SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO:
**A/2000/0550**

LOCATION:
**32 Waltham Road, Twyford Reading.**

APPLICANT:
**Mccarthy & Stone Devs Ltd C/O The Planning Bureau Ltd**

PROPOSAL:
**Proposed erection of 2 free standing non illuminated sign boards.**

EARLIEST DATE FOR DECISION: **11/03/2000**

APPLICATION EXPIRY DATE: **03/04/2000**

CASE OFFICER: **Heather Morgan**

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Mccarthy & Stone Devs Ltd**
**C/O The Planning Bureau Ltd**
**Emerald House**
**30 - 38 High Road**
**BYFLEET**
**Surrey**
**KT14 7QG**

**Application Number: A/2000/0550**

**Parish:** **TWYFORD**

**Location:** **32 Waltham Road, Twyford, Reading**

**Proposal:** **Proposed erection of 2 free standing non illuminated sign boards**

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. The advertisement hereby approved shall be removed in its entirety within 12 months of the date of the grant of consent, or within 14 days of the last site being completed or tenancy granted, whichever is the sooner.

**Condition**
2. 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. In the interests of visual amenity.

**Reason**
2. In the interests of visual amenity.

Head of Planning and Transportation
Date: 28 March 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.**

**Application Number A/2000/0550**
**Conditions/Reasons for Refusal**

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| (1) | | SR09 | The advertisements hereby approved shall be removed in its entirety within 12 months of the date of the grant of consent, or within 14 days of the last sale is completed or tenancy granted, whichever is the sooner. |
| (2) | SC69 | SR09 | delete (a) and (b). |

# RECORD OF SITE VISIT

SITE ADDRESS: 32 Waltham Road
Twyford Reading.

APPLICATION NUMBER: A/2000/0550

OFFICER: Heather Morgan

DATE OF SITE VISIT: 7/3/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on hoarding fronting Waltham Road

2. DESCRIPTION OF SURROUNDINGS Residential on all sides plus PH. 3 sides is Conservation Area.

3. DESCRIPTION OF SITE/BUILDING Bldg site for sheltered housing.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Back gardens of properties opposite side of Waltham Rd only ones to be affected

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING N/A

LEVELS N/A

BOUNDARY TREATMENT N/A

OTHERS

Highways & Visual Amenity Issues only

**WORK SHEET FOR :** Heather Morgan

**Application Number :** A/2000/0550

**Applicant :** Mccarthy & Stone Devs Ltd C/O The Planning Bureau Ltd.

**Location :** 32 , Waltham Road, Twyford, Reading.
**Proposal :** Proposed erection of 2 free standing non illuminated sign boards.

**Site Notice Displayed ? :**

| YES | NO | DATE |
|---|---|---|
| ✓ | | 01/03/00 |

22/03/00.

**Date of Neighbour Notifications :** N/A

**Date of Site Visit :** 7/3/00

**Date Registered : 07/02/2000**

**Earliest Date for Decision : 11/03/2000**

**Latest Consultation Date/Site Notice Expiry Date : 11/03/2000**

**Application Expiry Date: 03/04/2000**

**Consultation Responses :**

(1) Conservation — It is not clear how this board arrangements relates to the existing hoarding and scaffolding and access for plant etc round the new building. Further details required

(2) Highways — Recommend approval subject to conditions

(3) Twyford PC — Signs should be temporary and removed as soon as the last flat is sold.

**Planning ~~Issues~~ History**

Previous advert application 99/70766/A was refused on the basis of its height and visual impact in the streetscene. The height overall and those of the flag poles were of particular concern. The principle was not at issue.

Planning Issues

1) Impact on Highway Safety.
2) Impacts on visual amenity (and Conservation Area).

**Application Number: A/2000/0550**

**Appraisal :**

1/ The highways Authority have raised no objection on the basis of safety and the proposal is acceptable in this respect.

2/ The height of the sign has been reduced from 7.14m to 6.64m. The height is needed as the sign will initially be behind the front hoardings. Once the building is erected the sign will not appear visually dominant in the streetscene. On the basis that the advert is temporary & is not considered the sign would have a detrimental impact on the adjoining Conservation Area. The sign will not be illuminated (under advertisement regs, deemed consent signs can be 4.6m high in any event. Two joined boards are allowed, but the size should not exceed 0.6m². Obviously in respect of the latter the sign is significantly greater.)
The proposal will not harm visual amenity.
The points raised by the Conservation Officer are not really within the remit of what LPA's are able to consider when dealing with advertisement applications.

