X SYSTEMS LTD
SOUTHPORT U
LONDON OFFIC

APPLICATION NO:
F/2000/0600

LOCATION:
Maiden Erlegh School Silverdale Road, Earley Reading.

APPLICANT:
WDC Property Services C/O Cornerstone Design

PROPOSAL:
Proposed installation of pitched roofs over existing flat roof on Humanities block at school

EARLIEST DATE FOR DECISION: **19/03/2000**

APPLICATION EXPIRY DATE: **12/04/2000**

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

WDC Property Services
C/O Cornerstone Design
Summit Chambers
Catle Hill Terrace
MAIDENHEAD
Berkshire SL6 4JP

Application Number: F/2000/0600

Parish: **EARLEY**

Location: **Maiden Erlegh School, Silverdale Road, Earley, Reading**

Proposal: **Proposed installation of pitched roofs over existing flat roof on Humanities block at 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 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 external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. To ensure a satisfactory external appearance.

Head of Planning and Transportation
Date: 06 April 2000

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

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.'

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

16.FEB.2000* 0600

1.	APPLICANT'S NAME	PROPERTY SERVICES DEPT, WOKINGHAM DISTRICT COUNCIL
	ADDRESS	SHUTE END WOKINGHAM BERKS
	POST CODE	RG40 1WR PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	CORNERSTONE DESIGN
	ADDRESS	SUMMIT CHAMBERS CASTLE HILL TERRACE, MAIDENHEAD BERKS
	POST CODE	SL6 4SP PHONE 01628 783518
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	MAIDEN ERLEGH SCHOOL SILVERDALE ROAD, EARLEY, READING, RG6 7HS
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		INSTALLATION OF NEW PITCHED ROOFS OVER EXISTING FLAT ROOFS TO HUMANITIES BLOCK WITH TILE EFFECT METAL SHEETING ON LIGHTWEIGHT FRAM
5. Give the area in hectares or part of a hectare	AREA OF SITE	N/A
State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	FREEHOLD – WBC.
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	WDC. 888/200, P200, 209, 300, P300, 301, P301, 302, P302 303, P303, P304, P305, P306, P307, BLOCK PLA
8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ? Tick the boxes(x)	CHANGE OF USE	[ ]
	ERECTION OF NEW BUILDING	[ ]
	REDEVELOPMENT	[ ]
	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.

EDUCATIONAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

YES/NO(6) 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(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.

"PANTILE" EFFECT PROFILED COATED METAL SHEETING AS ATTACHED BROCHURE (OR SIMILAR) IN TERRA COTTA OR SLATE GREY.

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

N/A

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING RW DRAINAGE

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO N/A.

If no, please give details

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

N/A

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

N/A.

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED		TO BE RETAINED		TO BE LOST	
HOUSE	N/A.	*	/	*	/	*
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.

WDC CODE YE 214 8024

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

SIGNED [signature] ON BEHALF OF WOKINGHAM DISTRICT COUNCIL DATE 7th Feb 2000.

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

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: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: 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	NO CHANGE OF FLOOR SPACE			
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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

N/A

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed	N/A.	

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

N/A

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

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
N/A			

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

N/A.

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".

Tel: (0118) 974 6463

Date:

My ref: F/2000/0600

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 D Swindells
12 Culford Close
Lower Earley
RG6 3AS

Dear Councillor

Application Number: F/2000/0600
Maiden Erlegh School, Silverdale Road, Earley, Reading.
Proposed installation of pitched roofs over existing flat roof on Humanities block at 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 **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Head of Planning and Transportation

Tel: (0118) 974 6463

Date:

My ref: F/2000/0600

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 D Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

Dear Councillor

Application Number: F/2000/0600
Maiden Erlegh School , Silverdale Road, Earley, Reading.
Proposed installation of pitched roofs over existing flat roof on Humanities block at 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 **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Joss Miller** Application Number: **F/2000/0600**
Maiden Erlegh School , Silverdale Road, Earley, Reading.
Proposed installation of pitched roofs over existing flat roof on Humanities block at school

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

Signed: _____ Date: _____

Councillor D Carpenter

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 6463

Date:

My ref: F/2000/0600

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 C Smith
7 Northam Close
Lower Earley
RG6 3AJ

Dear Councillor

Application Number: F/2000/0600
Maiden Erlegh School, Silverdale Road, Earley, Reading.
Proposed installation of pitched roofs over existing flat roof on Humanities block at 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 **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Head of Planning and Transportation

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL SUB-COMMITTEE HELD ON WEDNESDAY 5th APRIL 2000 FROM 7:30 TO 9:45PM

Present:- Mrs A N C Drake (Chairman), Mr A J Ross (Vice-Chairman), Mrs D C Beatty, Mr M J Bryant, Mr R F N Eke, Mr J L Earnshaw, Mrs J A Lissaman, Mrs M A Long, Mrs M Robertson and Fiona Rolls.

Also present under Standing Order 38: Tim Charlesworth, Mr R Cundy

195. MINUTES

Subject to the amendment of Minute 189 to reflect that a local Member attended the meeting and spoke against the proposal and that Mrs J Lissaman declared an interest in this item and left the meeting, taking no part in the discussion or voting thereon, the Minutes of the meeting of the Sub-Committee held on 15th March 2000 were confirmed as a correct record and signed by the Chairman

196. ORDER OF BUSINESS

RESOLVED: That the order of business be altered to that on the agenda to enable the following application to be considered first:

205. APPLICATION NO F/2000/0600 - PROPOSED INSTALLATION OF PITCHED ROOFS OVER THE FLAT ROOFS ON HUMANITIES BLOCK - MAIDEN EARLEY SCHOOL, SILVERDALE ROAD, EARLEY FOR PROPERTY SERVICES LIMITED, WOKINGHAM DISTRICT COUNCIL

The Sub-Committee considered a report about this application set out on Agenda pages 1646 to 1660.

Members considered details of the Application and it was

RESOLVED: That Application No F/2000/0600 be approved, subject to the conditions set out on page 1647 of the Agenda.

Application No.	Received	Earley
F/2000/0600	16.02.00	

Applicant: Property Services Department, Wokingham District Council, Shute End, Wokingham
Location: Maiden Erlegh School, Silverdale Road, Earley
Proposal: Installation of pitched roofs over flat roofs on Humanities block

1. **Planning History** – The site is located on Silverdale Road, within the identified settlement of Earley. There have been several permissions since the original approval of the School, including porch, reception area, additional classrooms, staff room and pitched roofs.

2. **Proposal** – is for the erection of replacement pitched roofs from the flat roofs over the Humanities block with a height of 9.9 metres and plant housings with a height of 11.3 metres.

3. **Consultations** -
   - ***Neighbours:*** Object on the grounds that the roofs would create an unreasonable intrusion into the adjacent property.
   - ***Earley Town Council:*** Whilst the planning committee could see no reason to object to this application, the District Council is asked to note that a letter has been received from a resident of Maiden Erlegh Drive expressing concern regarding the overbearing impact these proposals would have on the property.
   - ***Education:*** Approve of the proposals.

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

   A. The effect on the neighbouring properties
   B. The effect on the street scene
   C. Earley Town Council and neighbour comments.

A. The effect on the neighbouring properties
The neighbouring building at 28 Maiden Erlegh Drive is situated approximately 45 metres from the development at the nearest point. The new roof will have a height of 9.9 metres (an additional height of 3 metres) with plant housings of 11.3 metres (an additional height of 1.6 metres). These roofs are hipped away from the neighbouring property which would minimise any impact. The north boundary has a number of deciduous trees approximately 6 – 7 metres high, which partially obscure the development from the neighbouring properties at Maiden Erlegh Drive. The remainder of the surrounding neighbours are a sufficient distance from the development for any impact to be minimised.

B. The effect on the street scene
The development is situated approximately 55 metres from the nearest public highway. It is 3 metres higher than the original roof, and hipped back in order

to decrease any overbearing impact on the street scene. The bulk of the original building and the deciduous trees on the north boundary will also partially obscure the development from the street scene.

C. Comments on concerns of Town Council and neighbouring residents.
Earley Town Council see no reason to object to the development, however, they make reference to a letter of objection received from a nearby resident . This neighbour's land would be approximately 20 metres from the development at the nearest point and is not, therefore, considered to have a sufficient detrimental impact to warrant a refusal.

5. **Conclusion** – The application is considered to be acceptable with regard to any impact on the neighbouring properties and the street scene and, therefore, is recommended for approval.

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

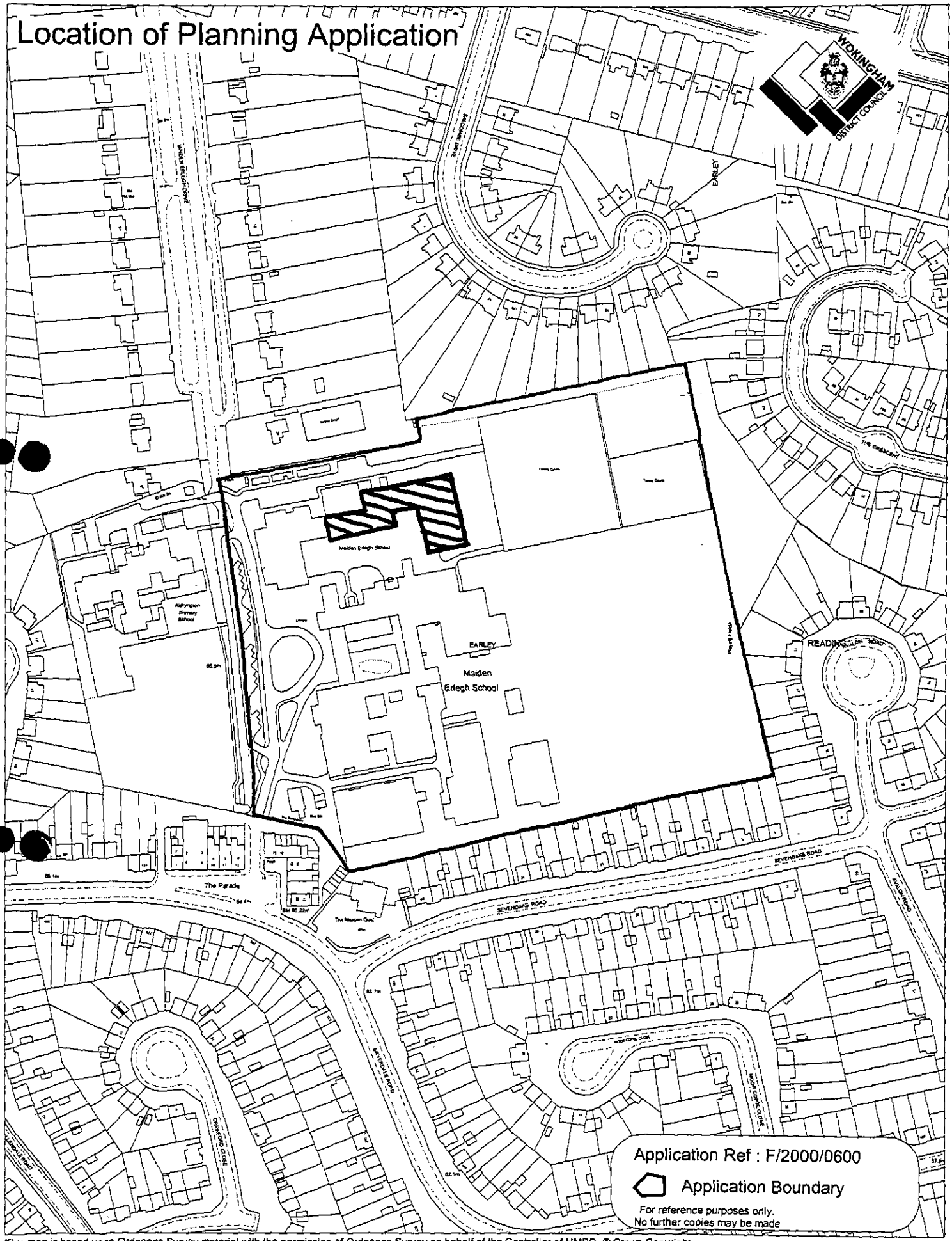
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

2. All new work shall be carried out in materials that resemble in size, colour, and texture, those of the existing building.

Reasons:

1. In pursuance of Section 92(2) of the Town and Country Planning Act 1990.
2. To ensure a satisfactory appearance.

Location of Planning Application



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Development Control Section, Environmental Services, Wokingham District Council.

