APPLICATION NO:
A/2000/0999

LOCATION:
Land Rear Of 72-90 Grazeley Road, Three Mile Cross Reading.

APPLICANT:
Linden Homes

PROPOSAL:
Proposed erection of sign boards and flag poles.

EARLIEST DATE FOR DECISION: **27/04/2000**

APPLICATION EXPIRY DATE: **22/05/2000**

CASE OFFICER: **Angela Odell**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Linden Homes
Linden House
The Village
Gourds Avenue
Caterham On The Hill
Surrey
CR3 5YB

Application Number: A/2000/0999

Parish: **SHINFIELD**

Location: **Land Rear Of 72-90, Grazeley Road, Three Mile Cross, Reading.**

Proposal: **Proposed erection of sign boards and flag poles.**

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. Any advertisements displayed and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Where an advertisement is required under these regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

No advertisement shall be sited or displayed so as to obscure or hinder the ready interpretation of any road traffic sign, railway signal or aid to navigation by water or air so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

Condition
2. This permission relates to the application as amended by and shall be carried out in accordance with additional letter and drawings submitted to the Local Planning Authority on 05/05/00 clarifying the dimensions of the proposed signs.

Condition
3. All the signs and flagpoles shall be removed within one month of the last house on the site being sold.

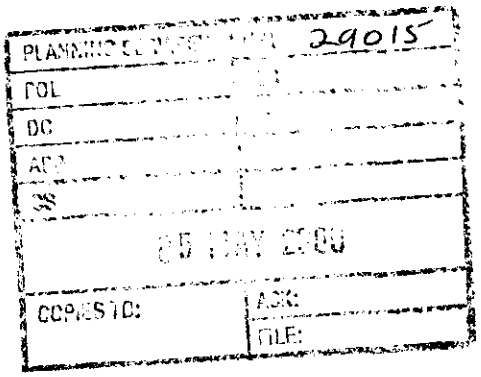
Reason
1. Standard conditions required by the Town and Country Planning (Control of Advertisements) Regulations 1992.

Reason
2. For the avoidance of doubt.

Reason
3. In the interests of visual amenity.

John Mitchell
Development Control Manager
Date: 19 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.



LINDEN HOMES

LINDEN HOUSE
THE VILLAGE AT
CATERHAM BARRACKS
COULSDON ROAD
CATERHAM-ON-THE-HILL
SURREY CR3 5YB

TELEPHONE 01883 334400
FAX 01883 348108
E-MAIL
south-east@lindenhomes.co.uk

4th May 2000

Angela O'Dell
~~Wokingham~~ District Council
Planning Department
PO Box no. 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

ADDITIONAL PLAN

Dear Mrs O'Dell

Re: Application for Permission to Erect Signboards at 'Loxwood Grange', off Grazeley Road, Three Mile Cross

Further to my recent calls to your offices and your message left for me this morning, please find attached a copy of the visual of each of the three boards for which we are seeking permission along with the sizes that you have requested.

Your other query relates to the 1 metre wide signboard already up at the entrance to Woodcock Court, signboard number 1, a copy of which is enclosed. Our signage contractor has confirmed that the sign erected at this location is the same as this visual enclosed, the only difference being that the estate agents details have not yet been added and 'Loxwood Grange' is actually now shown within a coloured logo. Signboards number 2 and 3 are not yet erected.

Please could you therefore confirm your concerns so that I can ensure you have all the correct information in order to progress our application.

I look forward to hearing from you.

APPROVED

Yours sincerely

Louise Ferrier
Marketing Manager

ADDITIONAL PLAN

SIGNBOARD No. 1.

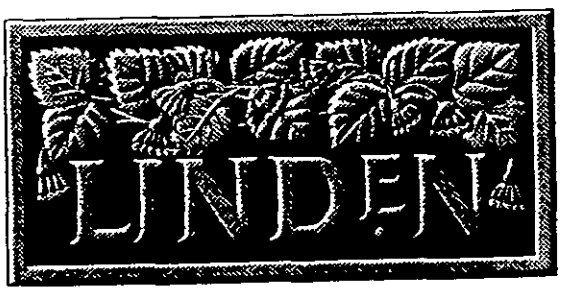
Border (minimum thickness 10cm) in Green PMS 354.

LOXWOOD GRANGE

COMING SOON

A DEVELOPMENT OF 2, 3 AND 4 BEDROOM HOMES BUILT BY LINDEN HOMES SOUTH-EAST LTD.

FOR ADVANCE SALES ENQUIRIES TELEPHONE 01883 334400



THE EXCITEMENT IS BUILDING

FOR ENQUIRIES OUTSIDE THESE HOURS, PLEASE CONTACT:

AGENTS DETAILS TO BE CONFIRMED

1 METRE WIDE

Garamond Bold small caps, as here. Dark Green PMS 357. Telephone Number in Red PMS 032. Wording will vary but Initial cap *height must* not be less than 55mm

'Etched' version of Linden logo is to be used on all main stack logo panels. Height for this size of stack is 360mm deep. Dark green PMS 357 with Yellow PMS 607 (20% Process Yellow) infill. ("The Excitement Is Building" strapline is always Dark Green PMS 357 on the *main* stack).