**Recomendation : Approval:** ☑ ~~Refusal:~~ ☐
(tick appropriate box)

**Received by Wokingham District Council**

# Application No: A/2000/0550

**Proposal:**
Proposed erection of 2 free standing non illuminated sign boards.

**Location:**
32 , Waltham Road, Twyford, Reading.

**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 Heather Morgan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/03/2000. 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**

Tel: (0118) 974 6446

Date: 20/3/00

My ref: A/2000/0550

**CONFIDENTIAL**

Councillor S Conway
20 Arnside Close
Twyford
RG10 9BS

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/2000/0550**
**32 , Waltham Road, Twyford, Reading.**
**Proposed erection of 2 free standing non illuminated sign boards.**

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

If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446**. 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 30/3/00

Yours faithfully

Chris Wood
Head of Planning and Transportation

---

**LISTING FORM**
Case officer: **Heather Morgan** Application Number: **A/2000/0550**
**32 , Waltham Road, Twyford, Reading.**
**Proposed erection of 2 free standing non illuminated sign boards.**

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: [signature] Date: 21/3/00

Councillor S Conway

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 6446

Date: 20/3/00

My ref: A/2000/0550

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
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**LISTING FORM**
Case officer: **Heather Morgan** Application Number: **A/2000/0550**
**32 , Waltham Road, Twyford, Reading.**
**Proposed erection of 2 free standing non illuminated sign boards.**

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor S Conway

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 6446

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

**CONFIDENTIAL**

Councillor C A Ferris
The Corner House
Station Road
Twyford
RG10 9NG

Dear Councillor

**Application Number: A/2000/0550**
**32 , Waltham Road, Twyford, Reading.**
**Proposed erection of 2 free standing non illuminated sign boards..**

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

If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Head of Planning and Transportation

Tel: (0118) 974 6446

Date: 20/3/00

My ref: A/2000/0550

WOKINGHAM DISTRICT COUNCIL
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 D Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

Dear Councillor

**Application Number: A/2000/0550**
**32 , Waltham Road, Twyford, Reading.**
**Proposed erection of 2 free standing non illuminated sign boards..**

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

If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Head of Planning and Transportation

26568
P3L
DC
APP
CS
02 MAR 2000
COPIES TO:
ACK:
FILE:

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION APPLICATION NO: F/2000/0550

Parish: Twyford

Proposal: PROPOSED ERECTION OF 2 FREE STANDING NON ILLUMINATED SIGN BOARDS

OFFICER: Heather Morgan

ADDRESS: 32 Waltham Road, TWYFORD

APPLICANT: Mccarthy & Stone Devs Ltd

The Council would like to comment that the signs should be temporary and removed as soon as the last flat is sold.

Mrs A Jacobs
Parish Clerk
29th February 2000

**To:**
**Harold Sanders**
**Urban Design And Conservation Officer**

17 FEB 2000

**From:** Heather Morgan

**Date:** 16 February 2000

**Application Number:** A/2000/0550

**Proposal:** Proposed erection of 2 free standing non illuminated sign boards..

**Site Address:**
32 , Waltham Road, Twyford, Reading.

**Applicant:**
Mccarthy & Stone Devs Ltd C/O The Planning Bureau Ltd.

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

IT IS NOT CLEAR HOW THIS BOARD ARRANGEMENT RELATES TO THE EXISTING HOARDING + SCAFFOLDING + ACCESS FOR PLANT ETC AROUND THE NEW BUILDING.

FURTHER DETAILS REQUIRED

Harold Sanders.
CONSERVATION + DESIGN
02.03.00.

1782/a

07.FEB.2000* 0550

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

## APPLICATION FOR CONSENT TO DISPLAY AN ADVERTISEMENT

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

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

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

1. APPLICANT (Block capitals please)

Full Name McCARTHY & STONE (DEVS) LTD

Address: c/o AGENT

Post Code

Tel. No.