5 April 2000

Scale: 1 : 2500

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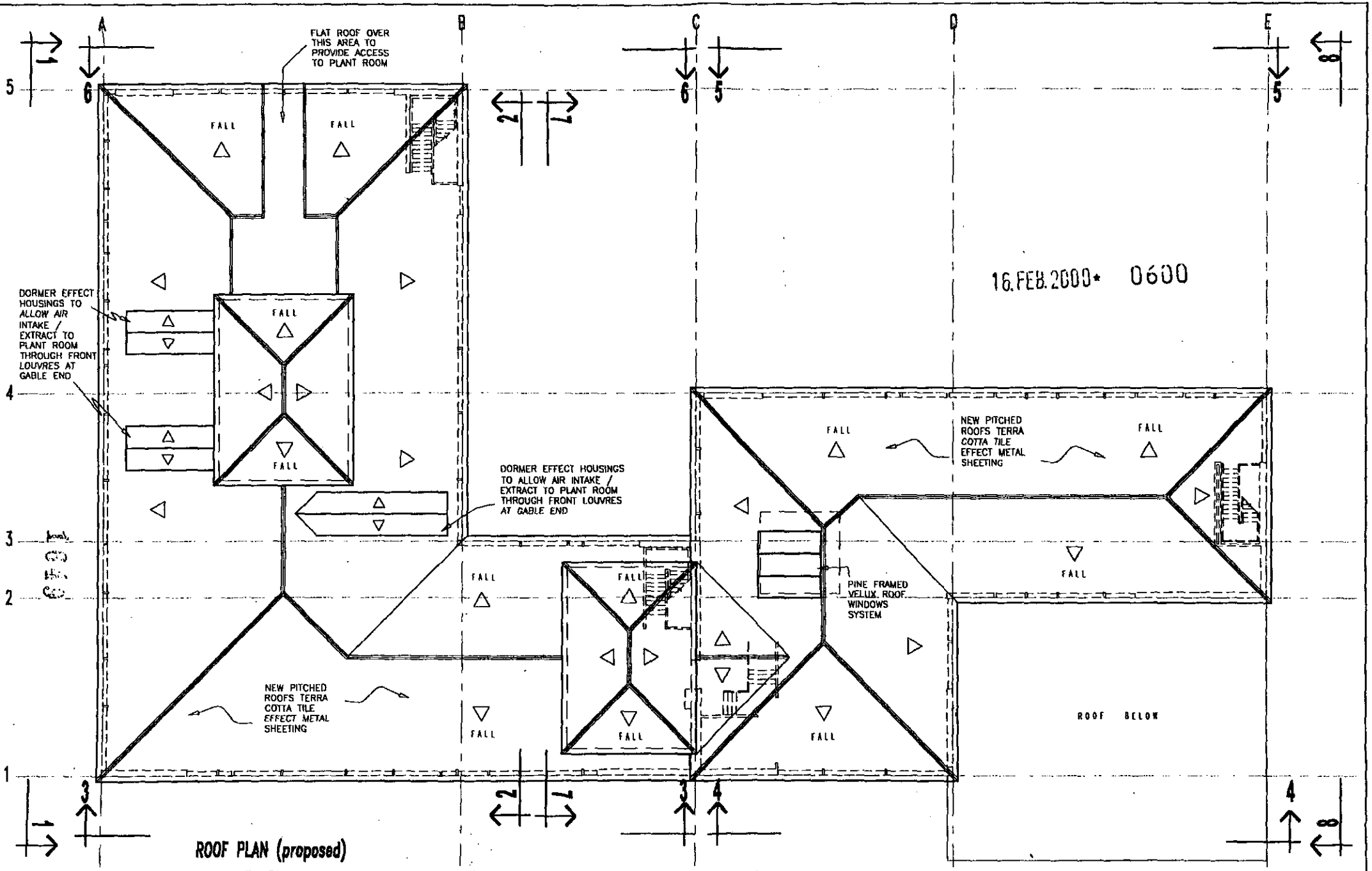


ROOF PLAN (proposed)

CORNERSTONE DESIGN
Chartered Surveyors
Summit Chambers
Castle Hill Terrace
Maidenhead
Berkshire SL6 4JP
Telephone: 01628 783318
Fax: 01628 773408

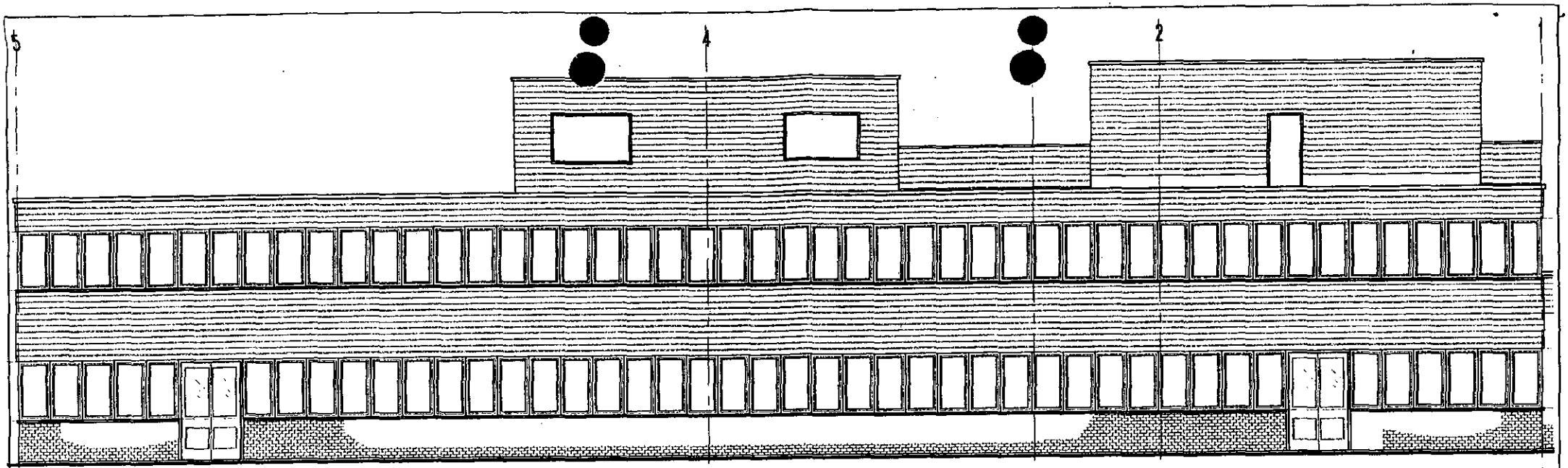
Job: RE-ROOFING OF MAIDEN ERLEGH SCHOOL ERLEGH.

Client: WOKINGHAM DISTRICT COUNCIL

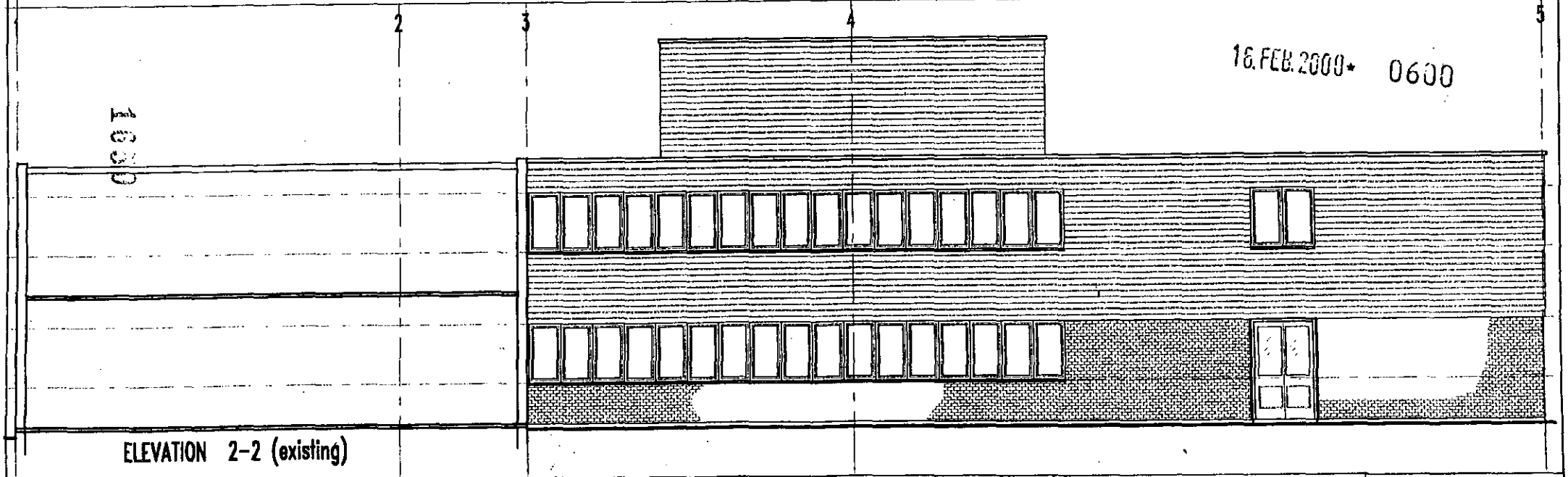
Drawing: PROPOSED ROOF PLAN

Rev.	Date

Scale	drawn	Date
1:200	JDD	FEB 2000
Job No	Dwg	Rev.
98C 656	P 200	



ELEVATION 1-1 (existing)



16.FEB.2000* 0600

ELEVATION 2-2 (existing)

CORNERSTONE DESIGN
Chartered Surveyors
Summit Chambers
Castle Hill Terrace
Maidenhead
Berkshire SL6 4JP
Telephone: 01628 783618
Fax: 01628 773406

Job: RE-ROOFING OF
MAIDEN ERLEGH
SCHOOL
ERLEGH.

Client: WOKINGHAM DISTRICT COUNCIL

Drawing: EXISTING

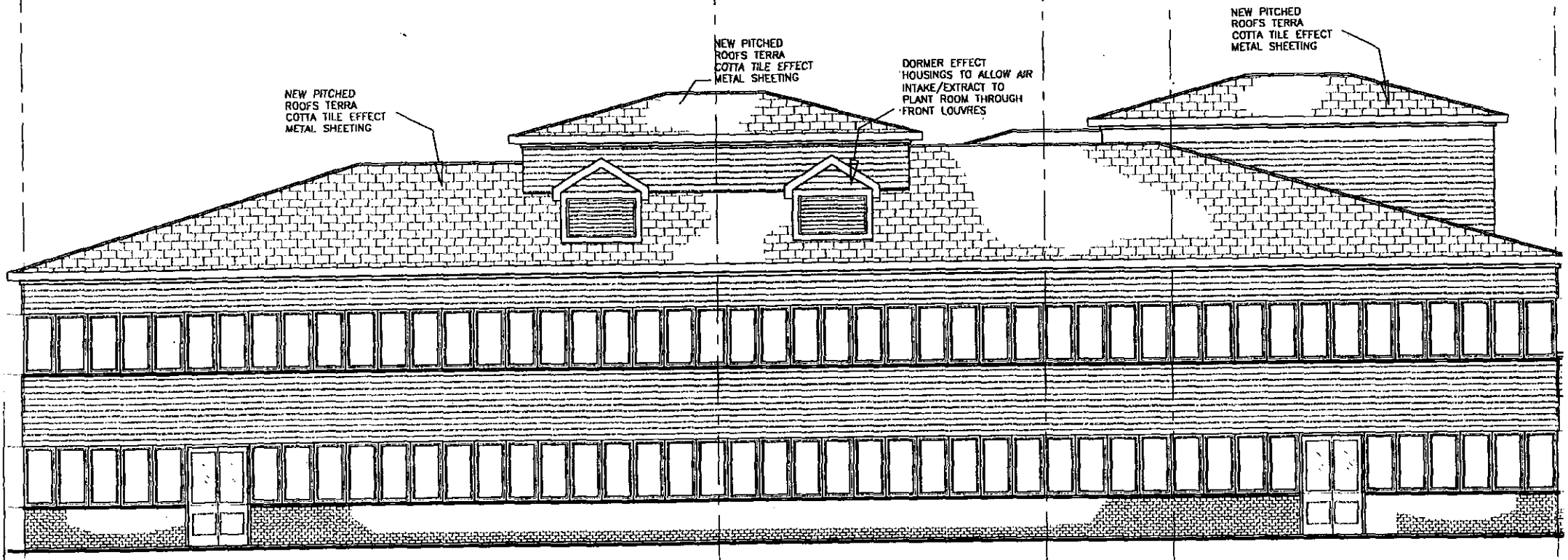
ELEVATIONS 1-1 & 2-2

Rev.	Date

Scale	drawn	Date
1:100	AYO	FEB 2000
Job No	Dwg	Rev.
WDC 868	300	

5 4 3 2 1

16.FEB.2000* 0600



ELEVATION 1-1 (proposed)

CORNERSTONE DESIGN
Chartered Surveyors
Summit Chambers, Castle Hill Terrace, Maidenhead, Berkshire SL6 4JP
Telephone: 01628 783618
Fax: 01628 773405

Job: RE-ROOFING OF MAIDEN [redacted]LEGH SCHOOL [redacted] ERLEGH.

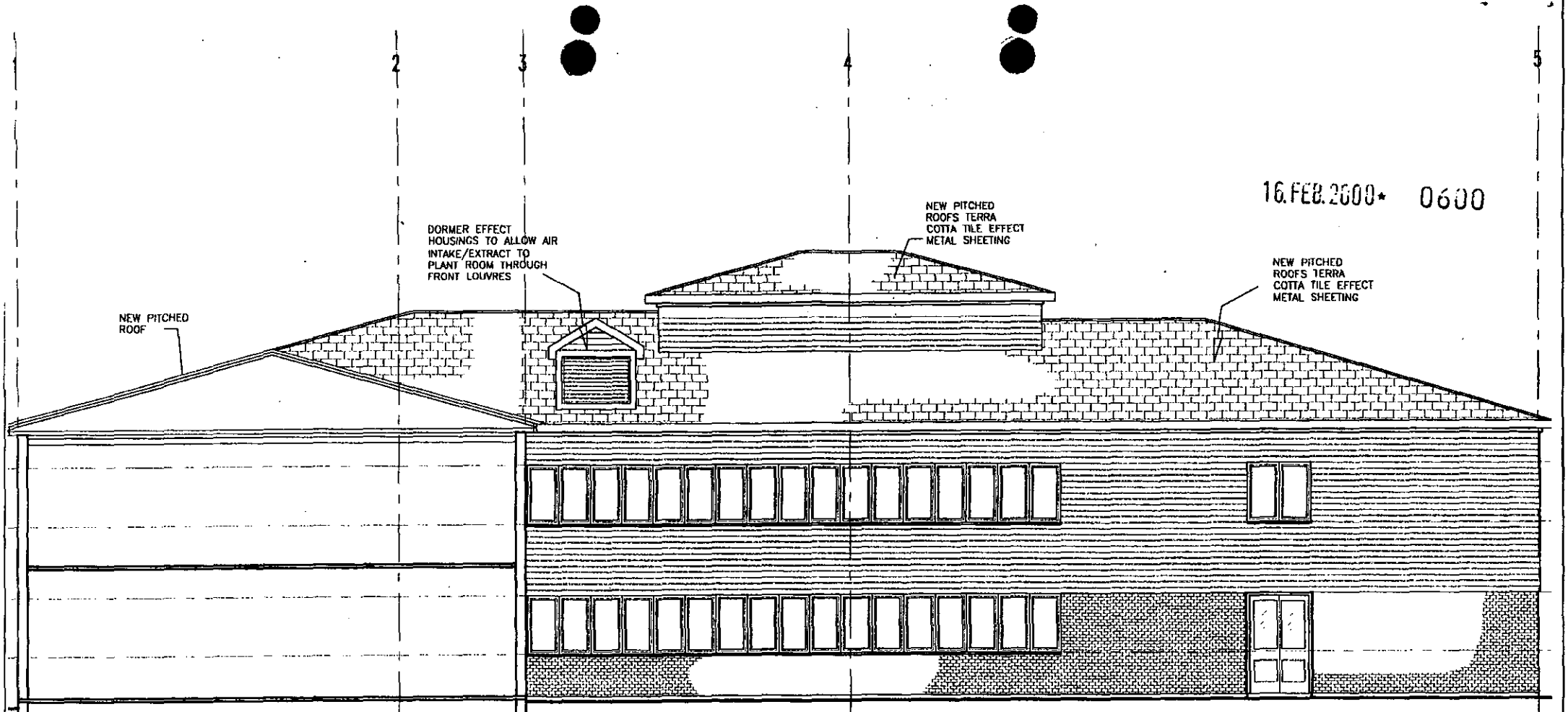
Client: WOKINGHAM DISTRICT COUNCIL [redacted]

Drawing: PROPOSED

ELEVATIONS 1-1

Rev.	Date

Scale	drawn	Date
1:100	AYD	FEB 2000
Job No	Dwg	Rev.
WOC 000	P 300	



ELEVATION 2-2 (proposed)

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

Job: RE-ROOFING OF MAIDEN ERLEGH SCHOOL ERLEGH.

