APPLICATION NO:
A/2001/5274

LOCATION:
Eyre Court Finchampstead Road, Wokingham

APPLICANT:
Millgate Homes

PROPOSAL:
Proposed erection of non illuminated sign board (Retrospective)

EARLIEST DATE FOR DECISION: **15/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
15/01/2002

CASE OFFICER: ~~Emy Circuit~~
Elaine Vasu

APPROVED

385

DO

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Millgate Homes
Terrace Road North
Binfield
RG42 5HZ

Application Number: A/2001/5274

Parish: **WOKINGHAM**

Location: **Eyre Court, Finchampstead Road, Wokingham.**

Proposal: **Proposed erection of non illuminated sign board (Retrospective)**

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 signboard hereby approved shall be removed no later than the date that the last flat is sold, or 12 months from the date of this decision, whichever is the sooner.

Condition
2. 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).

Reason
1. In the interests of visual amenity.

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

Anna Cronin
Head of Planning & Transportation
Date: 04/03/2002

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.

WORK SHEET FOR : Emy Circuit

Application Number : A/2001/5274

Applicant : Millgate Homes .

Location : Eyre Court, Finchampstead Road, , Wokingham.
Proposal : Proposed erection of non illuminated sign board (Retrospective)

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 20/11/2001

Earliest Date for Decision : 15/12/2001

Latest Consultation Date/Site Notice Expiry Date : 15/12/2001

This application will have expired on: 15/01/2002. 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 .

URBAN DESIGN & CONSERVATION : see comments on file .

Planning Issues :
IMPACT UPON CHAR. of AREA.
HIGHWAY SAFETY.

Application Number: A/2001/5274
PROP: ERECTION OF NON-ILLUMINATED SIGN BOARD (RETROSPECTIVE)
Appraisal :

The application being considered ~~proposes~~ is a retrospective scheme for a 4.6m (approx.) high non-illuminated advertisement at the entrance to Eyre Court, on Finchampstead Road.

IMPACT UPON CHAR. OF AREA.

The 4.6m high sales advert for the Millgate Homes development on Finchampstead Road has already been constructed. It sits at the entrance to the new Eyre Court development. The sign is visible from when approaching the site from the south before passing under the railway bridge. Although the sign is quite large & reasonably prominent in the street scene it is not considered to be an obtrusive feature. Given this & the fact that the advert is a temporary structure it is not considered that it ~~would~~ has an adverse impact upon the character of the area.

HIGHWAY SAFETY.

The Highways Officer has no objection to the sign. Therefore it is not considered that it has a negative impact upon highway safety in the area.

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

Application Number A/2001/5274
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.		R210.	The sign board hereby approved shall be removed no later than the date that the last plot is sold, or 12 months from the date of this decision, whichever is the sooner.
2	C213	— R213	
Informative for approvals			
N16			
LODDON AREA LOCAL PLAN POLICIES:			
SOUTH-EAST AREA LOCAL PLAN POLICIES:			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:			
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: Eyre Court
Finchampstead Road Wokingham.

APPLICATION NUMBER: A/2001/5274

OFFICER: Emy Circuit

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Received by Wokingham District Council

Application No: A/2001/5274

Proposal:
Proposed erection of non illuminated sign board (Retrospective)

Location:
Eyre Court, Finchampstead Road, , 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 quote application number A/2001/5274 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 15/12/2001. 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

22 November 2001

Tel. (0118) 974 6479

Date: 22 November 2001

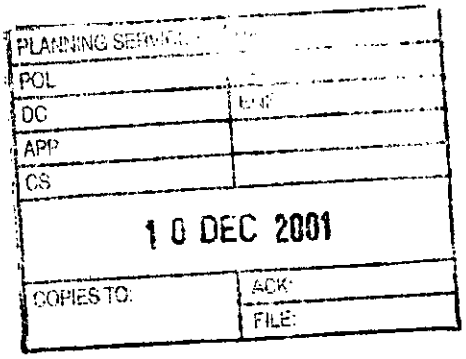
Your Ref:

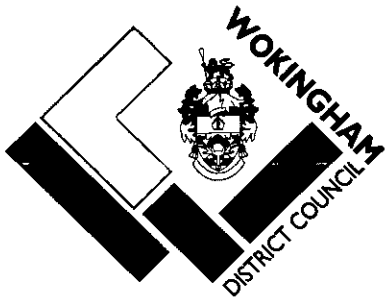
My Ref: Emy Circuit
A/2001/5274

PLANNING SERVICES
POL
DC
APP
CS
10 DEC 2001
COPIES TO:
ACK:
FILE:

WOKINGHAM DISTRICT COUNCIL

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





The Owner / Occupier
60 FLAT 5 EYRE COURT
FINCHAMPSTEAD ROAD
WOKINGHAM
BERKSHIRE
RG402NS

Dear Sir/Madam
Application Number: A/2001/5274
Site Address: Eyre Court, Finchampstead Road, Wokingham.
Proposal: Proposed erection of non illuminated sign board (Retrospective).

The Council has received an application to carry out the above development.

