APPLICATION NO:
VAR/2000/1779

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

APPLICANT:
Property Services Wokingham District Council C/O Cornerstone Design

PROPOSAL:
Proposed variation ot conditions 5,6,7,8 and 12 of consent 99/70481/F to allow second new classroom prior to new road and parking being implimented.

EARLIEST DATE FOR DECISION: **21/07/2000**

APPLICATION WILL HAVE EXPIRED ON: 14/08/2000

CASE OFFICER: **Angela Odell**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

RECEIVED

NOTIFICATION OF CONSENT FOR PLANNING PERMISSION

Wokingham District Council Property Dept
C/O Cornerstone Design
Summit Chambers
Castle Hill Terrace
Maidenhead
Berkshire
SL6 4JP

19 JUN 2000* 1779

Application No : 99/70481/F

Parish : ARBORFIELD PARISH

Proposal : PROPOSED CLASSROOM EXTENSIONS AND RE-ROOFING WORK CAR PARK AND LANDSCAPING ALTERATIONS

Location : COOMBES INFANT & ARBORFIELD & BARKHAM SCHOOL, SCHOOL ROAD, ARBORFIELD

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **GRANT PLANNING 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(S) :

01
The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

02
Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved

Approved 27/1/00

03
No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping (including replacement hedging adjacent to Barkham Road) which shall include indications of all existing trees and hedgerows on the land and details to be retained together with measures for their protection in the course of development.

04
All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season (1st November - 31st March) following the first occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species

05
Notwithstanding the plans submitted, prior to the development being brought into use, visibility splays of 4.5 m x 90 m shall be provided from the proposed exit onto School Road fully in accordance with the standards contained within PPG13. The visibility splays shall thereafter be kept free from obstruction exceeding 0.6 metres in height.

06
Prior to the development commencing, detailed plans shall be submitted showing the internal traffic management measures proposed, including road markings and signing. These works shall be completed prior to the development being brought into use

07
Prior to the development being brought into use, the vehicular entrance and exit shall be constructed in accordance with detailed plans submitted to and approved by the Local Planning Authority.

08
The area shown on the permitted drawings for vehicle parking and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown

09
Approved 27/1/00
Provision shall be made to accommodate all site operatives' visitors' and construction vehicles loading, off-loading, parking and turning within the site during the construction period in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

10
Approved 27/1/00
Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

8 – 5.30

11
No construction work of any sort shall take place other than between 0700 hours and 1900 hours Monday to Friday, 0800 and 1300 on Saturday and at no time on Sundays, Bank and National holidays.

12
Details of the proposed fencing shall be first submitted to and approved by the Local Planning Authority. The fencing shall then be erected in accordance with the approved details before the development hereby approved is occupied.

REASON(S) :

01
In pursuance of Section 91(1) of the Town and Country Planning Act 1990

02
To ensure a satisfactory external appearance.

03
In the interests of visual amenity.

04
In the interests of visual amenity.

05
In the interests of highway safety.

06
In the interests of highway safety.

07
In the interests of highway safety and convenience.

08
Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety

09
In the interests of highway safety and convenience.

10
In the interests of highway safety and convenience.

11
In the interests of residential amenity.

12
In the interests of visual amenity.

INFORMATIVE(S) :

01
The fencing referred to in condition 12 above shall include timber instead of proposed metal fencing adjacent to School Road.

02
The proposed pedestrian crossing works within the public highway do not accord with any recognised standard. Prior to the commencement of the development, the applicant should contact the Highway Authority to agree an appropriate package of measures to improve crossing facilities along School Road.
03
The applicant is advised that during the construction period fencing of a sufficiently robust design should be erected around the construction work areas to prevent school children obtaining access to these areas.

Development Control Manager

Date 30 November 1999

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 The applicant should contact the Building Control Section of the District Council's Environmental Services for further information.

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.

Summit Chambers
Castle Hill Terrace
Maidenhead
Berks, SL6 4JP
Fax: 01628 773408
Telephone: 01628 783518

CORNERSTONE DESIGN

To Mrs A O'Dell,

Please find enclosed a copy of a letter sent to Mr Tom Callaghan regarding Coombes & Arborfield School, dated the 5th June 2000.

With compliments

Summit Chambers
Castle Hill Terrace
Maidenhead
Berkshire SL6 4JP
Fax: 01628 773408
Telephone: **01628 783518**

CORNERSTONE DESIGN

Chartered Surveyors

Tom Callaghan,
Highways Department.
Wokingham District Council
Shute End,
Wokingham,
Berks.

COPY

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

5th June 2000.

Dear Mr. Callaghan,

Re Coombes and Arborfield schools - Additional classrooms.
Planning Approval Ref: 99/70481/F.

Further to our recent telephone conversation, we are writing on behalf of the Council's Education Department in connection with the proposed erection of the second new classroom at Combes School.

As you are aware, the planning committee granted approval to the erection of one new classroom in each of the two schools without the requirement to construct the new road as the two additional classrooms were part of the NDS scheme to reduce class sizes to thirty and therefore no additional children would be attending the schools. These two classrooms, are now in the course of being built. The Council has now obtained additional funding for the second classroom at Combes school this year and they wish to commence in early September but there is as yet no funding in place to construct the new roads and car parking areas, which we understand is still tied up with a Section 106 agreement on the MOD site.

In order that the second classrooms may proceed, we would wish to apply for a further waiver of conditions 05, 06, 07, and 08 to allow the classroom to be built without having the road constructed. The classroom would have a maximum 30 pupils and some of them will come from the existing children in the school in order to reduce the existing school class sizes to below 30.

The number of pupils in the current average register amounts to about 235 children housed in six existing classrooms making a proportion of 39 pupils per class. When the first new classroom is occupied, the proportion will drop down to 33.6 pupils per class which is still above the required number of 30 pupils per class. The second new classroom (No. 8) would then reduce the ratio to 29.37 per class. Therefore, the majority of the places in the second new class will be required to ensure that class sizes are maintained below thirty for the existing school register without any

increase in children at the school. In addition there are presently 50 nursery children who occupy a separate classroom with 50% attending in the mornings and 50% in the afternoons.

It is also understood that the work of refurbishing and selling off the numerous previously vacant houses on the MoD estate is now progressing which will result in a future increased demand for places at the school which will eventually result in increased pressure on resources at the school unless a further classroom is built.

We shall therefore be obliged if you will consider the above and advise us on the best course of action to enable the classroom to be constructed and assist the school in providing education for the children of the local area within the current funding restraints.

