APPLICATION NO:
F/2001/5116

LOCATION:
Winnersh Cp School Greenwood Grove, Winnersh Wokingham.

APPLICANT:
Wokingham Borough Council

PROPOSAL:
Proposed erection of modular classroom with link to existing school.

EARLIEST DATE FOR DECISION: **24/11/2001**

APPLICATION WILL HAVE EXPIRED ON:
26/12/2001

CASE OFFICER: ~~Emy Circuit~~ Elaine Vashi

APPROVED

D3

282

RALEX
Marbleboard

PONTIFIC PL5P

(EC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Wokingham District Council
Property Department
Shute End
Wokingham
Berkshire
RG40 1BN

Application Number: F/2001/5116

Parish: **WINNERSH**

Location: **Winnersh C P School, Greenwood Grove, Winnersh, Wokingham.**

Proposal: **Proposed erection of modular classroom with link to existing school.**

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 condition, the reason for which is specified hereunder.

Condition

1. Surface water control measures shall be carried out in accordance with details, which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

Reason

1. To prevent the risk of flooding and to improve water quality.

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 EN1 and OS1.
Loddon Area Local Plan Policy LBE1.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3 and WBE1.

Informative

2. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.

Informative

3. The school is reminded that the Council's highway officer has raised no objection to this application provided the school signs up to the 'Safer Routes to School' initiative which shall include a 'School Travel Plan' which shall include measures to minimise the need to travel to and from the site by private car.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 30/01/2002

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.

it is considered that the impact upon the character of the surrounding area is minimal. Therefore, the new building is suitably modest in scale that any impact upon the character of the area is minimal.

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

D. Inspectors report on part 2 of the Wokingham District Local Plan
The Inspectors recommendations are a material consideration in the determination of applications.

Policy WOS2: The Inspector recommends replacement of this policy by a sequential approach whereby previously developed land and buildings within or on the edges of category A settlements is developed first.
Comment: It is considered that the Inspectors recommendations have been complied with.
Policy WOS3: The Inspector recommends that this policy is amended, but it would impact in a similar way upon the proposed development.
Policy WBE1: The Inspector recommends that the importance of good design be more strongly emphasised within the policy. He has also given more weight to sustainability issues, especially in transport terms.
Comment: It is considered that the Inspectors comments have been complied with.

5. **Conclusion** – The new modular classroom and link corridor is in keeping with the existing building and the surrounding area and does not, therefore, have a detrimental impact on either the adjacent properties or the character of the surrounding area.

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

1. Surface water control measures shall be carried out in accordance with details, which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

Reasons

1. To prevent the risk of flooding and to improve water quality

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:

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Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3 and WBE1.

2. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade affluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.

Elaine Vaski

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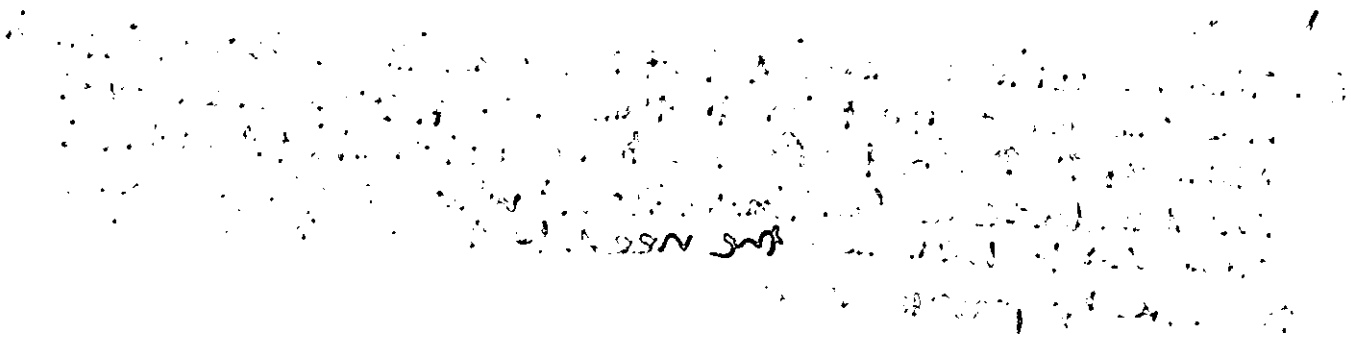


Development Control Ref No:	Received	Parish
F/2001/5116	31.10.01	Winnersh

Applicant: Wokingham District Council Property Department
Location: Winnersh County Primary School, Greenwood Grove, Winnersh
Proposal: Proposed erection of modular classroom with link to existing school

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning & Transpprtation & Elaine Vashi

SUMMARY:

1. **Planning History** – The site is located off Greenwood Grove and abuts Poplar Lane along its north and east boundaries, within the identified settlement of Winnersh. Planning permission for the school was originally granted in 1968 and since then there have been several planning applications for additional classrooms and extensions to facilities. The extension proposed in this application to be located to the rear of the main school building has been carried out since the application was submitted.

2. **Proposal** – The application is for a modular building to provide additional classroom space and toilet facilities, and a corridor between the proposed building and the existing buildings. The building is single storey with a shallow pitched roof design, approximately 4m high (to the ridge), and a flat roof section approximately 2.95m high to create a link between the new building and the existing. The modular building is approx. 14.6m wide and 7.2m deep. It is anticipated that the extension will not result in an increase in pupils but will enable the school to reduce junior class sizes.

RECOMMENDATION: GRANT PLANNING PERMISSION – subject to conditions.

Background Papers

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

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

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 30 JANUARY 2002 FROM 7.00 PM TO 9.50 PM

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

Also present: Mr. MJ Lennard, Mr. TD McCann and Mrs. D Tomlin.

PART I

174. MINUTES

The Minutes of the meeting of the Committee held on 9th January 2002 were confirmed as a correct record and signed by the Chairman subject to the following amendments;

1) Minute No. 154, page 2036. That the answer to Mr D Ball's supplementary be amended to read "I am grateful for the question submitted , but most of the issues do not fall within the purview of the Development Control Committee. *This provides the framework under which the report is considered."*

2) Minute No. 160, page 2038. Delete reference to Mrs M Robertson as local Member amend to state *"Members spoke about the parking situation in the area";*

3) Minute No. 164, page 2040. Delete reference to Mr. SR Conway as local Member speaking for the application;

4) Minute No. 165, page 2041, condition 14 amend "years" to *cars*,

5) Minute No. 169, page 2043, delete reference to Mr Dredge as local Member.