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

Full Name THE PLANNING BUREAU LTD

Address: EMERALD HOUSE, 30-38 HIGH ROAD, BYFLEET, SURREY Post Code KT14 7QG

Tel. No.

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

28-32 WALTHAM ROAD
TWYFORD, BERKS

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

BUILDING SITE

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

OWNER 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.)

2no FREE STANDING SIGN BOARDS

(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.)

N/A

(c) Will the illumination be static or intermittent?

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

3 YEARS

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

PLEASE SEE THE ATTACHED DRAWING

* **Delete as appropriate**

I enclose a cheque or money order for the appropriate fee (See Note 6) of £ NOT REQUIRED

Signed ..... Date 4 February 2000

For and on behalf of McCARTHY & STONE (DEVELOPMENTS) LTD

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.'

**HIGHWAYS CONSULTATION SHEET**

**From:** Heather Morgan

**Date:** 16 February 2000

**Application Number:** A/2000/0550

**Proposal:** Proposed erection of 2 free standing non illuminated sign boards..

**Site Address:**
32 , Waltham Road, Twyford, Reading.

**Applicant:**
Mccarthy & Stone Devs Ltd C/O The Planning Bureau Ltd.

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

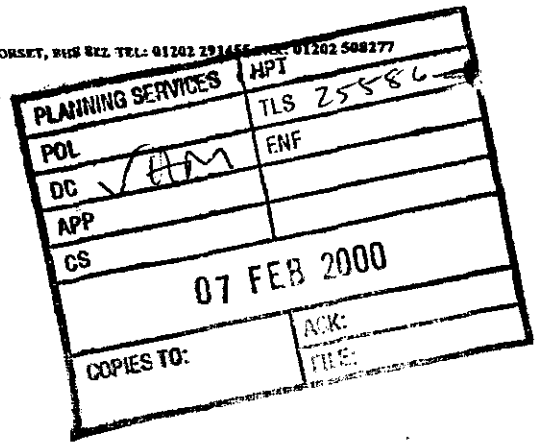
1-3-00

# THE PLANNING BUREAU LIMITED

*Bournemouth • Byfleet • Glasgow • Manchester • Coventry*

*Town Planners • Architects*

PLEASE REPLY TO: HOMELIFE HOUSE, 26-32 OXFORD ROAD, BOURNEMOUTH, DORSET, BH8 8EZ. TEL: 01202 291456 FAX: 01202 508277


REF: TA/twy

4th February 2000

Wokingham Borough Council
Planning Department
PO Box 157
Shute End
Wokingham
Berks

Dear Ms Morgan

**SHELTERED APARTMENTS FOR THE ELDERLY ("CATEGORY II" TYPE ACCOMMODATION) McCARTHY & STONE (DEVELOPMENTS) LIMITED)**

**SITE AT WALTHAM TOAD, TWYFORD, BERKS**

I refer to our meeting held at your offices on the 3rd February 2000 in respect of the above matter. I enclose with this letter a copy of my notes of that meeting.

Unless I hear from you to the contrary, I shall assume that you agree to these as being an accurate record of the discussion that took place.

Yours sincerely

Mr A .M. Allen MRTPI
Senior Planning Associate

enc.

Copy to Mr T. Young, The Planning Bureau Ltd

**NOTES OF MEETING HELD ON THURSDAY, 3RD FEBRUARY 2000 AT WOKINGHAM BOROUGH COUNCIL, COUNCIL OFFICES, SHUTE END, WOKINGHAM**

**SITE AT FORMER BRIERLEY'S YARD, WALTHAM ROAD, TWYFORD (McCARTHY & STONE (DEVELOPMENTS) LIMITED**

**PROPOSED USE OF MATERIALS AND ERECTION OF SITE SIGNAGE**

| | | |
|---|---|---|
| **PRESENT:** | **Ms. H. Morgan** | **Senior Planning Officer, Wokingham Borough Council** |
| | **Mr T. Allen** | **Senior Planning Associate, The Planning Bureau Ltd** |
| | **Mr. T. Young** | **Architect, The Planning Bureau Ltd** |

## 1.0 INTRODUCTION

1.1 TA opened the meeting by advising that he wished to discuss the roof materials for the proposed development and also the recent refusal of application 99/70766A relating to the erection of 2 non-illuminated signs in respect of the above development.

