APPLICATION NO:
F/2001/5312

LOCATION:
Coombe Infants School School Road, Arborfield Cross Reading.

APPLICANT:
WDC Property Services C/O Peter North & Partners

PROPOSAL:
Proposed pitched roof over existing flat roof classroom.

EARLIEST DATE FOR DECISION: **21/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
10/01/2002

CASE OFFICER: **Natalie Brown**

COMMITTEE APPROVED

426

01

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

WDC Property Services
C/O Peter North & Partners
42 Upper High Street
Thame
Oxon
OX9 2DW

Application Number: F/2001/5312

Parish: **ARBORFIELD**

Location: **Coombe Infants School, School Road, Arborfield Cross, Reading.**

Proposal: **Proposed pitched roof over existing flat roof 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 works and works of making good to the retained fabric shall be finished to resemble in size, colour, texture and profile those of the existing pitched roofs of the building.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

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:

Berkshire Structure Plan Policy C2.
Loddon Area Local Plan Policies LTV2, LBE1, LBE2 and LC1.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WCC1 and WCC7.

Anna Cronin
Head of Planning & Transportation
Date: 20/02/2002

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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

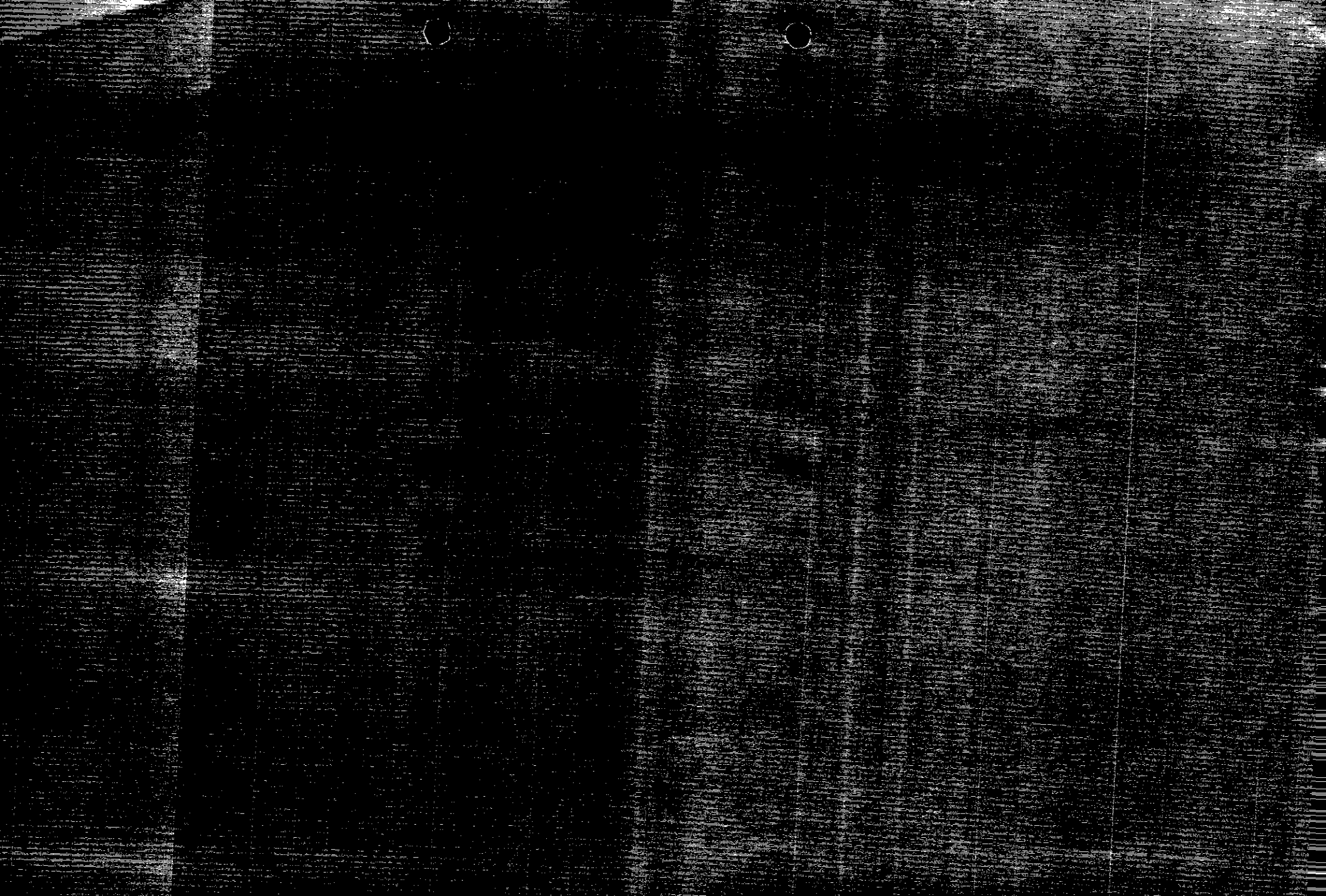
SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	~~[illegible]~~ 5312 NR
BUILDING CONTROL NUMBER.	FP 2001/2452 South
~~APPLICANT~~/AGENT	Peter North + Partners
ADDRESS OF SITE	The Coombes Infant School School Road ARBORFIELD
DESCRIPTION OF PROPOSED WORK	pitched roof over existing flat roof classroom

DRAWING NUMBERS	BC	DC
BLOCK PLAN		01/02(OX.295)03.
ELEVATIONS	01/02 OX295 1	01/02 OX295 1
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	20/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	19/3/02	

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	



Received by Wokingham District Council

Application No: F/2001/5312

Proposal:
Proposed pitched roof over existing flat roof classroom.

