SOUTHPOINT LONDON
YSTEMS LTD

APPLICATION NO:
**A/2000/3087**

LOCATION:
**Land At Junction New Mill Road & Reading Road, Finchampstead Wokingham.**

APPLICANT:
**Mr C Keen C/O Campsie And Co**

PROPOSAL:
**Proposed erection of non illuminated V board sign.**

EARLIEST DATE FOR DECISION: **29/01/2001**

**APPLICATION WILL HAVE EXPIRED ON:**
**14/02/2001**

CASE OFFICER: **Elaine Connor**

(MD)

# WOKINGHAM DISTRICT COUNCIL

**TOWN AND COUNTRY PLANNING ACTS**
**Notification of Refusal of Permission**

**Mr C Keen**
**C/O Campsie And Co**
**80 Broadway**
**Bracknell**
**Berkshire**
**RG12 1AZ**

**Application Number: A/2000/3087**

**Parish:** **FINCHAMPSTEAD**

**Location:** **Land At Junction New Mill Road & Reading Road, Finchampstead, Wokingham.**

**Proposal:** **Proposed erection of non illuminated V board sign.**

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

Reason
1. The proposed advertisement display, by reason of its impact on the character and appearance on the countryside, would be detrimental to the amenity of the area and ,as such, it would be contrary to policy SBE10 of the South East Area Local Plan and policy WBE16 of the Wokingham District Local Plan Deposit Draft (as amended).

Reason
2. The proposed advertisement display, by reason of its size and location, would be detrimental to the safety of users of the public highway.

John Mitchell

John Mitchell
Development Control Manager
Date: 01/02/2001

Notice checked by: _____

**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.**

| Applicationo | Name & Address |
| --- | --- |
| A/2000/3087 | J Gan<br>Laundry Cottage<br>Park lane<br>Finchampstead<br>RG40 4QS |
| A/2000/3087 | T Riches<br>Chives<br>Park Lane<br>Finchampstead<br>RG40 4QS |
| A/2000/3087 | S Payne<br>2 Park Lane<br>Finchampstead<br>RG40 4QS |

App refused letter
Sent 14.02.01

MARTIN DURKAN

**WORK SHEET FOR :** ~~Elaine Connor~~

**Application Number :** A/2000/3087

**Applicant :** Mr C Keen C/O Campsie And Co.

**Location :** Land At Junction New Mill Road &, Reading Road, Finchampstead, Wokingham.

**Proposal :** Proposed erection of non illuminated V board sign.

| **Site Notice Displayed ? :** | YES | NO | DATE |
|---|---|---|---|
| | ✓ | | 25/01/01 |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** 25/01/01

**Date Registered : 20/12/2000**

**Earliest Date for Decision : 29/01/2001**

**Latest Consultation Date/Site Notice Expiry Date : 29/01/2001**

**This application <u>will have expired on</u>: <u>14/02/2001.</u> You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.**

**Consultation Responses :**

HIGHWAYS - OBJECT, THE SIGN WOULD OVERHANG HIGHWAY LAND

2 NEIGHBOUR OBJECTIONS : RURAL LOCATION, DETRIMENTAL TO ROAD SAFETY, SIGN IS REMOTE FROM BUSINESS.

**Planning Issues :**

AMENITY AND PUBLIC SAFETY

**Application Number: A/2000/3087**

**Appraisal:**

The site is a designated Rural Area in the South East Area Local Plan (SEALP) and designated Countryside in the Wokingham District Local Plan Draft Deposit (as amended) (WDLPDD). It is also on a Green Route (WDLPDD) and within the Blackwater Valley Policies Area (SEALP). The land to the south east of the A327 Reading Road and New Mill Road/Park Lane junction is a designated Area of Special Landscape Importance (both plans) and an Area of Sporadic Development (SEALP).

The proposed sign would be 1.52m high x 1.2m wide and would be erected approx.1m above ground level. Consent is sought for one year in order to advertise new business units to let in New Mill Road.

It is considered that the sign would represent a jarring and incongruous feature in this sensitive rural location and that, as such, it would be harmful to the character and appearance of the area.

Traffic is fast-moving along the A327 Reading Road and there is also a bend in the road heading north at this point. The local plan indicates proposed road improvements to the A327, New Mill Lane/ Park Lane junction just to the south of the site. However, Highways have not objected to the application on grounds of traffic safety but have they objected on the grounds that the sign would overhang the public highway.

Although the economic benefits of the new business units are recognised, there are other ways in which they can be marketed. Despite the fact that consent for the display is only sought for one year, it is considered that the additional benefits of advertising the units in this way would be marginal and that they would be outweighed by the harm which would be caused to the character and appearance of the countryside. Consequently, it is recommended that consent for the advertisement should be refused on amenity and public safety grounds.

**Recommendation:** **Approval....** **Refusal..**✓

## Application Number A/2000/3087
## Conditions/Reasons for Refusal

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| | | | SEE ATTACHED SHEET |
| | | | |
| | | | |
| | | |

**LISTING FORM**

Case officer: **Elaine Connor** Application Number: **A/2000/3087**

**Land At Junction New Mill Road &, Reading Road, Finchampstead, Wokingham.**

***Proposed erection of non illuminated V board sign.***

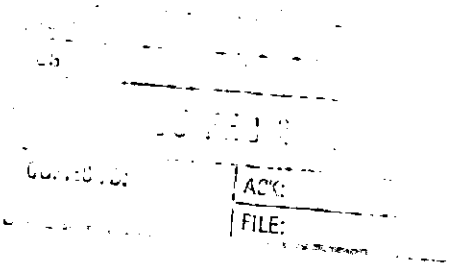
Transfer: Yes ☒ No ☐

Reason for Transfer:

Signed: _____ Date: 1.2.01

Councillor M Long

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



**Application Number A/2000/3087**
**Reasons for Refusal**

| No. | Non-Standard Reasons for Refusal |
|---|---|
| 1. | The proposed advertisement display, by reason of its impact on the character and appearance of the countryside, would be detrimental to the amenity of the area and, as such, it would be contrary to Policy SBE10 of the South East Area Local Plan and Policy WBE16 of the Wokingham District Local Plan Draft Deposit (as amended). |
| 2. | The proposed advertisement display, by reason of its size and location, would be detrimental to the safety of users of the public highway. |