Top panel is 1 metre x 1 metre overall with scalloped top as usual style. See instructions on SIGN 1 for specification and colours

Second panel is 1 metre wide x 325mm deep

Logo panel is 1 metre wide x 500mm deep

Agent's panel is 1 metre wide x 325mm deep

MAXIMUM HEIGHT IS 3.7 METRES

TOTAL BOARD AREA FOR THIS VERSION
2.15 sq metres

APPROVED

SIGNBOARD No. 1b: REDUCED SIZE STACK
Fibreglass, white gloss

ADDITIONAL PLANNING BOARD No. 3.

Border (minimum thickness 10cm) in Green PMS 354.

LOXWOOD GRANGE

COMING SOON

A DEVELOPMENT OF 2, 3 AND 4 BEDROOM HOMES BUILT BY LINDEN HOMES SOUTH-EAST LTD.

Top panel is 1,250mm x 1,250mm overall with scalloped top as usual style.

See instructions on SIGN 1 for specification and colours

Garamond Bold small caps, as here. Dark Green PMS 357. Telephone Number in Red PMS 032. Wording will vary but Initial cap height must not be less than 62mm

FOR ADVANCE SALES ENQUIRIES TELEPHONE 01883 334400

Second panel is 1,250mm wide x 468mm deep

'Etched' version of Linden logo is to be used on all main stack logo panels. Height for this size of stack is 450mm deep. Dark green PMS 357 with Yellow PMS 607 (20% Process Yellow) infill. ("The Excitement Is Building" strapline is always Dark Green PMS 357 on the main stack).

LINDEN

THE EXCITEMENT IS BUILDING

Logo panel is 1,250mm wide x 625mm deep

FOR ENQUIRIES OUTSIDE THESE HOURS, PLEASE CONTACT:

AGENTS DETAILS TO BE CONFIRMED

Agent's panel is 1,250mm wide x 468mm deep

1.25 METRES WIDE

MAXIMUM HEIGHT IS 4.5 METRES

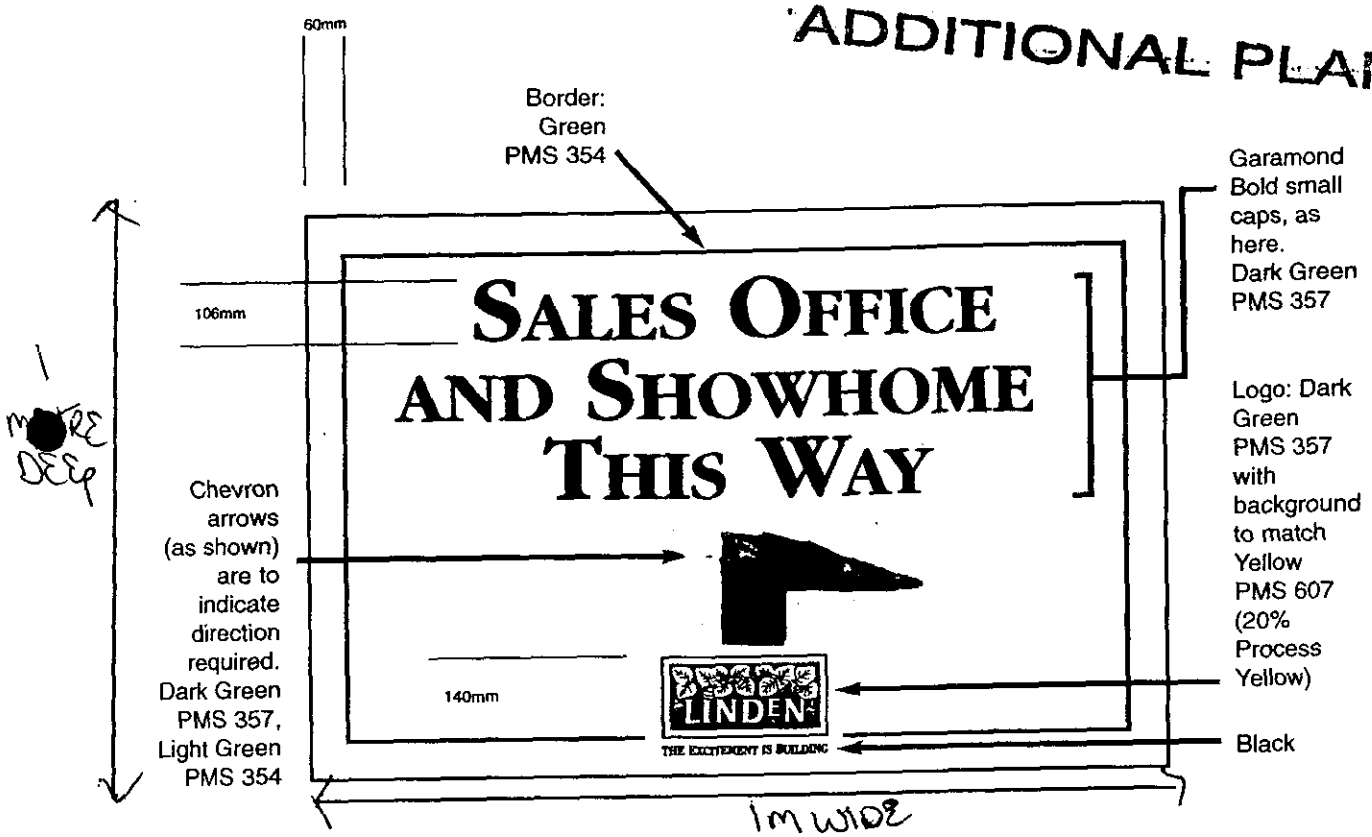
TOTAL BOARD AREA FOR THIS VERSION IS
3.51 sq metres

