SYSTEMS LTD

SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

APPLICATION NO:
A/2000/1716

LOCATION:
The Culpepper Mill Chalfont Way, Earley Reading.

APPLICANT:
Bass Taverns Ltd The JTS Partnership

PROPOSAL:
Proposed erection of illuminated signage.

EARLIEST DATE FOR DECISION: **15/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
28/07/2000

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Bass Taverns Ltd
The JTS Partnership
Barnard House
The Drive
Brentwood
Essex
CM13 3DJ

Application Number: A/2000/1716

Parish: **EARLEY**

Location: **The Culpepper Mill, Chalfont Way, Earley, Reading.**

Proposal: **Proposed erection of illuminated signage.**

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 development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. The sign(s) shall not be illuminated other than while the premises are open for business.

Condition
3. No sign(s) shall be illuminated unless expressly agreed, in which case no illumination shall occur other than in accordance with any details that have been expressly agreed in writing by the Local Planning Authority.

Condition
4. 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 pursuance of Section 91(1) of the Town and Country Planning Act 1990

Reason
2. In the interests of visual amenity.

Reason
3. In the interests of visual amenity/public safety.

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

Informative
1. This permission relates to the application as amended with revised plans and schedule submitted to the Local Planing Authority on 8/8/00 showing removal of sign C and reduction of sign D from 4.4m to 2.7m in height and does not approve the proposals as originally submitted.

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:

Berkshire Structure Plan Policies OS1 and EN1.

Loddon Area Local Plan Policies LTV1, LBE1, LBE2 and LBE10.

Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1, WBE2 and WBE16.

John Mitchell
Development Control Manager
Date: 10/11/2000

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.

TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO: F/2000/1716 PLANNING OFFICER: Joss Miller

PARISH: EARLEY

PROPOSAL: Revised Plans: showing removal of sign 'C' and sign 'D' reducted by 1.7m in height

ADDRESS: The Culpeper Mill, Calfont Way

APPLICANT: Bass Taverns Ltd.

PLANNING SERVICES 34582
POL
DC
APP
CS
25 SEP 2000
COPIES TO: ACK:
FILE:

It was felt that the Town Council's previous comments still applied to this application.

SIGNED: _____ DATE: 21 SEP 2000

CLERK TO EARLEY TOWN COUNCIL

JTS PARTNERSHIP

THE JTS PARTNERSHIP

Chartered Valuation Surveyors ▪ Town Planning Consultants

Barnard House, The Drive,
Great Warley, Brentwood,
Essex
CM13 3DJ
TEL: (01277) 224664
FAX: (01277) 215487
Email: service@jtspartnership.co.uk

and Goodbard House, Infirmary Street, Leeds LS1 2JS (0113) 244 4288

JM

34979

FACSIMILE COVER SHEET

COPIES TO: ACK: FILE:

To:	Ms Miller Wokingham District Council 0118 974 6486	**cc:**	
From:	Nick Davey	**JTS Ref:**	ND/kk/4363
Date:	3rd October 2000	**Total Pages:**	2
	FOR INFORMATION		
Message:	**APPLICATION NO. A/2000/1716** **THE CULPEPPER MILL, CHALFONT WAY, EARLY** I refer to your recent conversation with my office and am pleased to enclose a schedule of all those signs which form part of the application for advertisement consent. I confirm that their location is clearly shown on the application drawings.		

If you do not receive all the pages, please call us as soon as possible on the following number: (01277) 224664

Partners: G D Frall BSc (Est Man), DipBldgCons, FRICS, N J Pryor BSc (Est Man), ARICS, N J Davey BSc, ARICS
Associates: P N d'Arcy BSc, ARICS, S J Collins Dip TP, MRTPI, B L Ferrill ARICS, MCIOB,
S R Lower BA, DipTP, MRTPI, Tech RICS
Consultant: D A Mallett FRICS Practice Manager: D A Swann MIMgt

