EX SYSTEMS LTD

SOUTHPORT U.K. Tel.0704-28866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

APPLICATION NO:
A/2000/2121

LOCATION:
Tankerton House Basingstoke Road, Spencers Wood Reading.

APPLICANT:
Idealmark Ltd C/O Architectural Services

PROPOSAL:
Proposed erection of externally illuminated sign (Retrospective)

EARLIEST DATE FOR DECISION: **03/09/2000**

APPLICATION WILL HAVE EXPIRED ON: 26/09/2000

CASE OFFICER: **Elaine Connor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Idealmark Ltd
C/O Architectural Services
21 Fairway Avenue
TILEHURST
Berkshire
RG30 4QA

Application Number: A/2000/2121

Parish:	**SHINFIELD**
Location:	**Tankerton House, Basingstoke Road, Spencers Wood, Reading**
Proposal:	**Proposed erection of externally illuminated sign (Retrospective)**

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 subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason

1. The externally illuminated sign by reason of its illumination, scale, location and design would form an obtrusive feature to the detriment of the amenity of neighbouring residents and the visual quality of the area. As such the proposal is contrary to Policies OS1 and EN1 of the Berkshire Structure Plan; LTV1 and LBE10 of the Loddon Area Local Plan and WOS2, WOS3, WBE1 and WBE16 of the Wokingham District Local Plan (Deposit Draft).

John Mitchell
Development Control Manager
Date: 25/09/2000

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.

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 15 January 2001
My ref. JRM/SB/A/2000/2121& F/2000/2047
Your ref.

36106

Mr & Mrs S Wade
"Arlington"
Basingstoke Road
Spencers Wood
READING
Berkshire RG7 1AE

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr and Mrs Wade

MIAH'S RESTAURANT, BASINGSTOKE ROAD

I refer to your letter of 2 October regarding the above and apologise for the delay in replying; this is because your letter was unfortunately placed on the file in error.

The answer to the points you raise are as follows:

1. The externally illuminated signage will be enforced but a reasonable time is allowed for an appeal to be lodged against the refusal of express advertisement consent.

2. I am afraid that planning permission was granted for the external air conditioning units and I enclose a copy of the decision notice. You will note that a condition controlling noise emissions has been imposed.

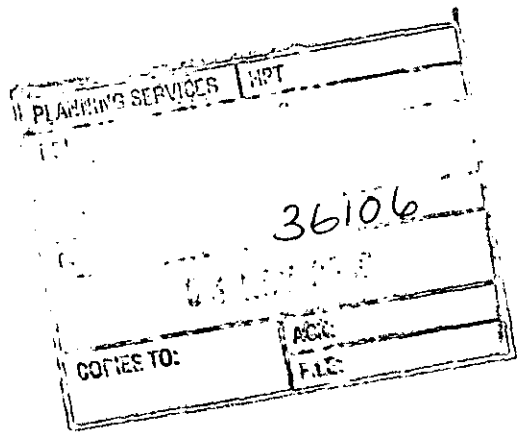
3. I have advised Environmental Health staff of the rat issue and they will handle this aspect.

4. Considerable difficulty is being experienced in persuading the owner of Miah's Restaurant to clad the vent; a sample of proposed cladding was submitted to us which was wholly inappropriate and we are continuing to pursue this matter.

I apologise that this whole issue is taking so long to resolve but it does appear that the occupier/applicant has carried out a great deal of work without planning permission and the resolution of these issues is extremely time consuming, particularly when considered against all the other priorities which the enforcement team have to pursue. I hope you will bear with us and I appreciate your concern over this matter.

Yours sincerely

JOHN MITCHELL
Development Control Manager



"Arlington"
Basingstoke Road
Spencers Wood
Reading
RG7 1AE
01256 754085

2nd Oct. 00

c.c. File

REPLY REQUIRED
17/11

Dear Mr Mitchell

Re: Miah's Restaurant, Basingstoke Rd, Spencers Wood

Thank you for your letters of 19th Oct 00, confirming refusal of application of hot food take away facility and also refusal of externally illuminated sign. I have four questions I hope you can answer for me.

1) I assume that the refusal of externally illuminated sign (ref. A/2000/2121-Retrospective) means that the sign and associated lighting will be removed, and would like to understand the time period for that to happen.

2) I have received no council refusal confirmation letter for the retrospective application of external air conditioning units (F/2000/2047) and as a direct neighbour I am very keen to view this letter.

3) I wrote to you on the 6th Sept 00, asking for the council to set rat traps in the Miahs refuse bin area. The rat has burrowed under the fence-line from the bin area into our garden. I have blocked this route with a brick, only to find a fresh burrow this week alongside the first. Please confirm what action you are going to take. (Note: My wife is pregnant and I feel that she should not be in the back garden with a rat in the immediate area).

4) I received a letter from Mr P. Wratten (council enforcement officer) back on 14th July ref PIW/2/RFS/00/3576, regarding the requirement of the external vent to be clad in brick effect materials and also stating that this matter would not be dropped. I have heard nothing since, and there has been no visable progress other than scaffolding erected around the vent many months ago. I understood the materials originally planned to be used were of poor quality; If the restaurant cannot find a supplier I suggest they use the internet; If they do not wish to spend the capital, then they should not be trading as this was a requirement when the restaurant opened back in Feburary; I hope I do see the first anniversary of this issue. Again I would ask for confirmation of what action the council is taking.

If you require any further information, please do not hesitate to contact me direct on 07775-827313.

Yours sincerely Steph Wade

Mr & Mrs S. Wade

LISTING FORM

Case officer: **Elaine Connor** Application Number: **A/2000/2121**

Tankerton House, Basingstoke Road, Spencers Wood, Reading.

Proposed erection of externally illuminated sign (Retrospective)

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: _____ Date: 10/10/2000

Councillor M Bryant

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

Elaine, Excellent, thank you.



Date: 7 December 2000
Ref: AJP/HAE

Mr. S. Richardson,
Environmental Health Manager (Commercial),
Wokingham District Council,
PO Box 153, Shute End,
WOKINGHAM,
Berkshire RG40 1WL

Conservative Group Office

Wokingham District Council
Shute End, Wokingham
Berkshire, RG40 1BN

Tel: 0118 974 6005
Fax: 0118 974 6014

Dear Steve,

In February the Planning Committee gave persmission for the conversion of a shop unit to a restaurant and we have had various problems ever since.

However, Mrs. Alison Hadley has emailed me with the enclosed concerns in respect of rats which seem to have appeared on her property since February. There seems to be some evidence that they are feeding off the restaurant's waste products.

I am obviously very concerned about this issue and would appreciate you looking into it for me and dealing with the rats and any other environmental health problems that may be caused by this restaurant.

I would also like to draw to your attention the fact that correspondence was sent to the Department in September and October by Mr. and Mrs. Wade, but they have received no acknowledgement. I understand that Mr. Jackie Chan is the Officer responsible and perhaps she could check her records and write to Mr. and Mrs. Wade to acknowledge receipt of their letters.

Kind regards.