6) Minute No. 173, page 2044, resolution 2) amend "masks" to *masts*.

175. APOLOGIES

An Apology for absence was submitted from Mr. RH Cundy.

2274 with the addition of an informative requesting the school to submit and maintain a Green Travel Plan if one had not been previously submitted;

2) That the Chairman of the Committee write to the Deputy Leader of the Council, Portfolio Holder for Education & Lifelong Learning and the Chief Executive to express the Committee's displeasure at the receipt of retrospective applications from Wokingham District Council as this was not good practice and set an unfortunate example.

187. APPLICATION NO: 2001/5116, PROPOSED ERECTION OF MODULAR CLASSROOM WITH LINK TO EXISITING SCHOOL, WINNERSH COUNTY PRIMARY SCHOOL GREENWOOD GROVE WINNERSH, FOR WOKINGHAM DISTRICT PROPERTY DEPARTMENT

The Committee considered a report about this application set out Agenda pages 2271 to 2277.

In discussing the application Members noted that the proposed works had been already been carried out. Members expressed strong concern that works had commenced in advance of any permission being issued.

RESOLVED: 1) That Application No: 2001/5116 be approved subject to the conditions set out on Agenda 2273 to

Development Control Ref No:	Received	Parish
F/2001/5116	31.10.01	Winnersh

Applicant: Wokingham District Council Property Department
Location: Winnersh County Primary School, Greenwood Grove, Winnersh
Proposal: Proposed erection of modular classroom with link to existing school

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning & Transportation & Elaine Vashi

SUMMARY:

1. **Planning History** – The site is located off Greenwood Grove and abuts Poplar Lane along its north and east boundaries, within the identified settlement of Winnersh. Planning permission for the school was originally granted in 1968 and since then there have been several planning applications for additional classrooms and extensions to facilities. The extension proposed in this application to be located to the rear of the main school building has been carried out since the application was submitted.

2. **Proposal** – The application is for a modular building to provide additional classroom space and toilet facilities, and a corridor between the proposed building and the existing buildings. The building is single storey with a shallow pitched roof design, approximately 4m high (to the ridge), and a flat roof section approximately 2.95m high to create a link between the new building and the existing. The modular building is approx. 14.6m wide and 7.2m deep. It is anticipated that the extension will not result in an increase in pupils but will enable the school to reduce junior class sizes.

RECOMMENDATION: GRANT PLANNING PERMISSION – subject to conditions.

Background Papers

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

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

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which

has or is about to take place, will also be reported.

3. **Consultations** -
   - ***Highways:*** No comment, Safe Routes to School & Travel Plan already in progress.
   - ***Winnersh Parish Council:*** 'No comments.'
   - ***Environmental Health Officer:*** No objection.
   - ***Landscape Officer:*** No objection.
   - ***Environment Agency:*** No objection subject to conditions.

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

   A. Impact upon neighbouring properties (Berkshire Structure Plan policies EN1 and OS1; Loddon Area Local Plan policy LBE1 and Wokingham District Local Plan policies WOS2, WOS3 and WBE1).

   B. Impact upon the character of the area (Berkshire Structure Plan policies EN1 and OS1; Loddon Area Local Plan policy LBE1 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 WIC16 and PPG25).

   D. Inspector's report on part 2 of the Wokingham District Local Plan

A. Impact upon neighbouring properties

The new building is located approximately 70m from the neighbouring dwelling to the east, 90m from the rear of neighbouring dwellings on Watmore Lane to the west and within approximately 8 m of plot one of the proposed housing scheme on land at the rear of Winnersh Primary School. The approved plans for plot one show a two storey semi detached property, with first floor side landing window and ground floor side toilet window. Given the scale of the modular building and the location of the fence (shown in plan dwg. no. 3004/02B) it is not considered that it will be overbearing or overlooking upon the dwelling to be located on plot one.

Given the distance away from the dwellings on Watmore Lane and scale of the building, particularly in the light of the fact that it is largely obscured by the existing buildings, it is not considered that the proposed building would be overbearing or overlooking upon these dwellings.

Similarly, the distance between the building and the neighbouring dwelling to the east is sufficient to limit any impact upon the living conditions of its residents. Therefore there is no significant detrimental impact upon the residential amenities of the neighbouring properties.

B. Impact upon the character of the area

The building is located to the rear of the existing school buildings and is grouped with existing modular buildings. Although there are open views across the school site from Poplar Lane on the east side of the site, given the planting along the boundary and the new fence which extends along the rear of the new classroom

it is considered that the impact upon the character of the surrounding area is minimal. Therefore, the new building is suitably modest in scale that any impact upon the character of the area is minimal.

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

D. Inspectors report on part 2 of the Wokingham District Local Plan
The Inspectors recommendations are a material consideration in the determination of applications.

Policy WOS2: The Inspector recommends replacement of this policy by a sequential approach whereby previously developed land and buildings within or on the edges of category A settlements is developed first.
Comment: It is considered that the Inspectors recommendations have been complied with.
Policy WOS3: The Inspector recommends that this policy is amended, but it would impact in a similar way upon the proposed development.
Policy WBE1: The Inspector recommends that the importance of good design be more strongly emphasised within the policy. He has also given more weight to sustainability issues, especially in transport terms.
Comment: It is considered that the Inspectors comments have been complied with.

5. **Conclusion** – The new modular classroom and link corridor is in keeping with the existing building and the surrounding area and does not, therefore, have a detrimental impact on either the adjacent properties or the character of the surrounding area.