Location:
Coombe Infants School, School Road, Arborfield Cross, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday 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 F/2001/5312 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/12/2001. 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

27 November 2001

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/5312

Applicant : WDC Property Services C/O Peter North & Partners.

Location : Coombe Infants School, School Road, Arborfield Cross, Reading.

Proposal : Proposed pitched roof over existing flat roof classroom.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 15/11/2001

Earliest Date for Decision : 21/12/2001

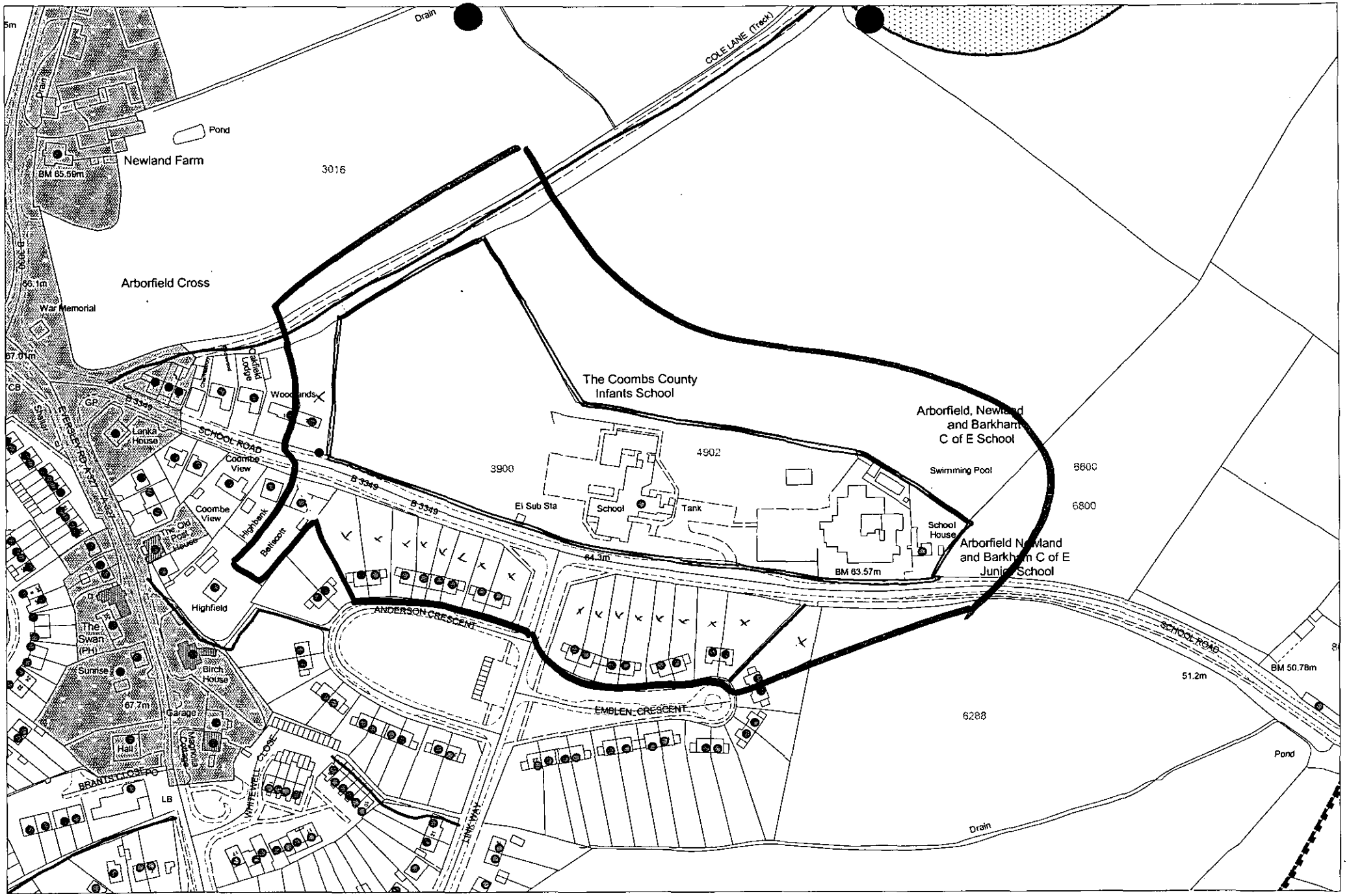
Latest Consultation Date/Site Notice Expiry Date : 21/12/2001

This application <u>will have expired on</u>: <u>10/01/2002.</u> 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 :

Arborfield PC: no objection.

Planning Issues : countryside/greengap; rural/sep of sett. school



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Development Control Section, Environmental Services, Wokingham District Council.