THE JOINT TOWN PLANNING AND SURVEYING PARTNERSHIP

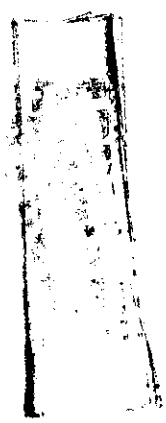
SCHEDULE OF SIGNS

THE CULPEPPER MILL, ADVERTISEMENT APPLICATION DATED 30.05.00

ELEMENT	TYPE & NO.	ILLUMINATION	SIZE
A	1 No. wall mounted Toby oval on Entrance Elevation.	Internally illuminated ribbon.	1500mm
A	1 No. wall mounted Toby oval on Car Park Elevation.	Internally illuminated ribbon.	1500mm
B	1 No. double sided twin posted car park directional sign..	Part internally illuminated and part externally illuminated.	Main board size 1350mm x 920mm with 1100mm Toby oval.
D	1 No. twin posted Toby Hero sign.	Part internally illuminated and part externally illuminated	Main board size 1355mm x 1100mm with 1500mm Toby oval, max 2700mm.
E	2 No. replacement panels to existing twin post sign.	Externally illuminated.	Panel size 2200mm x 400mm.
F	1 No. wall mounted entrance identification sign fitted above doorway on Entrance Elevation.	Lantern above	1200mm x 325mm.

REVISED PLAN





WORK SHEET FOR : Joss Miller

Application Number : A/2000/1716

Applicant : Bass Taverns Ltd The JTS Partnership.

Location : The Culpepper Mill, Chalfont Way, Earley, Reading.

Proposal : Proposed erection of illuminated signage.

Site Notice Displayed ? :

YES	NO	DATE
✓		16/7.

x3. & revised plans, site notices x3.

Date of Neighbour Notifications : 21/6/00

Date of Site Visit : 28/6

Date Registered : 02/06/2000

Earliest Date for Decision : 15/07/2000

Latest Consultation Date/Site Notice Expiry Date : 15/07/2000

This application will have expired on: 28/07/2000. 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 :

Highways - No comments
Earley TC - No objection but would like lights turned off at closing time

Planning Issues :

Effect on street scene & neighbouring properties WBC1.
Identified settlement.

Application Number: A/2000/1716

Appraisal :

This application is for the erection of illuminated signage.

Neighbours & street scene

The nearest residential neighbours will be approximately 40m from the nearest signage. Closer neighbours will be commercial & retail. Signage 'A' will be erected on the north-~~west~~ & south-~~west~~ elevations of the pub at a height of approx. 4.5m centres and will be partially illuminated. Element 'B' will be situated at the entrance to the car park and will be part internally & part externally illuminated. It will have a height of 2.3m. Element 'D' is sited on Rutherglen Drive and has a height of 2.7m. It is part internally & part externally illuminated. Element 'E' is a replacement panel for the main signage for the entrance to The Square. It would be externally illuminated. Element 'F' would be externally illuminated and would be situated on the north-east elevation. Element 'G' is partially internally illuminated. None of the signs are considered to be sufficiently detrimental to the neighbours or the street scene to warrant a refusal.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number A/2000/1716
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C001	R001	
2	C210	R210	
3	C212	R212	
4	C213	R213	
		NO2	'Plans & schedule' '8/8/00' 'removal of sign C. and reduction of sign D from 4.4m to 2.7m in height
			BSP
			OS1, EN1,
			LALP
			LTV1, LBE1, LBE2, LBE10
			WDLP
			WOS2, 3, WBE1, 2, WBE16

RECORD OF SITE VISIT

SITE ADDRESS: The Culpepper Mill
Chalfont Way Earley Reading.

APPLICATION NUMBER: A/2000/1716

OFFICER: Joss Miller

DATE OF SITE VISIT: 28/6

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on ponbolic footpath between garage & ponb.

2. DESCRIPTION OF SURROUNDINGS
Retail mainly with houses nearby

3. DESCRIPTION OF SITE/BUILDING
Modern ponb of brick & tile.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Carpark with 1·2m shrubbery on boundary
Petrol station to side

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS Road to side of ponb approx 2m lower

BOUNDARY TREATMENT Road between ponb and Asda - open boundary.

OTHERS

Tel: (0118) 974 6463

Date: 21 June, 2000

Your ref:

My ref: A/2000/1716

Councillor F Rolls
14 Tiptree Close
Earley
RG6 4HS

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 No: A/2000/1716

Applicant: Bass Taverns Ltd The JTS Partnership.

Proposal: Proposed erection of illuminated signage..

Site Address: The Culpepper Mill, Chalfont Way, Earley, Reading.

This is to advise that I am in receipt of the above application.