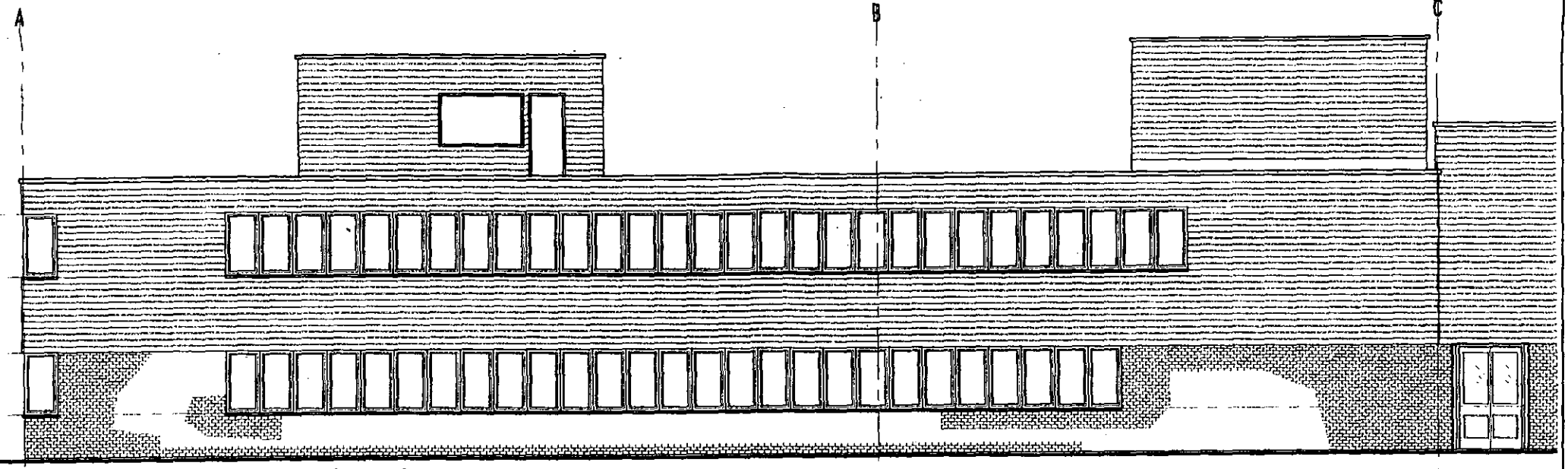
Client: WOKINGHAM DISTRICT COUNCIL

Drawing: PROPOSED

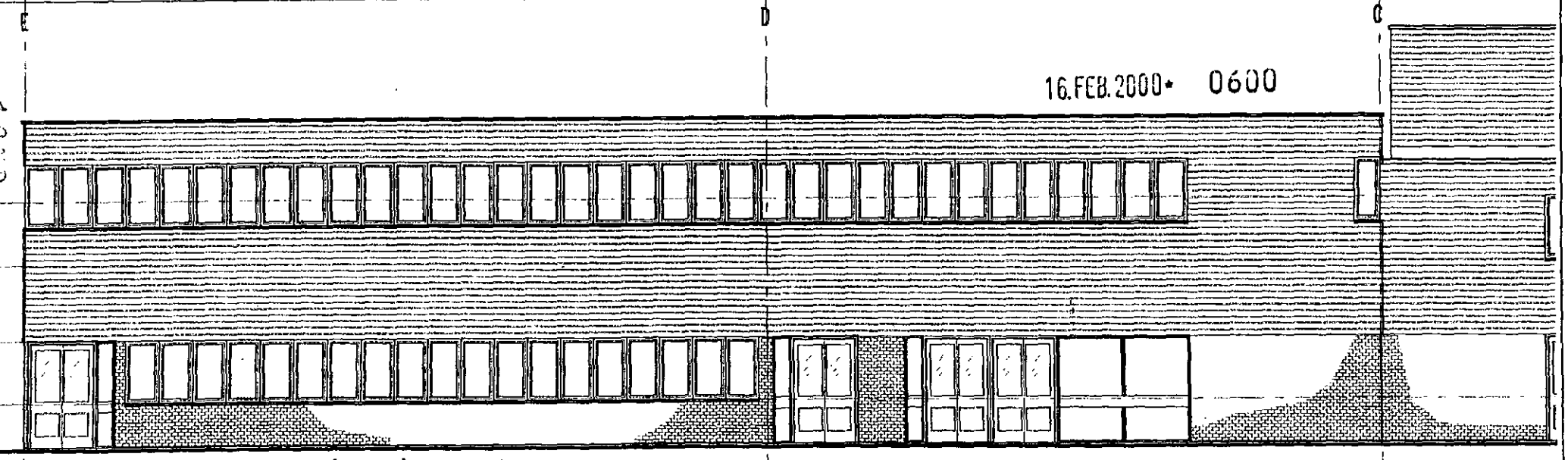
ELEVATIONS 2-2

Rev. | Date

Scale	drawn	Date
1:100	AYD	FEB 2000
Job No	Dwg	Rev.
WDC 868	P 301	



ELEVATION 3-3 (existing)



16.FEB.2000* 0600

ELEVATION 5-5 (existing)

CORNERSTONE DESIGN
Chartered Surveyors
Summit Chambers
Castle Hill Terrace
Maidenhead
Berkshire SL6 4JF
Telephone 01628 783618
Fax 01628 773408

Job RE-ROOFING OF MAIDEN ERLEGH SCHOOL ERLEGH.

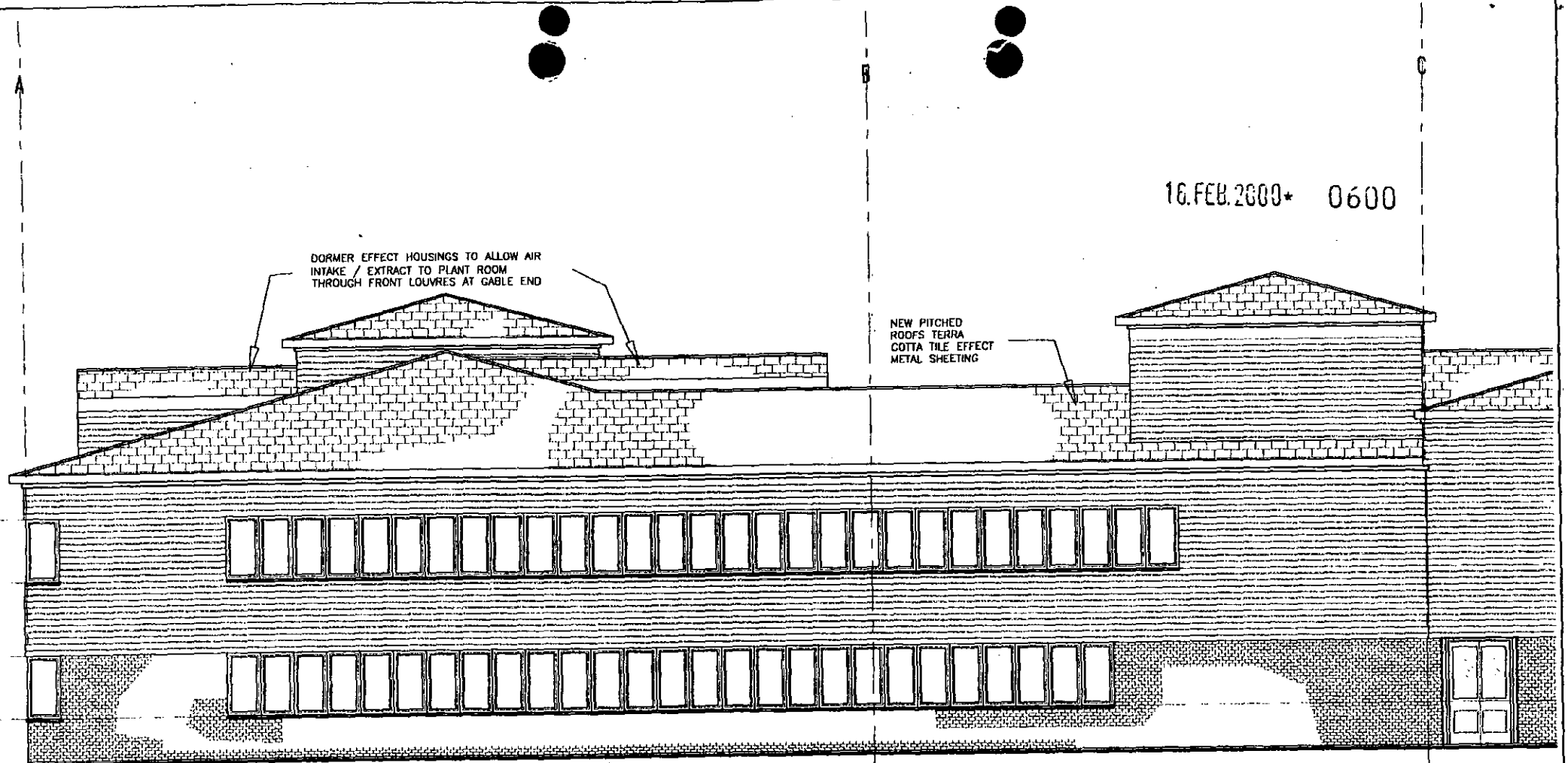
Client WOKINGHAM DISTRICT COUNCIL

Drawing EXISTING

ELEVATIONS 3-3 & 5-5

Rev.	Date

Scale	drawn	Date
1:100	AYO	FEB 2000
Job No	Dwg	Rev.
WDC-688	301	



ELEVATION 3-3 (proposed)

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

Job: RE-ROOFING OF MAIDEN ERLEGH SCHOOL ERLEGH.

Client: WOKINGHAM DISTRICT COUNCIL

Drawing: PROPOSED

ELEVATIONS 3-3

Rev.	Date

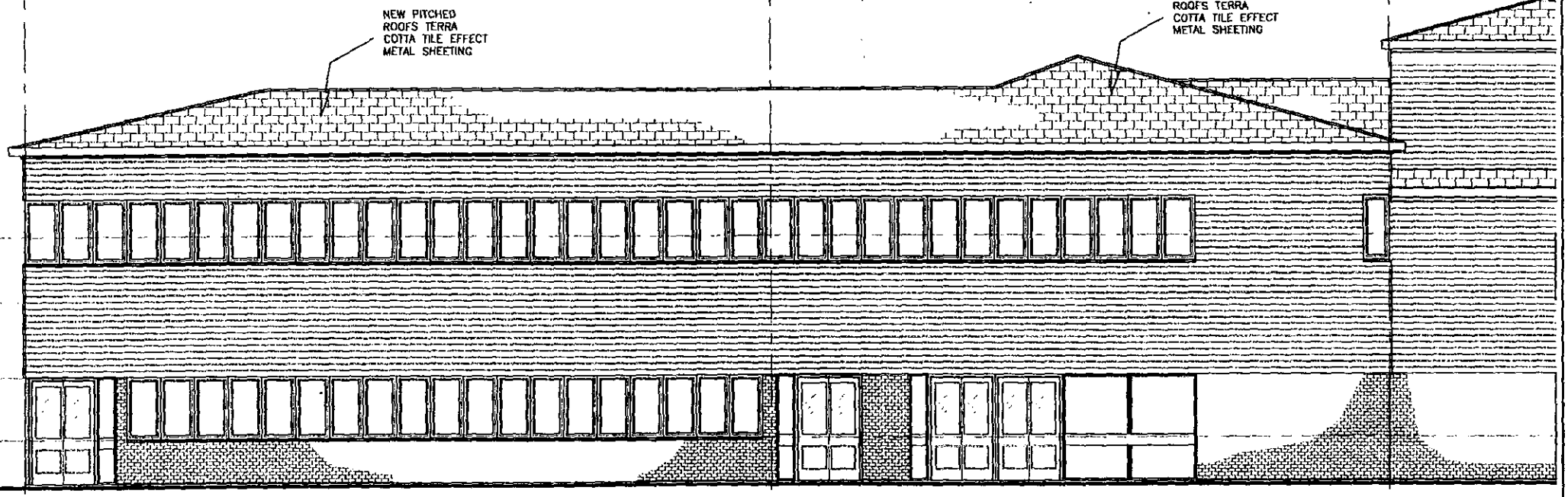
Scale	drawn	Date
1:100	AJD	FEB 2000
Job No	Dwg	Rev.
WDC 888	P 302	

E D C

16.FEB.2000 0600

NEW PITCHED ROOFS TERRA COTTA TILE EFFECT METAL SHEETING

NEW PITCHED ROOFS TERRA COTTA TILE EFFECT METAL SHEETING



ELEVATION 5-5 (proposed)

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

Job: RE-ROOFING OF MAIDEN [redacted]LEGH SCHOOL ERLEGH.

