APPLICATION NO:
F/2001/5410

LOCATION:
Whiteknights Cp School Fairlawn Green, Reading.

APPLICANT:
Whiteknights Primary School C/O Rollalong Ltd

PROPOSAL:
Proposed extension to modular classroom to form 2 new classrooms

EARLIEST DATE FOR DECISION: **31/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
15/02/2002

CASE OFFICER: **Andrew Thorley**
Tanya Davis.

APPROVED

523

DO

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Whiteknights Primary School
C/O Rollalong Ltd
Woolsbridge Industrial Park
Three Legged Cross
Wimborne
Dorset
BH21 6SF

Application Number: F/2001/5410

Parish: **EARLEY**

Location: **Whiteknights Cp School, Fairlawn Green, Reading.**

Proposal: **Proposed extension to modular classroom to form 2 new classrooms**

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 temporary building hereby permitted shall be removed from the land on or before 31 January 2012 and all works necessary for the reinstatement of the land to its former state and condition shall then be carried out to the satisfaction of the Local Planning Authority.

Condition
2. All new works shall be finished to resemble in size, colour, texture and profile those of the existing building.

Reason
1. The building by reason of its design and siting is not considered suitable for permanent retention.

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

Informative
1. Attention is drawn to the comments made by the Access Officer in his letter dated 17 January 2002.

Informative

2. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies OS1, EN1, EN3 and EN4.
Loddon Area Local Plan Policies LBE1, LPS2 and LPS3.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS2, WOS3 and WIC16.

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.

Tel. 0118 974 6229 (Direct Line)
E-mail: Tanya.Davies@wokingham.gov.uk
Date. 3 September, 2002
My ref. BC/DC/F/2001/5410
Your ref.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Whiteknights Primary School
C/o Rollalong Ltd
Woolsbridge Industrial Park
Three Legged Cross
WIMBOURNE
Dorset BH21 6SF

Dear Sirs

PLANNING PERMISSION F/2001/5410
SITE: WHITEKNIGHTS CP SCHOOL, FAIRLAWN GREEN, READING

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 F/2001/5410 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

TANYA DAVIES
Planning Officer

To:
Transportation Group
Rachael Cameron

From: Tanya Davies

Date: 17 January 2002

Application Number: F/2001/5410

Proposal: Proposed extension to modular classroom to form 2 new classrooms.

Site Address:
Whiteknights Cp School, Fairlawn Green, , Reading.

Applicant:
Whiteknights Primary School C/O Rollalong Ltd.

Your observations are required in respect of this application within **7 days** of the above date.

PL. Cycle parking? – already in Safe Routes to School programme

Ade - No Comment.

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 07 January 2002

Application Number: F/2001/5410

Proposal: Proposed extension to modular classroom to form 2 new classrooms

Parish: EARLEY TOWN

Site Address:
Whiteknights Cp School, Fairlawn Green, , Reading.

Applicant:
Whiteknights Primary School C/O Rollalong Ltd.

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).

Safe routes to School strategy and School Travel Plan already in process.

Signed: _____ **Print name:** AC 11/1/02

FROM: Andrew Thorley

DATE: 07 January 2002

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
18 JAN 2002	
COPIES TO:	ACK:
	FILE:

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5410

Proposal: Proposed extension to modular classroom to form 2 new classrooms.

Site Address: Whiteknights Cp School, Fairlawn Green, , Reading.

Applicant: Whiteknights Primary School C/O Rollalong Ltd.

Your observations are required in respect of this application **by 31/01/2002** .

NO OBJECTION

SIGNED: _____ DATE: 18 JAN 2002

Clerk To Earley Parish/Town Council.

☎ 0118 974 6379 (Direct Line)

Thursday, 17 January 2002

TD

Rollalong Ltd
Woolsbridge Industrial Park
Three legged Cross
Winborne
Dorset
BH21 6SF

Access Officer
Environmental Services Department
Building Control
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6379
Fax: (0118) 974 6385
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
Email: henry.knight@wokingham.gov.uk

Dear Sir/Madam,

Planning Application No: F/2001/5410

Address: Whiteknights Primary School, Fairlawn Green, Reading

The above planning application has been reviewed for the provision of access and facilities for disabled people.

The following two lists should be addressed in order to facilitate improved use of the proposed building adaptations by disabled people.

List A *(These are mandatory requirements under the Building Regulations where applicable)*

1. To ensure that the ramped approach complies with Part M3 (para 1.19)
2. To provide a stepped approach to compliment ramp. Stepped approach should comply with the provisions of Part M3 (para 1.24)
3. To ensure that windows and doors in general use that open outward should not cause an obstruction on a path, which runs along the face of a building.
4. To ensure that the proposed principal entrance doors contain a leaf which provides a minimum clear opening width of not less than 800mm.
5. To ensure that proposed internal doorways contain a leaf, which provides a minimum opening of not less than 750mm.

List B *(Recommendations for good practice in line with the Disability Discrimination Act, 1995 and BS8300)*

1. To ensure that the force required to open doors is not excessive (20 Newton's recommended).
2. To consider the design and position of door furniture in terms of reach and grip.
3. To consider the use of colour and tonal contrast on floors, walls, doors and door fittings.
4. To ensure that maintained luminance levels both internal and external to the building are at an appropriate level.

The above list (B) is not meant as an exhaustive list of requirements needed to comply with the DDA but as an indication of some design aspects that should be considered.

Please note that compliance with Part-M does not remove all liabilities under the DDA 1995.

From October, 2004 service providers may have to make 'reasonable adjustments' in relation to those *'physical'* features of their premises that make it impossible or unreasonable difficult for disabled people to access a service. This may include removing, altering or providing reasonable means of avoiding physical features.

At present service providers are not required to make permanent alterations to the physical fabric of premises, fixtures, fittings or furnishings when providing auxiliary aids. However, the Act does not prevent service providers from taking these requirements into account at an earlier stage. Anticipating these requirements in existing building and maintenance schedules would be advisable in order to anticipate the 2004 requirements.

Should you wish to discuss any of the above issues please do not hesitate to contact me on (0118) 974 6379.

If you have any queries with regard to the Building Regulations please contact the area building control surveyor.

Yours faithfully,

Henry Knight
Access Officer

CC: **Andrew Thorley - WDC Planning Dept.**

SHINFIELD PARISH COUNCIL
Letter dated
02·01·02

ADDITIONAL PLANS As above
New plans: Proposed landscape Plans, drawing no 1964/30

TL/2001/5445
Location: Lane End Farm House, Shinfield Road, Shinfield
Proposal: Proposed erection of 15m high monopole, equipment cabin and ancillary development
Officer: Natalie Brown
Observations: No comment

F/2001/5538
Location: Loddon Court Farm, Beech Hill Road, Spencers Wood
Proposal: Proposed change of use of land from touring caravan site to extension to mobile home park.
Officer: Angela Odell
Observations: We strongly object as it is exposed in open countryside, outside settlement boundary and fails to comply with the requirements of the District Local Plan. We are also concerned about the traffic generation on to an already busy highway.

