SOUTHPORT U.K.
LONDON OFFICE

SYSTEMS LTD

APPLICATION NO:
F/2001/3409

LOCATION:
Ryeish Green Comprehensive School Hyde End Lane, Ryeish Green Reading.

APPLICANT:
Wokingham District Council Property Services C/O Compton Lacey

PROPOSAL:
Proposed erection of a building for use as a music and drama centre.

EARLIEST DATE FOR DECISION: **24/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
19/04/2001

CASE OFFICER: **Elaine Connor**

(EC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Wokingham District Council Property Services
C/O Compton Lacey
7 Grove Park
White Waltham
Maidenhead
Berkshire SL6 3LW

Application Number: F/2001/3409

Parish: **SHINFIELD**

Location: **Ryeish Green Comprehensive School, Hyde End Lane, Ryeish Green, Reading.**

Proposal: **Proposed erection of a building for use as a music and drama centre.**

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

Condition
3. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration beyond the boundary of any residential premises within the vicinity of the site to which the application refers.

Condition
4. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 9am and 6pm Monday to Friday and 9am to 1.30pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
5. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development whichever is the sooner; and any trees or plants which within a period of five years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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

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

Reason
2. In the interests of visual amenity.

Reason
3. To ensure that no nuisance or disturbance is caused to the detriment of the residential amenities of adjoining occupiers.

Reason
4. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Reason
5. In the interests of visual amenity.

Reason
6. In the interests of visual amenity.

Reason

7. In the interests of highway safety.

John Mitchell
Development Control Manager
Date: 23/05/2001

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.

COMPTON LACEY
architecture town planning landscape
incorporating
THE · ARK · PARTNERSHIP

PLANNING SERVICES REF: 51784
REC'D KV
14
COPIES TO:
FILE:

Our ref.: JD/JHK/2531
11 January 2002

Ms Elaine Vashi
Planning Assistant
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Ms Vashi

WOKINGHAM DISTRICT COUNCIL
PROPOSED MUSIC & DRAMA CENTRE, RYEISH GREEN SCHOOL, READING

We confirm receipt of your letter dated 7 January 2002 regarding outstanding planning conditions relating to approval numbered 2001/3409. Our client is currently reconsidering the scheme and we therefore await their further instruction before we can reply to the conditions imposed.

Yours sincerely

James Dredge BA Hons Dip Arch Hons RIBA
COMPTON LACEY

cc.
☐ Mr K Meager (plus copy of WDC letter)
☐ Mr F Spencer-Jones (plus copy of WDC letter)

* Speak to Mike on Monday re. minor amend. & get back to Edward.

7 GROVE PARK WHITE WALTHAM MAIDENHEAD BERKSHIRE SL6 3LW
TEL 01628 825951 FAX 01628 825434 E-MAIL enquiries@compton-lacey.co.uk WEBSITE www.compton-lacey.co.uk
PARTNERS: TONY COMPTON DIP ARCH RIBA ANDREW LACEY RIBA MAPS LEE BATTERSBY DIP ARCH RIBA
ASSOCIATES: JAMES DREDGE BA HONS DIP ARCH HONS RIBA GUY EVERSON BSC DIP ARCH HONS RIBA
ALSO AT RAMSBURY NR HUNGERFORD

Memorandum

To: Edward Knott, Property Services

From: Mike Thorp, Development Control

Date: 28/03/02

Re: Brick samples for Ryeish Green Comprehensive, Hyde End Lane, Ryeish Green Application no. F/2001/3409

I write to confirm that the following mix of brick is considered to be acceptable for the proposed new music and drama centre at Ryeish Green Comprehensive, Hyde End Lane, Shinfield:

20% Butterley Rusper
80% Butterley Capel Multi Stock.

I would be grateful if you could inform Elaine Vashi of the type and colour of roof tile intended to be used, so that condition 02 of planning consent F/2001/3409, can be discharged.

Should you have any further queries regarding this matter you should contact Elaine Vashi on 6451.

Mike Thorp
Principal Development Control Officer

Received by Wokingham District Council

Application No: F/2001/3409

Proposal:
Proposed erection of a building for use as a music and drama centre.

Location:
Ryeish Green Comprehensive School, Hyde End Lane, Ryeish Green, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive *on or before* 24/03/2001. 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 normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

28 February 2001

MEETING with Ken Maeger & Compton Lacey.

- not prepared to move building as there are future plans to re-develop the school site. The building has been sited with this in mind. To re-locate would 'open a can of worms'
- would be willing to accept a condition to enhance landscaping along boundary with Hunt St site.
- They are to write to confirm discussion at meeting & background into to reasoning behind positioning of proposed building
- SEE JOHN on Monday.

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE _____

_____

_____

_____

_____

_____

Signed _____

Application No. F/2001/3409 | **Received** 22/02/01 | **Shinfield**

Applicant: Wokingham District Council Property Services
Location : Ryeish Green School, Hyde End Lane
Proposal : Erection of a building for use as a music and drama centre

1. **Planning History** – Ryeish Green School is located in the countryside and the Green Gap between Shinfield and Spencers Wood/Three Mile Cross. In the Loddon Area Local Plan this area is identified as an Area of sporadic Development and Separation of Settlement. With the exception of a row of houses opposite the school, this is a predominantly rural area. There have been a large number of alterations and ancillary extensions to the school.

