APPLICATION NO:
A/2001/4520

LOCATION:
Car Park R/O 28 - 38 Peach Street, Wokingham.

APPLICANT:
Marks & Spencer PLC C/O Nathaniel Lichf & Partners

PROPOSAL:
Proposed erection of non-illuminated car p signs.

EARLIEST DATE FOR DECISION: **24/08/2001**

APPLICATION WILL HAVE EXPIRED ON:
21/09/2001

CASE OFFICER: **Emy Circuit**

950

00

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Marks & Spencer PLC
C/O Nathaniel Lichfield & Partners
14 Regents Wharf
All Saints Street
London
N1 9RL

Application Number: A/2001/4520

Parish: **WOKINGHAM**

Location: **Car Park R/O 28 - 38, Peach Street, , Wokingham.**

Proposal: **Proposed erection of one illuminated and non-illuminated car park signs.**

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. a) 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 .

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

c) Where an advertisement is required under the Town and Country Planning ((Control of Advertisements) Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

d) 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.

e) 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, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

Condition
2. The sign(s) shall not be illuminated other than while the premises are open for business.

Condition
3. The 'keep left' and 'have you paid and displayed?' signs at the vehicular exit to Rose Street shall be supported on the same post, unless otherwise agreed in writing by the Local Planning authority.

Condition
4. The illuminated sign shall be designed so that no glare or dazzle occurs to drivers of vehicles using the highway.

Reason
1. To comply with the Town and Country Planning (Control of Advertisements) Regulations 1992 (as amended).

Reason
2. In the interests of visual amenity.

Reason
3. To avoid visual clutter that would be harmful to the character of the Conservation Area.

Reason
4. To avoid hazard to users of the highway.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

South East Area Local Plan Policies SBE10

Deposit Draft Wokingham District Local Plan Policies WBE16 & WBE18

Anna Cronin
Head of Planning & Transportation
Date: 19/09/2001

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/2001/4520	Mrs R Carney 42 Rose Street Wokingham Berks RG40 1XU
Application Approved	Letter sent 20/09/01

Tel: (0118) 974 6479

Date: 5 September 2001

My ref: A/2001/4520

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

CONFIDENTIAL

Councillor R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

Dear Councillor

Application Number: A/2001/4520
Car Park R/O 28 - 38, Peach Street, , Wokingham.
Proposed erection of non-illuminated car park signs.

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 **Emy Circuit** on **(0118) 974 6479**. 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 11 September 2001

Yours faithfully

M L Thew

for Development Control Manager

LISTING FORM
Case officer: **Emy Circuit** Application Number: **A/2001/4520**
Car Park R/O 28 - 38, Peach Street, , Wokingham.
Proposed erection of non-illuminated car park signs.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Wyatt

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 6479

Date: 5 September 2001

My ref: A/2001/4520

CONFIDENTIAL

Councillor J Green
102 Arnett Avenue
Finchampstead
RG40 4EE

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/2001/4520
Car Park R/O 28 - 38, Peach Street, , Wokingham.
Proposed erection of non-illuminated car park signs..

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 **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

for Development Control Manager

WORK SHEET FOR : Emy Circuit

Application Number : A/2001/4520

Applicant : Marks & Spencer PLC C/O Nathaniel Lichfield & Partners.

Location : Car Park R/O 28 - 38, Peach Street, , Wokingham.

Proposal : Proposed erection of non-illuminated car park signs.

Site Notice Displayed ? :

YES	NO	DATE
✓		14 August 2001

+ 2x green 21/8

Date of Neighbour Notifications : .....

Date of Site Visit : 14 August 2001

Date Registered : 27/07/2001

Earliest Date for Decision : 24/08/2001

Latest Consultation Date/Site Notice Expiry Date : 24/08/2001

This application will have expired on: 21/09/2001. 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 - no objection.

Rose St Residents - height / avoid inc grane.

Planning Issues :

Visual amenity and highway safety.

F/2001/4537 and A/2001/4520
Car Park rear of 28-28 Peach Street

History: 28-38 Peach Street is a shop, currently occupied by Marks & Spencer. Access to the customer car park is from Rose Street.

Proposal: The proposal is to change the existing car park a 'pay and display' facility. The associated alternations would comprise:

- two 1.5 metre high ticket dispensers would be installed, one occupying what is currently a parking space,
- a tariff board adjacent to each of the ticket machines (Green with yellow lettering, 1000 mm wide x 600 mm high sign on posts giving a maximum height of 2 metres)
- bollards to protect the two ticket machines and prevent parking on a hard surfaced area not intended for parking
- three 'have you paid and displayed?' signs, one on the shop itself, one on the wall by the pedestrian exit to the Rose Street Car Park and one on a post at the Rose Street exit (400 mm wide x 300 mm high, green with yellow lettering)
- two keep left signs at the vehicular entrance/exit
- replacement sign for existing one at the entrance to the car park (1.2 x 1.2 metres with a maximum height of 2 metres, green with yellow lettering)
- removal of the remains of an existing barrier at the vehicular entrance/exit

Appraisal: There is no change in the use of the land and the Highway Officer has no objection to the introduction of pay and display machines. Southern Electricity expressed concern that erection of a barrier would impede access to their sub-station, which is within the car park, but as the barrier mechanism is actually to be removed, this is not considered to be a problem. Therefore, the main issues are the impact of the pay and display machines and signage on the character of the conservation area and setting of nearby listed buildings.

The machines and the majority of the signage would be within the car park, which is quite well enclosed. The most prominent sign would be the one at the Rose Street Entrance, which would replace an existing illuminated sign of a similar size and design. *[It is noted that the existing sign does not have advertisement consent – following a previous application for alterations to the car park (98/67723/F) an enquiry was received regarding signage and the letter dated 27 October 1998 indicates that the signs proposed would have deemed consent. However, the applicants made no mention of illumination.]* The sign is viewed against the boundary wall and shrub planting and is not unduly prominent or out of place in Rose Street, which has a mixed commercial and residential character at the western end. The two ticket machines would not have a significant impact and although, several signs are proposed , their size and location are considered appropriate for their purpose and it is not considered that they would result in undue visual clutter or have a significant visual impact on the surrounding area. Details of the proposed bollards should be submitted for approval – there are already a large number of bollards in the area and introduction of a new design would result in an uncoordinated appearance, harmful to the appearance of the conservation area. To avoid visual clutter, it would also be preferable if the 'have you paid and displayed?' and keep left signs at the Rose Street exit could share a post ~~and details of this support should also be submitted.~~

Recommendation: conditional approval of both applications

Application Number A/2001/4520
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C213	R213	
~~2~~	C210	R210	
3			The 'keep left' and 'have you paid and displayed?' signs at the vehicular exit to Rose street shall be supported on the same post, unless otherwise agreed in writing by the LPA.
		reason	To avoid visual clutter that would be harmful to the character of the conservation area.
4			The illuminated sign shall be designed to ~~the satisfaction of the LPA~~ so that no glare or dazzle occurs to drivers of vehicles using the highway
		reason	To avoid hazard to users of the highway

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES:

SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE10

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE10, WBE18

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES:

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: _____

RECORD OF SITE VISIT

SITE ADDRESS: Car Park R/O 28 - 38 Peach Street Wokingham.