F/2001/5465
Location: 124 Shirley Avenue, Whitley
Proposal: Proposed single storey front extension to dwelling to form replacement porch.
Officer: Louise Smith
Observations: No comment

F/2001/5557
Location: Glengarry, Basingstoke Road, Three Mile Cross
Proposal: Proposed erection of replacement dwelling. Demolition of existing dwelling.
Officer: Natalie Brown
Observations: No comment

CON/2001/5578
Location: Land at Cottage Lane, Pingewood, Reading
Proposal: Consultation from West Berks Council on application for change of use of land for off road driving tuition at speeds not exceeding 10 mph and erection of portakabin and portaloo
Observations: No comment

F/2001/5410 ADJOINING PARISH CONSULTATION
Location: Whiteknights Cp. School, Fairlawn Green, Reading
Proposal: Proposed extension to modular classroom to form 2 new classrooms
Officer: Andrew Thorley
Observations: No comment TD

VAR/2001/5488
Location: 225-227 Hyde End Road, Shinfield, Reading
Proposal: Proposed variation to condition 4 of consent F/2001/3212 to allow for bathroom windows to be openable.
Officer: Lousie Smith
Observations: No comment

F/2001/5479
Location: 7 Hyde End Lane, Ryeish Green, Reading
Proposal: Proposed two storey and single storey rear extension to dwelling
Officer: Philip Taylor
Observations: No comment

F/2001/5562
Location: 75 Oatlands Road, Shinfield
Proposal: Proposed single storey front extension to dwelling
Officer: Richard Kelly
Observations: No comment

Andrew Thorley

From: John Mullaney
Sent: 09 January 2002 08:57
To: Andrew Thorley
Subject: Whitenights School, F/2001/5410

I have no objections to this application but would recommend standard planning condition C070 regarding hours of work is attached should planning consent be granted.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing

TD

Andrew Thorley

From: Tim Haycocks
Sent: 21 January 2002 11:28
To: Andrew Thorley
Cc: Helen Rowlay
Subject: F/2001/5410

Dear Andrew

F/2001/5410 - WHITEKNIGHTS PRIMARY SCHOOL

With reference to the above planning application please note this is supported by the Education Department from an Education Planning perspective. However, please note that to date we have not been able to fully support the funding of the scheme. At the moment the funding for the project is not confirmed.

The plans form part of the long term development for the school enabling space to be reorganised, an ICT suite to be created and additional admin/staff areas to be created.

There are no plans to increase the intake to the school as a result of this extension.

If you have any queries, please let me know.

Helen Rowlay

p.p Tim Haycocks
School Planning Team
0118 974 6159

F

Application Number : ~~NEW~~/2001/5410

Case Officer : AT

Valid Date : 21/12/01

Map No : 57

Site Area : 2.24

Received Date: 06/12/2001

Level : D C Sub-Committee

(F) **Description :** **Proposed extension to modular classroom.** to form 2 new classrooms

Location : Whiteknights Cp School, Fairlawn Green, , Reading.

Parish : EA **Ward :** RED 7.1.02 B.

Applicant : Whiteknights Primary School C/O Rollalong Ltd.

Fee Required: £570 **Fee Received:** £570 (S)

Additional: ..... **or Refund:** .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	named roads - Scale ? Need to redraw red line - the classroom being extended is outside their red line	13/12	✓ 21/12
BLOCK PLANS	all adj properties ?	13/12	✓ 21/12
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED	WDC property - Cat B.	13/12	✓ 21/12
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 7.1.02 -B.

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education ✓

Social Services

Highways ✓

Disabled Access Officer ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : Shinfield. ✓

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

NEIGHBOURS

.....

S/N + See map.....

.....

.....

.....

.....

.....

OTHERS

.....

.....

.....

.....

.....

.....

No pre-apps.

COPY

Tel. (0118) 974 6429 or 6433

Date: 13 December 2001

Your Ref:

My Ref: NEW/2001/5410

Whiteknights Primary School
C/O Rollalong Ltd
Woolsbridge Industrial Park
Three Legged Cross
Wimborne
Dorset
BH21 6SF

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

Dear Sir/Madam

Reference Number: 2001/5410

Site Address: Whiteknights Cp School, Fairlawn Green, , Reading.

Proposal: Proposed extension to modular classroom.

I return your application, as it is invalid and cannot be determined for the following reason(s);

1. Please include two named roads on the location plan.
2. The proposed classroom extension does not appear to be within the red outline. Please amend.
3. Show all adjoining properties on block plan.
4. Certificate B should be completed on Section 66 as school belongs to WDC.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

(1) WHITEKNIGHTS COUNTY PRIMARY SCHOOL

ADDRESS ~~ELM ROAD~~ FAIRLAWN GREEN PARISH EARLEY

PLOT No. ORD. SHEET No. SU. 7370 57

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
655/55	The County Architect	New Hutted Classroom	13.9.55	App. App.
S/A/58	Berkshire County Council	Extension	10.12.58	N/A. App.
S/8/70	Royal County of Berkshire	Terrapin Classroom Unit 22.4.70	N/A. C/A.
S/33/70	" "	Changing accommodation for school swimming pool 14.1.71	N/A	C/A. 31.7.85
17677	"	TEMP CLASSROOM	14.7.82	N/A	TP 31.7.85
19687	"	"	14.7.83	N/A	TP 31.7.85
21995	"	"	8.8.84	N/A	TP
23160	BCC	"			31.7.90
29981	"	RENEWAL "	29.8.85		31.7.90
30906	"	DOUBLE CLASSROOM FOR STORAGE	13.7.86		C/A
36148	"	RETENTION TEMP. CLASSROOMS	05.4.90		30.9.95

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

38174 W/DR.

(2) ADDRESS WHITEKNIGHTS PRIMARY SCHOOL PARISH EARLEY

PLOT No. FAIRLAWN GREEN ORD. SHEET No. SU. 7370 S-7

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
38240	BCC	CARETAKER'S BUNGALOW	4.11.91	C/A
BR/11164	COMMUNICATIONS LTD.	"	10.1.92	APP
39462	BCC	REPL. TEMP CLASSROOMS	30.7.92	31.7.97
42384	"	TEMP. CLASSROOM BLOCK	23.5.94	30.4.99
98/6776/F	W.D.C. Property Svcs.	Install pitch fence & leads. on school.	6.7.98	C/A.
FP98/7752	"	"	26.8.98	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Whiteknights Primary School

Recommendation – GRANT planning permission subject to the following conditions:

1. The temporary building hereby permitted shall be removed from the land on or before 31 January 2012 and all works necessary for the reinstatement of the land to its former state and condition shall then be carried out to the satisfaction of the Local Planning Authority.

2. All new works shall be finished to resemble in size, colour, texture and profile those of the existing building.

Reasons

1. The building by reason of its design and siting is not considered suitable for permanent retention.

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

Informative

1. Attention is drawn to the comments made by the Access Officer in his letter dated 17 January 2002.

2. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/ or proposals in the development plan are relevant to this decision:

   Berkshire Structure Plan Policy OS1, EN1, EN3 & EN4
   Loddon Area Local Plan Policy LBE1, LPS2 & 3,
   Wokingham District Local Plan Policy WBE 1, WOS2, WOS3 & WIC16

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.