2. **Proposal** – The application is for the erection of a building for use as a music and drama centre, to be located to the south east of the main school complex.

   The proposal is before the Development Control Sub-Committee because the applicant is Wokingham District Council Property Services section.

3. **Consultations** -
   - ***Policy & Plans*** – recommend that the new building be moved to nearer the existing main core of the school buildings in order to reduce its impact on the countryside and green gap
   - ***Environment Agency*** – no objection subject to conditions
   - ***Environmental Health*** – no objection subject to conditions
   - ***Minerals*** – No comment
   - ***Highways Authority*** – no objection subject to conditions
   - ***Shinfield Parish*** – no comment

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

   A. Impact upon neighbouring properties (Policies LBE1 and LBE2 of the LALP and WBE1 of the WDLPDD)

   B. Impact upon the character of the area (Policies LBE1, LBE2, LTV2 and LC1 of the LALP and Policies WBE1, WCC1 and WCC2 of the WDLPDD)

A. Impact upon neighbouring properties
The proposed detached music and drama building will be located to the south east of the main school complex. This means that the building will detached from the core of the main school and will be within view from Hyde End Lane and the residential dwellings that front Hyde End Lane. The elevation, which will be within view from these dwellings, will be View F, as seen on plan drwg. no. 6. It is considered that although the proposed building will be visible from these neighbouring properties, given the distance, (approx.150m away), it will not have an adverse impact upon the living conditions of the neighbouring residents.

B. Impact upon the character of the area
It is considered that the proposed building, with a floor area of 800m^2 and a height of approximately 7.5m to the ridge, is a large development in the countryside. A location grouped with the main school complex would have been more appropriate. However, the siting of the proposed building has been chosen as the school site may be redeveloped in the future. If this building should be located within the main school complex, future flexibility for redeveloping the school would be significantly reduced. This being the case it is considered that a landscaping scheme along the north east boundary of the school site will help to soften the impact of the building upon the surrounding area.
Although the proposed building will be large in scale it is considered that given its distance back from Hyde End Lane, coupled with an appropriate landscaping scheme it will not have an adverse impact upon the character of the surrounding countryside.

5. **Conclusion** – Although the proposed school building is considered to be large, the policies of the local development plan make provision for development of local community facilities which cannot be located elsewhere. It is recognised that the location of the proposed building, although not ideal, has been chosen so as to allow for future redevelopment of the school. That being the case it is considered that a landscaping scheme for the north east boundary of the school site will help to soften the appearance of the building so lessening its impact upon the surrounding countryside. It is also considered that the proposed building will not affect any neighbouring properties.

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

3. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration beyond the boundary of any residential premises within the vicinity of the site to which the application refers.

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

Reasons:

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

2. In the interests of visual amenity.

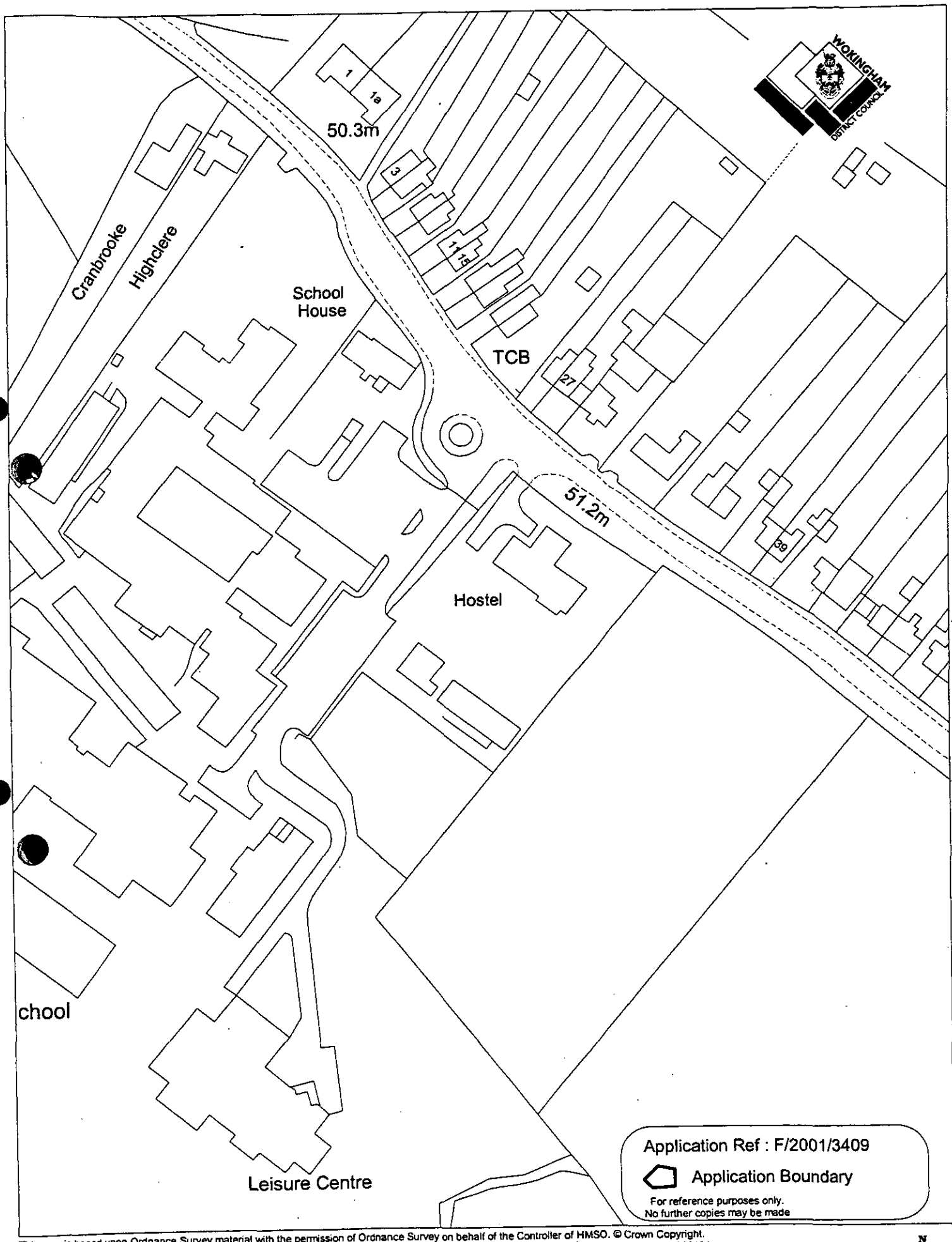
3. To ensure that no nuisance or disturbance is caused to the detriment of the residential amenities of adjoining occupiers.

4. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

5 & 6. In the interests of visual amenity.

7. In the interests of highway safety.

Elaine Connor



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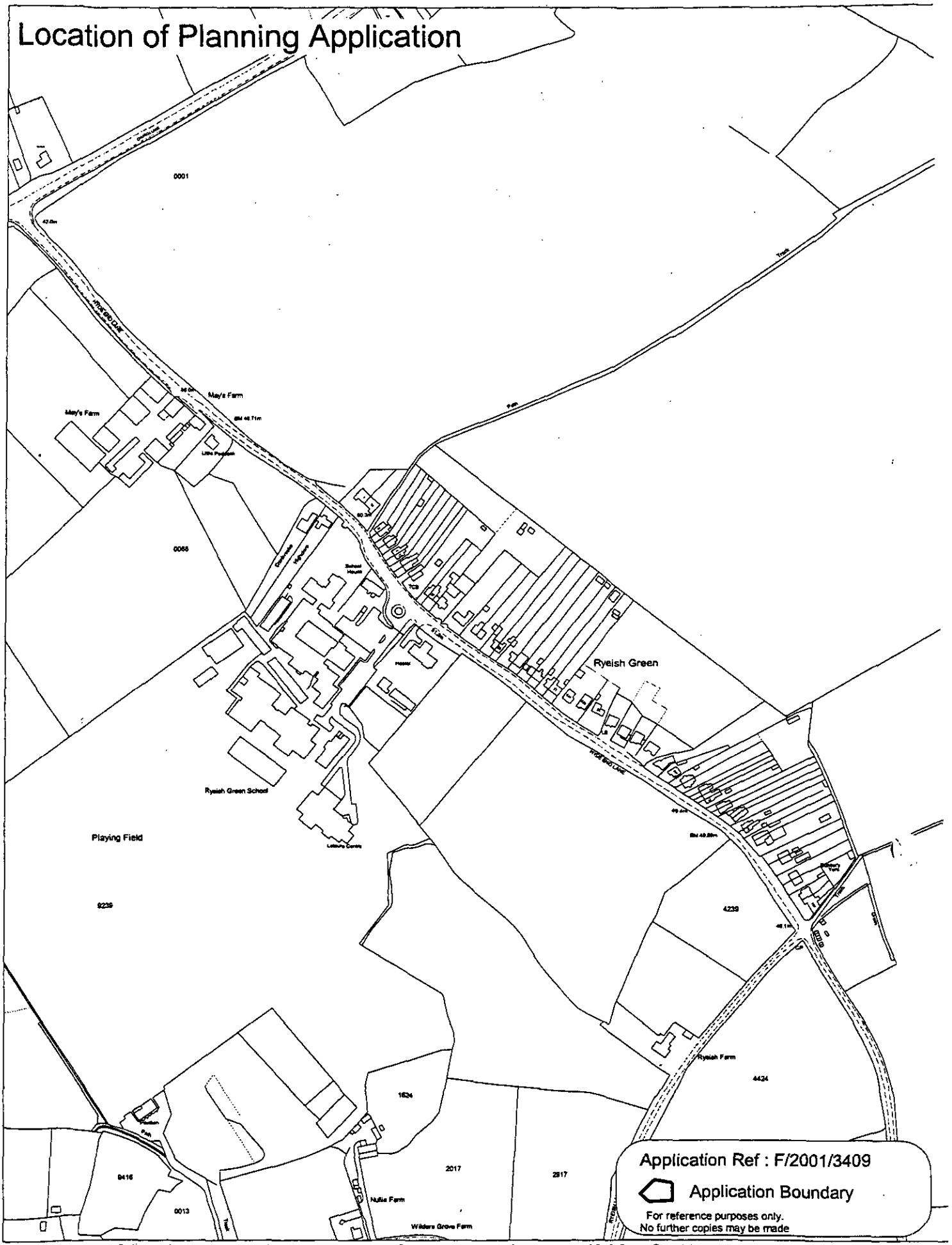
Development Control Section, Environmental Services, Wokingham District Council.
23rd May 2001