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

1. Surface water control measures shall be carried out in accordance with details, which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

Reasons

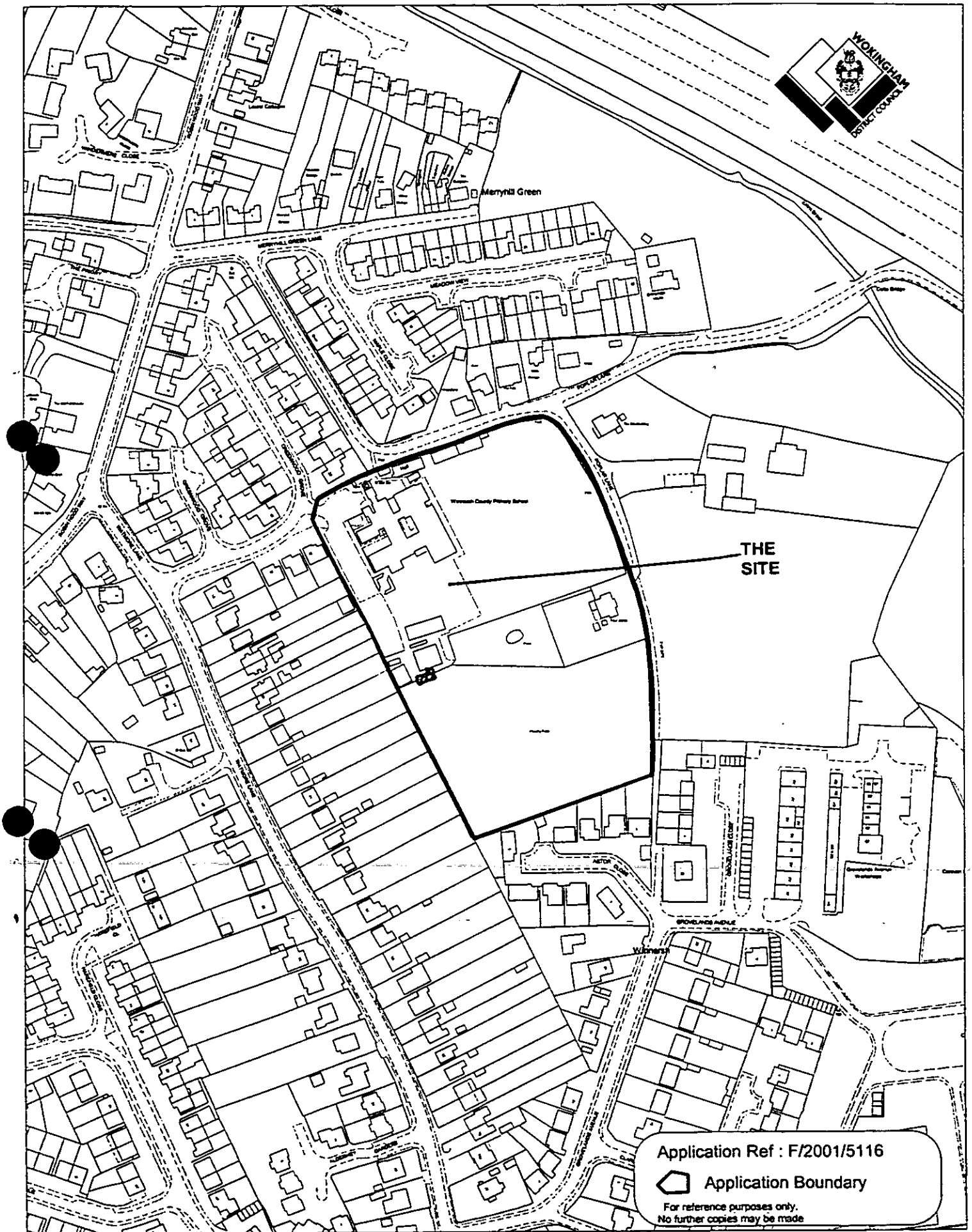
1. To prevent the risk of flooding and to improve water quality

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 EN1 and OS1.
Loddon Area Local Plan Policy LBE1.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3 and WBE1.

2. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade affluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.

Elaine Vashi



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Development Control Section, Environmental Services, Wokingham District Council.
30th January 2002

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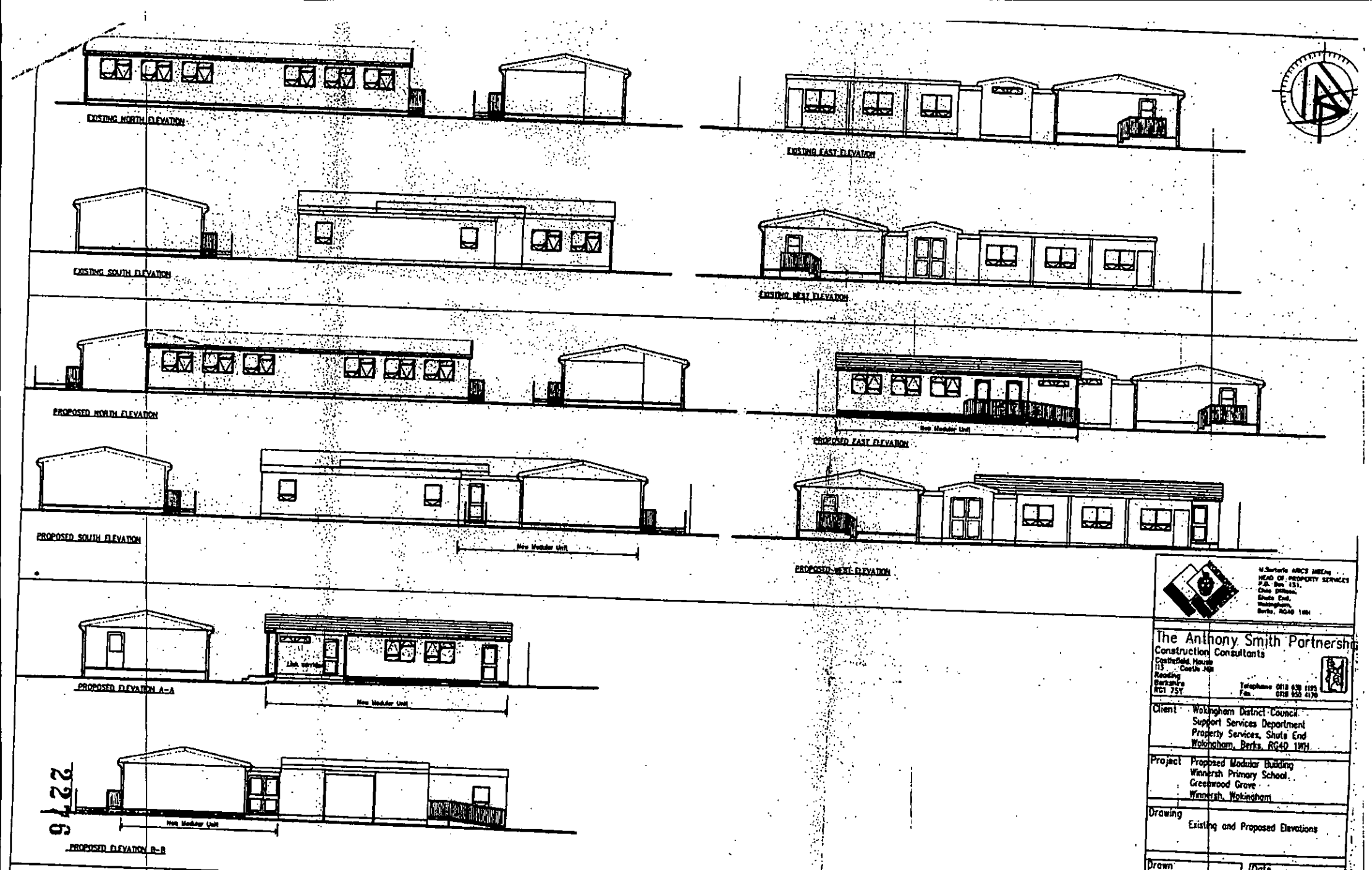