204. APPLICATION NO: 2001/5410, PROPOSED EXTENTSION TO MODULAR CLASSROOM TO FORM TWO ADDITIONAL CLASSROOMS, WHITEKNIGHTS PRIMARY SCHOOL FAIRLAWN GREEN SHINFIELD RISE READING, FOR: WHITEKNIGHTS PRIMARY SCHOOL

The Committee considered a report about this application set out on Agenda pages 2520 to 2526.

RESOLVED: That Application No: 2001/5410 be approved subject to the conditions set out on Agenda page 2522 with the addition of the following informative;

Informative 2

That the applicant gives regard to appropriate access arrangements for people with disabilities.

Development Control Ref No:	Received	Parish
F/2001/5410	21/12/2001	Shinfield

Applicant: Whiteknights Primary School
Location: Whiteknights Primary School, Fairlawn Green, Shinfield Rise, Reading.
Proposal: Proposed extension to modular classroom to form two additional classrooms.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

REPORT PREPARED BY: Head of Planning and Transportation and Tanya Davies.

SUMMARY:

1. Planning History – Whiteknights Primary School is located off Fairlawn Green, within the identified settlement boundary. Planning permission for the School was granted in the 1950s, since this time there have been various planning applications for extensions and additional facilities.

2. Proposal – In addition to the main school building there is a temporary modular classroom building located on the school site. It is proposed to extend this building to form 180m^2 of additional teaching accommodation. This extension will be single storey and have external walls to match the rest of the existing modular building.

   The additional teaching accommodation will comprise 2 classrooms and an extension to the existing medical centre. The school will not be increasing its intake as a result of the proposal. The additional classrooms will enable the school to reorganise itself internally and to create an ICT suite.

This application is reported to Committee, as it is an application made by the District Council.

RECOMMENDATION: TO 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**

- ***Earley Town Council:*** no objection.
- ***Shinfield Parish Council (Adjacent):*** no comments.
- ***Highways:*** the school already has a School Travel Plan and a Safe Routes to School Strategy.
- ***Access Officer:*** suggests adaptations to improve access for people with disabilities. (These items will be addressed at a later stage though Building Regulations).
- ***Environmental Health:*** no objections but suggest a condition regarding hours of work.
- ***Neighbour Consultations:*** no representations have been received.

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

A. The impact on the character of the surrounding area (Berkshire Structure Plan Policy EN1, Loddon Area Local Plan Policy LBE1 and Wokingham District Local Plan Policy WBE 1)

B. Impact upon neighbouring properties (Berkshire Structure Plan polices OS1, EN1 and EN4, Loddon Area Local Plan policies LBE2 and Wokingham District Local Plan policies WOS2, WOS3 and WBE1)

C. Flooding Issues (Berkshire Structure Plan policies EN3, Loddon Area Local Plan Policies LPS2 & 3, and Wokingham District Local Plan policy WIC16 and PPG 25)

A. The impact on the character of the surrounding area
Whiteknights Primary School is bounded to the north, south and west by residential properties. To the east is a covered reservoir (as shown on the attached plan). The current application proposes to construct two additional classrooms by extending a modular building that is located on the site, east of the main school building. The extension will not be seen from the front of the school building, but there will be limited views from the rear of properties in Elm Road to the north. The extension will be viewed against the backdrop of the existing school buildings and it is considered that it would not have an adverse impact upon the character of the surrounding area.

B. Impact upon neighbouring properties
The additional classrooms will be located approximately 17m from the school's northern boundary. This boundary is shared with the rear gardens of houses in Elm Road (the nearest residential dwellings). These houses have long rear gardens, and it is not considered that the proposed extension will impact on residential amenity.

C. Flooding 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 in keeping with the existing buildings and the surrounding area and will not, have a detrimental impact on either the adjacent properties or the character of the area.

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

1. The temporary building hereby permitted shall be removed from the land on or before 31 January 2012 and all works necessary for the reinstatement of the land to its former state and condition shall then be carried out to the satisfaction of the Local Planning Authority.

2. All new works shall be finished to resemble in size, colour, texture and profile those of the existing building.

Reasons

1. The building by reason of its design and siting is not considered suitable for permanent retention.

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

Informative

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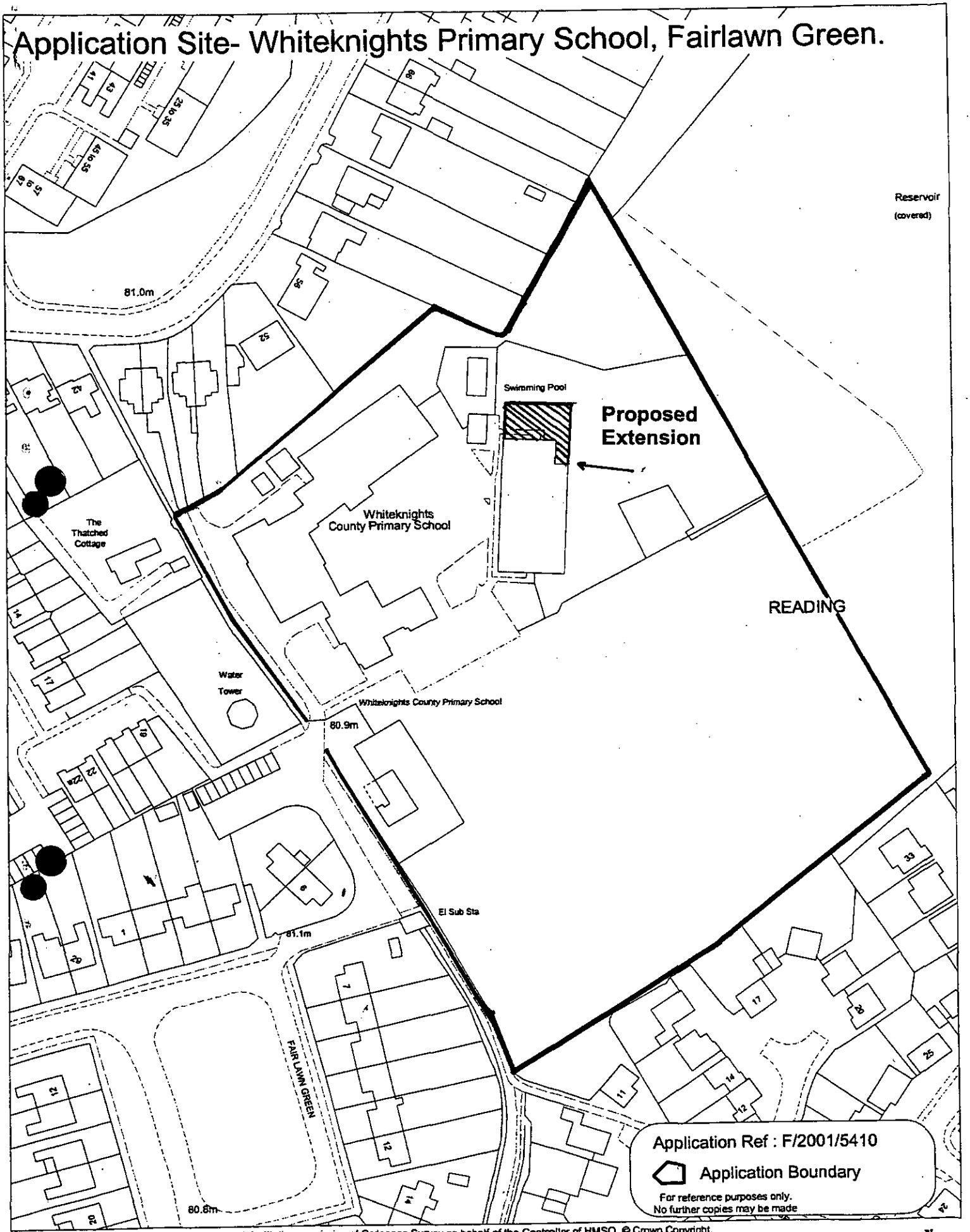
Berkshire Structure Plan Policy OS1, EN1, EN3 & EN4
Loddon Area Local Plan Policy LBE1, LPS2 & 3,
Wokingham District Local Plan Policy WBE 1, WOS2, WOS3 & WIC16

