SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-8181

SYSTEMS LTD

APPLICATION NO:
A/2001/3433

LOCATION:
2a Ashridge Road, Wokingham.

APPLICANT:
Rev J Lucas

PROPOSAL:
Proposed erection of non illuminated sign.

EARLIEST DATE FOR DECISION: **29/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
23/04/2001

CASE OFFICER: **Emy Circuit**

REFUSED

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Rev J Lucas
Shalom House
2a Ashridge Road
Wokingham
Berkshire
RG40 1PQ

Application Number: A/2001/3433

Parish: **WOKINGHAM**

Location: **2a, Ashridge Road, Wokingham.**

Proposal: **Proposed erection of non illuminated sign.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The proposed sign would be out of keeping with the residential character of the area and would, therefore, be detrimental to visual amenity. The proposal is contrary to policy SBE10 of the South East Area Local Plan and policy WBE16 of the Wokingham District Local Plan (Deposit Draft).

Informative

1. Subject to compliance with the following criteria, a non-illuminated advertisement announcing a local event of a religious, educational, cultural, political, social or recreational character, not being carried on for commerical purposes, would not need consent. The criteria are:

- the area of the advert is 0.6m^2 or less
- the advert is not displayed earlier than 28 days before the first day of the event
- the advert is removed within 14 days after the end of the event
- no character or symbol is more than 0.75 metres in height
- no part of the advert is more than 4.6 metres above ground level

Informative

2. 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 Policy SBE10.
Deposit Draft Wokingham District Local Plan Policy WBE16.

John Mitchell
Development Control Manager
Date: 23/04/2001

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.

SAMPLE POSTERS FOR INSERT INTO SIGN

This poster will normally be A3 Coloured paper or print may be used.

Norreys and Westcott Police Liaison Group

Public Meeting
Tues. 4th. April 2000
All Saint's Annexe
Norreys Avenue

8:00 p.m.

The Crown Prosecution Service

What about it's failures
or
Is it successful

What is it for **Who uses it?**

How much do we need it

Come and ask questions,
put your views forward at the meeting

REFUSED

All Saints Wokingham, Community Ministry

Catch the Vision

Healing and Community Forum

Wednesday 31st January 2001

8.00 pm

All Saints Annexe, Norreys Avenue

Put your views

Ask your questions

Bring your friends

REFUSED

26.FEB.2001* 3433

DROP IN

HERE

EVERY SATURDAY

12 NOON – 2 PM

REFRESHMENTS

PEOPLE TO TALK TO

PRAYER AVAILABLE

RECEIVED

WORK SHEET FOR : Emy Circuit

Application Number : A/2001/3433

Applicant : Rev J Lucas .

Location : 2a, Ashridge Road, , Wokingham.
Proposal : Proposed erection of non illuminated sign.

Site Notice Displayed ? :

YES	NO	DATE
	✓	Yes 13/3

Date of Neighbour Notifications : .....

Date of Site Visit : 7 March 2001

Date Registered : 26/02/2001

Earliest Date for Decision : 29/03/2001

Latest Consultation Date/Site Notice Expiry Date : 29/03/2001

This application will have expired on: 23/04/2001. 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 :

Highway officer - no objection
Wokingham T.C. - "no objection"

Planning Issues :
Highway safety
visual amenity

A/2001/3433
2a Ashridge Road, Wokingham

Appraisal: The proposal is for the erection of a non-illuminated sign, close to the front boundary of a dwelling in an open-plan, residential area. The structure would be 0.42 metres in height, 0.59 metres wide and mounted on posts, giving it an overall height of 0.66 metres, and would be located among low shrubs at the corner of the drive.

The sign would comprise of a frame, which would be used to displayed posters of community interest and advertise the premises as the base for the community priest at All Saints, Wokingham - samples are included with the application. One of these is for a regular drop in session at the property but the remaining two are for particular, one-off events – these temporary advertisements could be displayed with deemed consent under Class 3D of the advertisement regulations but the permanent display structure requires planning permission.

