APPLICATION NO:
A/2001/5007

LOCATION:
86 Oxford Road, Wokingham.

APPLICANT:
Millgate Homes

PROPOSAL:
Proposed erection of non-illuminated sales signs (Retrospective)

EARLIEST DATE FOR DECISION: **03/11/2001**

APPLICATION WILL HAVE EXPIRED ON:
04/12/2001

CASE OFFICER: **Emy Circuit**

APPROVED

No 068 05/12/01 SY

DO 120

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Millgate Homes
Millgate Court
Terrace Road North
Binfield
Bracknell
Berkshire RG42 5HZ

Application Number: A/2001/5007

Parish: **WOKINGHAM**

Location: **86, Oxford Road, Wokingham.**

Proposal: **Proposed erection of non-illuminated sales signs (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 advertisements hereby approved shall be removed on or before 28th November 2002 or within two weeks of the first occupation of the last dwelling to be occupied, whichever is 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 visually amenity because the advertisements would not be considered appropriate for permanent retention in a residential area.

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

Informative
1. 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.

Anna Cronin
Head of Planning & Transportation
Date: 28/11/2001

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.

Emy Circuit

From: Malvern, Keith (SHS Brk) [MalvernK@plcbrk.siemens.co.uk]
Sent: 15 November 2001 10:53
To: 'Emy.Circuit@wokingham.gov.uk'
Subject: A/2001/5007 - 86 Oxford Road

Emy,

You have sent me the listing form for this application, but I'm not really keen on adding this to the list for the Committee. I would have preferred a refusal on the basis that the signs are too large and out of keeping with the area. Also as they are at a dangerous bend they are a distraction to drivers and would have looked for a highways reason for refusal.

If you are going down the approval route the proposed condition makes sense although wonder whether it should be two weeks from the sale of the fourth house rather tha occupation (if that is possible to define). I have raised, for example , with Mike Evans the issue of the signs (Millgate Homes again) along Reading Road in Winnersh (where the Ambulance Station was) that have "All Sold" for several months so can't see that they are advertising anything.

At the end of the day won't be requesting a listing for this item.

Regards

Keith Malvern

WORK SHEET FOR : Emy Circuit

Application Number : A/2001/5007

Applicant : Millgate Homes .

Location : 86, Oxford Road, , Wokingham.
Proposal : Proposed erection of non-illuminated sales signs (Retrospective)

Site Notice Displayed ? :	YES	NO	DATE
		✓	16 OCT '01

Date of Neighbour Notifications : .....

Date of Site Visit : 16 October 2001

Date Registered : 09/10/2001

Earliest Date for Decision : 03/11/2001

Latest Consultation Date/Site Notice Expiry Date : 03/11/2001

This application will have expired on: 04/12/2001. 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 :

Highways - no objection.

Planning Issues :

visual amenity and highway safety.

A/2001/5007
86 Oxford Road, Wokingham

History: Planning permission for the erection of 4 dwellings on land rear of 86 Oxford Road was granted in 2000. This is a retrospective application for non-illuminated signs to 'promote sale of new houses'.

Appraisal: There are two signs, one on each side of the access to the new dwellings. They have an overall height of 3.95 metres and width of 1.6 metres. Although the signs appear quite large and incongruous in the residential area, they are not unusually large for advertisements of this type and it is considered that they are not so obtrusive as to be unacceptable for a temporary period, while the new properties are sold. A temporary period of one year is requested – since the advertisements relate to the sale of the dwellings and would not be appropriate once this has been achieved, it is proposed the display of the advertisements should be restricted to when the last dwelling has been occupied or one year.

There is no highway objection to the proposed signs.

Recommendation: conditional approval

Application Number A/2001/5007
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			The advertisments hereby approved shall be
			removed ~~on~~ on or before (insert date or decision
			+ one year) or within ~~two~~ last two weeks of the first
			occupation of ~~the~~ the ~~four~~ dwellings to be occupied, whichever
			is sooner.
		reason	In the interests of visually amenity because the
			advertisments would not be considered appropriate for
			permanent retention in a residential area.
2	C213	R213	
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: 86 Oxford Road Wokingham.