Application Site- Whiteknights Primary School, Fairlawn Green.



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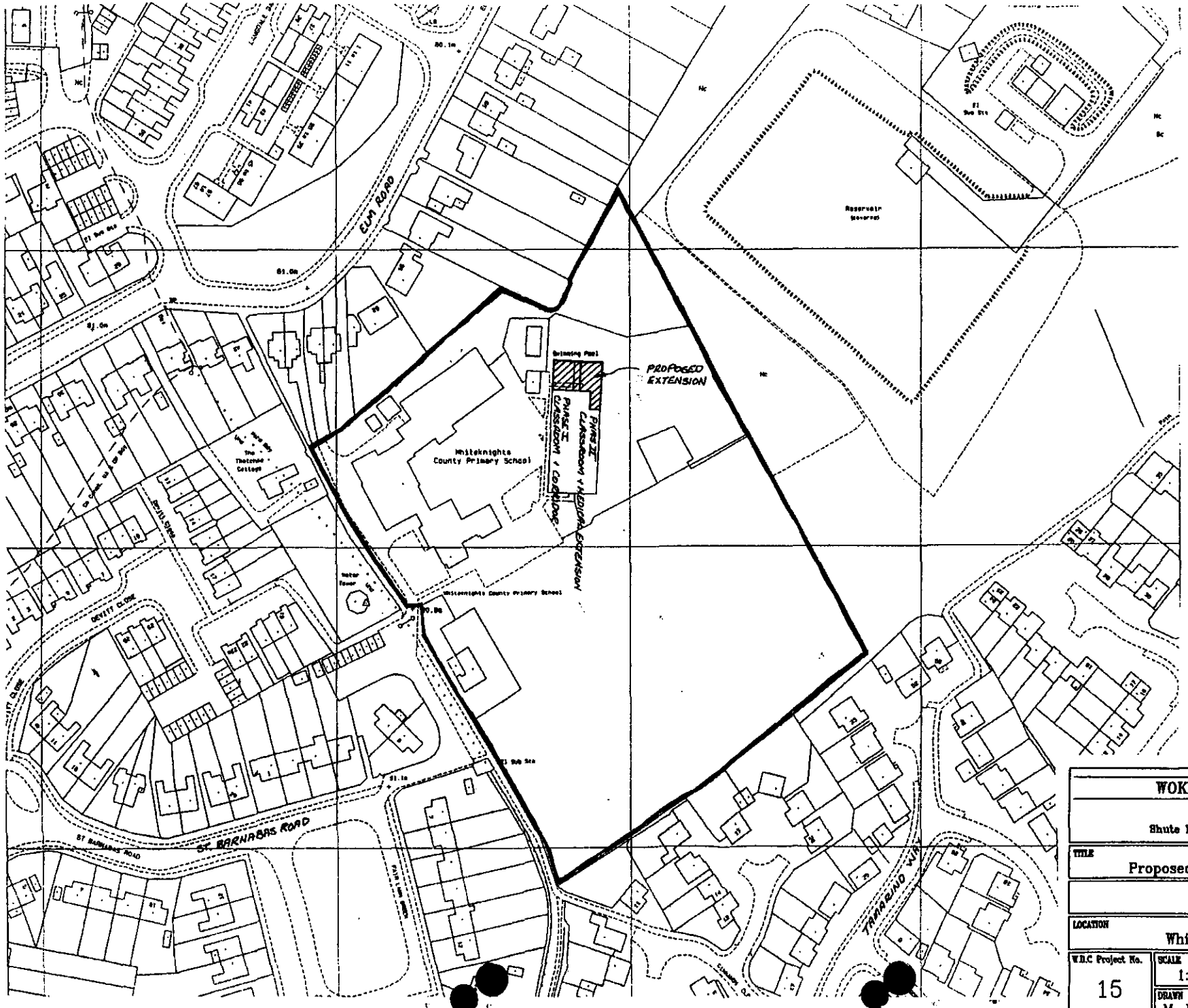
Development Control Section, Environmental Services, Wokingham District Council.
20 February 2002