Scale: 1 : 1250

N
W E
S

3525

Location of Planning Application



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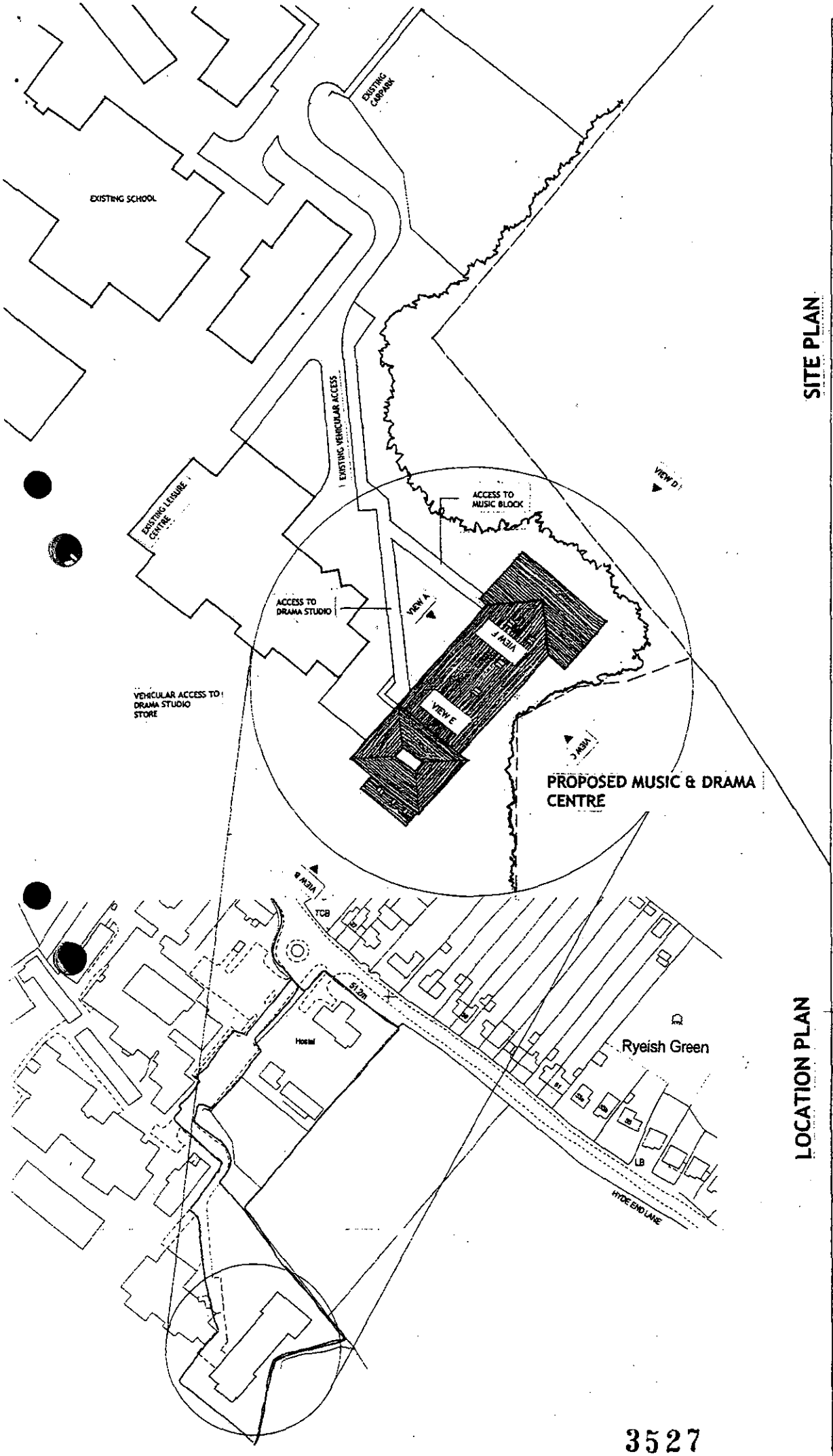
Development Control Section, Environmental Services, Wokingham District Council.

23rd May 2001

Scale: 1 : 4000



SITE PLAN

LOCATION PLAN

DRG. REMAINS COPYRIGHT OF THE ARCHITECT.
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DO NOT SCALE.

