APPLICATION NO:
A/2000/0280

LOCATION:
Unit 2 Emmbrook Retail Park Finchampstead Road Wokingham.

APPLICANT:
Majestic Wine Warehouse

PROPOSAL:
Proposed erection of 3 internally iluminated fascia signs.

EARLIEST DATE FOR DECISION: **05/02/2000**

APPLICATION EXPIRY DATE: **29/02/2000**

CASE OFFICER: **Bhavash Vashi**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Majestic Wine Warehouse
Odhams Trading Estate
St Albans Road
Watford
Herts
WD2 5RE

Application Number: A/2000/0280

Parish:	**WOKINGHAM**
Location:	**Unit 2 Emmbrook Retail Park, Finchampstead Road, Wokingham.**
Proposal:	**Proposed erection of 3 internally iluminated fascia 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. 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).

Reason

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

Head of Planning and Transportation
Date: 18 February 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.

To:
Highways

From: Bhavash Vashi

Date: 12 January 2000

Application Number: A/2000/0280

Proposal: Proposed erection of 3 internally iluminated fascia signs..

Site Address:
Unit 2 Emmbrook Retail Park, Finchampstead Road, .

Applicant:
Majestic Wine Warehouse .

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

CONDITIONAL APPROVAL

THE ILLUMINATED SIGN SHALL BE DESIGNED TO THE SATISFACTION OF THE LOCAL PLANNING AUTHORITY, SO THAT NO GLARE OR DAZZLE OCCURS TO DRIVERS OF VEHICLES USING THE HIGHWAY. (SR13)

N.S. Tolley

26-1-00

Tel: (0118) 974 6480

Date: 7/2/00

My ref: A/2000/0280

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: 33505 – Wokingham

CONFIDENTIAL

Councillor D Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

Dear Councillor

Application Number: A/2000/0280
Unit 2 Emmbrook Retail Park Finchampstead Road .
Proposed erection of 3 internally iluminated fascia 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 Bhavash Vashi on **(0118) 974 6480.**
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 17/2/00
Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Bhavash Vashi** Application Number: **A/2000/0280**
Unit 2 Emmbrook Retail Park Finchampstead Road Wokingham.
Proposed erection of 3 internally iluminated fascia signs.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

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 6480

Date: 7/2/00

My ref: A/2000/0280

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: 33505 - Wokingham

CONFIDENTIAL

Councillor D King
1 Winkfield Close
Wokingham
RG41 2EZ

Dear Councillor

Application Number: A/2000/0280
Unit 2 Emmbrook Retail Park Finchampstead Road .
Proposed erection of 3 internally iluminated fascia signs.

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This form must be received no later than 17/2/00
Yours faithfully

Head of Planning and Transportation

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Case officer: **Bhavash Vashi** Application Number: **A/2000/0280**
Unit 2 Emmbrook Retail Park Finchampstead Road Wokingham.
Proposed erection of 3 internally iluminated fascia signs.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

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 6480

Date: 7/2/00

My ref: A/2000/0280

CONFIDENTIAL

Councillor C Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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: 33505 – Wokingham

Dear Councillor

Application Number: A/2000/0280
Unit 2 Emmbrook Retail Park Finchampstead Road .
Proposed erection of 3 internally iluminated fascia signs.

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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 17/2/00
Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Bhavash Vashi** Application Number: **A/2000/0280**
Unit 2 Emmbrook Retail Park Finchampstead Road Wokingham.
Proposed erection of 3 internally iluminated fascia signs.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

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

Received by Wokingham District Council

Application No: A/2000/0280

Proposal:

Proposed erection of 3 internally iluminated fascia signs.

Location:

Unit 2 Emmbrook Retail Park Finchampstead Road .

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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Bhavash Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/02/2000. Written comments submitted will become available for public inspection.

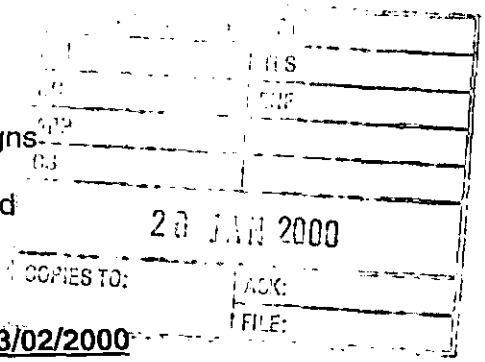
In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

FROM: Bhavash Vashi

DATE: 12 JANUARY 2000

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET



Application Number: F/1999/0202

Proposal: Proposed erection of 3 internally illuminated fascia signs

Site Address: Unit 2 Emmbrook Retail Park Finchampstead Road

Applicant: Majestic Wine Warehouse

Your observations are required in respect of this application **by 03/02/2000**

No objections

SIGNED: _____ **DATE:** 20/1/2000

CLERK TO Wokingham Town Council

18/2.