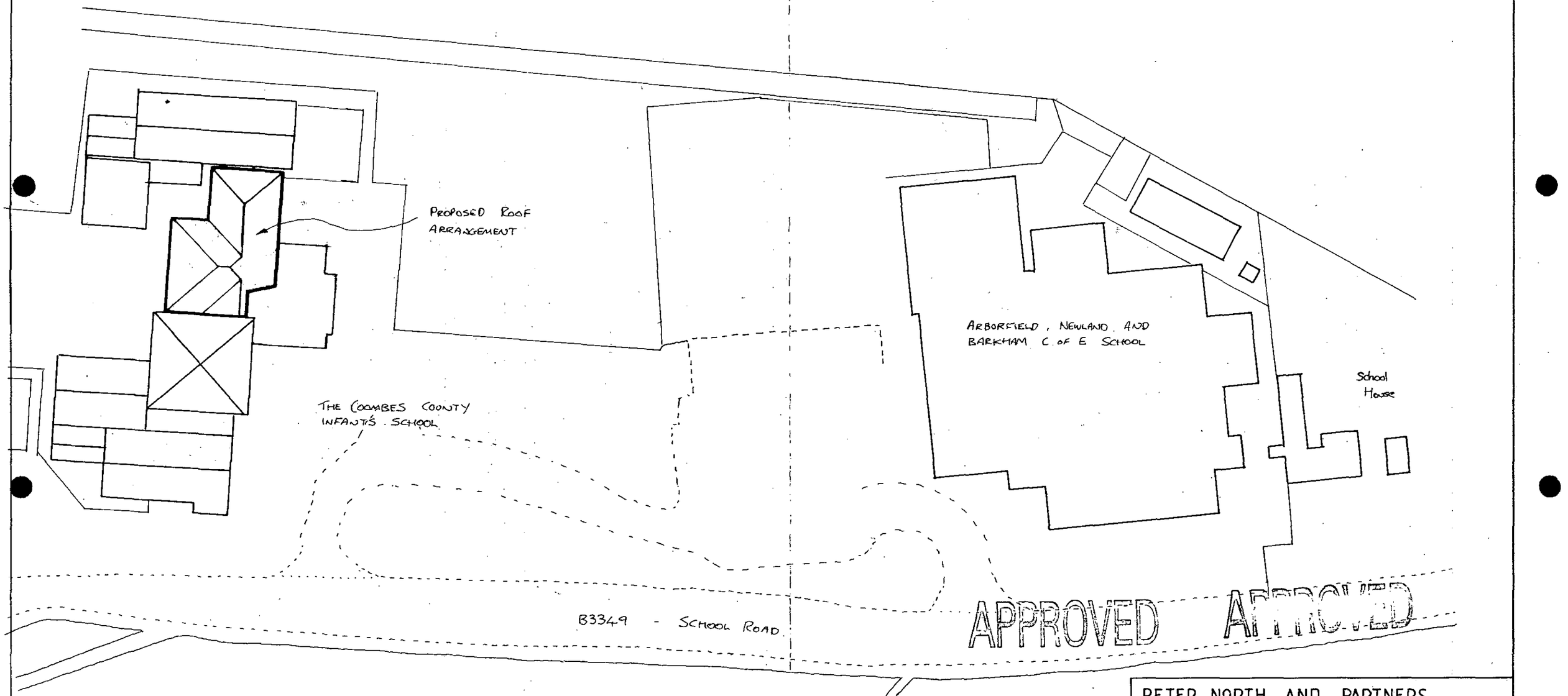
22 November 2001

Scale: 1 : 2500

N W E S

15.NOV.2001 5312

15.NOV.2001* 5512



APPROVED

Site Plan

0 10 20 30 40 50 60 70 80 90 100
0 2 3

PETER NORTH AND PARTNERS

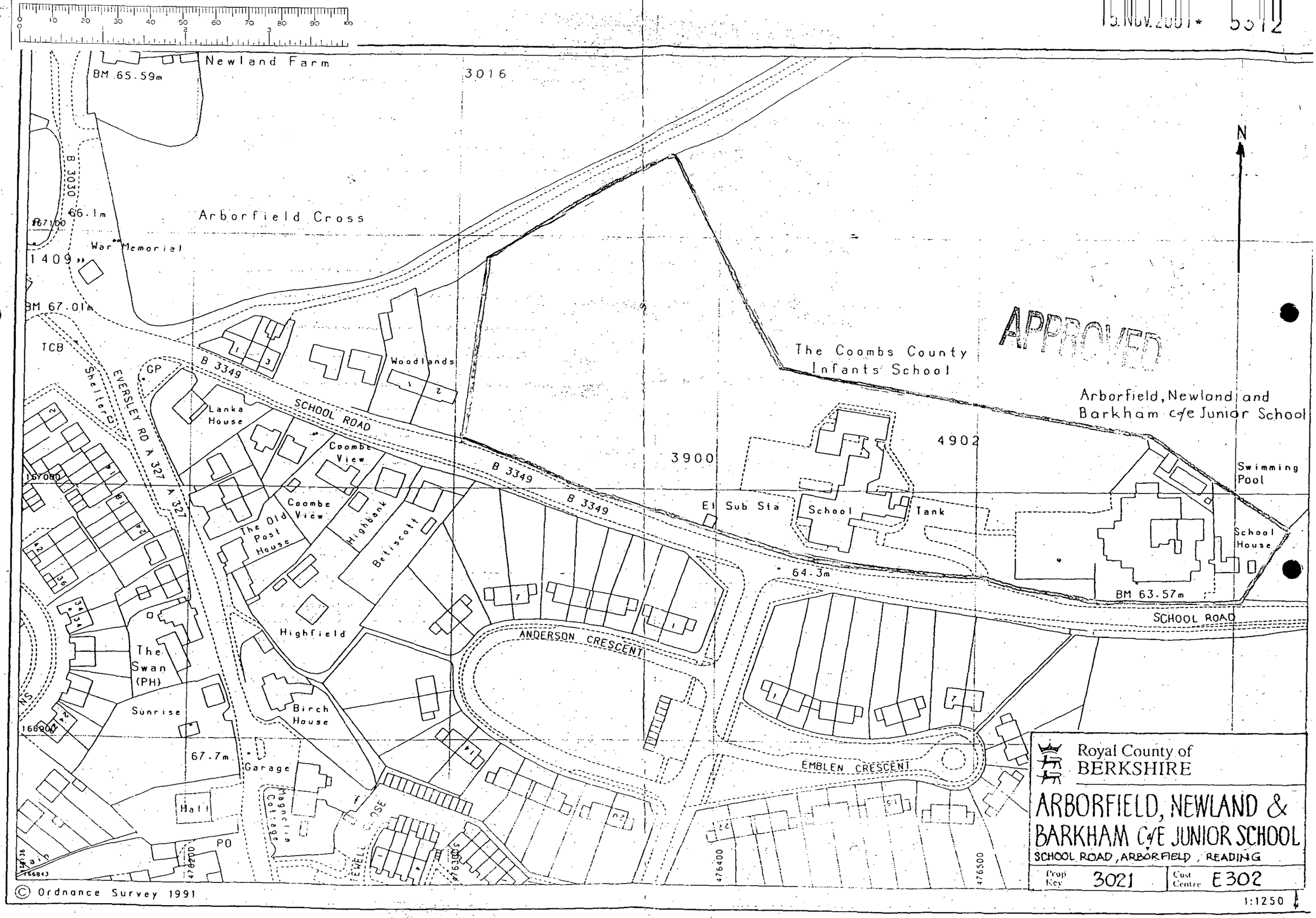
TITLE :-
Proposed Pitched Roof,
The Coombes Infant School

