Committee

APPLICATION NO:
F/2001/5413

LOCATION:
Hawkedon Primary School Hawkedon Way, Lower Earley Reading.

APPLICANT:
WDC, Property Services C/O Donaldson & Associates Ltd

PROPOSAL:
Proposed single storey extension to school to form new classroom.

EARLIEST DATE FOR DECISION: **06/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
31/01/2002

CASE OFFICER: ~~Andrew Thorley~~ Tanya Davies

have received revised plans.

APPROVED

526

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

WDC, Property Services
C/O Donaldson & Associates Ltd
Oakwood House
212a Bassett Green Road
Bassett
Southampton
SO16 3NF

APPROVED

Application Number: F/2001/5413

Parish: **EARLEY**

Location: **Hawkedon Primary School, Hawkedon Way, Lower Earley, Reading.**

Proposal: **Proposed single storey extension to school to form new classroom.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

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

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

Condition
3. Prior to the occupation of the classroom hereby approved the applicant shall prepare and submit for approval a School Travel Plan which shall include measures to minimise the need to travel to and from the site by private car. The approved School Travel Plan shall be implemented and maintained thereafter.

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

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

Reason
3. In the interest of highway safety.

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 Policies OS1, EN1 and EN3.
Loddon Area Local Plan Policy LBE1.
Deposit Draft Wokingham District Local Plan Policy WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 24/04/2002

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.

Please send out decision notice
many thanks Tanya.

Development Control Ref No:	Received	Parish
F/2001/5413	6.12.02	Earley Town Council

Applicant: **Wokingham District Council Property Services**
Location: **Hawkedon Primary School, Hawkedon Way, Lower Earley, Berkshire.**
Proposal: **Proposed single storey extension to form additional classroom and toilets.**

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

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

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

3. Prior to the occupation of the classroom hereby approved the applicant shall prepare and submit for approval a School Travel Plan which shall include measures to minimise the need to travel to and from the site by private car. The approved School Travel Plan shall be implemented and maintained thereafter.

Reasons

1. To comply with Section 91 (1) of the Town and Country Planning Act 1990.

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

3. In the interest of highway safety.

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.
   Loddon Area Local Plan LBE1
   Wokingham District Local Plan Policy WBE 1,

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 24TH APRIL 2002 FROM 7.00 PM TO 10.25 PM

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

Also present: Mrs T Marinos, Mr DC Morgan, and Mrs PJ Stubbs.

PART I

241. MINUTES

The Minutes of the meeting of the Committee held on 3rd April 2002 were confirmed as a correct record and signed by the Chairman, subject to the inclusion of Mrs MA Long in the list of those in attendance and in relation to Minute No. 234, reference in the resolution should be to consultation with the local Member and not Members.

242. APOLOGIES

Apologies for absence were submitted from Mrs DC Beatty and Mr SR Conway.

254. APPLICATION NO.F/2001/5413 - PROPOSED SINGLE STOREY EXTENSION TO FORM ADDITIONAL CLASSROOM AND TOILETS – HAWKEDON PRIMARY SCHOOL, HAWKEDON WAY, LOWER EARLEY, BERKSHIRE FOR WOKINGHAM DISTRICT COUNCIL PROPERTY SERVICES

The Committee considered a report about this application set out on Agenda pages 3157 to 3168.

The Committee was informed that the Headteacher of the school had confirmed that the school would be producing a travel plan.

Members discussed the application and

RESOLVED: That Application No.F/2001/5413 be approved subject to the conditions set out on Agenda pages 3159 to 3161.

Development Control Ref No:	Received	Parish
F/2001/5413	6.12.02	Earley Town Council

Applicant: Wokingham District Council Property Services
Location: Hawkedon Primary School, Hawkedon Way, Lower Earley, Berkshire.
Proposal: Proposed single storey extension to form additional classroom and toilets.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

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

SUMMARY:

1. **Planning History** –Hawkedon Primary School is located within the identified settlement of Lower Earley. Planning permission for the School was granted in the early 1980s. Since this time there have been various planning applications for extensions and additional facilities.

2. **Proposal** –It is proposed to construct an extension on the northern elevation of Hawkedon Primary School. The extension will provide an additional classroom and new toilets. The existing toilets will be removed to extend the floorspace of an existing classroom.
The extension will be single storey with a pitched roof to match the existing school building. The classroom is required to allow the school to reduce class sizes, the school will not be increasing its intake as a result of the proposal.

   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**

- ***Environmental Health Officer:*** no objections.
- ***Highways:*** the school should produce a green travel plan.
- ***Earley Town Council:*** no objection.
- ***Access Officer:*** suggests adaptations to improve access for people with disabilities. (These items will be addressed at a later stage through Building Regulations).
- ***Neighbour Consultation:*** One letter has been received from a local resident who lives near to the school and is the fulltime carer of a lady who has required an Emergency Ambulance on three occasions in the recent past. This resident expresses concerns about traffic associated with the start and end of the school day. The letter states that school associated traffic often tails back into Rushey Way and effectively closes off access into the adjoining residential roads. Cars are parked inconsiderately and have in the past caused problems for emergency vehicles trying to access.
  It is felt that the problem has worsened since the construction of a single storey classroom last summer. It is suggested that the school has its own access from Rushey Way/ Mill Lane or that additional on site car parking is provided. It is felt that parking restrictions will not address the problems as these are not enforced. Concern is also expressed that the District Council is determining its own applications without any independent verification/ accountability.

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

A. Impact on the character and appearance of the surrounding area (Berkshire Structure Plan polices OS1, EN1, South East Area Local Plan STV1, SBE1 and SBE2; Wokingham District Local Plan Deposit Draft policies WOS2, WOS3 and WBE1).

B. Impact on Highway Safety

C. Impact upon neighbouring properties (Berkshire Structure Plan polices OS1, EN1, South East Area Local Plan STV1, SBE1 and SBE2; Wokingham District Local Plan Deposit Draft policies WOS2, WOS3 and WBE1).

D. 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 Impact on the character and appearance of the surrounding area
Hawkedon School is bounded to the north by Rushey Way, to the east and south by residential development and to the west by residential development (as shown on the attached plan). To the north and east of the school building is a substantial playing field, to the south is the hard play area and to the west is an area of car parking. Access is from Hawkedon Way to the west.

The current application proposes to construct an additional classroom and toilets on the northern elevation of the main school building. The proposed extensions have been designed to match the style and materials of the existing school building. The classroom will be single storey in height, constructed from brick and have a pitched roof. The extension will be viewed

against the backdrop of the existing school building and it is considered that it would not have an adverse impact upon the character of the surrounding area.

B Highway Issues

In response to the issue raised by a local resident about parents parking on Hawkedon Way, there are already yellow zig zag parking restrictions marked on the road near the school. It is also intended to extend the area of these parking restrictions in the near future to prevent parents parking on Hawkedon Way and obstructing traffic. This highway scheme has been designed in response to concerns raised by local residents and is separate to the current planning application. This highway scheme is currently out to public consultation.

In addition to these proposed parking restrictions, the school has been identified under the 'safe routes to school scheme', however this scheme is unlikely to take place until next year. In the meantime the school should be preparing a school travel plan. A planning condition is suggested to require the school to prepare a school travel plan prior to the occupation of the extension. The school's head teacher has been requested to provide a written undertaking that a school travel plan will be prepared. The result of this request will be reported orally to Members at Committee.

The proposed extension will not increase pupil numbers at the school and with the preparation of a school travel plan it is considered that the proposals would not exacerbate the existing highway safety issues.

C Impact upon neighbouring properties

The extension will be 70m from the school's northern boundary and 40 m from the western boundary. The nearest neighbours are at least 55 metres away. The extension has also been designed to match the existing school building. It is therefore not envisaged that the extension will have a detrimental impact on neighbouring properties.

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

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

3. Prior to the occupation of the classroom hereby approved the applicant shall prepare and submit for approval a School Travel Plan which shall include measures to minimise the need to travel to and from the site by private car. The approved School Travel Plan shall be implemented and maintained thereafter.

Reasons

1. To comply with Section 91 (1) of the Town and Country Planning Act 1990.

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

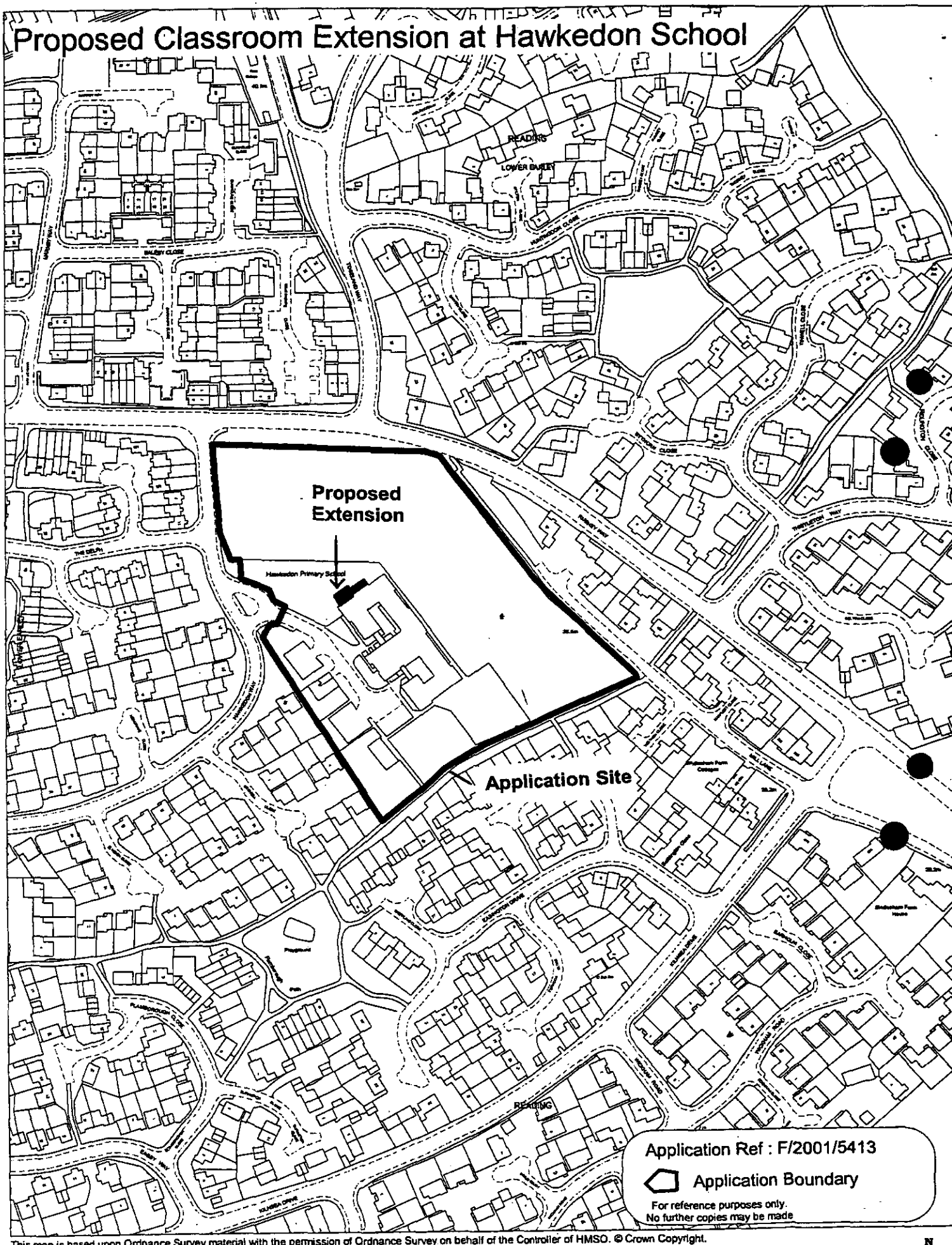
3. In the interest of highway safety.