Yours sincerely,

Anthony Pollock

Anthony Pollock
District Councillor, Shinfield

Enc.

c.c. Mrs. A. Hadley

Email: conservative.group@wokingham.gov.uk

Anthony Pollock

From: Hadley, Alison [Alison.Hadley@cwcom.co.uk]
Sent: 06 December 2000 16:02
To: 'anthony@anthonypollock.co.uk'

Dear Anthony,

As per our conversation the other day, I write to notify you, formally, of an issue that currently exists in our neighbourhood. For, approximately, the last 4-5 months, there appears to be an steadily growing problem with rats in the gardens of ourselves and both of our neighbours. Both myself and my next door neighbour are currently pregnant and, therefore, we are greatly concerned with the health risks associated with having the rats in our gardens.

We believe that the local Indian restaurant, Miahs, may be the source of the problem and our neighbours, who live next door to the facility, have found burrows below the fencing, which separates their house from the rear of the Indian restaurant (where the Indian restaurant's bins are kept), which suggests that this could well be the case. We are aware that the Indian restaurant has been open since February 2000, and we have, only, been noticing the problem for the last 4-5 months, however, formerly, my husband and I had a cat, who died in August - we believe that he had been containing the problem up until this time.

Our neighbours, Steve and Fiona Wade wrote to environmental services on 6th September 2000 advising them of this problem, and requesting some action to be taken, and then sent a follow up letter on the 2nd October 2000. To date no action has been taken and I understand they have received no response concerning this issue. In September, when they first highlighted this problem to environmental services, we were noticing 1 or 2 rats in our properties whereas we now estimate there to be approximately 10.

I did speak directly with the manager of Miahs, on the weekend, to notify them of the problem, however I gained no confidence that any action would be taken, following this conversation.

I would very much appreciate it if you could help us in addressing this issue urgently.

Best regards

Alison Hadley
01189 883160
0468 610895

****
This message may contain information which is confidential or privileged.
If you are not the intended recipient, please advise the sender immediately
by reply e-mail and delete this message and any attachments
without retaining a copy.

****

2121

Obs letter with Elaine 34050

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 15 September 2000
My ref. JRM/SB/A/2000/2121
Your ref.

Mr & Mrs S Wade
"Arlington"
Basingstoke Road
Spencers Wood
READING
RG7 1AE

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr and Mrs Wade

MIAH'S RESTAURANT, BASINGSTOKE ROAD, SPENCERS WOOD

Thank you for your letter dated 6 September 2000.

As this is an observation letter regarding planning application A/2000/2121 I have passed it to the case officer, Elaine Connor and your views will be taken into account in the planning process when the application is considered.

I hope you find this information helpful.

Yours sincerely

JOHN MITCHELL
Development Control Manager

Tel. (0118) 974 6426 (Direct Line)
Fax. (0118) 974 6484
Email. Sandra.Bayden@wokingham.gov.uk
Date. 11 September 2000
My ref. SB/99/70049/F, A/2000/2121, F/2000/2047
Your ref.

34050

Mr & Mrs S Wade
"Arlington"
Basingstoke Road
Spencers Wood
READING
RG7 1AE

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr & Mrs Wade

MIAH'S RESTAURANT, BASINGSTOKE ROAD, SPENCERS WOOD

Thank you for your letter dated 6 September 2000 regarding the above. This matter is being investigated by John Mitchell, Development Control Manager and a full response will follow shortly.

Yours sincerely

SB

SANDRA BAYDEN
Management Support Assistant

odour log sheets
Passed to Public Protection

with
Chas Bradfield
Public Protection

"Arlington"
Basingstoke Road
Spencers Wood
Reading
RG7 1AE
01256 754085

6th Sept 00

c.c. File

Dear ~~Mr~~ Mitchell

Re: Miah's Restaurant - Refuse removal

We are writing to you to lodge a formal complaint regarding the removal of refuse from the industrial bins at Miahs restaurant.
As direct neighbours we are woken up at approximately 5.30am every Monday by a refuse truck collecting rubbish from the Miahs restaurant commercial dustbins.
We have already highlighted this issue to you, and we know other neighbours that have complained to the council about this.
This refuse truck has reverse parking warning bleepers and has woken us up at least fifteen Mondays in a row (including 28/8/00 Bank holiday at 5.30am).
We are furious that this is still continuing and if the council do not enforce we will be forced to report to the local papers).
We consider ourselves to be tolerant neighbours and do not wish to get involved in any confrontations; This nussiance is totally unacceptable and must stop, therefore we ask that you enforce restrictions immediately.
To make matters even worse, on Sunday 3/9/00 my wife drew it to my attention their was a adult rat in our garden directly on the fence line next to this bin area. This is the first time we have ever seen a rat within our property and can only assume it was been draw in by the smell from the Miahs refuse.
We would ask that you inspect the Miahs bin area and set rat traps before this situation gets any worse.

Yours sincerely

J. Wade Stephen Wade

Mr & Mrs S. Wade

Note: Attached odour log sheet.

Phone: (0118) 974 6428

Date: 13 October, 2000

Your Ref:

My Ref: Ian Jordan – A/2000/2121

Idealmark Ltd
C/O Architectural Services
21 Fairway Avenue
Tilehurst
Berkshire
RG30 4QA

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 Sir

Application Number: A/2000/2121

Site: Tankerton House Basingstoke Road, Spencers Wood, Reading.

Proposal: Proposed erection of externally illuminated sign (Retrospective)

I refer to the above and write to inform you that your application has been **Refused**, unfortunately due to a computer system failure we are temporarily unable to produce decisions notices.

If your application has been Approved please do not commence development until you have received the consent notice as there may be conditions attached that require compliance prior to the start of building works.

Please accept my apologise for any inconvenience this has caused.

Yours faithfully

Mr I Jordan
Principal Planning Information & Support Officer

1782/a

01 AUG 2000 2121

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: IDEALMARK LTD

Address: MIAH'S, TANKERTON HOUSE

BASINGSTOKE RD, SPENCERS WOOD Post Code

Tel. No.

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

Full Name ARCHITECTURAL SERVICES

Address: 21 FAIRWAY AVENUE, TILEHURST

READING Post Code RG30 4QA

Tel. No. 0118 942 1655

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

TANKERTON HOUSE
BASINGSTOKE ROAD
SPENCERS WOOD
READING RG7 1AE

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

RESTAURANT

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.)

PAINTED TIMBER 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.)

DOWNLIGHTERS FROM ABOVE

(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.

*** Delete as appropriate**

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

Signed ..... (applicant/agent) Date 21/7/00

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.