CLIENT :-
Wokingham District Council

DRW NO :-	REV.
01/02 (OX. 295)03	

DATE :-	SCALE :-	DRWN.
Nov 02	1 : 500	AGP

19/3/02



15.NOV.2001 5312
Newland Farm
BM 65.59m
3016
B 3030
66.1m
Arborfield Cross
War Memorial
1409
BM 67.01m
TCB
Shelter
EVERSLEY RD A 327
A 327
GP
B 3349
Lanka House
SCHOOL ROAD
Woodlands
Coombe View
Coombe View
The Old Post House
Highbank
Betiscott
Highfield
The Swan (PH)
Sunrise
Birch House
67.7m
Garage
Hall
PO
Magnolia Cottage
TEWELL CLOSE
ANDERSON CRESCENT
EMBLEN CRESCENT
The Coombs County Infants School
Arborfield, Newland and Barkham c/e Junior School
3900
4902
El Sub Sta
School
Tank
Swimming Pool
School House
64.3m
BM 63.57m
SCHOOL ROAD
N
APPROVED
Royal County of BERKSHIRE
ARBORFIELD, NEWLAND & BARKHAM C/E JUNIOR SCHOOL
SCHOOL ROAD, ARBORFIELD, READING
Prop Key 3021
Cost Centre E302
1:1250
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MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 20TH FEBRUARY 2002 FROM 7.00 PM TO 10.20 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr RH Cundy, Mr TP Dredge, Mrs MA Long, Mrs M Robertson, Mr ND Rose, Mr AJ Ross and Mrs C Smith.

Also present: Mr. GM Storry

PART I

189. MINUTES

The Minutes of the meeting of the Committee held on 30th January 2002 were confirmed as a correct record and signed by the Chairman subject to the amendment of Minute No: 174 (Minutes of the Meeting of 9th January 2002) to state that Mrs. MA Long proposed the amendment in relation to Minute No: 154.

190. APOLOGIES

An apology for absence was submitted from Mr. SR Conway.

206. APPLICATION NO: 2001/5312, PROPOSED PITCH ROOF OVEREXISTING FLAT ROOF CLASSROOM, COOMBE INFANT SCHOOL, SCHOOL ROAD ARBORFIELD, FOR WOKINGHAM DISTRICT COUNCIL PROPERTY SERVICES

The Committee considered a report about this application set out on Agenda pages 2535 to 2540.

RESOLVED: That Application No: 2001/5312 be approved subject to the conditions set out on Agenda pages 2536 to 2537.

Development Control Ref No:	Received	Parish
F/2001/5312	15 November 2001	Arborfield

Applicant: WDC Property Services
Location: Coombe Infant School, School Road, Arborfield
Proposal: Proposed pitched roof over existing flat roof classroom.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation & Natalie Brown

SUMMARY:

1. **Planning History** –
   There have been various applications for classroom extensions and re-roofing, all of which have been approved.

2. **Proposal** –
   For the replacement of the existing flat roof with a pitched roof.

   This application is before the Committee as the applicant is Wokingham District Council.

RECOMMENDATION: GRANT PLANNING PERMISSION – subject to conditions

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

3. **Consultations** -
   - ***Arborfield Parish Council*** –No objections
   - ***Environmental Health*** – None received
   - ***Education*** – Support application

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

   A. Impact upon neighbouring properties
      Loddon Area Local Plan Policies: LBE1, LBE2
      Wokingham District Local Plan Policies: WOS3
   B. Impact upon the character of the area
      Loddon Area Local Plan Policies: LTV2, LC1
      Wokingham District Local Plan Policies: WOS2, WCC1, WCC2
   C. Flood Issues
      Berkshire Structure Plan: EN3
      Loddon Area Local Plan: LPS2 & LPS3
      Wokingham District Local Plan: WIC16
      PPG25

   A. Impact upon neighbouring properties
      The school is set within its own grounds. There are no neighbouring properties located close enough to be affected by the proposed development.

   B. Impact upon the character of the area
      The site is located outside of the identified settlement of Arborfield within an area designated as green gap and countryside. The proposed development would replace the existing flat roofs (3m and 4m in height), with hipped roofs 5.3m and 5.9m in height. The roof to be replaced would not exceed the height of the other pitched roofs and would be within the main part of the school development. It is therefore considered that there would be no adverse effects to the countryside character of the area. In any case, the pitched roofs are considered to be more aesthetically pleasing than the existing flat roofs.

   C. Flood Issues
      The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

5. **Conclusion** –
   The proposed development is not considered to have any adverse impact upon the character of the area and neighbouring properties.

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 works and works of making good to the retained fabric shall be finished to resemble in size, colour, texture and profile those of the existing pitched roofs of the building.