**N16**

**SOUTH EAST AREA LOCAL PLAN POLICY: SBE10**
**WOKINGHAM DISTRICT LOCAL PLAN POLICY: WBE16**

1/2/01

# RECORD OF SITE VISIT

MARTIN DURKAN

**SITE ADDRESS:** Land At Junction New Mill Road & Reading Road Finchampstead Wokingham.

**APPLICATION NUMBER:** A/2000/3087

**OFFICER:** ~~Elaine Connor~~

**DATE OF SITE VISIT:** 25/01/01

**1 SITE/STATUTORY NOTICE DISPLAYED ?** YES

**2. DESCRIPTION OF SURROUNDINGS**
OPEN COUNTRYSIDE TO NORTH, WEST AND EAST. RESIDENTIAL DEVELOPMENT TO THE SOUTH OF THE NEW MILL ROAD/READING ROAD JUNCTION

**3. DESCRIPTION OF SITE/BUILDING**
SIGN TO BE ERECTED ON BOUNDARY FENCE OF FARMLAND. THE ROAD IN FRONT OF THE SITE HAS GRASS VERGES FOR PEDESTRIANS BUT NO FOOTPATHS

**4. RELATIONSHIP TO ADJOINING PROPERTIES**
WOULD BE SOME 60M FROM THE NEAREST RESIDENTIAL PROPERTIES.

**5. SITE CONSTRAINTS**

**TREES** ALONG SITE BOUNDARY

**ACCESS/PARKING** N/A

**LEVELS** N/A

**BOUNDARY TREATMENT** N/A

**OTHERS**

Tel: (0118) 974 6451

Date:

My ref: A/2000/3087

**CONFIDENTIAL**

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY


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


Dear Councillor ,

**Application Number: A/2000/3087**
**Land At Junction New Mill Road &, Reading Road, Finchampstead, Wokingham.**
**Proposed erection of non illuminated V board sign.**

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

If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451.** If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 12TH FEB. 2001

Yours faithfully

John Mitchell
Development Control Manager

---

**LISTING FORM**
Case officer: **Elaine Connor** Application Number: **A/2000/3087**
**Land At Junction New Mill Road &, Reading Road, Finchampstead, Wokingham.**
**Proposed erection of non illuminated V board sign.**

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Long

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

Tel: (0118) 974 6451

Date:

My ref: A/2000/3087

**CONFIDENTIAL**

Councillor G Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX


Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham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John Mitchell
Development Control Manager

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**LISTING FORM**
Case officer: **Elaine Connor** Application Number: **A/2000/3087**
**Land At Junction New Mill Road &, Reading Road, Finchampstead, Wokingham.**
**Proposed erection of non illuminated V board sign.**

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor G Cockroft

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

Tel: (0118) 974 6451

Date:

My ref: F/2000/2974

**CONFIDENTIAL**

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY


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


Dear Councillor

**Application Number: F/2000/2974**
**The Bungalow, Hogwood Farm, Sheerlands Road, Finchampstead, Wokingham.**
**Proposed erection of replacement dwelling and demolition of existing dwelling.**

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

If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 12TH FEB. 2001

Yours faithfully

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **Elaine Connor** Application Number: **F/2000/2974**
**The Bungalow, Hogwood Farm, Sheerlands Road, Finchampstead, Wokingham.**
**Proposed erection of replacement dwelling and demolition of existing dwelling.**

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Long

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

## HIGHWAYS CONSULTATION SHEET

**From:** Elaine Connor **Date:** 05 January 2001

**Application Number:** A/2000/3087

**Proposal:** Proposed erection of non illuminated V board sign.

**Parish:** FINCHAMPSTEAD PARISH

**Site Address:**
Land At Junction New Mill Road &, Reading Road, Finchampstead, Wokingham.

**Applicant:**
Mr C Keen C/O Campsie And Co.

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

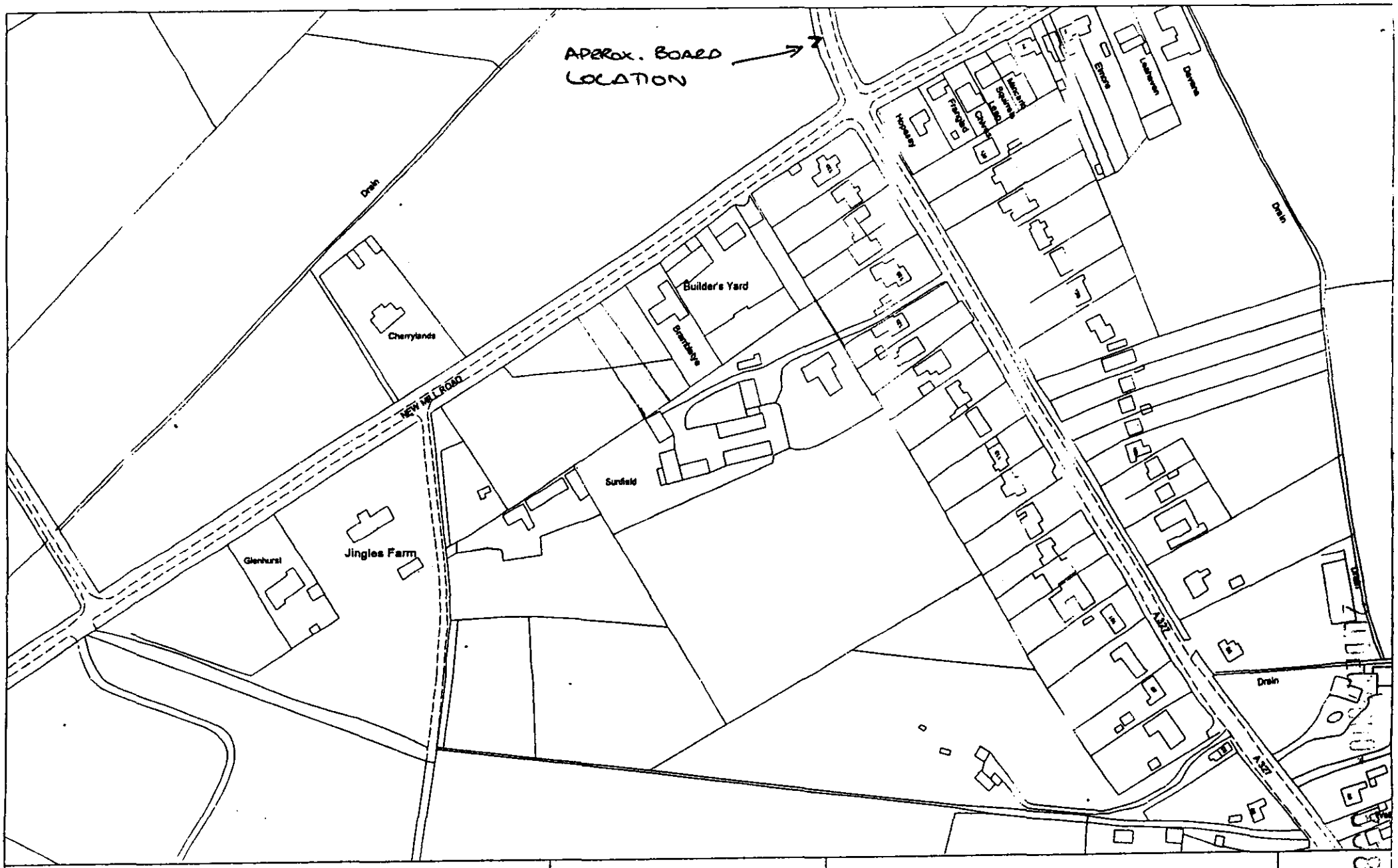
✓ below as applicable;