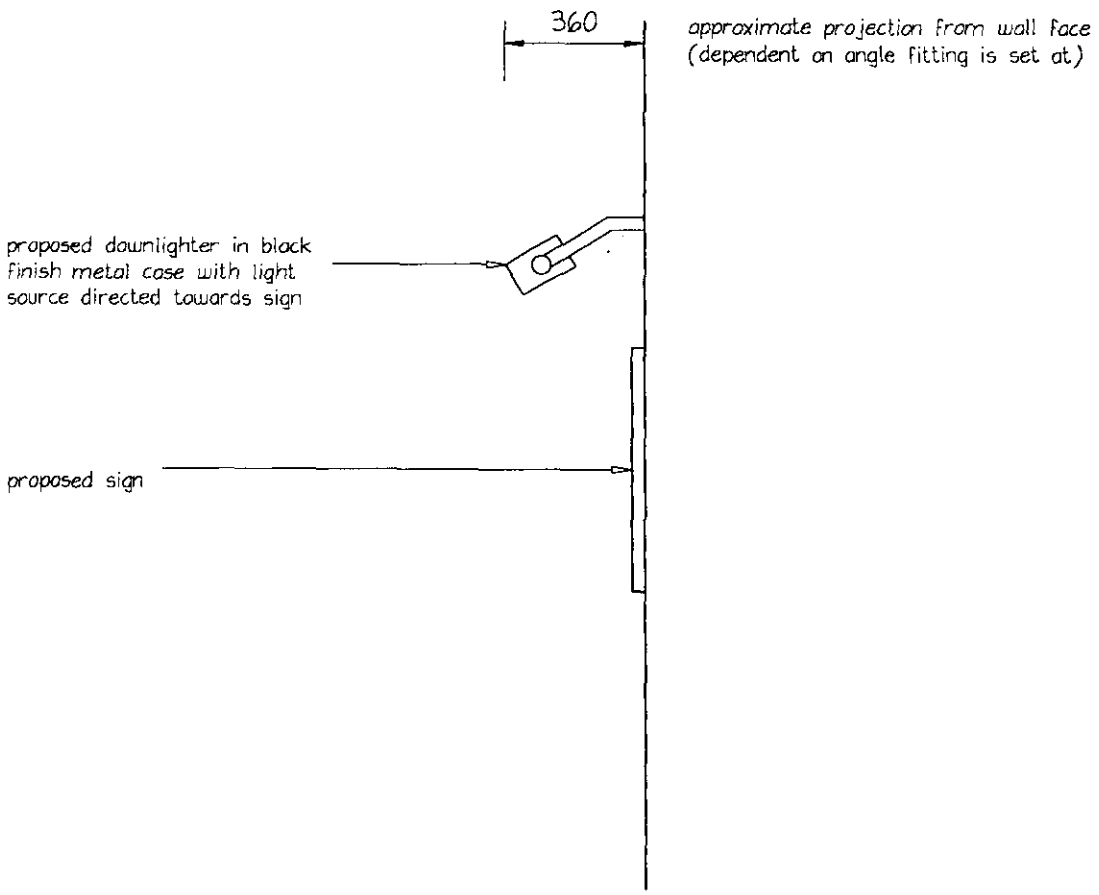
Fees for Advertisement Applications

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**

ACK:
FILE:

01. AUG. 2000 2121



Job: Tankerton House, Basingstoke Road, Spencers Wood, Reading	Date: July 2000	Building contractor to verify all dimensions prior to setting out, commencing works or detailing shop drawings. Any discrepancies are to be reported to the supervising officer immediately. Do not scale from this drawing. © Copyright	Architectural Services 21 Fairway Avenue, Tilehurst, Reading RG30 4QA Tel: Reading (0118) 942 1655 Architectural Design–Planning–Appeals–Surveys
Drawing Title: Proposed Rear Illuminated Signage Side elevation of signage and lighting	Scale: 1:20		
	Drawn by: PS	Drawing No: 99698/AA/13 Revision:	

Received by Wokingham District Council

Application No: A/2000/2121

Proposal:
Proposed erection of externally illuminated sign (Retrospective)

Location:
Tankerton House, Basingstoke Road, Spencers Wood, 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). 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 Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/09/2000. 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

10 August 2000

Tel: (0118) 974 6451

Date: 28/9/00

My ref: A/2000/2121

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 A Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

Dear Councillor

Application Number: A/2000/2121
Tankerton House, Basingstoke Road, Spencers Wood, Reading.
Proposed erection of externally illuminated sign (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 **Elaine Connor** on **(0118) 974 6451.** 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 9/10/00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **A/2000/2121**
Tankerton House, Basingstoke Road, Spencers Wood, Reading.
Proposed erection of externally illuminated sign (Retrospective)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Pollock

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 6451

Date: 28/9/00

My ref: A/2000/2121

CONFIDENTIAL

Councillor M Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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/2000/2121
Tankerton House, Basingstoke Road, Spencers Wood, Reading.
Proposed erection of externally illuminated sign (Retrospective)

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APPROVAL: ☐ REFUSAL: ☑ under delegated powers.

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Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

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Tankerton House, Basingstoke Road, Spencers Wood, Reading.
Proposed erection of externally illuminated sign (Retrospective)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Bryant

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 6451

Date: 28|9|00

My ref: A/2000/2121

CONFIDENTIAL

Councillor B Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

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/2000/2121
Tankerton House, Basingstoke Road, Spencers Wood, Reading.
Proposed erection of externally illuminated sign (Retrospective)

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This form must be received no later than 9|10|00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **A/2000/2121**
Tankerton House, Basingstoke Road, Spencers Wood, Reading.
Proposed erection of externally illuminated sign (Retrospective)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor B Patman

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

WORK SHEET FOR : Elaine Connor

Application Number : A/2000/2121

Applicant : Idealmark Ltd C/O Architectural Services.

Location : Tankerton House, Basingstoke Road, Spencers Wood, Reading.

Proposal : Proposed erection of externally illuminated sign (Retrospective)

Site Notice Displayed ? :	YES	NO	DATE
	✓		30/8/00

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 01/08/2000

Earliest Date for Decision : 03/09/2000

Latest Consultation Date/Site Notice Expiry Date : 03/09/2000

This application will have expired on: 26/09/2000. 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 :
SHINFIELD P. COUNCIL : Object strongly to proposal - see file

OBS : 2 letters.

Planning Issues : AMENITY & HIGHWAY SAFETY.

* IMPACT UPON CHAR. OF AREA
* IMPACT UPON RESIDENTIAL AMENITY

Application Number: A/2000/2121
PROP: RETROSPECTIVE APP FOR EXTERNALLY ILLUMINATED
Appraisal: SIGN AT TANKERTON HOUSE.

The application is to consider a retrospective scheme for one externally illuminated sign on the rear elevation of Tankerton House. The sign stands approx. 3.5m from the ground & is 3.150m long an BM 0.650m deep. The sign is lit by down-lighters situated just below a window of one of the residential flats at 1st floor level. The sign is also located within 5m of the neighbouring dwelling to the North 'Arlington'

IMPACT UPON THE CHARACTER OF THE AREA
The rear of Tankerton House faces down Hyde End Road. Apart from the rear of Tankerton House which accommodates parking for the restaurant, Hyde End Road is an established residential area. It is therefore considered that the ~~proposed~~ sign to the rear of Tankerton House would be out of character in this residential area. It is also considered that light from the sign ~~illuminates~~ into the neighbouring dwellings at 310 Hyde End Road & 'Arlington' & therefore impacts negatively upon the amenity of the residents.