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.
   South East Area Local Plan STV2, SBE1 & SBE2
   Wokingham District Local Plan Policy WBE 1, WOS2, WOS3 & WIC16

Proposed Classroom Extension at Hawkedon School



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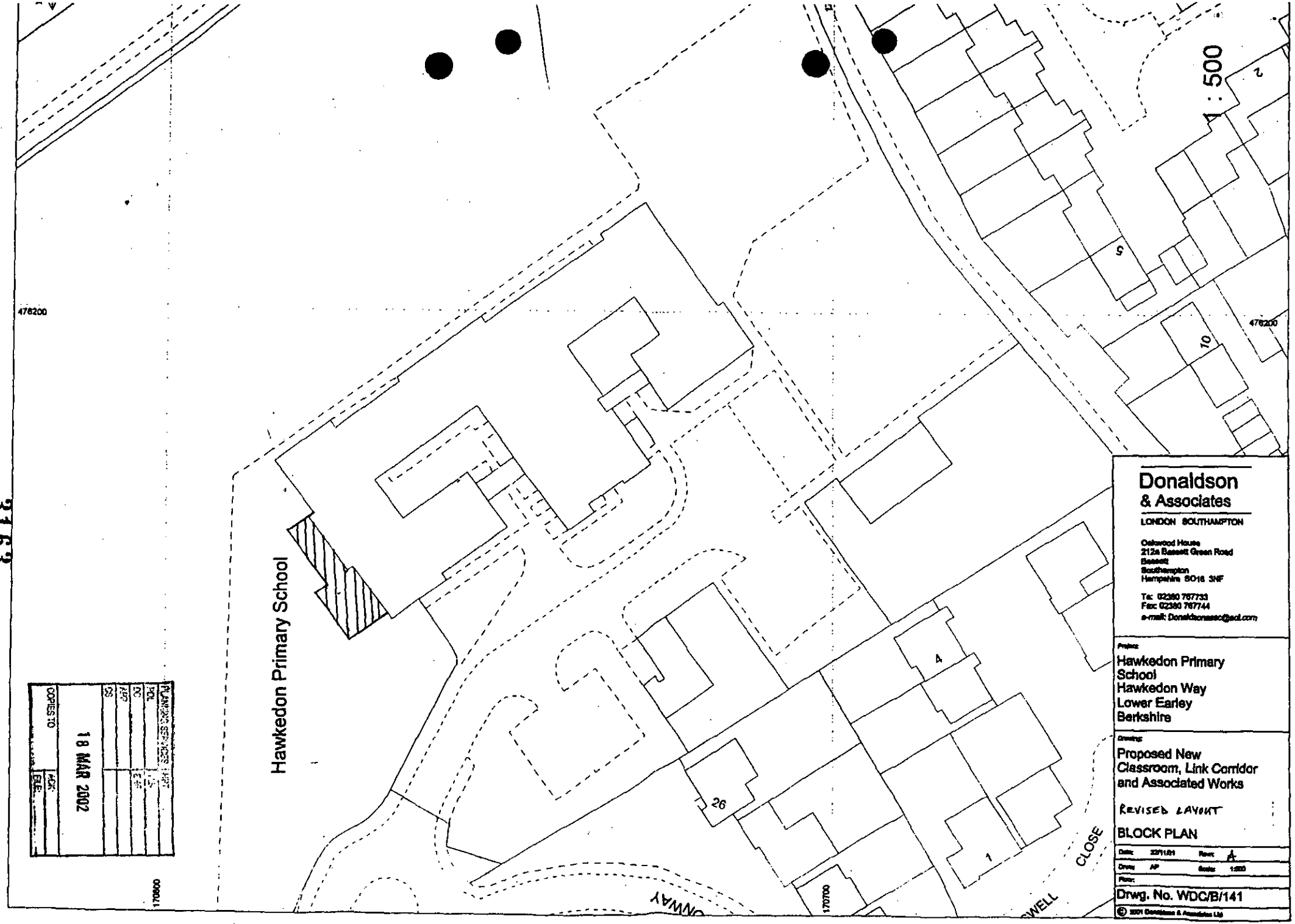
Development Control Section, Environmental Services, Wokingham District Council.

9 April 2002

Scale: 1 : 2500

N W E S



Donaldson & Associates
LONDON SOUTHAMPTON

Oakwood House
212a Bassett Green Road
Bassett
Southampton
Hampshire SO16 3NF

Tel: 02380 767733
Fax: 02380 767744
e-mail: Donaldsonassoc@aol.com

Project:
Hawkedon Primary School
Hawkedon Way
Lower Earley
Berkshire

Drawing:
Proposed New Classroom, Link Corridor and Associated Works

REVISED LAYOUT

BLOCK PLAN

Date:	22/11/01	Rev:	A
Drwn:	AP	Scale:	1:500
Floor:			

Drwg. No. WDC/B/141

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PLANNING SERVICES | HPT
POL | LS
DC | EHF
APP
CS

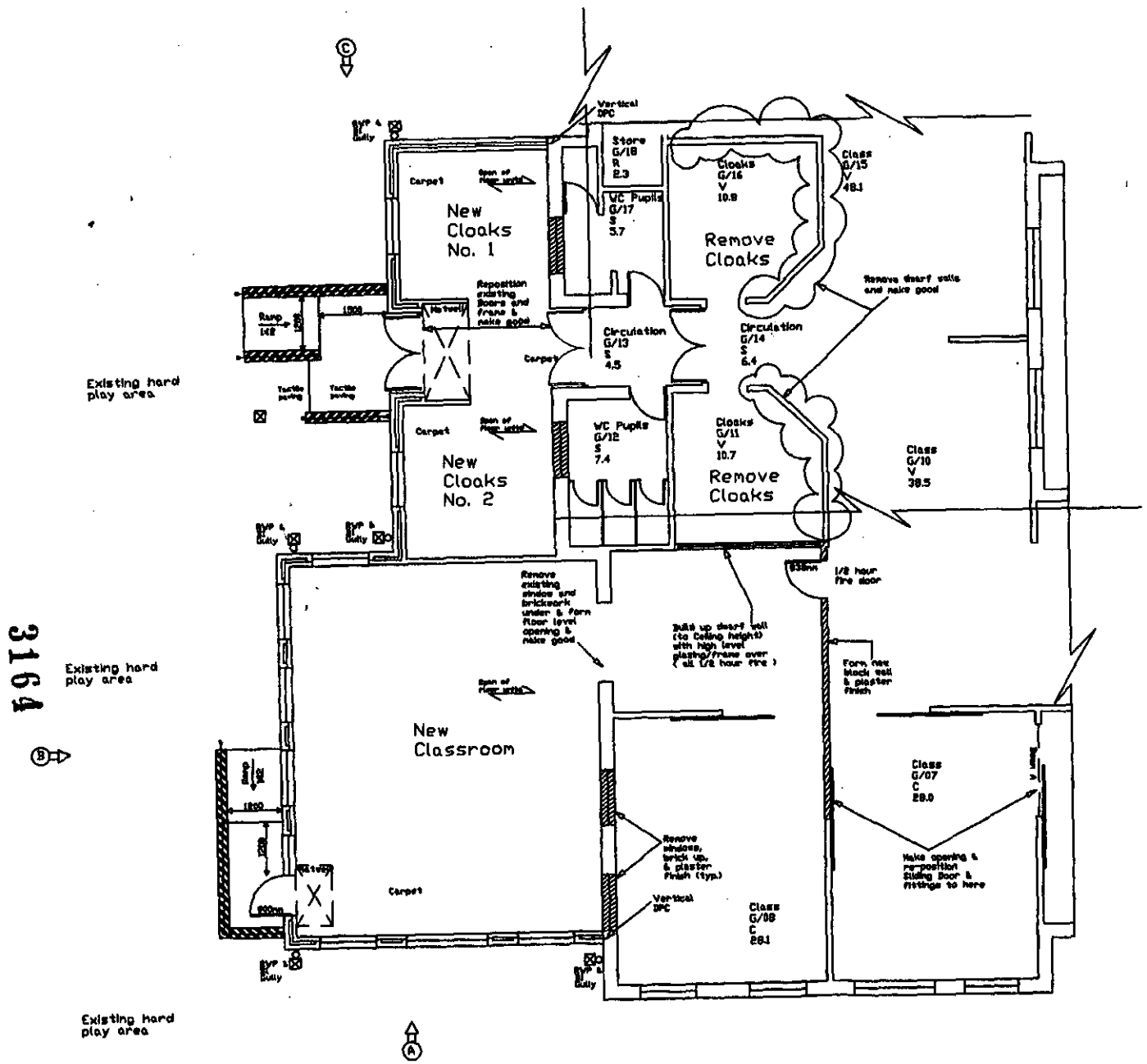
18 MAR 2002

COPIES TO | ACK: | FILE:

3163

REVISED PLAN

5413



Proposed Plan

3164

21 FEB 2002

COPIES TO | ACK: | FILE:

Donaldson & Associates

Tel: 02380 767733 Fax: 02380 767744

Project:
Hawkedon Primary
Hawkedon Way
Lower Earley
Berkshire

Drawing:
Proposed New Classroom, Circulation/ Cloaks and Internal Alterations

PLANNING

Proposed Plan

Revn: B 28/01/02 Client requested revised layout to Classroom & Cloaks.
C 12/02/02 Remove door from New Classroom to New Cloaks.

Date: 22/11/01 Revn: C
Drwn: AP Scale: 1:100
Drwg.No. WDC/B/137

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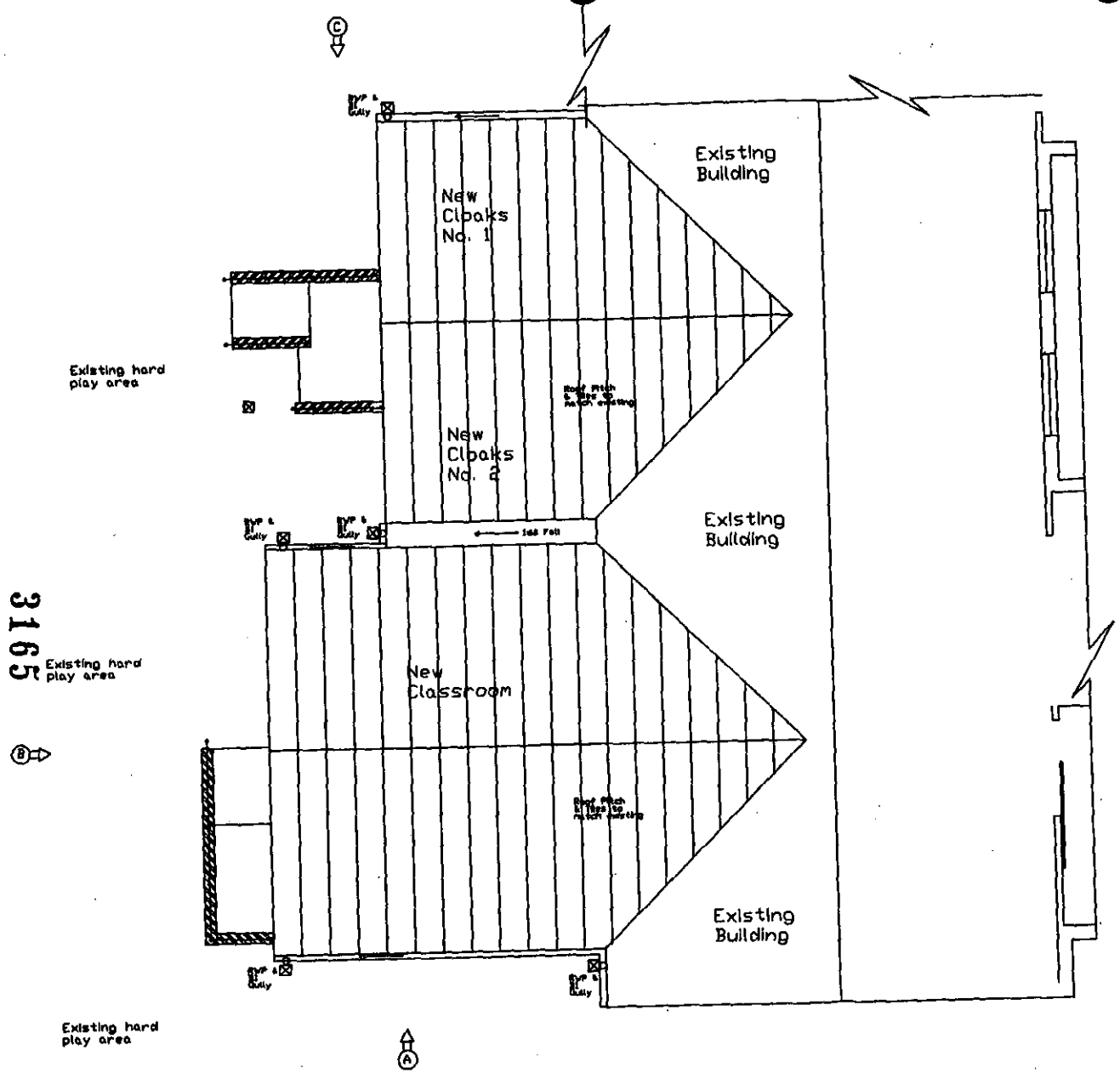
REVISED PLAN
5413