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).

The sign must not be within or overhang highway land.

**Signed:** _____ **Print name:** Adam Coggins

11/01/01

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**Site Plan**
**Scale: 1 to 2500**

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Wokingham District Council, Licence No. LA086134

Campsie

COMMERCIAL & INDUSTRIAL
CHARTERED SURVEYORS & VALUERS

20 DEC 2000 * 3387

JMP/pb/

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

19 December 2000

Dear Sir

**Re: Advertising Board at Land to the noth of the junction of Reading Road with New Mill Road Finchampstead.**

Enclosed is an application for an advertising board to be erected at the above location. I have included a colour proof of the board together with the plan requested.

I have also enclosed our letting particulars concerning the scheme to which the board relates. The intention of the scheme is to provide small start up companies with basic office / high tech units, something that is a rarity in this area. The board will help to attract businesses from out of the area together with existing companies.

We have been careful to ensure that the intended location of the board will not in any way obstruct or interfere with the traffic using either New Mill Lane or Reading Road.

I look forward to hearing from you

Yours faithfully

James Page ARICS
**Campsie & Co.**

Est. 1971

80 Broadway, Bracknell, Berkshire RG12 1AR Tel: 01344 426642 Fax: 01344 426446

*Partners:* E.J. Mercer B.Sc, FRICS, ACI Arb., N.D. Tindall M.Sc, ARICS, P.D. Francis ARICS, ASVA, H.E. Tindall, M.J. Shears B.Sc, J.P.M. Page ARICS
*Associates:* D.A. Scherer FRICS, M.L. Owen ARLA (Ind) *Consultants:* B.S. Campsie FRICS, R.H. Hodgson FIBA
Also at Windsor, Tel: 01753 869055 Fax: 01753 841995 Staines, Tel: 01784 464346 Fax: 01784 465577

20 DEC 2010 3087

Campsie

Accommodating Your
Property Needs

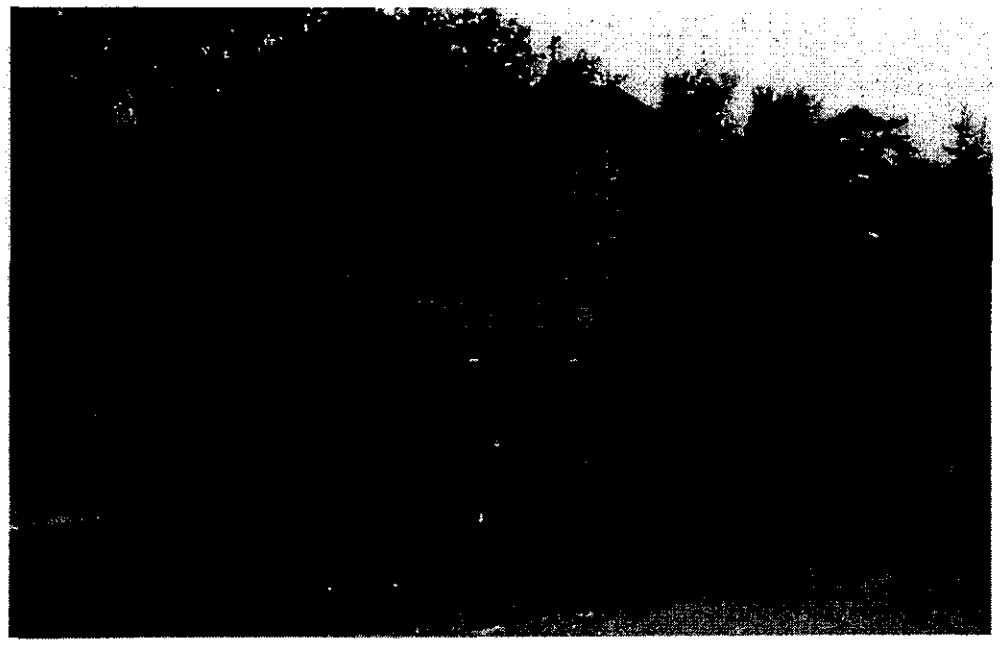
# TO LET

## 6 NEW BUSINESS UNITS IN A RURAL COURTYARD SETTING

# FINCHAMPSTEAD, BERKS.

## 728 - 4,368 sq.ft.

**(67.6 - 405.8 sq.m.)**



## SUNFIELD BUSINESS PARK
## NEW MILL ROAD, FINCHAMPSTEAD, BERKSHIRE

COMMERCIAL & INDUSTRIAL AGENTS CHARTERED SURVEYORS & VALUERS


80 Broadway,
Bracknell, Berkshire RG12 1AR
Tel: 01344 426642
Fax: 01344 426446
Email: firstname@campsie.com

80 Peascod Street,
Windsor, Berkshire SL4 1DH
Telephone: 01753 854555
Fax: 01753 841995
Email: firstname@campsie.com

15 Clarence Street,
Staines, Middlesex TW18 4SU
Tel: 01784 464246
Fax: 01784 465577
Email: firstname@campsie.com

www.campsie.com



These particulars are provided without any guarantee by the vendor/lessor or agents and do not constitute or form part of any contract.