APPLICATION NUMBER: A/2001/5007

OFFICER: Emy Circuit

DATE OF SITE VISIT: 16/10/01

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS residential

3. DESCRIPTION OF SITE/BUILDING
one on verge of new drive + one in garden of existing dwelling behind wall

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6479

Date: 14/11/01

My ref: A/2001/5007

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 Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

Dear Councillor

Application Number: A/2001/5007
86, Oxford Road, , Wokingham.
Proposed erection of non-illuminated sales signs (Retrospective)

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.
conditioned 1yr or 2wks from occupation of 4th dwelling
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 26/11/01

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Emy Circuit** Application Number: **A/2001/5007**
86, Oxford Road, , Wokingham.
Proposed erection of non-illuminated sales signs (Retrospective)

Transfer: Yes ☐ No ☑
Reason for Transfer:
But please see my email re this! Conditions essential

Signed: KA Malvern Date: 16/11/01

Councillor Malvern

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: 14/11/01

My ref: A/2001/5007

CONFIDENTIAL

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

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/2001/5007
86, Oxford Road, , Wokingham.
Proposed erection of non-illuminated sales signs (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 26/11/01

Yours faithfully

Principal Development Control Officer

LISTING FORM

Case officer: **Emy Circuit** Application Number: **A/2001/5007**
86, Oxford Road, , Wokingham.
Proposed erection of non-illuminated sales signs (Retrospective)

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor Earnshaw

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: 14/11/01

My ref: A/2001/5007

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 Eke
55 Lowther Road
Wokingham
RG41 1JB

Dear Councillor

Application Number: A/2001/5007
86, Oxford Road, , Wokingham.
Proposed erection of non-illuminated sales signs (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 20/11/01

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Emy Circuit** Application Number: **A/2001/5007**
86, Oxford Road, , Wokingham.
Proposed erection of non-illuminated sales signs (Retrospective)

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor Eke

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: 13/11/01

My ref: A/2001/4960

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 R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

Dear Councillor

Application Number: A/2001/4960
43a, Peach Street, , Wokingham.
Proposed erection of partially illuminated fascia signs.

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

If you have any questions please do not hesitate to contact **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 23/11/01

Yours faithfully

Principal Development Control Officer

LISTING FORM

Case officer: **Emy Circuit** Application Number: **A/2001/4960**
43a, Peach Street, , Wokingham.
Proposed erection of partially illuminated fascia signs.

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.

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 10 October 2001

Application Number: A/2001/5007

Proposal: Proposed erection of non-illuminated sales signs (Retrospective)

Parish: WOKINGHAM TOWN

Site Address:
86, Oxford 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:** Adam Coggins . 11/10/01

Received by Wokingham District Council

Application No: A/2001/5007

Proposal:
Proposed erection of non-illuminated sales signs (Retrospective)

Location:
86, Oxford 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/2001/5007 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 03/11/2001. 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

10 October 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

14

Valid

Start date: ~~17 SEP 2001~~ 09 OCT 2001	Map No. 75A Site 0.33
Officer: RC Application No. A/2001/5007	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(A) PROPOSED ERECTION OF NON-ILLUMINATED ~~SIGNS~~ SALES SIGNS (RETROSPECTIVE)

Location: 86 OXFORD ROAD

Parish: WOKINGHAM Ward: EMMBROOK

Applicant: MILLGATE HOMES

Fee (4) Received 50-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate	Is writing on one side only? ✓		✓ 9/10
5	Elevation plans	Width of signs? ✓	25/9	✓ 9/10
6	Floor plans	How mounted? ✓ Side elevation? ✓		✓ 9/10
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 : 10/10..... 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:

..... S/N + see map ✓ .....
.....
..... + Pls include 86 Oxford Road (site within red line) ✓ .....
.....
.....
.....
.....
.....

09.OCT.2001* 5007

1782/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) D. WRIGLEY
   Full Name: MILLGATE HOMES
   Address: MILLGATE COURT TERRACE ROAD NORTH BINFIELD Post Code RG42 5HZ
   Tel. No. 01344-489966

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.
   ADS 86 OXFORD ROAD WOKINGHAM.

4. State the purpose for which the land or building is now used.
   SITE OF 4 NEW HOUSES

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.)
   SIGNS TO PROMOTE SALE OF NEW HOUSES
   (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 D. Wrigley (applicant/agent) Date 31/8/01

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.'