Yours sincerely

G.H. Jones, F.R.I.C.S., F.I.A.S.
For,
Cornerstone Design.

Tel: (0118) 974 6445

Date:

My ref: VAR/2000/1779

CONFIDENTIAL

Councillor G Cowan
Birch House
Eversley Road
Arborfield Cross
Reading
RG2 9PG

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: VAR/2000/1779
Coombe Infants School, School Road, Arborfield Cross, Reading.
Proposed variation ot conditions 5,6,7,8 and 12 of consent 99/70481/F to allow second new classroom prior to new road and parking being implimented.

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 **Angela Odell** on **(0118) 974 6445**. 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 _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **VAR/2000/1779**
Coombe Infants School, School Road, Arborfield Cross, Reading.
Proposed variation ot conditions 5,6,7,8 and 12 of consent 99/70481/F to allow second new classroom prior to new road and parking being implimented.

Transfer: Yes ☐ No ☐
Reason for Transfer:
_____
_____

Signed: _____ Date: _____

Councillor G Cowan

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

SECTION 66 CERTIFICATE

Application No.

19.JUN.2000*

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

OR

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

● 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 14/10/2000

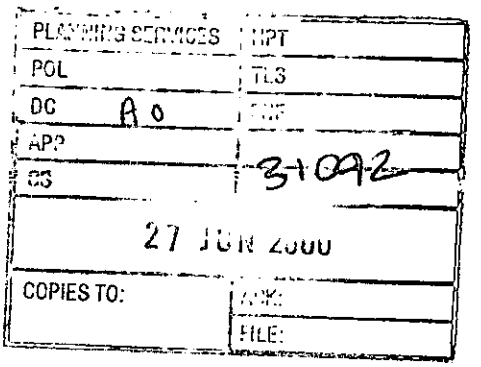
TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

The Coombes
County Infant and Nursery School

School Road Arborfield Reading RG2 9NX
Tel: 0118 976 0751 Fax: 0118 976 1916
e-mail: Coombesschool@btinternet.com

Headteacher: Miss S M Humphries MA(Hon) MBE

Mrs Odell
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire



13 June 2000

Dear Mrs Odell

This is just to confirm our need for an additional classroom in the very near future as well as the classroom due to be completed in July. Our numbers on roll are 233 and we have been very grateful for the marquee, but as you can see from these figures we have already filled the seventh classroom.

We are going to be in dire straights when the houses in the Garrison are released for occupation, currently 100 houses are due to be occupied by September. We hope that the 2nd of the new classrooms can go through more or less on the nod and that the families moving in will have a place for their children at this school, as they will be within our catchment area.

Yours sincerely

Susan Humphries

Susan Humphries
Headteacher

cc: Brian McKay
Katy + Gary Cowan
Jerry Muldowney

THE JERWOOD AWARD

WOKINGHAM DISTRICT COUNCIL

Received by Wokingham District Council

Application No: VAR/2000/1779

Proposal:
Proposed variation ot conditions 5,6,7,8 and 12 of consent 99/70481/F to allow second new classroom prior to new road and parking being implimented.

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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/07/2000. 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 Planning and Transportation

27 June 2000

Arborfield & Newland Parish Council

25 Melrose Gardens
Arborfield Cross
Berkshire
RG2 9PY
Tel 01189 760680
Fax 01189 760680
E-mail parishclerk@arborfield.org.uk

23 June 2000

Ms Angela O'Dell
Wokingham District Council
Shute End
Wokingham
Berkshire

Dear Ms O'Dell

Councillor Katie Cowan spoke to Sue Humphries and Brian McKay on 14th June and it appears that funds are available to build the second classroom.

The second classroom should be built as a matter of urgency partly due to the sale of Hill Road on the 30th June and Valon Road late summer.

We are given to understand that the drop off and pick up point is part of the conditions for the second phase of the schools development. Due to the unusual circumstances we would therefore accept the building of the second classroom with the proviso that the pick up and drop off scheme is part of the third phase or is built as soon as funding becomes available.

Hopefully the second classroom can be completed by Christmas but we would stress the need for the pick up and drop off scheme to be completed as soon as possible as the extra children would only exacerbate the situation of parents parking in Anderson, Link Way and Emblen.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

Cc Sue Humphries
Brian McKay

PLA
PC
DC AO
APP
CS 31133
27 JUN 2000
COPIES TO: ACK:
FILE:

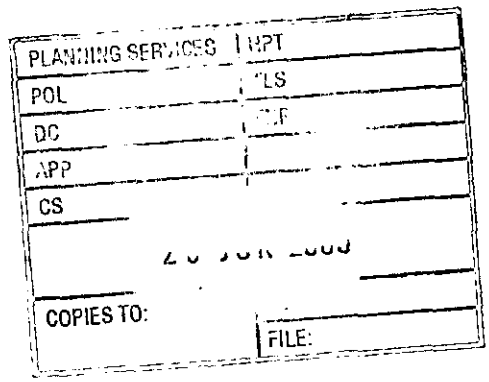
Tel. No. 0118 974 6323 (Direct Line) Fax. 0118 974 6313

Date: 26th June 2000.

Your ref.

My ref. TC/P1[20572]

Mr G H Jones
Cornerstone Design
Summit Chambers
Castle Hill Terrace
Maidenhead
Berkshire
SL6 4PJ



Environmental Services Department
Engineering Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Main Switchboard (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mr Jones,

COOMBES AND ARBORFIELD SCHOOLS – ADDITIONAL CLASSROOMS PLANNING APPROVAL 99/70481/F

I refer to your letter dated 5th June 2000 and apologise for my delay in replying.

As you know, the Highway Authority raised no objection to the erection of one classroom within each school prior to the improved access and car parking facilities being provided on the basis that class sizes would be reduced with no additional children being proposed. I understand from your letter that the second additional classroom is required to achieve class sizes of below 30 and again, no additional children are proposed. However, as stated in your letter, the refurbishment work and sale of the previously vacant MoD accommodation in Arborfield will increase demand for places within both schools which will further exacerbate existing traffic problems along School Road during drop off/pick up times.

Although I am concerned that the second classroom at the Coombes could be used to accommodate additional children, I accept that its main purpose will be to keep class sizes to a minimum. Therefore, I can confirm that in this instance the Highway Authority does not object to the construction and occupation of the proposed additional classroom prior to the access and car parking improvements being carried out. However, it should be noted that the Highway Authority will object to the construction of any further classrooms prior to the access and parking improvements being completed.

If you require any further assistance please contact me on the above telephone number.