ISO 9002 REGISTERED COMPANY

NATIONAL ACCREDITATION OF CERTIFICATION BODIES

**Site location**
SUNFIELD RD

**Construction/Details**
TWO BOARDS TO BE MOUNTED IN A "V" BACK TO BACK. SIZE OF EACH BOARD IS SHOWN. MOUNTED ON A SIMPLE TIMBER FRAME ATTACHED TO THE BOUNDERY FENCE APPROX. 1 METER ABOVE GROUND LEVEL.

**Date**


**SIGNCRAFT**
Tel: 01895 441740
Fax: 01895 442153



All designs are copyright and must not be reproduced in any form or passed to any third party without the express written consent of RPG Signhire Ltd. t/a Signcraft


# OFFICES TO LET
# COURTYARD DEVELOPMENT
# 728-2,184 SQ.FT

Campsie COMMERCIAL

**01344 426642**

1.52 METERS

1.2 METERS

20 DEC 2000 3008

1782/a

20 DEC [illegible] 3087

You are advised to read the accompanying notes before completing any part of this form.

**APPLICATION FOR CONSENT TO DISPLAY AN ADVERTISEMENT**

Town and Country Planning Act 1990 (Schedule 2 to the 1989 Regulations)

The Town and Country Planning (Consent to Display Advertisements) Amendment Regulations 1993. All documents to be submitted in quadruplicate.

Completed copies of this form and the drawing specified overleaf (see Note 3) should be sent to:- **Wokingham District Council, Planning Department, PO Box No. 157, Civic Offices, Shute End, Wokingham, Berkshire, RG40 1WR.**

1. APPLICANT (Block capitals please)

Full Name: Mr. C. KEEN

Address: SUNFIELD, NEW MILL ROAD

FINCHAMPSTEAD Post Code RG40 4QT

Tel. No. _____

2. AGENT (if any) (Block capitals please)

Full Name CAMPBELL & CO

Address: 80 BROADWAY BRACKNELL

BERKS Post Code RG12 1AL

Tel. No. 01344 426642

3. Full postal address or location of the land on which the advertisement is to be displayed. THE BOUNDERY FENCE FRONTING A327 FOR BULLAWAYS FARM FORGES LANE FINCHAMPSTEAD.

4. State the purpose for which the land or building is now used.

FARM LAND BOUNDRY FENCE

5. (a) Has the applicant an interest in the land?

~~YES~~ / NO *

(b) If **NO**, has the permission of the owner, or of any other person entitled to give permission for the display of the advertisement, been obtained?

(See Note 4) YES ~~/NO~~ *

6. (a) State the nature of the advertisement (e.g. hoarding, shop sign, projecting sign, etc.)

A 5'x4' 'V' BOARD MOUNTED ON A TIMBER FRAME.

1.52m x 1.2m

(b) Is the advertisement already being displayed?

~~YES~~ / NO *

7. (a) Will the advertisement be illuminated?

~~YES~~ / NO *

(b) If **YES**, state the type of illumination (e.g. internally, externally, floodlighting, etc.)

(c) Will the illumination be static or intermittent?

8. Period for which consent is sought (See Note 2).

ONE YEAR

9. Any additional information which you may wish to supply.

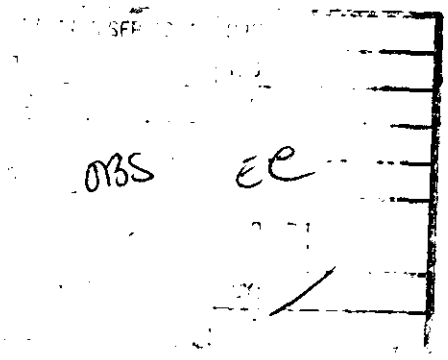
*** Delete as appropriate**

I enclose a cheque or money order for the appropriate fee (See Note 6) of £ 50=00

Signed [signature] Date 19/12/2000

(~~applicant~~/agent)

**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.'**



THOMAS RICHES
CHIVES PARK LANE
FINCHAMPSTEAD, BERKS
RG40 4QS

21st January 2001

Case officer Elaine Connor,
PO Box 157 Council Offices,
Shute End,
Wokingham,
Berkshire,
RG40 1WR

**Re: Planning Application A/2000/3087**

Dear Elaine,

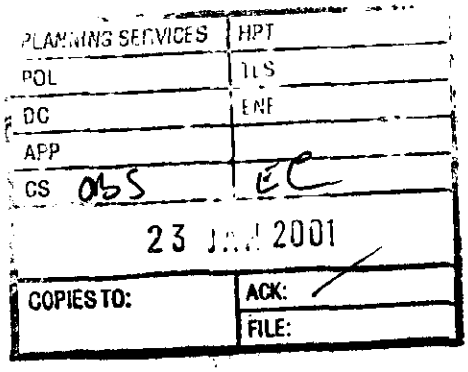
I am writing to object to the planning application for the signpost at the junction of the New Mill Lane/Park Lane and the A327.

My reasons are :-

- This is a rural location and erecting a commercial advertising sign will damage the natural surroundings.
- The junction is extremely dangerous and has a track record of causing accidents and injuries. Placing a sign here can only distract drivers, thus increasing the risk of accidents. There is nowhere for drivers to stop safely to write down the phone number.
- The signpost is some distance from the actual business address.