Scale: 1 : 1250

N
W E
S

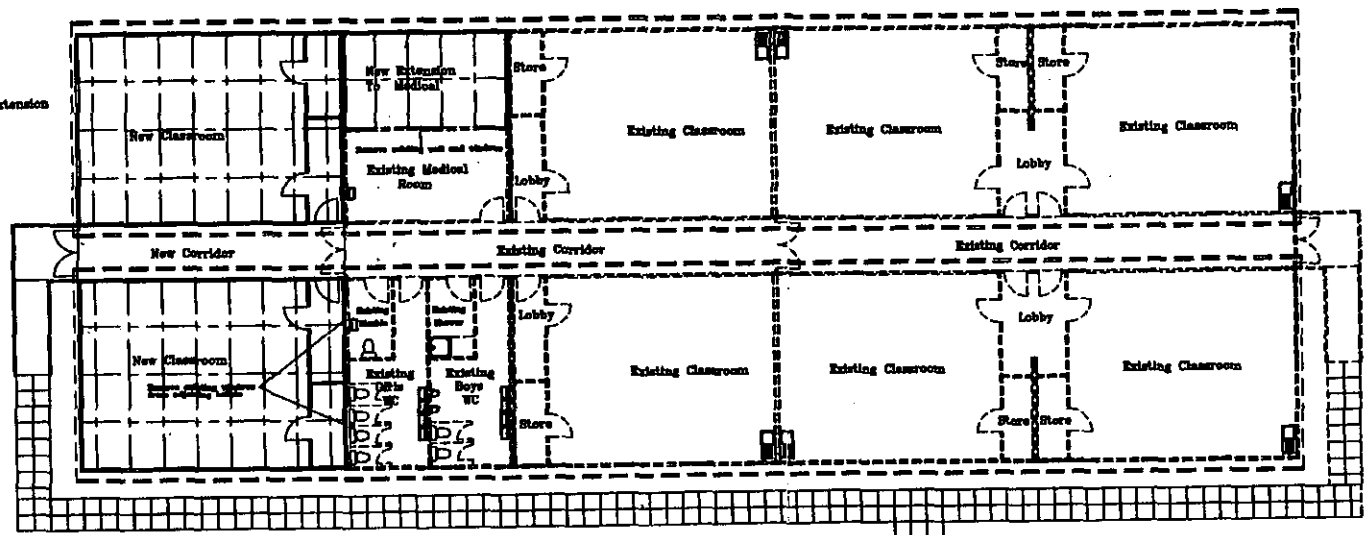
21.DEC.2001* 5410

2524



WOKINGHAM DISTRICT COUNCIL	
PROPERTY SERVICES DEPT. Shute End, Wokingham, Berkshire. RG40 1WQ	
TITLE: Proposed ExtentionTo Modular Building	
Site/Location Plan	
LOCATION: Whiteknights Primary School	
W.D.C Project No.: 15	SCALE: 1:1250
ISSUE: C	DRAWING NUMBER: 210289-C
DRAWN: M. Watts	DATE: 3.12.01

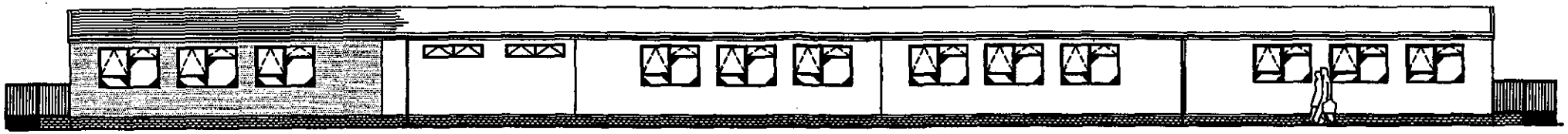
21.DEC.2001



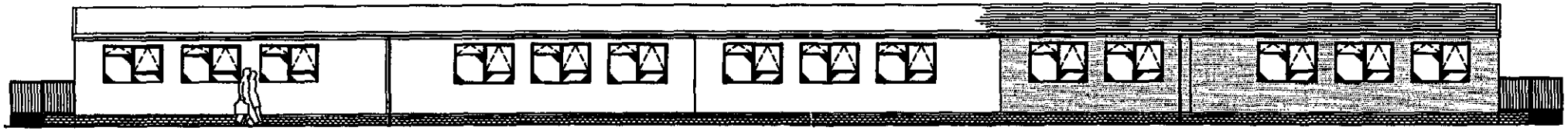
Swimming Pool

2525

ROLLALONG LIMITED	
Woolsbridge Industrial Park, Three Legged Cross, Wimborne, Dorset BH21 6SF Tel: 01202 824541 Fax: 01202 826525	
TITLE	Plan Layout
	Proposed Extension To Modular Building
LOCATION	Whiteknight Primary School
SCALE 1:200	ISSUE A
DRAWN M. Watts	DATE 29.11.01
DRAWING NUMBER	210289-A

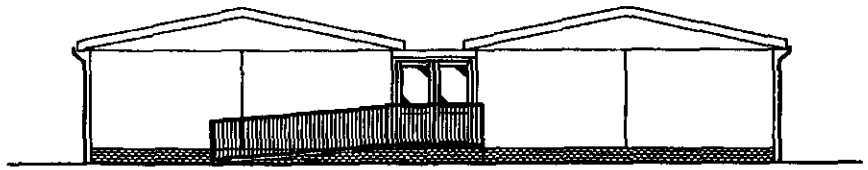


(EXTENSION) WEST ELEVATION

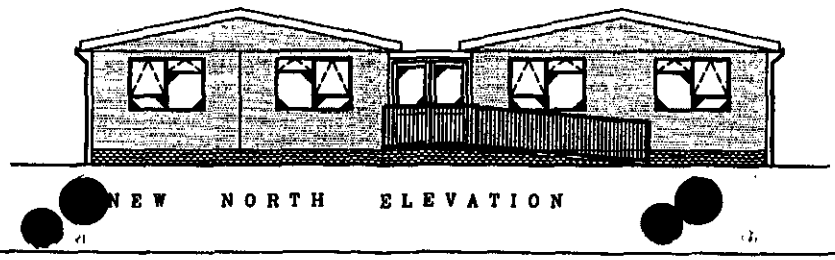


EAST ELEVATION (EXTENSION)

9226



EXISTING SOUTH ELEVATION



NEW NORTH ELEVATION

ROLLALONG LIMITED	
Woolsbridge Industrial Park, Three Legged Cross, Wimborne, Dorset BH21 6SF Tel: 01202 824641 Fax: 01202 826526	
TITLE	Elevations
	Proposed Extension To Modular Building
LOCATION	Whiteknight Primary School
SCALE 1:200	ISSUE B
DRAWN M. Watts	DATE 30.11.01
DRAWING NUMBER	210289-B

Development Control Ref No:	Received	Parish
F/2001/5410	21/12/2001	Shinfield

Applicant: Whiteknights Primary School
Location: Whiteknights Primary School, Fairlawn Green, Shinfield Rise, Reading.
Proposal: Proposed extension to modular classroom to form two additional classrooms.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

REPORT PREPARED BY: Head of Planning and Transportation and Tanya Davies.

SUMMARY:

1. **Planning History** – Whiteknights Primary School is located off Fairlawn Green, within the identified settlement boundary. Planning permission for the School was granted in the 1950s, since this time there have been various planning applications for extensions and additional facilities.

2. **Proposal** – In addition to the main school building there is a temporary modular classroom building located on the school site. It is proposed to extend this building to form 180m^2 of additional teaching accommodation. This extension will be single storey and have external walls to match the rest of the existing modular building.

   The additional teaching accommodation will comprise 2 classrooms and an extension to the existing medical centre. The school will not be increasing its intake as a result of the proposal. The additional classrooms will enable the school to reorganise itself internally and to create an ICT suite.

This application is reported to Committee, as it is an application made by the District Council.

RECOMMENDATION: TO GRANT PLANNING PERMISSION –Subject To Conditions.