Yours sincerely,

T. Callaghan
Team Leader Highways Development Control.

cc: Angela Odell – Senior Planning Officer

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Property Services, Wokingham District Council
C/O Cornerstone Design
Summit Chambers
Castle Hill Terrace
Maidenhead
Berkshire
SL6 4JP

Application Number: VAR/2000/1779

Parish: **ARBORFIELD**

Location: **Coombes Infant School, School Road, Arborfield Cross, Reading.**

Proposal: **Proposed variation ot conditions 5,6,7,8 and 12 of consent 99/70481/F to allow second new classroom *prior to new road and parking being implimented.***

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.

Vary condition Nos. 5-8 and 12 to replace the references to 'the development shall commence' with "the remaining new classroom No.3 at Coombes School and new classrooms at Arborfield Junior School" as follows.

Condition 5
Notwithstanding the plans submitted, prior to the development of the remaining new classroom No.3 at Coombes School and new classrooms at Arborfield Junior School being brought into use, visibility splays of 4.5m X 90m shall be provided from the proposed exit onto School Road fully in accordance with the standards contained within PPG13. The visibility splays shall thereafter be kept free from obstruction exceeding 0.6m in height.

Condition 6
Prior to the development of the remaining new classroom No.3 at Coombes School and new classrooms at Arborfield Junior School commencing, detailed plans shall be submitted showing the internal traffic management measures proposed, including road marking and signing. These works shall be completed prior to the development being brought into use.

Condition 7
Prior to the development of the remaining new classroom No.3 at Coombes School and new classrooms at Arborfield Junior School being brought into use, the vehicular entrance and exit shall be constructed

Condition 8
The area shown on the permitted drawings for vehicle parking and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown.

Condition 9
Details of the proposed fencing shall be first submitted to and approved by the Local Planning Authority. The fencing shall then be erected in accordance with the approved details before the development of the remaining new classroom No.3 at Coombes School and new classrooms at Arborfield Junior School hereby approved is occupied.

John Mitchell
Development Control Manager
Date: 19/07/2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 27 October, 2000
My ref. BC/DC/2000/1779
Your ref.

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) 977 8909
DX: 33506 – Wokingham

Cornerstone Design
Summit Chambers
Castle Hill Terrace
Maidenhead
Berkshire SL6 4JP

Dear Sirs

PLANNING PERMISSION 2000/1779
SITE: COOMBES INFANT SCHOOL, SCHOOL ROAD, ARBORFIELD, READING, RG2 9NX

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/1779 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

Angela Odell

ANGELA ODELL
Senior Planning Officer

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 19 JULY 2000 FROM 7 00 PM TO 9.55 PM

Present: Mrs D.C. Beatty, Mr. M.J Bryant, Mr. T.P Dredge, Mr. J.L. Earnshaw, Mrs J.A Lissaman, Mrs M.A. Long, Mr. K.A. Malvern, Mrs. M. Robertson, and Fiona Rolls.

Also present under Standing Order 39: Mr. F.D Browne, Mr. G. Cowan, Simon. Etheridge and Mr. A.J.Ross

64. CHAIRMAN

RESOLVED: That Mr. K.A Malvern be elected Chairman of the Committee for the 2000/2001 Municipal Year.

65. VICE-CHAIRMAN

RESOLVED: That Mrs J.A Lissaman be elected Vice-Chairman of the Committee for the 2000/2001 Municipal Year.

66. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

67. MINUTES

The Minutes of the meeting of the Committee held on 28 June 2000 were confirmed as a correct record and signed by the Chairman.

68. APOLOGIES FOR ABSENCE

Apologies for absence were received from Mr. S.J.Conway, Mr. R.F.N.Eke and Mr. B.J.S Patman.

2) That the Director of Education and Cultural Services be informed of this Committee's concern at the manner this application was brought forward.

(Note: Fiona Rolls asked to be recorded as voting against the decision to approve the variation.)

76. APPLICATION NO. 2000/1779, PROPOSED VARIATION OF CONDITIONS 5, 6, 7, 8 AND 12 OF PLANNING PERMISSION 99/70481/F TO ALLOW SECOND NEW CLASSROOM PRIOR TO NEW ROAD AND PARKING BEING IMPLEMENTED, COOMBES INFANT SCHOOL, SCHOOL ROAD, ARBORFIELD, FOR WOKINGHAM DISTRICT COUNCIL

The Committee considered a report about this application as set out on Agenda pages 654 to 662.

Mr. G.Cowan, the local Member attended the meeting and spoke in favour of the proposal.

RESOLVED: 1) That approval be given to the variation of the conditions set out on Agenda page 655, relating to Application No. 2000/1779;

Application No. VAR/2000/1779 **Received 19.06.00** **Arborfield**

Applicant: **Wokingham District Council**
Location : **Coombes Infant School, School Road, Arborfield**
Proposal : **Proposed Variation of Conditions 5, 6, 7, 8 and 12 of Planning Permission 99/70481/F to allow Second New Classroom prior to New Road and Parking being Implemented**

1. **Planning History** - Coombes Infant School (together with Arborfield & Barkham Junior School) is located outside a settlement boundary and in a gap between settlements, but opposite a part of the settlement of Arborfield Cross. Coombes Infant School is a modern building.

   Planning Application No. 99/70481/F was granted by the Development Control Sub-Committee on 24th November 1999 for five additional classrooms at Coombes Infant and Arborfield & Barkham Junior Schools.

   Then permission was granted by the Sub-Committee of 2nd February 2000 to vary Condition Nos. 5, 6, 7, 8 and 12 to enable 2 classrooms (one for each school) to be occupied before the proposed access, internal road and parking alterations were implemented (Conditions 5 - 8), and before providing fencing behind the new visibility splays (Condition 12). These 2 classrooms are now under construction.

2. **Proposal** - Is again to vary Conditions 5, 6, 7, 8 and 12 to enable the second new classroom at Coombes Infant School to be occupied before the access, internal road, parking alterations and fencing are implemented.

   The agent has explained that the Council has now obtained additional funding for the second classroom at Coombes School this year and wish to commence in early September, but there is as yet no funding in place to construct the new roads and car parking areas, which is dependant on the Section 106 Agreement on the ex-MOD Poperinghe housing site. A full application has been received for 298 dwellings on this site. However, at the time of writing this report, the application has not yet been validated.

   The classroom would have a maximum 30 pupils and some of them will come from the existing children in the school in order to reduce the existing school class sizes to below 30.

3. **Consultations** -
   - ***Arborfield Parish Council*** *:* Support proposal with comments (attached).
   - ***Highway Officer*** *:* No objection, but would object to the construction of any further classrooms prior to the access and parking improvement being completed.
   - ***Headteacher of Coombes School*** : Confirms the urgent need for the classroom.