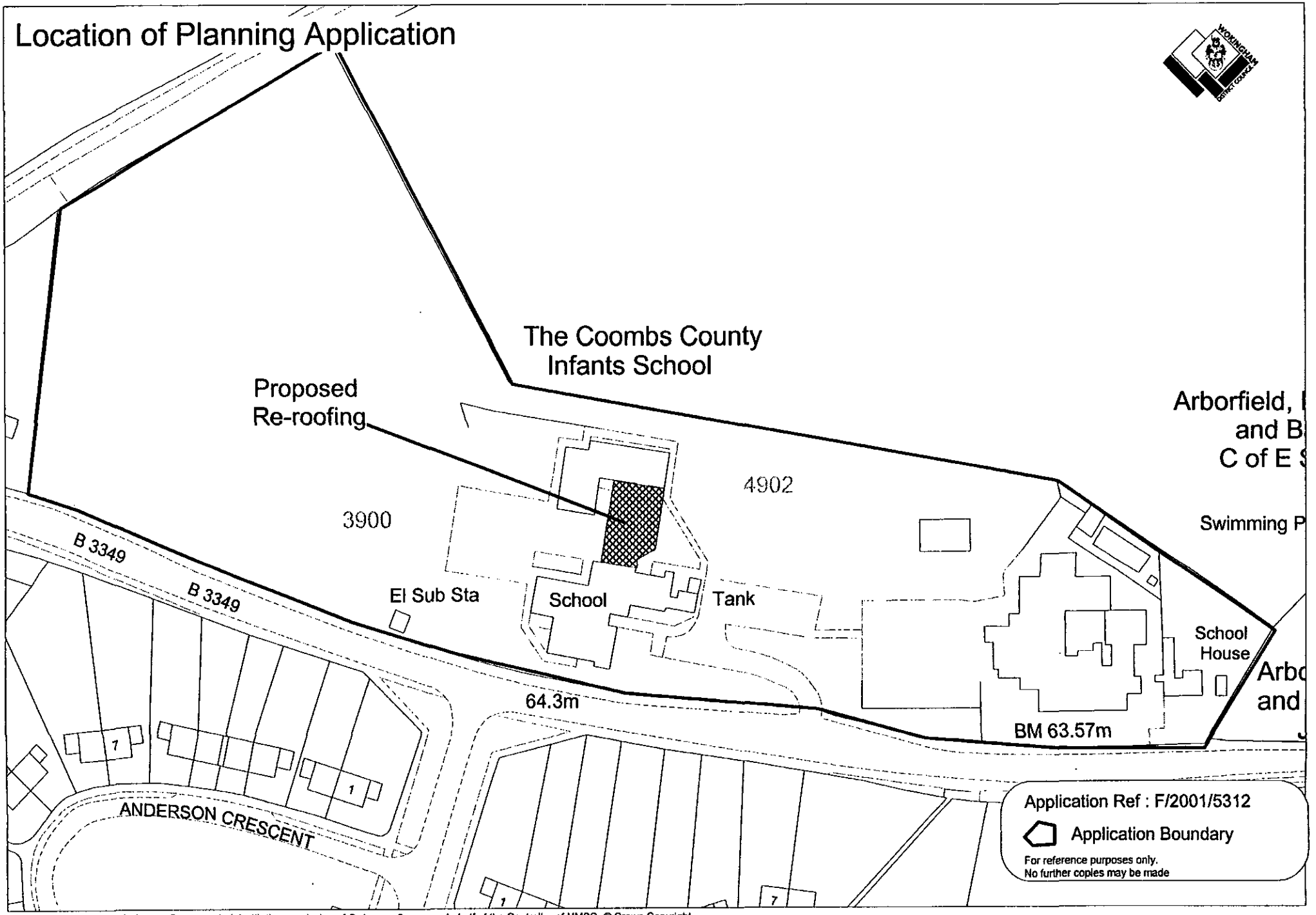
REASONS:

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

INFORMATIVES

1. You are advised, in compliance with *The Town & 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: C2
   Loddon Area Local Plan policies: LTV2, LBE1, LBE2, LC1
   Deposit Draft Wokingham District Local Plan policies: WOS2, WOS3, WCC1, WCC7