As such the illuminated sign is contrary to policies OS1 of the BSP, LTV1 & LBE10 of LALP & WOS2, WOS3, WBE1 & WBE16. of WDLP (deposit draft). & ENI

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

Application Number A/2000/2121
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			~~The proposed externally illuminated shop signs by~~
			The externally illuminated sign by reason of its illumination, scale, location & design would form an obtrusive feature to the detriment of the amenity of neighbouring residents & the visual quality of the area.
			As such the proposal is contrary to policies OS1 & EN1 of BSP, LTU1 & LBE10 of LALP & WOS2, WOS3 &, WBE1 & WBE16 of WDLP (DEPOSIT DRAFT)

25/9/02

RECORD OF SITE VISIT

SITE ADDRESS: Tankerton House
Basingstoke Road Spencers Wood
Reading.

APPLICATION NUMBER: A/2000/2121

OFFICER: Elaine Connor

DATE OF SITE VISIT: 30.8.00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes .

2. DESCRIPTION OF SURROUNDINGS
mixture of residential & commercial uses.

3. DESCRIPTION OF SITE/BUILDING
2st. semi detached building with A3 use on gr. floor & residential flat above.

4. RELATIONSHIP TO ADJOINING PROPERTIES
property to N. & E are residential dwellings sign is located within very close proximity of boundary w. 'Arlington'

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 'ARLINGTON' - coniferous trees along side boundary.

OTHERS

Shinfield
Parish Council

Clerk: Mrs J Barnes, 36 Ryhill Way, Earley, Reading, Berkshire RG6 4AZ
Tel/Fax: 0118 9547115

11th September 2000

Planning Officer
Development Control South
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Sir/Madam

PLANNING APPLICATIONS
SHINFIELD PARISH COUNCIL'S OBSERVATIONS

I submit the comments of the Planning and Transportation Committee on the following applications:

Application: F/2000/2131
Location: Bewley Homes, Grazeley Road, Three Mile Cross
Proposal: Proposed erection of 17 dwellings
Case Officer: Mrs A Odell
Observations: We wish to record our grave concerns about the layout of the drainage proposals especially with regard to the siting of the pumping station immediately adjoining the gardens of residences in Basingstoke Road. These general concerns, expressed before in the numerous previous applications on this site, relate to the problems of flooding in this area and the general threat to the residential amenity posed by these proposals. We also consider that the public open space should be sited in the centre of the estate to prevent future development taking place to the south of the site, or alternatively put it under the ownership and control of the local authority, either district or parish. We are also gravely concerned about the additional traffic generation onto an already overloaded residential road and its inadequate junction with the Basingstoke Road. Finally, if the council were minded to grant permission, then an affordable element of housing should be introduced and a contribution to infrastructure improvements be sought under s106 legislation, including a sum towards the upgrading of the children's playground at Three Mile Cross crossroads.

Application: A/2000/2121
Location: Tankerton House, Spencers Wood
Proposal: Proposed erection of externally illuminated sign (retrospective)
Case Officer: Elaine Connor
Observations: We object most strongly to this proposal to erect an externally illuminated sign in this, the only designated Area of Special Character in Spencers Wood. It is totally out of character with the otherwise entirely residential nature of Hyde End Road and must contravene the requirements of Policy WSH13 of the WDDLP. Furthermore, we are concerned that this represents another retrospective application, following retrospective application No F/2000/2047 for the erection of external air-conditioning units, on a site which in it short existence as a Food and Drink establishment to which we objected on this particular site in our community, has already apparently breached numerous planning conditions, as detailed in our letter to you of 25th August regarding these same premises.

Continued...

Application: CON/2000/2216
Location: Clappers Farm, Beech Hill, Grazeley
Proposal Consultation from W. Berkshire CC on application for change of use of grazing land to use for storage of caravans

Observations: We must first point out that this site is not located in Beech Hill Road as stated in your consultation, but in the unnamed country lane that runs between Grazeley and Beech Hill on our parish boundary. We wish to record our recommendation that any permission granted, should be for storage only and be conditional on no residential occupation being established. We also call for mitigation measures to be taken with regard to screening in the open countryside location in the designated green gap between the settlements of Beech Hill and Grazeley; for whilst current tree cover is good, the falling leaves in the autumn will lead to the site becoming very exposed and represent a significantly visual intrusion, to the detriment of the environment. We would hope that this would be discouraged on council-owned land. A copy of our recent letter to Beech Hill Parish Council on this matter is enclosed for your information.

Yours faithfully

Mrs Tracy Sampson (0118 9885315)
Assistant Clerk

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor **Date:** 10 August 2000

Application Number: A/2000/2121

Proposal: Proposed erection of externally illuminated sign (Retrospective)

Parish: SHINFIELD PARISH

Site Address:
Tankerton House, Basingstoke Road, Spencers Wood, Reading.

Applicant:
Idealmark Ltd C/O Architectural Services.

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).

HIGHWAYS HAVE NO COMMENTS

Signed: _____ **Print name:** ADAM COGGINS

14/8/00

See part one for plans.

To:
Harold Sanders
Urban Design And Conservation Officer

11 AUG 2000

From: Elaine Connor

Date: 10 August 2000

Application Number: A/2000/2121

Proposal: Proposed erection of externally illuminated sign (Retrospective).

Site Address:
Tankerton House, Basingstoke Road, Spencers Wood, Reading.

Applicant:
Idealmark Ltd C/O Architectural Services.

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

GENERAL OUTLINE AND COLOUR APPEARS APPROPRIATE HOWEVER....

IS IT A SPOTLIGHT OR CONTINUOUS STRIP LIGHT?

DO OTHER PLANS CLARIFY THIS QUERY?

Harold Sanders.

30.08.00.

PLANNING SERVICES	HPT
POL	TLS
DC JRM EC	CNF
APP	
CS	34050
11 SEP 2000	
COPIES TO:	ACK: 11.9.00 SB
	FILE:

"Arlington"
Basingstoke Road
Spencers Wood
Reading
RG7 1AE
01256 754085

6th Sept. 00

c.c. File

REPLY REQUIRED 25/9

Dear Mr Mitchell

Re: Miah's Restaurant, Application No A/2000/2121 Proposed erection of externally illuminated sign (Retrospective)

We are writing to you to lodge a formal complaint regarding the above application. As direct neighbours to this property we are concerned with the following issues that we wish to bring to your attention:

1) Lighting units are very close to our border and as a result shine light into our kitchen which we have not ask for and do not wish.

2) The design is unsightly and is not match the character of the village.

3) The original planning application (99/70049/F) for the restaurant stated in condition 14). "No external lighting shall be installed unless the local planning authority has first approved in writing details of the position, height, design and intensity"; This condition has clearly been breached.

We are also concerned that there are other applications such as F/2000/2047 which the restaurant has applied for retrospectively.

We would welcome a council representative to visit and discuss these issues.

Yours sincerely

T. Wade S Wade

Mr & Mrs S. Wade

Note: Attached completed odour log sheet.