4. **Appraisal** - Main issue is highway safety and convenience.

As can be seen from the attached decision notice, conditions 5, 6, 7, 8 and 12 require approval of details before development commences, and provision of the proposed access, internal road, parking and consequent replacement fencing before the development is brought into use. To satisfy these conditions as currently worded would delay the start of work and occupation of the classroom until finance from the Poperinghe housing development is available.

As the Highway Officer raises no objection to the construction and occupation of the additional classroom prior to the implementation of the proposed access, internal road and parking alterations, the proposal is considered acceptable.

5. **Recommendation** - VARY Condition Nos. 5 - 8 and 12 to replace the references to 'the development shall commence' with "the remaining new classroom No. 3 at Coombes School and new classrooms at Arborfield Junior School" as follows.

Condition 5
Notwithstanding the plans submitted, prior to the development of the remaining new classroom No. 3 at Coombes School and new classrooms at Arborfield Junior School being brought into use, visibility splays of 4.5m x 90m shall be provided from the proposed exit onto School Road fully in accordance with the standards contained within PPG13. The visibility splays shall thereafter be kept free from obstruction exceeding 0.6m in height.

Condition 6
Prior to the development of the remaining new classroom No. 3 at Coombes School and new classrooms at Arborfield Junior School commencing, detailed plans shall be submitted showing the internal traffic management measures proposed, including road making and signing. These works shall be completed prior to the development being brought into use.

Condition 7
Prior to the development of the remaining new classroom No. 3 at Coombes School and new classrooms at Arborfield Junior School being brought into use, the vehicular entrance and exit shall be constructed in accordance with detailed plans submitted to and approved by the Local Planning Authority.

Condition 8
The area shown on the permitted drawings for vehicle parking and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown.

Condition 9
Details of the proposed fencing shall be first submitted to and approved by the Local Planning Authority. The fencing shall then be erected in accordance with the approved details before the development of the remaining new classroom NO. 3 at Coombes School and new classrooms at Arborfield Junior School hereby approved is occupied.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF CONSENT FOR PLANNING PERMISSION

Wokingham District Council Property Dept
C/O Cornerstone Design
Summit Chambers
Castle Hill Terrace
Maidenhead
Berkshire
SL6 4JP

Application No : 99/70481/F

Parish : ARBORFIELD PARISH

Proposal : PROPOSED CLASSROOM EXTENSIONS AND RE-ROOFING WORK CAR PARK AND LANDSCAPING ALTERATIONS

Location : COOMBES INFANT & ARBORFIELD & BARKHAM SCHOOL, SCHOOL ROAD, ARBORFIELD

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **GRANT PLANNING 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(S) :

01
The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

02
Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved

03
No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping (including replacement hedging adjacent to Barkham Road) which shall include indications of all existing trees and hedgerows on the land and details to be retained together with measures for their protection in the course of development.

04
All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season (1st November - 31st March) following the first occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

05
Notwithstanding the plans submitted, prior to the development being brought into use, visibility splays of 4.5 m x 90 m shall be provided from the proposed exit onto School Road fully in accordance with the standards contained within PPG13. The visibility splays shall thereafter be kept free from obstruction exceeding 0.6 metres in height.

06
Prior to the development commencing, detailed plans shall be submitted showing the internal traffic management measures proposed, including road markings and signing. These works shall be completed prior to the development being brought into use.

07
Prior to the development being brought into use, the vehicular entrance and exit shall be constructed in accordance with detailed plans submitted to and approved by the Local Planning Authority.
08
The area shown on the permitted drawings for vehicle parking and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown.
09
Provision shall be made to accommodate all site operatives' visitors' and construction vehicles loading, off-loading, parking and turning within the site during the construction period in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.
10
Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.
11
No construction work of any sort shall take place other than between 0700 hours and 1900 hours Monday to Friday, 0800 and 1300 on Saturday and at no time on Sundays, Bank and National holidays.
12
Details of the proposed fencing shall be first submitted to and approved by the Local Planning Authority. The fencing shall then be erected in accordance with the approved details before the development hereby approved is occupied.

REASON(S) :
01
In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
02
To ensure a satisfactory external appearance.
03
In the interests of visual amenity.
04
In the interests of visual amenity.
05
In the interests of highway safety.
06
In the interests of highway safety.
07
In the interests of highway safety and convenience.
08
Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.
09
In the interests of highway safety and convenience.
10
In the interests of highway safety and convenience.
11
In the interests of residential amenity.
12
In the interests of visual amenity.

INFORMATIVE(S) :
01
The fencing referred to in condition 12 above shall include timber instead of proposed metal fencing adjacent to School Road.

Arborfield & Newland Parish Council

25 Melrose Gardens
Arborfield Cross
Berkshire
RG2 9PY
Tel 01189 760680
Fax 01189 760680
E-mail parishclerk@arborfield.org.uk

23 June 2000

Ms Angela O'Dell
Wokingham District Council
Shute End
Wokingham
Berkshire

Dear Ms O'Dell

Councillor Katie Cowan spoke to Sue Humphries and Brian McKay on 14th June and it appears that funds are available to build the second classroom.

The second classroom should be built as a matter of urgency partly due to the sale of Hill Road on the 30th June and Valon Road late summer.

We are given to understand that the drop off and pick up point is part of the conditions for the second phase of the schools development. Due to the unusual circumstances we would therefore accept the building of the second classroom with the proviso that the pick up and drop off scheme is part of the third phase or is built as soon as funding becomes available.

Hopefully the second classroom can be completed by Christmas but we would stress the need for the pick up and drop off scheme to be completed as soon as possible as the extra children would only exacerbate the situation of parents parking in Anderson, Link Way and Emblen.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

Cc Sue Humphries
Brian McKay

PLANNING DEPT	
PCL	
DC AO	
APP	
CS	31133
27 JUN 2000	
COPIES TO:	ACK:
	FILE:

02
The proposed pedestrian crossing works within the public highway do not accord with any recognised standard. Prior to the commencement of the development, the applicant should contact the Highway Authority to agree an appropriate package of measures to improve crossing facilities along School Road.
03
The applicant is advised that during the construction period fencing of a sufficiently robust design should be erected around the construction work areas to prevent school children obtaining access to these areas.