As a resident, I feel this signpost is totally inappropriate for the location and I appeal to you to not approve this planning application.

Yours Sincerely




Laundry Cottage,
Park Lane,
Finchampstead,
Berks,
RG40 4QS

21st January 2001

Case officer Elaine Connor,
PO Box 157 Council Offices,
Shute End,
Wokingham,
Berkshire,
RG40 1WR

**Re: Planning Application A/2000/3087**

Dear Elaine,

I am writing to object to the planning application for the signpost at the junction of the New Mill Lane/Park Lane and the A327.

My reasons are :-

- This is a rural location and erecting a commercial advertising sign will damage the natural surroundings.
- The junction is extremely dangerous and has a track record of causing accidents and injuries. Placing a sign here can only distract drivers, thus increasing the risk of accidents. There is nowhere for drivers to stop safely to write down the phone number.
- The signpost is some distance from the actual business address.
- I firmly believe the applicant will not keep the sign post maintained, further damaging the rural surroundings. I have reached this conclusion as the remains of the illegally erected signpost are still there at the side of the road.

As a resident, I feel this signpost is totally inappropriate for the location and I appeal to you to not approve this planning application.

Yours Sincerely

Jason Gan

EC.

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number A/2000/1308/1 relates.

Address of site LAND AT JUNCTION NEW MILL ROAD & READING RD FINCHAMPSTEAD

Signed _____

Date 10-1-2001

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
License no. RG147

**Planning Services**
**Environmental Services Department**
**Wokingham District Council**
**Council Offices**
**Shute End**
**Wokingham**
**Berkshire RG40 1BR**

# WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 29 DEC 2000

Officer: EC | Application No. A/2000/3087

Map No. 113 Site ...001...

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(A) PROPOSED ERECTION OF NON ILLUMINATED V BOARD SIGN

Location: JUNCTION READING ROAD & NEW MILL ROAD

Parish: FINCHAMPSTEAD Ward: 5.1.2001 D

Applicant: MR C KEEN

Fee Received 50-00 (4) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

---

**Additional information required for validation**

| | | Reason | Requested | Received |
|---|---|---|---|---|
| 1 | 1:2500 OS location plan showing property edged in blue/red | | | |
| 2 | 1:500 block plan showing existing & proposed dev. + adj. Properties | | | |
| 3 | Forms unsigned | | | |
| 4 | Correct S 66 certificate | | | |
| 5 | Elevation plans | | | |
| 6 | Floor plans | | | |
| 7 | Metric scale disclaimer | | | |
| 8 | Encroachment letter | | | |
| 9 | Miscellaneous | | | |

APPLN NO. _____

## ACTION REQUIRED BY DEVELOPMENT CONTROL

*Conservation Area* .....

Listed Building 1 2 2*

Advertisement Required .....

---

Date Site Notice Sent : 5.1.2001 D  Parish Council Informed - YES / NO

### INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

### EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

---

Rail Track .....
Police Arch. Liaison Officer .....

### HERITAGE BODIES

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

---

**OTHERS:**

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

### NEIGHBOURS:

S/N + see map
+ Bullaways Farm, Forges Lane, Finchampstead.

1782/a

20.DEC.2000* 3087

You are advised to read the accompanying notes before completing any part of this form.

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Town and Country Planning Act 1990 (Schedule 2 to the 1989 Regulations)

The Town and Country Planning (Consent to Display Advertisements) Amendment Regulations 1993. All documents to be submitted in quadruplicate.

Completed copies of this form and the drawing specified overleaf (see Note 3) should be sent to:- **Wokingham District Council, Planning Department, PO Box No. 157, Civic Offices, Shute End, Wokingham, Berkshire, RG40 1WR.**

1. APPLICANT (Block capitals please)

Full Name: Mr. C. KEEN

Address: SUNFIELD, NEW MILL ROAD

FINCHAMPSTEAD Post Code RG40 4QT

Tel. No. _____

2. AGENT (if any) (Block capitals please)

Full Name CAMPSIE & CO

Address: 80 BROADWAY BRACKNELL

BERKS Post Code RG12 1AL

Tel. No. 01344 426642

3. Full postal address or location of the land on which the advertisement is to be displayed. THE BOUNDERY FENCE FRONTING A327 FOR BULLAWAYS FARM FORGES LANE FINCHAMPSTEAD.

4. State the purpose for which the land or building is now used.

FARM LAND BOUNDRY FENCE

5. (a) Has the applicant an interest in the land?

~~YES~~ / NO *

(b) If **NO**, has the permission of the owner, or of any other person entitled to give permission for the display of the advertisement, been obtained?

(See Note 4) YES ~~/NO~~ *

6. (a) State the nature of the advertisement (e.g. hoarding, shop sign, projecting sign, etc.)

A 5'x4' 'V' BOARD MOUNTED ON A TIMBER FRAME.

1.52M x 1.2M

(b) Is the advertisement already being displayed?

~~YES~~ / NO *

7. (a) Will the advertisement be illuminated?

~~YES~~ / NO *

(b) If **YES**, state the ~~type of~~ illumination (e.g. internally, ~~externally~~, floodlighting, etc.)

(c) Will the ~~illumination~~ be static or intermittent?

8. Period for which consent is sought (See Note 2).

ONE YEAR

9. Any additional information which you may wish to supply.

*** Delete as appropriate**

I enclose a ~~cheque~~ or money order for the appropriate fee (See Note 6) of £ 50=00

Signed ..... (~~applicant~~/agent) Date 19/12/2000

**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.'**

# NOTES

## GENERAL

1. Under the Town and Country Planning (Control of Advertisements) Regulations 1989, many outdoor advertisements required "express consent" from the local planning authority (usually the district council) before they can be lawfully displayed. Applicants should refer to the Regulations for details.

### Period of Consent

2. Normally the maximum period for which the Council will grant consent is 5 years; but they have discretion to grant consent for a longer period. If consent is required for a specific period of more or less than 5 years, this requirement should be stated in reply to Question 8 on the application form.