Natalie Brown



2238

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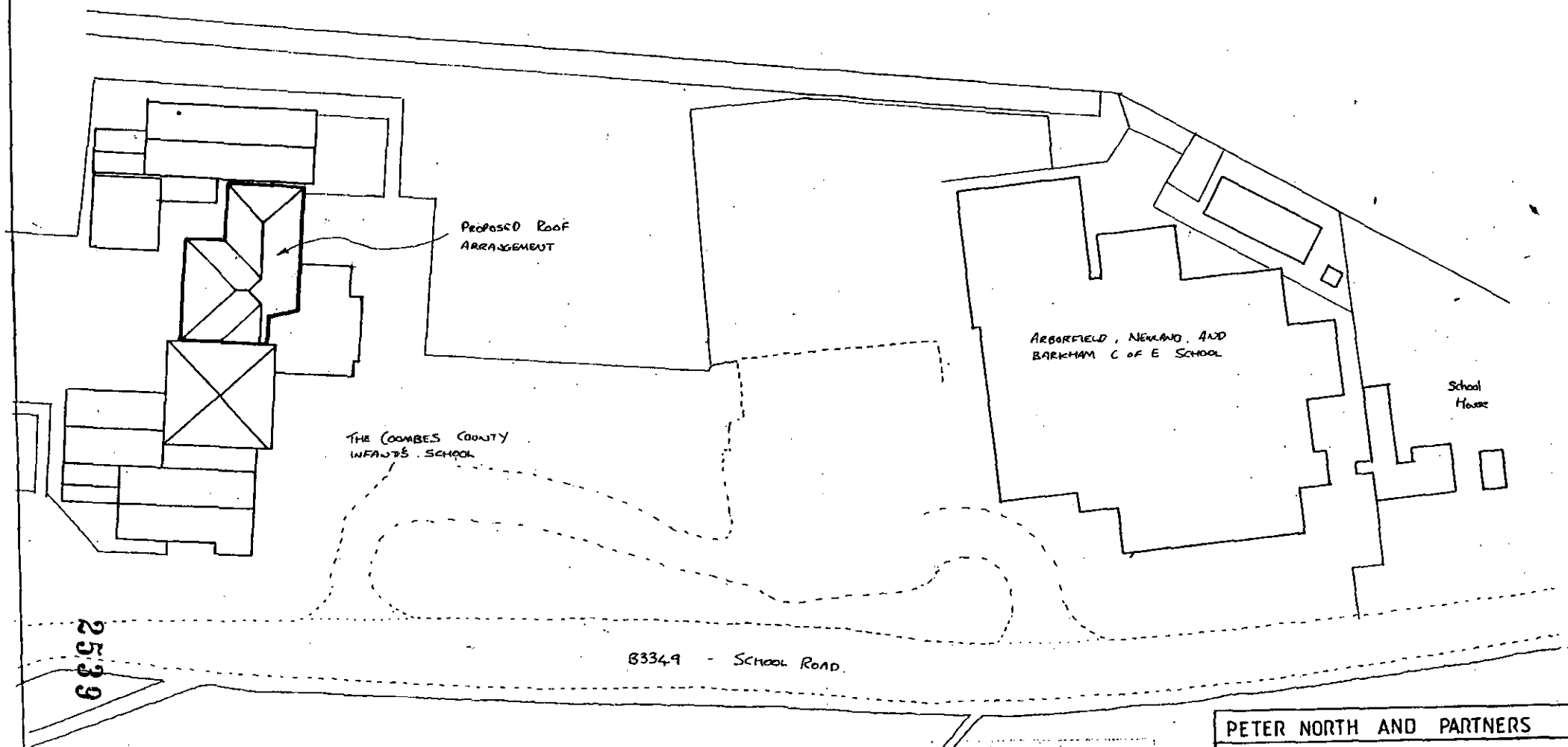
Development Control Section, Environment Services, Wokingham District Council.