2276

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

The Anthony Smith Partnership
Construction Consultants
Castlefield House
113 Castle Hill
Reading
Berkshire
RG1 7SY
Telephone 0118 938 1195
Fax 0118 950 4170

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

Project: Proposed Modular Building
Winnersh Primary School
Greenwood Grove
Winnersh, Wokingham

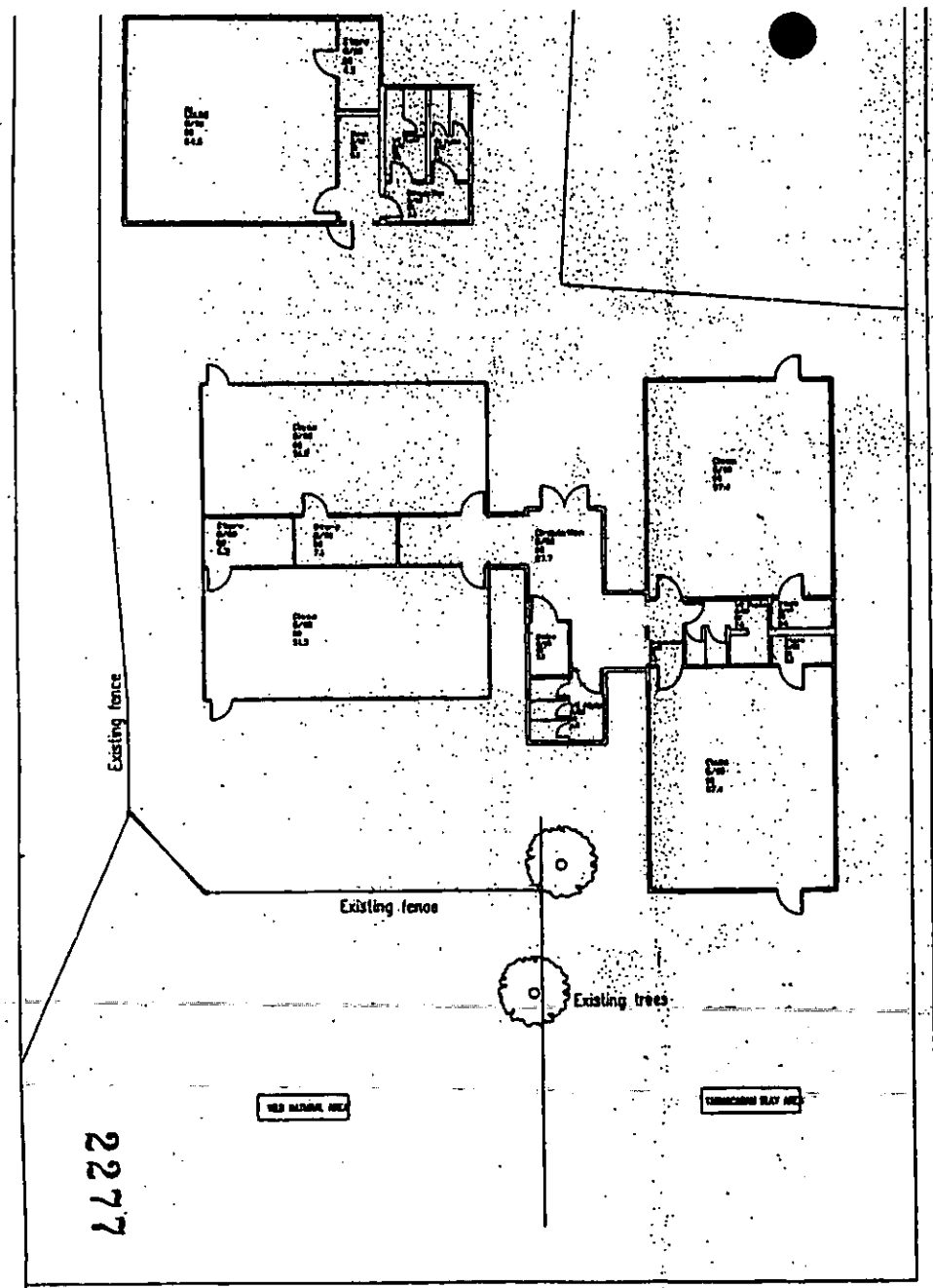
Drawing: Existing and Proposed Elevations