APPLICATION NUMBER: A/2001/4520

OFFICER: Emy Circuit

DATE OF SITE VISIT: 21 Aug '01

1 SITE/STATUTORY NOTICE DISPLAYED ? orange + lear window of store & green (21/8) - Rose St entrance + pedestrian link to Rose St car park.

2. DESCRIPTION OF SURROUNDINGS

towncentre - parking / service area at r/o shops.

3. DESCRIPTION OF SITE/BUILDING

car park, enclosed by walls, buildings

4. RELATIONSHIP TO ADJOINING PROPERTIES

N/A.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

27 JUL 2001 * 4520

DELEGATED

	ALFIA SERVICES LIMITED The Siston Centre Station Road Kingswood Bristol BS15 4GQ TEL. 0117 918 1000 FAX. 0117 947 7788	TITLE Marks & Spencer Store Wokingham	DRAWN BY IJE	CHECKED	APPROVED	DATE 29.1.01
			DRG No Existing Layout			

47718

PLANNING SERVICES	HPT
PC	TLS
F ES	ENF
14 SEP 2001	
	ACK

ROSE STREET RESIDENTS SOCIETY

80 Rose Street
Wokingham
Berkshire
RG40 1XU

12 September 2001

Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WR.

For the Attention of Emy Circuit

Dear Sirs

Application Number: A/2001/4520
Location: Car park rear of 28-38 Peach Street
Proposal: Proposed erection of one illuminated and non-illuminated car park signs
Applicant: Marks & Spencer

The Committee have examined these plans and make the following comments which we hope you will take into consideration:

1. We note that the proposed sign board is the same width as the existing board but considerably taller at 2000 mm.
2. Because of point 1 above, we hope that the board will not be elevated further than the existing height (because the illuminated light would thus be higher and facing five Rose Street flats' bedrooms.
3. We would ask that the lighting itself remains as at present with regard to intensity and design.

We would remind you that this location is in the heart of a conservation area and the recognized residential part of Rose Street and any increase in commercial signing should be discouraged.

Yours faithfully

Olive MacDonald (Joint Chairman)
Myra Robins (Secretary)

Date: 04 September 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: A/2001/4520

Location: Car Park R/O 28 - 38, Peach Street, Wokingham.

Proposal: Proposed erection of one illuminated and non-illuminated car park signs.

Applicant: Marks & Spencer PLC C/O Nathaniel Lichfield & Partners.

Case Officer: Emy Circuit

The new plans show the following: Clarification regarding proposed illumination of sign at entrance to car park from Rose Street (this is a revision to the previous consultation in that one sign is now to be illuminated). Letter dated 24/08/01.

Comments are required by 14/09/2001.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

The illuminated sign shall be designed to the satisfaction of the LPA, so that no glare or dazzle occurs to drivers of vehicles using the highway.

Adam Coggins 5/9/01

Date: 04 September 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: A/2001/4520

Location: Car Park R/O 28 - 38, Peach Street, Wokingham.

Proposal: Proposed erection of one illuminated and non-illuminated car park signs.

Applicant: Marks & Spencer PLC C/O Nathaniel LIchfield & Partners.

Case Officer: Emy Circuit

The new plans show the following: Clarification regarding proposed illumination of sign at entrance to car park from Rose Street (this is a revision to the previous consultation in that one sign is now to be illuminated). Letter dated 24/08/01.

Comments are required by 14/09/2001.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. A 2001 452d (Planaps) / (Ludhouse) Date Rec. 28 August 2001

Location: Car Park r/o 28-38 Peach St

Parish Wokingham

Applicant: Marks & Spencer Plc

Description of attached plans clarification regarding proposed illumination of sign at entrance to car park from Rose Street - (This is a revision to the previous consultation in that one sign is now to be illuminated)

Drawing No's: letter dated

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

		Drawing No's
1.	NK (Landscape & Trees)	
2.	NK (Env. Design)	
3.	XA (Highways)	✓
4.	NF (Building Control)	
5.	BC/DC Liaison	

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: as original consultation please

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y/N (Delete as required)

Redate Application Y/N From

New Site Notice Y/N ✓

New Description proposed erection of one illuminated and non-illuminated car park signs ✓

CASE OFFICER EXC

Consultations Sent by Admin. on 04.09.PS

Yellow - Part One Copy
Green - Officer's Copy

1811

Planning Application

Received by Wokingham District Council

Application No: A/2001/4520

Proposal:
Proposed erection of one illuminated and non-illuminated car park signs.

Location:
Car Park R/O 28 - 38, Peach Street, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to take this letter with you or quote application number A/2001/4520 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/09/2001. 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 be possible for an individual reply to be issued 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

04 September 2001

REVISED DESCRIPTION

24 August 2001

Our ref: CL/5920/DL/LCJ
Your ref:

PLANNING SERVICES	RPT 4-7113
POL	TLS
DC	ENF
APP	
CE	
28 AUG 2001	
COPIES TO:	ACK:
	FX

Ms E Circuit
Planning Department
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire RG40 1BN

4520

REVISED PLAN

Nathaniel Lichfield & Partners
Development Planning Urban Design Economics

14 Regent's Wharf, All Saints Street, London N1 9RL
Tel 020 7837 4477 Fax 020 7837 2277
E-mail nlplondon@lichfields.co.uk

Also at: Floor D, Milburn House, Dean Street, Newcastle Upon Tyne NE1 1LY
Tel 0191 261 5685 Fax 0191 261 9180
E-mail nlpnewcastle@lichfields.co.uk

Temple Court, Cathedral Road, Cardiff CF11 9HA
Tel 029 2078 6514 Fax 029 2078 6516
E-mail nlpcardiff@lichfields.co.uk

www.lichfields.co.uk

Dear Ms Circuit

LPA REF: A/2001/4520 - PROPOSED ERECTION OF NON-ILLUMINATED CAR PARK SIGNS - MARKS & SPENCER STORE, WOKINGHAM

Further to your recent query, I write to clarify the proposed illumination in respect of the signage application.

The application does not seek any additional illuminated signs. The current sign by the entrance is illuminated, and the proposed replacement sign shall retain the existing illumination facility.