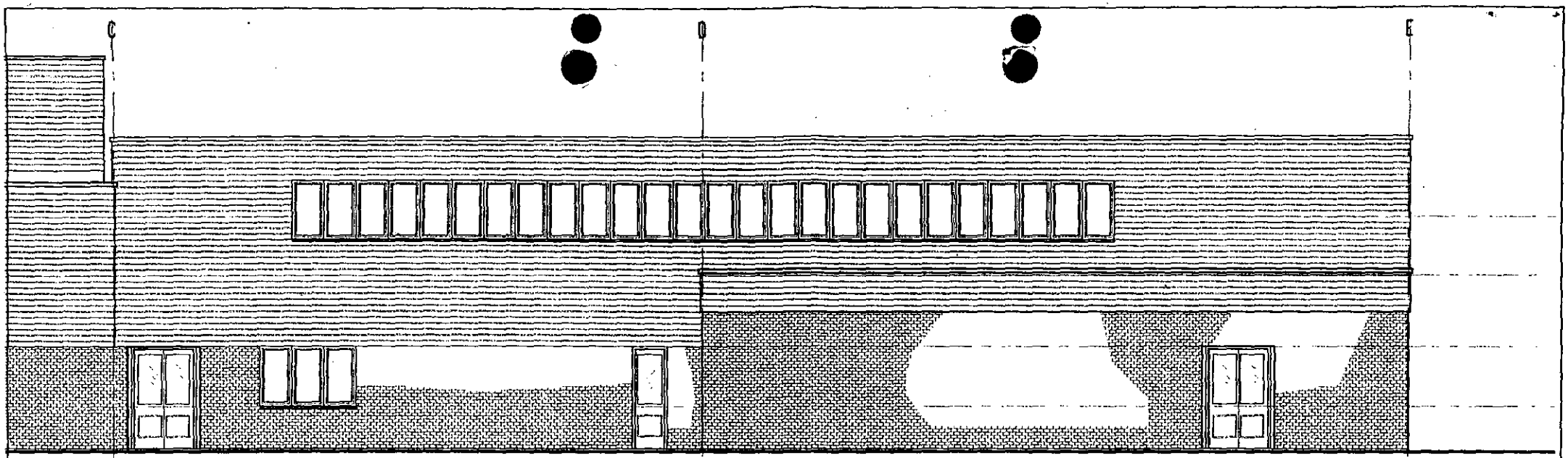
Client: WOKINGHAM DISTRICT COUNCIL[redacted]

Drawing: PROPOSED

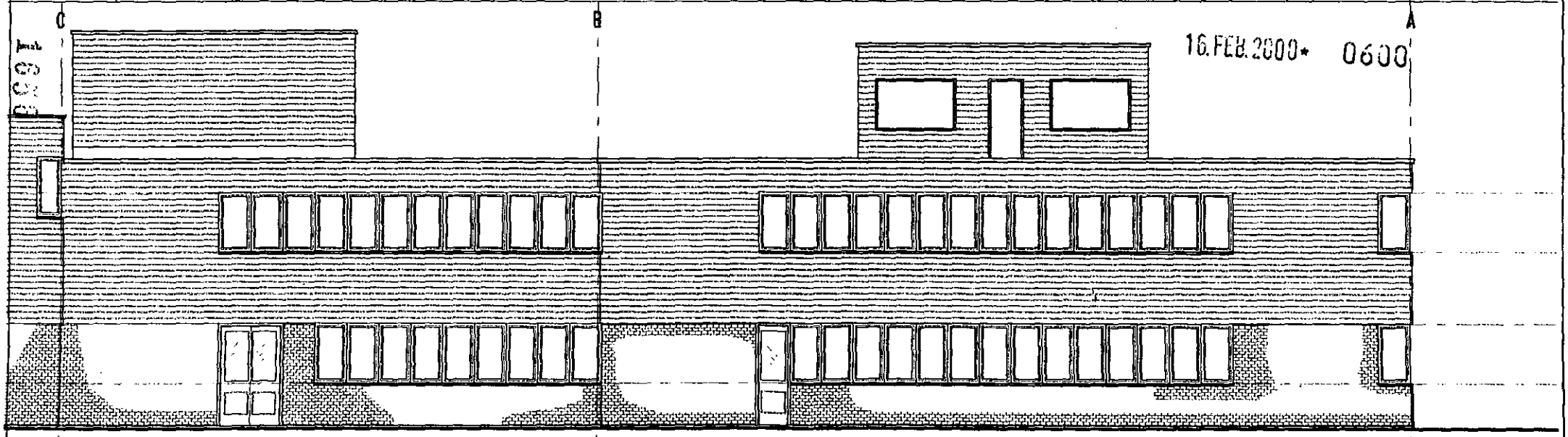
ELEVATION 5-5

Rev.	Date

Scale	drawn	Date
1:100	AWS	FEB 2000
Job No	Dwng	Rev.
WDC 988	P 304	



ELEVATION 4-4 (existing)



16.FEB.2000* 0600

ELEVATION 6-6 (existing)

CORNERSTONE DESIGN
Chartered Surveyors
Summit Chambers
Castle Hill Terrace
Maidenhead
Berkshire SL6 4JP
Telephone: 01628 783518
Fax: 01628 773409

Job: RE-ROOFING OF
MAIDEN ERLEGH
SCHOOL
ERLEGH.

Client: WOKINGHAM DISTRICT COUNCIL

Drawing: EXISTING

ELEVATIONS 4-4 & 6-6

Rev.	Date

Scale	drawn	Date
1:100	AYO	FEB 2000
Job No	Dwg	Rev.
WDC 868	302	

C

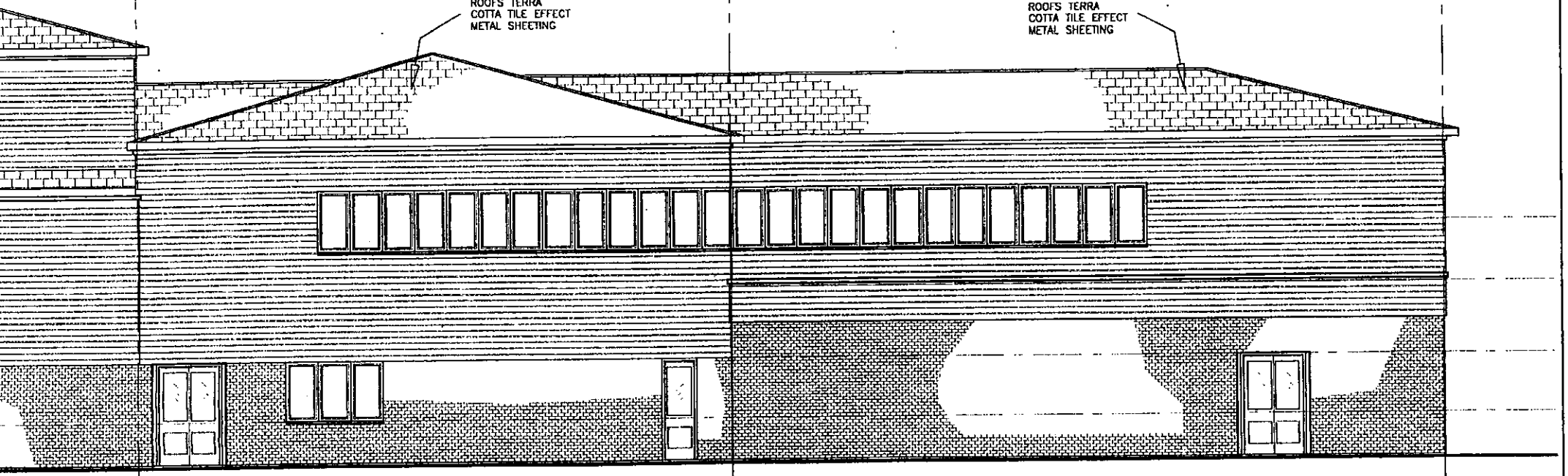
D

E

16.FEB.2000* 0600

NEW PITCHED ROOFS TERRA COTTA TILE EFFECT METAL SHEETING

NEW PITCHED ROOFS TERRA COTTA TILE EFFECT METAL SHEETING



ELEVATION 4-4 (proposed)

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

Job: RE-ROOFING OF MAIDEN [redacted]LEGH SCHOOL ERLEGH.

Client: WOKINGHAM DISTRICT COUNCIL

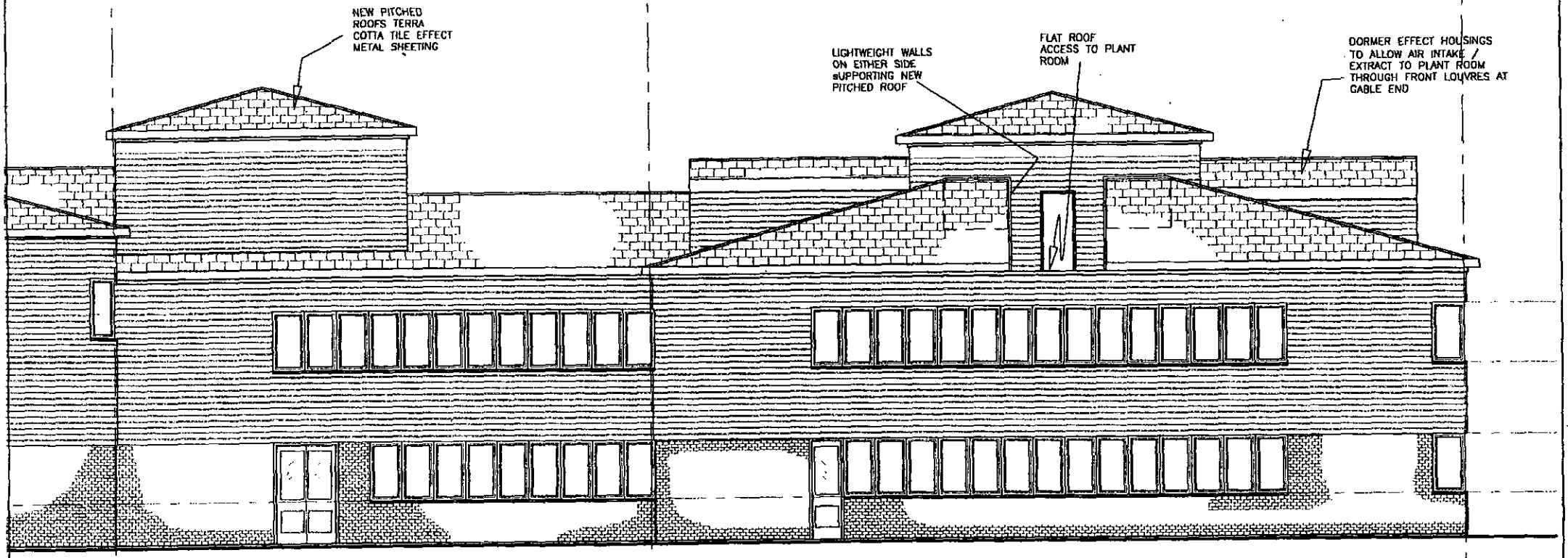
Drawing: PROPOSED

ELEVATIONS 4-4

Rev.	Date

Scale	drawn	Date
1:100	AYO	FEB 2000
Job No	Dwg	Rev.
WDC 998	P 303	

16.FEB.2000* 0600



ELEVATION 6-6 (proposed)

CORNERSTONE DESIGN
Chartered Surveyors
Summit Chambers
Cotta Hill Terrace
Maidenhead
Berkshire SL8 4JP
Telephone: 01628 783018
Fax: 01628 773488

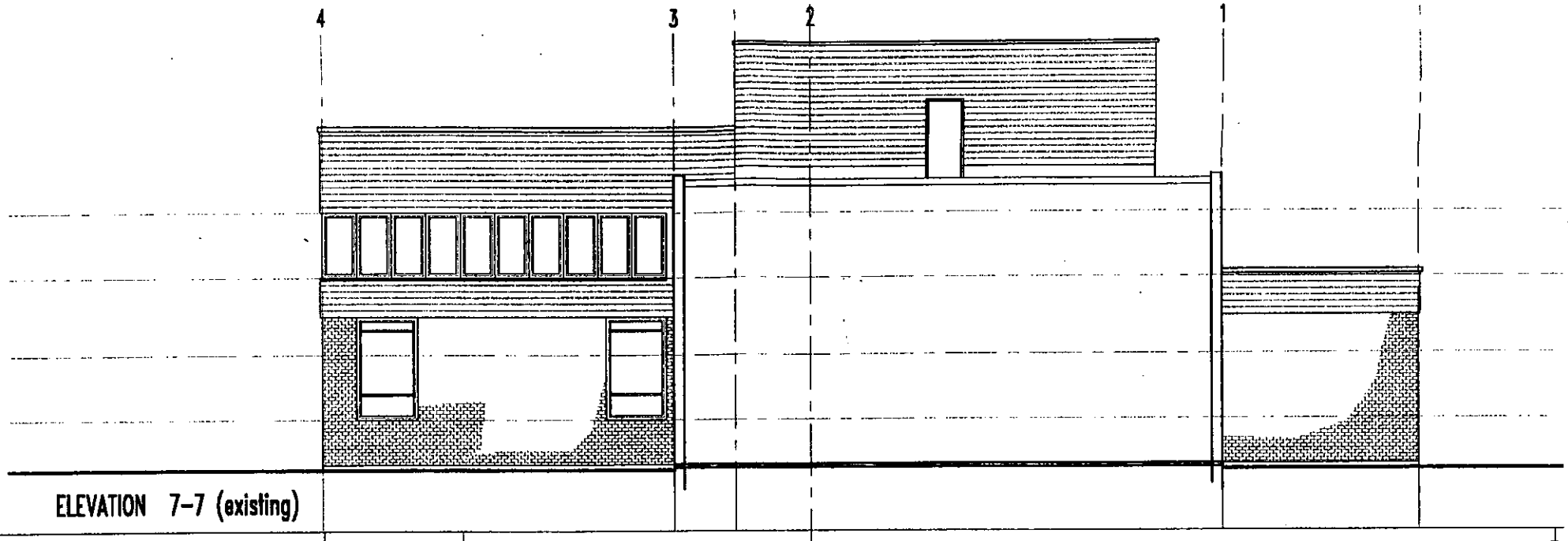
Job: RE-ROOFING OF MAIDEN ERLEGH SCHOOL ERLEGH.