20 February 2002

Scale: 1 : 1250



Site Plan

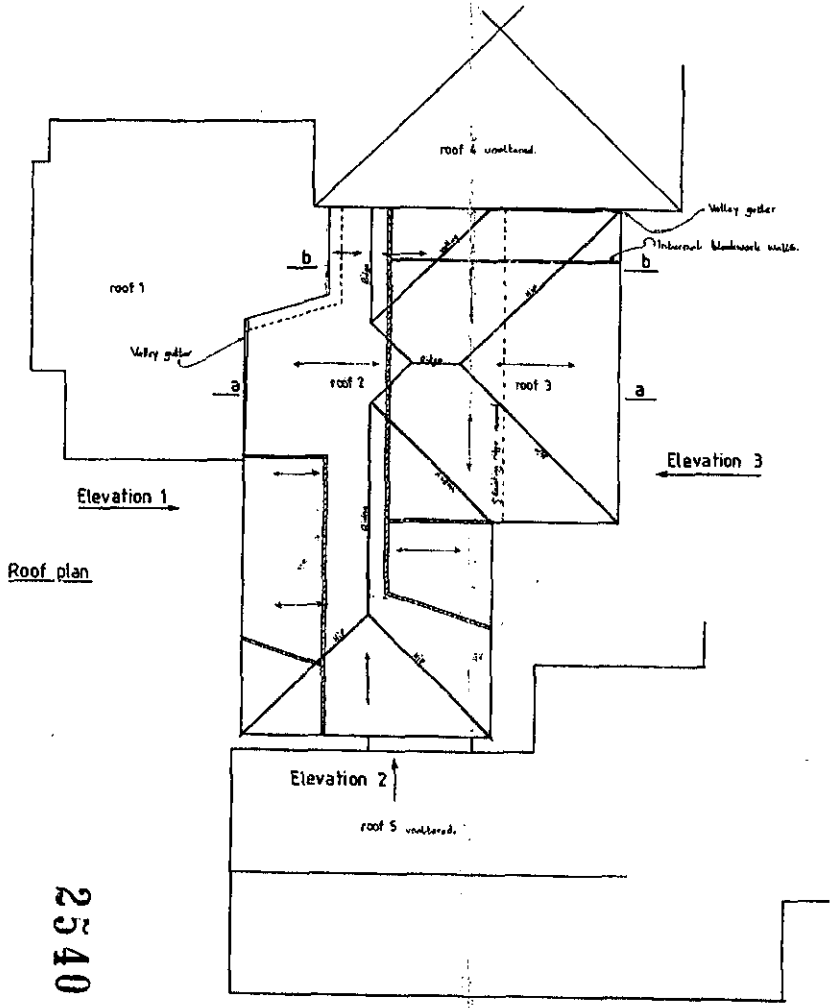
PETER NORTH AND PARTNERS

TITLE:- Proposed Pitched Roof, The Coombes Infant School

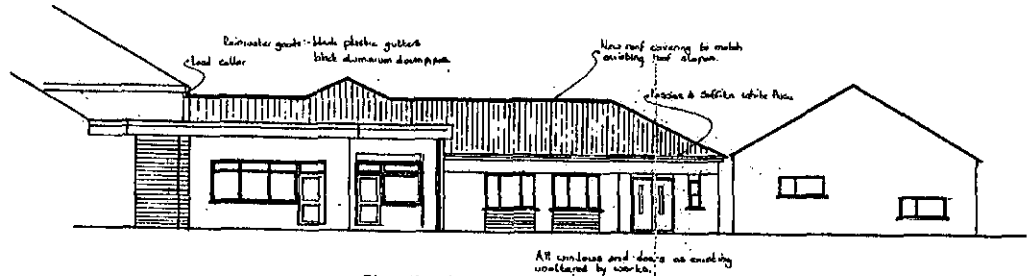
CLIENT:- Wokingham District Council

DRW NO:-	REV.
01/02 (QX. 295)03	

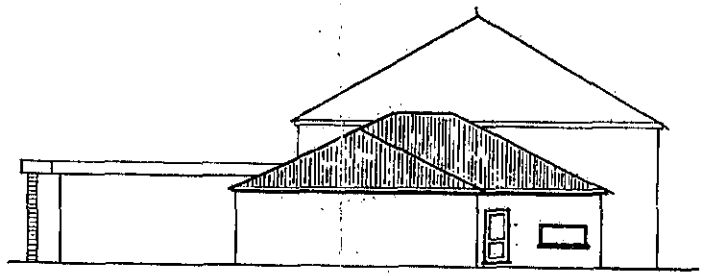
DATE:-	SCALE:-	DRWN.
Nov 02	1 : 500	AGP



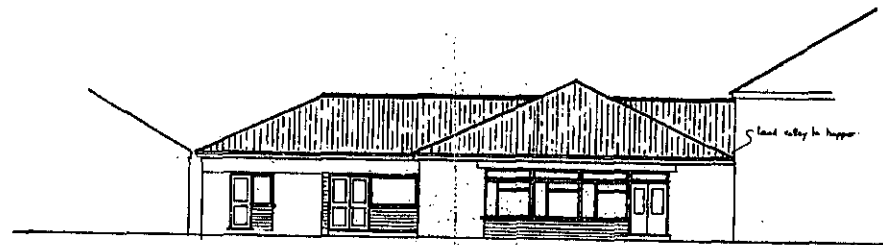
2340



Elevation 1



Elevation 2



Elevation 3

15 NOV 2001 5512

TITLE Proposed pitched roof The Coombes Infants School	PETER NORTH & PARTNERS **Chartered Surveyors** **Building Surveyors** **Quantity Surveyors**
CLIENT Wokingham District Council	42 UPPER HIGH STREET THAME OXON OX9 2AW
SCALE 1:100 / DRAWN / DATE Oct 01	TEL: 01844 261222 FAX: 01844 261190
DRAWING No. 0702 0X295 1 / REV TITLE NAME Elevations	PNP

3. **Consultations** -
   - ***Arborfield Parish Council*** –No objections
   - ***Environmental Health*** – None received
   - ***Education*** – Support application

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

   A. Impact upon neighbouring properties
      Loddon Area Local Plan Policies: LBE1, LBE2
      Wokingham District Local Plan Policies: WOS3
   B. Impact upon the character of the area
      Loddon Area Local Plan Policies: LTV2, LC1
      Wokingham District Local Plan Policies: WOS2, WCC1, WCC2
   C. Flood Issues
      Berkshire Structure Plan: EN3
      Loddon Area Local Plan: LPS2 & LPS3
      Wokingham District Local Plan: WIC16
      PPG25

   A. Impact upon neighbouring properties
      The school is set within its own grounds. There are no neighbouring properties located close enough to be affected by the proposed development.

   B. Impact upon the character of the area
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      The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

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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 works and works of making good to the retained fabric shall be finished to resemble in size, colour, texture and profile those of the existing pitched roofs of the building.

REASONS:

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

INFORMATIVES

1. You are advised, in compliance with *The Town & 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: C2
   Loddon Area Local Plan policies: LTV2, LBE1, LBE2, LC1
   Deposit Draft Wokingham District Local Plan policies: WOS2, WOS3, WCC1, WCC7

Natalie Brown

Date: 14 February 2002

Your Ref:

My Ref: **Natalie Brown - F/2001/5312**

WDC Property Services
C/O Peter North & Partners
42 Upper High Street
Thame
Oxon
OX9 2DW

WOKINGHAM UNITARY
Environmental Services Department
Planning Services
Aiming for Excellence
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/2001/5312

Site Address: Coombe Infants School, School Road, Arborfield Cross, Reading.

Proposal: Proposed pitched roof over existing flat roof classroom..

Your application is to be determined at the Development Control Sub-Committee meeting on the 20/02/02 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation









WOKINGHAM D.C. DEVELOPMENT CONTROL

10

Start date: 15 NOV 2001	
Officer: NAB	Application No. F/2001/5312

Map No 81+89 Site 2.48

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

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

Level: ☑ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED PITCHED ROOF OVER EXISTING FLAT ROOF CLASSROOM

Location: THE COOMBES INFANT SCHOOL, SCHOOL ROAD

Parish: ARBORFIELD Ward: ARBORFIELD

Applicant: W D C PROPERTY SERVICES

transfer from Property

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	Block plan required to show which part of school roof is included in application	28/11	27/1
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
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 : 27/11 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: (Green Gap & Wedges Rural Area Countryside)

No pre-apps.

NEIGHBOURS:

S/N + see map

+ names & addresses on attached list

+ site inside red line

15.NOV.2001 5312

WOKINGHAM DISTRICT COUNCIL

applicationo	Name and address
99/70481/F	Mrs F Carney 21 Nine Mile Ride Finchampstead Berks RG40 4QD
99/70481/F	Mr J Carney Arborfield Playgroup The Terrapin Newland & Arborfield C of E School School Road Arborfield Berks RG2 9NX

APP
GRANTED,
LETTER SENT
02/12/99

Natalie Brown

From: Helen Rowlay
Sent: 28 November 2001 17:14
To: Natalie Brown
Subject: Coombes Infant School

Natalie,

With reference to the planning application F/2001/5312 please note this is supported by the Education Planning team. The funding for the works has been provided by the DFES under the NDS initiative. The funding must be spent by the end of the financial year. Due to the nature of the allocations, if the funding is not spent on this scheme the grant will be lost.