Proposed Roof Plan

3165

PLANNING SERVICES	HPT
POL	TLS
BC	ANF
AFP	
CS	
21 FEB 2002	
COPIES TO	ACK.
	FILE

Donaldson & Associates

Tel: 02380 767733 Fax: 02380 767744

Project:
Hawkedon Primary
Hawkedon Way
Lower Earley
Berkshire

Drawing:
Proposed New Classroom, Circulation/ Cloaks and Internal Alterations

Proposed Roof Plan

Revn:

Date: 12/2/02 Revn: 0

Drwn: AP Scale: 1:100

Drwg.No. WDC/B/146

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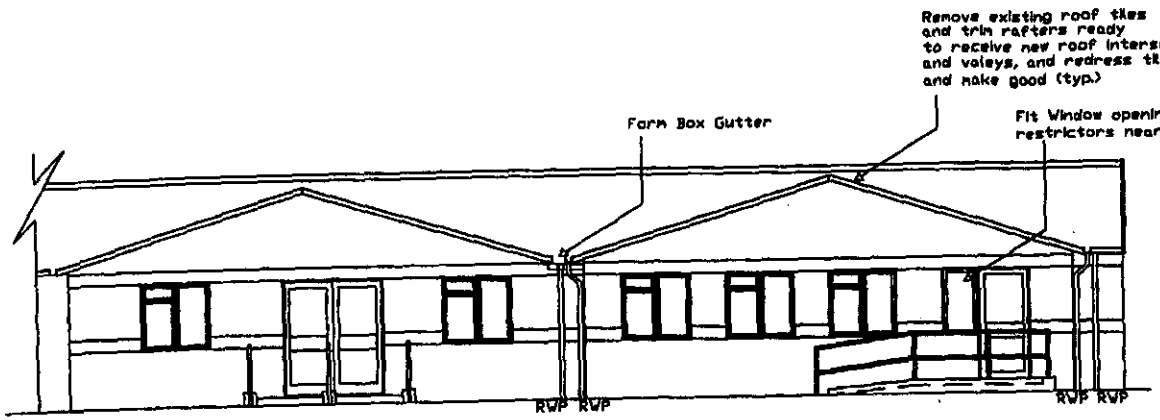
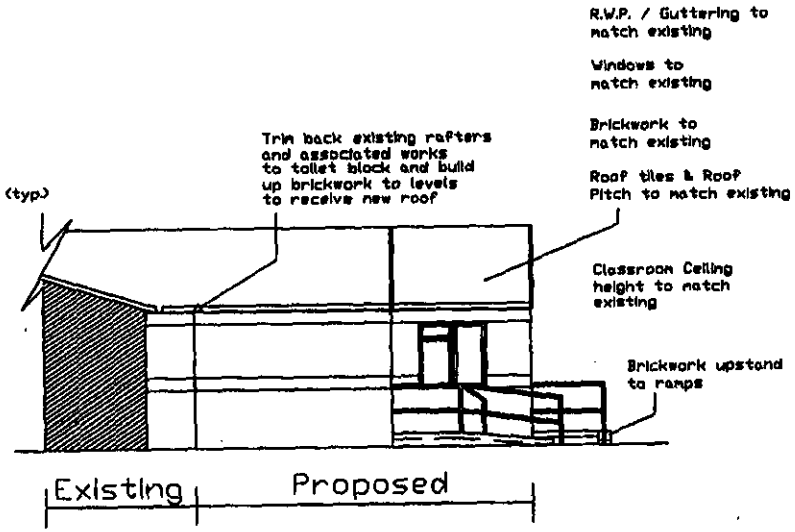
REVISED PLAN
5413 1

Notes:

a. Doors on escape route to be with emergency panic push bars
b. Emergency lighting to conform to BS 5266 Part1 1998
c. Exit signage to be provided conforming to & in accordance with BS 5499 Part 1 1990
d. Exiting Disabled WC providing reasonable access



Elevation B



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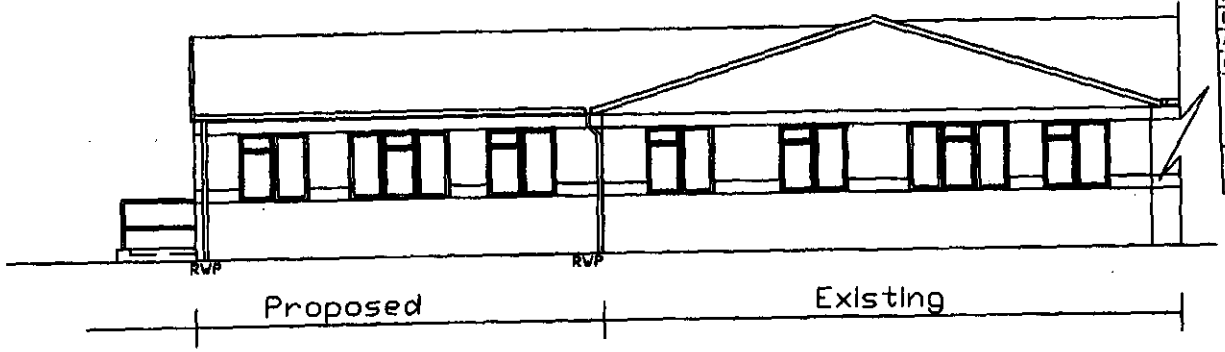

Elevation A

PLANNING SERVICES	HPT
POL	TLS
DC	ENG
APP	
CS	
21 FEB 2002	
CC	

Donaldson & Associates

Tel: 02380 767733 Fax: 02380 767744

Project:
Hawkedon Primary
Hawkedon Way
Lower Earley
Berkshire

Drawing:
Proposed New Classroom, Circulation/ Cloaks and Internal Alterations

Proposed Elevations

Revised:	A	11/12/01	Window & Roof elevations
	B	28/01/02	Revised layout
	C	11/02/02	Revised -Box Gutter

Date: 22/11/01 Revn: C
Drwn: AP Scale: 1:100
Drwg.No. WDC/B/140

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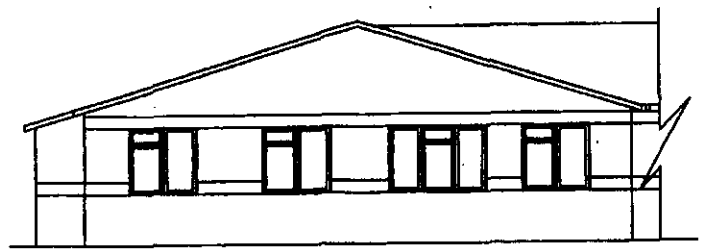
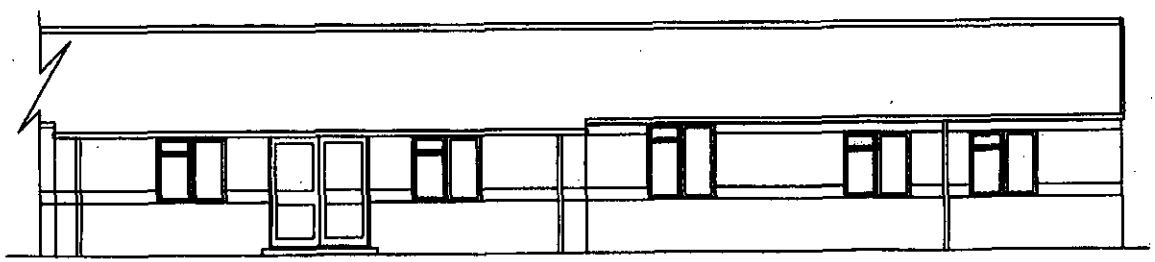
3166

5413

REVISED PLAN



Elevation A



Elevation B

PLANNING DEPARTMENT
RECEIVED
21 FEB 2002
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31967

Donaldson
& Associates

Tel: 02380 767733 Fax: 02380 767744

Project:
Hawkedon Primary
Hawkedon Way
Lower Earley
Berkshire

Drawing:
Proposed New Classroom, Circulation/ Cloaks and Internal Alterations

Existing Elevations

Revised: A 11/12/01 Roof/ Window elevations
B 28/01/02 Revised layout

Date: 22/11/01 Revn: B

Drwn: AP Scale: 1:100

Drwg.No. WDC/B/139

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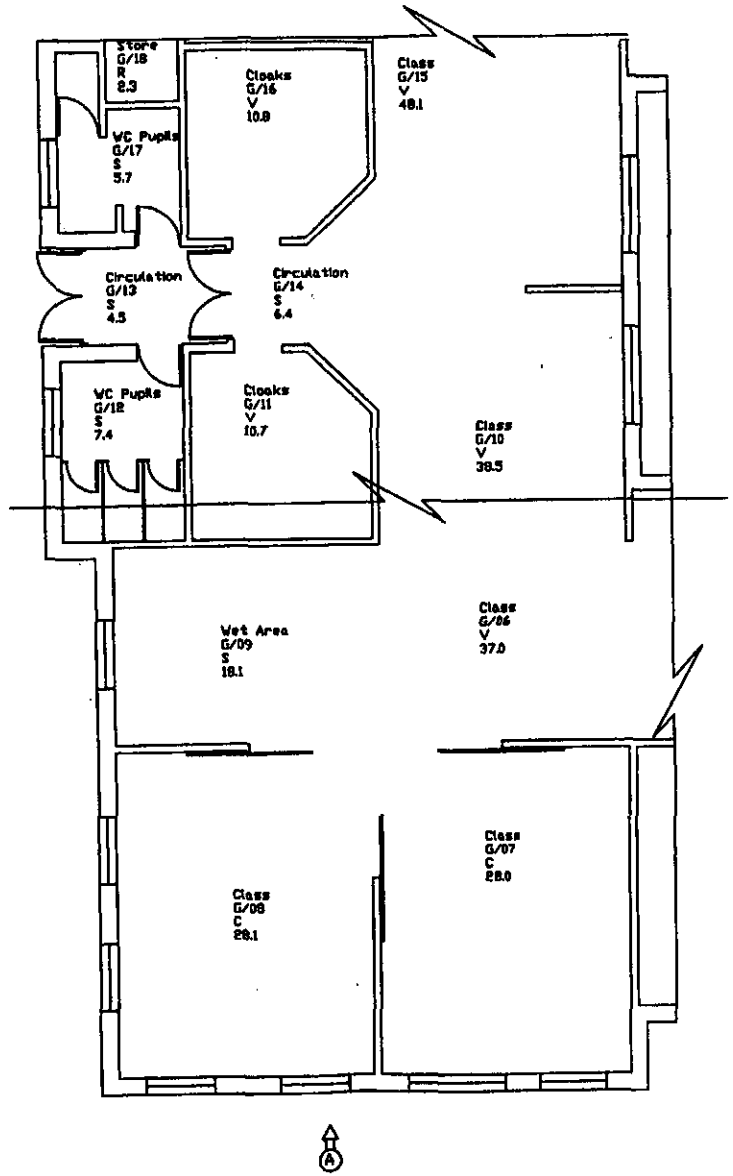
REVISED PLAN