I hope this is sufficient to address your query, should you have any further queries, please contact me.

Yours sincerely

Daniel Lampard

DANIEL LAMPARD

cc:

Gordon Ellen	-	Marks & Spencer plc
Steve Middleditch	-	Willmott Dixon
Andrew Stevens	-	Gleeds
Ian Elliot	-	Alfia Services Ltd

Directors: Geoffrey Smith BSc MPhil MRTPI FRICS (Chairman), Gareth Morgan BSc DipTP MRTPI (Managing), David Gavin BA DipTP MSc MRTPI, Nicholas Thompson BA BPI MA(UD) MRTPI, Nigel Perry BSc MCD MRTPI, James Fennell BA ARICS, Justin Gartland BA BPI MRTPI, Philip Barnes BA BPI MRTPI, Neil Goldsmith BA BPI MRTPI, Iain Rhind BA MPhil Dip(UD) MRTPI, Dr. Malcolm Hockaday FRTPI FIMgt FRSA

Non Executive Directors: Robert Warner ACA

Senior Associates: Dennis Pope BA DipTP MSc MRTPI, John Robertson BSc DipCompSc DipTP MRTPI

Associates: Margaret Baddeley BA DipTP MRTPI ARICS, Stephanie Dickson BSc DipTP MRTPI, Jane Hirst BA MRTPI, Peter Wilks BSc DipTP MRTPI, Marie Nagy BSc MSc MRTPI, Hugh Scanlon BA MPhil MRTPI

Company Secretary: Fiona Johnson ACA Technical Associates: Francis Powell ASTPT

Nathaniel Lichfield & Partners Limited, Registered Office: 14 Regent's Wharf, All Saints Street, London N1 9RL, Registered in England No.2778116

To:
Harold Sanders
Urban Design And Conservation Officer

From: Emy Circuit

Date: 31 July 2001 3/8/01

Application Number: A/2001/4520

Proposal: Proposed erection of non-illuminated car park signs..

Site Address:
Car Park R/O 28 - 38, Peach Street, , Wokingham.

Applicant:
Marks & Spencer PLC C/O Nathaniel LIchfield & Partners.

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

See comments on planning application no. F/2001/4537

Harold Sanders

16.08.01.

To:
Harold Sanders
Urban Design And Conservation Officer

From: Emy Circuit

Date: 07 August 2001

Application Number: F/2001/4537

Proposal: Proposed installation of pay and display system in store car park..

Site Address:
28 - 38, Peach Street, , Wokingham.

Applicant:
Marks & Spencer C/O Nathaniel Lichfield And Partners Ltd.

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

- I HAVE NO OBJECTION TO THE PRINCIPLE OR LOCATION OF OR DESIGN OF MACHINES.

  THE REMOVAL OF BARRIER IS AN ENHANCEMENT

- DETAILS OF NEW SIGN ON ROSE STREET FRONTAGE, 'HAVE YOU PAID AND DISPLAYED' SIGN AND PROPOSED BOLLARDS TO BE SOUGHT AND APPROVED PRIOR TO DECISION BEING CONFIRMED

Harold Sanders

CONSERVATION + DESIGN

16.08.01.

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 31 July 2001

Application Number: A/2001/4520

Proposal: Proposed erection of non-illuminated car park signs.

Parish: WOKINGHAM TOWN

Site Address:
Car Park R/O 28 - 38, Peach Street, , Wokingham.

Applicant:
Marks & Spencer PLC C/O Nathaniel Lichfield & Partners.

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: _____ **Print name:** Adam Coggins 7/8/01

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: A/2001/4520

Proposal:
Proposed erection of non-illuminated car park signs.

Location:
Car Park R/O 28 - 38 Peach Street Wokingham

This application is being advertised in the Wokingham Times newspaper on the 22/08/2001 for the following reason(s);

SITE IS IN A CONSERVATION AREA

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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **12/09/2001**. 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 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: 22/08/2001

21/8 one on sign at Rose St entrance
one on ped link to Rose St carpark

Received by Wokingham District Council

Application No: A/2001/4520

Proposal:
Proposed erection of non-illuminated car park signs.

Location:
Car Park R/O 28 - 38, Peach Street, , Wokingham.

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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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to take this letter with you or quote application number A/2001/4520 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/08/2001. 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 be possible for an individual reply to be issued 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

31 July 2001

14

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid 75A

Start date: ~~20 JUN 2001~~ 27 JUL 2001

Officer: EXC | Application No. A/2001/4520

Map No. ..... Site 0-26

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(ADV) PROPOSED ERECTION OF NON-ILLUMINATED CAR PARK SIGNS

Location: CAR PARK r/o 28-38 PEACH STREET

Parish: WOKINGHAM Ward: WESCOTT ✓

Applicant: MARKS & SPENCER

Fee (3) Received 50-00 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	Scale ?		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	How are signs mounted? How high off ground.	4/7	✓ 27 JUL 2001
6	Floor plans	Colouring of signs.	4/7	✓
7	Metric scale disclaimer	Side & rear view of signs	4/7	?
8	Encroachment letter			
9	Miscellaneous	Only 3 copies of each document supplied.	4/7	✓

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area ..Wokingham.....

Listed Building 1 2 2*

Advertisement Required ...Conservation Area ✓.....

Date Site Notice Sent : ..... 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