HOUNDSMOOR · HYDE END ROAD · SPENCERS WOOD · READING RG7 1BG
Telephone & fax (0118) 988 6[illegible]

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS Obs	EC
29 AUG 2000	
COPIES TO:	ACK: ✓
	FILE:

24 August 2000

Mr J Mitchell
Development Control Manager
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM RG40 1WR

Your reference
A/2000/2121

Dear Mr Mitchell

Application number A/2000/2121
Externally illuminated sign at Tankerton House, Hyde End Road, Spencers Wood

Thank you for your letter of 10 August about this application. We really do query the need for a sign in this location. The restaurant is in Basingstoke Road. Once round the corner, Hyde End Road is totally residential, and unspoiled by any advertising; we believe this end of the road is also in a designated area of special character, and the outlook is of houses and gardens. We are therefore anxious not to see a lot of commerce creeping around the corner into Hyde End Road.

The sign is at high level on an already prominent building, and is therefore very visible right down the length of Hyde End Road and strongly out of keeping in a residential neighbourhood. You take a lot of care to preserve the environment with standard conditions such as 'no overhead servicing' to avoid unnecessary clutter; some care was taken to secure a reasonable appearance to the back of the building when this extension to the shop was constructed, but it is now fast becoming an eyesore.

The sign is unnecessarily large and a very crude and basic design which makes no attempt to blend in with the building; we doubt if the applicants would have dreamed of putting anything like it on the front of their building, and we do not think they would have expected you to approve it if they had applied for this sort of sign beforehand.

For the same reasons, illumination is even more inappropriate. This is not a town centre but a village, and none of the commercial premises have illuminated signs except Whiteknights and the pub. A few years ago, Whiteknights applied for an illuminated sign on the Hyde End Road frontage, but very helpfully accepted that it was inappropriate.

Yours sincerely

Darrell Reburn

Vanessa Reburn

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: 24 ~~JUL 2000~~ 01 AUG 2000	Map No. 7 Site 0.07
Officer: EC Application No. A/2000/2121	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(A) PROPOSED ERECTION OF EXTERNALLY ILLUMINATED SIGN (RETROSPECTIVE)

Location: TANKERTON HOUSE, BASINGSTOKE ROAD

Parish: SHINFIELD Ward: Shinfield 10-8-2000.

Applicant: IDEALMARK LTD

Fee Received ~~95.0~~ 50-00 (11) 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		phoned 28/7	01 AUG 2000
5	Elevation plans	actual size of sign side elevation down lighters		
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 : 10.8.2000 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 (BABTIE)	.....
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: (Area of Traditional Local Character)

No pre-apps.

NEIGHBOURS: S/N x 2

Arlington, Basingstoke Road
1 & 2 Highlands Lodge, " "
Houndsmoor, Hyde End Road
337–349 (odds) " " "
300–310 (evens) " " "
300a " " "
Tidenwell
Charthurst
Sunnyside
Marlborough House
The School House
Highfield Cottage
Basingstoke Road

2 Corner House, Spencers Wood
50 Clares Green Rd " "
44 Clares Green Rd " "
Glassppool Farm, Part Lane, Riseley
24 Askew Drive, Spencers Wood
6 Orchard Close " "
297 Hyde End Rd " "
Double's Garage " "
17, 20, 25 The Square " "
Mallards, Basingstoke Rd
Park View, " "

Architectural Services

21 Fairway Avenue, Tilehurst, Reading. RG30 4QA. Tel/Fax: 0118 9421655
Architectural Design - Planning - Appeals - Building Surveys

Planning Department
Wokingham District Council
PO Box 157
Council Offices
Shute End
WOKINGHAM
Berkshire
RG40 1WR

21st July 2000

our reference: **99698/P**
your reference:

01.AUG.2000* 2121

For the attention of Miss E Connor

Dear Sirs,

Proposed rear illuminated sign (retrospective)
"Miah's", Tankerton House, Basingstoke Road, Spencers Wood

Please find enclosed a full planning application in respect of the above with the appropriate forms completed and fee of £50-00.

Should you need anything further, please contact me at the above number.

Yours Faithfully,

P Shell

cc. Mr J Miah, Idealmark Ltd

Architectural Services

21 Fairway Avenue, Tilehurst, Reading, RG30 4QA. Tel/Fax: 0118 9421655
Architectural Design - Planning - Appeals - Building Surveys

PLANNING SERVICES | UPT
PCL | TLS
DC | ENF
APP | 2121
CS
01 AUG 2000
COPIES TO: | ACK:
FILE:

28th July 2000

Planning Department
Wokingham District Council
PO Box 157
Council Offices
Shute End
WOKINGHAM
Berkshire
RG40 1WR

our reference: **99698/P**
your reference:

Dear Sirs,

Proposed rear illuminated sign (retrospective)
"Miah's", Tankerton House, Basingstoke Road, Spencers Wood

Further to our telephone conversation today regarding the above, please find enclosed 6 no copies of drawing 99698/AA/13, showing the lighting to the rear signage recently submitted to your office.

Please note that the dimensions of the sign requested in our telephone conversation are clearly shown on the rear elevation submitted last week on drawing no 99698/AA/12.

Should you need anything further, please contact me at the above number.

Yours Faithfully,

P Shell

cc. Mr J Miah, Idealmark Ltd

(1) TANKERTON HOUSE & STORES.

ADDRESS BASINGSTOKE RD & JUNCTION HYDE END RD PARISH SHINFIELD (86)

EAST SIDE

PLOT No. SPENCERS WOOD ORD. SHEET No. SU 7066 -7

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
73/49	Mrs Hobbs	Drainage & conversion of pt of bedroom into Bathroom	21. 2. 49	app ap
PD/383/61	Mr J Talbot	Garage		PD
R/256/62	B L Talbot	Shop front and ext of shop area	1. 1. 62	app a
R/104/68	J.N.A Cutter	extn of shop to include living room & alteration	11. 4. 68	app a
22609	K.E. COTTEE	1st & 2nd FLOORS TO OFFICES	13.12.84	R
25059	" (D)	1st EXT & 2nd EXT	22.5.86	Ar
26019/BRA 1078	" (F)	" TO SHOP & RES	22.7.86	APP C/

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE 29313 " PART GR. FLOOR TO EST. AGENT 17.12.87 [illegible]

BRA 2856 " EXT. TO SHOP WITH FLAT OVER 28.7.87 APP

(2) ADDRESS TANKERTON HOUSE PARISH SHINFIELD

PLOT No. BASINGSTOKE ROAD ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
30683	WHITEKNIGHTS EST. AGENTS	1LL SIGN & WINDOW SIGN	10.8.88	C
31933	MS. K.E. COTTEE	O/L HOUSE & GARAGE	24.11.88	[illegible]
34243	"	O/L " R/O	28.9.89	[illegible]
39497	~~SEE ADS.~~ NOW ~~308~~ 310 H.E. ROAD			
99/70735/A	idealmark Ltd	Internally Illuminated Sign	21.03.00	
99/70049/F	~~Prop.~~ Mrs. K. Badcock.	Prop. Co-use of part of gr. floor from A1-A3 modif. of car park & access.	14.10.99	C
C/2000/0772	Mrs K Badcock	D to C - 12, 14, 15 of 99/70049/F for Appl. boundary fence, external lighting & materials	16.03.00	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Mr. Haycock - Change of Use - 3/11/98

DRAINAGE PD Eng - C. of U A1-A3 - Mr. Shell - 20 & 28/10/99

091074

1782/a

01 AUG 2000 2121

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: IDEALMARK LTD

Address: MIAH'S, TANKERTON HOUSE BASINGSTOKE RD, SPENCERS WOOD READING Post Code _____

Tel. No. _____

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

Full Name ARCHITECTURAL SERVICES

Address: 21 FAIRWAY AVENUE, TILEHURST READING Post Code RG30 4QA

Tel. No. 0118 942 1655

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

TANKERTON HOUSE
BASINGSTOKE ROAD
SPENCERS WOOD
READING RG7 1AE

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

RESTAURANT

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.)