Background Papers

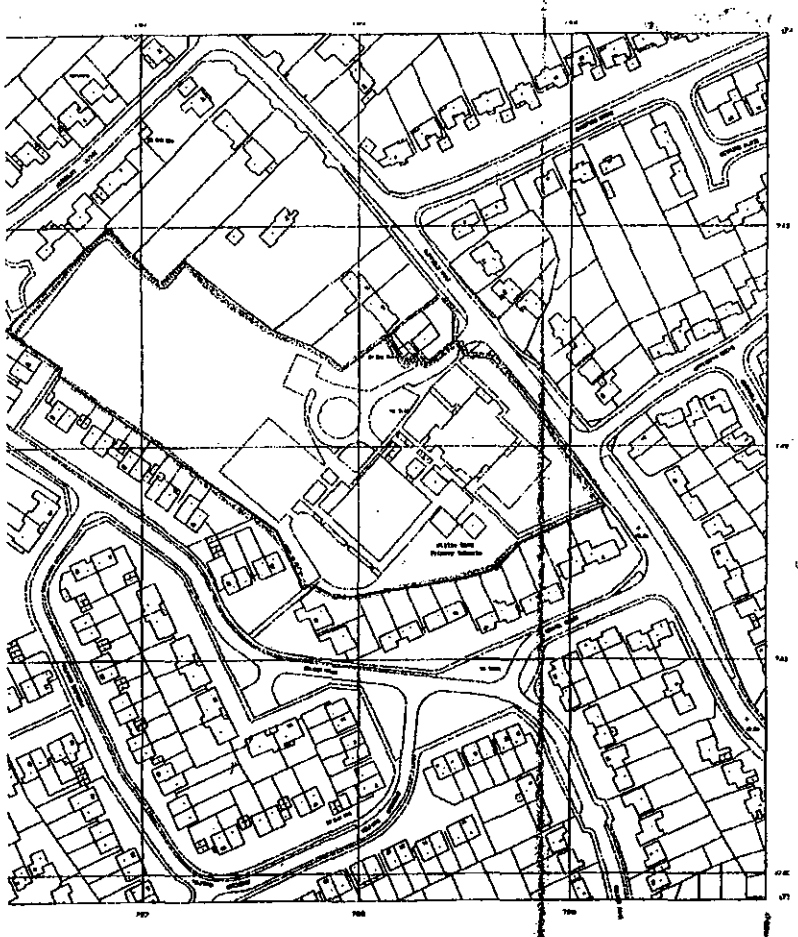
Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

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.

2519

C.C.SEP.2001 4959



Scale 1: 1250

FOR PLANNING

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

The Anthony Smith Partnership
Construction Consultants
Castlefield House
113 Castle Hill
Reading
Berkshire
RG1 7BY
Telephone 0118 939 1195
Fax 0118 950 4170

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

Project: Willow Bank Infants
Caretakers Bungalow

Drawing: Location Plan

Drawn by	Date
Bpft	14.08.2001

Scale	Dwg.No.
1:1250	2957/12 A

Cad Ref. c:\My Documents\AutoCad

Revision Number	Revisions	Revision Date
A	Issued for Planning	14.08.2001
B		
C		
D		
E		

3. **Consultations**

- ***Earley Town Council:*** no objection.
- ***Shinfield Parish Council (Adjacent):*** no comments.
- ***Highways:*** the school already has a School Travel Plan and a Safe Routes to School Strategy.
- ***Access Officer:*** suggests adaptations to improve access for people with disabilities. (These items will be addressed at a later stage though Building Regulations).
- ***Environmental Health:*** no objections but suggest a condition regarding hours of work.
- ***Neighbour Consultations:*** no representations have been received.

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

A. The impact on the character of the surrounding area (Berkshire Structure Plan Policy EN1, Loddon Area Local Plan Policy LBE1 and Wokingham District Local Plan Policy WBE 1)

B. Impact upon neighbouring properties (Berkshire Structure Plan polices OS1, EN1 and EN4, Loddon Area Local Plan policies LBE2 and Wokingham District Local Plan policies WOS2, WOS3 and WBE1)

C. Flooding Issues (Berkshire Structure Plan policies EN3, Loddon Area Local Plan Policies LPS2 & 3, and Wokingham District Local Plan policy WIC16 and PPG 25)

A. The impact on the character of the surrounding area
Whiteknights Primary School is bounded to the north, south and west by residential properties. To the east is a covered reservoir (as shown on the attached plan). The current application proposes to construct two additional classrooms by extending a modular building that is located on the site, east of the main school building. The extension will not be seen from the front of the school building, but there will be limited views from the rear of properties in Elm Road to the north. The extension will be viewed against the backdrop of the existing school buildings and it is considered that it would not have an adverse impact upon the character of the surrounding area.

B. Impact upon neighbouring properties
The additional classrooms will be located approximately 17m from the school's northern boundary. This boundary is shared with the rear gardens of houses in Elm Road (the nearest residential dwellings). These houses have long rear gardens, and it is not considered that the proposed extension will impact on residential amenity.

C. Flooding 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 in keeping with the existing buildings and the surrounding area and will not, have a detrimental impact on either the adjacent properties or the character of the area.

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

1. The temporary building hereby permitted shall be removed from the land on or before 31 January 2012 and all works necessary for the reinstatement of the land to its former state and condition shall then be carried out to the satisfaction of the Local Planning Authority.

2. All new works shall be finished to resemble in size, colour, texture and profile those of the existing building.

Reasons

1. The building by reason of its design and siting is not considered suitable for permanent retention.

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 OS1, EN1, EN3 & EN4
Loddon Area Local Plan Policy LBE1, LPS2 & 3,
Wokingham District Local Plan Policy WBE 1, WOS2, WOS3 & WIC16

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

21 DEC 2001

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

21.DEC.2001* 5410

1.	APPLICANT'S NAME	WHITEKNIGHT PRIMARY SCHOOL
	ADDRESS	FAIRLAWN GREEN SHINFIELD RISE, READING
	POST CODE	RG2 8EP PHONE —
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ROLLALONG LTD (FAO MARION WATTS)
	ADDRESS	WOOLSBRIDGE IND. PARK, THREE LEGGED CROSS, WIMBORNE, DORSET
	POST CODE	BH21 6SF PHONE 01202 812615
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	WHITEKNIGHT PRIMARY SCHOOL. FAIRLAWN GREEN, SHINFIELD RISE, READING.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		SCHOOL CLASSROOMS EXTENSION
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.0368 HECTARES.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	LESSEE.
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	SITE & FLOOR PLAN ELEVATIONS 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 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.

SCHOOL.

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.

WALLS: STENI GRP BOARD - SALMON PINK
ROOF: DECRA TILE - CHARCOAL.
FASCIA: WHITE
RAINWATER GOODS:- BLACK.
ALL TO MATCH EXISTING BUILDING.

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.

ALL EXISTING FENCING RETAINED

16. HOW WILL SURFACE WATER BE DISPOSED OF?

VIA EXISTING SYSTEM

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO N/A.
If no, please give details

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

ALL AS EXISTING.

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

PROVISION WITHIN EXISTING BUILDING.
EXTENSION IS JOINING TO.

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

	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.

£570.

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 Marion Watts FOR EDWALONG. ON BEHALF OF WHITERNIGHT PRIMARY SCHOOL. DATE 3.12.01

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS			179.04 M².	
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	ALL AS	
Proposed	EXISTING.	

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.

PRIMARY SCHOOL.
CLASSROOMS & EXTENSION TO MEDICAL ROOM

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

PUPILS & STAFF

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
NOT KNOWN			

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

NO.

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

21.DEC.2001 * 10

Application No.

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

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.

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

OR

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
WOKINGHAM D.C.	WOKINGHAM D.C. COUNCIL OFFICES SHUTE END WOKINGHAM BERKS	20.12.01.

+ See Note (a) to Certificate A

OR

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

(b) Insert description of steps taken.

- 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) .....

.....

(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).

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

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . Marion . Watts . (FOR ROWALONG) . . . .

On behalf of . . WHITE KNIGHT . PRIMARY . SCHOOL . . . . . .