## 2.0 MATERIALS

2.1 TA advised that all materials had now been agreed apart from those for the roof and he considered that the Council's requirements for the whole of the roof to be constructed from Redland Cambrian Artificial Slate to be totally unacceptable. TA stated that the site was not within a Conservation Area and the majority of the building could not be seen from public vantage points and the Council's requirements in this respect were therefore unsupported by guidance or policy

2.2. TA agreed that the Council's requirements for the use of the Cambrian Artificial Slate on the Waltham Road frontage was justified given that elevation's siting between properties within the Conservation Area and the fact that it could be viewed by the public.

2.3 Ms. Morgan advised that other parts of the front element of the building could be seen from the pub car park on Station Road and therefore suggested that the Cambrian Artificial Slate should be used on these roof plains also.

2.4 Both TY and TA agreed that the frontage element of the building would be completely covered using the Redland Cambrian Artificial Slate with the remainder of the building utilising the Redland Landmark Slate.

2.5 TY agreed to provide a drawing showing which elements of the roof would be covered by which material and Ms. Morgan raised no concerns in respect of the proposed materials but did indicate that she would have to discuss such matters with Mr. Saunders, the Council's Conservation Officer.

## 3.0 ADVERTISEMENTS

3.1 TA advised that, in his opinion, the sign and flagpoles which had recently been refused were perfectly acceptable, given that a Planning Inspector had judged that the building would not either impact on the Conservation Area or neighbouring properties. TA also advised that the two flagpoles were Permitted Development if they were reduced in height and also that a relatively large sign could be erected within the Permitted Development Right limits.

3.2 TA added that there was therefore, very little between the Permitted Development allowance and the signs proposed.

3.3 In order to avoid an unnecessary time delay and costly appeal, TA asked Ms. Morgan whether there was any compromise solution that could be accommodated and Ms. Morgan suggested that there was very little between the parties in this respect.

3.4 TA suggested that if the lower element of the site advertising "We Could Sell Your Home" was removed and the sign dropped in height by that amount, whether that would constitute an acceptable form of development. Ms. Morgan, on considering this, suggested that this would improve the visual appearance of the sign by lowering its height above the hoarding and she indicated that if an amended application was submitted in this respect, then it would be approved under Delegated Powers.

4.0 **CONCLUSIONS**

4.1 TA thanked for Ms. Morgan for her helpful co-operation at the meeting and it was agreed that an amended application would be submitted in respect of the advertisements and that a drawing would be submitted by TY indicating the types of materials to be used within the individual roof areas. TA asked whether such matters could be dealt with as expeditiously as possible and Ms. Morgan agreed.

4.2 The Officer was thanked for her time.

TA/LH
04.02.2000

## WOKINGHAM D.C. DEVELOPMENT CONTROL

| | |
|---|---|
| Start date: 07 FEB 2000 | Map No. 33 Site 025 |
| Officer: HM / Application No. A/2000/0550 | Easting: ..... Flood Pln ..... |
| | Northing: ..... Mineral ..... |

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

Description:
(A.) PROPOSED ERECTION OF 2 FREE STANDING
~~SIG~~ NON ILLUMINATED SIGN BOARDS

Location: 28 - 32 WALTHAM ROAD

Parish: TWYFORD Ward: Twyford & Ruscombe
16-2-2000

Applicant: MCCARTHY & STONE
re-submission 99/70766/A

Fee Received 00-00 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 | | | |
| 3 | Forms unsigned | | | |
| 4 | Correct S 66 certificate | | | |
| 5 | Elevation plans | | | |
| 6 | Floor plans | | | |
| 7 | Metric scale disclaimer | | | |
| 8 | Encroachment letter | | | |
| 9 | Miscellaneous | | | |

APPLN NO. _____

## ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

---

Date Site Notice Sent : 16.2.2000 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. pre-apps. .....

**NEIGHBOURS:** S/N Sufficient

.....

.....

.....

.....

.....

.....

.....

.....

.....

1782/a

07.FEB.2000* 0550

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

## APPLICATION FOR CONSENT TO DISPLAY AN ADVERTISEMENT

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

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

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1. APPLICANT (Block capitals please)

Full Name McCARTHY & STONE (DEVS) LTD

Address: c/o AGENT

Post Code

Tel. No.