If you wish to see the plans and other details submitted you can do so at the District Council Planning Services reception at the offices in Shute End, Wokingham from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday, **or** at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays, 9.30am to 1.00pm Saturdays and 1.00pm to 4.00pm Sundays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 working days from the date of this letter for delivery of plans and remember to take this letter with you or quote application number A/2001/5274 to enable staff to locate the correct information.**

If you have any comments you would like to make before the application is determined, please reply in writing within 21 days from the date of this letter quoting Application Number **A/2001/5274** . Your comments will be considered by the planning officer before a decision is made and will be summarised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. All those making comments will be notified of the decision when it is made. **You can also make comments using the District Councils web site at *www.wokingham.gov.uk* , under Planning.**

Please note that all comments made will be open to public inspection and should you have any queries regarding this application please contact the planning officer, **Emy Circuit**, on **(0118) 974 6479**.

Yours faithfully,

Emy Circuit

Development Control Officer

To:
Harold Sanders
Urban Design And Conservation Officer

From: Emy Circuit

Date: 22 November 2001

Application Number: A/2001/5274

Re: Adj to listed building.
Proposal: Proposed erection of non illuminated sign board (Retrospective).

Site Address:
Eyre Court, Finchampstead Road, , Wokingham.

Applicant:
Millgate Homes .

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

THIS IS NOT THE IDEAL LOCATION FOR SIGNS OF THIS SIZE. TO ADD VISUAL SCREENING AT THE POINT OF ACCESS APPEARS TO BE PUTTING COMMERCIAL PRESSURE BEFORE SAFETY.

Harold Sanders.

26.11.01.

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 22 November 2001

Application Number: A/2001/5274

Proposal: Proposed erection of non illuminated sign board (Retrospective)

Parish: WOKINGHAM TOWN

Site Address:
Eyre Court, Finchampstead Road, , Wokingham.

Applicant:
Millgate Homes .

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☑ Recommend approval with **no** condition(s) or reason(s).

Signed: _____ **Print name:** AC 23/11/01

Tel: (0118) 974 6479

Date: 14/2/02

My ref: A/2001/5274

CONFIDENTIAL

Councillor R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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/2001/5274
Eyre Court, Finchampstead Road, , Wokingham.
Proposed erection of non illuminated sign board (Retrospective)

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 24/2/02.

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Emy Circuit** Application Number: **A/2001/5274**
Eyre Court, Finchampstead Road, , Wokingham.
Proposed erection of non illuminated sign board (Retrospective)

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: 14/2/02

My ref: A/2001/5274

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 J Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Dear Councillor

Application Number: A/2001/5274
Eyre Court, Finchampstead Road, , Wokingham.
Proposed erection of non illuminated sign board (Retrospective).

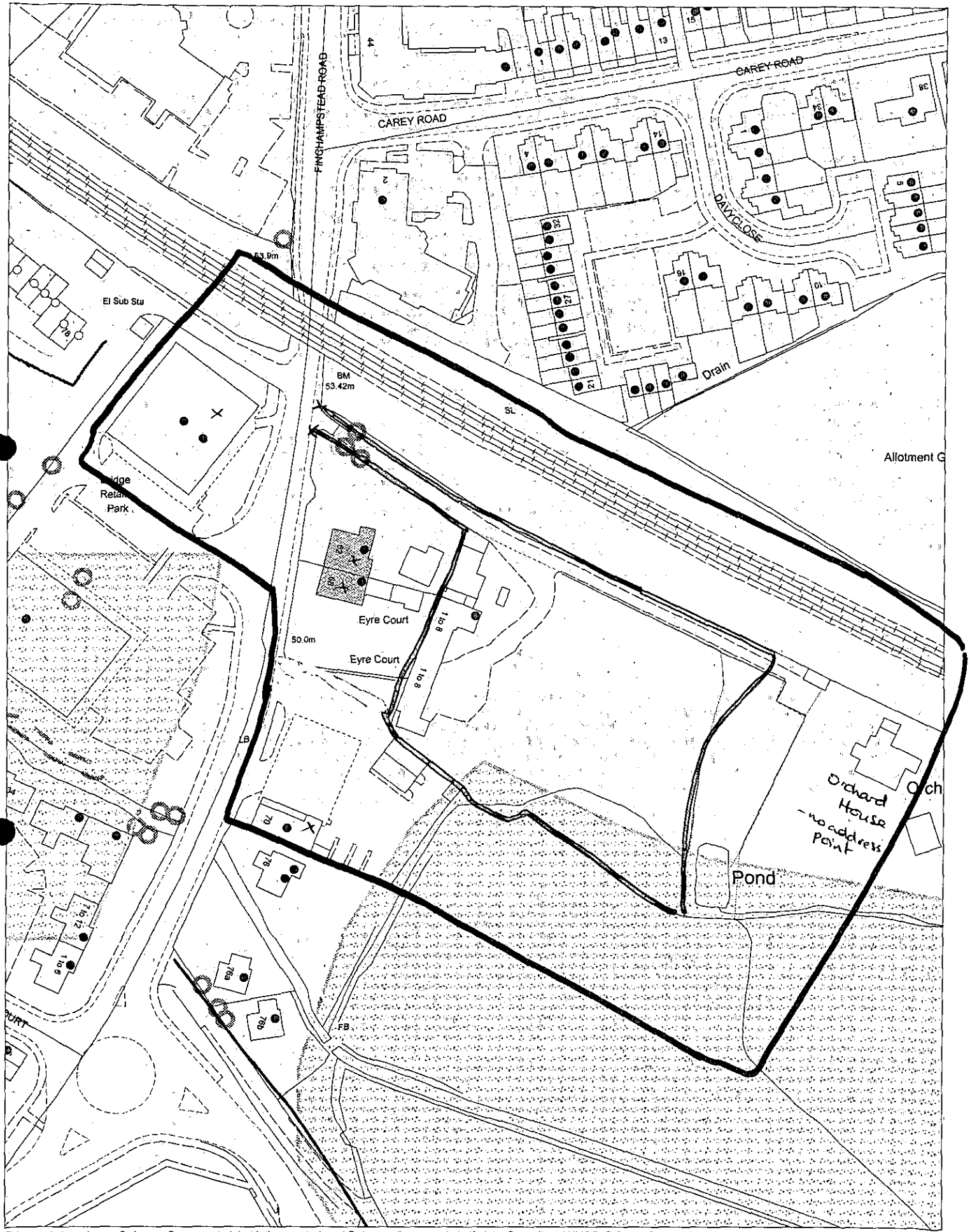
I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