APPROVED

SIGNBOARD No. 1a: REDUCED SIZE STACK
Fibreglass, white gloss

SIGNBOARD
No. 2

ADDITIONAL PLAN



1 MORE DEEP

SIGNBOARD No. 2
SIZE: 1,000mm wide x 1,000mm deep
Fibreglass, white gloss

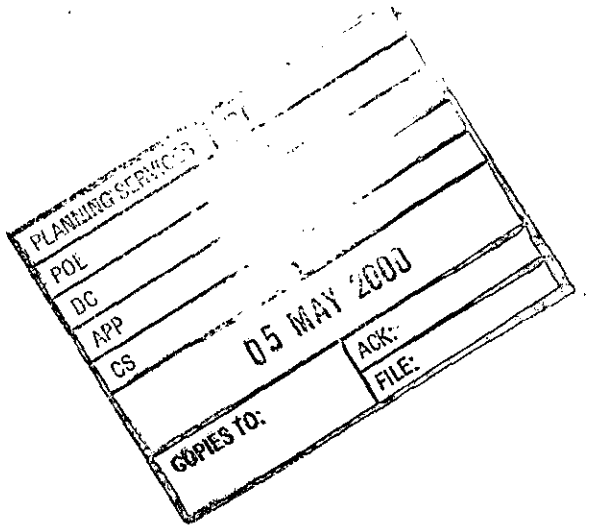
LEGS TO BE NO HIGHER THAN 0·6 METRES

NOTE 1:
PLEASE SPECIFY TO SIGNWRITER TO WHICH DIRECTION(S) THE CHEVRONS SHOULD POINT

NOTE 2:
WHERE THERE IS ONLY ONE SHOWHOME THE "S" IN "SHOWHOMES" SHOULD BE DELETED

POSTS ARE TO BE 4" x 3" TIMBER IN DARK GREEN PMS 357

APPROVED


PLANNING SERVICES
POL
DC
APP
CS
05 MAY 2000
ACK:
FILE:
COPIES TO:

APPROVED
27 MAR 2000 0999

THE ARRANGEMENT OF THE HOMES AT

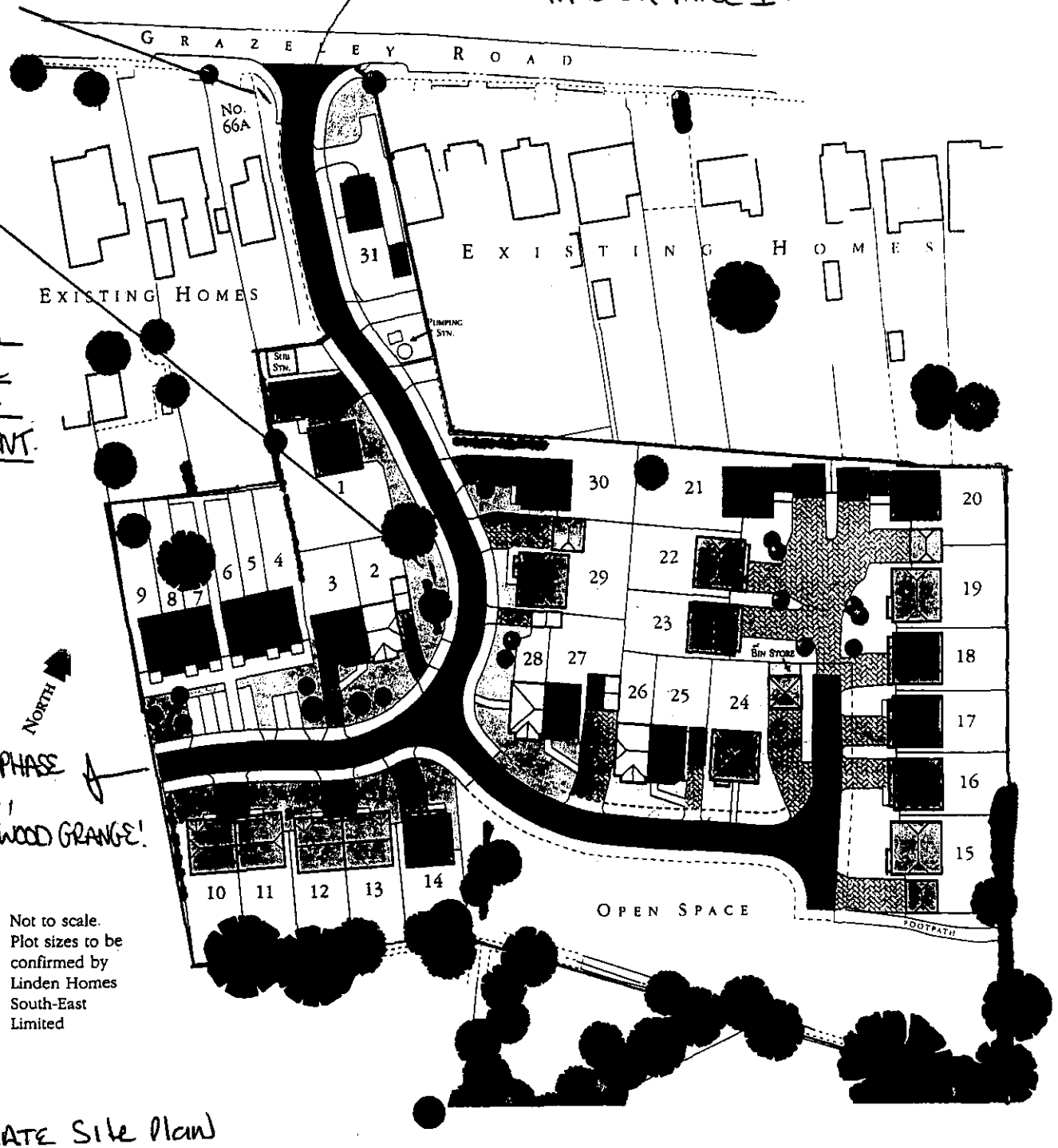
SPRINGWOOD Place

- PHASE I, NOW ALL EXISTING DEVELOPMENT.

PROPOSED LOCATION OF SIGN No 1.

SOLE ENTRANCE TO PHASE II, 'LOXWOOD GRANGE', PASSING THROUGH PHASE I.

PROPOSED LOCATION OF BOARD No 2.



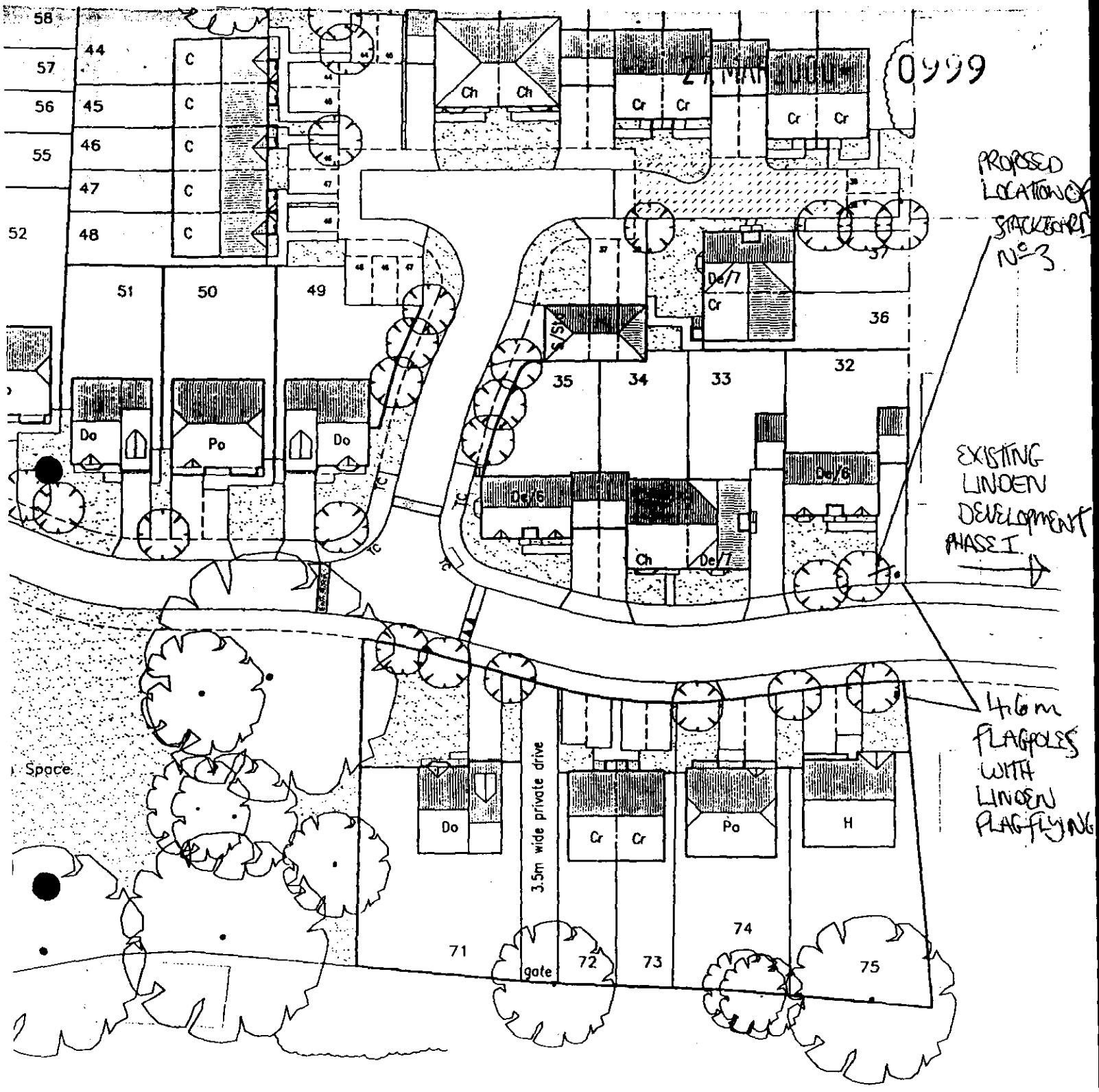
TO PHASE II, 'LOXWOOD GRANGE'.