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

Full Name THE PLANNING BUREAU LTD

Address: EMERALD HOUSE, 30-38 HIGH ROAD, BYFLEET, SURREY Post Code KT14 7QG

Tel. No.

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

28-32 WALTHAM ROAD
TWYFORD, BERKS

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

BUILDING SITE

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

OWNER 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.)

2no FREE STANDING SIGN BOARDS

(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.)

N/A

(c) Will the illumination be static or intermittent?

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

3 YEARS

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

PLEASE SEE THE ATTACHED DRAWING

* **Delete as appropriate**

I enclose a cheque or money order for the appropriate fee (See Note 6) of £ NOT REQUIRED

Signed [signature] Date 4 February 2000

For and on behalf of McCARTHY & STONE (DEVELOPMENTS) LTD

DATA PROTECTION ACT 1984
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# THE PLANNING BUREAU LIMITED

*Bournemouth • Byfleet • Glasgow • Manchester • Coventry*

*Town Planners • Architects*

***Please Reply To:*** ***Emerald House, 30-38 High Road, Byfleet, Surrey. KT14 7QG*** ***Tel: 01932 353211 Fax: 01932 336063***


Our ref: MR/dmm

4 February 2000

07 FEB 2000* 0550

Wokingham Borough Council
Planning Department
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

Dear Sirs

**PROPOSED SIGN BOARDS FOR MCCARTHY & STONE (DEVELOPMENTS) LTD AT BRIERLEYS YARD, WALTHAM ROAD, TWYFORD**

Further to our Mr Allen's meeting with your planning officer concerning the above, we now enclose the following documentation in support of a new application:

1. 4no copies of completed application form
2. 4no copies of application drawing 10/832/S10

Please note that the overall height of the sign with flags has been reduced from 7.140m to 6.640m above ground level. We have also removed 2no secondary boards to achieve this.

I understand that no fee is required as this application is within 12 months of the refused application reference 99/70766/A.

We trust the reduction in height addresses your concerns and an approval to the application can be granted.

Yours faithfully

Mel Ramic
Architectural Technician

Enc.

1 SCRAP YARD

ADDRESS 32 WALTHAM ROAD PARISH TWYFORD

PLOT No. ORD. SHEET No. SU.7976 3

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 740/54 | MR. G. FRANKLIN | 12 LOCK-UP GARAGES | 9.11.54 | APP C/A |
| E/6/60 | W.E.T. ENGINEERING LTD | WORKSHOP | 14.7.60 | APP C/A |
| E/5/61 | MR. K. BRIERLEY | " & OFFICE | 10.8.61 | APP RE |
| R/182/66 | " | W/MENS CLOAKROOM & W.C. | 7.7.66 | APP AP |
| R/523/70 | " | REBUILD WORKSHOP | 26.11.70 | APP C/A |
| 1069/71 | " | TOILET ACC. | 28.10.71 | APP APP |
| 1479/72 | " | ADDITIONAL STORE ROOM | 28.9.72 | C/A |
| 03048 | MR. B. GILKES | STORAGE BUILDING | 7.8.75 | N/A RE |
| 06517 | " | DURING BLDG. OPERATIONS | 7.7.77 | N/A 31.12 TP |
| 98/68126/F | McCARTHY & STONE | 32 SHELTERED APARTMENTS | 22.12.98 | RE |
| 98/68127/F | " | & MANAGERS ACCOMM. ETC. | | R |
| 98/68216/A | McCARTHY & STONE | 2 SIGN BOARDS | 20.11.98 | RE |
| 98/68510/A | " | Erect 2 non-ill signs | 15.12.98 | RE |

