrs Hurst

Dear Sirs,

HENRY STREET GARDEN CENTRE, SWALLOWFIELD ROAD, ARBORFIELD CROSS

We refer to our discussion on the telephone yesterday, and we now enclose the following:-

Our Client's cheque in the sum of £1,140 being the additional planning fee requested, bringing the total planning fee to £1,900 based on a new floor area of 722.5 sq.m.

Five revised site plans with the whole of the applicant's property edged red, and the site within the curtilage shaded red.

Five copies of floor plans of both the existing and the proposed building.

Finally, an enquiry was made as to how the new building will be attached to the remaining existing glasshouse on its western side. These are modular buildings, and thus their structures are entirely separate. However they are connected simply by a valley gutter between the buildings, which is pre-formed and designed to be compatible with both buildings. It will be constructed by the manufacturers of the new building. There is otherwise no structural connection between the existing and proposed building.

Yours faithfully

02.MAR2000* 0701

Chartered Surveyors

24 Friar Street, Reading, Berkshire RG1 1DP Tel: (0118) 959 1231
Fax: Reading (0118) 958 5061 e.mail: r@martinpole.co.uk

Wokingham Office
(0118) 978 0777
Fax: (0118) 977 1991

Crowthorne Office
(01344) 780111
Fax: (01344) 780191

The Auction House
(0118) 979 0460
Fax: (0118) 977 6166

1789/a

SECTION 66 CERTIFICATE

Application No. 02.MAR2000* 0701

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

02.MAR2000* 0701

(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) .....

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
NOT APPLICABLE.		

Signed . . Martin & [illegible] . . . . . .

On behalf of . . . HENRY STREET GARDEN CENTRE.

Date . . . . 18TH FEBRUARY 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

02 MAR 2000 * 0701

1.	**APPLICANT'S NAME**	HENRY STREET GARDEN CENTRE
	ADDRESS	SWALLOWFIELD ROAD
		ARBORFIELD CROSS
	POST CODE	RG2 9JY **PHONE** 0118 976 1223
2. If the applicant has an agent, all correspondence will be sent to the agent	**AGENT'S NAME**	MARTIN & POLE, NICHOLAS (Ref CWR)
	ADDRESS	24 FRIAR STREET
		READING Chris Reynolds
	POST CODE	RG1 1DP **PHONE** 0118 959 1231
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**	HENRY STREET GARDEN CENTRE
		SWALLOWFIELD ROAD, ARBORFIELD CROSS RG2 9JY
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Demolition of old glasshouse with A1 Retail Use and construction of new single storey building retaining A1 Retail Use.
5. Give the area in hectares or part of a hectare	**AREA OF SITE**	0.072 Ha
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**	Site Plan scale 1/2500; Existing Layout Plan 1/500; Proposed Layout Plan 1/500; Detailed Building Plan 1/100 & 1/20.

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.

Established Garden Centre

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

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

14. STATE EXTERNAL MATERIALS TO BE USED.

Roof: Composite panels of profile sheet steel - colour - dark olive green. Walls: Facing brick to 1 metre with vertical timber cladding above with window in every bay. See detailed construction plan.

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

n/a

16. HOW WILL SURFACE WATER BE DISPOSED OF?

To existing soakaways

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO n/a

If no, please give details

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

Existing vehicular & pedestrian access to be retained - there will be no alterations to the existing arrangements.

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

Yes

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£760

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 Martin & Pole, Nicholas ON BEHALF OF Henry Street Garden Centre DATE 9th February 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		485	~~237.50~~ 722.5	
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL		485	~~237.50~~ 722.5	

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	100	1
Proposed	–	–

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.

The retailing of normal goods related to the activities of a Garden Centre such as plants and all horticultural accessories. Associated goods as are currently sold within the existing building inc. seasonal goods at Christmas.

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

Henry Street Garden Centre - as above

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
20	--	--	20

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.'

① R & J. Henry Street Garden Centre

ADDRESS Arborfield Nurseries. PARISH Arbor. E

PLOT No. Swallowfield Road ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1691/72	Arb° Nurseries Ltd	4x 300'x150'	26.10.72	-- App
07139	Kinplay Pearce Ltd.	4 Greenhouses, 2 Bungalows, Access Road	24.11.77	N/A C/A
BR 11847	Mr. G. Crocker	Access Road & 2 Bungs	14.9.79	App N/A
11664	"	"	27.9.79	N/A Ref.
13856	Mr K Dance	Conv. glasshouse; change of use	28.8.80	n/a C/A
13857	"	Caravan for hort. worker	"	n/a T.P. 3
13858	"	Caravan site licence	"	n/a T.P. 3
16182	Mr R. Looby	2 Bungs for Garden Centre	27.8.81	N/A Ref
16377	"	Site Lic. for Caravan	22.10.81	N/A 31.8.8 TP
16378	"	Renewal 13857	22.10.81	N/A 31.8.8 TP
18073	"	Bungalow & Garage	23.9.82	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS A003 - 8.10.93 A019

DRAINAGE

② R & J Garden Centre Henry Street

ADDRESS Swallowfield Road PARISH Arborfield E

PLOT No. X Arborfield Nurseries ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
18314	Mr. R. Looby	Renewal 16377	21.10.82	N/A 31.8.8 TP
18313	"	" 16378	21.10.82	N/A 31.8.8 TP
BR 19638	"	Bungalow & Garage	9.12.82	App N/A
21697	R & J. Garden Centre	Dir. Signs at Arb. Cross	28.6.84	N/A C/A
22371	"	Int. Access Road, Display	18.10.84	N/A C/A
		& Sales of Produce on site		
		of Greenhouse		
22567	Mr. B. Medhurst	Bldg. for Repair &	15.11.84	N/A 30.11
		Servicing Garden Machinery		
26302	"	Repair/Servicing "	29.9.86	31.9.8
28601	Henry Street Nurseries	Building for Despatch	1.10.87	C/A
		of Roses, Storage, Staff		
		Room & Toilets		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE 31941	"	Renewal 26302	24.11.88	30.11.9
091074 BRA 4269	"	Toilets	27.1.88	App

02.MAR2000* 0701

(3) ADDRESS HENRY STREET GARDEN CENTRE PARISH ARBORFIELD

PLOT No. SWALLOWFIELD ROAD ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
37289	M.S. GOOLD	SMALL SCALE BLOCK	16.3.91	C/A
41746				
44615	HENRY STREET PARTNERSHIP	EXTENSION TO	10/8/95	C/A
95/60704/F		GLASSHOUSE		
FP95/3932	"	MEZZ. FLOOR	17-11-95	C/APP
FP95/3971	"	EXT. TO GLASSHOUSE	30.11.95	C/APP
96/63620/F	MR. M. GOOLD	S/SS. GRANNY ANNEXE	23.5.96	C/A
FP96/5570	"	"	3-9-96	C/APP
98/68453/F	Henry Street Garden Centre	Erect 3 Polytunnels	23.11.98	C/

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Mr. Isherwood - Directional signs - 3/3/99

DRAINAGE

091074