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:-

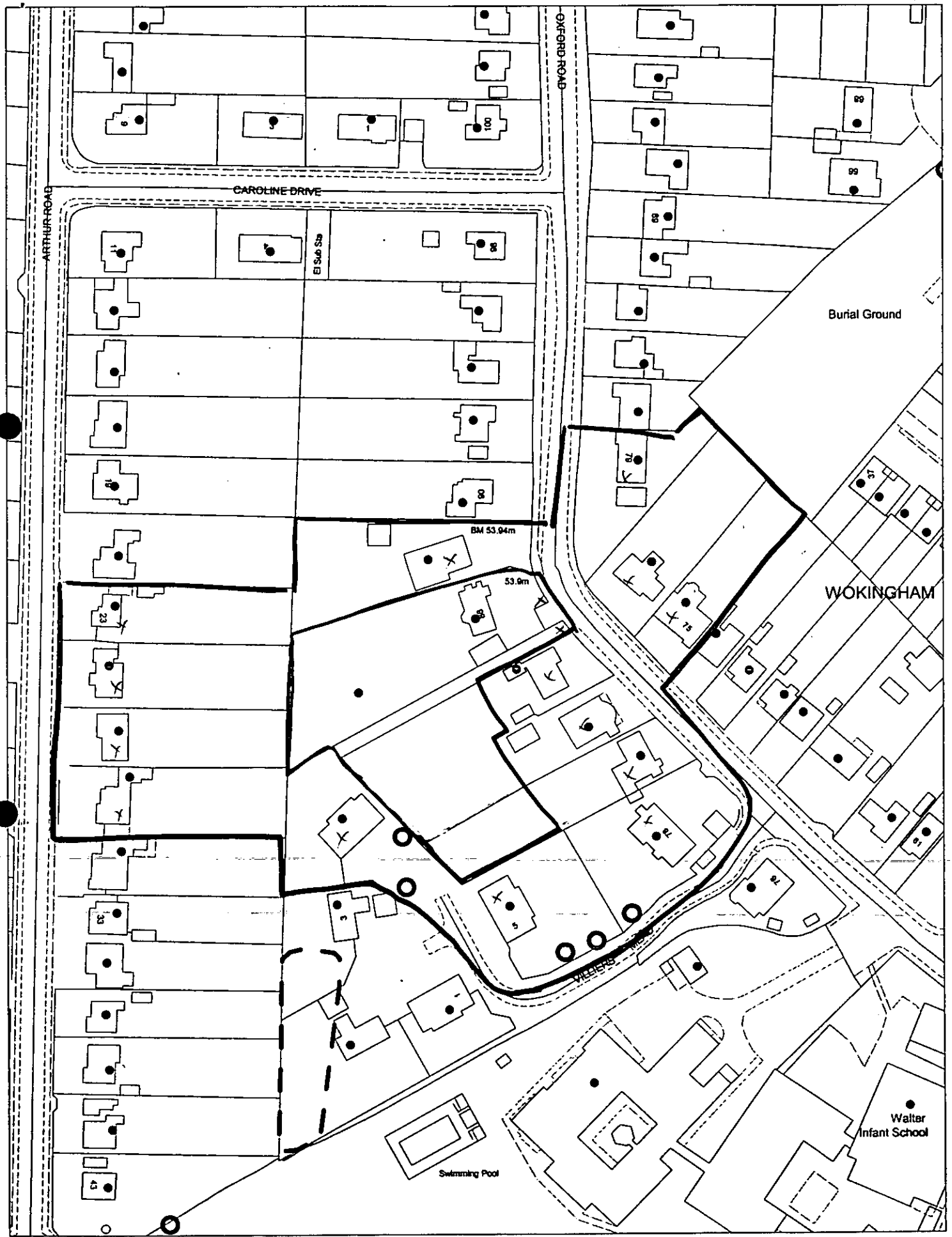
1.	Advertisements displayed on business premises, on the forecourt of business premises or on other land within the curtilage of business premises, wholly with reference to all or any of the following matters:- (a) the nature of the business or other activity carried on on the premises: (b) the goods 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**

86 OXFORD ROAD

ORD 75B

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
PLANNING	BUILDING			PLANNING	BUILDING		
TP50	6/12/48		Hanna / Erect brick building as store & garage	10/2/49 app			
TP1203			Lunt / Extension	9/8/56 app			
0/38/65			Goffe / Demo exist house erect 8 det dwgs & garages & construct roads on land	28/4/65 REF			
0/70/65			Goffe / Erect 2 dwellings on land (84 & 88)	23/12/65 C			
8/25/66			Goffe / Erect bungalow & garage part of 86 (88)	30/6/66 C			
R/96/67			Howship / Access to highway (25/66)	30/8/67 C			
R/110/68			Howship / Erect garage & workshop	4/9/68 C			
F/1999/0168		9.12.99	Land r.o. - erection of 4 det dwellings + garages	22/5/00			
F/2001/3558			Land r/o (Amendment to 2032) erect 2 dwellings	29.5.01	C/A		