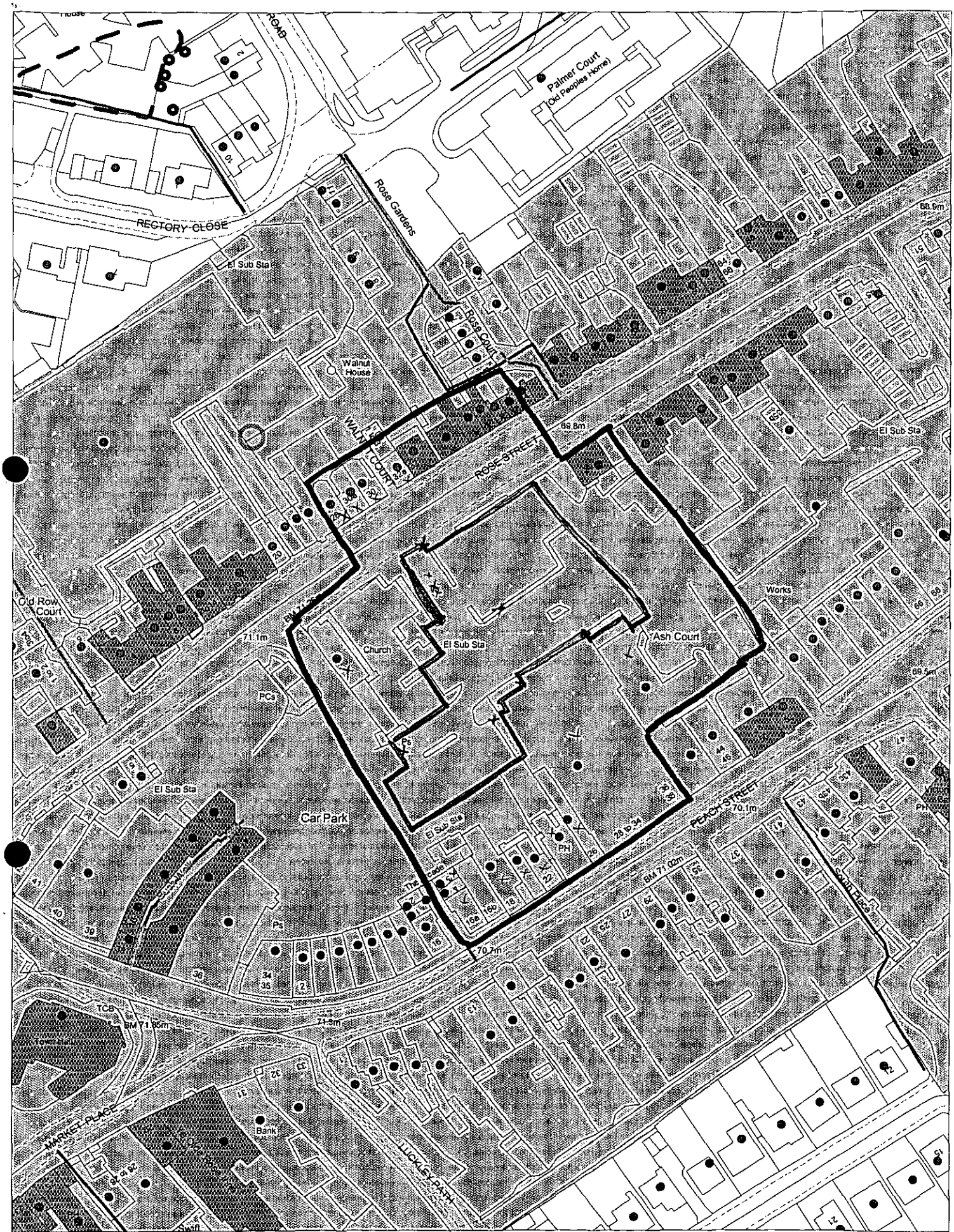
The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

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

NEIGHBOURS:

S/N + see map. ✓



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Development Control Section, Environmental Services, Wokingham District Council.

27 June 2001

Scale: 1 : 1250

N W E S

25 July 2001

Our ref: CL/5920/DL/LCJ
Your ref:

27 JUL 2001

JL.2001* 4520

DELEGATED

Nathaniel Lichfield & Partners
Development Planning
Urban Design Economics

14 Regent's Wharf, All Saints Street, London N1 9RL
Tel 020 7837 4477 Fax 020 7837 2277
E-mail nlplondon@lichfields.co.uk

Also at: Floor D, Milburn House, Dean Street, Newcastle Upon Tyne NE1 1LY
Tel 0191 261 5685 Fax 0191 261 9180
E-mail nlpnewcastle@lichfields.co.uk

Temple Court, Cathedral Road, Cardiff CF11 9HA
Tel 029 2078 6514 Fax 029 2078 6516
E-mail nlpcardiff@lichfields.co.uk

www.lichfields.co.uk

The Planning Department
Wokingham District Council
PO Box 157
Civic Offices
Shute End
Wokingham
Berkshire RG40 1BN

Dear Sir

APPLICATION FOR ADVERTISEMENT CONSENT
MARKS & SPENCER CAR PARK, 28-38 PEACH STREET, WOKINGHAM

On behalf of our clients, Marks & Spencer plc, we enclose an application for advertisement consent for car park signage in relation to their store at Wokingham. This application includes material requested by yourselves in correspondence dated 20th June 2001.

The application consists of 4 no. copies of the following documentation:

- the completed application form;
- the site location plan (Drawing No: CL/5920/1A);
- the existing layout (dated 29/01/01);
- the revised layout (dated 23/05/01);
- details of the entrance sign (Drawing No: 5920/10);
- tariff sign (Drawing No: 5920/11);
- a cheque for the planning fee which we have calculated at £50.00.

The requirement for the signage stems from the proposal by Marks & Spencer to install a *"pay and display"* system at the car park. A separate planning application in relation to this has been submitted under separate cover.

The application seeks advertisement consent for the following signs:

- 2 no. tariff board signs, located next to the *"pay and display"* machines, measuring 100mm x 600mm, mounted on two posts to a maximum height of 2 metres above the ground;

Directors: Geoffrey Smith BSc MPhil MRTPI FRICS (Chairman), Gareth Morgan BSc DipTP MRTPI (Managing), David Gavin BA DipTP MSc MRTPI, Nicholas Thompson BA BPI MA(UD) MRTPI, Nigel Perry BSc MCD MRTPI, James Fennell BA ARICS, Justin Gartland BA BPI MRTPI, Philip Barnes BA BPI MRTPI, Neil Goldsmith BA BPI MRTPI, Iain Rhind BA MPhil Dip(UD) MRTPI, Dr. Malcolm Hockaday FRTPI FIMgt FRSA

Non Executive Directors: Robert Warner ACA

Senior Associates: Dennis Pope BA DipTP MSc MRTPI, John Robertson BSc DipCompSc DipTP MRTPI

Associates: Margaret Baddeley BA DipTP MRTPI ARICS, Stephanie Dickson BSc DipTP MRTPI, Jane Hirst BA MRTPI, Peter Wilks BSc DipTP MRTPI, Marie Nagy BSc MSc MRTPI, Hugh Scanlon BA MPhil MRTPI

Company Secretary: Fiona Johnson ACA Technical Associates: Francis Powell ASTPT

Nathaniel Lichfield & Partners Limited, Registered Office:14 Regent's Wharf, All Saints Street, London N1 9RL, Registered in England No.2778116

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Development Planning
Urban Design Economics

- 1 no. entrance sign, replacing the existing entrance sign of similar dimensions. This measures 1200mm x 1200mm to be fixed to the existing posts, under the existing light fitting, with a maximum height of 2 metres above the ground;

- 3 no. *"pay and display"* machines measuring 400mm x 300mm located at both exits and at the entrance to the store;

- 2 no. *"keep left"* signs.

With the exception of the entrance sign, which shall be located under the existing light fitting, the proposed signs shall be un-luminated and those not relating to traffic directions shall be finished in Marks & Spencer's green (RAL No. 6004) with cream lettering. Please note that the tariff and opening hours information is indicative only.