Client: WOKINGHAM DISTRICT COUNCIL

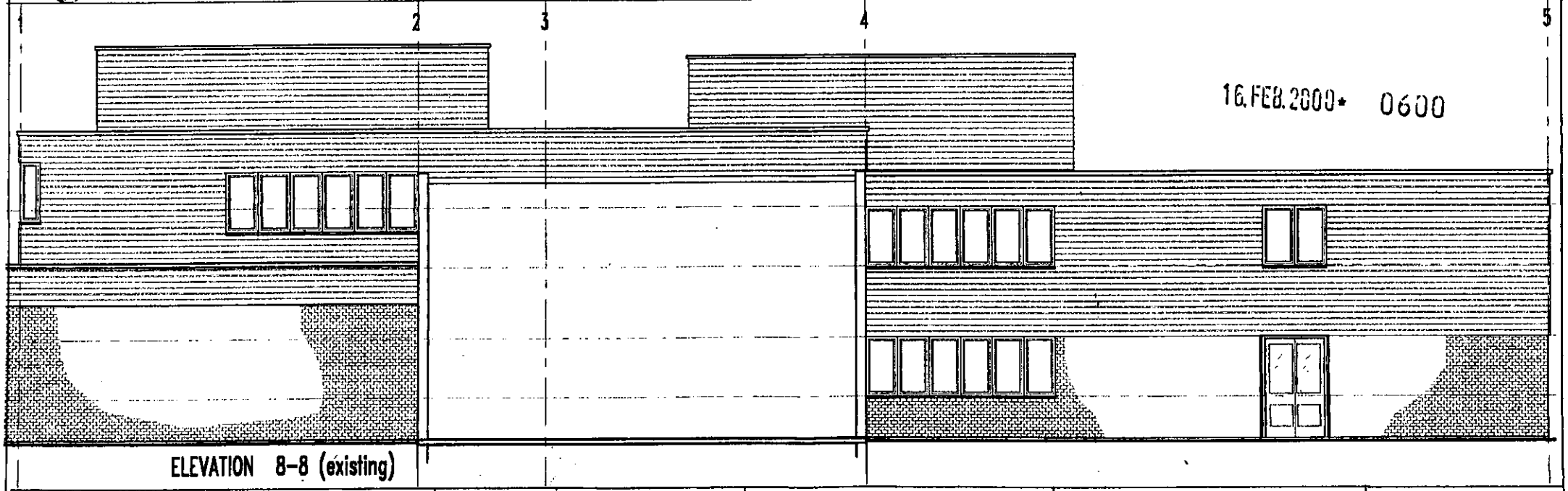
Drawing: PROPOSED ELEVATIONS 6-6

Rev. | Date

Scale	drawn	Date
1:100	AYO	FEB 2000
Job No	Dwg	Rev.
WDC 868	P 305	



ELEVATION 7-7 (existing)



16.FEB.2000* 0600

ELEVATION 8-8 (existing)

CORNERSTONE DESIGN
Chartered Surveyors
Summit Chambers
Castle Hill Terrace
Maidenhead
Berkshire SL6 4JP
Telephone: 01628 783518
Fax: 01628 773406

Job RE-ROOFING OF MAIDEN ERLEGH SCHOOL ERLEGH.

Client WOKINGHAM DISTRICT COUNCIL

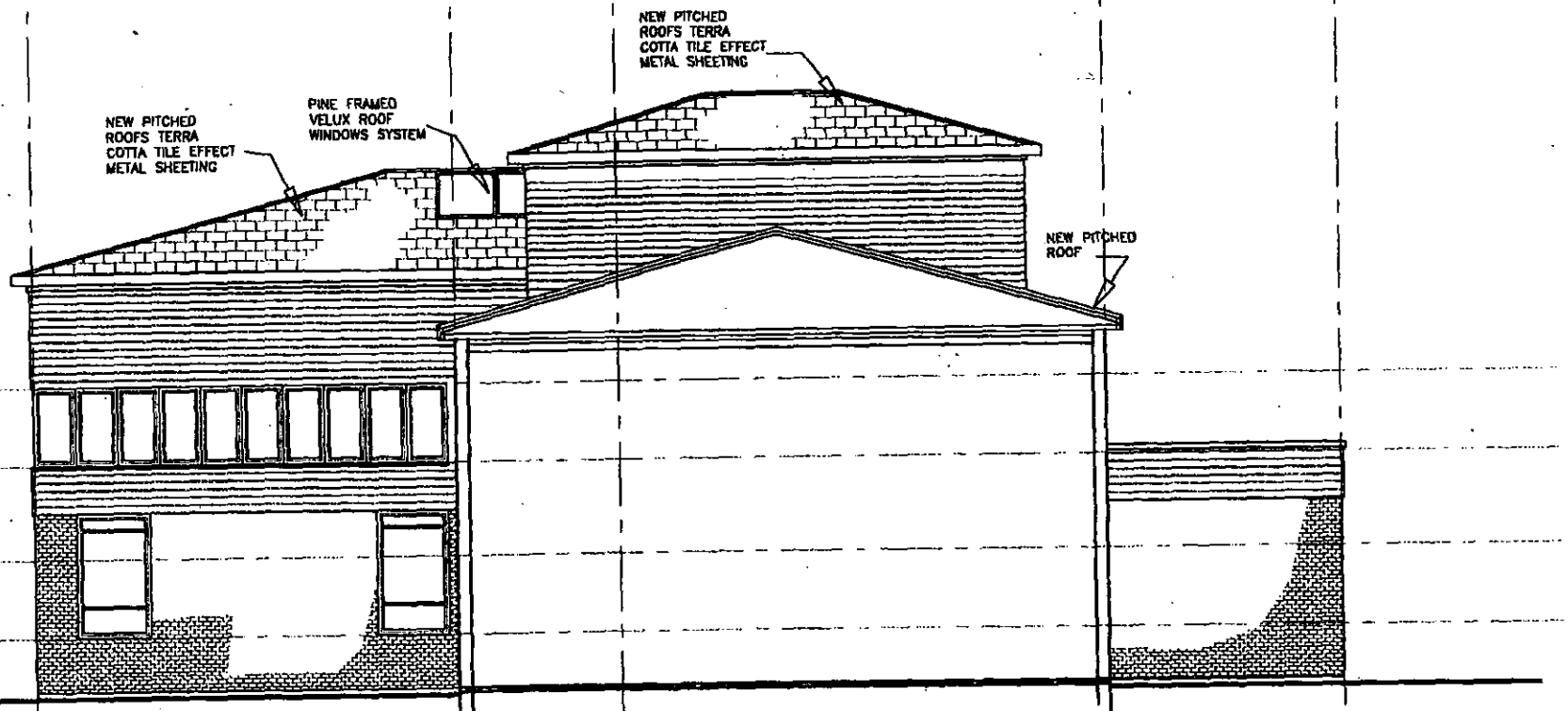
Drawing EXISTING

ELEVATIONS 7-7 & 8-8

Rev. | Date |

Scale	drawn	Date
1:100	AYO	FEB 2000
Job No	Drwg	Rev.
WDC 188	303	

16.FEB.2000* 0600



ELEVATION 7-7 (proposed)

CORNERSTONE DESIGN
Chartered Surveyors

Job: RE-ROOFING OF MAIDEN ERLEGH SCHOOL ERLEGH.

Client: WOKINGHAM DISTRICT COUNCIL

Drawing: PROPOSED

ELEVATIONS 7-7

Rev | Date

Scale 1:100 | drawn AW | Date FEB 2000

Job No WDC 005 | Dwg P 306 | Rev

WORK SHEET FOR : Joss Miller

Application Number : F/2000/0600

Applicant : WDC Property Services C/O Cornerstone Design.

Location : Maiden Erlegh School, Silverdale Road, Earley, Reading.

Proposal : Proposed installation of pitched roofs over existing flat roof on Humanities block at school

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

Date of Neighbour Notifications : .....

Date of Site Visit : 13/3/00

Date Registered : 16/02/2000

Earliest Date for Decision : 19/03/2000

Latest Consultation Date/Site Notice Expiry Date : 19/03/2000

Application Expiry Date: 12/04/2000

Consultation Responses :

Planning Issues :

Effect on street scene & neighbouring properties NBEI.
Identified settlement.

Application Number: F/2000/0600

Appraisal :

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

Application Number F/2000/0600
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	(the water up materials used) to work

RECORD OF SITE VISIT

SITE ADDRESS: Maiden Erlegh School
Silverdale Road Earley Reading.

APPLICATION NUMBER: F/2000/0600

OFFICER: Joss Miller

DATE OF SITE VISIT: 18/8/00

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

Horses on both sides of road.

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Applicationo	Name & Address
F/2000/0600	Dr & Mrs Menai-Williams Buckhurst Copse 28 Maiden Erlegh Drive reading RG6 7HP
App approved, letter sent 07/04/00	

FROM: Joss Miller

DATE: 24 February 2000

EARLEY TOWN CONSULTATION SHEET

PLANNING SERVICES RECEIPT 27661
POL | HS
DC | ENF
APP
27 MAR 2000
COPIES TO: | ACK: | FILE:

Application Number: F/2000/0600

Proposal: Proposed installation of pitched roofs over existing flat roof on Humanities block at school.

Site Address: Maiden Erlegh School , Silverdale Road, Earley, Reading.

Applicant: WDC Property Services C/O Cornerstone Design.

Your observations are required in respect of this application **by 19/03/2000** .

Whilst the Planning Committee could see no reason to object to this application, the District Council is asked to note that a letter has been received from a resident of Maiden Erlegh Drive expressing concern about the over-bearing impact these proposals would have on their property.

SIGNED: _____ DATE: 23 MAR 2000

CLERK TO

EARLEY TOWN COUNCIL

Town Clerk & Treasurer
RICHARD RAYMOND D.M.A., A.C.I.S.

My Ref: P.1/mjb/3289
Your Ref:

PLANNING SERVICES | HPT 27351
POL | TLS
DC JM | ENF
APP |
CS |
20 MAR 2000
COPIES TO: | ACK: | FILE:

Reply Req'

Council Offices,
Radstock Lane,
Earley,
Reading, RG6 5UL

Tel. No. (0118) 986 8995
Fax No. (0118) 975 6681

17 March 2000

Dear Joss,

PLANNING APPLICATION NO. F/2000/0600 - MAIDEN ERLEGH SCHOOL

Our Planning Assistant has looked at these proposals and can see no reason to object to this application. However, a couple from Maiden Erlegh Drive have viewed the plans at the Council Offices and appear to be objecting strongly to this application, and are, as I understand it, intending to be present out our Planning Committee Meeting on 22nd March to ask Councillors to support them in their opposition to the proposals.

Unfortunately, therefore, we will not be in a position to forward to the Town Council's observations on this application until Thursday 23rd March. I hope this will be acceptable.

Yours sincerely,

Mackly Bruton

DEPUTY TOWN CLERK

Miss Joss Miller,
Planning Department,
Wokingham District Council.

e.Mail: 106144.3521@COMPUSERVE.COM

Telephone 0118 966 4959

JM

BUCKHURST COPSE,
28, MAIDEN ERLEGH DRIVE,
READING,
BERKSHIRE,
RG6 7HP.

99/70004/F

03/03/00

The Planning Officer,
PO Box 157,
Shute End,
Wokingham,
RG40 1WR.

Dear Sir,

0600

Re: Planning Application No. F/2000/6000 - Proposed installation of pitched roofs over existing flat roof on Humanities block at School - Maiden Erlegh School, Silverdale Road, - Properties Services Department, Wokingham District Council.

Having received an 'Affected Planning' notice from Earley Town Council and now had sight of the plans, we wish to register our total disquiet over the very considerable intrusive effect that the proposed new roof will have over our property. We are confident that if this proposal was being put forward as a new building it would not be allowed on the grounds that it would create 'an unreasonable intrusion into the adjoining property' No. 28, Maiden Erlegh Drive. The effect of the proposed pitched roof is in approximation like adding a 'third floor' and is likely , being on our southerly boundary, to reduce natural light and further demean our visibility from the rear bedroom windows. Finally, we are concerned that this 'Application' in its present form, would create a 'blight' on the property.

Bearing in mind the observations we have made, we are asking this Application be REFUSED in its present form, but would be sympathetic to a revised plan that provides a modified height and pitch of the roof line.

Thank you for your kind attention.

Yours faithfully.

Dr. & Mrs. R. Menai-Williams.

Joss Miller

From: Helen Rowlay
Sent: 01 March 2000 14:04
To: Joss Miller
Subject: F/2000/0600

Joss,

With regards to the above Planning application I can advise that the work is part of a rolling programme to replace the roof at the school to ensure the fabric of the building is maintained.

The recent Condition Survey results indicated a Category 2 rating for the current condition of the roof ie Essential work required within 2 years that will prevent serious deterioration of the fabric. The project has been approved by Education Committee and relevant funding is being made available.

If you have any queries, please let me know.

Helen

Received by Wokingham District Council

Application No: F/2000/0600

PROPOSAL:
Proposed installation of pitched roofs over existing flat roof on Humanities block at school

LOCATION:
Maiden Erlegh School , Silverdale Road, Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday)
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 4/05/2000. Written comments submitted will become available for public inspection.

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

Head of Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	16 FEB 2000
Officer: JM	Application No. F/2000/0600

Map No. 52 Site 017
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

18

Level: ☑ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED INSTALLATION OF PITCHED ROOFS OVER EXISTING FLAT ROOFS ON HUMANITIES BLOCK AT SCHOOL

Location: MAIDEN ERLEIGH SCHOOL SILVERDALE ROAD

Parish: EARLEY Ward: LITTLE HUNGERFORD ✓24.02.00

Applicant: W D C PROPERTY SERVICES

Fee Received 95-00 Required ..... Additional ..... Refund .....
to be transferred from YE 214 8024

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned ✓			
4	Correct S 66 certificate ✓			
5	Elevation plans ✓			
6	Floor plans ✓			
7	Metric scale disclaimer ✓			
8	Encroachment letter ✓			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 24.02.00 Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	(AP): ✓ .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....

Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

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NEIGHBOURS:

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1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

16.FEB.2000* 0600

1. APPLICANT'S NAME: PROPERTY SERVICES DEPT, WOKINGHAM DISTRICT COUNCIL
ADDRESS: SHUTE END
WOKINGHAM BERKS
POST CODE: RG40 1WR PHONE

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME: CORNERSTONE DESIGN
ADDRESS: SUMMIT CHAMBERS
CASTLE HILL TERRACE, MAIDENHEAD BERKS
POST CODE: SL6 4JP PHONE 01628 783518

3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.
SITE LOCATION: MAIDEN ERLEGH SCHOOL
SILVERDALE ROAD, EARLEY, READING, RG6 7HS

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
INSTALLATION OF NEW PITCHED ROOFS OVER EXISTING FLAT ROOFS TO HUMANITIES BLOCK WITH TILE EFFECT METAL SHEETING ON LIGHTWEIGHT FRAM

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

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee
OWNERSHIP: FREEHOLD - WBC.

7. List all the plans and drawings submitted with the application
PLANS/DRAWINGS: WDC.888/200, P200, 201, 300, P300, 301, P301, 302, P302, 303, P303, P304, P305, P306, P307, BLOCK PLA

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.

EDUCATIONAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

"PANTILE" EFFECT PROFILED COATED METAL SHEETING AS ATTACHED BROCHURE (OR SIMILAR) IN TERRA COTTA OR SLATE GREY.

