SYSTEMS LTD

SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO:
F/2000/3049

LOCATION:
Loddon County Junior School Hillside Road, Earley Reading.

APPLICANT:
WDC Property Services C/O The Anthony Smith Partnership

PROPOSAL:
Proposed single storey extension to school to provide additional classroom.

EARLIEST DATE FOR DECISION: **22/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
12/02/2001

CASE OFFICER: **Joss Miller**

(JM)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

WDC Property Services
C/O The Anthony Smith Partnership
Castlefield House
113 Castle Hill
Reading
Berkshire
RG1 7SY

Application Number: F/2000/3049

Parish: **EARLEY**

Location: **Loddon County Junior School, Hillside Road, Earley, Reading.**

Proposal: **Proposed single storey extension to school to provide additional classroom.**

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. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

Informative
1. This permission is granted on the understanding that the school will implement a Safe Routes to School initiative to minimise the number of pupils travelling to school by private motor vehicles.

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 EN1 and OS1.

Loddon Area Local Plan Policies LTV1 and LBE1.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 07/02/2001

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.

Raised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3049	JM.
BUILDING CONTROL NUMBER.	FP2001/1518	Martin
APPLICANT/AGENT	The Anthony Smith Partnership.	
ADDRESS OF SITE	Loddon Junior School Hillside Road. EARLEY	
DESCRIPTION OF PROPOSED WORK	S/S ext to form classroom	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	2909/12A	2909/12A
ELEVATIONS	2909/01B	2909/01B
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	7/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	26/2/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Joss Miller

From: Joss Miller
Sent: 26 January 2001 16:02
To: Helen Rowlay
Cc: Hilary Wardale; Mike Thorp
Subject: Loddon Junior School, Hillside Road, Earley

Thankyou for the E-mail you sent regarding numbers of pupils.

I refer to your comment on the bottom of the page requesting more notice to deal with these issues. My notes tell me that Education were notified of the application on the 29 December 2000 and invited to comment within seven days. For this department to deal with the applications within an eight week period, the committee reports need to be written up as soon as the consultation dates finish. That gives us approximately five weeks to deal with these particular applications. All the school applications have to go before committee, so the deadlines remain the same. We do endevour to give people sufficient time to comment, however, late comments may result in applications missing the deadline for committee agendas.

Following your E-mail response with Mike Thorp in November, we understood that Education and Property Services will assume that a Safe Routes To School Strategy would be required if:

a) there is an increase in numbers at the school, or
b) there are existing parking problems around the school.

If neither of these should apply, Property Services would submit such a statement with the application.

Is this case the procedure does not appear to have followed. Please would you remind Property Services of the agreed procedure.

WORK SHEET FOR : Joss Miller

Application Number : F/2000/3049

Applicant : WDC Property Services C/O The Anthony Smith Partnership.

Location : Loddon County Junior School, Hillside Road, Earley, Reading.

Proposal : Proposed single storey extension to school to provide additional classroom.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 18/12/2000

Earliest Date for Decision : 22/01/2001

Latest Consultation Date/Site Notice Expiry Date : 22/01/2001

This application will have expired on: 12/02/2001. 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 :

Planning Issues :

Application Number: F/2000/3049

Appraisal :

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

Application Number F/2000/3049
Conditions/Reasons for Refusal

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

4

RECORD OF SITE VISIT

SITE ADDRESS: Loddon County Junior School Hillside Road Earley Reading.

APPLICATION NUMBER: F/2000/3049

OFFICER: Joss Miller

DATE OF SITE VISIT: 2/1

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

14- set.

3. DESCRIPTION OF SITE/BUILDING

School. s/s flat roof

4. RELATIONSHIP TO ADJOINING PROPERTIES

wire mesh fencing & hedging on boundary - some fairly open.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING —

LEVELS Same

BOUNDARY TREATMENT see above

OTHERS —

Received by Wokingham District Council

Application No: F/2000/3049

PROPOSAL:
Proposed single storey extension to school to provide additional classroom.

LOCATION:
Loddon County Junior School, Hillside Road, 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 05/02/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head of Planning and Transportation

29 December 2000

Since the report was written, Earley TC have responded that they have no objection to the application.