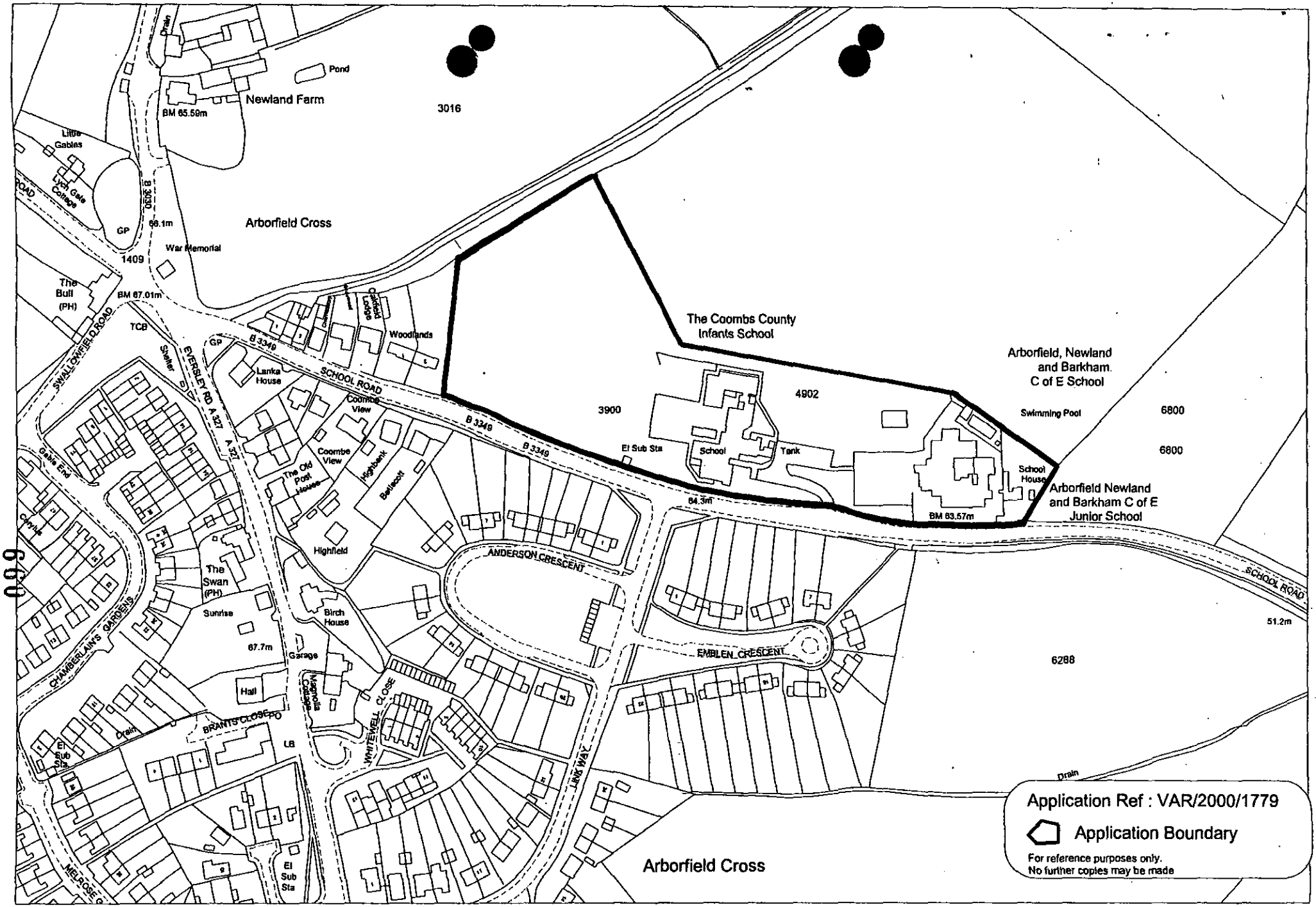
DEHumphrey

Development Control Manager

Date 30 November 1999

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. The applicant should contact the Building Control Section of the District Council's Environmental Services for further information.

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.



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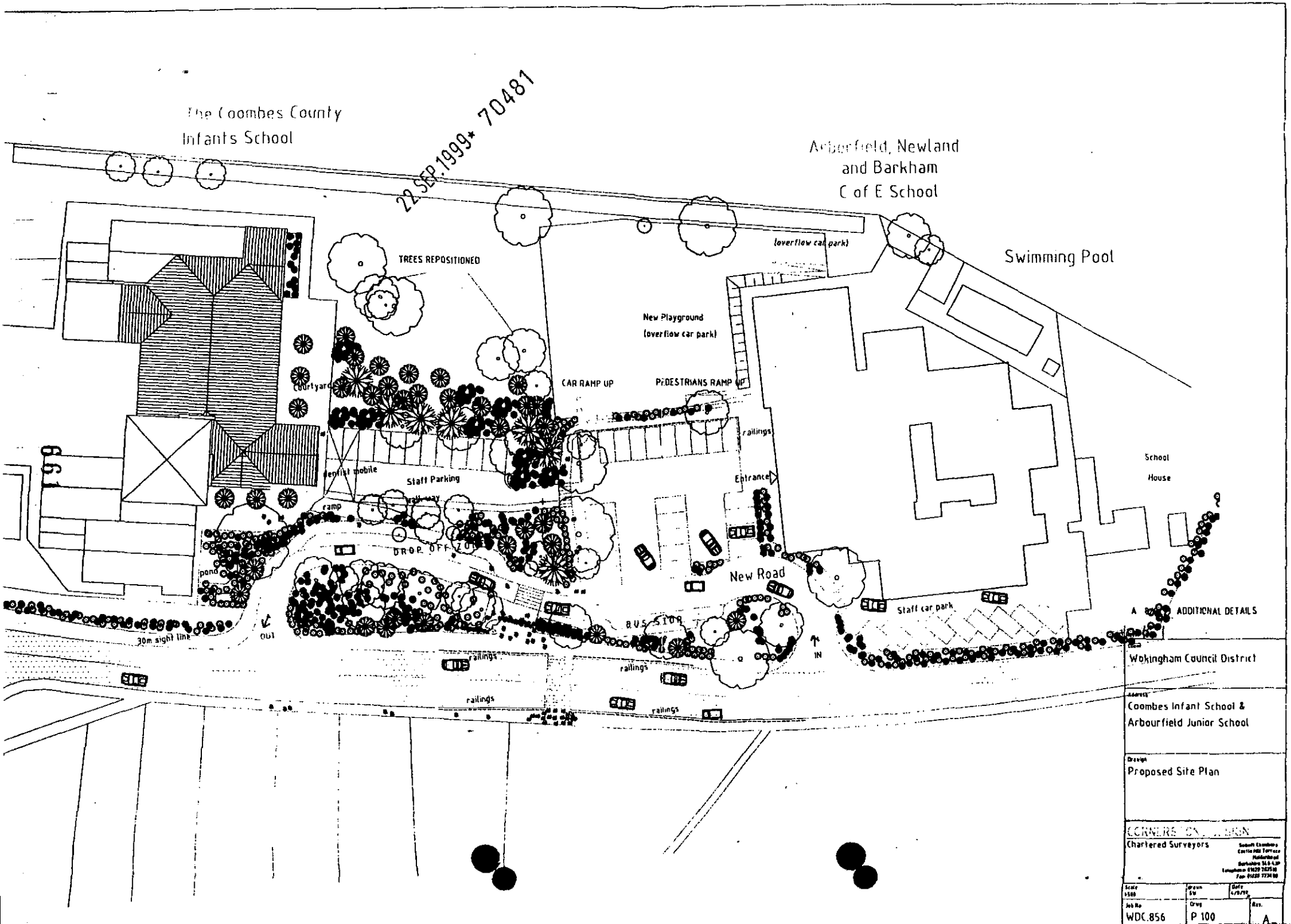
Development Control Section, Environmental Services, Wokingham District Council.