Any applications for 10 or more new dwellings or more than 500 square metres of new industrial/office floor space will be considered at the next Service Amenity and Infrastructure (SAI) Panel meeting. If you have any suggestions that you feel should be taken into consideration relating to this or any other aspect of the application please contact the case officer Joss Miller on (0118) 974 6463.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 21 June 2000
My ref. JM/SB/A/2000/1716
Your ref. ND/kk/4363

30808
2000/1716

Mr N Davey
The JTS Partnership
Barnard House
The Drive
Great Warley
BRENTWOOD
Essex CM13 3DJ

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 Davey

ADVERTISEMENT APPLICATION - THE CULPEPPER MILL, CHALFONT WAY, LOWER EARLEY

Thank you for your letter of 15 June 2000 regarding the validity of an application for express advertisement consent.

I have looked at the additions requested and consider that it was reasonable for the Council to want to know exactly where the applications were on the block plan. You have now provided this information and we will proceed to determine the application.

I hope you find this information helpful.

Yours sincerely

JOHN MITCHELL
Development Control Manager

THE JTS PARTNERSHIP

Chartered Valuation Surveyors • Town Planning Consultants

and at Goodbard House, Infirmary Street, Leeds LS1 2JS. (0113) 244 4288

Barnard House, The Drive,
Great Warley, Brentwood,
Essex CM13 3DJ.

Tel: (01277) 224664 Fax: (01277) 215487
Email: service@jtspartnership.co.uk

Our Ref: ND/kk/4363
15th June 2000

16 JUN 2000

30800

REPLY REQUIRED
30/6

Mrs Hurst
Environmental Services Department
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

Dear Mrs Hurst

ADVERTISEMENT APLICATION DATED 30TH MAY 2000
THE CULPEPPER MILL, CHALFONT WAY, LOWER EARLEY

I refer to our conversation earlier today and, as discussed, return the advertisement application.

I would be most grateful if you could bring the matter to the attention of the Chief Planning Officer as I eel that the Council's policy concerning the submission of application documentation needs to be urgently reviewed.

You have asked for a block plan on which the position of the building signs are shown. We have, however, already provided you with fully scaled drawings of the building signs and also a scaled elevation showing exactly where they will be positioned. I fail to see, therefore, how the Council could have any doubt as to exactly what is being proposed and feel that we have, in every respect, fully complied with the necessary regulations.

You have also requested an elevation plan showing the height of the signs above ground level. You already have this (you have fully scaled elevation drawings with both the foot of the building, and ground level which is shown to vary across the site) marked on. We have, therefore, already supplied this information.

I am happy to provide, within reason, whatever additional information the Council requires. There can be no doubt, however, that the application as, originally submitted, supplied all the information necessary in order to make it valid. I trust, therefore, that the Council will back date registration to the date on which the application was first received (i.e. early June).

I would be grateful if your Chief Planning Officer could respond, at his convenience, to my concerns.

Yours sincerely,

pp Nick Davey
THE JTS PARTNERSHIP

Enc.

Tel: (0118) 974 6463

Date: 25/10/00

My ref: A/2000/1716

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 F Rolls
14 Tiptree Close
Earley
RG6 4HS

Dear Councillor

Application Number: A/2000/1716
The Culpepper Mill, Chalfont Way, Earley, Reading.
Proposed erection of illuminated signage.

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 **Joss Miller** on **(0118) 974 6463**. 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 6/11/00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Joss Miller** Application Number: **A/2000/1716**
The Culpepper Mill, Chalfont Way, Earley, Reading.
Proposed erection of illuminated signage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Rolls

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 6463

Date: 25/10/00

My ref: A/2000/1716

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 Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

Application Number: A/2000/1716
The Culpepper Mill, Chalfont Way, Earley, Reading.
Proposed erection of illuminated signage..

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 **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

pp John Mitchell
Development Control Manager

Tel: (0118) 974 6463

Date: 25/10/00

My ref: A/2000/1716

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

CONFIDENTIAL

Councillor D Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

Application Number: A/2000/1716
The Culpepper Mill, Chalfont Way, Earley, Reading.
Proposed erection of illuminated signage..

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 **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

pp John Mitchell
Development Control Manager

Additional Neighbour Notes

A/2000/1716

Culpeppers Mill, Chalfont Way

Earley. (Illuminated signage)

46-60 Broadmoore Way.

Please send out ordinary neighbour note letter & revised plan letter together.

21 days.

Thanks Joss.

Penny 5/10

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE _____

_____

_____

_____

_____

_____

Signed _____

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: A/2000/1716
CASE OFFICER: Joss Miller

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)
46 — 60 (evens) Bradmore Way, Farley (basic neighbour letter + revised plan letter together)	21 DAYS	5/10/00 PS

Date: 07 September 2000

To: Highways

We have received Revised Plans for the following planning application:

Application Number: A/2000/1716

Location: The Culpepper Mill, Chalfont Way, Earley, Reading.