5413



Existing Plan

21 FEB 2002

Donaldson
& Associates

Tel: 02380 767733 Fax: 02380 767744

Project:
Hawkedon Primary
Hawkedon Way
Lower Earley
Berkshire

Drawing:
Proposed New Classroom, Circulation/ Cloaks and Internal Alterations

Existing Plan

Date: 22/11/01 Revn: 0

Drwn: AP Scale: 1:100

Drwg.No. WDC/B/138

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finalised.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

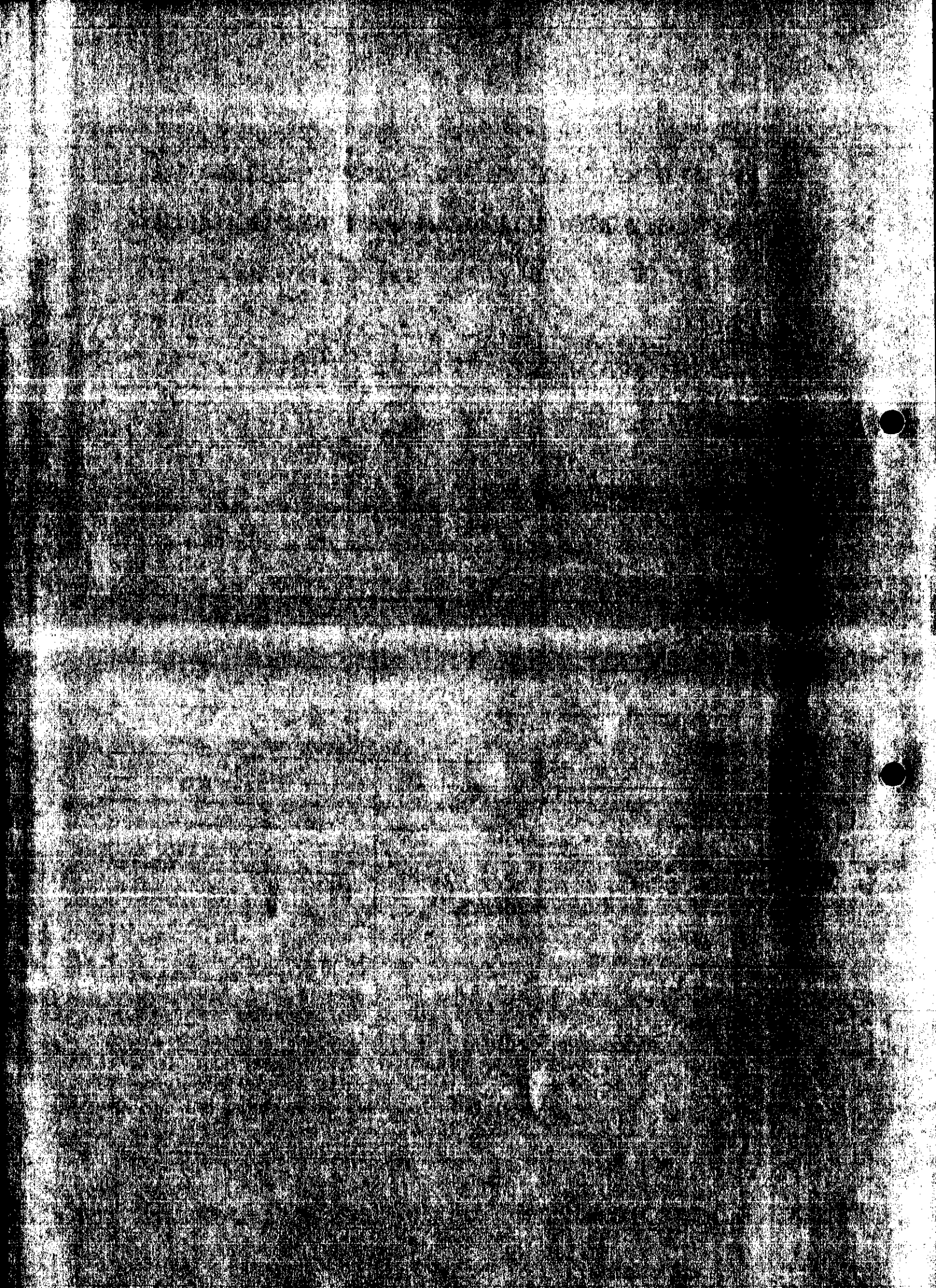
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5413	Tanya Davies
BUILDING CONTROL NUMBER	FP 2001/2556 South	
~~APPLICANT~~/AGENT	Donaldson + Associates.	
ADDRESS OF SITE	Hawkedon Primary School Hawkedon Way Lower EARLEY	
DESCRIPTION OF PROPOSED WORK	S/S ext to form new classroom, corridor + associated works	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	WDC/B/141 A	WDC/B/141 A
ELEVATIONS	WDC/B/140 C	WDC/B/140 C
FLOOR PLANS	WDC/B/137	WDC/B/137.
roof plan	WDC/B/146.	WDC/B/146

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	24/4/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	17/5/02	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	



Applicationo	Name & Addres
F/2001/5413	A.J. Sutherland 9 Newmarket Close LOWER EARLEY RG6 3AU

WOKINGHAM UNITARY
Aiming for Excellence

Committee letters sent 17/04/02
Application Approved

Letters sent 03.05.02

Tanya Davies

From: Head.Hawkedon
Sent: Monday, April 22, 2002 9:56 AM
To: Tanya Davies
Subject: RE: PLanning Application

Dear Tanya,

Have read your message and I confirm that we are producing a travel plan with the help of Parkman.

Yours sincerely,

Alan Yod
Headteacher

-----Original Message-----
From: Tanya Davies
Sent: 19 April 2002 16:02
To: Head.Hawkedon
Subject: PLanning Application
Importance: High

Dear Mr. Youd

The planning application for the new classroom extension will be reported to the Development Control committee on 24 April 2002. As you know concerns have been expressed by local residents about school associated traffic.

Our highways officer has requested that the school prepare a school travel plan. I would be grateful if you could confirm that you intend to do this so that I can report this undertaking to Members of the Committee prior to their deliberation of the application.

Please contact me with any queries.

Tanya Davies

Tanya Davies
Senior Minerals & Waste Officer
Wokingham District Council

Tel: 0118 974 6229
Fax: 0118 974 6484

Tel: (0118) 974 6229 (Direct Line)
E-Mail: tanya.davies@wokingham.gov.uk
Date: 19 April 2002
My ref: TD/2002/5413

Mr Youd
Headteacher
Hawkedon School
Hawkedon Way, Lower Earley,
Reading RG6 3AP

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

Dear Mr Youd

Re: Proposed Single Storey Extension.

The planning application for the new classroom extension will be reported to the Development Control committee on 24 April 2002. As you know concerns have been expressed by local residents about school associated traffic.

Our Highways Officer has requested that the school prepare a school travel plan. I would be grateful if you could confirm that you intend to do this so that I can report this undertaking to Members of the Committee prior to their deliberation of the application.

I would be grateful for your comments before 6pm on Wednesday 24 April.

Please contact me with any queries.

Yours sincerely

Tanya Davies

Senior Planning Officer

Date: 17 April 2002

Your Ref:

My Ref: **Tanya Davies - F/2001/5413**

WDC, Property Services
C/O Donaldson & Associates Ltd
Oakwood House
212a Bassett Green Road
Bassett
Southampton
SO16 3NF

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

Dear Sir/Madam

Application Number: F/2001/5413

Site Address: Hawkedon Primary School, Hawkedon Way, Lower Earley, Reading.

Proposal: Proposed single storey extension to school to form new classroom..

Your application is to be determined at the Development Control Sub-Committee meeting on the 24.04.02 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

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

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

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

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

1st class 1914

Tel: (0118) 974 6229 (Direct Line)
E-Mail: tanya.davies@wokingham.gov.uk
Date: 19 April 2002
My ref: TD/2002/5413

Mr Youd
Headteacher
Hawkedon School
Hawkedon Way, Lower Earley,
Reading RG6 3AP

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

Dear Mr Youd

Re: Proposed Single Storey Extension.

The planning application for the new classroom extension will be reported to the Development Control committee on 24 April 2002. As you know concerns have been expressed by local residents about school associated traffic.

Our Highways Officer has requested that the school prepare a school travel plan. I would be grateful if you could confirm that you intend to do this so that I can report this undertaking to Members of the Committee prior to their deliberation of the application.

I would be grateful for your comments before 6pm on Wednesday 24 April.

Please contact me with any queries.

Yours sincerely

Tanya Davies

Senior Planning Officer

PLANNING SERVICES | HPT
PCI | TC
LP | FILE
AF
CS
11 APR 2002
COPIES TO

Tel. 0118 974 6738 (Direct Line)
Email. edward.knott@wokingham.gov.uk
Fax. 0118 974 6724
Date. 10.04.02
My ref.Edward Knott
Your ref. Mr Youd
File ref:1140/01N2/EK/03

WOKINGHAM DISTRICT COUNCIL

Support Services Department
P.O. Box 151
Shute End, Wokingham
Berkshire RG40 1WH
Tel: (0118) 974 6000
Fax: (0118) 978 9078
Minicom No: (0118) 974 6691
DX: 33506 – Wokingham

Mr Youd
Hawkedon Primary School
Hawkedon Way
Lower Earley
Reading
RG6 3AP

Dear Alan,

RE: PROPOSED EXTENSION & PLANNING PERMISSION

I have been contacted by our Planning Department who have informed me many residence are concerned about traffic build up during drop off and collection times.

Due to these concerns it is possible our application will be refused unless the school sign up to a "safe routes to school" and "Travel Plan "(SRTS)

I would be grateful if you could contact either Kate Fuller or Kevin Patching (both officer's of the Council dealing with SRTS). If we are refused permission this will only delay the start and completion of the scheme or at worst result in a cancellation altogether.

I look forward to hearing from you shortly

Yours faithfully,

Edward Knott
Construction Project Manager

cc: Kate Fuller
Tanya Davies
Helen Rowlay
Kevin Patching

L/Dr/Fd/Hawkedon

TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO: F/2001/5413 PLANNING OFFICER: Tanya Davies

PARISH: Earley

PROPOSAL: Revised Plans: the new plans shown reconfigured layout with cloaks to rear of classroom (rather than between proposed classroom and existing school)

ADDRESS: Hawkedon Primary School, Hawkedon Way, Lower Earley

APPLICANT: WDC Property Services

PLANNING SERVICE	
FOL	TLS
DC	ENF
APP	
CS	

18 MAR 2002

COPIES TO	ACK
	FILE

No Objection

SIGNED: _____ DATE: 14 MAR 2002

CLERK TO EARLEY TOWN COUNCIL

To: Tim Haycocks
School Planning & Assets
Education

From: Tanya Davies
Development Control
Environmental
Services ext. 6229
9 April 2002

Re: Hawkedon School.

Please find enclosed copies of plans showing the proposed extension at Hawkedon School as requested.

It is proposed to construct an extension on the northern elevation, the extension will provide an additional classroom and new toilets. The existing toilets will be removed to extend the floorspace of an existing classroom. The extension will be single storey with a pitched roof to match the existing school building.

I would be grateful for your comments within 10 days, as I hope to report this application to Development Control Committee on 24 April 2002.

Tanya Davies

From: Tim Haycocks
Sent: Monday, March 25, 2002 10:21 AM
To: Tanya Davies
Subject: Hawkedon Primary

Tanya

In reference to your e-mail of 18th March, Helen has asked me to contact you on her behalf to request a copy of the planning application that relates to a single classroom extension and toilets at Hawkedon primary school.