- THE CHARTWELL PLOTS 3, 25, 27 & 31
- THE DELAMERE PLOTS 2, 26 & 28
- THE HANBURY PLOTS 10, 11, 12, & 13
- THE PORCHESTER PLOTS 14, 16, 17, 18, 22, 23 & 30
- THE PENDLETON PLOTS 1, 15, 19, 24 & 29
- THE LYNMOUTH PLOTS 20 & 21
- BLOCK PAVING
- TARMAC
- HOMES FOR LOCAL HOUSING ASSOCIATION

Not to scale.
Plot sizes to be confirmed by Linden Homes South-East Limited

LAND ALREADY IN LINDEN'S OWNERSHIP IS SHOWN IN BLUE SITE OUTLINED IN RED ON SEPARATE SITE PLAN

1



PLAN SHOWING ENTRANCE TO 'LOXWOOD GRANGE', PHASE II OF LINDEN'S DEVELOPMENT

(2)

27.MAR2000*

SIGNBOARD No. 3.

Border (minimum thickness 10cm) in Green PMS 354.

LOXWOOD GRANGE

COMING SOON

A DEVELOPMENT OF 2, 3 AND 4 BEDROOM HOMES BUILT BY LINDEN HOMES SOUTH-EAST LTD.

Top panel is 1,250mm x 1,250mm overall with scalloped top as usual style.

See instructions on SIGN 1 for specification and colours

Garamond Bold small caps, as here. Dark Green PMS 357. Telephone Number in Red PMS 032. Wording will vary but initial cap height must not be less than 62mm

FOR ADVANCE SALES ENQUIRIES TELEPHONE 01883 334400

Second panel is 1,250mm wide x 468mm deep

'Etched' version of Linden logo is to be used on all main stack logo panels. Height for this size of stack is 450mm deep. Dark green PMS 357 with Yellow PMS 607 (20% Process Yellow) infill. ("The Excitement Is Building" strapline is always Dark Green PMS 357 on the main stack).

LINDEN

THE EXCITEMENT IS BUILDING

Logo panel is 1,250mm wide x 625mm deep

FOR ENQUIRIES OUTSIDE THESE HOURS, PLEASE CONTACT:

AGENTS DETAILS TO BE CONFIRMED.