If you have any queries please let me know.

Helen Rowlay

PLANNING S
1. DEC 2001
COPIES TO:
ACK:
FILE:

Arborfield & Newland Parish Council

25 Melrose Gardens
Arborfield
Reading
Berkshire
RG2 9PY
Tel 01189 760680

6th November 2001

Ms N Brown
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Brown

Reference:F/2001/5312, Coombes Infants School
Pitched Roof over existing classroom

The Parish Council has no objections to the above proposal for a pitched roof.

Yours sincerely

Mrs Z Bolton
Clerk to the Council

15.NOV.2001 5312

Peter North and Partners
Chartered Surveyors
Quantity Surveying • Building Surveying • Building Engineers

42 Upper High Street, Thame, Oxon OX9 2DW
Telephone: 01844 261222 Fax: 01844 261190
E-mail: surveying@peternorth-thame.co.uk

Partners:

Richard C. Andrews, FRICS
David G. Tong, FBEng, FIAS
Philip L. Ellis, MRICS

Peter North and Partners Ltd.

Associates:

Christopher J. Hailey, TechRICS
Steven J.S. Knight, BSc, MRICS, I Eng, AMI StructE,
Philip J Eades Dip (Surv)

PE/AR 01/02 (OX.295)
12th November 2001

Planning Department
Wokingham District Council
PO Box 157
Council Offices
Shute End
Wokingham
RG40 1WK

Dear Sir/Madam

Proposed Pitched roof over existing flat roof at the Coombes Infants School

Please find enclosed six copies of drawings and application forms, with regard to the above proposal. Although I have entered the fee, property services at Wycombe District Council I believe will provide the charge code for the internal transaction.

If you require any further information, please do not hesitate to contact me.

Yours sincerely,

Philip Eades Dip (Surv)
Peter North & Partners

Enc

2001/5312
Additional Plan

Peter North & Partners

Chartered Surveyors

Quantity Surveying • Building Surveying • Building Engineers

42 Upper High Street, Thame, Oxon OX9 2DW
Telephone: 01844 261222 Facsimile: 01844 261190
E-mail: surveying@peternorth-thame.co.uk

Partners:
Richard C.Andrews, FRICS
David G.Tong, FB Eng. FIAS
Philip L.Ellis, ARICS

Peter North & Partners Ltd.

Associates:
Christopher J.Hailey, AMSST

PLANNING SERVICES | No. 50342
POL | TLS
NAB
27 NOV 2001
COPIES TO: | ACIC
FILE:

26-11-01.

PLANNING DEPT.

RE: THE COOMBES INFANT SCHOOL.

PLEASE FIND ENCLOSED 6 COPIES OF SITE PLAN AS REQUESTED.

With Compliments

1769a

15 NOV 2001 - 5512

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

1.	APPLICANT'S NAME	PROPERTY SERVICES WOKINGHAM DISTRICT COUNCIL
	ADDRESS	SHUTE END WOKINGHAM
	POST CODE	RG40 1NH PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	PETER NORTH AND PARTNERS
	ADDRESS	42 UPPER HIGH STREET
		THAME OXON
	POST CODE	OX9 2DW PHONE 01844 261222
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	THE COOMBES INFANTS SCHOOL SCHOOL ROAD, ARBORFIELD
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		PITCHED ROOF OVER EXISTING FLAT ROOFED CLASSROOMS.
5. Give the area in hectares or part of a hectare	AREA OF SITE	14 HA
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	0001 0x295 - 1

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.

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. CONCRETE INTERLOCKING TILES TO MATCH EXISTING PITCHED ROOFS

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. AS EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF? SOAKAWAYS.

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 AS EXISTING

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

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	/	*	/	*	/	*

* 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. FEE £95.00 BUT PLEASE REFER TO PROPERTY SERVICES AT W.D.C.

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 D.C DATE 12 NOV 2001

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				
B7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify SCHOOL	NO ADDITIONAL FLOOR AREA PROPOSED			
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
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.

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

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

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.

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.'

1789/a

SECTION 66 CERTIFICATE

Application No. 15.NOV.2001* 5512

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) .....

.....

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

on (d) .....

(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).

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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

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.

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 PROPERTY SERVICES DEPT. W.D.C.

Date 14-11-01

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

1933

(1)

ADDRESS Coombes County Infant & Nursery School PARISH Arborfield

PLOT No. School Road ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
FP93/1735	THE GOVERNING BODY	ALTS. TO ENTRANCE	12.8.93	APP
42957	"	ENTRANCE LOBBY	26.7.94	C/A
FP94/2667	"	"	1.8.94	C/APP
43915	"	" & STORE	10.2.95	C/A
95/60004/F				
FP95/3235	"	ENTRANCE LOBBY	16.1.95	APP
96/64806/F	County property officer	CLASSROOM / WCs / COVERED WAY	17.2.97	C/A
98/68740/F	Arborfield Village Playgroup	Modular Bldg for Playgroup	9.2.99	C/A
99/70481/F	WDC Prop. Svcs	Classroom extns. & re-roofing, car park & landscape alterations.	30.11.99	C/A
C/70481/02/09/10	"	D. to C - (Site Ops Parking & Turning) & 10 (Prevention of Depositing of Mud on Highway)	27.1.00	APP

MINISTRY DECISION

SPECIAL ORDERS

1933

(2)

ADDRESS Coombes County Infant & Nursery School PARISH Arborfield

PLOT No School Road ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
Var/2000/1779	WDC Property Services	Var. of cond. 5, 6, 7, 8 & 12 of 99/70481/F to allow 2nd C/room prior to new Rd & parking	19.7.00	APP

MINISTRY DECISION

SPECIAL ORDERS