We are currently fighting our way through a 3 month backlog of post and suspect that the application may be somewhere amongst that. Given the sheer volume of paper, we would be able to comment more quickly if you could send us another copy rather than trying to locate the one which may or may not be in our post pile.

Thanks very much

Tim

Tim Haycocks
School Planning and Assets
Administration Officer
Tel - 0118 974 6159
Fax - 0118 974 6259
tim.haycocks@wokingham.gov.uk

PLANNING	HP 54334
POL	TLS
DC TD	ENF
APP	
CS	
18 MAR 2002	
	ACK.
	FILE:

Donaldson & Associates
LONDON • SOUTHAMPTON

Oakwood House
212a Bassett Green Road
Bassett
Southampton
Hampshire SO16 3NF
Tel : 023 8076 7733
Fax : 023 8076 7744
E-mail: Donaldsonassc@aol.com

19a Goodge Street
London W1T 2PH
Tel: 020 7323 0090
Fax: 020 7323 0099
E-mail: Donaldsonassc@aol.com

To : Wokingham District Council – Planning Services
Attention : Tanya Davies
Fax No. : 0118 974 6484
From : Colin Donaldson
Date : 15 March 2002
Our Ref : CD/TD
Your Ref :

Facsimile

No. of Pages (incl. Cover) 1

SUBJECT: **HAWKEDON PRIMARY SCHOOL – REVISED BLOCK PLAN**

Dear Tanya,

Please accept our sincere Apologies, I believed this had been taken care of. We have posted a copy of the revised Block Plan to you today.

Best
Regards

Colin Donaldson
Donaldson & Associates

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 15·3·02

TO: MR DONALDSON

FROM: TANYA DAVIES **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 1

RECIPIENT FAX NUMBER: 02380 767744

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: Hawkedon Primary School

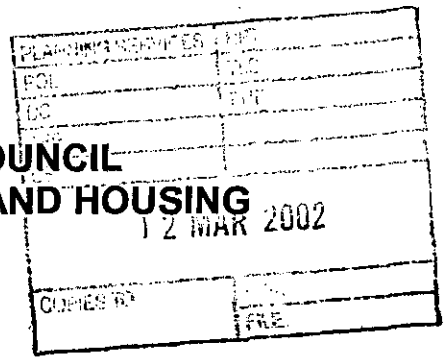
NOTES:

I left a message recently requesting an updated block plan for the application at Hawkedon Primary School.

Please can I have this asap as I hope to report the application to committee on 3·4·02

Please ring me with any queries.

Tanya Davies 0118 974 6229



WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To: Tanya Davies
Development Control

Your Ref: F/2001/5413

From: Tom Payne
Environmental Heath

My Ref: fLARE 440

Date. 12/03/02

PROPOSED Proposed single storey extension to school to form new classroom

Hawkedon Primary School, Hawkedon Way, Lower Earley

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

T. Payne

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

Date: 08 March 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/5413

Location: Hawkedon Primary School, Hawkedon Way, Lower Earley, Reading.

Proposal: Proposed single storey extension to school to form new classroom.

Applicant: WDC, Property Services C/O Donaldson & Associates Ltd.

Case Officer: Tanya Davies

The new plans show the following: Reconfigured layout with cloaks to rear of classroom (rather than between proposed classroom and existing school).
Drawing nos: WDC/B/147, /138, /137, /146, / 139, /160.

Comments are required by 22/03/2002.

Should you have any queries regarding this application please contact the case officer Tanya Davies on (0118) 974 6229.

(RING ONE)

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

App. No. F/2001/5413 Date Rec. 21.2.02

Location: Hawkedon Primary School, Hawkedon Way, Lower Earley

Parish: Earley

Applicant: WDC Property Services

Description of attached plans: Revised plans to show reconfigured layout with doors to rear of proposed classroom. (rather than between proposed classroom and existing school)

Drawing No's: WDC/B/147, 138/137/146/139, 140

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

- Landscape & Trees ☐
- Urb. Design & Conservation ☐
- Highways ☐
- Dinton Pastures ☐
- Environmental Health ☐

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

Cllrs
Access Officer
Education
Earley Town Council
EHO.

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

NEIGHBOURS:

Date for Responses 14 days please

as hope to report to committee on 3.4.02.

FURTHER ACTION

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

Redate Application Y / (N) From:

New Site Notice Y / (N)

Revised Proposal Description:

CASE OFFICER TD.

Consultations Sent by Admin. on 08.03.PS

Yellow - Case Officer Copy
Green - Part One Copy

Date: 04 January 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/5413

Location: Hawkedon Primary School, Hawkedon Way, Lower Earley, Reading.

Proposal: Proposed single storey extension to school to form new classroom.

Applicant: WDC, Property Services C/O Donaldson & Associates Ltd.

Case Officer: Andrew Thorley

The new plans show the following: Revised elevations showing a reduction in height of pitch roofs for proposed extensions plus brickwork detail around windows. Drawing nos: WDC/B/140/A & WDC/B/139/A.

Comments are required by 14/01/2002.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

(RING ONE)

1970

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

F/2001/5413

App No. (Planaps) / (Ludhouse) Date Rec. 14/12/01

Location: Hawkedon Primary School

Hawkedon Way Parish Lower Earley

Applicant: Wokingham D.C

Description of attached plans

Revised Elevations showing a reduction in height of pitch roofs for proposed ~~[illegible]~~ extensions + brickwork detail around windows

Drawing No's: WDC/B/140/A + WDC/B/139/A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

_____ 1. NK (Landscape & Trees) _____ ☐

_____ 2. NK (Env. Design) _____ ☐

_____ 3. XA (Highways) _____ ☐

_____ 4. NF (Building Control) _____ ☐

5. BC/DC Liaison _____ ☐

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

NEIGHBOURS: Yes

_____ Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / N From _____

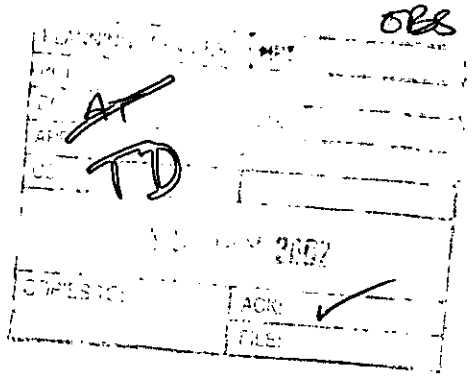
New Site Notice Y / N

New Description _____

CASE OFFICER AT

Consultations Sent by Admin. on 04.01.PS

Yellow - Part One Copy
Green - Officer's Copy



9 Newmarket Close
Lower Earley
Reading
Berkshire
RG6 3AU
Tel: 0118 9665580
Fax: 0118 9263292

16th December 2001

The Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sirs

Re: Planning Application No: F/2001/5413
Parish: Earley
Site Details: Hawkedon Primary School, Hawkedon Way, Lower Earley.
Application Details: Proposed single storey extension to school to form additional classroom.
Case Officer: Andrew Thorley.

I wish to object to the planning application that has been made in respect of building works that are intended to be carried out at Hawkedon School; details as above. My objections to the application are as follows:

The application clearly indicates a further expansion of the school which already creates major traffic problems in Hawkden Way, all residential roads & closes off and tail backs into Rushey Way at the beginning and end of each school day and, to a lesser degree, at lunch times. Not only do the large number of inconsiderately / illegally parked vehicles create a significant road safety hazard but, for the residents of all properties accessed from Hawkedon Way; a major public safety issue.

During the ¾ of an hour of the worst traffic congestion at each end of the day it is next to impossible for large emergency vehicles, e.g. Fire Appliances & Paramedic Ambulances, to get to any destination off Hawkedon Way without severe delay that could cost lives in the worst case. This is due to the narrowing of an already narrow feeder road to one lane and sometimes to none as departing school traffic queues to turn on to Rushey Way. This puts the safety of some hundreds of residents in jeopardy and all applications with regard to the expansion of the school should be refused on safety and highway grounds until such time as either the school is provided with it's own access road from Rushey Way / Mill Lane or adequate on site parking facilities are created within the school grounds. The dangers described above were, unfortunately, graphically illustrated earlier in the year when a paramedic ambulance on an emergency call to no. 42 Hawkedon Way was unable to get past the traffic chaos caused by the school even with the assistance of the police. An elderly ladies life was put at direct risk as a consequence.

The levels of congestion have markedly worsened yet again since the council extended the school once again last summer by the addition of a single story extension housing a class room and covered walk way (Planning Application Reference: **F/2000/2541**). In addition to the "rush hours" at the beginning and end of the school days there also seems to have been a noticeable increase in other functions at the school causing further misery and risk for residents. It is extraordinary to me that the Authority should once again be proceeding with a further expansion of this school with no regard whatever for the well being, safety or quality of life of the large number of residents living on or off Hawkedon

Way. This is in direct contravention of the planning policies contained within its Deposit Draft Structure Plan and Government planning guidelines.

Neither I or a number of my neighbours can understand how the normal planning requirements applied by the Authority to applications from the general public and businesses seem not to apply to Hawkedon Primary School. I refer, of course, to provision of adequate off street parking to deal with traffic generated by a development on which the Council has strict policies and guidelines to which ordinary applicants must adhere. Traffic & highway issues raised by a planning application are often explored in great depth and it is not uncommon for the Authority to refuse an application on traffic / highway grounds and quite usual for conditions to be attached to a consent requiring the provision of off street parking, amendments to road layouts etc. The costs of complying with such conditions have to be borne by the applicants. Even quite modest dwelling extensions undertaken on Hawkedon Way or Closes off it have been given consent with conditions requiring the provision of additional hard standing for vehicles within the curtilage of the property. The apparent exemption of the school from such requirements can only lead to questions as to the uniformity of the application of planning criteria to properties owned by the Authority who, of course, would have to bear the cost of imposed parking or other highway conditions.

The attention of the committee is drawn in particular to the Loddon Area Local Plan, Page 77 section D which sets down the authority's commitment to "Examining the Road Safety implications of a proposal for development" and to Appendix 1, Page 144 where Note iii requires that the merit of providing additional off street parking must be considered where access may be acceptable but on street parking is not. The committee's attention is further drawn to the Deposit Draft Structure Plan, Policy **WOS3,** sections a) and d) and the ensuing section 1.13. Attention is also drawn to page 182, **Parking**, section 10.34 and page 183, **Safety**, section 10.38.

Since the creation of the Unitary Authority there have effectively been no checks and balances to prevent the Council granting it's self planning consent for any scheme it deems desirable. Many of the residents with whom I have discussed the traffic problems generated by the school are unhappy that the Authority is effectively acting as judge and jury on applications made on it's own behalf and ignoring issues of public safety and the well being of residents to minimise its own costs. I have little doubt that members of the committee will be told that the Police Authority is supposedly pursuing the provision of "double yellow lines" or similar to solve these problems. Since, by their own admission, they have no manpower available to enforce such restrictions and those who may heed them will simply park in the residential closes themselves I suggest the members take little comfort from this. If it does happen, then as well as the safety issues a new problem of public order is likely to be created as there are few of us who will happily sit still for being blocked in our own driveways by school traffic! Lost tempers are not uncommon already and eventually there will be an ugly incident in Hawkedon Way.

I am the full time carer for an elderly lady who suffers from, among other things, impaired liver function, diabetes and dementia and who has suffered 3 deep vein thromboses. Emergency Ambulance attendance has been required on 3 occasions. Given the recent case of the inability of a Paramedic Ambulance to get to a house near me as direct result of traffic congestion generated by the school, I now live in dread of a similar problem occurring the next time an emergency vehicle is required by my household. Should such an incident occur I would have no hesitation in taking legal action against the District Council and would seek to have the case referred to the Local Government Ombudsman as a blatant case of mal-administration.

I want you to take these objections into consideration when considering the application.

I look forward to hearing from you in due course.