PAINTED NAME 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.)

DOWNLIGHTERS FROM ABOVE

(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.

* **Delete as appropriate**

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

Signed ..... (applicant/agent) Date 21/7/00

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.'

1782/a

01 AUG 2000 2121

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

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1. APPLICANT (Block capitals please)

Full Name: IDEALMARK LTD

Address: MIAH'S, TANGLETON HOUSE

BASINGSTOKE RD, SPENCERS WOOD

Post Code _____

Tel. No. _____

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

Full Name ARCHITECTURAL SERVICES

Address: 21 FAIRWAY AVENUE, TILEHURST

READING

Post Code RG30 4QA

Tel. No. 0118 942 1655

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

TANGLETON HOUSE
BASINGSTOKE ROAD
SPENCERS WOOD
READING RG7 1AE

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

RESTAURANT

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.)

PAINTED TIMBER 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.)

DOWNLIGHTERS FROM ABOVE

(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.

* **Delete as appropriate**

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

Signed ..... (applicant/agent) Date 21/7/00

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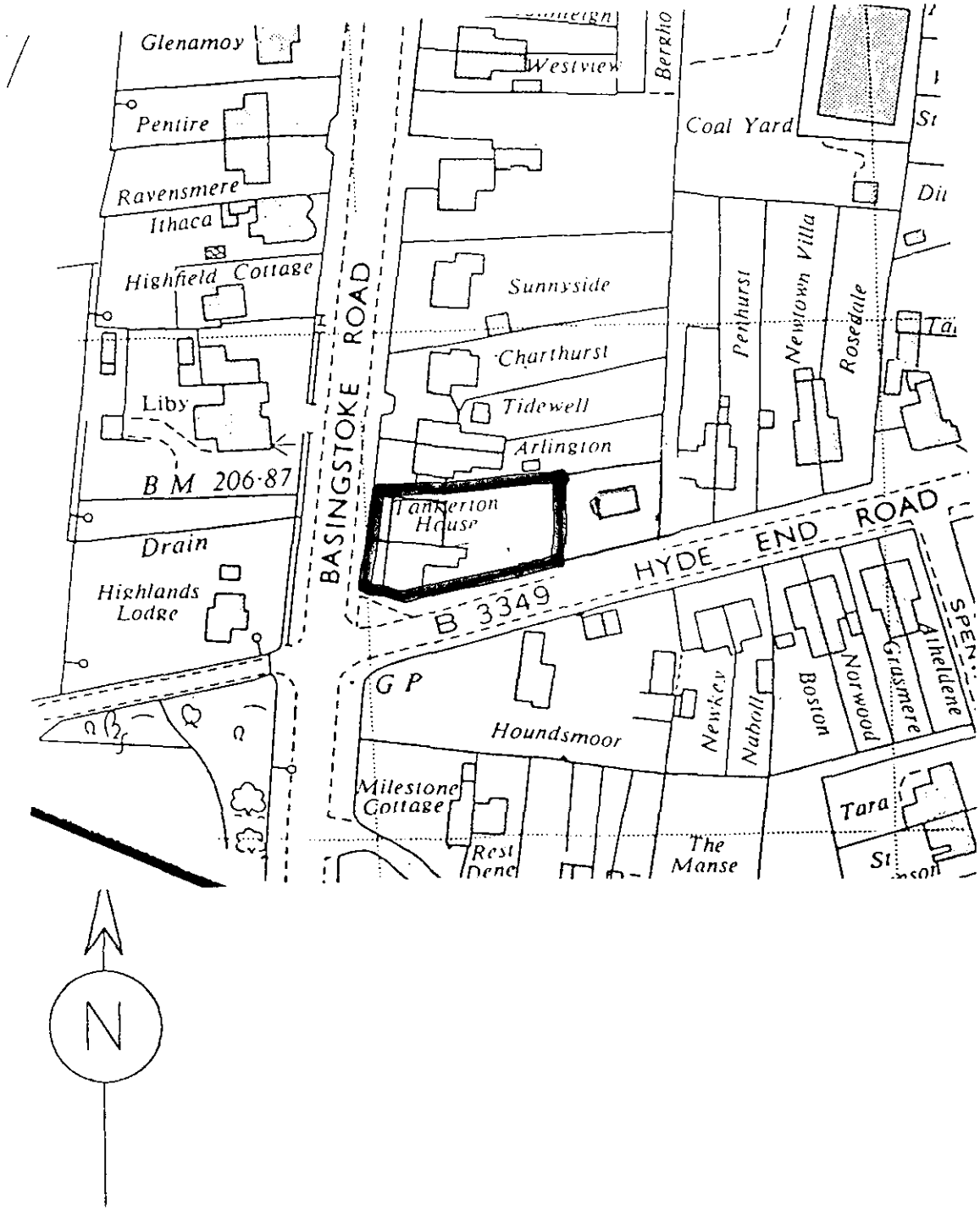
'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