Proposal: Proposed erection of illuminated signage.

Applicant: Bass Taverns Ltd The JTS Partnership.

Case Officer: Joss Miller

The new plans show the following: Removal Of sign 'C' (directional sign) and sign D (main sign on Rushey Way) reduced by 1.7m in height from 4.4m to 2.7m. Drawing no 44850/C.

Comments are required by 21/09/2000.

Should you have any queries regarding this application please contact the case officer Joss Miller on (0118) 974 6463.

Comments as previous (03/07/00)

Adam Coggins 07/09/00.

Date: 07 September 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: A/2000/1716

Location: The Culpepper Mill, Chalfont Way, Earley, Reading.

Proposal: Proposed erection of illuminated signage.

Applicant: Bass Taverns Ltd The JTS Partnership.

Case Officer: Joss Miller

The new plans show the following: Removal Of sign 'C' (directional sign) and sign D (main sign on Rushey Way) reduced by 1.7m in height from 4.4m to 2.7m. Drawing no 44850/C.

Comments are required by 21/09/2000.

Should you have any queries regarding this application please contact the case officer Joss Miller on (0118) 974 6463.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No: 2000/1716 (Planaps) / (Ludhouse) Date Rec. 8/8/00

Location: The Culpeppers Mill, Chalfont Way Parish Everley

Applicant: Bass Taverns Ltd.

Description of attached plans: Removal of sign 'C' (directional sign) and sign D (main sign on Rushey Way) reduced by 1.7m in height from 4.4m to 2.7m

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

1.	NK (Landscape & Trees)		
2.	NK (Env. Design)		
3.	XA (Highways)		✓
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: BP Garage, Blockbusters Video, Quicksave, Iceland, The Square, Chalfont Way, Asda, Chalfont Way, 44 Bradmore Way, 48 & 50 Colmsworth Close

Date for Responses: 14 days

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From _____

New Site Notice (Y) / N x3 (hand done and given to me please)

New Description _____

CASE OFFICER: JM

Consultations Sent by Admin. on: 07.09.PS

Yellow - Part One Copy
Green - Officer's Copy

THE JTS PARTNERSHIP

Chartered Valuation Surveyors • Town Planning Consultants

and at Goodbard House, Infirmary Street, Leeds LS1 2JS. (0113) 244 4288

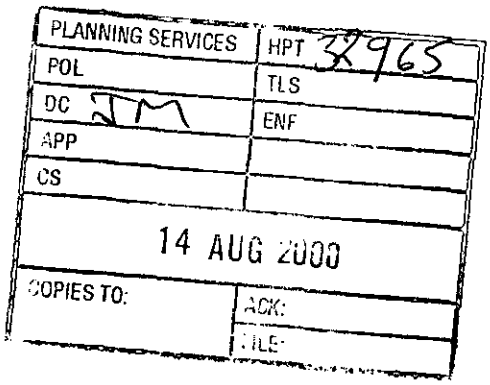
Barnard House, The Drive,
Great Warley, Brentwood,
Essex CM13 3DJ.

Tel: (01277) 224664 Fax: (01277) 215487
Email: service@jtspartnership.co.uk

Our Ref: ND/kk/4363

10th August 2000

Ms J. Miller
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR



Dear Ms Miller

APPLICATION NO. A/2000/1716
THE CULPEPPER MILL, CHALFONT WAY, EARLEY

I apologise for the delay in following up our telephone conversation regarding the advertisement application but am now pleased to enclose details of a revised scheme.

As discussed, the height of the main sign (element D) has been reduced in size whilst the sign, adjacent to the roundabout, has been omitted from the scheme. I trust that the revised proposals will prove acceptable.

Yours sincerely,

pp **N. Davey**
THE JTS PARTNERSHIP

Enc.

THE JTS PARTNERSHIP

Chartered Valuation Surveyors • Town Planning Consultants

and at Goodbard House, Infirmary Street, Leeds LS1 2JS. (0113) 244 4288

Barnard House, The Drive,
Great Warley, Brentwood,
Essex CM13 3DJ.