DATE REVISION

22.FEB.2001 • 3409

COMPTON LACEY
architecture planning landscape

7 GROVE PARK WHITE WALTHAM MAIDENHEAD BERKSHIRE SL6 3
TEL. 01628 822951 FAX 01628 825434

CLIENT
Wokingham District Council

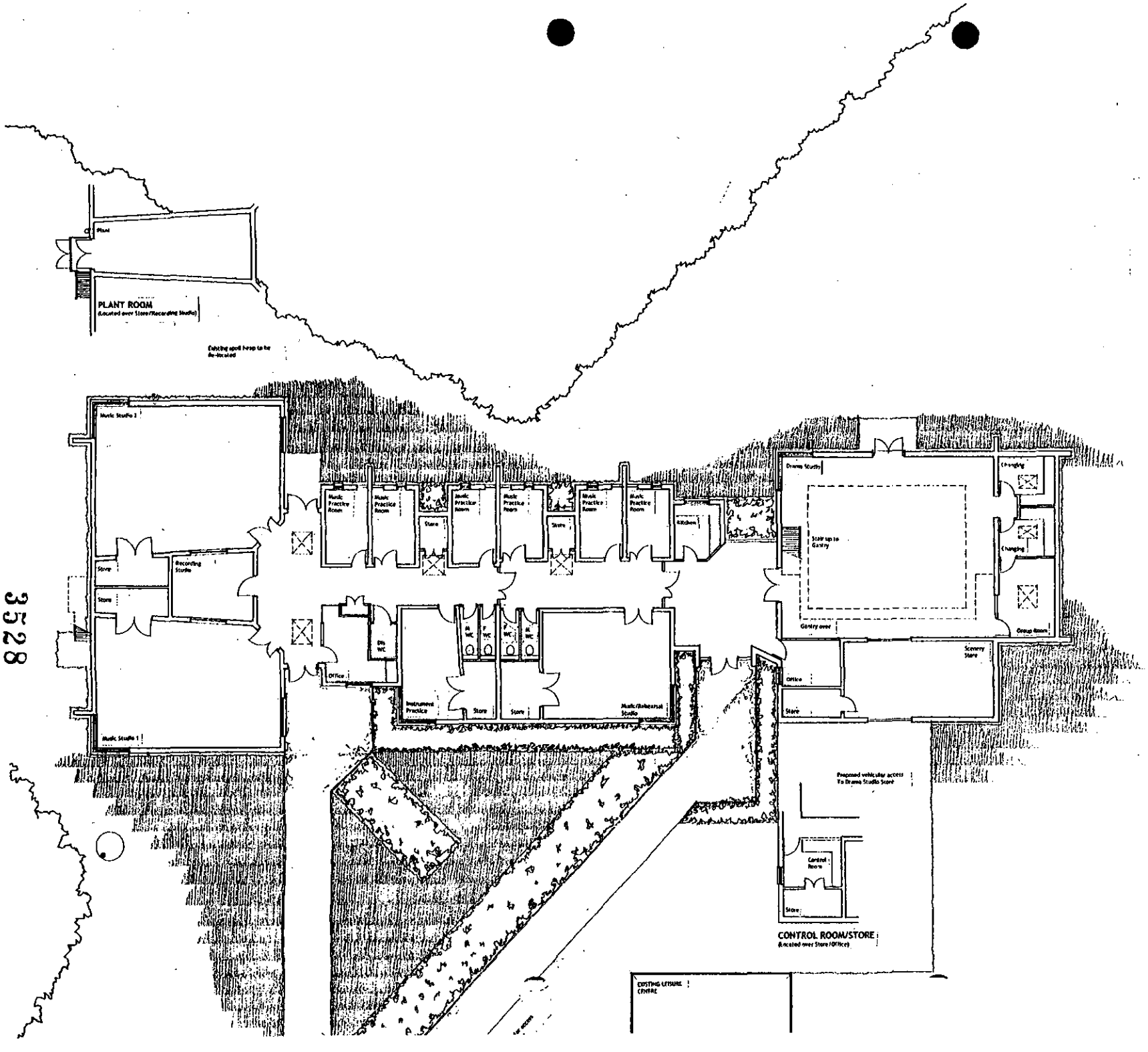
JOB TITLE
Proposed Music & Drama Centre
Ryeish Green School
Reading