09.OCT.2001* 5007



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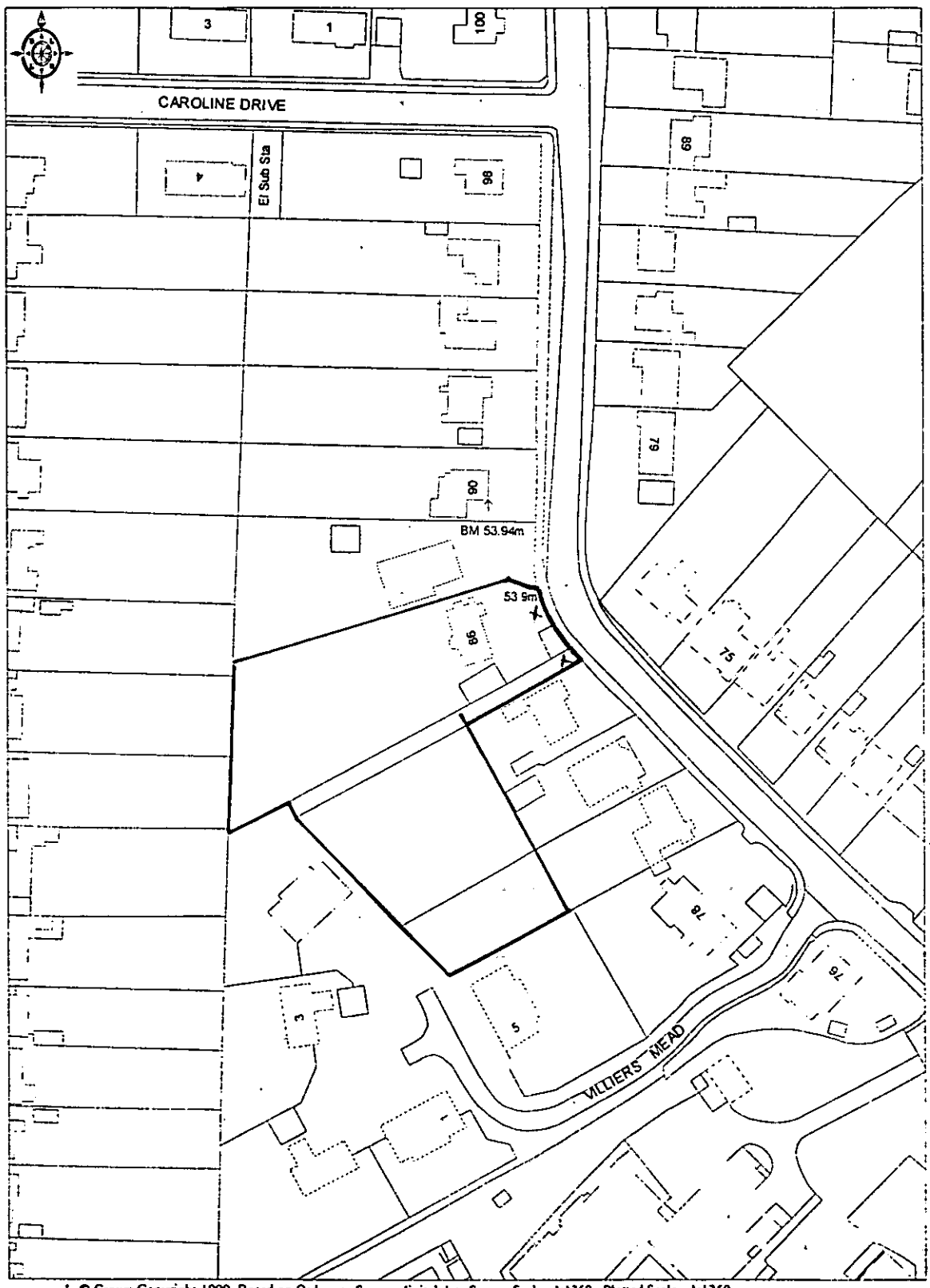
Development Control Section, Environmental Services, Wokingham District Council.
20 September 2001

Scale: 1 : 1250

N
W E
S

09 OCT 2001 * 5007

MILLGATE HOMES



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(Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©1999 Thomson Directories Ltd.

Ordnance Survey
Value Added Reseller

APPROVED

09.OCT.2001 * 5007

Timber Posts in Blue

5 No Display Panels in white 10mm Foamex Screw fixed to Blue Posts. Text is white & Red & Blue.

Copy Photo of Sign in situ



APPROVED