Tel: (01277) 224664 Fax: (01277) 215487
Email: service@jtspartnership.co.uk

Our Ref: ND/kk/4363

7th August 2000

PLANNING SERVICES	HPT 32773
POL JM	TLS
DC	ENF
APP	
CS	
08 AUG 2000	
COPIES TO:	ACK:
	FILE:

Joss Miller
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

Dear Ms Miller

APPLICATION NO. A/2000/1716
THE *CULPEPPER MILL, EARLEY*

I refer to our recent conversation and am pleased to enclose drawings revising the proposed scheme of signage as discussed.

Yours sincerely,

P.P. **N. Davey**
THE JTS PARTNERSHIP

Enc.

Partners: G.D. Frall, B.Sc. (Est. Man.), DipBldgCons, F.R.I.C.S., N.J. Pryor, B.Sc. (Est. Man.), A.R.I.C.S., N.J. Davey, B.Sc., A.R.I.C.S.
Associates: P.N. d'Arcy, B.Sc., A.R.I.C.S., S.J. Collins, Dip.T.P., M.R.T.P.I., S.R. Lower, B.A., Dip.T.P., M.R.T.P.I., Tech. R.I.C.S.
Consultant: D. Mallett, F.R.I.C.S. **Practice Manager:** D.A. Swann MIMgt

THE JOINT TOWN PLANNING AND SURVEYING PARTNERSHIP

FROM: Joss Miller

DATE: 21 June 2000

DELEGATED
PLANNING SERVICES
POL

EARLEY TOWN CONSULTATION SHEET

Application Number: A/2000/1716

Proposal: Proposed erection of illuminated signage..

Site Address: The Culpepper Mill, Chalfont Way, Earley, Reading.

Applicant: Bass Taverns Ltd The JTS Partnership.

Your observations are required in respect of this application **by 15/07/2000** .

The Town Council had no objections to this proposal, but requested that a condition be imposed such that the illumination to the signage should be turned off at the same time as 'last orders' are called.

SIGNED: _____ DATE: 20 JUL 2000

Clerk To Earley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Joss Miller **Date:** 21 June 2000

Application Number: A/2000/1716

Proposal: Proposed erection of illuminated signage.

Parish: EARLEY TOWN

Site Address:
The Culpepper Mill, Chalfont Way, Earley, Reading.

Applicant:
Bass Taverns Ltd The JTS Partnership.

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).

No comments from highways.

Signed: _____ **Print name:** Stephanie Knowles

03/07/00.

Received by Wokingham District Council

Application No: A/2000/1716

PROPOSAL:
Proposed erection of illuminated signage.

LOCATION:
The Culpepper Mill, Chalfont Way, Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 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 or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/07/2000. 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 of Planning and Transportation

21 June 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	02 JUN 2000
Officer: JM	Application No. A/2000/1716

Map No. 66 **Site** 0:30
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(A) PROPOSED ERECTION ILLUMINATED SIGNAGE

Location: THE CULPEPPER MILL CHALFONT WAY

Parish: EARLEY Ward: Redhatch.
21.6.2000

Applicant: BASS TAVERNS LTD

Fee Received 50-00 (6) 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	label position of all signs. See letter	14/6	16/6
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	HIGHT ABOVE GROUND OF ALL SIGNS?	14/6	16/6

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 21.6.2000 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:

NO pre-apps

NEIGHBOURS:

S/N + BP GARAGE
BLOCKBUSTER VIDEO } The SQUARE,
KWICKSAVE } CHALFONT WAY ✓
ICELAND

ASDA STORES, CHALFONT WAY.

44 BRADMORE WAY.
48 + 50 COLMWORTH CLOSE.

THE JTS PARTNERSHIP

Chartered Valuation Surveyors • Town Planning Consultants

and at Goodbard House, Infirmary Street, Leeds LS1 2JS. (0113) 244 4288

Barnard House, The Drive,
Great Warley, Brentwood,
Essex CM13 3DJ.

Tel: (01277) 224664 Fax: (01277) 215487
Email: service@jtspartnership.co.uk

Our Ref: ND/kk/4363
15th June 2000

16 JUN 2000

Mrs Hurst
Environmental Services Department
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

02.JUN.2000* 1716

DELEGATED

Dear Mrs Hurst

ADVERTISEMENT APLICATION DATED 30TH MAY 2000
THE CULPEPPER MILL, CHALFONT WAY, LOWER EARLEY

I refer to our conversation earlier today and, as discussed, return the advertisement application.

I would be most grateful if you could bring the matter to the attention of the Chief Planning Officer as I eel that the Council's policy concerning the submission of application documentation needs to be urgently reviewed.