Date . . . 3.12.01 . . . . . .

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

1913 /a

SCHEDULE 2

Articles 6, 7 and 9

21.DEC.2001* 5410

PART 1

Town and Country Planning (General Development Procedure) Order 1995

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper or to be served on an owner or a tenant**)*

Proposed development at *(a)* ....WHITEKNIGHTS PRIMARY SCHOOL, SHINFIELD RISE, READING.....

I give notice that *(b)* .....WHITEKNIGHTS PRIMARY SCHOOL.....

is applying to the *(c)* ....WOKINGHAM D.C..... Council

for planning permission to *(d)* .....ERRECT A CLASSROOM BUILDING.....

Any owner* of the land or tenant** who wishes to make representations about this application should write to the

Council at *(e)* .THE DISTRICT PLANNING OFFICE, WOKINGHAM D.C. COUNCIL OFFICES, SHUTE END..... WOKINGHAM.

by *(f)* .....10/1/02.....

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed .Manon Watts (FOR ROKALONG)

† On behalf of .WHITEKNIGHT PRIMARY SCHOOL.

Date .....20/12/01.....

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of the Council
(f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be).

1913/b **Town and Country Planning (General Development Procedure) Order 1995**

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be posted in the case of an application for planning permission for development consisting of the winning and working of minerals by underground operations (in addition to the service or publication of any other requisite notices in this Schedule))

Proposed development at *(a)* .....

I give notice that *(b)* .....

is applying to the *(c)* ..... Council

for planning permission to *(d)* .....

Members of the public may inspect copies of:

- the application
- the plans
- and other documents submitted with it

at *(e)* ..... during

all reasonable hours until *(f)* .....

Anyone who wishes to make representations about this application should write to the Council at *(g)* .....

..... by *(f)* .....

Signed .....

† On behalf of .....

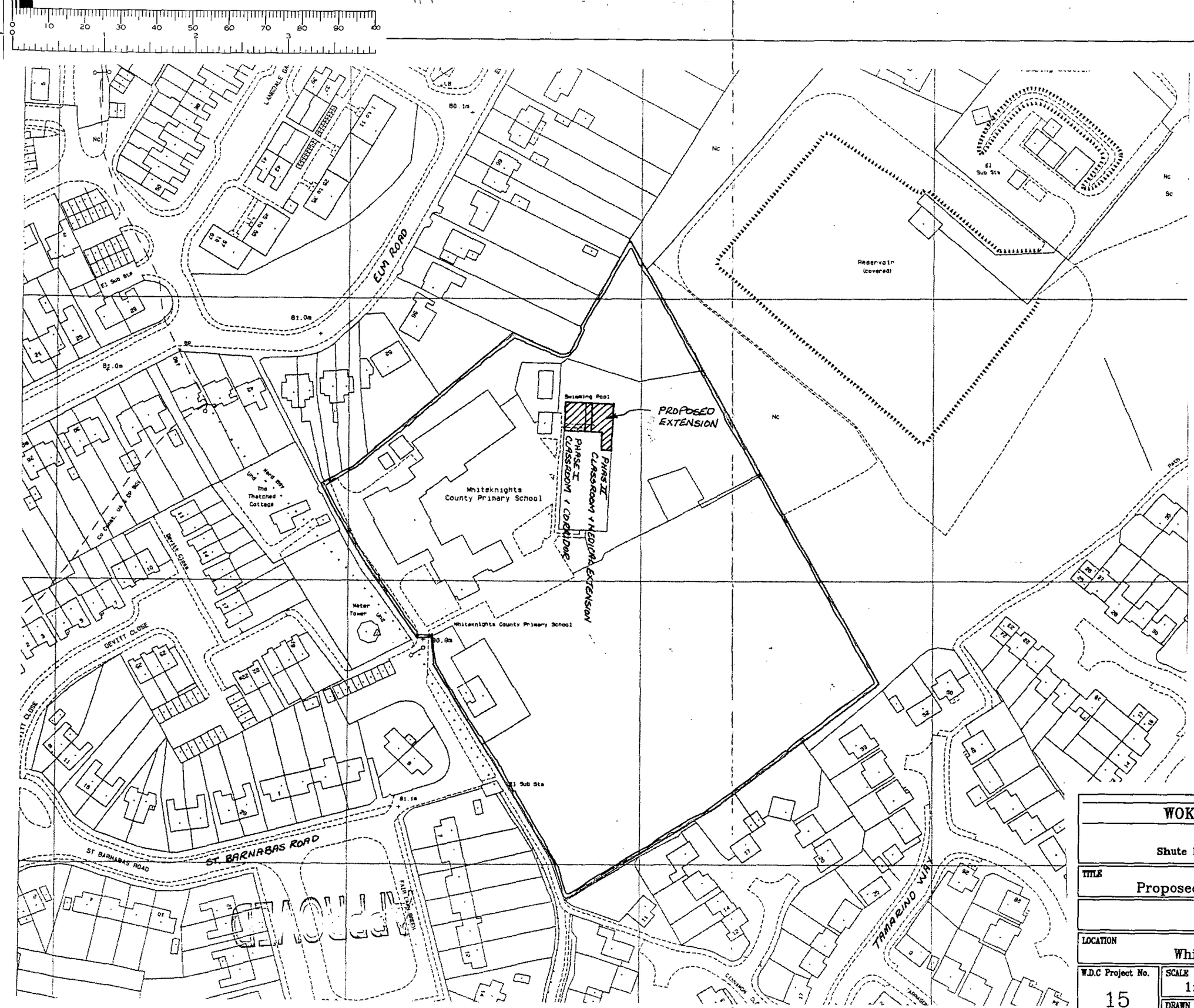
Date .....

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address at which the application may be inspected (the applicant is responsible for making the application available for inspection within the area of the local planning authority)
(f) date giving a period of 21 days, beginning with the date when the notice is posted
(g) address of Council