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

N/A

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING RW DRAINAGE

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO N/A.

If no, please give details

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

N/A

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

N/A.

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	N/A. / *	/ *	/ *
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.

WDC CODE YE 214 8024

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

SIGNED [signature] ON BEHALF OF WOKINGHAM DISTRICT COUNCIL DATE 7th Feb 2000.

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
[redacted]	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS	NO CHANGE OF FLOOR SPACE			
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

[redacted] WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed	N/A.	

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

N/A

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

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
N/A			

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

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

1789/a

SECTION 66 CERTIFICATE

Application No. 16.FEB.2000* 0600

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.

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

(b) .....

.....

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

on (d) .....

OR

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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

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

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

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

OR

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

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

Signed .....

On behalf of ... WOKINGHAM DISTRICT COUNCIL

Date ... 7th February 2000

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

① MAIDEN ERLEGH SECONDARY MODERN SCHOOL

ADDRESS MAIDEN ERLEGH DRIVE / PARISH EARLEY

PLOT No. SILVERDALE ROAD ORD. SHEET No. S.U. 7471 (5

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
312/55	Cooper Estates Ltd	Outline	6/12/55	No decisio
229/57	Berkshire County Council	Sec. Mod. School	Information Only	
S/7/59	"	Sec Mod School	9-12-59	App By Berks
S/16/64	"	Terrapin Classroom	11-6-64	N/A T.P. 31-12
S/1/65	"	Additional Classroom	12-5-65	N/A App by C
S/14/65	"	Terrapin Classroom	16-8-65	N/A T.P. B.C 31-12-
S/7/67	"	Terrapin Classroom	15-6-67	N/A
S/20/70	"	ext to Maiden Erlegh County sec School	9-10-70	N/A C/
80/71	"	Ext to Maiden Erlegh School	5.4.71	N/A C/A
01420	"	DETACHED PLAYING FIELD AT CUTBUSH LANE	31.10.74	-
04201	"	TERRAPIN BUILDING AS CHANGING ROOMS AT PLAYING FIELDS	30 3 76.	TP 31 3 8

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

16.FEB.2000* 0600

② ADDRESS MAIDEN ERLEGH SECONDARY MODERN MAIDEN ERLEGH DRIVE / SILVERDALE ROAD PARISH EARLEY ~~WOODLEY~~

PLOT No. ORD. SHEET No. SU 7471 (52

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
07452	Earley Town Council	public library to office change of use from	15.12.77	N/A C/A
21769	BCC	ALTS. & EXTS. TO LIBRARY	26.7.84	N/A C/A
31073	"	"	17.8.88	C/A
36781	"	TEMP. CLASSROOMS	19.1.91	31.1.9
38400	"	REPL. SCIENCE CLASSROOMS	11.2.92	C/A
38425	"	ERECTION OF TEMP. DBLE. CLASSROOM	24.1.92	31.12.
39007	BCC	5 CARPARKING SPACES	9.9.93	C/
40454	"	RENEWAL TEMP. BLDG COMPLEX	18.6.93	30.4
41252	"	ENCLOSE COURTYARD TO FORM NEW CLASSROOM	28.7.93	C/
FP93/1675A	SCHOOL GOVERNORS	"	14.10.93 27.8.93	APP Ret
42724	BCC	COURTYARD TO CLASSROOM	10.8.94	C/

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

FP94/2509 " S/ST. EXT. 26.5.94 APP

1933

(3)

ADDRESS Maiden Erleigh Secondary School Silverdale Road PARISH Earley

PLOT No. ORD. SHEET No. SU 7471 (S

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
FP95/3628		Entrance porch & alts to reception & medical facilities	14.6.95	APP
45084 95/61/76/TEM	BCC	Bungalow to office & parcel reception area	20.11.95	30.11.
~~96/63298/F~~ 96/63928/F	"	New classroom for textiles	4.7.96	C/
FP96/5465	"	School extension	9.7.96	APP
97/65553/F	M.E. School	2/st. ext. to P.E. staff room.	20.6.97	C
FP97/6573	"	"	1.8.97	APP
FP98/7253	MR. S. ASHCROFT	Alts - Storeroom in C3 & C2 Tech. workshops	19.03.98	APP
99/70091/F	W.D.C.	Pitch roof on S. elevation	23.9.99	C

MINISTRY DECISION

SPECIAL ORDERS 16.FEB.2000* 0600

Location of Planning Application



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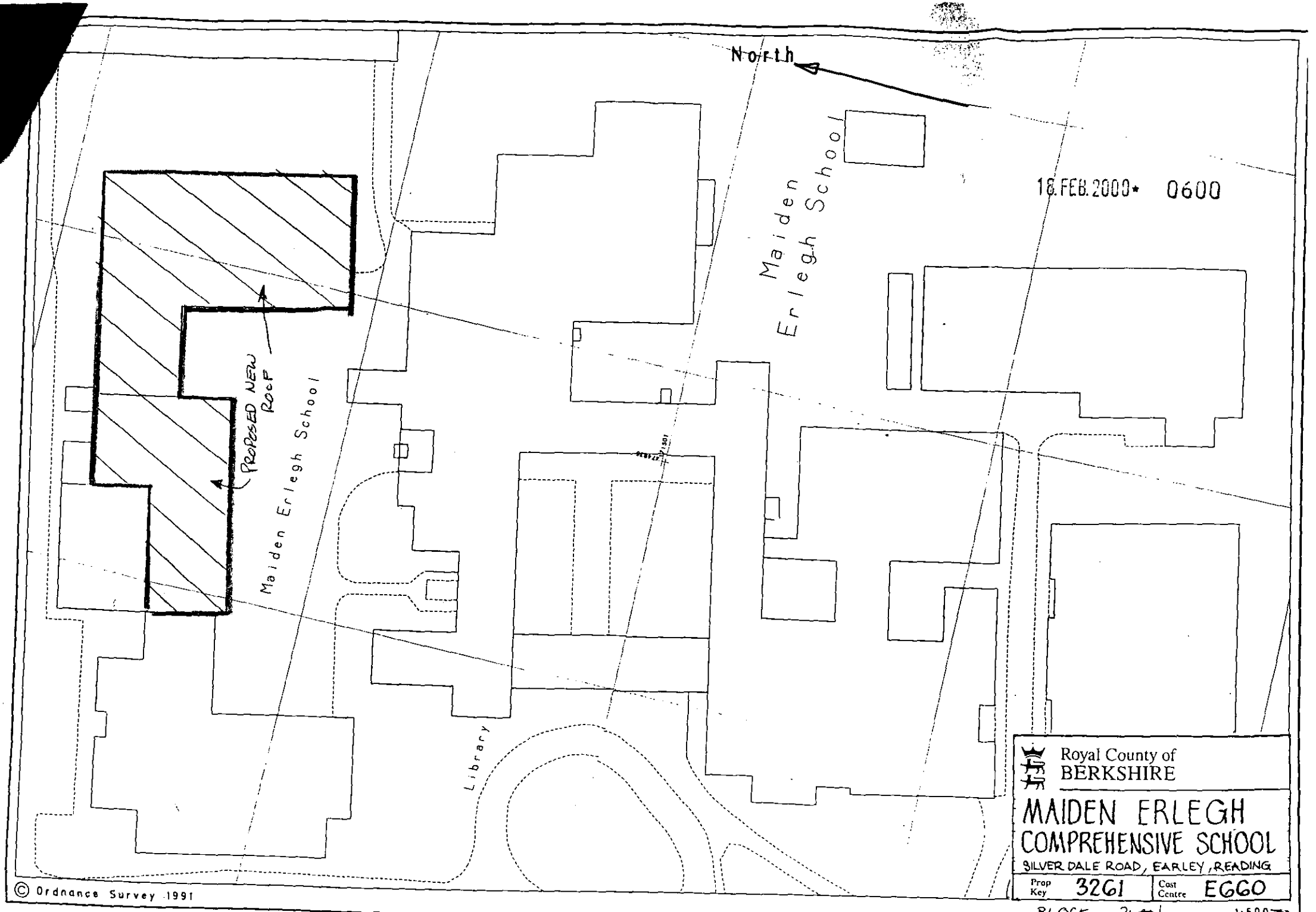
Development Control Section, Environmental Services, Wokingham District Council.
05 April 2000

Scale: 1 : 2500

N
W E
S


North
18.FEB.2000* 0600
Maiden Erlegh School
PROPOSED NEW ROOF
Maiden Erlegh School
Library
Royal County of BERKSHIRE
MAIDEN ERLEGH COMPREHENSIVE SCHOOL
SILVER DALE ROAD, EARLEY, READING
Prop Key 3261
Cost Centre EGGO
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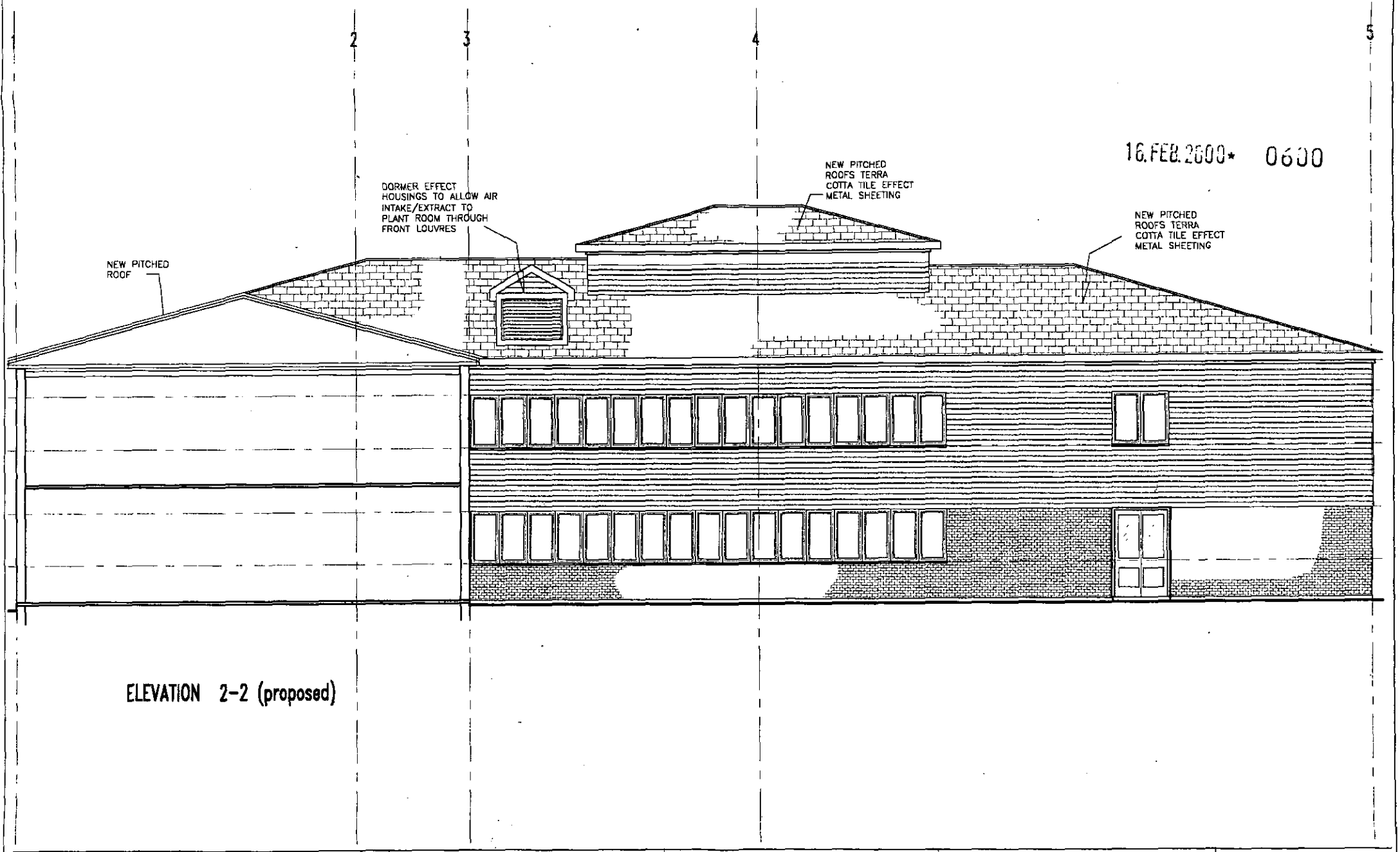


ELEVATION 2-2 (proposed)

CORNERSTONE DESIGN
Chartered Surveyors
Summit Chambers
Castle Hill Terrace
Maidenhead
Berkshire SL6 4JP
Telephone: 01628 782518
Fax: 01628 773406

Job RE-ROOFING OF
MAIDEN ERLEGH
SCHOOL
ERLEGH.