You have asked for a block plan on which the position of the building signs are shown. We have, however, already provided you with fully scaled drawings of the building signs and also a scaled elevation showing exactly where they will be positioned. I fail to see, therefore, how the Council could have any doubt as to exactly what is being proposed and feel that we have, in every respect, fully complied with the necessary regulations.

You have also requested an elevation plan showing the height of the signs above ground level. You already have this (you have fully scaled elevation drawings with both the foot of the building, and ground level which is shown to vary across the site) marked on. We have, therefore, already supplied this information.

I am happy to provide, within reason, whatever additional information the Council requires. There can be no doubt, however, that the application as, originally submitted, supplied all the information necessary in order to make it valid. I trust, therefore, that the Council will back date registration to the date on which the application was first received (i.e. early June).

I would be grateful if your Chief Planning Officer could respond, at his convenience, to my concerns.

Yours sincerely,

pp Nick Davey
THE JTS PARTNERSHIP

Enc.

THE JTS PARTNERSHIP

Chartered Valuation Surveyors • Town Planning Consultants

and at Goodbard House, Infirmary Street, Leeds LS1 2JS. (0113) 244 4288

Our Ref: ND/MG/hs/4363

Barnard House, The Drive,
Great Warley, Brentwood,
Essex CM13 3DJ.

Tel: (01277) 224664 Fax: (01277) 215487
Email: service@jtspartnership.co.uk

02 JUN 2000 1716

30th May 2000

Wokingham District Council,
Planning Department,
P.O. Box No. 157, Civic Offices,
Shute End,
Wokingham,
Berkshire RG40 1WR.

Dear Sirs,

RE: The Culpepper Mill, Chalfont Way, Lower Earley

We have been instructed by our client, Bass Taverns Limited, trading as Bass Leisure Retail, to submit on its behalf an application for advertisement consent for the above site.

This application comprises four copies of the following:-

- This covering letter dated 30th May 2000;
- Completed application form;
- Schedule of signage;
- Drawing No. JTS/4363 - Site location plan;
- Drawing No. T/Brew/Toby/Sites 44850/B/1 - Proposed site signage;
- Drawing No. T/Brew/Toby/Sites 44850/B/2 - Proposed site signage.

We have calculated the statutory fee to be £50.00 and hereby enclose a cheque in that sum.

If any further information or clarification is required please contact Mr. N. Davey at this office.

Yours faithfully,

The JTS Partnership

THE JTS PARTNERSHIP

Encl.

1933

2 CHALFONT SQUARE

ADDRESS CHALFONT WAY **PARISH** LOWER EARLEY

CULPEPER MILL

PLOT No. AREA DD ~~[illegible]~~ P.H. **ORD. SHEET No.** 66

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
01945	LOWER EARLEY PLAN			C/A
39070	W/DR.			
41675	CENTROS PROPS/PEVERIL SECURITIES	PH./RESTAURANT	25.2.94	C/A LA
FP94/2528	BASS TAVERNS	NEW. P.H. WITH	27.5.94	C/APP
		MANAGERS ACCOMMODATION		
43340	"	ILL. SIGNS	29.11.94	C/A
43382	"	COVERED YARD FOR	22.11.94	C/A
		STORAGE OF BOTTLES		
95/63064/F		SEE 1 FOR DETAILS	15.1.96	C/A
97/64916/F	"	EXT/ALT.	W/DR.	
F/2000/0884				

MINISTRY DECISION

SPECIAL ORDERS

1782/a

02 JUN 2000 1716

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

APPLICATION FOR CONSENT TO DISPLAY AN ADVERTISEMENT

DELEGATED

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: BASS TAVERNS LIMITED (TRADING AS BASS LEISURE RETAIL)

Address: ~~HAGLEY HOUSE, 83 HAGLEY ROAD~~

BIRMINGHAM Post Code B16 8QG.

Tel. No.

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

Full Name THE JTS PARTNERSHIP

Address: BARNARD HOUSE, THE DRIVE

BRENTWOOD, ESSEX. Post Code CM13 3DJ.

Tel. No. 01277 224664

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

THE CULPEPPER MILL, CHALFONT WAY, LOWER EARLEY

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

PUBLIC HOUSE/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.)

SEE SCHEDULE OF SIGNAGE AND DRAWINGS

(b) Is the advertisement already being displayed?

~~X~~YES / NO *

7. (a) Will the advertisement be illuminated?

SEE SCHEDULE OF SIGNAGE AND DRAWINGS YES / NO *

(b) If **YES**, state the type of illumination (e.g. internally, externally, floodlighting, etc.)