### Drawing Required

3. The drawing of the proposed advertisement can be in black and white on paper. It should show the size of the advertisement and its position on the land or the building in question. For a sign, the drawing should indicate the materials to be used, fixings, colours, height above the ground and, where it would project from a building, the extent of the projection.

   **The drawings should include a 1:2500 scale location plan showing the site edged in *RED*. All drawings should be submitted in quadruplicate.**

### Owner's Consent

4. It is a condition of every consent granted by or under the Regulations that, before displaying the advertisement for which consent is given, the permission of the owner of the land or other person entitled to grant permission shall be obtained.

### Other Consents

5. A grant of consent under the Town and Country Planning (Control of Advertisements) Regulation 1989 does not rank as consent which may be required for any other purpose, e.g. 'listed building consent' where the advertisement is to be displayed on any listed building.

### Fees for Advertisement Applications

6. Regulation 11 of the Town and Country Planning (Fees for Applications and Deemed Applications) Regulations 1997 requires a fee to be paid to the Council with the advertisement application. The fee is related to each site on which it is proposed to display one or more advertisements. The appropriate fee for the following categories of advertisement is:-

   1. Advertisements displayed on business premises, on the forecourt of business premises or on other land within the curtilage of business premises, wholly with reference to all or any of the following matters:- **£50.00**

      (a) the nature of the business or other activity carried on on the premises:
      (b) the goods sold or the services provided on the premises; or
      (c) the name and qualifications of the person carrying on such business or activity or supplying such goods or services.

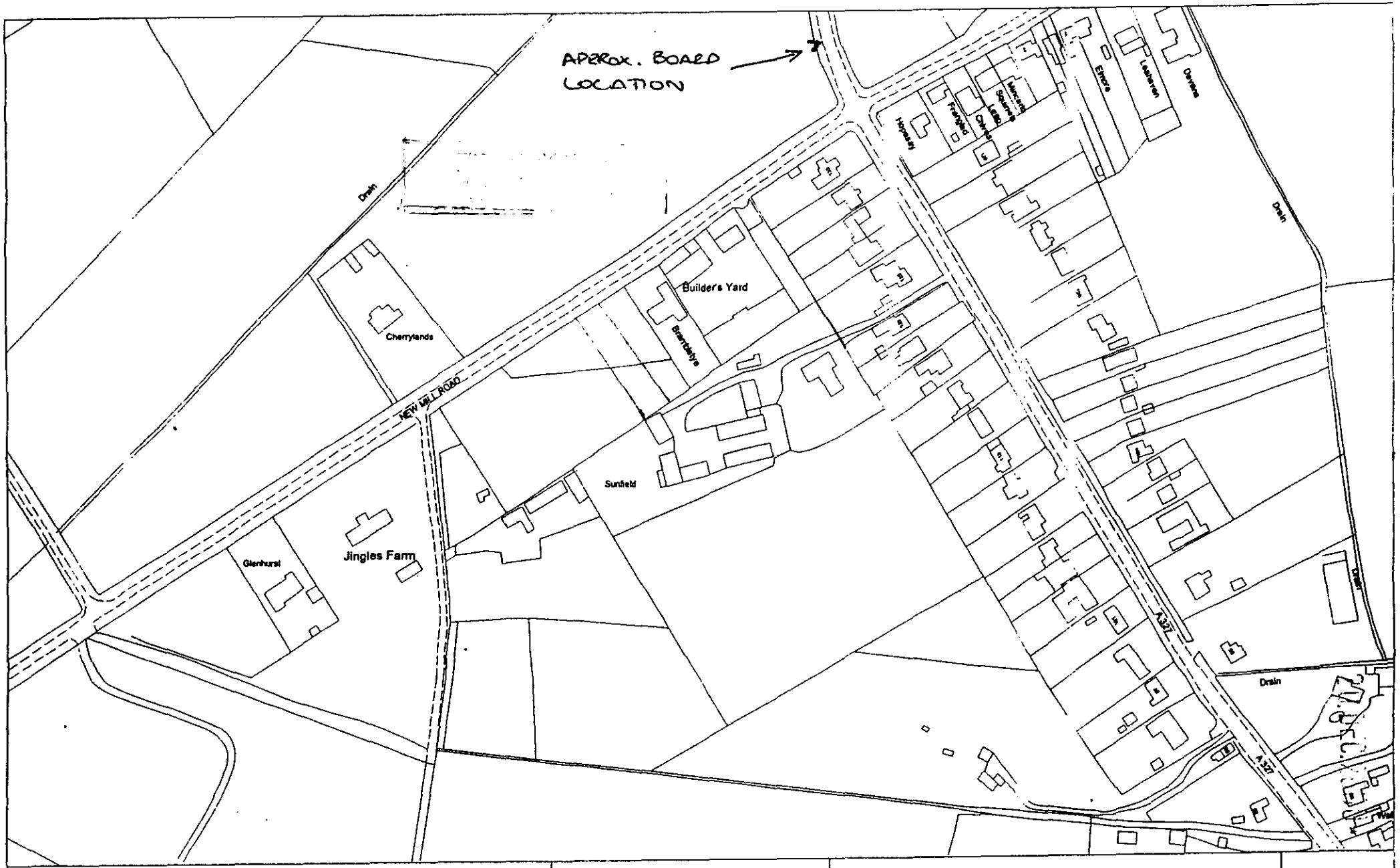
   2. Advertisements for the purpose of directing members of the public to, or otherwise drawing attention to the existence of, business premises which are in the same locality as the site on which the advertisement is to be displayed but which are not visible from that site. **£50.00**

   3. All other advertisements. **£190.00**

# CONDITION MONITORING RECORD SHEET

APPLICATION NO: **A/2000/3087**
CASE OFFICER: **Elaine Connor**
SECTION 106 AGREEMENT Yes ☐ No ☐

| STAGE OF DEVELOPMENT | CONDITION NUMBER | DATE CONDITION DISCHARGED | DATE COMPLIANCE OBSERVED | DATE BREACH OBSERVED |
|---|---|---|---|---|
| PRIOR TO COMMENCEMENT | | | | |
| COMMENCEMENT | | | | |
| DURING CONSTRUCTION | | | | |
| COMPLETION | | | | |

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# Site Plan
# Scale: 1 to 2500

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Campsie

COMMERCIAL & INDUSTRIAL
CHARTERED SURVEYORS & VALUERS

Planning
20. Dec. 2000 — 3087

JMP/pb/

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

19 December 2000

Dear Sir

**Re: Advertising Board at Land to the noth of the junction of Reading Road with New Mill Road Finchampstead.**

Enclosed is an application for an advertising board to be erected at the above location. I have included a colour proof of the board together with the plan requested.