Drawn by	Date
Bpft	10.10.01
Scale 1:100	Dwg. No. 3004/03 B

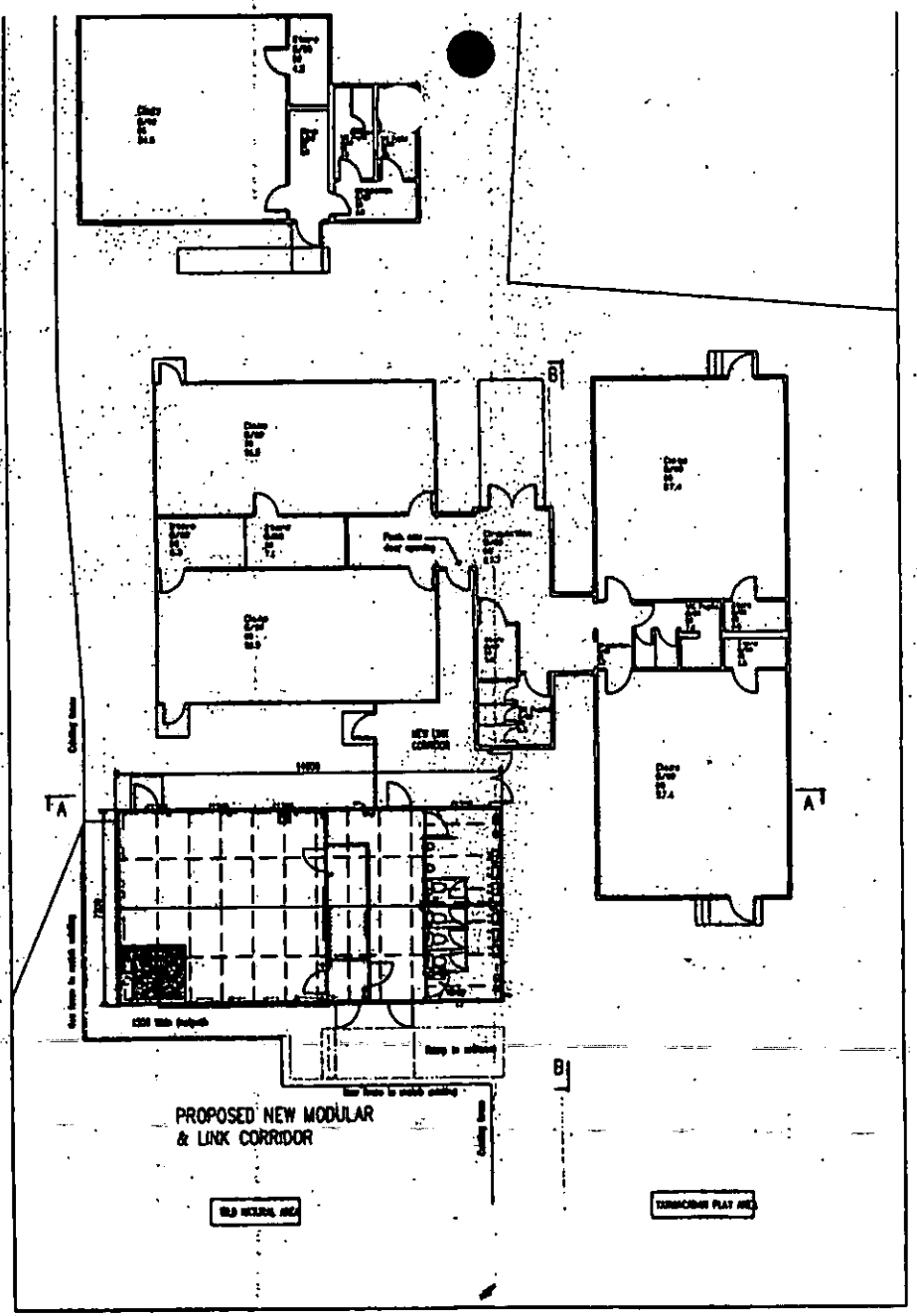
Cad Ref. C:\My Documents\JobsCad

Revisions

PLANNING



EXISTING LAYOUT



PROPOSED LAYOUT

PLANNING

The Anthony Smith Partner
Construction Consultants
Castlefield House
113 Castle Hill
Reading
Berkshire
RG1 7SY
Telephone 0118 939 1395
Fax 0118 958 4178

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

Project: Proposed Modular Building
Winnersh Primary School
Crisemarsh Grove
Winnersh, Wokingham

Drawing: Existing and Proposed Plans

Drawn by: BPT

Date: 10.10.01

Scale: 1:100

Dwg. No. 3004/02

Cad Ref.

Revisions

Received by Wokingham District Council

Application No: F/2001/5116

Proposal:
Proposed erection of modular classroom with link to existing school.

Location:
Winnersh Cp School, Greenwood Grove, Winnersh, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5116 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/11/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

31 October 2001

has or is about to take place, will also be reported.

3. **Consultations** -
   - ***Highways:*** No comment, Safe Routes to School & Travel Plan already in progress.
   - ***Winnersh Parish Council:*** 'No comments.'
   - ***Environmental Health Officer:*** No objection.
   - ***Landscape Officer:*** No objection.
   - ***Environment Agency:*** No objection subject to conditions.

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

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Tel: (0118) 974 6479

Date:

My ref: F/2001/5116

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

CONFIDENTIAL

Councillor R Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

Dear Councillor

Application Number: F/2001/5116
Winnersh Cp School, Greenwood Grove, Winnersh, Wokingham.
Proposed erection of modular classroom with link to existing school.

I write to let you know that the above mentioned application has been recommended for

APPROVAL: ☐ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

Principal Development Control Officer

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2001/5116**
Winnersh Cp School, Greenwood Grove, Winnersh, Wokingham.
Proposed erection of modular classroom with link to existing school.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Turner

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

Tel: (0118) 974 6479

Date:

My ref: F/2001/5116

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

CONFIDENTIAL

Councillor Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

Dear Councillor

Application Number: F/2001/5116
Winnersh Cp School, Greenwood Grove, Winnersh, Wokingham.
Proposed erection of modular classroom with link to existing school.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☐ under delegated powers.

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Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2001/5116**
Winnersh Cp School, Greenwood Grove, Winnersh, Wokingham.
Proposed erection of modular classroom with link to existing school.

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

Signed: _____ Date: _____

Councillor Bray

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

Tel: (0118) 974 6479

Date:

My ref: F/2001/5116

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

CONFIDENTIAL

Councillor E Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

Dear Councillor

Application Number: F/2001/5116
Winnersh Cp School, Greenwood Grove, Winnersh, Wokingham.
Proposed erection of modular classroom with link to existing school.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2001/5116**
Winnersh Cp School, Greenwood Grove, Winnersh, Wokingham.
Proposed erection of modular classroom with link to existing school.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor E Siggery

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

WORK SHEET FOR : Emy Circuit

Application Number : F/2001/5116

Applicant : Wokingham Borough Council .

Location : Winnersh Cp School, Greenwood Grove, Winnersh, Wokingham.

Proposal : Proposed erection of modular classroom with link to existing school.

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

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 31/10/2001

Earliest Date for Decision : 24/11/2001

Latest Consultation Date/Site Notice Expiry Date : 24/11/2001

This application will have expired on: 26/12/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

HIGHWAYS OFFICER: no comment - S.R.S & Travel Plan already in process.

EDUCATION: supports app - the ext. will not result in an increase in pupils but will enable school to reduce Junior class sizes.