SEE SCHEDULE OF SIGNAGE AND DRAWINGS

(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 The JTS Partnership (~~applicant~~/agent) Date 30th May 2000

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:-

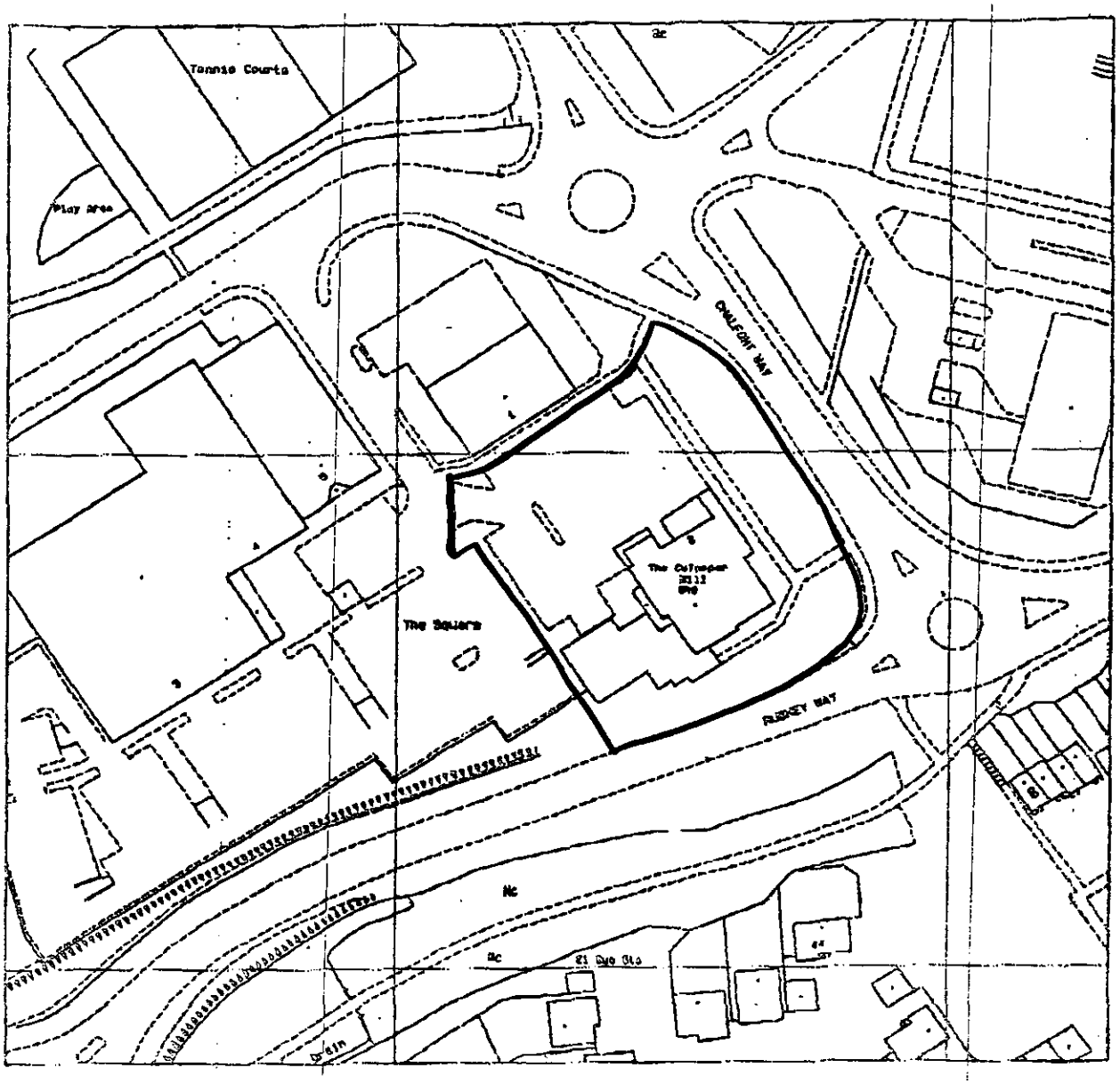
   1. Advertisements displayed on business premises, on the forecourt of business premises or on other land within the curtilage of business premises, wholly with reference to all or any of the following matters:- **£50.00**

      (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.