Although the proposed sign would be small scale it is considered that it would be out of character in a residential area, where permanent signs and advertisements would not normally be found. It has been taken into consideration that the events advertised would be community events but this could also apply to a wide variety of other activities and is not considered sufficient to outweigh the harm to the character of the surroundings.

The applicant has been advised that use of the premises as a drop-in centre may require planning approval - if this were the case and permission was granted then a small sign, identifying the centre may be appropriate.

Recommendation: refusal

Application Number A/2001/3433
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

The proposed sign would be out of keeping with the residential character of the area and would, therefore, be detrimental to visual amenity. The proposal is contrary to SBE10 of the South East Area Local Plan and WBE16 of the Wokingham District Local Plan (Deposit Draft).

INFORMATIVE

1. Subject to compliance with the following criteria, a non-illuminated advertisement announcing a local event of a religious, educational, cultural, political, social or recreational character, not being carried on for commercial purposes, would not need consent. The criteria are:
   - the area of the advert is 0.6m^2 or less
   - the advert is not displayed earlier than 28 days before the first day of the event
   - the advert is removed within 14 days after the end of the event
   - no character or symbol is more than 0.75 metres in height
   - no part of the advert is more than 4.6 metres above ground level

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: —
SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE10
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE16
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: 2a Ashridge Road Wokingham.

APPLICATION NUMBER: A/2001/3433

OFFICER: Emy Circuit

DATE OF SITE VISIT: 7 March 2001

1 SITE/STATUTORY NOTICE DISPLAYED ? on tree in front lawn 13/3/01

2. DESCRIPTION OF SURROUNDINGS
residential - 2-storey detached dwellings, open plan frontages + lawns & shrubs/hedges, mainly low
open country to north - views to m'way in dip + fields + woodland rising on other side