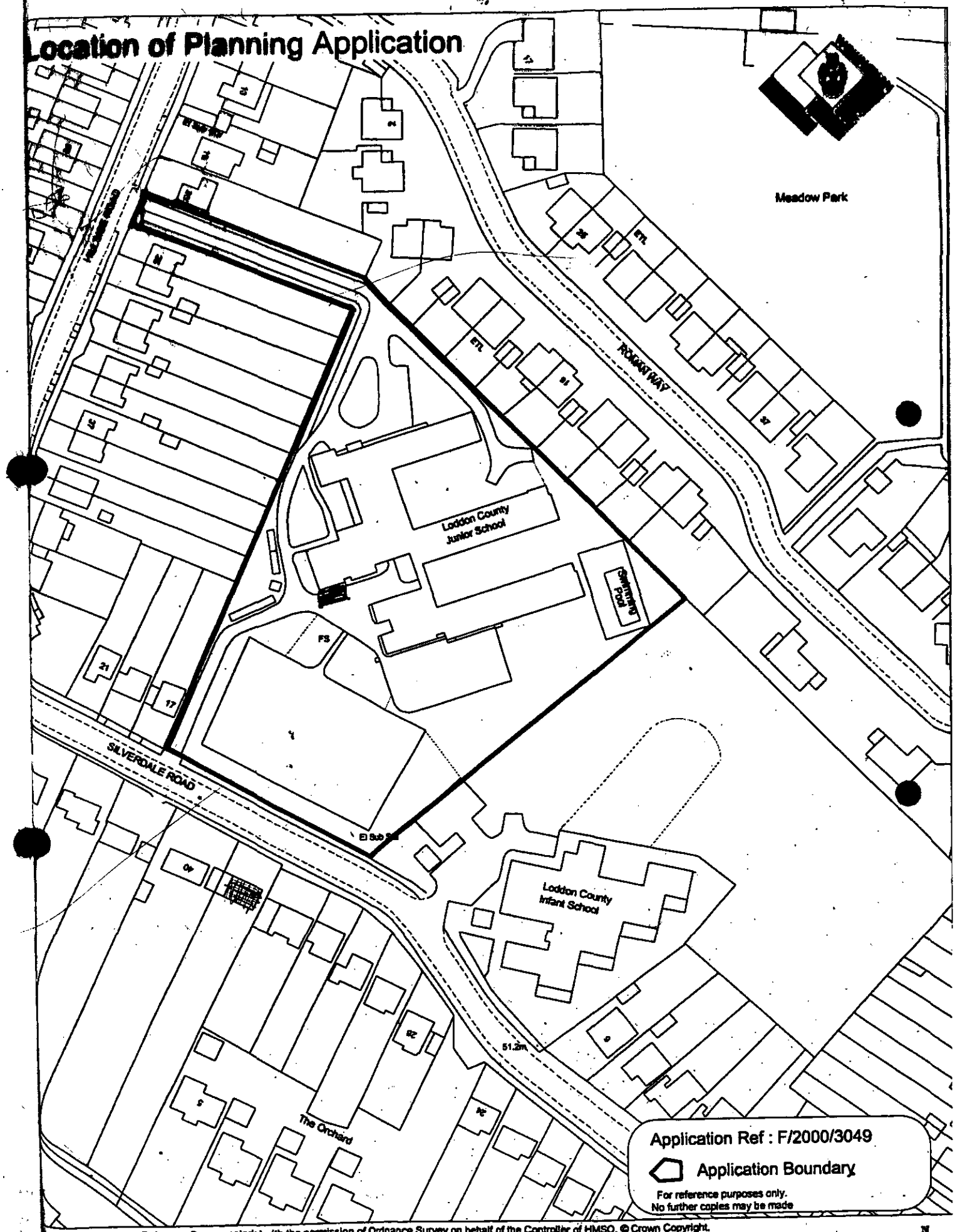
A neighbour has also stated that he has no objection to the application but wishes to point out parking issues.

Minimum legal number of pupils that must be admitted is 328.

Pupil capacity is currently 308.

With the extension it will be 333.

Location of Planning Application



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Development Control Section, Environmental Services, Wokingham District Council.

February 2001

Scale: 1 : 1250

Applicationo	Name & Address
F/2000/3049	The Owner/Occupier 38 Silverdale road Earley RG6 7LS

App approved
Letter sent 14.02.01

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 7 FEBRUARY 2001 FROM 7.00 PM TO 10.25 PM

Present: Mr KA Malvern (Chairman), Mrs DC Beatty, Mr MJ Bryant, Mr RH Cundy Mr RFN Eke, Mrs MA Long and Mrs M Robertson.

Also present under Standing Order 39:-Mrs ANMC Drake, Mrs T Marinos and Mr RJW Wyatt

PART I

219. MINUTES

The Minutes of the meeting of the Committee held on 17 January 2001 were confirmed as a correct record and signed by the Chairman.

220. APOLOGIES

Apologies for absence were submitted from Mr SR Conway, Mr TP Dredge, Mr JL Earnshaw and Mrs JA Lissaman.

221. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied to enable those applications where members of the public had indicated a wish to speak to be considered first.

RESOLVED: That the order of business detailed on the agenda be varied.

243. APPLICATION NO: 2000/3049, PROPOSED SINGLE STOREY EXTENSION TO PROVIDE ADDITIONAL CLASSROOM, LODDON JUNIOR SCHOOL HILLSIDE ROAD EARLEY, FOR WOKINGHAM DISTRICT COUNCIL PROPERTY DEPARTMENT

The Committee considered a report on this application as set out on Agenda pages 2353 to 2357.