DRG TITLE
Site & Location Plans

DATE	SCALE	DRN. BY	CHK. BY
Jan 2001	1:500/1250	JD	

JOB No.	DWG No.	REV.
2531	5	–

3527



3528

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DATE | REVISION

22 FEB 2009

COMPTON LACEY
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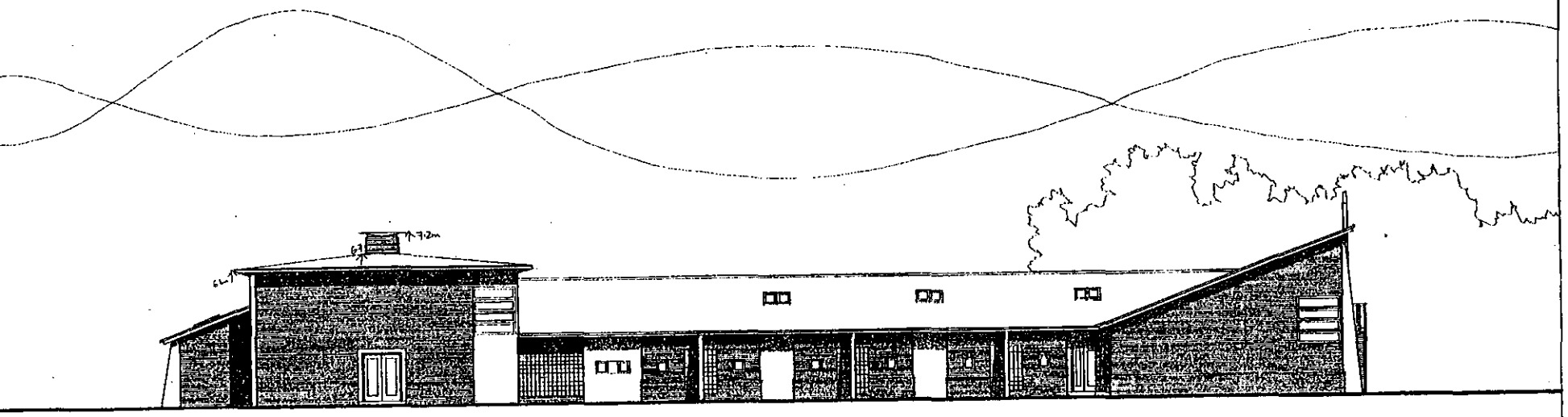
CLIENT
Wokingham District Council

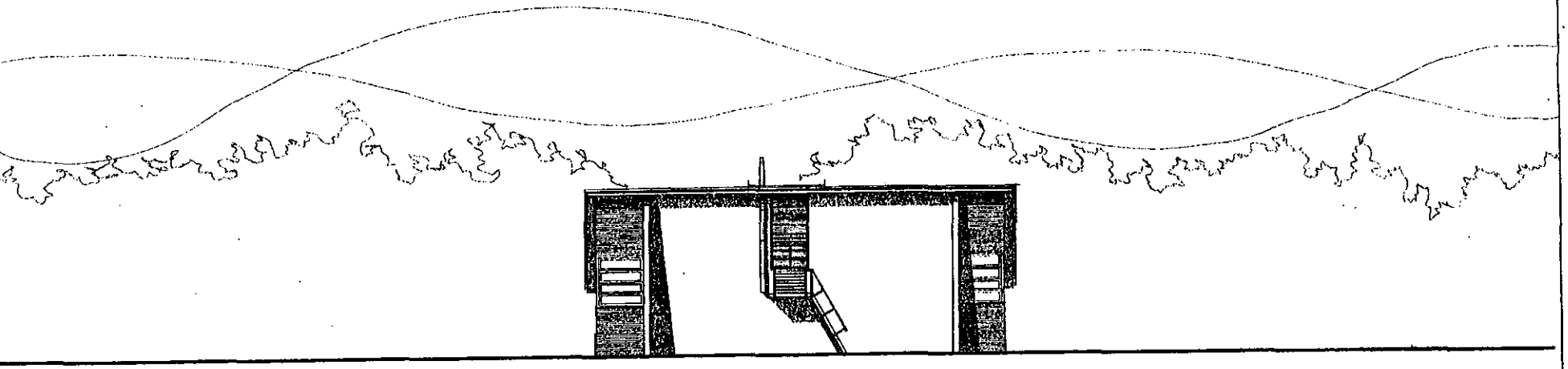
JOB TITLE
Proposed Music & Drama Centre
Ryeish green School
Reading

DWG TITLE
Proposed Plan

DATE	SCALE	DRN BY	CHK
Dec 2000	1:100	JD	



VIEW C



VIEW D

MATERIALS

Walls	Facing brick with contrasting brick string courses Colour to be confirmed Areas to receive rendered finish (shown without hatching) Colour to be confirmed
Roof	Synthetic slate generally Roof to Drama Block to be Aluminium standing seam Natural Finish
Windows/ Doors	Colour Coated Aluminium frames Colour to be confirmed

ORG. REMAINS COPYRIGHT OF THE ARCHITECT.
DIMENSIONAL DISCREPANCIES TO BE REFERRED TO THE ARCHITECT.
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DATE REVISION