Application Number A/2000/0280
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC69	SR2a	Delete A & B

RECORD OF SITE VISIT

SITE ADDRESS: Unit 2 Emmbrook Retail Park Finchampstead Road Wokingham.

APPLICATION NUMBER: A/2000/0280

OFFICER: Bhavash Vashi

DATE OF SITE VISIT: 28/1

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS

Comm'l/Ind buildings

3. DESCRIPTION OF SITE/BUILDING

newly built warehouse type units

4. RELATIONSHIP TO ADJOINING PROPERTIES

Plan

5. SITE CONSTRAINTS —

TREES —

ACCESS/PARKING —

LEVELS —

BOUNDARY TREATMENT —

OTHERS —

WORK SHEET FOR : Bhavash Vashi

Application Number : A/2000/0280

Applicant : Majestic Wine Warehouse .

Location : Unit 2 Emmbrook Retail Park Finchampstead Road .

Proposal : Proposed erection of 3 internally iluminated fascia signs.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 28/2.

Date Registered : 04/01/2000

Earliest Date for Decision : 05/02/2000

Latest Consultation Date/Site Notice Expiry Date : 05/02/2000

Application Expiry Date: 29/02/2000

Consultation Responses :

H/ways - No objection

Planning Issues :

1d. Settlement

1) Impact upon Area

Application Number: A/2000/0280

Appraisal :

1) The Proposal is to erect internally illuminated fascia signs on this newly built retail Unit. A similar set of signs have already been approved on the site (A91/0626(A)). The area has a no of illuminated signs both externally & internally. These are located at the retail Stortford & lower down Bucklersbury Road at Tesco's.

The proposed signs are located at various points around the unit & visible from the public view points. As the area is mixed in character & the unit set-back off the road by 10m it is considered that the signs & their illumination are acceptable & would not have a significant detrimental impact upon the amenities of adjoining occupiers.

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

(tick appropriate box)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~02 DEC 1999~~ - 4 JAN 2000 VALID	Map No. 75B 183 Site 0:06
Officer: BV Application No. A/2000/0280	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(A) PROPOSED ERECTION OF 3 INTERNALLY ILLUMINATED FASCIA SIGNS

Emmbrook Retail Park.

Location: UNIT 2 FINCHAMPSTEAD ROAD

Parish: WOKINGHAM Ward: Evendons 12.1.2000

Applicant: MAJESTIC WINE WAREHOUSE

Fee Received 50-00 Required ..... Additional ..... Refund .....

(6)

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	~~Extend red line?~~	~~[illegible]~~	
(2)	1:500 block plan showing existing & proposed dev. + adj. Properties	Show where on block plan signs are	16/12	4 JAN 2000
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Any projection of signs? If so, need side elevation.	16/12	
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 : 12.1.2000. 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:

.....

.....

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

NEIGHBOURS:

.....SN Sufficient. ✓.....

.....

.....

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.....

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COM
PLANNING	BUILDING			PLANNING	BUILDING		
99/69836/A			Pelamart Int. Ill. Shop Sign	13.7.99	Grant		
99/70676/ADV							

1782/a

You are advised to read the accompanying notes before completing any part of this form. 0280

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: MAJESTIC WINE WAREHOUSE

Address: ODHAMS TRADING EST, ST ALBANS RD, WATFORD, HERTS. Post Code WD2 5RE

Tel. No. 01923 298200.

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

Full Name _____

Address: _____

_____ Post Code _____

Tel. No. _____

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

MAJESTIC WINE WAREHOUSE. UNIT 2, FINCHAMPSTEAD RD. WOKINGHAM. BERKS.

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

WINE WAREHOUSE.

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.)

3 x FLEX FACE BOX SIGN.

(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.)

INTERNALLY.

(c) Will the illumination be static or intermittent?

STATIC.

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

5 YEARS.

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

THE SIGNS WILL HAVE A BLACK BACKGROUND, WHITE LETTERS AND GREEN GRAPES. (PMS 389).

* **Delete as appropriate**

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

Signed ..... (~~applicant~~/agent) Date 8-12-99.

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.