ENV.H. OFFICER: no objections

WINNERSH P. COUNCIL: no comments.
ENV. AGENCY: recommend conditions - see file.
LANDSCAPE OFFICER: no objections.

Planning Issues :

Application Number: F/2001/5116

Appraisal :

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

Application Number F/2001/5116
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Winnersh Cp School
Greenwood Grove Winnersh
Wokingham.

APPLICATION NUMBER: F/2001/5116

OFFICER: Emy Circuit

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 26 November 2001

Location:	Winnersh Cp School, Greenwood Grove, Winnersh.
Proposal:	Proposed erection of modular classroom with link to existing school.
Application Number:	F/2001/5116

In response to your consultation dated 31 October 2001 for the above application, the landscape comments are as follows:

I have no objections to the proposals as it looks as if the classroom has already been erected.

Catherine Brimble

Catherine Brimble
Landscape Architect

☎ 0118 974 6379 (Direct Line)

Tuesday, 13 November 2001

The Anthony Smith Partnership
Castlefield House
113 Castle Hill
Reading
RG1 7SY

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/2001/5116

Address: Winnersh Primary School, Greenwood Grove, Winnersh.

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. For all ramped approaches to comply with the detailed specifications outlined in Part M2 (Para. 1.19).
2. To ensure that stepped approaches comply with requirements of M2 (Para. 1.24 – 1.26) e.g. tactile paving, colour contrasted nosings and hand rails that extend at least 300mm beyond top/bottom nosings etc.
3. To ensure that there is a 300mm unobstructed space on the side next to the leading edge of all doors (unless automated).
4. To ensure that all doorways across an accessible corridor or passageway contain a glazed panel, giving a zone of visibility as detailed in Part M2 (Para. 1.35 & 2.4).
5. To ensure that windows and doors that open outward do not cause an obstruction on a path, which runs along the face of a building.
6. To provide a wheelchair accessible WC within the proposed plan

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

1. To ensure that there are appropriate levels of lighting at the principal approaches and entrances to the building.
2. To consider the appropriate use of colour and tonal contrast used on floors, walls, doors and door furniture to improve visibility for all users.

3. To consider the selection and positioning of door furniture in terms of ease of reach and grip.
4. To ensure that force required to open doors is not excessive (25-30 Newton's)
5. To ensure that there is comprehensive and clear signage both internal and external to the building.
6. To include an accessible pull-cord alarm system and externally accessible door lock on accessible WC.

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: Emy Circuit - WDC Planning Dept.

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To: Emy Circuit
Development Control

From: Tom Payne
Environmental Health

Your Ref: F/2001/5116

My Ref: 20015121

Date: 12 November 2001

PROPOSED ERECTION OF MODULAR CLASSROOM WITH LINK TO EXISTING SCHOOL.

WINNERSH PRIMARY SCHOOL, GREENWOOD GROVE, WINNERSH

These proposals have been evaluated and I have the following comments.

The site is approximately 170tres from the Clarendon Road, Winnersh landfill. Given this landfills distance from this development and the information currently available it is unlikely that landfill gas will pose a risk to this development.

Therefore, I have no environmental health objections to the application.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

cc. Paul Eggleton, Building Control

Emy Circuit

From: Helen Rowlay
Sent: 09 November 2001 10:53
To: Emy Circuit
Subject: F/2001/5116 - Winnersh Primary School

Emy,

With reference to the above planning application please note this is supported by the Education Department.

The additional classroom is being provided to enable the school to reduce Key Stage 2 (junior) class sizes in line with reduced Key Stage 1 (infant) class sizes. The funding for the project is being provided by the DFES. There will be no increase in pupil numbers at the school as a result of this extension.

Queries regarding staff numbers should be directed to the school in the first instance.

Helen

ES Cllr

PLANNING	49661
POR	
DC	
A&F	
CP	
09 NOV 2001	
COPIES TO:	ACK: 9/11/01
	FILE:

Emy Circuit

From: Emy Circuit
Sent: 09 November 2001 14:11
To: 'John C. Bray'
Subject: RE: F/2001/5116

Cllr Bray,

Very strange, I'll ask for it to be corrected.

Emy

-----Original Message-----

From: **John C. Bray [SMTP:johncbray@telinco.co.uk]**
Sent: 06 November 2001 10:54
To: emy.circuit@wokingham.gov.uk
Subject: F/2001/5116

Hi Emy, a very small point, but this application is apparently on behalf of Wokingham *Borough* Council!
Prue Bray

FROM: Emy Circuit

DATE: 31 October 2001

0 2 NOV 2001

14 NOV 2001

COPIES TO: | ACK: | FILE

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2001/5116

Proposal: Proposed erection of modular classroom with link to existing school.

Site Address: Winnersh Cp School, Greenwood Grove, Winnersh, Wokingham.

Applicant: Wokingham Borough Council .

Your observations are required in respect of this application **by 24/11/2001** .

No comments

SIGNED: _____ DATE: 13-11-01

Clerk To Winnersh Parish/Town Council.

Our Ref : SP/2001/004789-1/1
Your Ref : EMY CIRCUIT/F/2001/5116

Date : 20 December 2001

51267
ES
24 Dec 01.

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Emy Circuit

ERECTION OF MODULAR BUILDINGS FOR US AS CLASS ROOMS AT WINNERSH CP SCHOOL, GREENWOOD GROVE, WINNERSH, BERKSHIRE

Thank you for your letter dated 31st October 2001, received on 05th November 2001. Please quote the following reference in any correspondence: **SU77SE/9/42.** The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.
(Note: The Environment Agency asks to be consulted on any details submitted pursuant to the above condition)

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

ADVICE TO PLANNING AUTHORITY

Surface Water Drainage

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency will recommend

that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

Our general criteria is:
- The limiting discharge should be equivalent to the runoff from a 1 in 1 year storm of the existing undeveloped land. This would be between 2 and 7 l/sec per hectare, depending on site geology and slope;
- Storage should be provided to protect from a 1 in 100 year storm.

Landfill Gas Risk

According to our records, there are two landfill sites within 250 metres of the site. In view of the distance from the site and the nature of the fill material, it is unlikely that landfill gas will present a risk to this proposal.

Presence of a Watercourse

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Surface Water Drainage

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands.