SPECIAL ORDERS CLU 08 - ISSUED - 23.12.93 - DISMANTLING & BREAKING UP CARS / STORAGE OF 2nd HAND CAR PARTS

DRAINAGE

MINISTRY DECISION - 68127 - APPEAL ALLOWED - 15/7/99

1933
2 SCRAP YARD

ADDRESS 32 WALTHAM ROAD PARISH TWYFORD

PLOT No. ORD. SHEET No. SU.7976 3

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decisio |
|---|---|---|---|---|
| 99/69703/F | W/DR. | | | |
| DN99/0171 | McCarthy & Stone | Demolish Buildings | 28.7.99 | APP |
| A199/0189 | " | 33 Dwellings P. 1-12 & 14-34 | 6.8.99 | APP |
| C/68127/04 & 05 | " | Details to C. with CONDS 4 & 5 of | 18.10.99 | A |
| | 68127 | for Appl of Parking/Garaging/Turning & visibility Splays | | |
| C/68127/03 | " D. to C | -COND 3 - 68127 for Appl of Slab levels | 18.10.99 | A |
| C/68127/06 | McCarthy & Stone (Dev.) | D. to C. - 06 of 68127 for Appl of Site Access. | 6.12.99 | A |
| 99/70766/A | " | Erect 2 non-ill signs | 4.1.00 | R |
| C/68127/12 | " | D. to C - Appl of Soil Survey & Decontamination measures | 17.1.00 | A |

MINISTRY DECISION

SPECIAL ORDERS

① GOLDEN CROSS GARAGE

ADDRESS 28 WALTHAM ROAD PARISH TAYLORD

E

PLOT No. ORD. SHEET No. SU. 7976 53

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 166/53 | A. HAYDEN & SONS | O/APP PETROL FILLING STATION | 14.4.53 | C/ |
| 261/53 | " | ADVERTISEMENT SIGN | 12.5.53 | APP |
| 266/53 | " | LAYOUT OF PETROL FILLING STATION | 12.5.53 | APP. AP |
| R/2/60 | " | 2 PETROL TANKS & 1 PETROL PUMP | 9.2.60 | N/A APP |
| R/46/67 | " | CANOPY | 16.2.67 | APP. APP |
| R/361/68 | " | FORECOURT OFFICE | 3.10.68 | APP. CLA |
| 00407 | " | NEW CANOPY | 18.4.74 | N/A CLA |
| 00420 | " | CANOPY FASCIA SIGN | 18.4.74 | N/A CLA |
| BR 1010 | " | NEW ROOF TO FORECOURT CANOPY | 8.7.74 | APP. N/A |
| 01901 | " | NEW OFFICE IN FORECOURT | 23.1.75 | N/A CLA |
| BR 1852 | " | " | 6.1.75 | APP. N/A |
| 18522 | WARGRAVE MOTORS LTD. | SECURITY FENCE & GATES | 16.12.82 | N/A CLA |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS CLU 08 - ISSUED - 23.12.93 - STORAGE SECOND-HAND CAR PARTS

DRAINAGE

091074

② GOLDEN CROSS GARAGE

ADDRESS 28 WALTHAM ROAD PARISH TAYLORD

PLOT No. ORD. SHEET No. SU. 7976 33

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 21581 | MR. B. GILKES | PETROL SALES TO SELF-SERVICE, MINOR ALTS. TO KIOSK; SDOO RAIL STORAGE TANK; SURFACE WATER DRAINAGE | 31.5.84 | N/A CLA |
| BR 23885 | " | DRAINAGE | 19.12.84 | APP N/A |
| 25669 | TINYCARS | RELAY COND. 3. 01901 + NEW AERIAL | 6.8.86 | RLX |
| 37499 | C. BROWNE | FORECOURT OFFICE TO PART SERVICE OFFICE | 20.10.88 | RE |
| 98/68216/A | McCARTHY & STONE | 2 SIGN BOARDS | 20.11.98 | RE |
| 98/68126/A | " | 32 SHELTERED HOUSING APARTMENTS | 22.12.98 | RE |
| 98/68127/A | " | & MANAGERS ACCOMM. ETC | | RE |
| 98/68370/A | McCarthy & Stone (Devs) Ltd. - Erect non-ill sign boards | | 15/12/98 | RE |

DATE OF COMPLETION

| | | | | |
|---|---|---|---|---|
| FP99/9040 | Whitbread Pub Ptnships | S/St/R & Ext Works | 24/9/99 | REF |
| FP99/9040/A | " | S/St/R & Ext Works | 15/10/99 | APP |
| 99/70766/A | McCarthy & Stone. | Erect 2 non-ill Sign boards | 4/1/00 | RE |
| C/70110/03 | Whitbread Pub Ptnship | D. to C - Appl - Ventilation Equip. | 19/1/00 | AP |




Site Plan, Scale: 1 to 1250

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Date: 10 February 2000

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