We trust you have sufficient information to determine the application, and we shall contact you shortly to discuss this. In the meantime should you have any queries, please contact me.

Yours faithfully

Daniel Lampard

DANIEL LAMPARD

cc:

G Ellen	-	Marks & Spencer plc
A Stevens	-	Gleeds
S Middleditch	-	Willmott Dixon
I Elliot	-	Alfia Services Ltd

1 ADDRESS 30-32-34 PEACH STREET PARISH WOK

PLOT No. WAITROSE SUPERMARKET ORD. SHEET No. 75B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
TP 1093	Clifford & Sons	Coldstore & servery	9/5/55	UJC
R/88/63	Clifford Dairies	2 shops 8 flats over	Withdrawn	
R/25/64	Clifford Dairies	2 shops 6 flats over 5 garages at rear 18 hrs 6 garages w/23 Rose Street	30/4/64	C/A
R/147/66	Waitrose	Supermarket & car park	6/6/68	C/A
R/47/69	Waitrose	do Sup R/147/66	5/6/69	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

2) ADDRESS 30-32-34 PEACH STREET PARISH WOK

PLOT No. WAITROSE SUPERMARKET ORD. SHEET No. 75B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
A/21/69	Waitrose	Fascia sign	5/8/69	Sta
R/90/69	do	Shop front & fascia	10/7/69	C/A
7659x		Shop front		
8849x		Interceptor to manhole	27/6/72	
00498	Waitrose	Extensions	16/5/74	Ref
01151	do	do	8/8/74	C/A
BR 0346	do	Rent shop front	24/3/75	app
BR 3028	Waitrose Ltd	1st floor Extension to Supermarket	29 7 75	App N/A
03267	"	ALTERATIONS TO CAR-PARK	2 10 75	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

WAITROSE SUPERMARKET

(3) ADDRESS 30-34 PEACH STREET PARISH WOKINGHAM

PLOT No. ORD. SHEET No. 75

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 4373	WAITROSE LTD	ADD TOILET ACCOMMODATION	17.3.46	APP. N/
CT894	" "	Alt. to car park	31.8.78	N/A RE
10454	"	CR & 1st LLEGR EXTENSIONS	5.7.79	N/A CIA
14866	"	AUTOMATIC CAR PARK CONTROL WITH PAY KIOSK & BARRIER	12.3.81	N/A CIA
18277	"	IMPROVE EX. CAR PARK LIGHTING, 14 ADD. LIGHTING UNITS	16.12.82	N/A CIA
BRA 2612	"	EXT. & INT. ALTS	~~27.4.87~~ 17.7.87	~~REF~~ APP
27369	"	"	16.4.84	CIA
28483		SHOP FRONTS & CAR PARK ELEVATION	1.10.87	CI
34369		EX REFUSE AREA TO PICK-UP POINT	15.3.90	CI
BRA 7755	"	REFUSE ENCL. / CANOPY	8.11.89	APP
36621	"	REALIGN EX. KERB LINE TO CREATE BETTER ACCESS FROM ROSE ST.	5.11.90	CI

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

38300 W/DR.

1933

(4) WAITROSE now - Marks & Spencer

ADDRESS 30-34 PEACH STREET PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
40833	WAITROSE LTD.	AUTOMATIC STANDBY 60KVA GENERATOR	25.1.94	C
42913	"	ILL FASCIA SIGN	29.9.94	K
FP 94/2952	"	EPOS INSTALLATION - (GENERATOR & ELECTRICAL SERVICES)	7.10.94	APP
96/63628/LA	"	(MAY BE P3A)	18.6.96	W.D
98/67132/A	WILKINSON GROUP	W/DR. 28-38		
98/67133/F	"			
98/67721/A	Marks & Spencer PLC	Erect Int. Ill Shop Signs	25.8.98	C
98/67722/A	"	"	"	C
98/67724/F	"	New Shop Front & Ext. Alts.	"	C
98/67717/CA	"	Dem. Ticket office Trees & Planters & Alts within cons. area	"	C
98/67725/F	"	Inst. of Plant work on Roof Bldg.	25.8.98	C
98/67968/A	"	Erect Ext. Ill. Sign	25.8.98	C

1933 (5) MARKS & SPENCER

ADDRESS 26-38 PEACH STREET **PARISH** LOOKING HAL

PLOT No. **ORD.SHEET No.**

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Planni
98/67723/F		Marks & Spencer	Alts to Car Park	21.9.98		C/
98/68500/A			Sell. proj. sign	6.4.99		C/
FP98/7718			Refurb. + fit out	11.8.98	C/A	

MINISTRY DECISION:

SPECIAL ORDERS:

7 JUL 2001 * 4520

1782/a

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

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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: MARKS & SPENCER PLC

Address: 47 BAKER STREET, LONDON

Post Code W1A 1DN

Tel. No.

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

Full Name NATHANIEL LICHFIELD & PARTNERS

Address: 14 REGENTS WHARF, ALL SAINTS ST, LONDON Post Code N1 9RL

Tel. No. 020 7837 4477

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

MARKS & SPENCER CAR PARK
R/O 28-38 PEACH STREET, WOKINGHAM

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

CAR PARK ASSOCIATED WITH MARKS & SPENCER STORE

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.)

CAR PARK SIGNAGE - SEE COVERING LETTER

(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).