19 July 2000

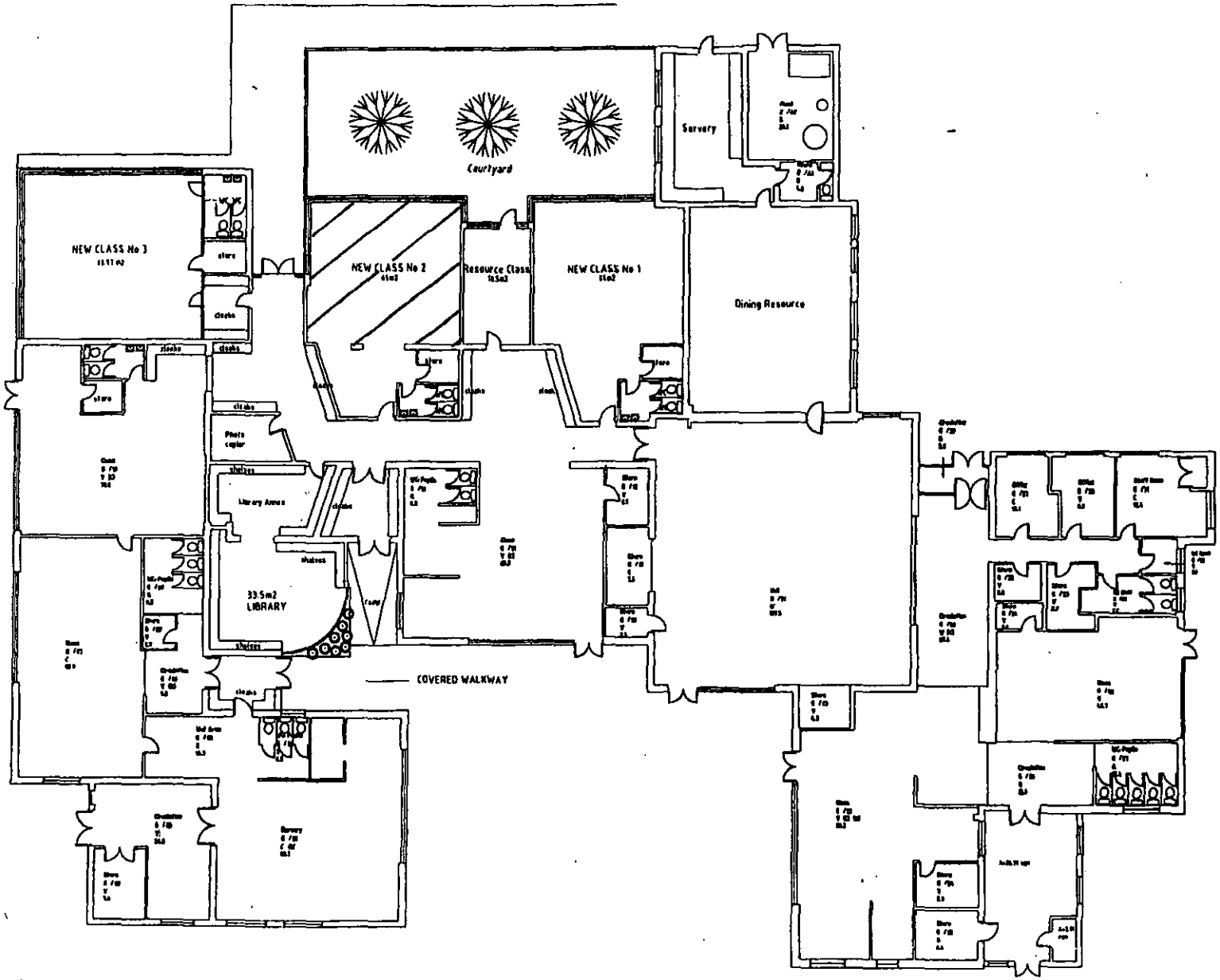
Scale: 1 : 2500

N W E S


The Coombes County Infants School
22 SEP 1999* 70481
Arbourfield, Newland and Barkham C of E School
Swimming Pool
TREES REPOSITIONED
(overflow car park)
New Playground
(overflow car park)
CAR RAMP UP
PEDESTRIANS RAMP UP
railings
Courtyard
Dentist mobile
Staff Parking
Entrance
School House
ramp
DROP OFF ZONE
pond
New Road
BUS STOP
Staff car park
A ADDITIONAL DETAILS
30m sight line
OUT
IN
railings
railings
railings
railings
Wokingham Council District
Coombes Infant School & Arbourfield Junior School
Proposed Site Plan
CORNERS CHARTERED SURVEYORS
Chartered Surveyors
WDC.856
P 100
A

19. JUN. 2000* 1779

2692



Proposed Ground Floor Plan

C 10/9/99 ADDITIONAL DETAILS

Client
Wokingham District Council

Address
Coombes Infant School

Drawing
Proposed Plans

CORNERSTONE DESIGN
Chartered Surveyors

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 27 June 2000

Application Number: VAR/2000/1779

Proposal: Proposed variation ot conditions 5,6,7,8 and 12 of consent 99/70481/F to allow second new classroom prior to new road and parking being implimented.

Parish: ARBORFIELD PARISH

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

Applicant:
Property Services Wokingham District Council C/O Cornerstone Design.

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).