3. DESCRIPTION OF SITE/BUILDING
2 sr dwelling

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

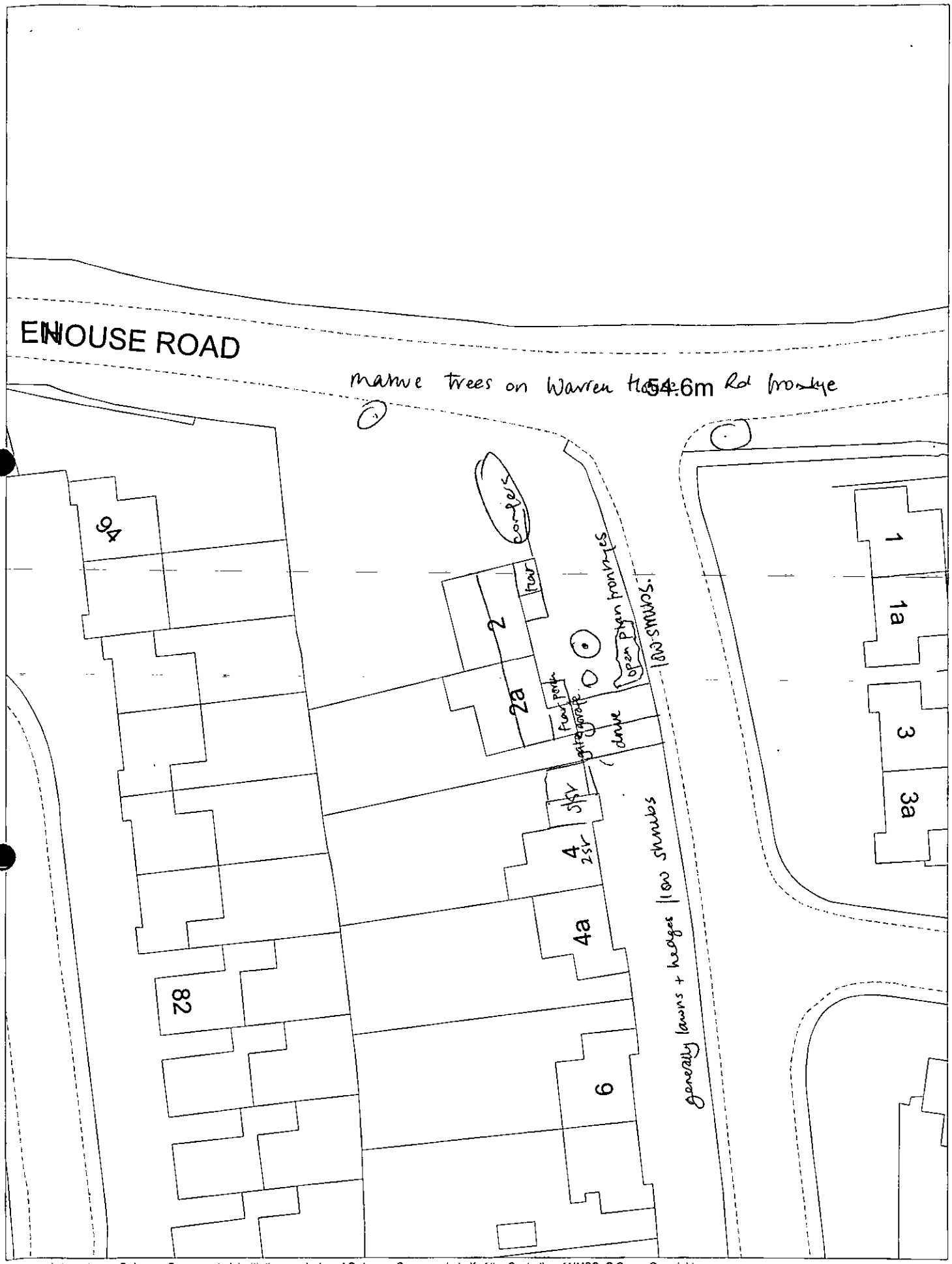
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



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Development Control Section, Environmental Services, Wokingham District Council.

6 March 2001

Scale: 1 : 500

N W E S

Tel: (0118) 974 6479

Date: 10/4/01

My ref: A/2001/3433

CONFIDENTIAL

Councillor M Robertson
47 Proctors Road
Wokingham
RG40 1RP

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/2001/3433
2a, Ashridge Road, , Wokingham.
Proposed erection of non illuminated sign.

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 20/4/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Emy Circuit** Application Number: **A/2001/3433**
2a, Ashridge Road, , Wokingham.
Proposed erection of non illuminated sign.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Robertson

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: 10/4/01

My ref: A/2001/3433

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 P Edwards
30 Mays Road
Wokingham
RG40 1RW

Dear Councillor

Application Number: A/2001/3433
2a, Ashridge Road, , Wokingham.
Proposed erection of non illuminated sign..

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

John Mitchell
Development Control Manager

Tel: (0118) 974 6479

Date: 10/4/01

My ref: A/2001/3433

CONFIDENTIAL

Councillor I Brown
12 Paice Green
Wokingham
RG40 1YN

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/2001/3433
2a, Ashridge Road, , Wokingham.
Proposed erection of non illuminated sign..

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Yours faithfully

John Mitchell
Development Control Manager

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Emy Circuit

Application Number: A/2001/3433

Proposal: Proposed erection of non illuminated sign

Site Address: 2a Ashridge Road, Wokingham

Applicant: Rev J Lucas

Your observations are required in respect of this application **by 29/03/01**

At its meeting on 20 March 2001, the Planning & Transportation Committee resolved to make the following observation:

- **No objection**

PLANNING SERVICES	HPE
POL	TLS
DC	ENF
APP	
CS	
28 MAR 2001	
COPIES TO:	ACK:

SIGNED: _____ **DATE:** 26/03/01

CLERK TO Wokingham Town Council

See officer file all plans'

HI[redacted]AYS CONSULTATION SHEET

From: Emy Circuit **Date:** 05 March 2001

Application Number: A/2001/3433

Proposal: Proposed erection of non illuminated sign.