Yours faithfully

A. J. Sutherland

cc Earley Town Council
Councillor David Swindels

☎ 0118 974 6379 (Direct Line)

Tuesday, 18 December 2001

Donaldson &Associates Ltd
Oakwood House
212a Bassett Green Road
Bassett
Southampton
SO16 3NF

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/2001/5413

Address: Hawkedon Primary School, Hawkedon Way, Lower Earley

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 provide a suitable level approach to the principal entrance. If site constraints necessitate an approach steeper than 1 in 20 a ramped approach should be provided in accordance with the requirements of Part M2 (para 1.19).
2. To ensure that where practicable, easy going steps complement all ramped approaches.
3. To ensure that principal entrance doors meet the requirements of Part M2 (para 1.35).
4. To ensure that windows and doors in general use which open outwards do not cause an obstruction on a path, which runs along the face of the building.

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 (maximum force of 20 Newtons 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 of floors, walls, doors and door furniture to improve visibility.
4. To ensure that the proposed levels of maintained luminance both internal and external (on circulation routes) to the building meets the perceived needs of all building users.

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: WDC Planning Dept. Andrew Morley

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 13 December 2001

Application Number: F/2001/5413

Proposal: Proposed single storey extension to school to form new classroom.

Parish: EARLEY TOWN

Site Address:
Hawkedon Primary School, Hawkedon Way, Lower Earley, Reading.

Applicant:
WDC, Property Services C/O Donaldson & Associates 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).

The school should produce a school travel plan.

Signed: _____ **Print name:** AC 19/12/01

FROM: Andrew Thorley TD

DATE: 13 December 2001

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

18 JAN 2002

COPIES TO:	ACK:
	FILE

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5413

Proposal: Proposed single storey extension to school to form new classroom..

Site Address: Hawkedon Primary School, Hawkedon Way, Lower Earley, Reading.

Applicant: WDC, Property Services C/O Donaldson & Associates Ltd.

Your observations are required in respect of this application **by 06/01/2002** .

● NO OBJECTION

SIGNED: _____ DATE: 18 JAN 2002

Clerk To Earley Parish/Town Council.

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Andrew Thorley Development Control	Your Ref:	F/2001/5413
From:	Tom Payne Environmental Heath	My Ref:	20015951
		Date.	19 December 2001

PROPOSED SINGLE STOREY EXTENSION TO SCHOOL TO FORM NEW CLASSROOM.

HAWKEDON PRIMARY SCHOOL, HAWKEDON WAY, LOWER EARLEY.

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

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

Amended
Plns
received

F

Application Number : ~~NEW~~/2001/5413	Map No : 59
Case Officer : AT	Site Area : 2.30
Valid Date : 6/12/01	Received Date: 06/12/2001

Level : D C Sub-Committee

Description : Proposed single storey extension to school to form new classroom.

Location : Hawkedon Primary School, Hawkedon Way, Lower Earley, Reading.

Parish : EA Ward : LIT

Applicant : WDC, Property Services C/O Donaldson & Associates Ltd.

Fee Required: £380 Fee Received: £380 — Internal transfer

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED	Agric Holdings Cert declared.		
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

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 ✓

NEIGHBOURS

2 x S/N – Hawkedon Way + Rushey Way ✓

+ See map

+ pls include site within red line.

+ Mr A. Sutherland 9 Newmarket Close ✓

No pre-apps

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

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

OTHERS

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

06.DEC.2001 * 5413

PART 1

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

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

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

FOR OFFICE USE ONLY

1. **APPLICANT'S NAME** — WOKINGHAM DISTRICT COUNCIL
   CONTACT ED KNOTT WDC.
   ADDRESS — THE BUILDINGS UNIT, PO BOX 151, SHUTE END
   POST CODE — RG40 1WH **PHONE** 0118 974 6738

2. If the applicant has an agent, all correspondence will be sent to the agent
   AGENT'S NAME — DONALDSON SON & ASSOCIATES LTD
   ADDRESS — OAKWOOD HOUSE, 212A BASSETT GREEN RD, BASSETT, SOUTHAMPTON
   POST CODE — SO16 3NF **PHONE** 02380 767733

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 — HAWKEDON PRIMARY SCHOOL, HAWKEDON WAY, LOWER EARLEY, BERKSHIRE

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
   SCHOOL EXTENSION

5. Give the area in hectares or part of a hectare
   AREA OF SITE — 22800m2

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee
   OWNERSHIP — OWNER

7. List all the plans and drawings submitted with the application
   PLANS/DRAWINGS — WDC/B/137, WDC/B/138, WDC/B/139 WDC/B/140 PLUS SITE & BLOCK 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

FACING BRICK, WINDOWS, ROOF TILES & R.W. GOODS TO MATCH EXISTING

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

BY EXISTING BOUNDRY ELEMENTS

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING S.W. DRAI

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/

If no, please give details

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

ACCESS ARRANGEMENTS REMAIN AS EXISTING

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

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.

£380 W&C INTERNAL TRANSFER

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

SIGNED [signature] ON BEHALF OF WOKINGHAM D.C. BUILDINGS UNIT DATE 30/11/01

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	1916 m2	0	8.4.	
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	N/A - EXISTING	
Proposed		

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

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) *Will these premises be vacated?*
HAWKEDON PRIMARY 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
15	0	0	15

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

Application No. 06.DEC.2001* 5413

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

✓

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

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
	N/A	

Signed . . . . . .

On behalf of . . . . . WOKINGHAM DISTRICT COUNCIL

Date 5/12/01

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

① PART AREA 'E' SCHOOL SITE — EARLEY 1.4.86

ADDRESS LOWER EARLEY — PARISH ~~WOODLEY~~

PLOT No. ACCESS HAWKEDON WAY PRIMARY SCHOOL — ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
18306	BCC	PHASE 1 PRIMARY SCHOOL & ~~[illegible]~~	~~[illegible]~~	
		CARETAKERS RESIDENCE	7.12.82	M/A C/A
AR20825	"	CARETAKERS	2.6.83	APP N/A
25619	"	EXTENSION	17.12.85	C/A
26337	"	2 TEMP CLASSROOMS & WC ACCESS	26.10.86	30.10.89
36503	"	RETENTION TEMP CLASSROOM	29.10.90	30.9.95
38985	"	REPL. BUILDING	14.6.92	31.3.97
42302	"	CLASSROOM	23.5.94	31.3.99 C/A
44363	HAWKEDON PRIMARY SCHOOL	S/St. EXT.	2.6.95	C/A
95/60452/F				
F/95/3498	"	EXT. TO LIBRARY & CLOAKROOM	8.6.95	REF
96/64615/F	"	CLASSROOM & WCs.	11.12.96	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074 97/65529/FR BCC — RENEWAL TEMP. CLASSROOM — 1.7.97 — 3062002

1933

② HAWKEDON PRIMARY SCHOOL

ADDRESS HAWKEDON WAY — PARISH EARLEY

PLOT No. — ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
97/65991/F	BCC	MODULAR NURSERY BLOCK	12.8.97	C/A
98/67909/F	The Head	S/St Ext Sch. Staffroom & walkway	24.9.98	C/A
FP98/7736	The Head	Ext. to Staffroom & enc. walkway	10.7.98	APP
98/68533/F	WDC.	S/St. EXT TO SCHOOL/ENCLOSE 2 WALKWAYS	21.12.98	C/A
FP98/8234	WDC	EXT. & ALTS	27.11.98	APP
99/69207/F	Wokingham D. Council.	Garage for storage use.	8/7/99.	C/A
F/2000/2541	"	Ext to sch for add. classroom.	21.12.00	C/A
F/2000/3140	W.D.C. Property	S/St - additional classroom with glazed link corridor to main bldg	28.2.01	C/A

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Mr. A. Yousl - Erect Sectional Garage - 28/5/98

06 DEC 2001 * 5413

APPROVED

1 : 1250

Donaldson & Associates

LONDON SOUTHAMPTON

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Hampshire SO16 3NF

Tel: 02380 767733
Fax: 02380 767744
e-mail: Donaldsonassc@aol.com

Project:

**Hawkedon Primary School
Hawkedon Way
Lower Earley
Berkshire**

Drawing:

Proposed New Classroom, Link Corridor and Associated Works

SITE LOCATION PLAN

Date:	22/11/01	Revn:	
Drwn:	AP	Scale:	1:1250
Floor:			

Drwg. No. WDC/B/140

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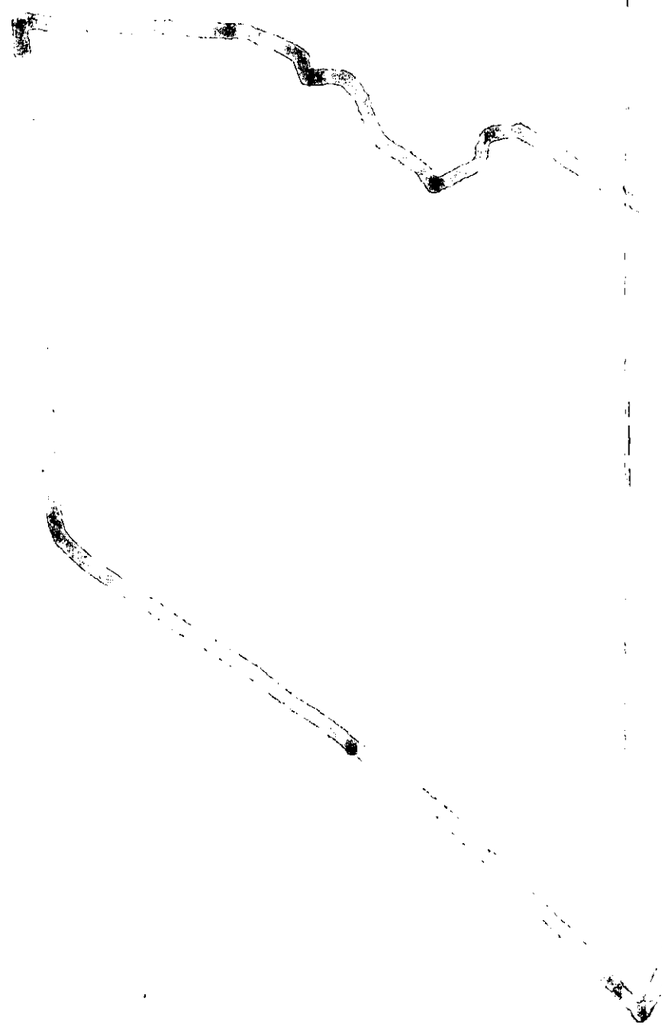