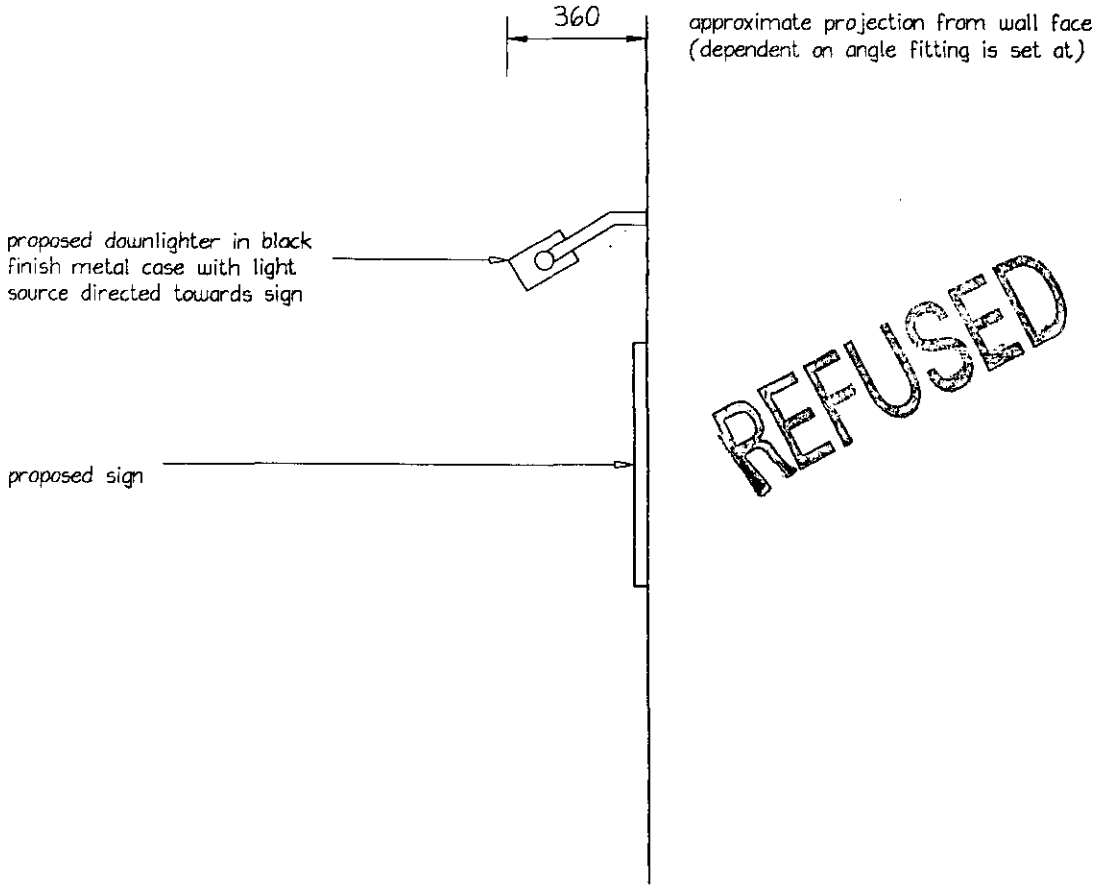
01.AUG.2000* 2121



Job: Tankerton House, Basingstoke Road, Spencers Wood, Reading	Date: July 2000	Building contractor to verify all dimensions prior to setting out, commencing works or detailing shop drawings. Any discrepancies are to be reported to the supervising officer immediately. Do not scale from this drawing. © Copyright	Architectural Services 21 Fairway Avenue, Tilehurst, Reading RG30 4QA Tel: Reading (0118) 942 1655 Architectural Design–Planning–Appeals–Surveys
Drawing Title: Proposed Rear Illuminated Signage Location Plan	Scale: 1:1250		
	Drawn by: PS	Drawing No: 99698/AA/11 Revision	

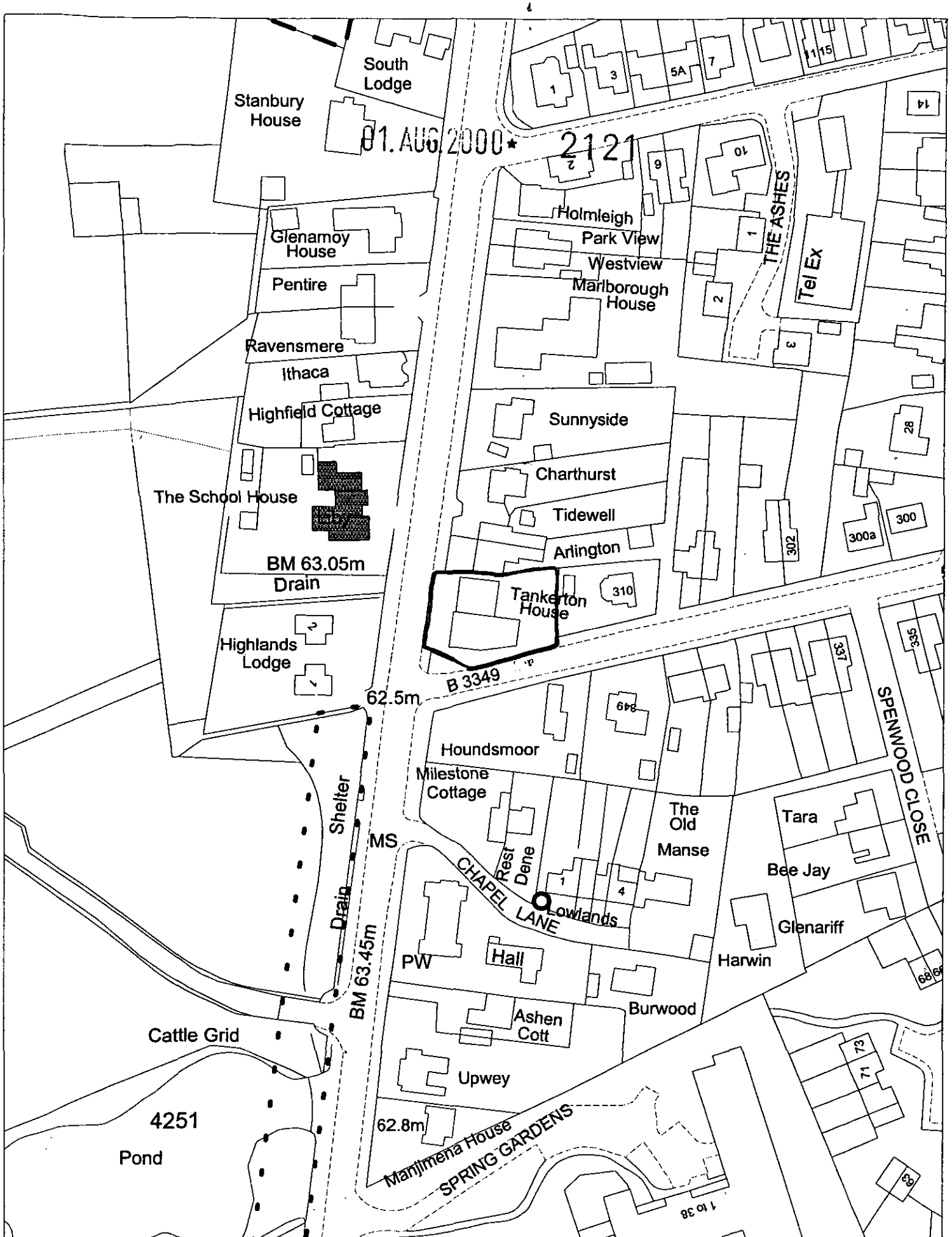
PLANNING SERVICES
HPT
TLS
PO
DC

01.AUG.2000* 2121



REFUSED

Job Tankerton House Basingstoke Road, Spencers Wood, Reading	Date July 2000	Building contractor to verify all dimensions prior to setting out, commencing works or detailing shop drawings. Any discrepancies are to be reported to the supervising officer immediately. Do not scale from this drawing. © Copyright	Architectural Services 21 Fairway Avenue, Tilehurst, Reading RG30 4QA Tel: Reading (0118) 942 1655 Architectural Design–Planning–Appeals–Surveys
Drawing Title Proposed Rear Illuminated Signage Side elevation of signage and lighting	Scale 1:20		
	Drawn by PS	Drawing No 99698/AA/13	Revision