COMPTON LACEY
architecture planning landscape

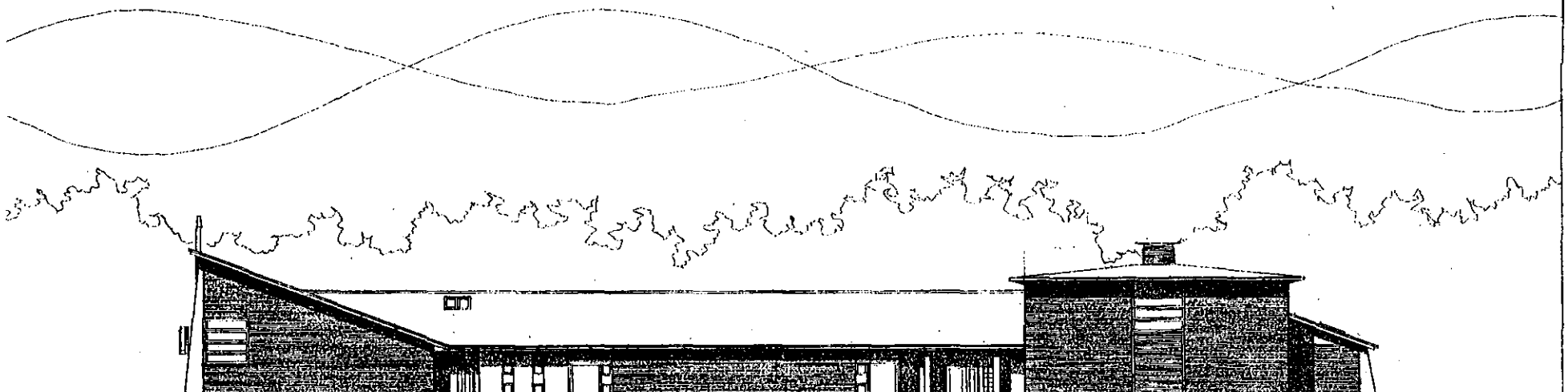
CLIENT
Wokingham District Council

SUB TITLE
Proposed Music & Drama Centre
Ryeish green School
Reading

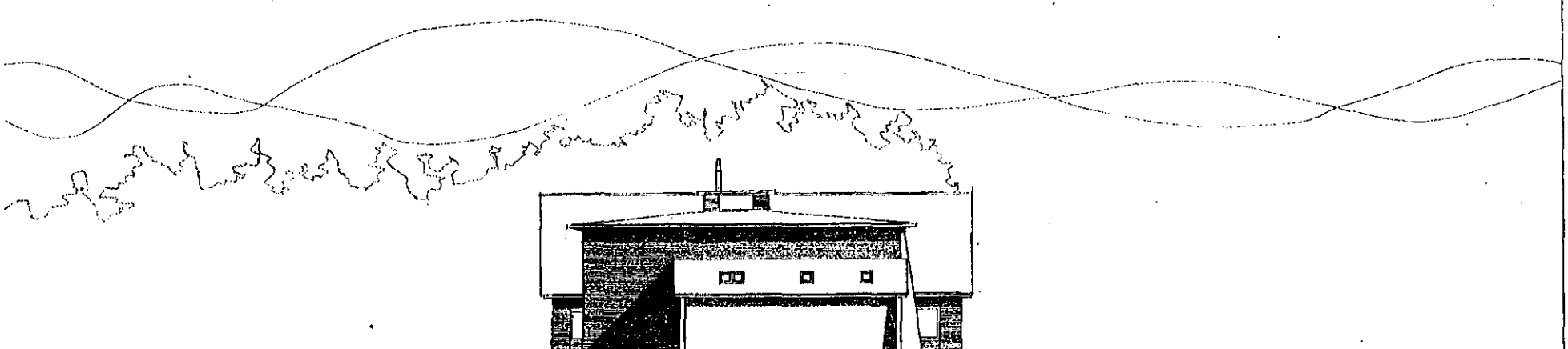
DWG TITLE
Proposed Elevations

DATE	SCALE	DWN BY	CHK BY
Dec 2000	1:100	JD	
JOB No.	DWG No.	REV.	
2531	3	–	

3529



VIEW A



VIEW B

3530

MATERIALS

Walls	Facing brick with contrasting brick string courses Colour to be confirmed Areas to receive rendered finish (shown without hatching) Colour to be confirmed
Roof	Synthetic slate generally Roof to Drama Block to be Aluminium standing seam Natural Finish
Windows/	Colour Coated Aluminium frames

DRG. DRAWING COPYRIGHT OF THE ARCHITECT.
ANY ORIGINAL SPECIFICATION TO BE REFERRED TO THE ARCHITECT
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DATE	REVISION

22.[illegible]01• 3409

COMPTON LACEY
architecture planning landscape

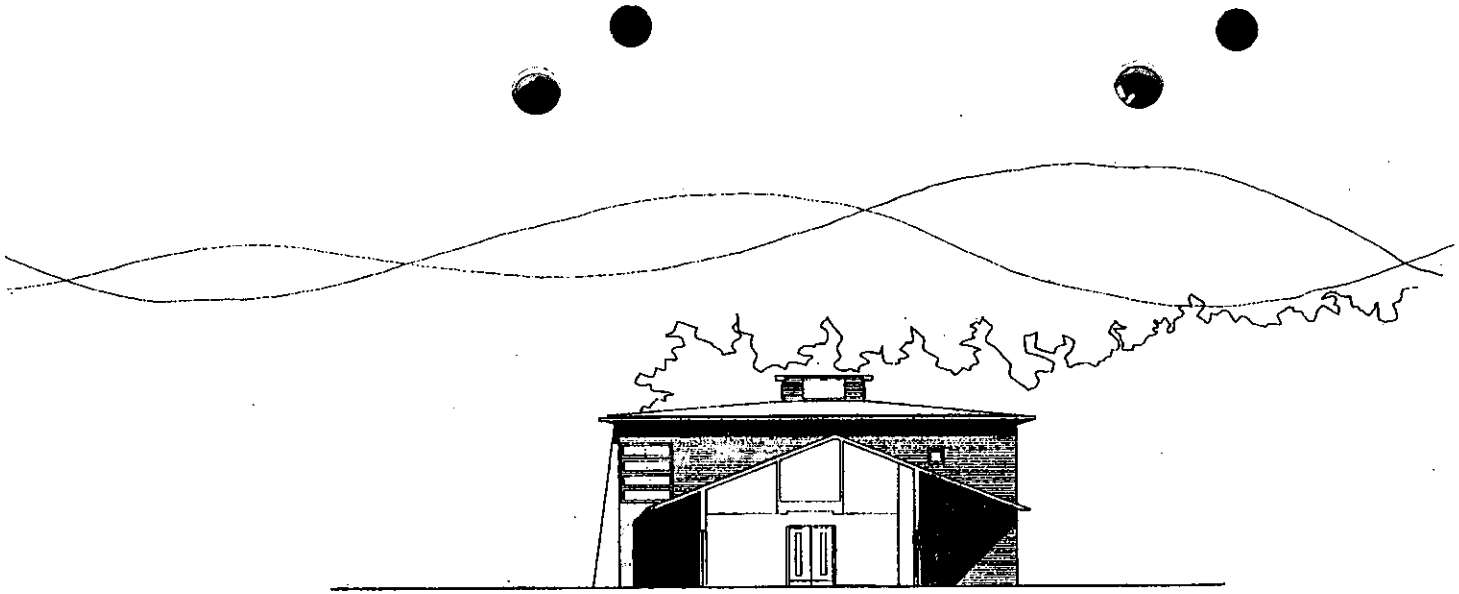
[illegible]