As per my letter dated 26th June 2000
to Applicants Agent 'Cornerstone Street Design'
Copies to Planning officer

R 27/6/00

Signed: _____ **Print name:** _____

VAR/2000/1779 – Arts School

Due to urgency & need to go to Committee on 19 July. Please send out new consultation letters & site notice with new end date of 18 instead of 21 July (including property & education)

Thanks

Arg.

29/6

Neighbours sent 29/6 1st class

+ site notice

all others given usual 7 days.

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 27.6.2000 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	Barkham
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:

Rural Area

NEIGHBOURS:

S/N + 1-9 Emblem Crescent ✓
1-8 Anderson Crescent
2 Woodlands, School Road
21 Nine Mile Ride
Arborfield Village Playgroup, The Terrapin, Arborfield
Coombes School, School Road, Arborfield

Received by Wokingham District Council

Application No: VAR/2000/1779

Proposal:
Proposed variation ot conditions 5,6,7,8 and 12 of consent 99/70481/F to allow second new classroom prior to new road and parking being implimented.

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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 18/07/2000. 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 Planning and Transportation

29 June 2000

WORK SHEET FOR : Angela Odell

Application Number : VAR/2000/1779

Applicant : Property Services Wokingham District Council C/O Cornerstone Design.

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

Proposal : Proposed variation ot conditions 5,6,7,8 and 12 of consent 99/70481/F to allow second new classroom prior to new road and parking being implimented.

Site Notice Displayed ? :	YES	NO	DATE
	✓		14. 7. 00

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 19/06/2000

Earliest Date for Decision : 21/07/2000

Latest Consultation Date/Site Notice Expiry Date : 21/07/2000

This application will have expired on: 14/08/2000. 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 :

Planning Issues :

Application Number: VAR/2000/1779

Appraisal :

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

(tick appropriate box) at Sub-Committee 19/7/00

Application Number VAR/2000/1779
Conditions/Reasons for Refusal

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

5. ~~**Recommendation**~~ - VARY Condition Nos. 5 - 8 and 12 to replace the references to 'the development shall commence' with "the remaining new classroom No. 3 at Coombes School and new classrooms at Arborfield Junior School" as follows.

Condition 5
Notwithstanding the plans submitted, prior to the development of the remaining new classroom No. 3 at Coombes School and new classrooms at Arborfield Junior School being brought into use, visibility splays of 4.5m x 90m shall be provided from the proposed exit onto School Road fully in accordance with the standards contained within PPG13. The visibility splays shall thereafter be kept free from obstruction exceeding 0.6m in height.

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Prior to the development of the remaining new classroom No. 3 at Coombes School and new classrooms at Arborfield Junior School commencing, detailed plans shall be submitted showing the internal traffic management measures proposed, including road making and signing. These works shall be completed prior to the development being brought into use.

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Condition 9
Details of the proposed fencing shall be first submitted to and approved by the Local Planning Authority. The fencing shall then be erected in accordance with the approved details before the development of the remaining new classroom NO. 3 at Coombes School and new classrooms at Arborfield Junior School hereby approved is occupied.

RECORD OF SITE VISIT

SITE ADDRESS: Coombe Infants School School Road Arborfield Cross Reading.

APPLICATION NUMBER: VAR/2000/1779

OFFICER: Angela Odell

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

81/89

Start date: 16 JUN 2000	Map No. ..... Site 2.20
Officer: AO. Application No. UAR/2000/1779	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☑ Sub Committee ☐ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(V) PROPOSED VARIATION TO CONDITIONS 5, 6, 7 & 12 OF CONSENT 99/70481/F TO ALLOW SECOND NEW CLASSROOM PRIOR TO NEW ROAD & PARKING BEING IMPLIMENTED

Location: COOMBES SCHOOL SCHOOL ROAD

Parish: ARBORFIELD WDC

Ward: Arborfield 27.6.2000

Applicant: PROPERTY SERVICES to be transferred from VE 301 8022

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			
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 : 27.6.2000 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 : Barkham
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:

Rural Area

NEIGHBOURS:

S/N + 1-9 Emblen Crescent ✓
1-8 Anderson Crescent
2 Woodlands, School Road
21 Nine Mile Ride
Arborfield Village Playgroup, The Terrapin, Arborfield
Coombes School, School Road, Arborfield

Summit Chambers
Castle Hill Terrace
Maidenhead
Berkshire SL6 4JP
Fax: 01628 773408
Telephone: 01628 783518

CORNERSTONE DESIGN

Chartered Surveyors

Tom Callaghan,
Highways Department.
Wokingham District Council
Shute End,
Wokingham,
Berks.

5th June 2000.

Dear Mr. Callaghan,

Re Coombes and Arborfield schools - Additional classrooms.
Planning Approval Ref: 99/70481/F.

Further to our recent telephone conversation, we are writing on behalf of the Council's Education Department in connection with the proposed erection of the second new classroom at Combes School.

As you are aware, the planning committee granted approval to the erection of one new classroom in each of the two schools without the requirement to construct the new road as the two additional classrooms were part of the NDS scheme to reduce class sizes to thirty and therefore no additional children would be attending the schools. These two classrooms, are now in the course of being built. The Council has now obtained additional funding for the second classroom at Combes school this year and they wish to commence in early September but there is as yet no funding in place to construct the new roads and car parking areas, which we understand is still tied up with a Section 106 agreement on the MOD site.

In order that the second classrooms may proceed, we would wish to apply for a further waiver of conditions 05, 06, 07, and 08 to allow the classroom to be built without having the road constructed. The classroom would have a maximum 30 pupils and some of them will come from the existing children in the school in order to reduce the existing school class sizes to below 30.

The number of pupils in the current average register amounts to about 235 children housed in six existing classrooms making a proportion of 39 pupils per class. When the first new classroom is occupied, the proportion will drop down to 33.6 pupils per class which is still above the required number of 30 pupils per class. The second new classroom (No. 8) would then reduce the ratio to 29.37 per class. Therefore, the majority of the places in the second new class will be required to ensure that class sizes are maintained below thirty for the existing school register without any

increase in children at the school. In addition there are presently 50 nursery children who occupy a separate classroom with 50% attending in the mornings and 50% in the afternoons.

It is also understood that the work of refurbishing and selling off the numerous previously vacant houses on the MoD estate is now progressing which will result in a future increased demand for places at the school which will eventually result in increased pressure on resources at the school unless a further classroom is built.

We shall therefore be obliged if you will consider the above and advise us on the best course of action to enable the classroom to be constructed and assist the school in providing education for the children of the local area within the current funding restraints.