Agent's panel is 1,250mm wide x 468mm deep

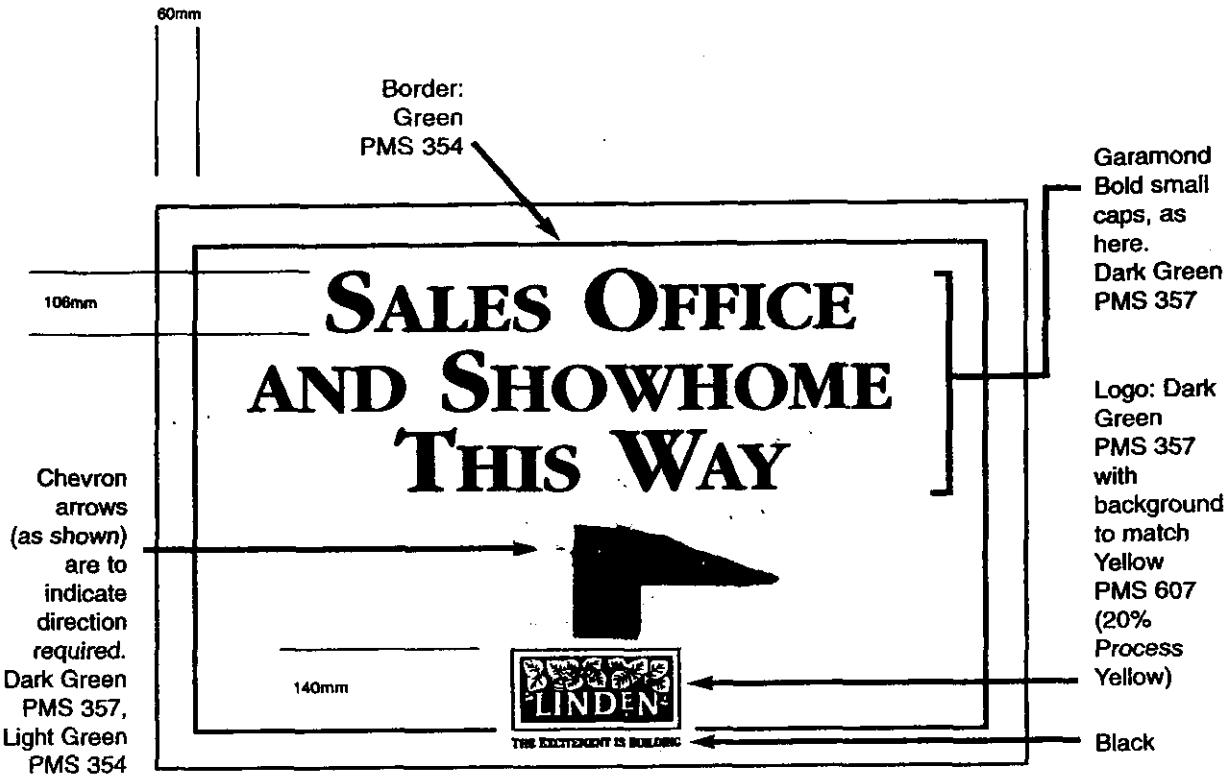
SUPERSEDED

TOTAL BOARD AREA FOR THIS VERSION IS
3.51 sq metres

TOTAL HEIGHT NO MORE THAN 5 METRES FROM GROUND.

SIGNBOARD No. 1a: REDUCED SIZE STACK
Fibreglass, white gloss

27 MAR 2000* 0999 SIGNBOARD Nº 2



SIGNBOARD No. 2
SIZE: 1,000mm wide x 1,000mm deep
Fibreglass, white gloss

NOTE 1:
PLEASE SPECIFY TO SIGNWRITER TO WHICH DIRECTION(S)
THE CHEVRONS SHOULD POINT

NOTE 2:
WHERE THERE IS ONLY ONE SHOWHOME THE "S" IN "SHOWHOMES"
SHOULD BE DELETED

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SUPERSEDED

27. MAR 2000 * 0999

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LINDEN

THE EXCITEMENT IS BUILDING

Logo panel is 1 metre wide x 500mm deep

FOR ENQUIRIES OUTSIDE THESE HOURS, PLEASE CONTACT:

AGENTS DETAILS TO BE CONFIRMED

Agent's panel is 1 metre wide x 325mm deep

SUPERSEDED

TOTAL BOARD AREA FOR THIS VERSION IS 2.15 sq metres

TOTAL HEIGHT NO MORE THAN 4 METRES FROM GROUND

SIGNBOARD No. 1b: REDUCED SIZE STACK
Fibreglass, white gloss

WORK SHEET FOR : Angela Odell

Application Number : A/2000/0999

Applicant : Linden Homes .

Location : Land Rear Of 72-90 , Grazeley Road, Three Mile Cross, Reading.

Proposal : Proposed erection of sign boards and flag poles.

Site Notice Displayed ? :	YES	NO	DATE
	✓		1.5.00

Date of Neighbour Notifications : .....

Date of Site Visit : 1.5.00

Date Registered : 27/03/2000

Earliest Date for Decision : 27/04/2000

Latest Consultation Date/Site Notice Expiry Date : 27/04/2000

Application Expiry Date: 22/05/2000

Consultation Responses : H.W. officer: No obj.

Parish council: No comments.

Planning Issues :

Application Number: A/2000/0999

Appraisal :

History on adv. sign: For phase I, 67239 was allowed on appeal (was retrospective) This sign was 2m wide & 4.5m. high at j^n of Grazeley Rd / Woodcock Court. Inspector said intrusive, but as only for T.P. allowed !!

Current proposals

1/ Sign on same site at j^n of Grazeley Rd / Woodcock Court. Already erected. Narrower & lower than that allowed on appeal, so consider acceptable re: St. Scene appearance. Neigh. most effected is No. 66A. there is some vegetation on boundary between.

2/ Sign pathway down Woodcock Court (Phase I) This sign to be 1m wide & not > 0.6m high posts & not > 1m high. As will be on side grass between trees no direct effect on adjacent neighbors. & will be approx 15m from front of No. 5 Woodcock Ct opposite & only opposite part of it. Consider effect acceptable.

3/ Sign on plot 32 of the proposed phase 2. Sign will be 1.25m wide & 4.5m. high. This will be narrower than ~~previous~~ that allowed on appeal, & on the big site itself. Will be approx 18m. front front of No. 45 Woodcock Ct & viewed obliquely. No. 18 will also only have oblique view. Consider acceptable.

~~Flag~~ Flagpoles: Under p.d. 2 flagpoles allowed & 2 proposed. each 4.6m high. There would be p.d. (providing flags not > 2m2)

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number A/2000/0999
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC69.	~~Reason~~ Reason.	delete (a) & (b) Standard conditions required by the Town & Country Planning (Control of Advertisements) Regulations 1992.
2. 3		SR09	All the signs and flagpoles shall be removed within one month of the last house on the site being sold.
3	SC04	SR04	☒ permission ~~☒~~ delete 'revised' insert "additional" in 2nd line ☒ letter and drawings ☒ 5/5/00 clarifying the dimensions of the proposed signs.