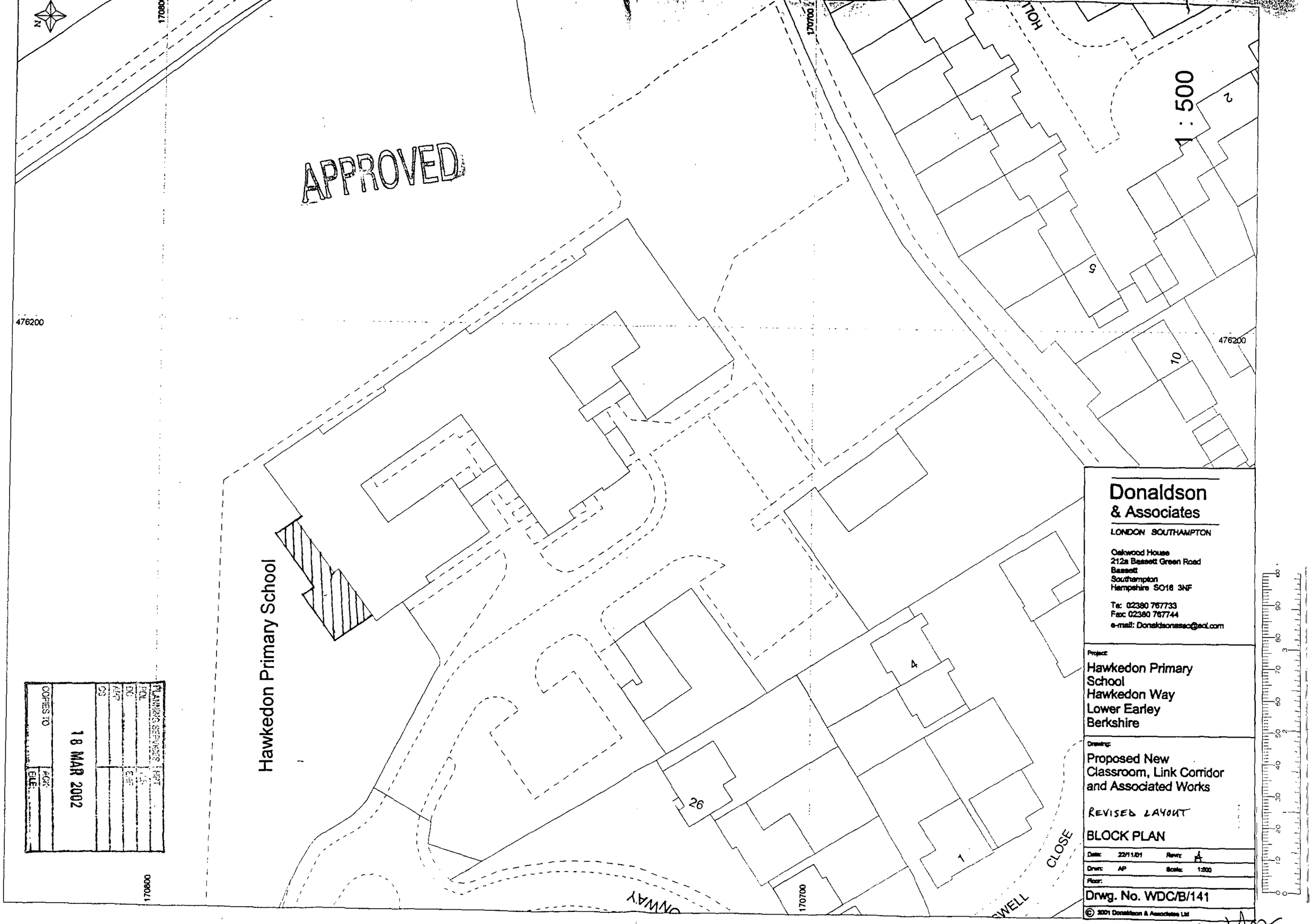

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LONDON SOUTHAMPTON

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Hawkedon Primary School
Hawkedon Way
Lower Earley
Berkshire

Drawing:
Proposed New Classroom, Link Corridor and Associated Works

REVISED LAYOUT

BLOCK PLAN

Date:	22/11/01	Rev:	A
Drwn:	AP	Scale:	1:500
Floor:			

Drwg. No. WDC/B/141

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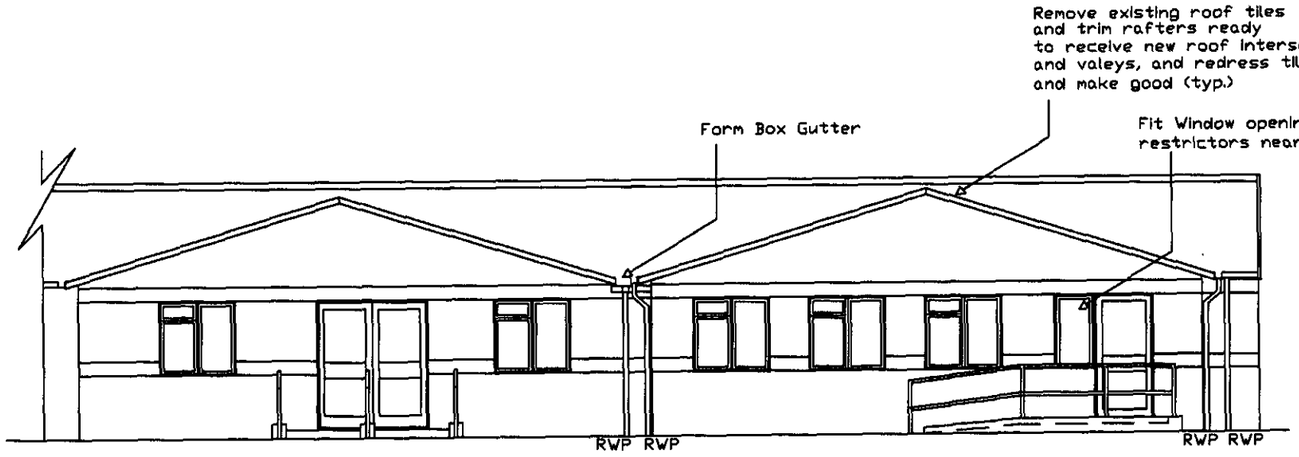
CD 17/8/02

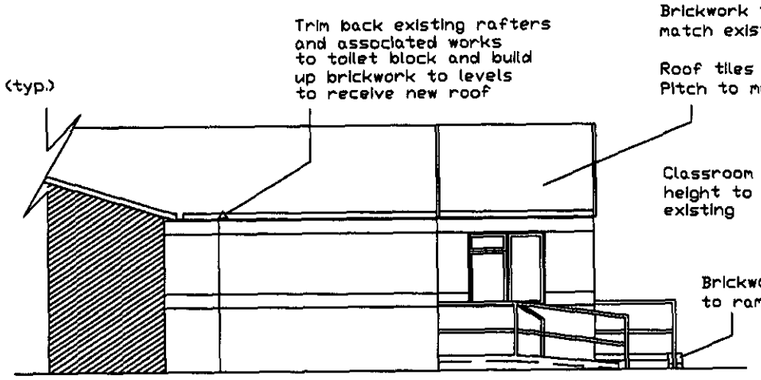
REVISED PLAN
5413 1B

Notes:

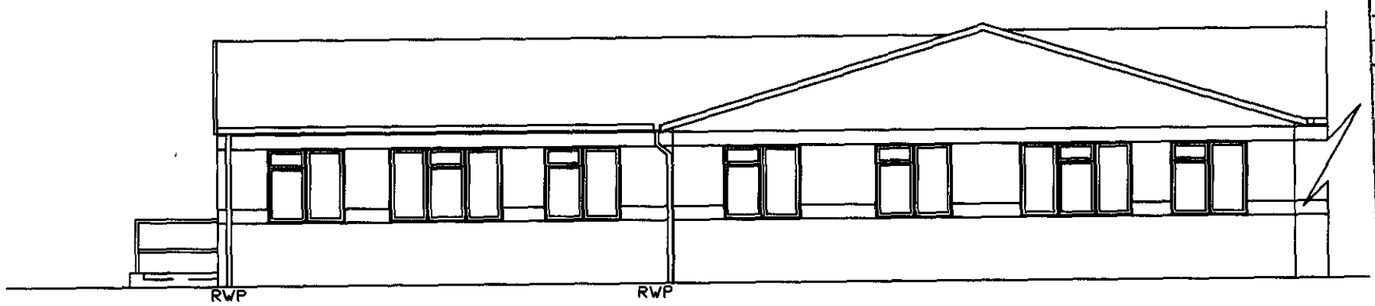
a. Doors on escape route to be with emergency panic push bars
b. Emergency lighting to conform to BS 5266 Part1 1998
c. Exit signage to be provided conforming to & in accordance with BS 5499 Part 1 1990
d. Existing Disabled WC providing reasonable access



Elevation B



Elevation C



Elevation A

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

21 FEB 2002

CC.

Donaldson
& Associates

Tel: 02380 767733 Fax: 02380 767744

Project:
Hawkedon Primary
Hawkedon Way
Lower Earley
Berkshire

Drawing:
Proposed New Classroom, Circulation/ Cloaks and Internal Alterations

Proposed Elevations

Revised: A 11/12/01 Window & Roof elevations
B 28/01/02 Revised layout
C 11/02/02 Revised -Box Gutter

Date: 22/11/01 Revn: C

Drwn: AP Scale: 1:100

Drwg.No. WDC/B/140

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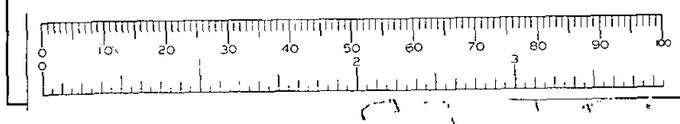
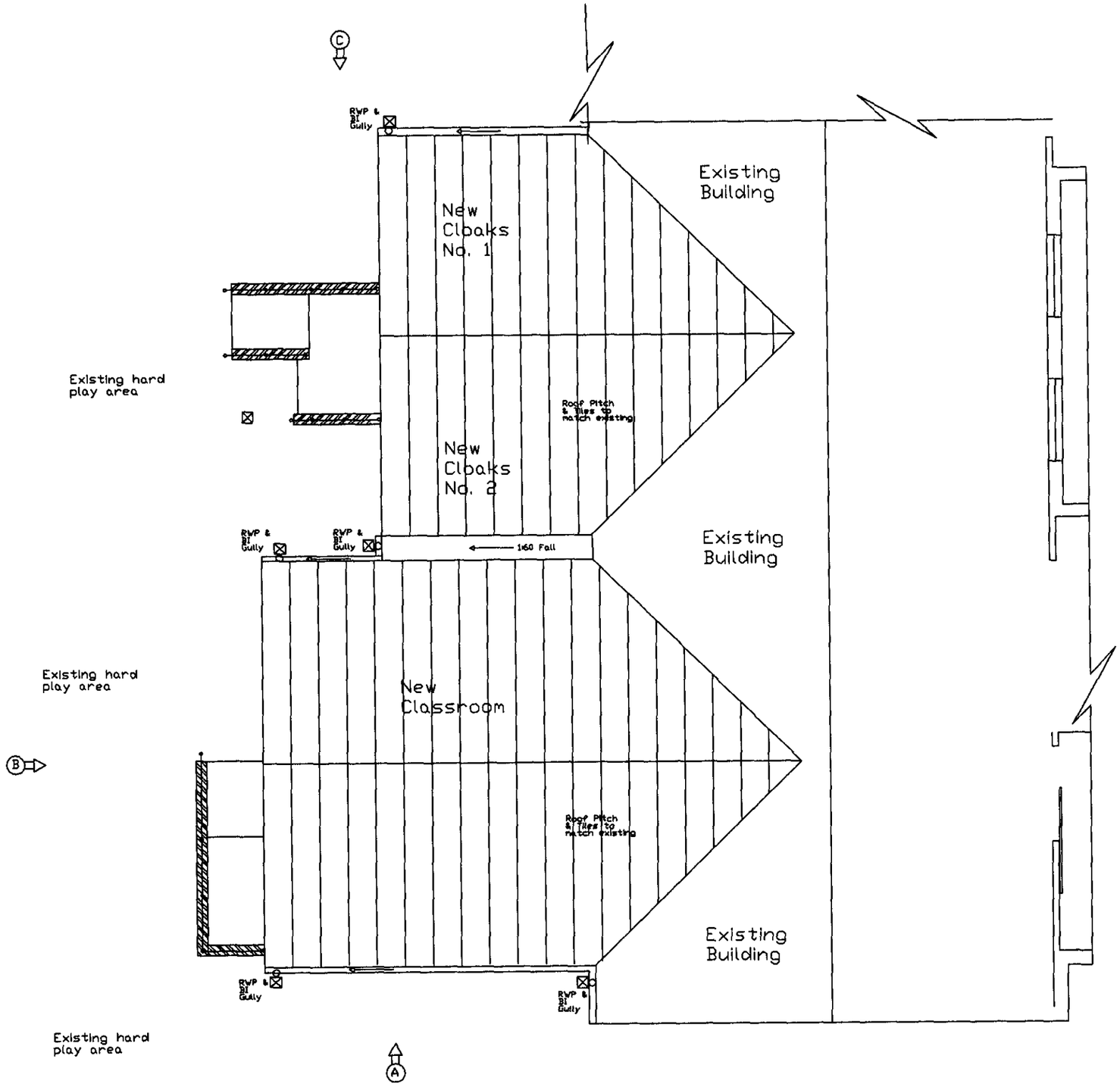


