



**WOKINGHAM**  
**BOROUGH COUNCIL**

## TOWN AND COUNTRY PLANNING ACTS

**TOWN AND COUNTRY  
PLANNING (ENGLAND) 1990**

Ms Alyson Jones  
Boyer  
Crowthorne House  
Nine Mile Ride  
Wokingham  
RG40 3GZ

### NOTIFICATION OF APPROVAL OF PLANNING PERMISSION

**Application Number:** 211085

**Parish:** Wargrave

**Location:** Hare Hatch Sheeplands Nursery, London Road, Twyford RG10 9RS

**Proposal:** Application to vary condition 1 of planning consent 192018 for the Full application for the Change of Use of three existing nursery glasshouses into events area relating to the existing nursery. Condition 1 refers to temporary permission and the variation is to extend temporary permission for two years

#### Conditions and Reasons

Conditions 1 and 3 of planning permission 192018 are varied as follows:

##### 1. Temporary permission

The events use hereby permitted shall be discontinued, all events associated with this permission shall cease and equipment associated with the events removed from the site on or before 14 March 2023.

*Reason: In granting this permission, the local planning authority has had regard to the very special circumstances of the case, being its location within a horticultural nursery and within the Green Belt and in the interest of the amenity of the area.*

*Relevant policy: National Planning Policy Framework Section 13, Core Strategy policies CP1, CP3 and CP12 and Managing Development Delivery Local Plan Policy TB01.*

##### 3. Limitations of use

The events use, hereby approved, is limited by the following:

- a) A maximum of 24 (consecutive or non-consecutive) days in any 12- month period
- b) Events shall take place only between the hours of 8:30am and 5:30pm on any Monday to Saturday and between the hours of 10:30am and 4:30pm on Sundays
- c) Except where events are proposed over two or more consecutive days, preparation is not to commence earlier than 90 minutes before opening, and all items are to be removed no later than 90 minutes after closing
- d) It shall be carried out only in the red hatched area outlined in the approved site plan SK-005 Rev A
- e) No goods for sale shall be displayed and no retail sales shall take place anywhere on the site other than from within the approved retail areas (i.e. the farm shop and the retail nursery as specified in planning permissions F/2007/0225, F/2008/2295, 172161, 173316, 211086 with the types of goods restricted by respective conditions in those permissions
- f) The types of events are limited to the following:
  - a. Flower Shows including: Haworthias and Gasterias National Collection; Cacti Thames Valley Orchid Show; Ottershaw Cacti; Reading Fuchsia Society Show
  - b. Children’s Activities including: Supervised planting and gardening activities for children as part of National Children’s Gardening Week; Welly Planting; Children’s Entertainments (story telling etc), Wild animal visits
  - c. Community Events including: RG10 Front Garden Competition event; Twyford in Bloom event; Twyford Treasure Trail; Twyford Fun Run event; Henley Arts Trail event and art installation; Pumpkin event; Community Tea Party; Food and Drink Fair/Tastings; other seasonal events
  - d. Community Tea Party; Food and Drink Fair/Tastings; other seasonal events and charitable fundraisers.
- g) The use is for events only and this permission does not permit the display or sales of goods within the events floor area shown on plan SK-005, Rev A, dated 15 August 2019.

*Reason: In granting this permission, the local planning authority has had regard to the very special circumstances of the case, being its location within a horticultural nursery and within the Green Belt and in the interest of the amenity of the area.*

*Relevant policy: National Planning Policy Framework Section 13, Core Strategy policies CP1, CP3 and CP12 and Managing Development Delivery Local Plan Policy TB01.*

All other conditions of planning permission 192018 apply to this planning permission, viz:

### **3. Approved details**

This permission is in respect of the site plan numbered SK-005, Rev A, dated 15 August 2019. The events use shall be carried out in accordance with the approved plans unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

*Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.*

#### 4. No change of use

The part of the building hereby permitted shall be used only for community events specified in Condition 3 and for no other purpose, including any other purpose in Classes A1 or D1 of the Schedule to the Town and Country Planning [Use Classes] Order 1987 (as amended by the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order [with or without modification].

*Reason: In granting this permission, the local planning authority has had regard to the very special circumstances of the case, being its location within a horticultural nursery and within the Green Belt and in the interest of the amenity of the area.*

*Relevant policy: National Planning Policy Framework Section 13, Core Strategy policies CP1, CP3 and CP12 and Managing Development Delivery Local Plan Policy TB01.*

#### Informatives

##### 1. Advertisement consent

This permission does not convey or imply any approval or consent that may be required for the display of advertisements on the site for which a separate Advertisement Consent application may be required. You should be aware that the display of advertisements without the necessary consent is a criminal offence liable to criminal prosecution proceedings through the courts.

##### 2. Discussion

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of reaching a mutually agreed outcome.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

Signed



Mark Cupit  
Assistant Director – Delivery & Infrastructure  
Date: 12 August 2021 (issued 15 October 2021)

**PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW**



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**Other statutory legislation:** This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.

#### **The Town & Country Planning (Development Management Procedure)**

**Order:** This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.

**Officer Report:** An officer report explaining the decision will be available to view online.

**Purchase notices:** If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council which will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.

**Appeals to the Secretary of State:** If your application has been **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990). This must be within **6 months from the decision date above** in the case of all other appeals made under s78(1) or s20 of the above Acts relating to a decision on a planning application.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service: <https://www.gov.uk/government/organisations/planninginspectorate> which contains information and guides on the appeal process. Alternatively you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or online at <https://acp.planninginspectorate.gov.uk/>. Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

**Fire Regulations:** In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show the following:

- i) That there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and,
- ii) That the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.

**Building Regulations:** Building regulations approval may be required for the proposed development; please see the <http://www.wokingham.gov.uk/building-control/>.