In explaining the report the Head of Planning and Transportation distributed the comments of Earley Town Council which had been received since the despatch of the Agenda.

RESOLVED: That Application No: 2000/3049 be approved subject to the conditions outlined on Agenda pages 2359 to 2360.

Application No.	Received	Earley
F/2000/3049	18.12.00	

Applicant: Wokingham District Council Property Department
Location: Loddon Junior School, Hillside Road, Earley
Proposal: Proposed single storey extension to provide additional classroom

1. **Planning History** – The site is located in Hillside Road, which is within the identified settlement of Earley. The proposed single storey extension is situated to the south-west of the school. Original consent for the school was granted on 09.11.48 and, since then, there have been several successful applications for additional classrooms and amenity areas.

2. **Proposal** – is for a single storey extension to the south-west of the school. This application is before the Committee because the school belongs to Wokingham District Council.

3. **Consultations** -
   - ***Highways*** – No objection providing the school sign up, support and develop a 'Safe Routes to School' strategy.
   - ***Environmental Health*** – No objection
   - ***Building Control*** – No objection
   - ***Earley Town Council*** – No comments yet received
   - ***Neighbour consultations*** – None received
   - ***Environmental Health*** – No objections

4. **Appraisal** – The main issues are:

   A. Impact on the street scene: BSP Policies EN1 and OS1, LALP Policies LTV1 and LBE2 and WDLP Policies WOS3 and WBE1.
   B. Impact on neighbouring properties: BSP Policies OS1 and EN1, LALP Policies LTV1 and LBE2 and WDLP Policies WOS3 and WBE1.
   C. Highways

A. Impact upon the street scene
The extension has a width of 6.2 metres, a depth of 5.0 metres, and a flat roof with a height of 3.5 metres. The extension would be obscured from Hillside Road by the existing dwellings in that vicinity. It would be approximately 52 metres from the boundary adjacent to Silverdale Road, and, therefore, any impact on the street scene would be minimised.

B. Impact upon neighbouring properties
The nearest properties to the proposal would be approximately 80 metres away. The boundary is fairly open with some parts consisting of 1.8 metre high wire fencing, however, the modest size of the extension and the distance from it to the neighbouring properties would minimise any adverse effect on the neighbouring properties. All other properties would be a sufficient distance away for any impact to be minimised.

C. Highways
The Highways Section has no objections to this application providing the school signs up to, supports and develops a 'Safe Routes to School' strategy.

5. **Conclusion** – The proposed single storey extension is of a modest size and is a sufficient distance from the street scene and the neighbouring properties for any impact to be minimised.

6. **Recommendation** – GRANT planning permission subject to the following conditions.

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

2. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Reasons

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure a satisfactory external appearance.

Informative

1. This permission is granted on the understanding that the school will implement a Safe Routes to School Initiative to minimise the number of pupils travelling to school by private motor vehicles.

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 EN1 & OS1.
Loddon Area Local Plan Policies LTV1 & LBE1.
Deposit Draft Wokingham District Local Plan Policies WOS3 & WBE1

Joss Miller



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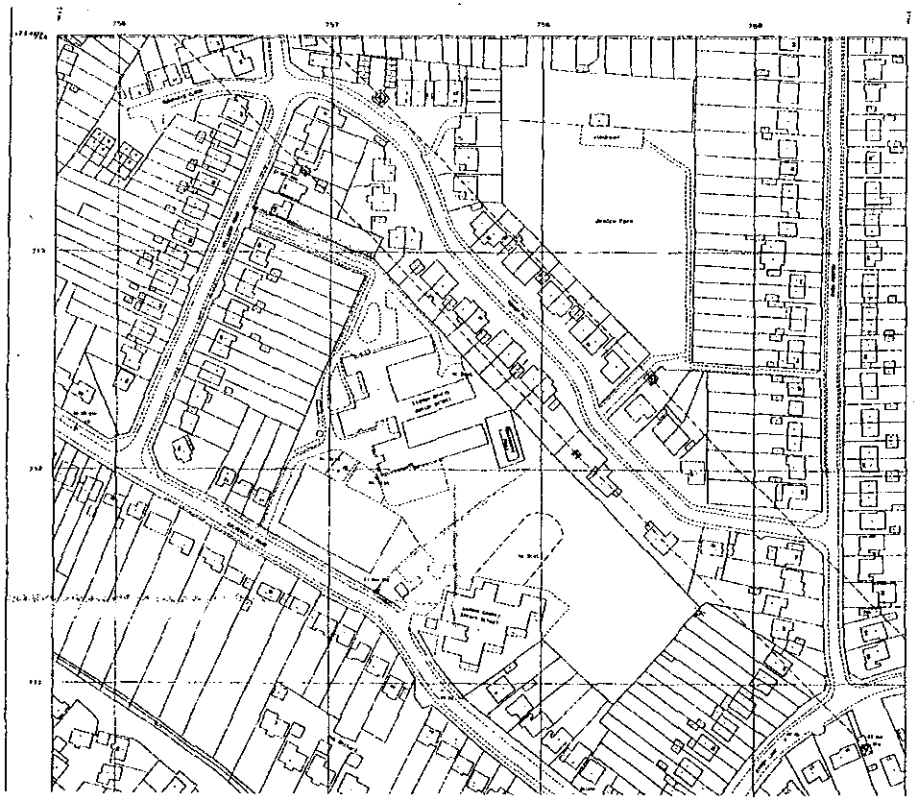
Development Control Section, Environmental Services, Wokingham District Council.