Parish: WOKINGHAM TOWN

Site Address:
2a, Ashridge Road, , Wokingham.

Applicant:
Rev J Lucas .

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 8/3/01

Received by Wokingham District Council

Application No: A/2001/3433

Proposal:
Proposed erection of non illuminated sign.

Location:
2a, Ashridge 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

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 29/03/2001. 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 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

05 March 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~05 JAN 2001~~ Valid 26 FEB 2001

Officer: EXC | Application No. A/2001/3433

Map No. 65A Site 0.04

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(A) PROPOSED ERECTION OF NON ILLUMINATED SIGN ~~BOARD~~

Location: 2A ASHRIDGE ROAD

Parish: WOKINGHAM Ward: Norreys 5.3.01

Applicant: REV J LUCAS

Fee Received 50-00 (1) 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	Junction 2 named roads	To Follow	✓
2	1:500 block plan showing existing & proposed dev. + adj. Properties		10/1	26 FEB 2001
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	elevation (to scale) of sign - incl height above ground.	10/1	✓
6	Floor plans	+ colours & lettering	Not requested	✓
7	Metric scale disclaimer		22/2	
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 : 5.3.01 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 : .....

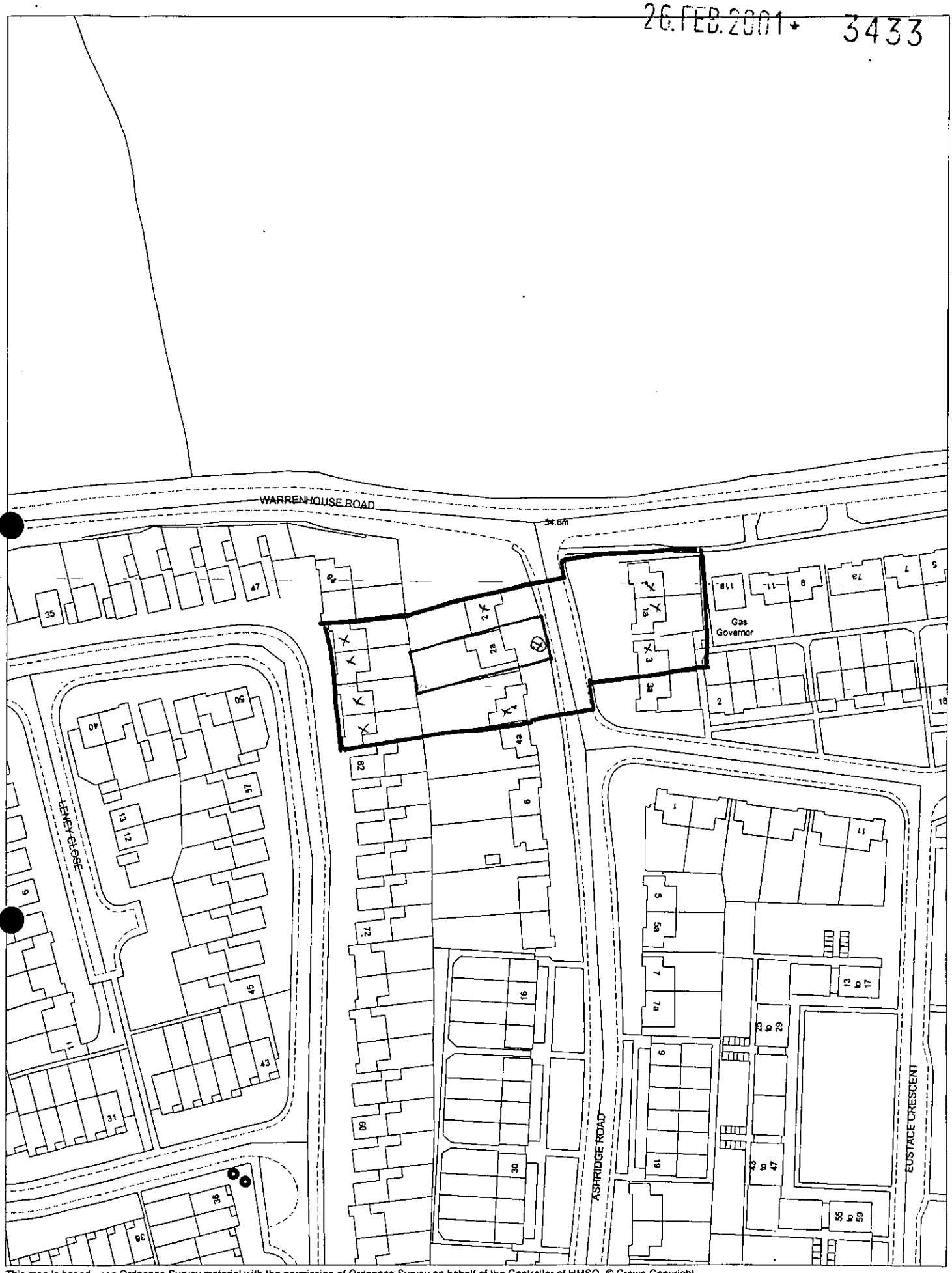
OTHERS:

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

NEIGHBOURS:

.....
.....
.....
.....
.....
.....
.....
.....
.....

26 FEB 2001 3433



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Development Control Section, Environmental Services, Wokingham District Council.

5 January 2001

Scale: 1 : 1250

N W E S

REV JANET LUCAS
2A ASHRIDGE ROAD
WOKINGHAM
BERKS RG40 1PQ
TEL 0118 979 0098
MOBILE 07801 811 194

Parish of All Saints Wokingham

Diocese of Oxford

26.FEB.2001 3433

The Parish Office, Norreys Avenue, Wokingham. RG40 1UE Tel: 0118 979 2797

23rd February 2001

26 FEB 2001

Dear Mrs Hurst

Thank you for your letter of the 22nd of this month.

I am sorry I have been so slow in getting the required information together, but I now enclose:

1. The original application forms, plans and fee.
2. An elevated drawing of the sign together with measurements and description.
3. The location plans.
4. A digital photograph of the sign in its proposed position
5. Samples of the kind of posters, which would be inserted into the sign frame.

I trust that this is now all in order for the application to be processed.

Yours sincerely

J. R. Lucas

Janet Lucas

Rector: The Revd. David P. Hodgson, The Rectory, 2A Norreys Avenue, Wokingham. RG40 1TU
Tel: 0118 979 2999 Mobile 0860 636110 E-Mail dphodgson@msn.com
Community Priest: The Revd. Janet Lucas, 2A Ashridge Road, Wokingham, RG40 1PQ
Tel: 0118 979 0098 Mobile: 0780 1811194
Curate: The Revd. Colin R. James, 7 Sewell Avenue, Wokingham. RG41 1NT
Tel: 0118 978 1515
Curate: The Revd. Professor Tony Kemp, 18 Blagrove Lane, Wokingham RG41 4BA
Tel: 0118 978 2586 E-mail a.e.kemp@reading.ac.uk.
Parish Secretary: Mrs. Eve Reader
Web Address: www.allsaintswokingham.org.uk

2A ASHRIDGE ROAD

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
PLANNING	BUILDING			PLANNING	BUILDING		
B/0/6/62		13/9/62	Semi / det	16/10/62 app			
			P.P. Ltd. Conservatory - 20-03-97				

1782/a

26.FEB.2001 * 3433

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: REV. JANET LUCAS
   Address: SHALOM HOUSE, 2A ASHRIDGE RD, WOKINGHAM Post Code RG40 1PQ
   Tel. No. 0118 - 9790098