RECORD OF SITE VISIT

WOKINGHAM DISTRICT COUNCIL

SITE ADDRESS: Land Rear Of 72-90 Grazeley Road Three Mile Cross Reading.

APPLICATION NUMBER: A/2000/0999

OFFICER: Angela Odell

DATE OF SITE VISIT: 1.5.00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 1.5.00

2. DESCRIPTION OF SURROUNDINGS Phase 1 of estate completed. Phase 2 construction just started.

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

LISTING FORM

Case officer: **Angela Odell** Application Number: **A/2000/0999**

Land Rear Of 72-90 , Grazeley Road, Three Mile Cross, Reading.

Proposed erection of sign boards and flag poles.

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: _____ Date: 10 Apr 2000

COPIES TO:

Councillor M Bryant

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

Tel: (0118) 974 6445

Date: 8.5.00

My ref: A/2000/0999

CONFIDENTIAL

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

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

Dear Councillor

Application Number: A/2000/0999
Land Rear Of 72-90 , Grazeley Road, Three Mile Cross, Reading.
Proposed erection of sign boards and flag poles.

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

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 18.5.00

Yours faithfully

John Mitchell

Head of Planning and Transportation

LISTING FORM
Case officer: **Angela Odell** Application Number: **A/2000/0999**
Land Rear Of 72-90 , Grazeley Road, Three Mile Cross, Reading.
Proposed erection of sign boards and flag poles.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor B Patman

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

Tel: (0118) 974 6445

Date: 8.5.00

My ref: A/2000/0999

CONFIDENTIAL

Councillor M Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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

Dear Councillor

Application Number: A/2000/0999
Land Rear Of 72-90 , Grazeley Road, Three Mile Cross, Reading.
Proposed erection of sign boards and flag poles.

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This form must be received no later than 18.5.00

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM
Case officer: **Angela Odell** Application Number: **A/2000/0999**
Land Rear Of 72-90 , Grazeley Road, Three Mile Cross, Reading.
Proposed erection of sign boards and flag poles.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Bryant

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

Tel: (0118) 974 6445

Date: 8.5.00

My ref: A/2000/0999

CONFIDENTIAL

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

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

Dear Councillor

Application Number: A/2000/0999
Land Rear Of 72-90 , Grazeley Road, Three Mile Cross, Reading.
Proposed erection of sign boards and flag poles.

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If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 18.5.00

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM
Case officer: **Angela Odell** Application Number: **A/2000/0999**
Land Rear Of 72-90 , Grazeley Road, Three Mile Cross, Reading.
Proposed erection of sign boards and flag poles.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Pollock

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

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

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

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

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

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

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

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

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

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

Continued...

HIGHWAYS CONSULTATION SHEET

From: Angela Odell

Date: 03 April 2000

Application Number: A/2000/0999

Proposal: Proposed erection of sign boards and flag poles.

Site Address:
Land Rear Of 72-90 , Grazeley Road, Three Mile Cross, Reading.

Applicant:
Linden Homes .

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).

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

17-4-00

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
License no. RG147

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

1.

AO

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number A/2000/0999 relates.

Address of site Land at rear of 72-90, Grazeley Road, Three Mile Cross

Signed [signature]

Date 15-4-00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~07 MAR 2000~~ 27 MAR 2000 VALID	
Officer: AO	Application No. A/2000/0999.

Map No. 21... Site ...Q:01...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☑ Invalid ☐ PD

Description:
(A) PROPOSED ERECTION OF SIGN BOARDS AND FLAG POLES

Location: LAND R/O 72-90 GRAZELEY ROAD

Parish: SHINFIELD Ward: Shinfield 3.4.2000.

Applicant: LINDEN HOMES

Fee Received 190-00 Required ..... Additional ..... Refund .....

Enforcement Section (3) 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	wrong forms ✓	21/3	✓
4	Correct S 66 certificate			
(5)	Elevation plans	Flag Pole ? ~~sent~~ + ✓	21/3	✓
6	Floor plans	elevation plan needs to be to scale. with scale marked on. ✓	21/3	✓
7	Metric scale disclaimer	siting of signboard No. 3		
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 : 3.4.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

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NEIGHBOURS: see red notes ~~on~~ on GIS plan ✓

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LINDEN HOMES

LINDEN HOUSE
THE VILLAGE AT
CATERHAM BARRACKS
COULSDON ROAD
CATERHAM-ON-THE-HILL
SURREY CR3 5YB

TELEPHONE 01883 334400
FAX 01883 348108
E-MAIL
south-east@lindenhomes.co.uk

27 MAR 2000

22nd March 2000

Mrs C Hurst
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mrs Hurst

Re: Application for Permission to Erect Signboards at 'Loxwood Grange', off Grazeley Road, Three Mile Cross

Further to your letter dated 21st March, please find enclosed completed copies of the advertisement forms for the above planning application.