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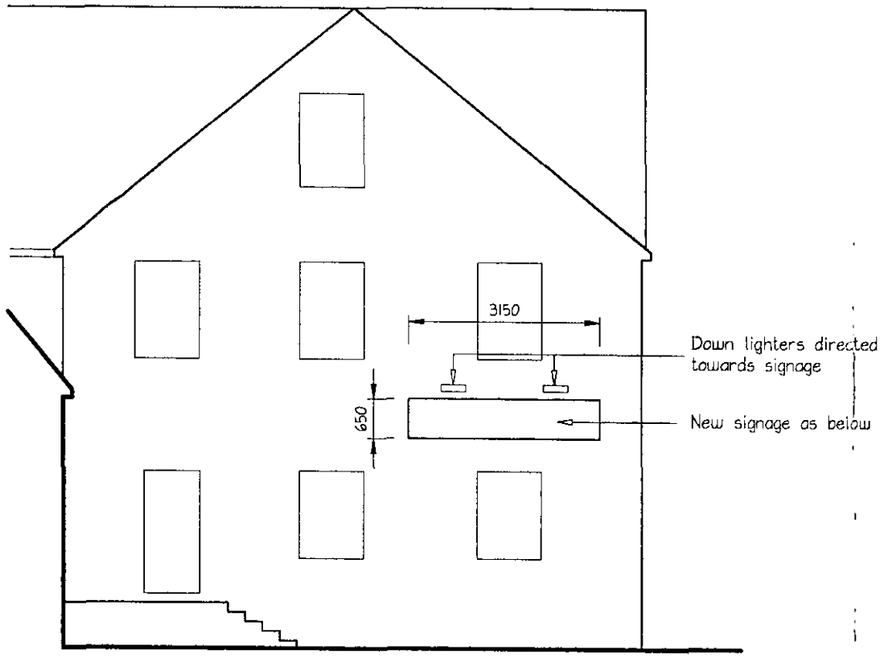
Development Control Section, Environmental Services, Wokingham District Council.

27 July 2000

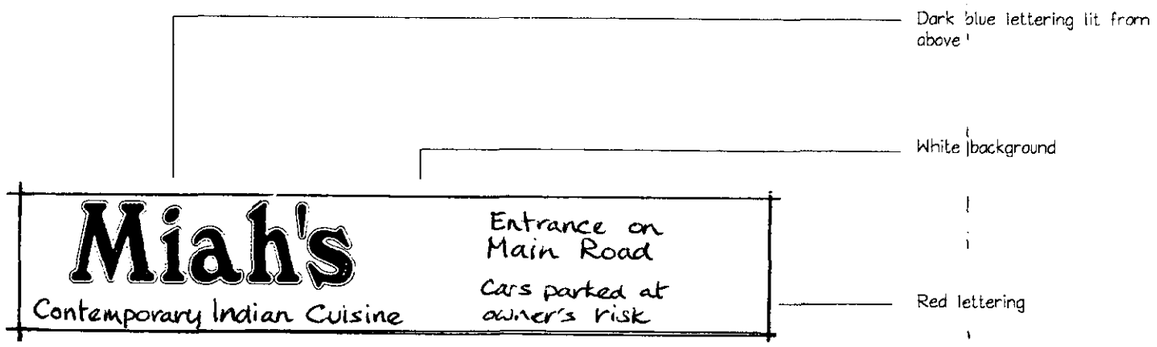
Scale: 1 : 1250

N W E S

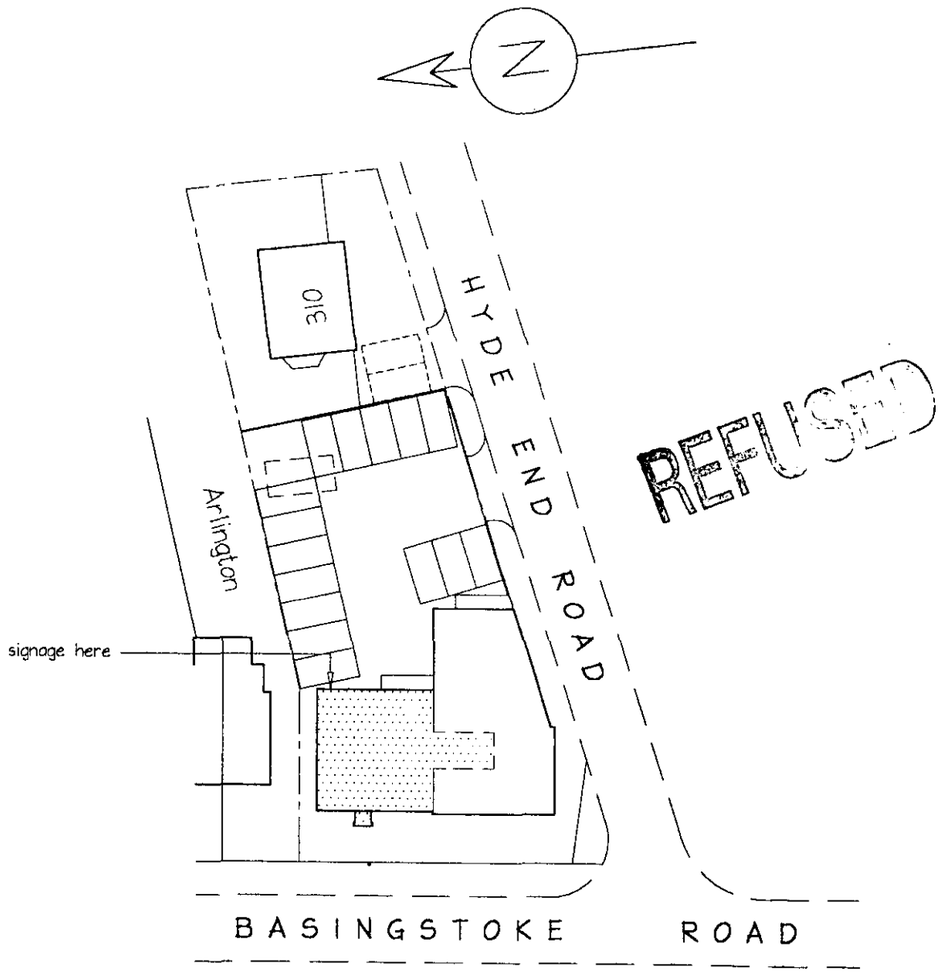
01.AUG.2000* 2121



REAR ELEVATION



PROPOSED SIGN
(not to scale)



REFUSED

SITE PLAN 1:500

Job Tankerton House Basingstoke Road, Spencers Wood, Reading	Date July 2000	Building contractor to verify all dimensions prior to setting out, commencing works or detailing shop drawings. Any discrepancies are to be reported to the supervising officer immediately. Do not scale from this drawing. © Copyright	Architectural Services 21 Fairway Avenue, Tilehurst, Reading RG30 4QA Tel: Reading (0118) 942 1655 Architectural Design–Planning–Appeals–Surveys
Drawing Title Proposed Rear Illuminated Signage Proposed plans and elevations	Scale 1:100 1:500		
	Drawn by PS	Drawing No 99698/AA/12 Revision	