Client
WOKINGHAM DISTRICT COUNCIL

Drawing
PROPOSED

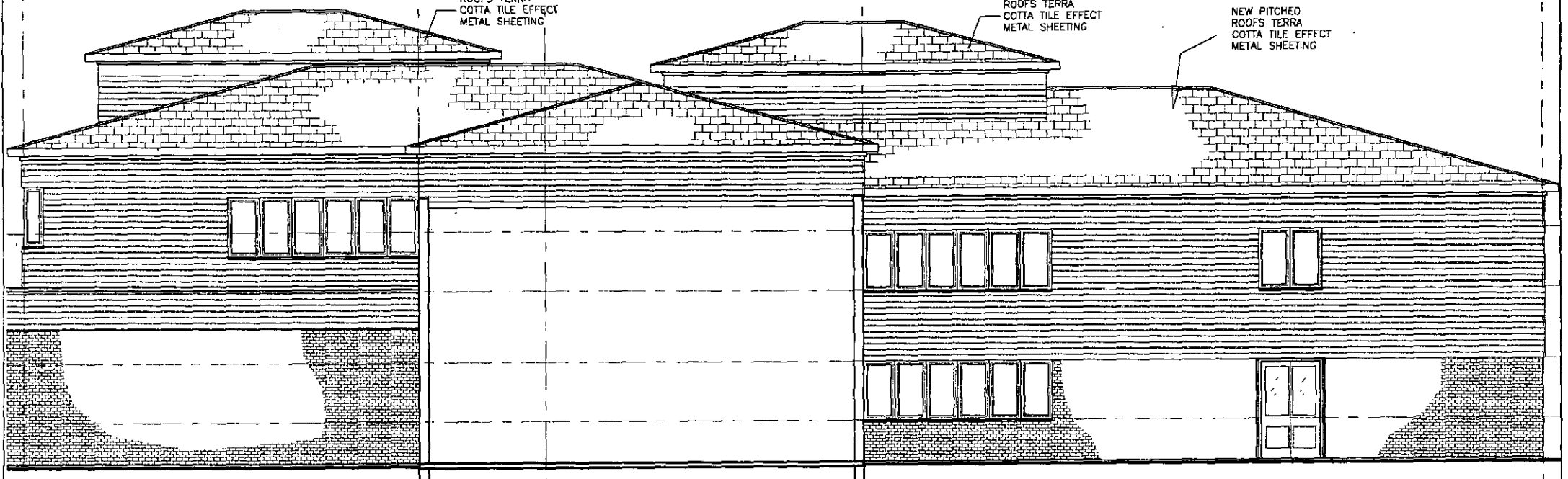
ELEVATIONS 2-2

Rev.	Date

Scale	drawn	Date
1:100	AYO	FEB 2000
Job No	Dwg	Rev.
WDC 888	P 301	

1 2 3 4 5

16.FEB.2000* 0600



ELEVATION 8-8 (proposed)

CORNERSTONE DESIGN
Chartered Surveyors
Summit Chambers
Cores Hill Terrace
Maidenhead
Berkshire SL6 4JP
Telephone: 01628 783518
Fax: 01628 773408

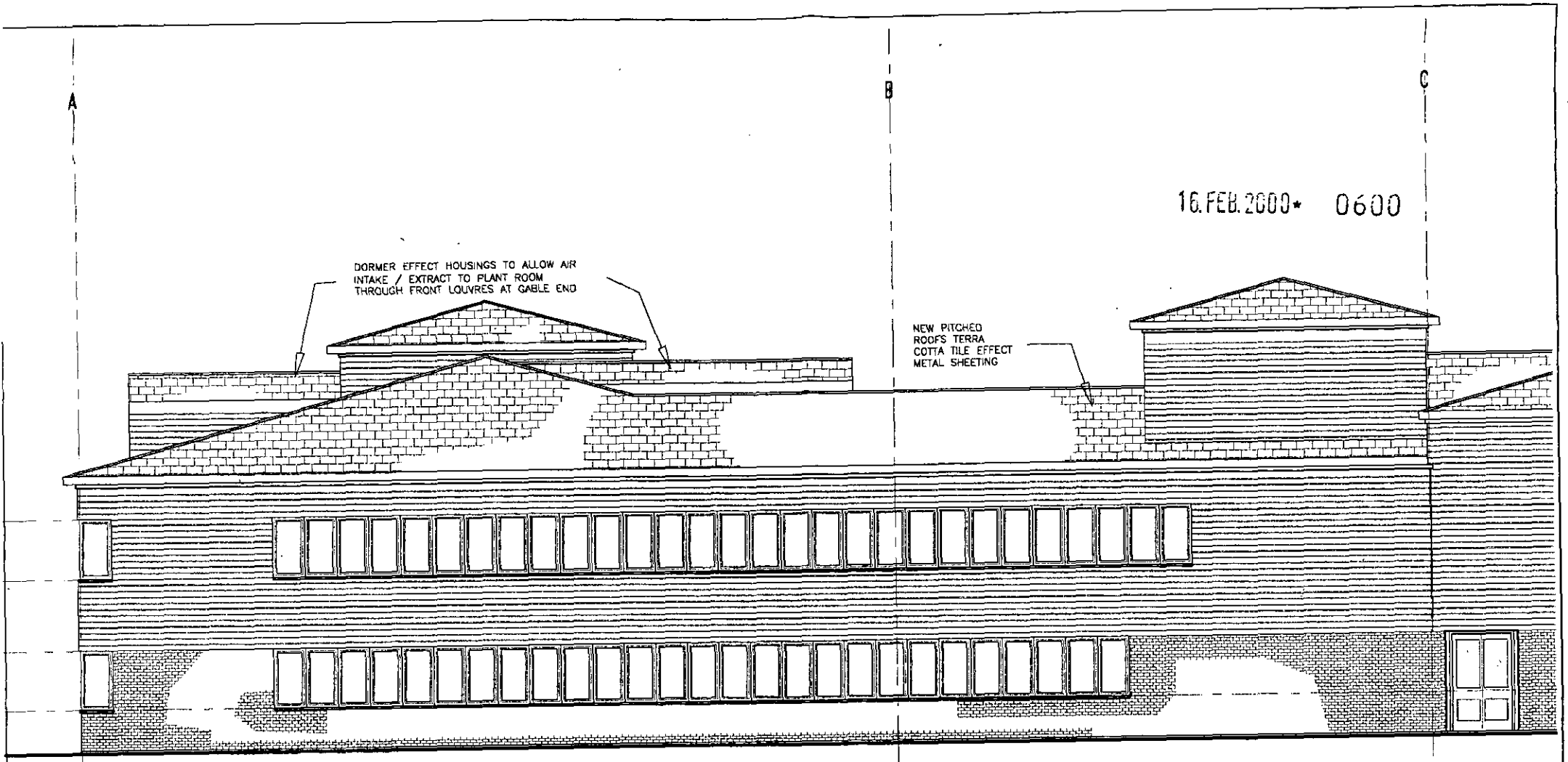
Job RE-ROOFING OF
MAIDEN ERLEGH
SCHOOL
ERLEGH.

Client WOKINGHAM DISTRICT COUNCIL

Drawing PROPOSED
ELEVATIONS 8-8

Rev.	Date

Scale	drawn	Date
1:100	AYO	FEB 2000
Job No	Drwg	Rev.
1800 888	P 307	



ELEVATION 3-3 (proposed)

CORNERSTONE DESIGN
Chartered Surveyors
Summit Chambers
Castle Hill Terrace
Maidenhead
Berkshire SL6 4JP
Telephone: 01628 783018
Fax: 01628 773408

Job: RE-ROOFING OF MAIDEN ERLEGH SCHOOL ERLEGH.

Client: WOKINGHAM DISTRICT COUNCIL

Drawing: PROPOSED

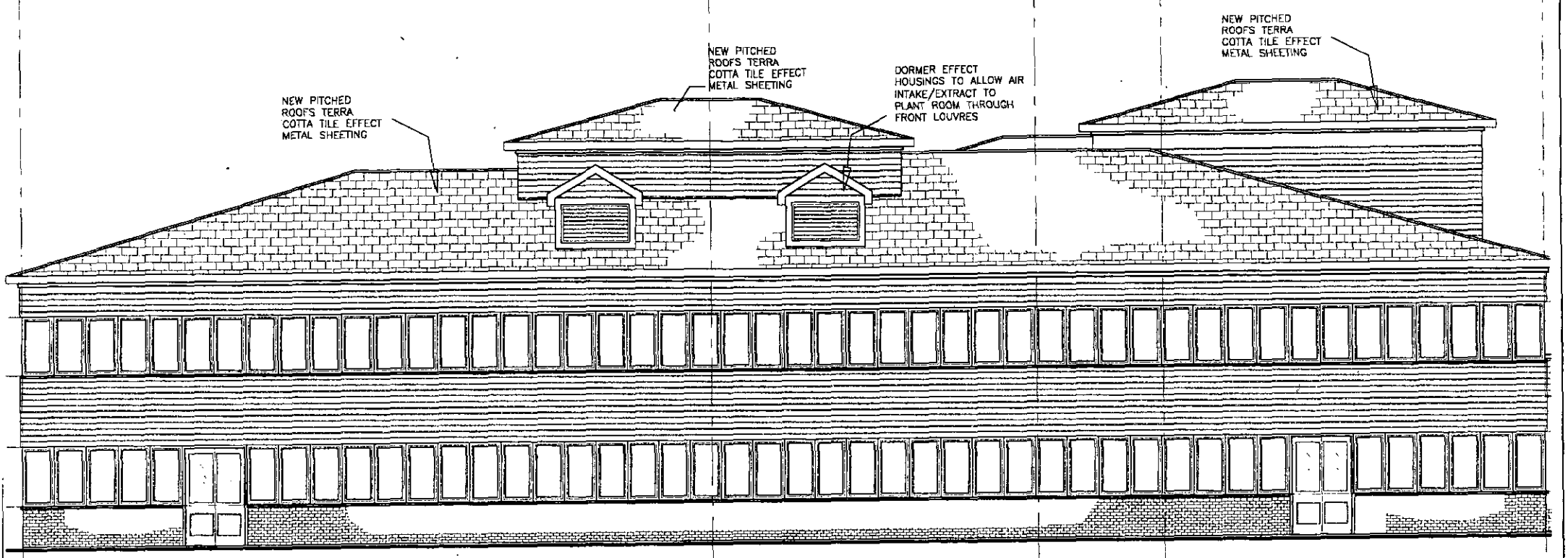
ELEVATIONS 3-3

Rev.	Date

Scale	drawn	Date
1:100	AYD	FEB 2000
Job No	Drwg	Rev.
WDC 888	P 302	

5 4 3 2 1

16.FEB.2000* 0600



ELEVATION 1-1 (proposed)

CORNERSTONE DESIGN
Chartered Surveyors
Summit Chambers
Castle Hill Terrace
Maidenhead
Berkshire SL6 4JP
Telephone 01628 783618
Fax: 01628 773408

Job RE-ROOFING OF MAIDEN ERLEGH SCHOOL ERLEGH.

Client WOKINGHAM DISTRICT COUNCIL

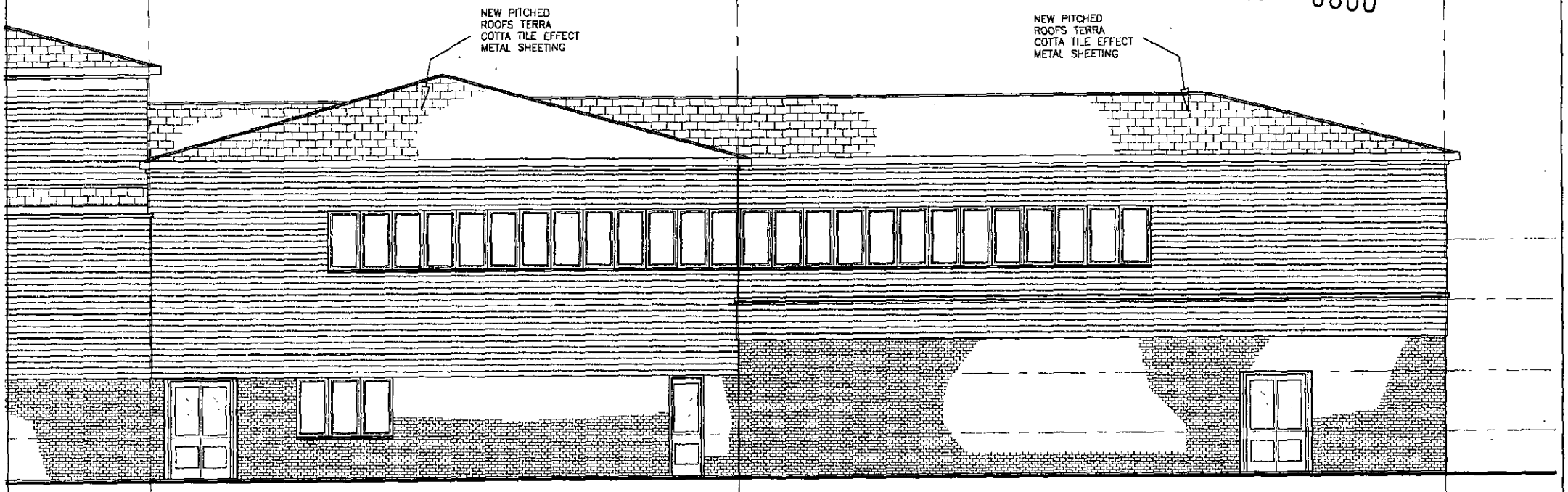
Drawing PROPOSED ELEVATIONS 1-1

Rev.	Date

Scale	drawn	Date
1:100	AYO	FEB 2000
Job No	Dwg	Rev.
WDC 858	P 300	

C D E

16.FEB.2000* 0600



ELEVATION 4-4 (proposed)

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

Job: RE-ROOFING OF
MAIDEN ERLEGH
SCHOOL
ERLEGH.

Client: WOKINGHAM DISTRICT COUNCIL

Drawing: PROPOSED

ELEVATIONS 4-4

Rev. | Date |

Scale	drawn	Date
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Job No	Dwg	Rev.
WDC 888	P 303	

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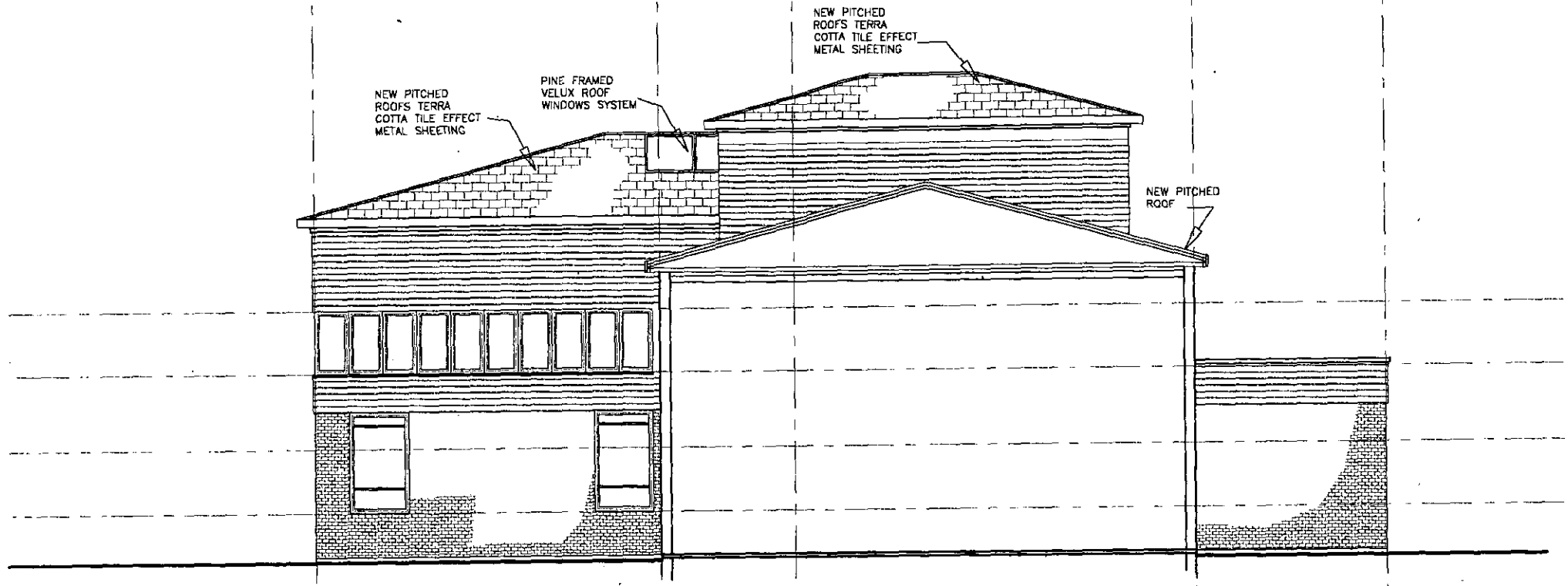
16.FEB.2000* 0600



ELEVATION 7-7 (proposed)

CORNERSTONE DESIGN
Chartered Surveyors
Summit Chambers
Castle Hill Terrace
Maidenhead
Berkshire SL6 4JP
Telephone: 01628 783518
Fax: 01628 773406

Job: RE-ROOFING OF MAIDEN ERLEGH SCHOOL ERLEGH.