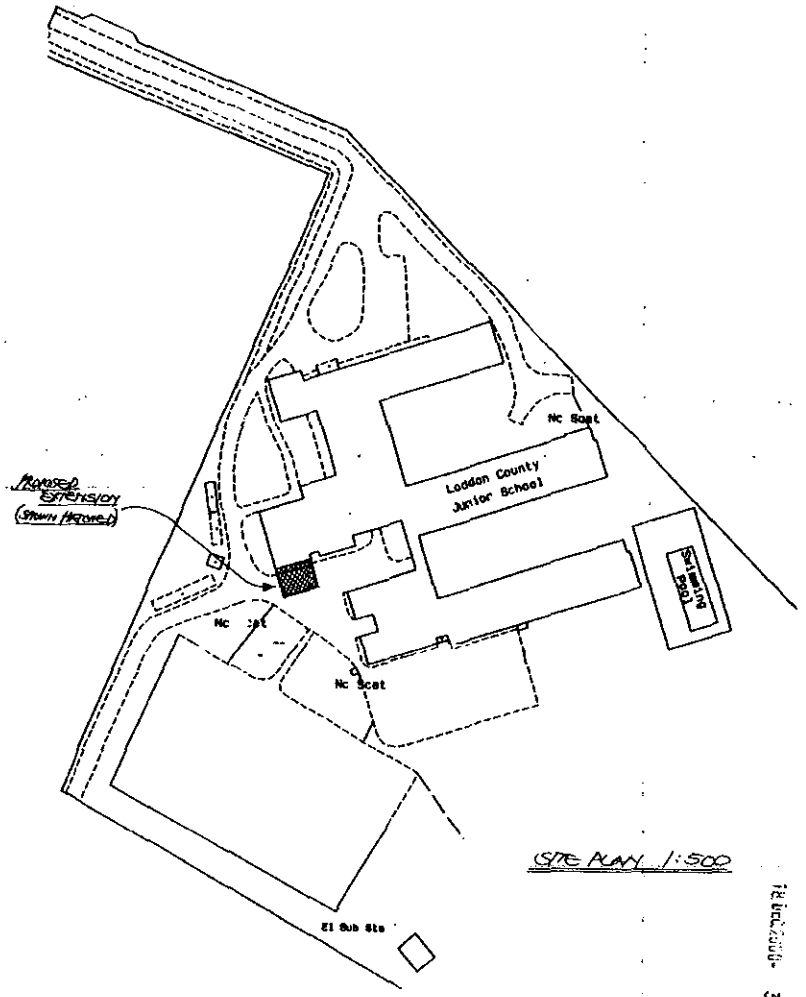
7 February 2001

Scale: 1 : 1250

2355



LOCATION PLAN 1:2500



SITE PLAN 1:500

2356

M.Santorio ARICS MIEHg
HEAD OF PROPERTY SERVICES
P.O. Box 151,
Civic Offices,
Shute End,
Wokingham,
Berks, RG40 1WH

The Anthony Smith Partnership
Construction Consultants
Castlefield House
113 Castle Hill
Reading
Berkshire
RG1 7SY
Telephone 0118 939 1185
Fax 0118 950 4170

Client: Wokingham District Council
Support Services Department
Property Services, Shute End
Wokingham, Berks, RG40 1WH