MAXIMUM

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

SEE COVERING LETTER

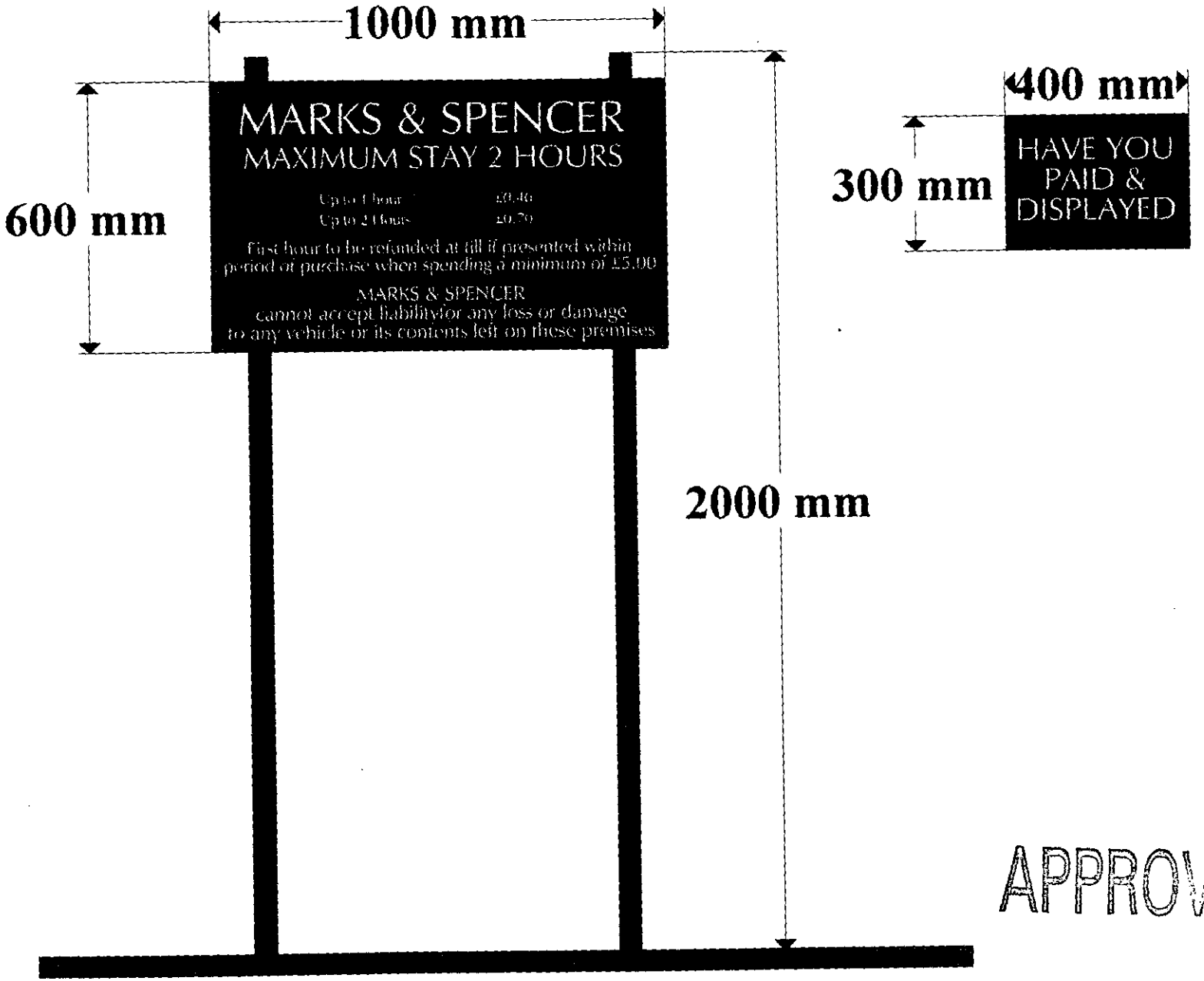
*** Delete as appropriate**

I enclose a cheque or money order for the appropriate fee (See Note 6) of £ 50.00

Signed Daniel S Lamb (applicant/agent) FOR NATHANIEL LICHFIELD & PARTNERS ON BEHALF OF MARKS & SPENCERS PLC Date 18-6-01

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.'

Tariff Sign



Specifications:

Colour:
RAL 6004

DELEGATED

27.JUL.2001* 4520

APPROVED

Project:

Title:

OPAL SIGNS LTD

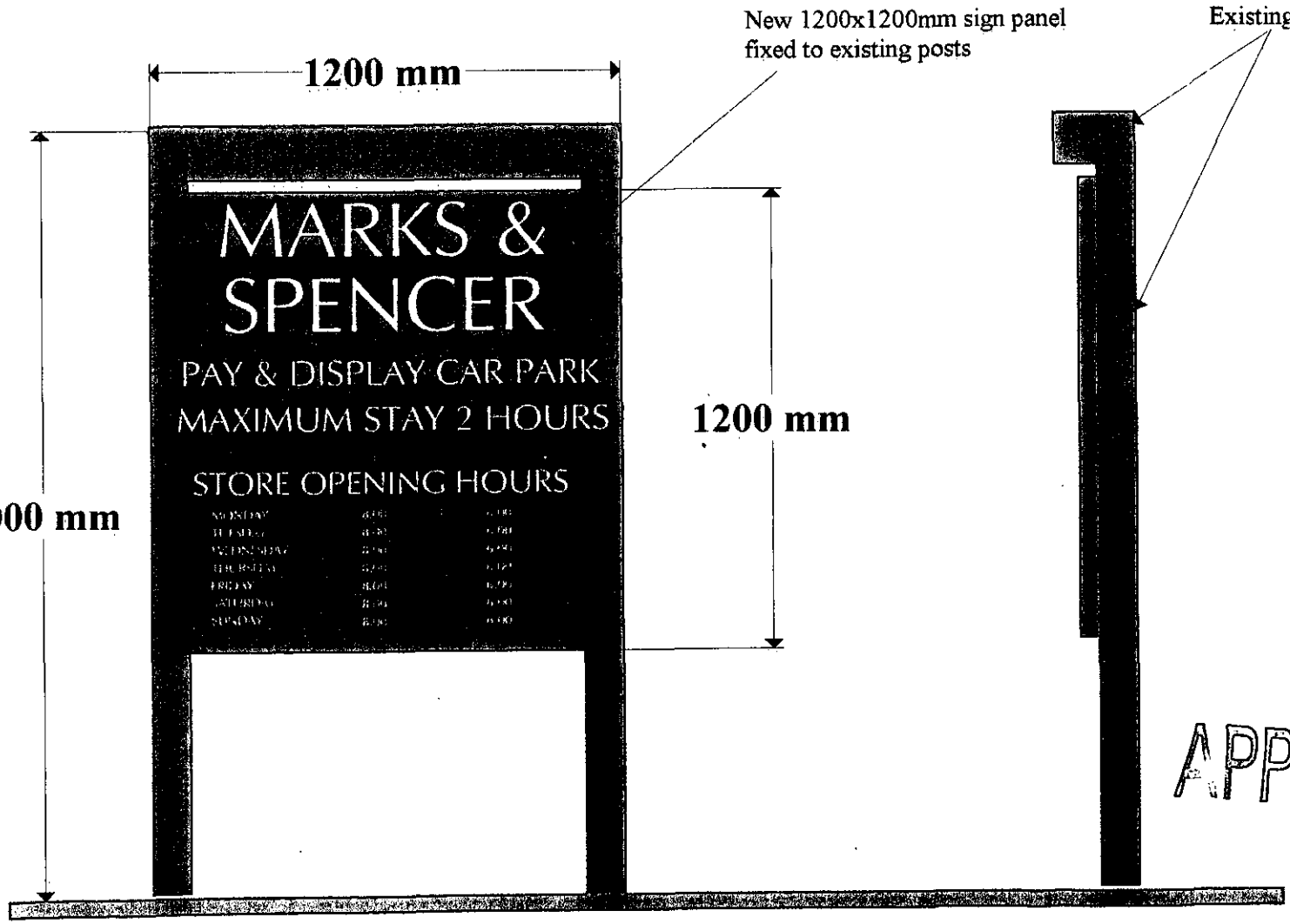
90/92 Bevenden St
London, N1 6BP

Tel: 020 7253 8675
F x: 020 7253 3045

Drwg No: 5920/11	Date
Scale	

27.JUL.2001 4520

ENTRANCE SIGN



Specifications:

Colour:
RAL 6004

DELEGATED

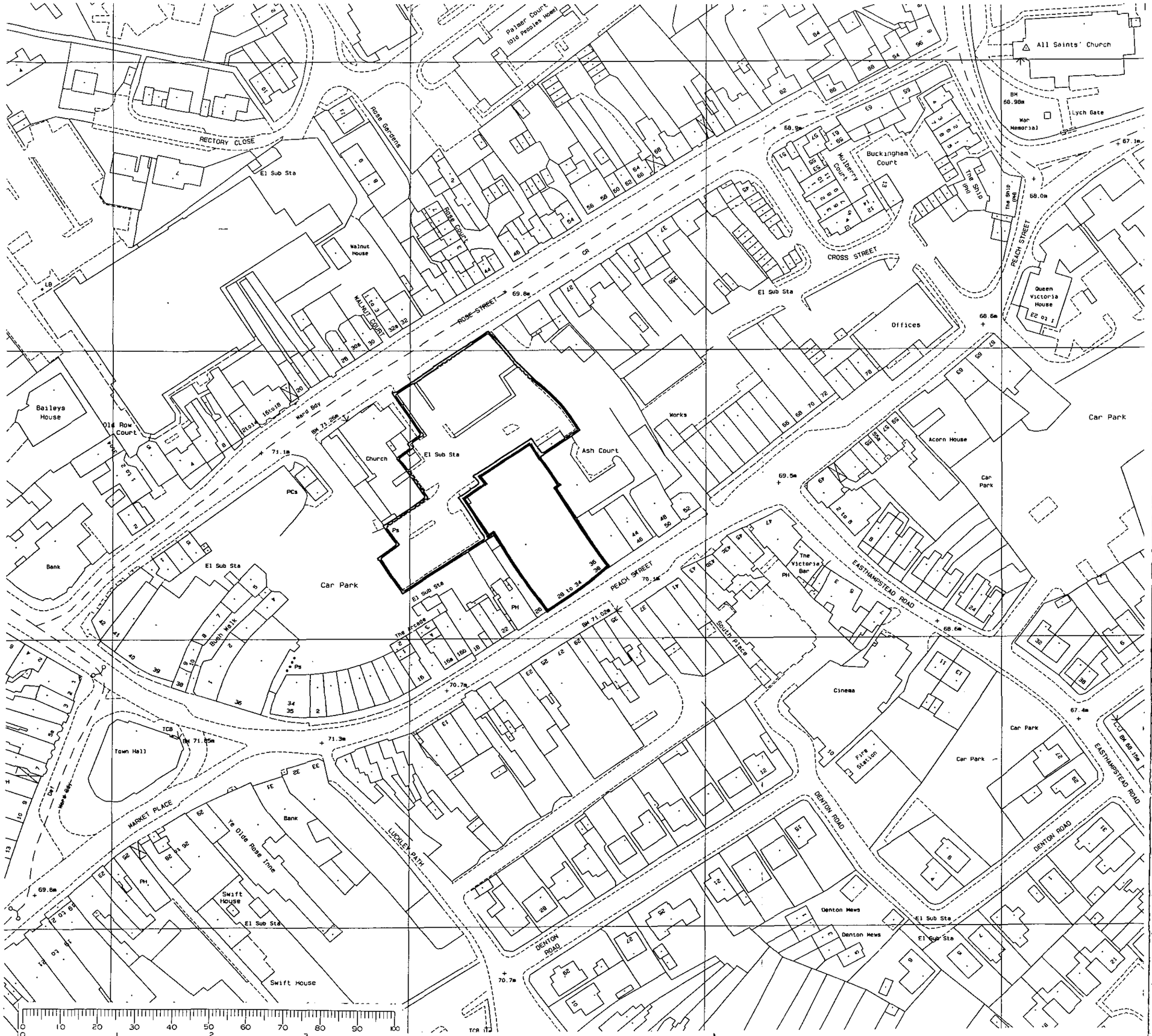
Project:

Title:

APPROVED

OPAL SIGNS LTD
90/92 Bevenden St
London, N1 6BP
Tel: 020 7253 8675
F x: 020 7253 3045

Drwg No:	Date
Scale 5920/10	



Application Site

Land in Applicants Control

APPROVED

APPROVED

DELEGATED

27.JUL.2001* 4520

Project	MARKS & SPENCER, CAR PARK 28-38, PEACH STREET, WOKINGHAM
Title	**Site Location Plan**
Client	Marks & Spencer Plc.
Date	July 2001
Scale	1:1250
Drawn by	B. M.
Drg. No.	CL/5920/1a