2. AGENT (if any) (Block capitals please) N/A
   Full Name _____
   Address: _____
   _____ Post Code _____
   Tel. No. _____

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

4. State the purpose for which the land or building is now used. HOME & OFFICE FOR COMMUNITY PRIEST

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 ADVERTISE THE PREMISES AS THE BASE FOR THE COMMUNITY PRIEST AT ALL SAINTS, WOKINGHAM
   (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).
   5 YEARS

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

*** Delete as appropriate**

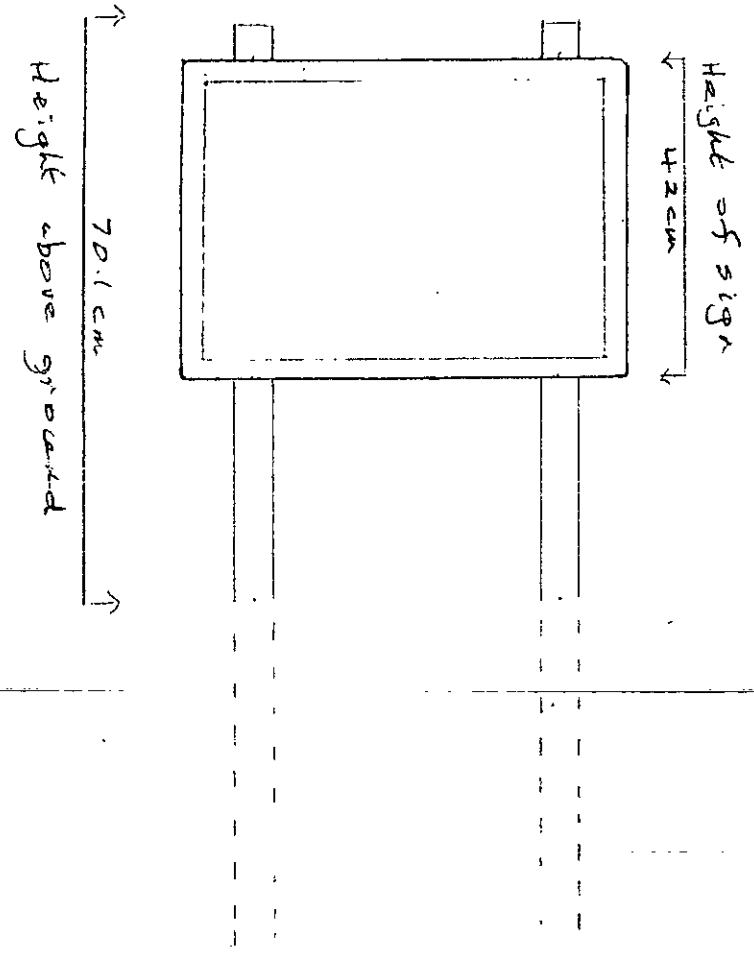
I enclose a cheque or money order for the appropriate fee (See Note 6) of £ 50

Signed J.R. Lucas (applicant/~~agent~~) Date 3.1.01

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.'

PROPOSED SIGN AT 2A ASHRIDGE ROAD RG40 1PQ

26.FEB.2001* 3433



Drawing 1:10 scale

Sign size 42cm X 59.4.

Mounted on 2 posts
5 x 5 cm impregnated wood

Height to top of posts
70.1 cm (from ground)