Project: Loddon Junior School
Hillside Road
Early, Reading
Berkshire, RG6 7LP

Drawing: Location & Site Plans

Drawn by: Pso

Date: 15.11.00

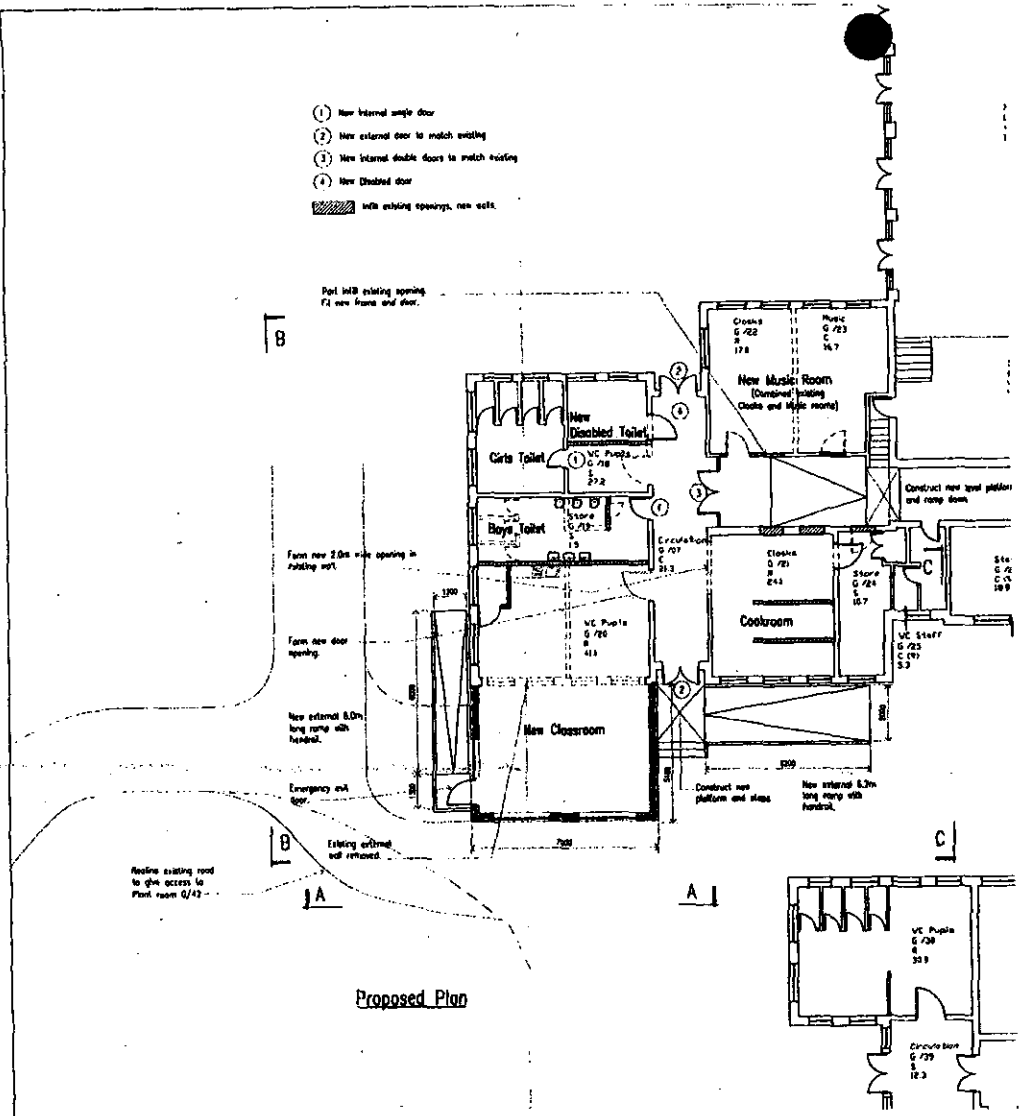
Scale: As Shown

Dwg.No. 2909/12 A

Cad Ref. c:\My Documents\Autocad

Revision Number	Revisions	Revision Date
A	Planning Issue	15.11.00

2349

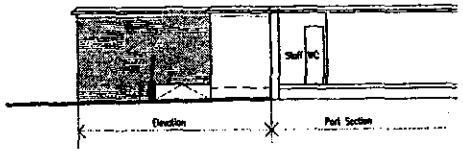




Proposed Elevation A-A



Proposed Elevation B-B



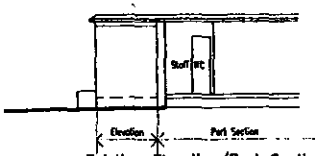
Proposed Elevation/Part Section C-C



Existing Elevation A-A



Existing Elevation B-B



Existing Elevation/Part Section C-C

M.Sterlerio ARICS MRICng
HEAD OF PROPERTY SERVICES
P.O. Box 151,
Civic Offices,
Shute End,
Wokingham,
Berks, RG40 1WH

The Anthony Smith Partnership
Construction Consultants
Castlefield House
113 Castle Hill
Reading
Berkshire
RG1 7SY
Telephone 0118 939 1105
Fax 0118 950 4170

Client: Wokingham District Council
Support Services Department
Property Services, Shute End
Wokingham, Berks, RG40 1WH

Project: Loddon Junior School
Hillside Road
Early, Reading
Berkshire, RG6 7LP

Drawing: Plans & Elevations

Drawn by: Pso

Date: 15.12.00

Scale: 1:100

Dwg.No. 2909/01 B

Cad Ref. C:\My Documents\VectorCad

Revision Number	Revisions	Revision Date
A	Planning issue	13.11.2000
B	Drawings C-C added	04.01.2001
C		
D		
E		
F		

Application No.	Received	Earley
F/2000/3049	18.12.00	

Applicant: Wokingham District Council Property Department
Location: Loddon Junior School, Hillside Road, Earley
Proposal: Proposed single storey extension to provide additional classroom

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   - ***Highways*** – No objection providing the school sign up, support and develop a 'Safe Routes to School' strategy.
   - ***Environmental Health*** – No objection
   - ***Building Control*** – No objection
   - ***Earley Town Council*** – No comments yet received
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C. Highways
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5. **Conclusion** – The proposed single storey extension is of a modest size and is a sufficient distance from the street scene and the neighbouring properties for any impact to be minimised.