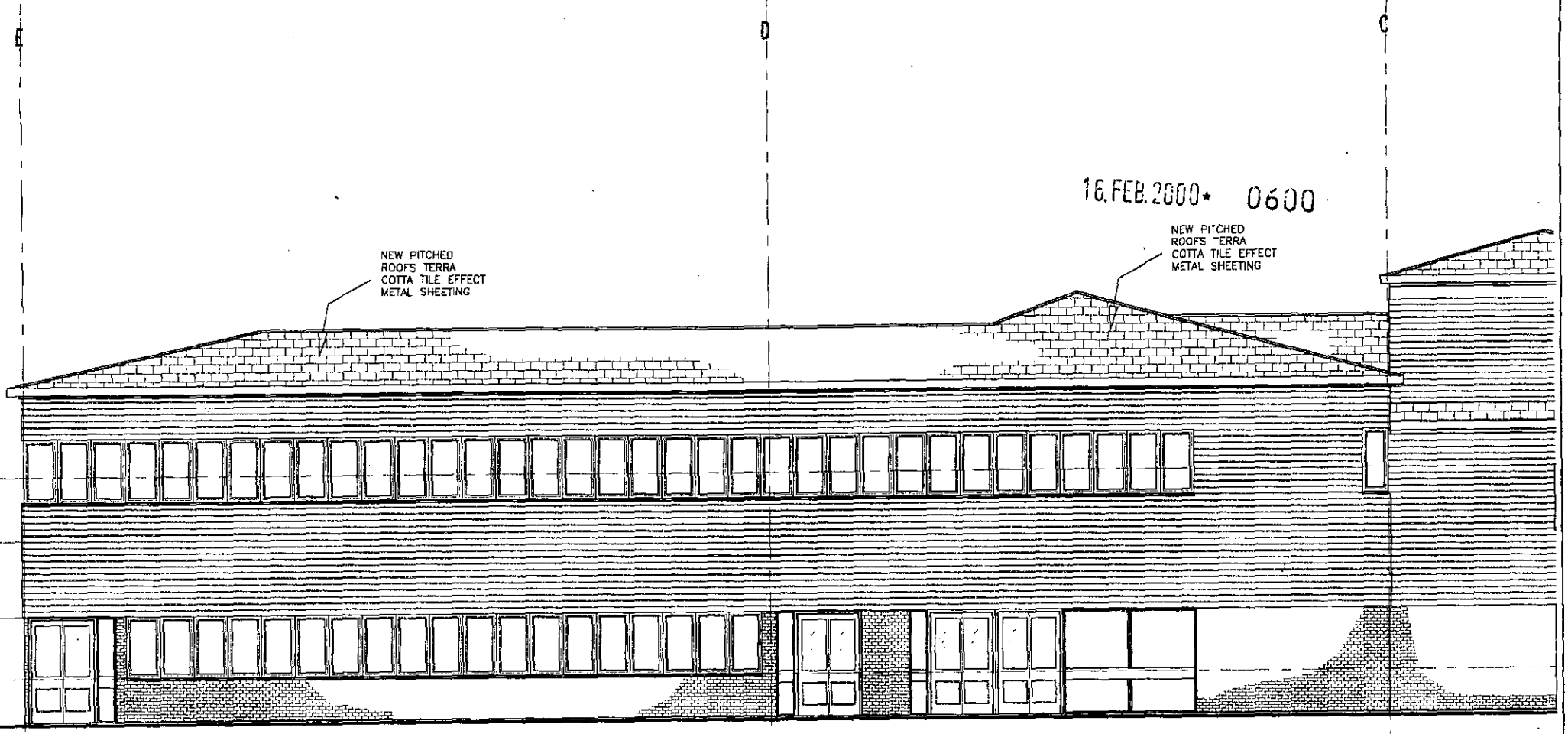
Client: WOKINGHAM DISTRICT COUNCIL

Drawing: PROPOSED

ELEVATIONS 7-7

Rev.	Date

Scale	drawn	Date
1:100	AYO	FEB 2000
Job No.	Dwg.	Rev.
WDC 888	P 306	



ELEVATION 5-5 (proposed)

CORNERSTONE DESIGN
Chartered Surveyors
Summit Chambers
Castle Hill Terrace
Maidenhead
Berkshire SL6 4JF
Telephone: 01628 783218
Fax: 01628 773408

Job: RE-ROOFING OF MAIDEN ERLEGH SCHOOL ERLEGH.

Client: WOKINGHAM DISTRICT COUNCIL

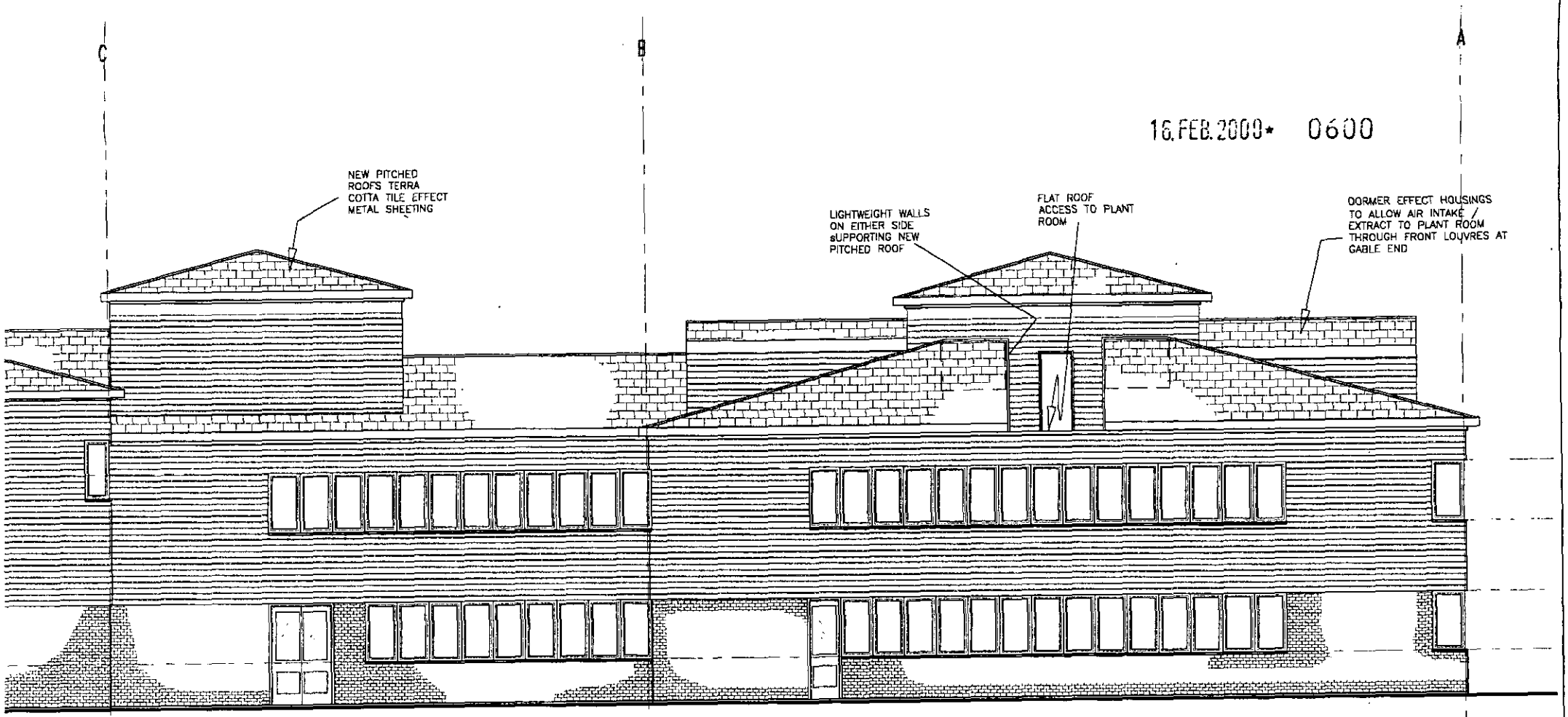
Drawing: PROPOSED

ELEVATION 5-5

Rev.	Date

Scale	drawn	Date
1:100	AYO	FEB 2000
Job No	Dwg	Rev.
WDC 888	P 304	

16.FEB.2009* 0600



ELEVATION 6-6 (proposed)

CORNERSTONE DESIGN
Chartered Surveyors
Summit Chambers
Castle Hill Terrace
Maidenhead
Berkshire SL6 4JP
Telephone: 01628 783518
Fax: 01628 773405

Job: RE-ROOFING OF MAIDEN ERLEGH SCHOOL ERLEGH.

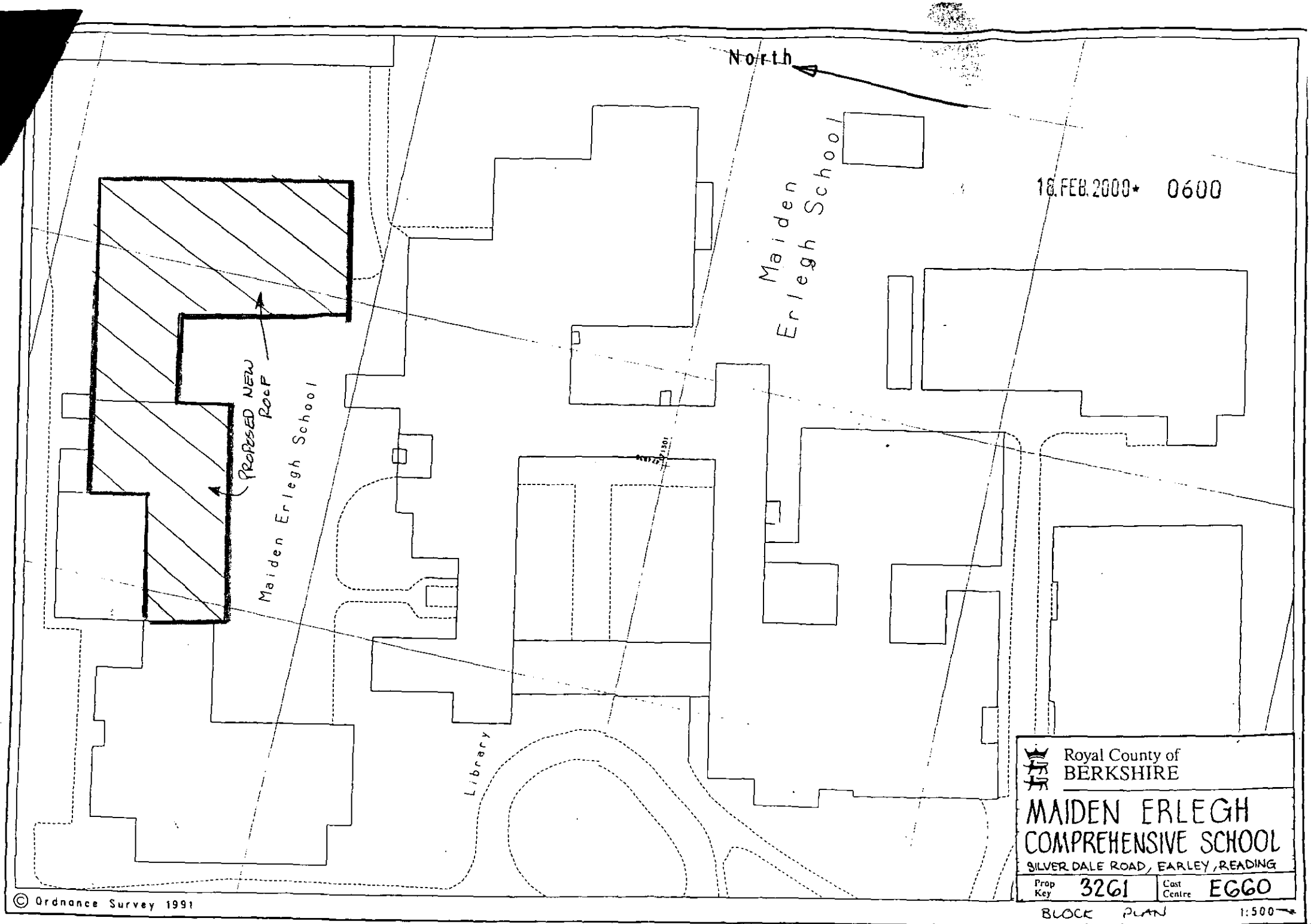
Client: WOKINGHAM DISTRICT COUNCIL

Drawing: PROPOSED

ELEVATIONS 6-6

Rev.	Date

Scale	Drawn	Date
1:100	AYQ	FEB 2009
Job No	Dwg	Rev.
WDC 868	P 305	


North
18.FEB.2000* 0600
Maiden Erlegh School
PROPOSED NEW ROOF
Maiden Erlegh School
Library
Royal County of BERKSHIRE
MAIDEN ERLEGH COMPREHENSIVE SCHOOL
SILVER DALE ROAD, EARLEY, READING
Prop Key 3261
Cost Centre EGGO
BLOCK PLAN
1:500
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Development Control Section, Environmental Services, Wokingham District Council.
April 2000

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