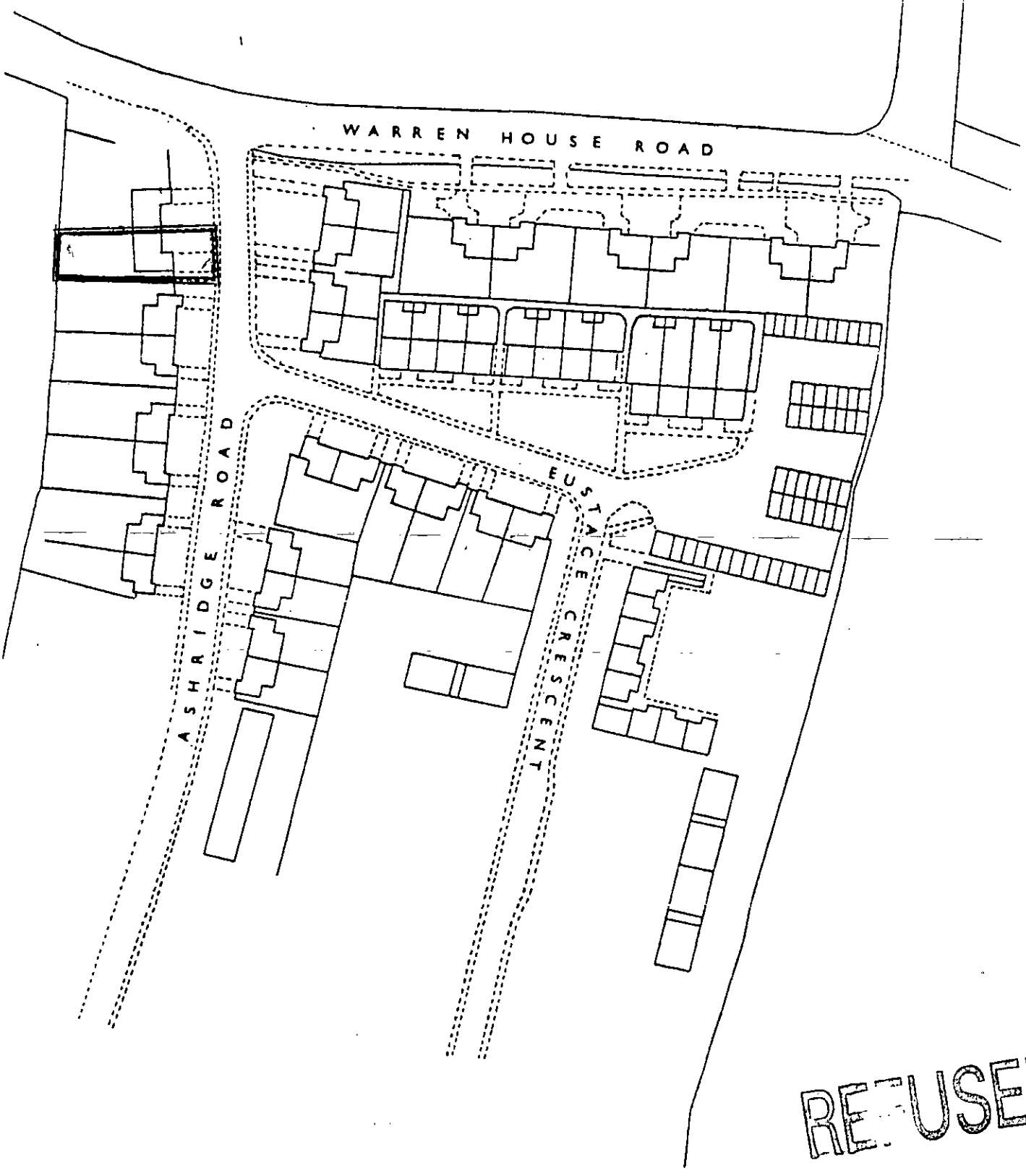
Height to top of sign
from ground 66.1 cm

Frame size 3.2 cm
Satin aluminium
enclosing tough
ultra-violet resistant
plastic insert.

Frame snaps open
to replace paper
poster inserts of
Community interest
(samples enclosed)

REFUSED

26.FEB.2001 • 3433



REFUSED

ed by the Director
Ordnance Survey.
rey. 1964 for HMLR
Copyright 1964

H.M. LAND REGISTRY
6/64

of Title No BK33021