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

Principal Development Control Officer

20.NOV.2001* 5274



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Development Control Section, Environmental Services, Wokingham District Council.
12 November 2001 Scale: 1 : 1250

N
W E
S

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~21 NOV 2001~~ 20 NOV 2001 Valid	Map No. 83.. Site .0:55.....
Officer: EXC / Application No. A/2001/5274	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(A.) PROPOSED ERECTION OF NON ILLUMINATED SIGN BOARD (RETROSPECTIVE)

Location: EYRE COURT, FINCHAMPSTEAD ROAD

Parish: WOKINGHAM Ward: NORCOTT

Applicant: MILLGATE HOMES

Fee (2) Received 50-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☑ ME 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	NOT all metric sizes	14/11	✓ 20/11
8	Encroachment letter			
9	Miscellaneous	Not all colours specified on elevation – can they supply a colour photograph?	14/11	✓ 20/11

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 22/11 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer adj to Listed Bdgs.
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: (Green Route)

No p/e - apps

NEIGHBOURS: S/N + see map (incl Orchard House - no address point)

20.NOV.2001* 5274

176Z/a

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: MILLGATE HOMES
Address: TERRACE ROAD NORTH
BINFIELD Post Code RG42 5HZ
Tel. No.

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.
EYRE COURT, FINCHAMPSTEAD ROAD, WOKINGHAM, BERKS,

4. State the purpose for which the land or building is now used.
A BLOCK OF 9 APARTMENTS UNDER CONSTRUCTION

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.)
TO PROMOTE THE SALE OF THE APARTMENTS

(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).
1 YEAR.

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

* **Delete as appropriate**

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

Signed ..... (applicant/~~agent~~)

Date 26/10/01

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.'

ADDRESS FLAT 1, 60 FINCHAMPSTEAD ROAD PARISH WOK E

PLOT No. EYRECOURT ORD. SHEET No. 75B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
35752				
37650	MR. N. KNIGHT	9/use to MEETING HOUSE (RETRO)	5.6.91	Re
99/69177/F	Millgate Homes Ltd	Demol. existing flats - replacem. with 10 flats - imp. access	08.11.99	RE
F/2000/0518	Millgate Homes	Erection of 9 flats	12.7.00	AP
F/2000/2310	" "	Erect 9 flats REVISION TO 0518	01.11.00	AP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 281/85 - ON ACCESS ROAD

DRAINAGE

091074


1600 MM
20.NOV.2001
Blue Posts & Finials
1000 1200 MM
MILLGATE
HOMES
SEEING IS BELIEVING
Millgate Logo with beige text
A
Red Text
Red Border
white background
Coloured impression
B
Red Border
1400 MM
DEVELOPMENT NAME
White text Blue background.
AN EXCLUSIVE COUNTRY HOME WITH
ADJACENT PADDOCK & STABLING
Blue Text
White
NHBC
www.millgatehomes.co.uk
tel: 01344 489966
House Beautiful
C
Red block/white text
Blue border
600 MM
White background
FOR FURTHER DETAILS
PLEASE CONTACT
OUR SELLING AGENTS
PIKE SMITH KEMP
HENLEY
MAIDENHEAD
TWYFORD
APPROVED
D
White background
Purple text.
450 MM
COMING SOON / AVAILABILITY
E
Red/white text.
450 MM
All Panels 10MM Foamex & fixed inset to Posts
BACK OF PANELS WHITE - NO TEXT.
Wooden Posts
100mm x 100mm
WITHIN 1 METRE GROUND CLEARANCE

20.NOV.2001* 5274

x - Board Location
Scale 1:1250

settlement boundary
for planning purposes