The Environment Agency would also encourage the developer to be aware of the advice set out in paragraphs 40 to 42 inclusive, and Appendix E of PPG 25; Sustainable Drainage Systems. This paragraph explains that sites are not just at risk from fluvial and tidal flooding alone. Surface water flooding and drainage problems due to the increase in impermeable area, also occur on site, and can have significant impacts downstream of a development site. PPG 25 then goes on to explain the use of sustainable drainage systems to control surface water run-off as close to the source as possible. The Environment Agency would be keen to provide further information on these drainage systems, and be happy to discuss the use of these techniques at the application site.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Pollution Prevention

Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings. No soakaways shall be constructed to a depth exceeding three metres below existing ground level, and under no circumstances shall the water table be intersected.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Wildlife Conservation

Wildlife Protection

Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roost's are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping

Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Wildlife Enhancement

Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

Natural Drainage

The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 31 October 2001

Application Number: F/2001/5116

Proposal: Proposed erection of modular classroom with link to existing school.

Parish: WINNERSH PARISH

Site Address:
Winnersh Cp School, Greenwood Grove, Winnersh, Wokingham.

Applicant:
Wokingham Borough Council .

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

✓ below as applicable;

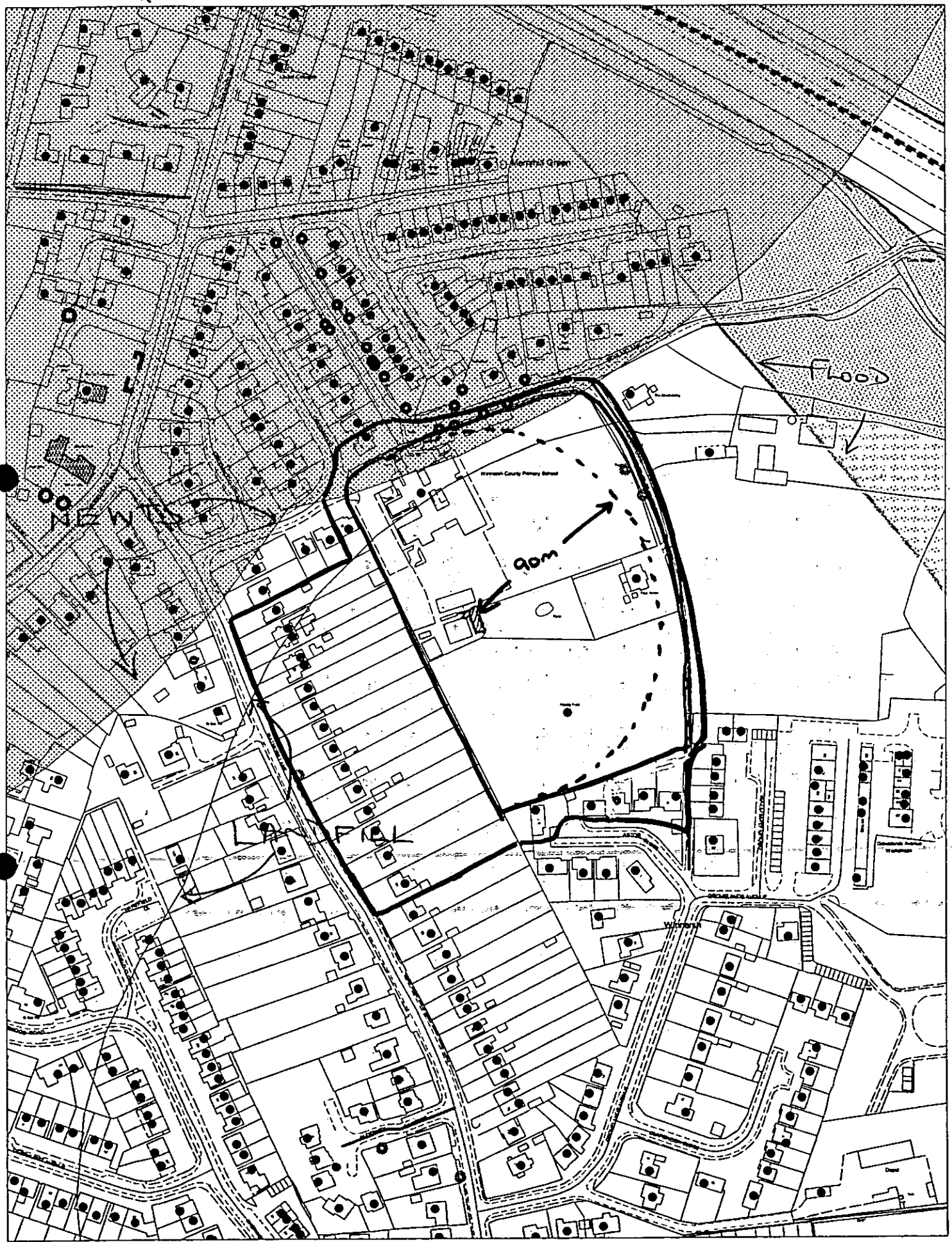
1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Comment.

Safe Routes to School Strategy and School Travel Plan already in process.

Signed: _____ **Print name:** AC 02/11/01

31.OCT.2001* 5116



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Development Control Section, Environmental Services, Wokingham District Council.

17 October 2001

Scale: 1 : 2500

N
W E
S

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~18 OCT 2001~~ Valid 31 OCT 2001

Officer: EXC | Application No. F/2001/5116

Map No. 54 Site 2.49

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

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

Level: ☑ Sub Committee ☐ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED ERECTION OF MODULAR CLASSROOM WITH LINK TO EXISTING SCHOOL

Location: WINNERSH PRIMARY SCHOOL, GREENWOOD GROVE

Parish: WINNERSH Ward: WINNERSH

Applicant: WDC PROPERTY DEPT

~~Need floor space to confirm fee~~

Fee Received 380-00 Required ..... Additional ..... Refund .....
to be transferred internally.

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	No red line	23/10	✓ 31/10
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned	Q9 - F? ✓ Q24 floorspace	23/10	✓ 31/10
4	Correct S 66 certificate			
5	Elevation plans	Need W. elevation of new classroom + part of N elevation (concealed by existing classroom		
6	Floor plans		23/10	✓ 31/10
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 31/10 Parish Council Informed - YES / NO ✓

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees ✓ .....
Conservation Officer .....
Environmental Health ← Landfill Consultation Site .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education ✓ .....
Social Services .....
Highways ✓ .....
Disabled Access Officer ✓

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency ✓ .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

.....
.....
No pre-apps .....