With reference to your queries, the position of signboard 3 is shown on page number 2, in front of plot number 32. I have also added the maximum height of each of the boards onto the plans.

I trust you now have all the information that you require in order to process this application. It is intended that the signage will be erected over the next couple of weeks so an urgent response would be appreciated.

Yours sincerely

Louise Ferrier
Marketing Manager

27.MAR2000* 0999

LINDEN HOMES

LINDEN HOUSE
THE VILLAGE AT
CATERHAM BARRACKS
COULSDON ROAD
CATERHAM-ON-THE-HILL
SURREY CR3 5YB

TELEPHONE 01883 334400
FAX 01883 348108
E-MAIL
south-east@lindenhomes.co.uk

6th March 2000

The District Planning Officer
Wokingham District Council
Planning Department
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir

Please find enclosed all of the completed forms and £190 fee to accompany our application for permission to erect signage at our forthcoming development at 'Loxwood Grange', Three Mile Cross.

I trust that you now have all of the information that you require, however should you need anything further please contact me at the above address.

Please address all future correspondence regarding this application to me.

Yours faithfully

Louise Ferrier
Marketing Manager

1933
1

Rear of

27 MAR 2000 * 0999

ADDRESS Grazeley Road PARISH Shinfield

PLOT No. ORD. SHEET No. SU 7068-716 (71)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
0/161/70 ✓	MESSRS. N.C.W. BROWN	O/L. 52 HOUSES & GS. R/O 44-70	30.9.70	R
30446 ✓		RES. DEV. R/O 54-66	25.5.88	R
41998 ✓	CHARLES CHURCH	O/L RES. DEV. R/O 64-68	6.1.94	R
96/64320/O ✓	LINDEN & BEWLEY O/L (APPEAL)	R/O 20-70 - 43 DWELLINGS & GARAGES	22.4.97	W.D
96/64686/F ✓	APPEAL LINDEN HOMES	R/O 44-70 31 DWELLINGS & GS.	16.1.97	R
96/64734/F	APPEAL BEWLEY "	R/O 20-36 19 "	16.1.97	R
97/66558/F	"	" " 16 " ([illegible])	10.5.99	C/A
97/66611/F ✓	LINDEN HOMES	" 44-70 31 " (REVISION)	21.7.98	C/A
N97/0120	" "	Dem 2 dwellings 64+66	22.12.97	App
A197/0154/A ✓	"	31 new houses R/O 44-70	16.12.97	App

MINISTRY DECISION 0/161/70 - APPEAL DISMISSED - 26.11.71 41998 - APPEAL DISMISSED 22.7

~~SPECIAL ORDERS~~ 96/64686/F ~~[illegible]~~ - APPEAL ALLOWED - 24.9.97

PP Enq 16.2.98 - Signs 96/647341F - APPEAL DISMISSED - 24.9.97

1933
2

Rear of

ADDRESS Grazeley Road Three Mile Cross PARISH SHINFIELD

PLOT No. ORD. SHEET No. SU 7068-716

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
A197/0154	Linden Homes	31 new houses	11/12/97	REJ.
98/67239/A	" R/O 44-70	Erection of Sign	17/4/98	RE
98/68012/F	BEWLEY " HOMES R/O 20-36	16 HOUSES/GARAGES/PUMPING STATION.		C/A
FP98/7606	Bewley Homes PLC "	Erect 16 new dwellings	9/6/98	C
98/68687/F		Land R/O 74-90 Erect 44 Dwellings & garages		C
99/70568/F	"	"	3/3/00	C
AF99/0196	Linden Homes S.E. Ltd	44 new dwellings	6/10/99	APP
F/1999/0181	Linden Homes SE Ltd Land R/O 72, 74, 76	Erect 5 dwellings - substitution of house types plots 71-75		

MINISTRY DECISION PD Enq - 88-90 - RES. DEV. - Ripton - 14/2/00

SPECIAL ORDERS 67239 - APPEAL ALLOWED - 9-8-98

1782/a

You are advised to read the accompanying notes before completing any part of this form. 27 MAR 2000* 0999

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: Linden Homes South-East Ltd

Address: Linden House, The Village, Gaurds Ave, Caterham on The Hill Post Code CR3 5YB

Tel. No. 01883 344400

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

Full Name _____

Address: N/A

_____ Post Code _____

Tel. No. _____

3. Full postal address or location of the land on which the advertisement is to be displayed.

Land to rear of 72-90 Grazeley Rd, Three Mile Cross, Shinfield.

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

Will be used for New Residential Development

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.)

Site-specific Signage + 2 No Flagpoles

(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).

March 2000 + June 2001

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

Red-edged site location Plan. Site Plan showing location of Signboards, Visuals showing Design of Boards

*** Delete as appropriate**

I enclose a cheque or money order for the appropriate fee (See Note 6) of £ 190.00

Signed ..... (applicant/agent) Date 23-3-00

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**



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Development Control Section, Environmental Services, Wokingham District Council.
8 March 2000

Scale: 1 : 1250

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