Nathaniel Lichfield & Partners
Development Planning Urban Design Economics

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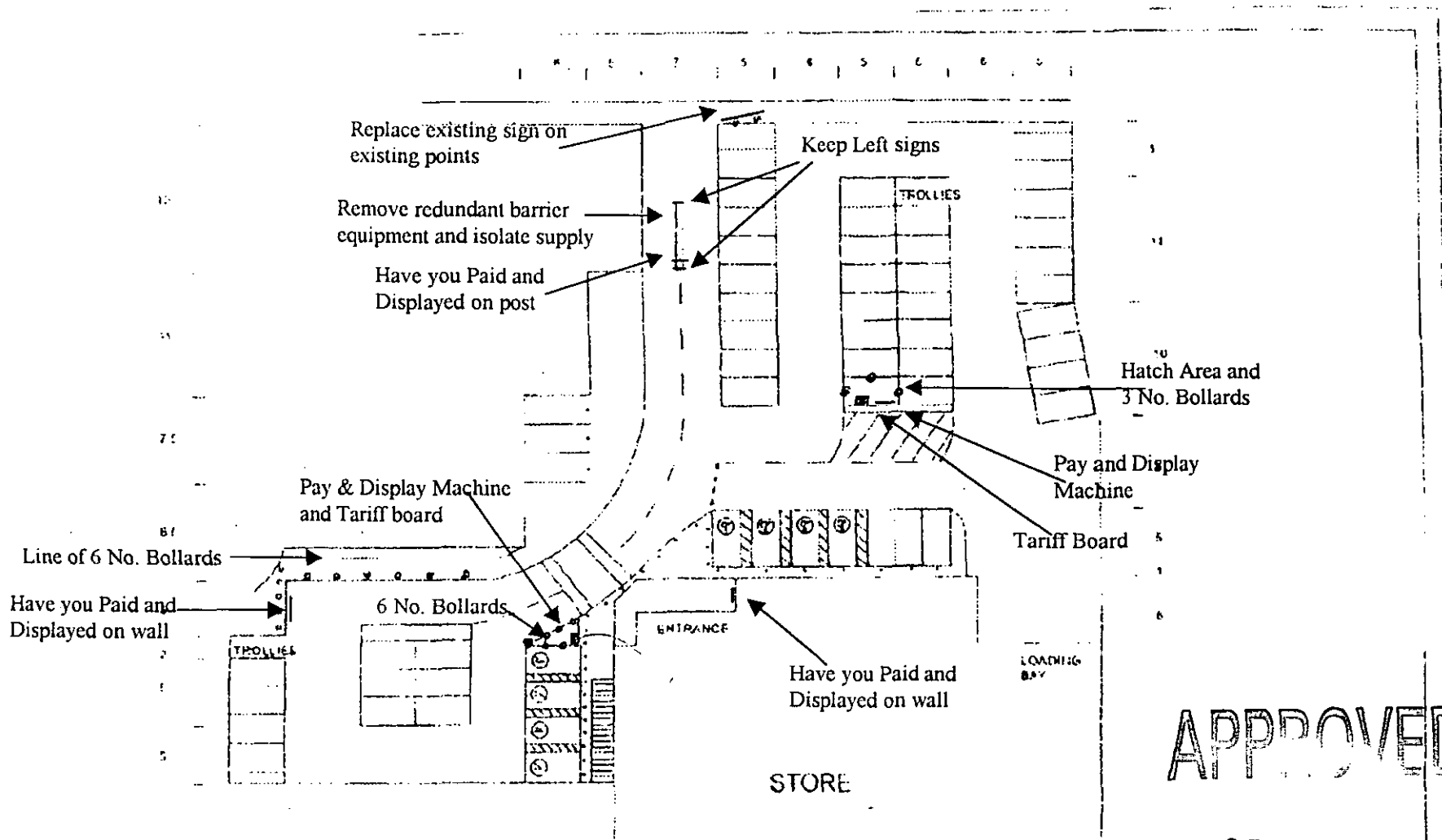

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27 JUL 2001

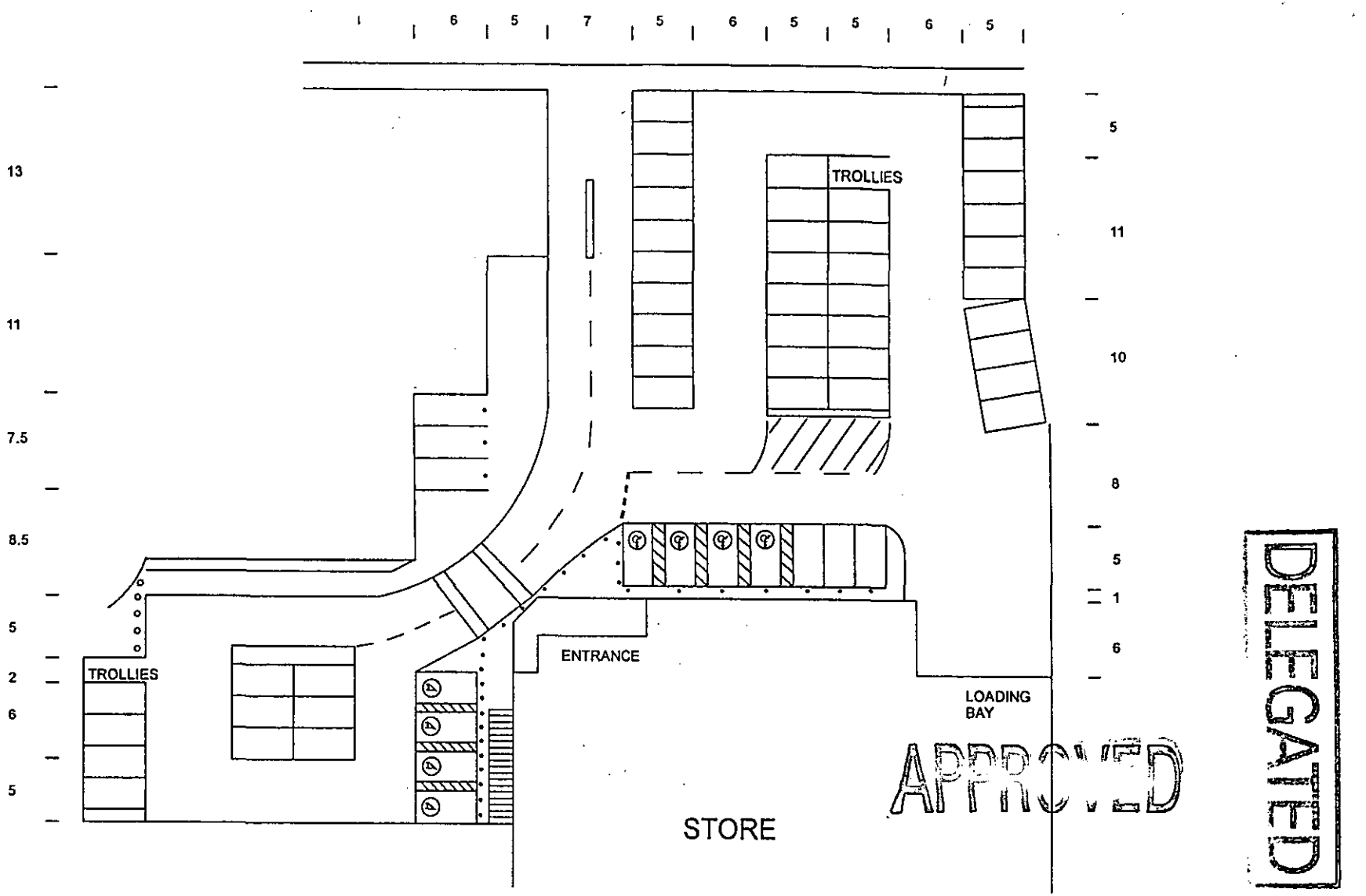
4520

Willmott Dixon Property Services

Marks & Spencer Store Wokingham

Date: 23-05-2001

Revised Layout



APPROVED

DELEGATED

27.JUL.2001* 4520

ALFIA SERVICES LIMITED The Siston Centre Station Road Kingswood Bristol BS15 4GQ TEL. 0117 918 1000 FAX. 0117 947 7788	TITLE Marks & Spencer Store Wokingham	DRAWN BY IJE	CHECKED	APPROVED	DATE 29.1.01
		DRG No Existing Layout			