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Reasons

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure a satisfactory external appearance.

Informative

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Loddon Area Local Plan Policies LTV1 & LBE1.
Deposit Draft Wokingham District Local Plan Policies WOS3 & WBE1

Joss Miller

PLANNING SERVICES

POL	
DO	the proposed
APP	
CS OBS	JRM
07 FEB 2001	
COPIES TO:	ACK:
	FILE:

We have no objection to the proposed extension.

My only comment is that parking in the morning causes several problems in this area plus cars are quite often parked across my drive making it extremely difficult for me to get out.

Any action you can take to help these problems would be appreciated.

Chris Haines

38 Silverdale Rd
Earley

Tel. (0118) 974 6463

Date: 29 December 2000

Your Ref:

My Ref: Joss Miller
F/2000/3049

The Owner / Occupier
38
SILVERDALE ROAD
EARLEY
READING
RG6 7LS

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/Madam

Application Number: F/2000/3049

Site Address: Loddon County Junior School, Hillside Road, Earley Reading.

Proposal: Proposed single storey extension to school to provide additional classroom..

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

If you wish to see the plans and other details submitted you can do so at this office from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday or at **Earley Town Council**, Radstock House, Radstock Lane, Earley between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (Tel: (0118) 986 8995 or at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays and 9.30am to 1.00pm Saturdays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library or Earley Town Council please allow at least 4 days from the date of this letter for delivery of plans.**

If you have any comments you would like to make before the application is determined, please reply in writing within 21 days from the date of this letter quoting Application Number **F/2000/3049** . Your comments will be considered by the planning officer before a decision is made and will be summarised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. Everybody who makes a comment will be told what decision is made. **You can also make comments using the District Councils web site at www.wokingham.gov.uk under Planning.**

Please note that all comments made will be open to public inspection and should you have any queries regarding this application please contact the planning officer, **Joss Miller**, on **(0118) 974 6463**.

Yours faithfully,

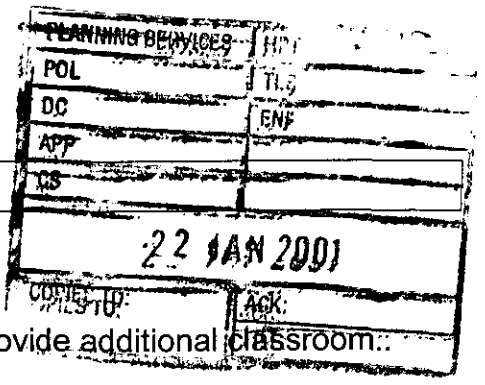
John Mitchell

John Mitchell
Development Control Manager

PTO

FROM: Joss Miller

DATE: 29 December 2000



EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/3049

Proposal: Proposed single storey extension to school to provide additional classroom.

Site Address: Loddon County Junior School, Hillside Road, Earley, Reading.

Applicant: WDC Property Services C/O The Anthony Smith Partnership.

Your observations are required in respect of this application **by 22/01/2001** .

NO OBJECTION

SIGNED: _____ DATE: 18 JAN 2001

Clerk To Earley Parish/Town Council.

Joss Miller

From: Hilary Wardale
Sent: 25 January 2001 11:54
To: Joss Miller
Subject: FW: Loddon Junior School

Just a note to let you know that Loddon Jnr has sent a fax confirming that they are in the process of developing a Safer Routes to School Strategy, and Governors and staff will liaise with the Highways Dept. Is this sufficient for now, bearing in mind the time scale? I will send a copy of their fax to you to support their planning application.
Hilary
(Ext 6166)

-----Original Message-----
From: Helen Rowlay
Sent: *24 January 2001 18:15*
To: Joss Miller
Cc: Hilary Wardale; Lynda Fisher; Kate Fuller
Subject: Loddon Junior School

Joss,

Just a quick note to confirm that the classroom extension at Loddon Junior is fully supported by the Education department. The scheme has been discussed with the school and relevant funding secured through Education and Cultural Services Committee.

Proposal

The school has an intake (standard number) capacity of 328 against a physical capacity of 303. The intake (standard) number of the school represents the legal minimum number of pupils the school must admit providing their is sufficient demand for places. The additional classroom is needed to ensure there is sufficient accommodation to meet this legal requirement and, based on current information, will increase the physical capacity of the school to 333. There are no plans to change the intake number as a result of this proposal.

We have written to the school today regarding the Safer Routes to Schools requirement and asked for a response by 3pm Monday. I hope this fits in with your Committee cycle. The school have been advised to contact Kate if they have any queries regarding SRtS.