I have also enclosed our letting particulars concerning the scheme to which the board relates. The intention of the scheme is to provide small start up companies with basic office / high tech units, something that is a rarity in this area. The board will help to attract businesses from out of the area together with existing companies.

We have been careful to ensure that the intended location of the board will not in any way obstruct or interfere with the traffic using either New Mill Lane or Reading Road.

I look forward to hearing from you

Yours faithfully

James Page ARICS
**Campsie & Co.**

Est. 1971

80 Broadway, Bracknell, Berkshire RG12 1AR Tel: 01344 426642 Fax: 01344 426446

*Partners:* E.J. Mercer B.Sc, FRICS, ACI Arb., N.D. Tindall M.Sc, ARICS, P.D. Francis ARICS, ASVA, H.E. Tindall, M.J. Shears B.Sc, J.P.M. Page ARICS
*Associates:* D.A. Scherer FRICS, M.L. Owen ARLA (Ind) *Consultants:* B.S. Campsie FRICS, R.H. Hodgson FIBA
Also at Windsor, Tel: 01753 869055 Fax: 01753 841995 Staines, Tel: 01784 464346 Fax: 01784 465577

**Received by Wokingham District Council**

# Application No: A/2000/3087

**Proposal:**
Proposed erection of non illuminated V board sign.

**Location:**
Land At Junction New Mill Road &, Reading Road, Finchampstead, Wokingham.

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

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

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

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/01/2001. Written comments submitted will become available for public inspection.**

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

**Head Planning and Transportation**

**05 January 2001**

Campsie

Accommodating Your Property Needs

20 DEC 2006 3087

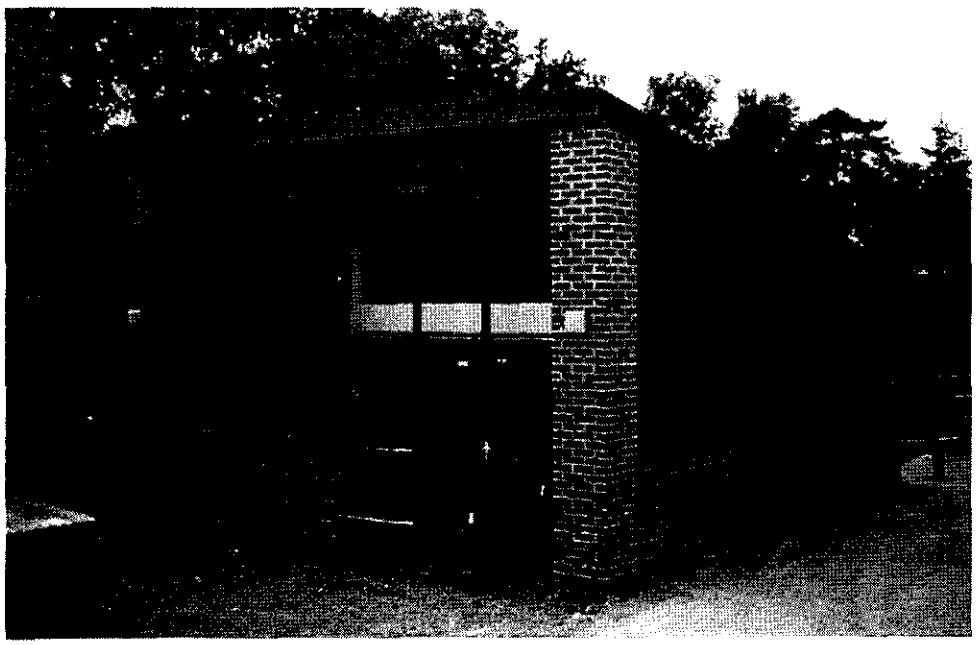
# TO LET

## 6 NEW BUSINESS UNITS IN A RURAL COURTYARD SETTING

# FINCHAMPSTEAD, BERKS.

## 728 - 4,368 sq.ft.

**(67.6 - 405.8 sq.m.)**



## SUNFIELD BUSINESS PARK
## NEW MILL ROAD, FINCHAMPSTEAD, BERKSHIRE

COMMERCIAL & INDUSTRIAL AGENTS CHARTERED SURVEYORS & VALUERS


80 Broadway,
Bracknell, Berkshire RG12 1AR
Tel: 01344 426642
Fax: 01344 426446
Email: firstname@campsie.com

80 Peascod Street,
Windsor, Berkshire SL4 1DH
Telephone: 01753 854555
Fax: 01753 841995
Email: firstname@campsie.com

15 Clarence Street,
Staines, Middlesex TW18 4SU
Tel: 01784 464246
Fax: 01784 465577
Email: firstname@campsie.com

www.campsie.com



These particulars are provided without any guarantee by the vendor/lessor or agents and do not constitute or form part of any contract. Enquiring parties should satisfy themselves as to the correctness of any statement made. All measurements are approximate only.

**SITUATION & DESCRIPTION**

Sunfield Business Park is a new development of six similar units, set in delightful rural surroundings, yet within easy reach of both the M4 and M3 motorways, via the Reading Road (A327). Both Reading and Camberley are a short drive away, as are Bracknell and Wokingham.

The units themselves are of steel frame construction under single pitched roofs with 12 ft. eaves. The units will be clad in a mixture of brickwork and timber, with double glazed windows and doors, under an insulated profiled steel clad roof.

The units are offered as fully fitted office space. Extensive parking and loading areas will be provided, together with a comprehensive security system, with a buzzer entry system to the Business Park. The units can be let individually or in any combinations of size. Each unit also has additional space with a mezzanine floor installed.