21.DEC.2001* 5410

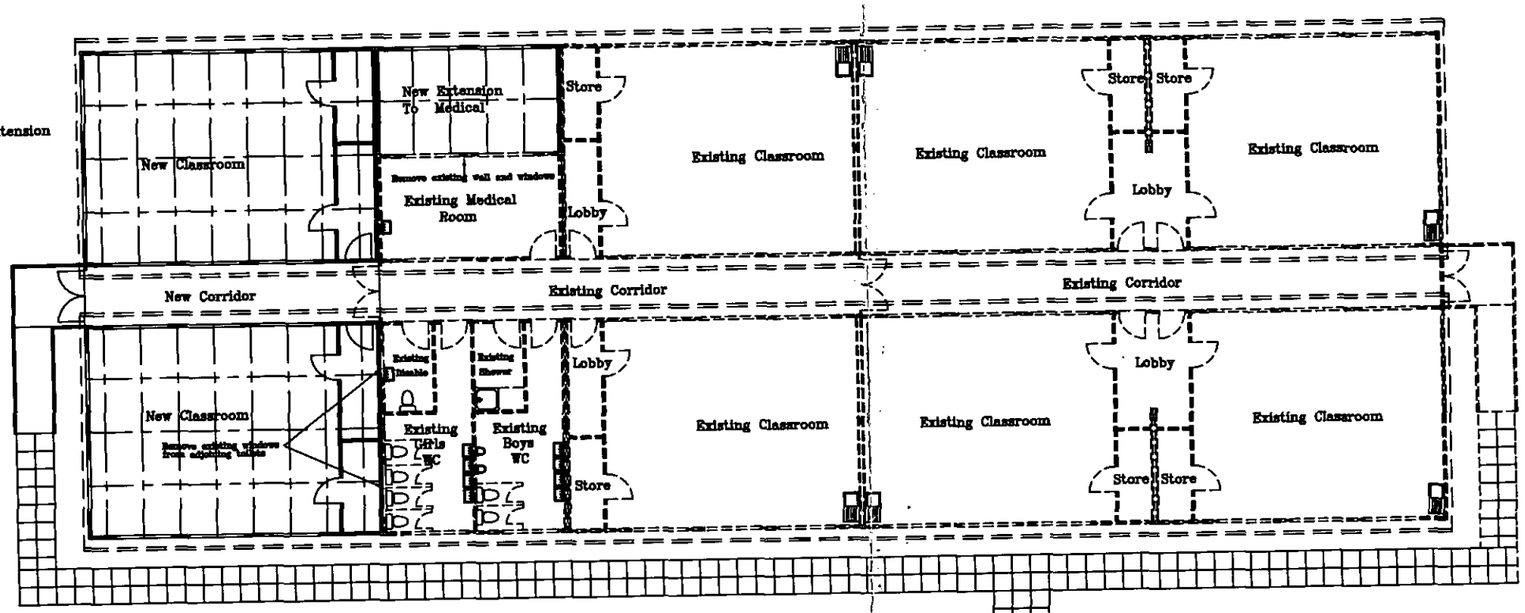


WOKINGHAM DISTRICT COUNCIL	
PROPERTY SERVICES DEPT. Shute End, Wokingham, Berkshire. RG40 1WQ	
TITLE	Proposed ExtentionTo Modular Building
	Site/Location Plan
LOCATION	Whiteknights Primary School
W.D.C Project No. 15	SCALE 1:1250
	ISSUE C
	DRAWING NUMBER 210289-C
	DRAWN M. Watts
	DATE 3.12.01

21.DEC.2001* 5410

New Classroom & Medical Extension
Phase 2

New Classroom & Corridor
Phase 1

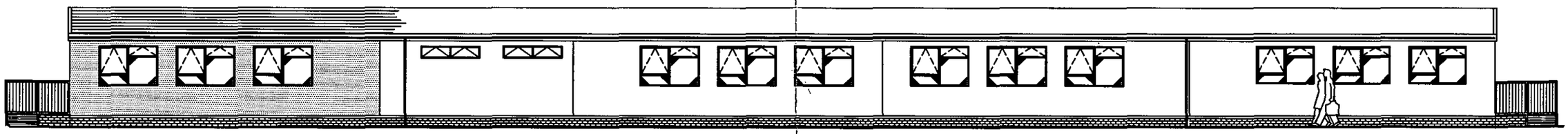


Swimming Pool

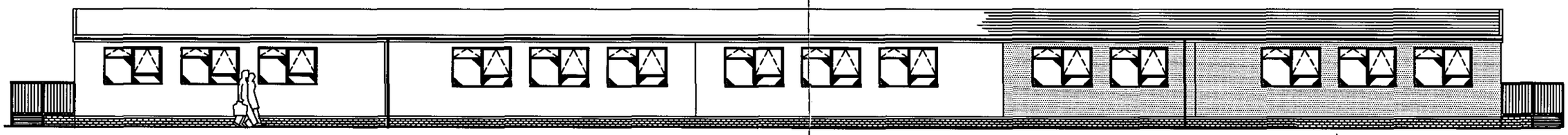
APPROVED

ROLLALONG LIMITED	
Woolsbridge Industrial Park, Three Legged Cross, Wimborne, Dorset BH21 6SF Tel: 01202 824541 Fax: 01202 826525	
TITLE	Plan Layout
	Proposed Extension To Modular Building
LOCATION	Whiteknight Primary School
SCALE 1:200	ISSUE A
DRAWN M. Watts	DATE 29.11.01
DRAWING NUMBER	210289-A

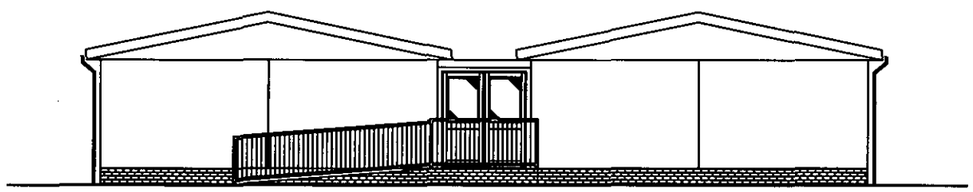
21. DEC. 2001 5410



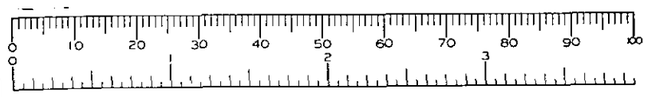
(EXTENSION) WEST ELEVATION

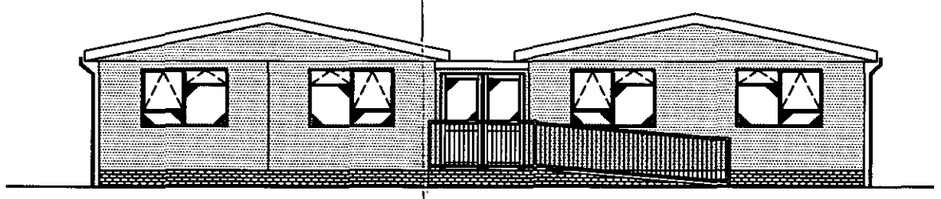


EAST ELEVATION (EXTENSION)



EXISTING SOUTH ELEVATION





NEW NORTH ELEVATION

APPROVED

ROLLALONG LIMITED

Woolsbridge Industrial Park, Three Legged Cross, Wimborne,
Dorset BH21 6SF Tel: 01202 824541 Fax: 01202 826525

TITLE
Elevations

Proposed Extension To Modular Building

LOCATION
Whiteknight Primary School

SCALE	ISSUE	DRAWING NUMBER
1:200	B	210289-B
DRAWN: M. Watts	DATE: 30.11.01	

21.DEC.2001* 5410

APPROVED

PROPOSED EXTENSION

Whiteknights County Primary School

ELM ROAD

ST. BARNABAS ROAD

DEVITT CLOSE

TAMARIND WAY

Reservoir (covered)

WOKINGHAM DISTRICT COUNCIL			
PROPERTY SERVICES DEPT. Shute End, Wokingham, Berkshire. RG40 1WQ			
TITLE: Proposed ExtentionTo Modular Building			
Site/Location Plan			
LOCATION: Whiteknights Primary School			
W.D.C Project No. 15	SCALE 1:1250	ISSUE C	DRAWING NUMBER 210289-C
	DRAWN M. Watts	DATE 3.12.01	