As a plea, for future applications, could you give us slightly more notice when information is required for Planning Committee. At present we don't necessarily receive information from Property regarding when a planning application is submitted. Although these data systems are being improved, there could be schemes currently in the Committee cycle for which information is required. The earlier we know about the information requirements we can co-ordinate our and schools responses accordingly.

If you have any queries please let me know.

Cheers

Helen

92610

39183

JCM

To Joss Miller: Planning

F/2000/3049

FILE:

Loddon Junior School

Headteacher Mrs. JDM Short, Cert Ed. M.A.
Deputy Mrs. VJ Wells GRNCM PGCE

Hillside Rd., Earley, Reading, RG6 7LP
Telephone: Reading (0118) 926 2026
Fax: 0118 926 1034

25th January 2001

Dear Helen,

In response to your fax, I can confirm that my Governors are in the process of developing a Safer Routes to School Strategy. The minutes of our recent Governors' meetings will confirm this. However, as you will appreciate, the priorities for my Governing Body at present have had to be adjusted because I am leaving at Easter. A new Headteacher has to be interviewed and appointed during this term.

We have agreed that the Safer Routes to School will be included in the School Development Plan for 2001/02 which will be effective from April 2001. This will be forwarded to the LEA in the usual way. Governors and staff will liaise with the Highways Department.

Yours sincerely,

Mrs. J.M. Short
Headteacher

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

CS

-4 JAN 2001

ACK:

FILE:

From: Joanne Ellis
Environmental Health

My Ref: JPE/aky/COPIES TO:

Your Ref: F/2000/3049

To: Joss Miller
Planning

Date. January 3, 2001

PROPOSED: SINGLE STOREY EXTENSION TO SCHOOL TO PROVIDE ADDITIONAL CLASSROOM

LOCATION: *LODDON JUNIOR SCHOOL, HILLSIDE ROAD, EARLEY*

These proposals have been evaluated and I have no environmental health objections to the application.

Joanne Ellis
Snr Environmental Health Officer
Environmental Protection & Housing

HIGHWAYS CONSULTATION SHEET

From: Joss Miller **Date:** 29 December 2000

Application Number: F/2000/3049

Proposal: Proposed single storey extension to school to provide additional classroom.

Parish: EARLEY TOWN

Site Address:
Loddon County Junior School, Hillside Road, Earley, Reading.

Applicant:
WDC Property Services C/O The Anthony Smith 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 objections providing the school Sign Up, Support and Develop a 'Safe Routes to School' strategy.

Signed: _____ **Print name:** Adam Coggins. 5/1/01

Tel: (0118) 974 6463

Date:

My ref: F/2000/3049

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 Swindells
12 Culford Close
Lower Earley
RG6 3AS

Dear Councillor

Application Number: F/2000/3049
Loddon County Junior School, Hillside Road, Earley, Reading.
Proposed single storey extension to school to provide additional classroom..

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 Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

Tel: (0118) 974 6463

Date:

My ref: F/2000/3049

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 Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

Dear Councillor

Application Number: F/2000/3049
Loddon County Junior School, Hillside Road, Earley, Reading.
Proposed single storey extension to school to provide additional classroom.

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 Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Joss Miller** Application Number: **F/2000/3049**
Loddon County Junior School, Hillside Road, Earley, Reading.
Proposed single storey extension to school to provide additional classroom.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Carpenter

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:

My ref: F/2000/3049

CONFIDENTIAL

Councillor C Smith
7 Northam Close
Lower Earley
RG6 3AJ

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: F/2000/3049
Loddon County Junior School, Hillside Road, Earley, Reading.
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Yours faithfully

John Mitchell
Development Control Manager

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	DEC 20
Officer: JM	Application No. F/2000/3049

Map No. 52 Site 1:09

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

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

Level: ☑ Sub Committee ☐ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED SINGLE STOREY EXTENSION TO SCHOOL TO PROVIDE ADDITIONAL CLASSROOM

Location: LODDON JUNIOR SCHOOL, HILLSIDE ROAD

Parish: EARLEY Ward: L. Hungerford 29-12-2000 JP

Applicant: WDC PROPERTY SERVICES

charge to property services

Fee Received 95-00 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			
5	Elevation plans	Other side also when	29.12.	
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 : ..... 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:

- Disabled Access officer
No pre-apps

NEIGHBOURS:

S/N + Hodden Junior School, Hillside Road + See map

1789/a

SECTION 66 CERTIFICATE

18 DEC. 3049

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of WOKINGHAM DISTRICT COUNCIL