REVISED PLAN
5413



Proposed Roof Plan

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	FILE

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Project:
Hawkedon Primary
Hawkedon Way
Lower Earley
Berkshire

Drawing:
Proposed New Classroom, Circulation/ Cloaks and Internal Alterations

Proposed Roof Plan

Revn:

Date: 12/2/02 Revn: 0

Drwn: AP Scale: 1:100

Drwg.No. WDC/B/146

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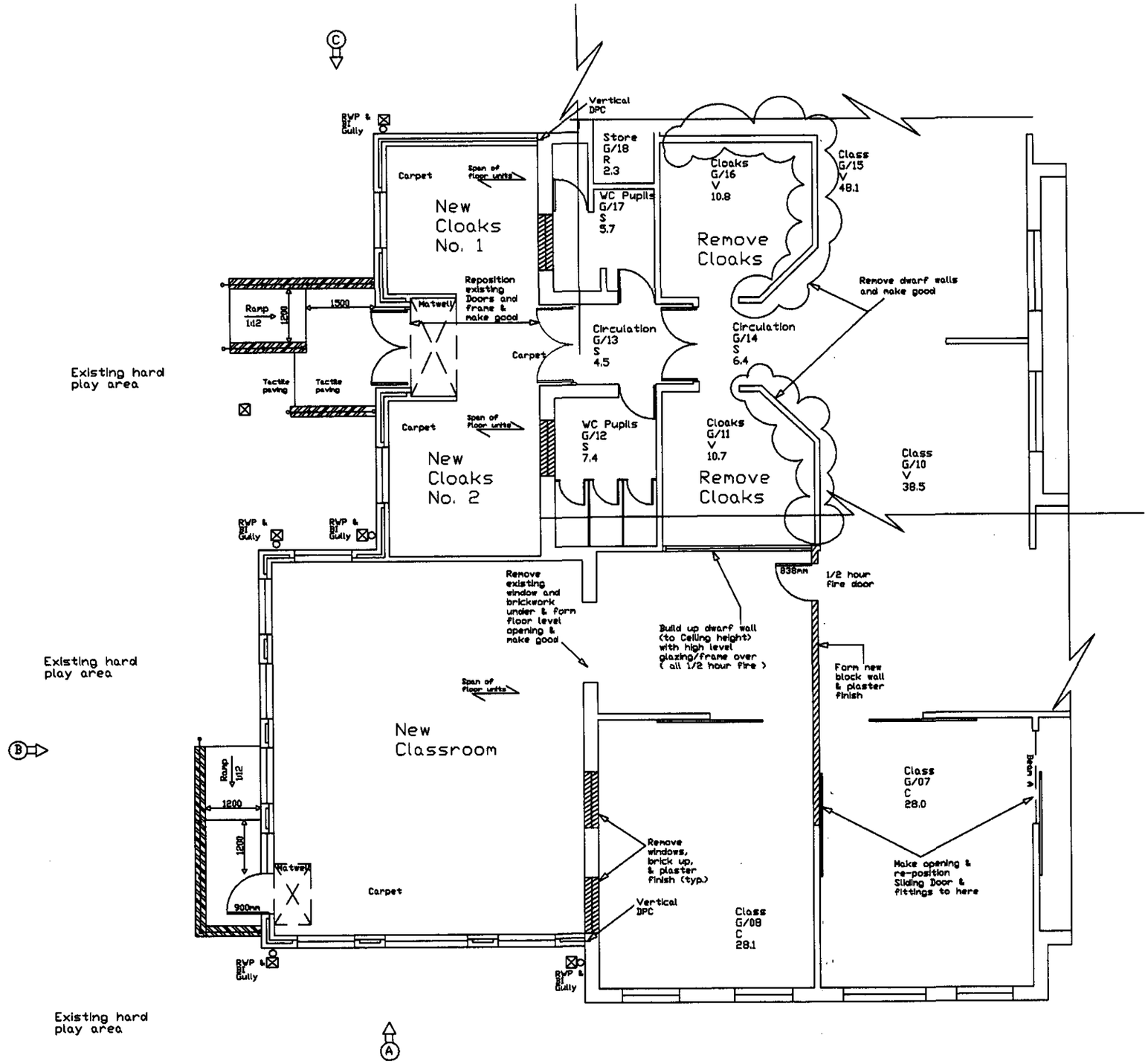
9/5/02

REVISED PLAN

5413



Proposed Plan

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21 FEB 2002	
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Tel: 02380 767733 Fax: 02380 767744

Project:
Hawkedon Primary
Hawkedon Way
Lower Earley
Berkshire

Drawing:
Proposed New Classroom, Circulation/ Cloaks and Internal Alterations

PLANNING

Proposed Plan

Revn: B 28/01/02 Client requested revised layout to Classroom & Cloaks.

C 12/02/02 Remove door from New Classroom to New Cloaks.

Date:	22/11/01	Revn:	C
Drwn:	AP	Scale:	1:100

Drwg.No. WDC/B/137

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17/5/02

5413

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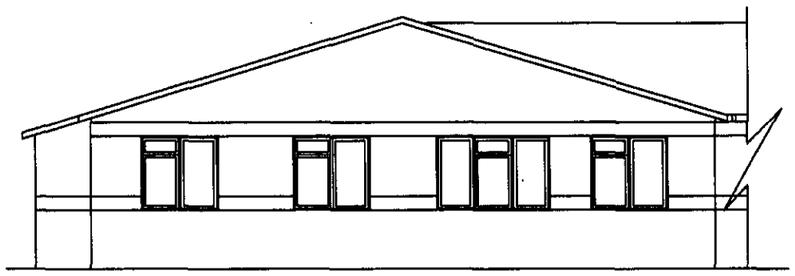
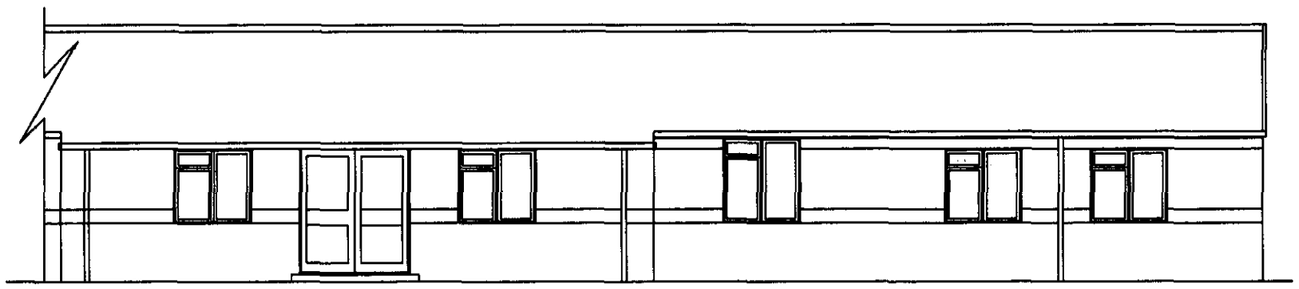


Elevation A



Elevation B

0 10 20 30 40 50 60 70 80 90 100

0 2 3

Donaldson
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Tel: 02380 767733 Fax: 02380 767744

Project:
Hawkedon Primary
Hawkedon Way
Lower Earley
Berkshire

Drawing:
Proposed New Classroom, Circulation/ Cloaks and Internal Alterations

Existing Elevations

Revised: A 11/12/01 Roof/ Window elevations
B 28/01/02 Revised layout

Date: 22/11/01 Revn: B

Drwn: AP Scale: 1:100

Drwg.No. WDC/B/139

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REVISED PLAN
5413

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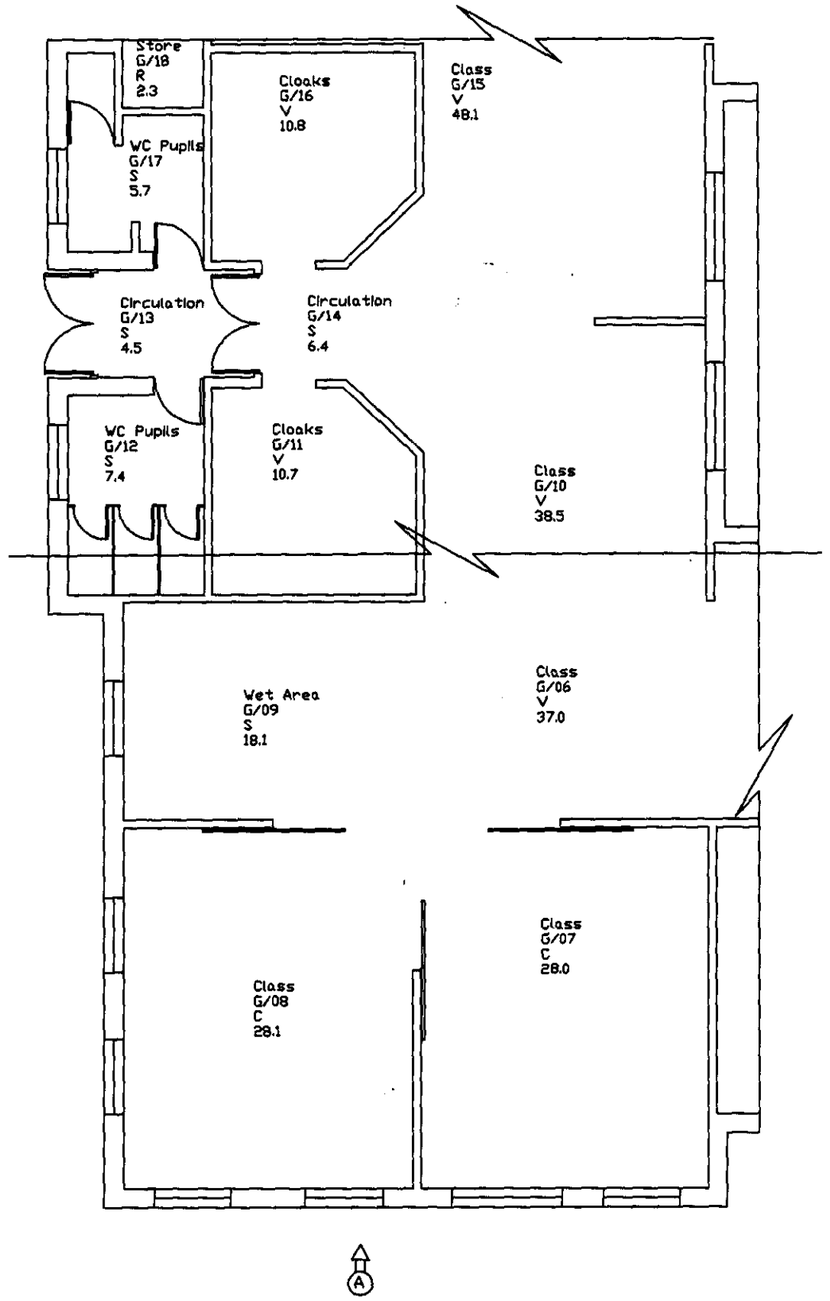
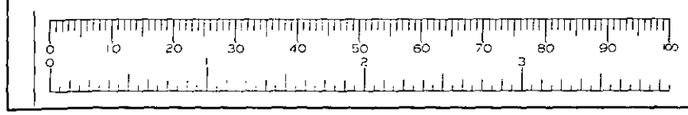


Existing Plan



PLANNING SERVICES UNIT
21 FEB 2002
CONSENT

Donaldson
& Associates
Tel: 02380 767733 Fax: 02380 767744

Project:
Hawkedon Primary
Hawkedon Way
Lower Earley
Berkshire

Drawing:
Proposed New Classroom, Circulation/ Cloaks and Internal Alterations

Existing Plan

Date: 22/11/01 Revn: D

Drwn: AP Scale: 1:100

Drwg.No. WDC/B/138

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