**AREAS**

| UNIT | Ground Floor | Mez. | Total | Availability |
|---|---|---|---|---|
| Unit 1 | 534 sq.ft. | 194 sq.ft. | **728 sq.ft.** | Available |
| Unit 2 | 534 sq.ft. | 194 sq.ft. | **728 sq.ft.** | Available |
| Unit 3 | 534 sq.ft. | 194 sq.ft. | **728 sq.ft.** | Available |
| Unit 4 | 534 sq.ft. | 194 sq.ft. | **728 sq.ft.** | **Let** |
| Unit 5 | 534 sq.ft. | 194 sq.ft. | **728 sq.ft.** | Available |
| Unit 6 | 534 sq.ft. | 194 sq.ft. | **728 sq.ft.** | Available |

(all measurements on a gross external basis)

**TERMS**

The units are offered on new full repairing and insuring leases

**RENT**

**£11,000 per annum per unit**

**BUSINESS RATES**

To be assessed

**LEGAL COSTS**

Both parties legal fees are to be borne by the in-going tenant.

**VAT**

Unless otherwise stated all rents and charges referred to in connection with this property do not include VAT, which is chargeable.

**VIEWING**

Strictly by prior appointment through Sole Agents:-

**CAMPSIE & CO, BRACKNELL**
**(01344) 426642**

NLR ISO 9002 REGISTERED COMPANY

NATIONAL ACCREDITATION OF CERTIFICATION BODIES

Site location
SUNFIELD RD

Construction/Details
TWO BOARDS TO BE MOUNTED IN A "V" BACK TO BACK. SIZE OF EACH BOARD IS SHOWN. MOUNTED ON A SIMPLE TIMBER FRAME ATTACHED TO THE BOUNDRY FENCE APPROX. 1 meter ABOVE GROUND LEVEL.

Date


**SIGNCRAFT**
Tel: 01895 441740
Fax: 01895 442153



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# OFFICES TO LET
# COURTYARD DEVELOPMENT
# 728-2,184 SQ.FT

Campsie COMMERCIAL

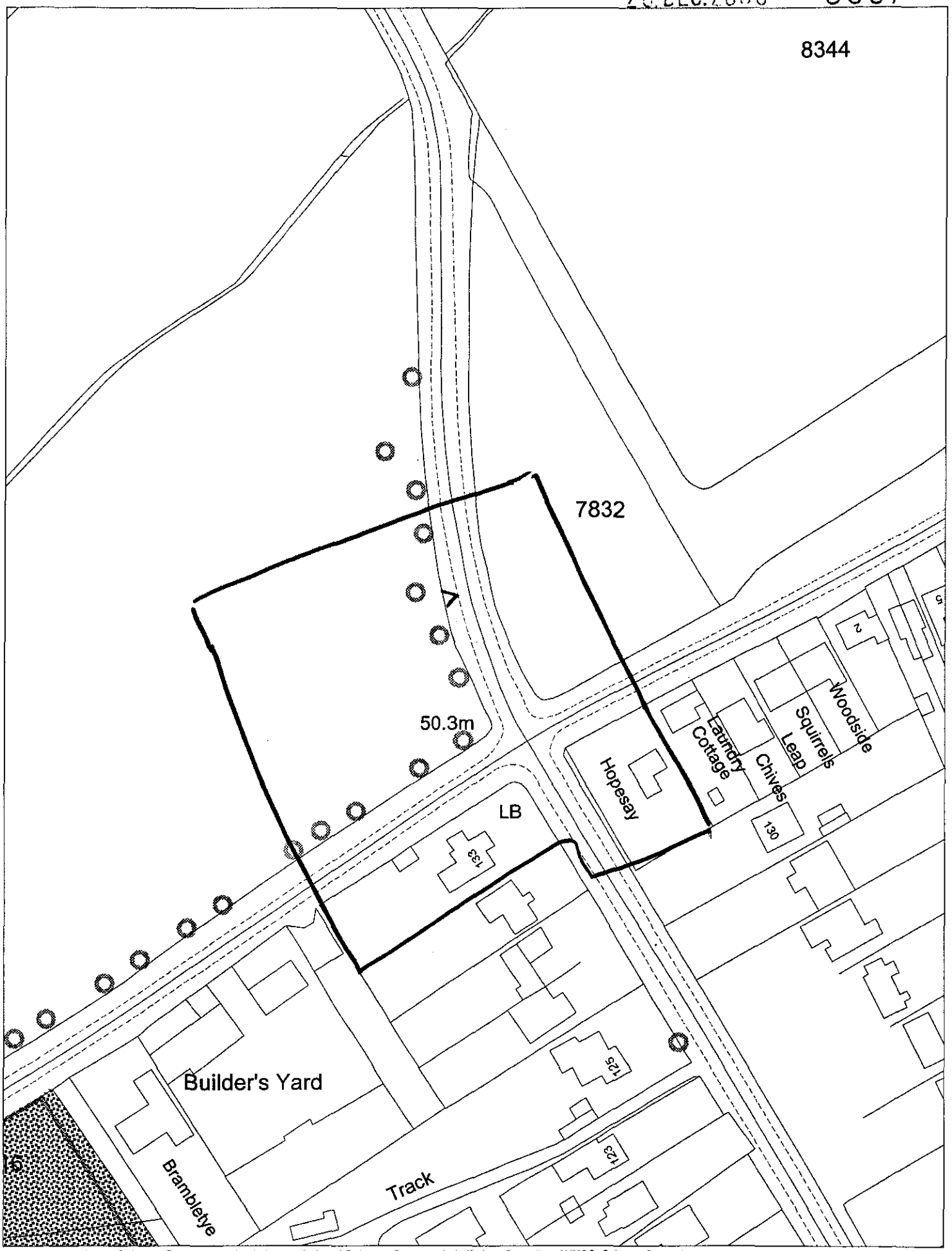
**01344 426642**

1.52 METERS

1.2 METERS

20 DEC 2000* 3387

20 DEC 2000* 3087

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Development Control Section, Environmental Services, Wokingham District Council.

3 January 2001 Scale: 1 : 1250