Date . . 1st December 2000 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

(1) LODDON COUNTY PRIMARY & INFANTS SCHOOL GARLEY 1.4.8

ADDRESS ~~HILLSIDE ROAD~~ PARISH ~~WOODLEY~~

PLOT No. SILVERDALE ROAD ORD. SHEET No. SU.7571 (52

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
443/48	Berkshire County Council	School	9.11.48	App. App
79/51	"	Cycle Shed & Store	13.3.51	App. N/A
520/57	"	Classroom	9.7.57	App. App
S/5/59	"	Swimming Pool	7.7.59	N/A. App
S/18/61	"	(Playing Field - South side of Gipsy Lane	14.3.62	N/A. BCC. C/A
S/19/63	"	Terrapin Classroom	11.12.63	N/A. TP 31.12.
S/14/66	"	Resite Temporary Classrooms	14.9.66	N/A. CRC. C/A
S/15/66	"	Infants School	14.9.66	N/A. C/A
S/26/66	"	Roofing over part of surround to swimming pool	22.12.66	N/A. D
S/10/70	[illegible]	Playing field - South side of Gipsy Lane		N/A D

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(2) LODDON COUNTY PRIMARY & INFANTS SCHOOL GARLEY 1.4.8

ADDRESS ~~HILLSIDE ROAD~~ PARISH ~~WOODLEY~~

PLOT No. SILVERDALE ROAD ORD. SHEET No. SU.7571 (5

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
08595	The Berkshire County Co	San Unit 3 Tem Classrooms	~~6.7.78~~	
17612	BCC	2 TEMP CLASSROOMS	14.7.82	TP. 31.7.8
23967	"	RENEWAL "	8.6.86 RECD ~~[illegible]~~ DCC	C/A ~~[illegible]~~
24785	"	FENCE AROUND PLAYGROUND	15.4.86	C/A
35444	INFANT	TEMP. CLASSROOM	20.9.90	C/A
39285	" JUNIOR	"	29.5.92	31.5.9
41852	SCHOOL GOVERNORS INFANT	GARAGE FOR STORAGE	6.12.93	C/A
RP94/2433	L.C.J.S.	INT. ALTS.	4.5.94	APP
44170	BCC	SINGLE CLASSROOM	21.6.95	C/A
95/60259/X		EXT. TO 4 MOD. "		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(3) LORDON COUNTY PRIMARY & INFANTS SCHOOL

ADDRESS SILVERDALE ROAD PARISH EARLEY

PLOT No.

BUILDER

ORD. SHEET No. SU-75-71 (5

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
46S'046	B.C.C.	Replacement modular Nursery Building	23.10.95	C
95/61137/F				
FP97/6260	"	CLASSROOM/CLOAKS/WC	22.4.97	APP
F/2000/0600 ?				

MINISTRY DECISION

SPECIAL ORDERS

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

16 DEC. 3549

1.	APPLICANT'S NAME	WOKINGHAM DISTRICT COUNCIL
	ADDRESS	PROPERTY SERVICES, BUILDINGS UNIT, P.O. BOX 151, SHUTE END, WOKINGHAM
	POST CODE	RG40 1WH PHONE 0118 974 6738
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	THE ANTHONY SMITH PARTNERSHIP
	ADDRESS	CASTLEFIELD HOUSE, 113 CASTLE HILL, READING
	POST CODE	RG1 7SY PHONE 0118 939 1195
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	LODDON JUNIOR SCHOOL, HILLSIDE RD. EARLEY, READING, RG6 7LP
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		EXTENSION TO PROVIDE ADDITIONAL CLASSROOM (FOR GOVERNMENTS REDUCED CLASS SIZE)
5. Give the area in hectares or part of a hectare	AREA OF SITE	1.1 (APPROX)
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	2909/01A, 12A

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☐		REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐		ALTERATION or EXTENSION	☑

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

		SITING	☐
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

EDUCATION

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? ~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? ~~YES~~/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

MATERIALS TO MATCH EXISTING

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

EXISTING FENCES TO REMAIN

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING SYSTEM

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

1 VEHICLE ACCESS, 2 PEDESTRIAN ACCESS, ALL TO REMAIN AS EXISTING

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

YES - RAMPS OF GRADIENT < 1:20 INCLUDED

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE			
BUNGALOW			
FLAT/MAISONETTE			
OTHER		N/A	

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/~~NO~~ — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

PLEASE CHARGE WDC COST CODE

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF WOKINGHAM DC DATE 14th DECEMBER 00

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS.
Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify EDUCATION	1681	0	~ 30	0
OTHER	Please Specify ~~CRECHE~~	—	—	—	—
	TOTAL	1681	0	30	—

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES — N/A

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	ALL TO REMAIN AS EXISTING	
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.
— EDUCATION

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the *proposed occupier*
b) Will these premises be vacated?
— WOKINGHAM D.C. EDUCATION

29. *IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE* EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
AS EXISTING		0	

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES *LISTED IN THE NOTES?*
If so, state this material, the quantity and method of storage.
— NO

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months.
Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

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.'

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/3049**
CASE OFFICER: **Joss Miller**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				



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Development Control Section, Environmental Services, Wokingham District Council.
22 December 2000

Scale: 1 : 2500

N
W E
S

18 DEC