Yours sincerely

G.H. Jones, F.R.I.C.S., F.I.A.S.
For,
Cornerstone Design.

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
19.JUN.2000* 1779

1.	APPLICANT'S NAME	PROPERTY SERVICES, WOKINGHAM DISTRICT COUNCIL
	ADDRESS	SHUTE END WOKINGHAM BERKS
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	CORNERSTONE DESIGN
	ADDRESS	SUMMIT CHAMBERS CASTLE HILL TERRACE, MAIDENHEAD
	POST CODE	BERKS SL6 4SP PHONE 01628 783518
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	COOMBES 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.		WAIVER OF CONDITIONS 05, 06, 07, 08 and 12 to allow second new classroom at Coombes School prior to new road & parking being implimented
5. Give the area in hectares or part of a hectare	AREA OF SITE	N/A
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	WOKINGHAM DISTRICT COUNCIL.
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	SITE LOCATION PLAN
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 99/70481/F Conditions to be relaxed 05, 06, 07, 12 and 08

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.

Educational

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.

none to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

N/A

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.

N/A

16. HOW WILL SURFACE WATER BE DISPOSED OF?

N/A

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details N/A

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

N/A

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	/ N/A *	/ *	/ *
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.

£ 95.00. but internal cost code UE 301 8022.

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 District Council DATE 14 June 2000

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	N/A			
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				
OTHER	Please Specify				
	TOTAL				

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		
Proposed	N/A	

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 AL.

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

SCHOOL.

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
N/A.			

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 bythe Chief Officerresponsible 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.'

1933

ADDRESS Coombes County Infant & Nursery School PARISH Aborfield

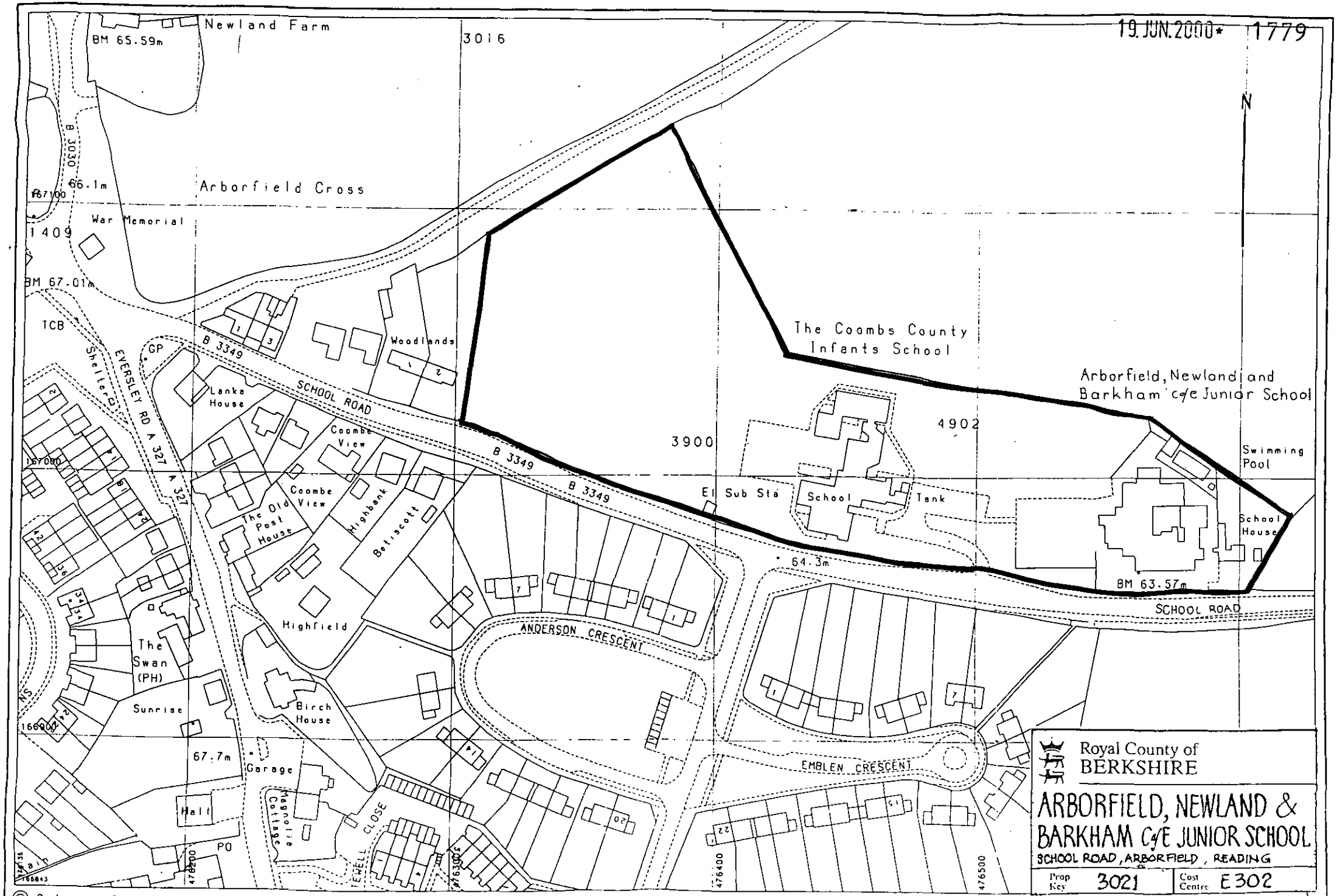
PLOT No. School Road ORD. SHEET No.

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/FS				
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. 10 C - (Site Ops Parking & Turning) & 10 (Prevention of Depositing of Mud on Highway)	27.1.00	APP

MINISTRY DECISION

SPECIAL ORDERS


19.JUN.2000* 1779
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
SCHOOL ROAD
Woodlands
Lanka House
Coombe View
Coombe View
The Old Post House
Highbank
Belscott
Highfield
The Swan (PH)
Sunrise
Birch House
67.7m
Garage
Hall
PO
Magnolia Cottage
TEWELL CLOSE
The Coombs County Infants School
Arborfield, Newland and Barkham c/e Junior School
4902
3900
El Sub Sta
School
Tank
Swimming Pool
School House
64.3m
BM 63.57m
SCHOOL ROAD
ANDERSON CRESCENT
EMBLEN CRESCENT
N
Royal County of BERKSHIRE
ARBORFIELD, NEWLAND & BARKHAM C/E JUNIOR SCHOOL
SCHOOL ROAD, ARBORFIELD, READING
Prop Key 3021
Cost Centre E302
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