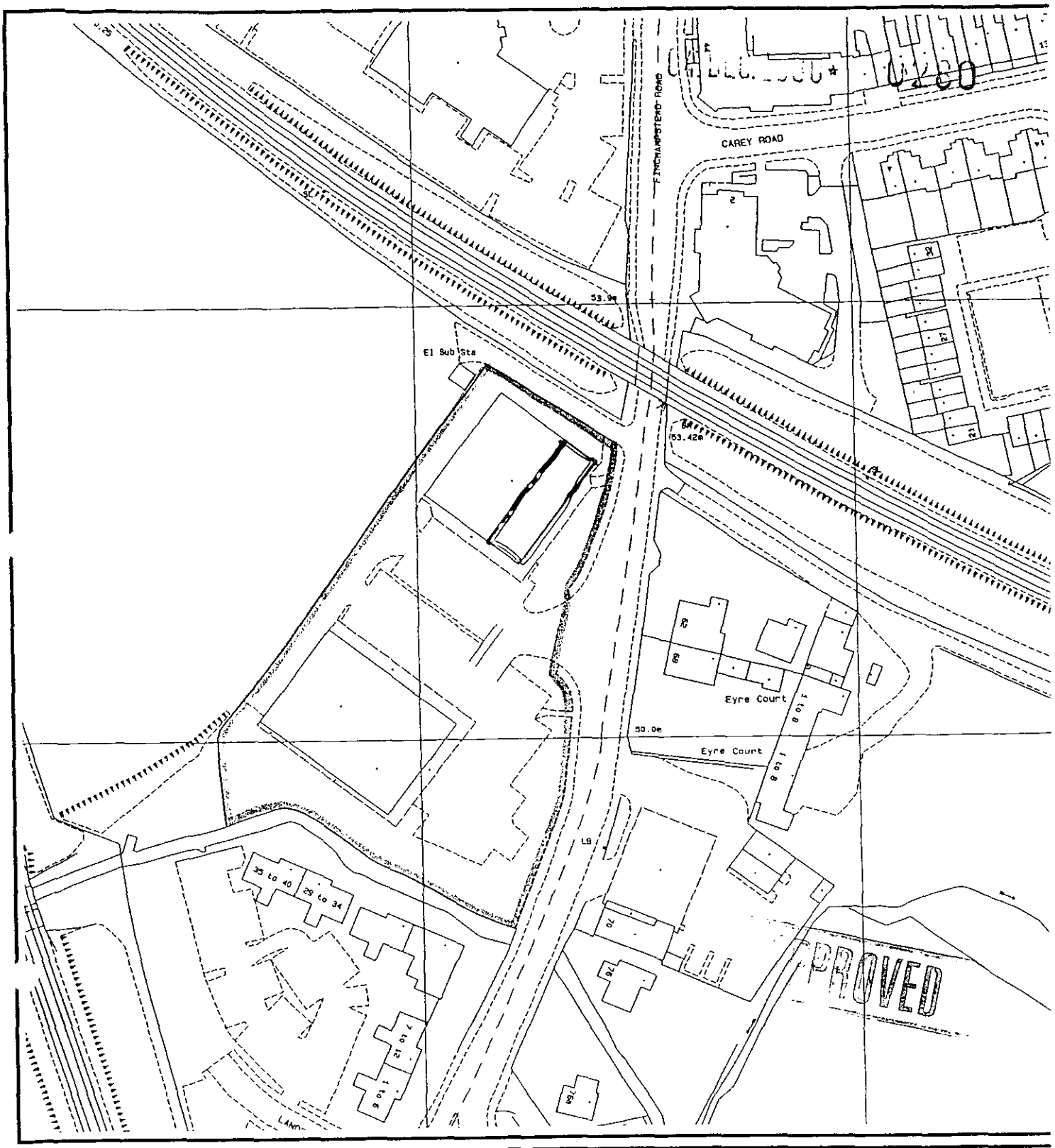
Other Consents

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:- (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.	**£50.00**
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**



SITE LOCATION PLAN

Rapleys

MADDOX HOUSE, 1 MADDOX STREET, LONDON W1R 9WA
Tel: 0207 439 6292 Fax: 0207 439 7678

Also at: GODWIN HOUSE, GEORGE STREET, HUNTINGDON, CAMBS. PE18 6ND
Tel: 01480 457371 Fax: 01480 433070

NORTH	SCALE	PLAN No.
▲	1:1250	1098/10/1 **1**

This map is for identification purposes only and should not be relied upon for accuracy.

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Site Plan, Scale: 1 to 2500

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Date: 14 December 1999

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