   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**

02. JUN. 2000* 1716



DELEGATED

THE CULPEPPER MILL
CHALFONT WAY
LOWER EARLEY

THE JTS PARTNERSHIP
Chartered Valuation Surveyors • Town Planning Consultants
Barnard House, The Drive, Great Warley, Brentwood, Essex: CM13 3DJ
Tel: (01277) 224664 Fax: (01277) 215487

SCALE:	DATE:	DRAWN BY:	DRAWING NO:	
1:1250	FEBRUARY 2000	ECR	JTS/4363	↑ N

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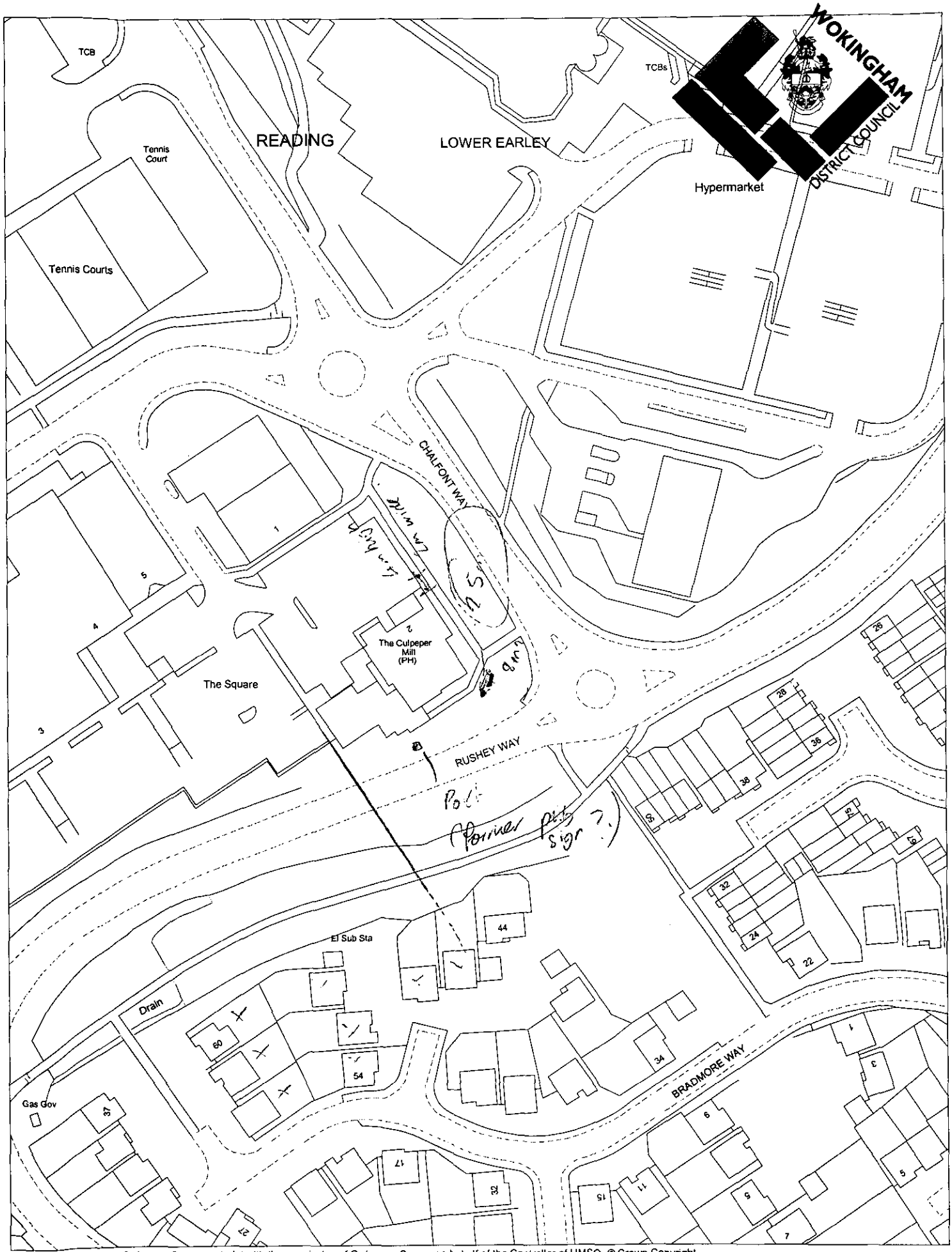

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Development Control Section, Environmental Services, Wokingham District Council.
23 August 2000

Scale: 1 : 1250

N
W E
S

REVISED PLAN

1716