NEIGHBOURS: ✓

2x S/N + Winnersh Primary School (site inside red line) + see map

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

31.OCT.2007 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 BOROUGH COUNCIL
ADDRESS: SHUTE END, WOKINGHAM
POST CODE:
PHONE: 0118 974 6787

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME:
ADDRESS:
POST CODE:
PHONE:

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: WINNERSH PRIMARY SCHOOL, GREENWOOD GROVE, WINNERSH

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
PROPOSED MODULAR BUILDINGS FOR USE AS CLASSROOMS

5. Give the area in hectares or part of a hectare
AREA OF SITE:

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:

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 ?

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

1769b

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.

EXISTING MODULAR BUILDINGS USED AS CLASSROOMS AN ADDITIONAL UNIT TO BE LOCATED ADJACENT

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.

HIGH BUILD COATING ON PREFABRICATED CONSTRUCTION.

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.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

VIA EXISTING SERVICE

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

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

AS EXISTING

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

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

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

* STATE No. OF HABITABLE ROOMS

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

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

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

380-00

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 Council DATE 9/10/01

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				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify ADDITIONAL SCHOOL	363-70	CLASSROOMS 122=62 NIL		
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES — NONE

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	✓	✓
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.
— TO BE USED AS CLASSROOMS
— NO PLANT OR MACHINERY.

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

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.'

1913 *la*

SCHEDULE 2

31.OCT.2001*

Articles 6, 7 and 9

5176

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)* Winnersh Primary School

I give notice that *(b)* Wokingham District Council (Property Services Dept)

is applying to the *(c)* Wokingham District Council Council

for planning permission to *(d)* Allow existing modular building to remain & the provision of an additional unit.

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

Council at *(e)* .....

by *(f)* .....

* "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 .....

† On behalf of Wokingham District

Date 9/10/01

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

1789/a

SECTION 66 CERTIFICATE

Application No. 31.OCT.2001* $116

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

(b) .....

.....

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

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of Wokingham District Council

Date 9.10.01

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

① ~~MERRYHILL GREEN PRIMARY SCHOOL~~ WINNERSH C.P. SCHOOL

ADDRESS GREENWOOD GROVE PARISH WINNERSH

PLOT No. ORD. SHEET No. SU.7871 (5

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/40/61	Mrs. E.N.D. Hargrove	Outline {Residential Dept.	3.3.61	N/A Refu
0/166/65	Dr. P. Hargrove & Mr. E. Gander	" "	12.7.65	N/A Refu
S/10/68	Director of Education Shire Hall.	Site for Primary School	5.6.68	N/A Clk
S/16/69	Royal County of Berks	7 Class. Primary Sch.	17.12.69	N/A Cl
874/71	"	Terrapin Classroom	30.9.71	N/A Clk
286/72	"	ammend to app plan to include changing rooms	16-3-73	N/A C/A
1628/73	"	outline Enlargement C.P. School	3.10.73	N/A C/A
01646	Berkshire C.C.	Temp classrooms	28.11.74	N/A C/A BC
BC 3268	Winnersh Branch Boy Scouts Assoc.	Erection of garage	18.8.75	App N/A
03274	" "	NET FOR MEETINGS	4.9.75	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 923/1998 6.4.98

DRAINAGE

② WINNERSH COUNTY PRIMARY SCHOOL

ADDRESS GREENWOOD GROVE PARISH WINNERSH

PLOT No. ORD. SHEET No. SU.7871 5

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
06860	WINNERSH PRIMARY SCHOOL	COVERED WAY	25.8.77	N/A 31.7
17647	BCC	TEMP. CLASSROOM	1.7.82	N/A TP
19963	B.C.C.	"	12.9.83	N/A 31.7
25189	"	"	24.3.86	31.3.
27507	"	RENEWAL	18.6.87	30.6
29089	"	"	16.12.87	TP
37311				
39206	"	RENEWAL BLDG D	30.7.92	1.7.9
39682	"	" PLAYGROUP BLDG	13.8.92	31.7.9
39721	"	RENEWAL " B	13.8.92	31.8.
40699	"	REPL. DBLE CLASSROOM	26.5.93	31.3.
96/63183/2	"	DBLE. CLASSROOM WITH TOILETS	2.6.96	01.

DATE OF COMPLETION

SPECIAL ORDERS

(3) ADDRESS Winnersh County Primary School Greenwood Grove PARISH Winnersh

PLOT No. ORD. SHEET No. SU 7871

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
96/63320/T				
96/64794/F	County property officer	CLASSROOM UNITS	4.2.97	C/A
96/64795/F	"	S/St. EXTENSIONS	3.2.97	C/A
97/65330/F	W/DR.			
FP97/6171	H. MASTER & GOVERNORS	NEW ENTRANCE, RECEPTION ETC.	3.4.97	C/APP
97/66894/F	LINDEN HOMES	24 DWELLINGS, ACCESS ROAD, DEM. & CARETAKERS DWELLING (RECK. HEAD)	12.3.98	Re
98/68849/F	Property Dept. - W.D.C.	S/St Exts - new entrance & toilet block plus remove outside toilets	25.2.99	C/
99/69541/F	"	S/St add'n girls toilets to new entrance (amend. to app. 98/68849)	22/7/99	A
FP99/8626	W.D.C.	2 No. mod. exts. - toilet accom.	21.4.99	APP
99/70431/F	W.D.C.	single storey classroom extensions to school	08.11.99	C

SPECIAL ORDERS TPO No. 923/1998

DRAINAGE

091074

1933

(4) WINNERSH COUNTY PRIMARY SCHOOL, GREENWOOD GROVE

ADDRESS PARISH WINNERSH

PLOT No. ORD. SHEET No. SU 7871

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
99/70786/F	Property Services Wok. DC.	Temp. permission for access into Poplar Lane, contract only, 16 wks	16.12.99	C
FP/1999/9306	"	2 S/St Exts.	3.12.99	APP
F/2000/2561	Linden Homes L/adj	16 dwellings		
F/2001/3252	Land adj	16 dwellings	withdrawn. 1.3	
F/2001/3458	Linden Homes Land adj	Dev of 18 dwell & dem of No 39.	02/05/01	Re

MINISTRY DECISION

SPECIAL ORDERS DD Enq - Yates - Fence - 19/7/01 - (4)