CLIENT
Wokingham District Council

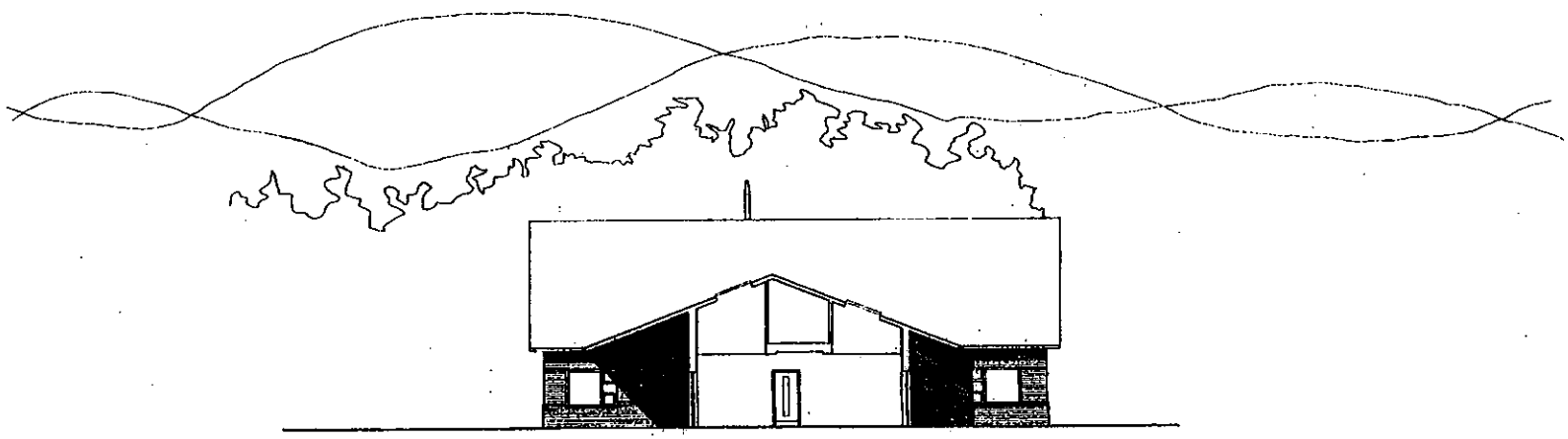
JOB TITLE
Proposed Music & Drama Centre
Ryeish green School
Reading

DRG TITLE
Proposed Elevations

DATE	SCALE	DRN. BY	CHK. BY



VIEW E



VIEW F

3531

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DATE REVISION

5409

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architecture planning landscape

CLIENT
Wokingham District Council

JOB TITLE
Proposed Music and Drama Centre
Ryeish Green School
Reading

DRG TITLE
Proposed Elevations

DATE	SCALE	DRN BY	CHK BY
Feb 2001	1:100	MA	

JOB No.	DRG No.	REV
2531	6	

Tel. 0118 974 6451 (Direct Line)
E-mail: Elaine.Vashi@wokingham.gov.uk
Date. 20 June, 2002
My ref. BC/DC/2001/3409

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

Buildings Unit
c/o S Wernick and Sons
Nidum Works
Neath Abbey
Neath
SA10 7DS

Dear Sirs

PLANNING PERMISSION 2001/3409
SITE: RYEISH GREEN COMPREHENSIVE SCHOOL, HYDE END LANE, RYEISH GREEN

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

I would like to take this opportunity to remind you that Planning Permission Number 2001/3409 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

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

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

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

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

Yours faithfully

ELAINE VASHI
Planning Officer

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3409	EV
BUILDING CONTROL NUMBER	FP 2002/2902	Central
~~APPLICANT~~/AGENT	S. Wernick + Sons	
ADDRESS OF SITE	Ryecroft Green School. Hyde End Lane Spencers Wood SHINFIELD.	
DESCRIPTION OF PROPOSED WORK	S/S music block.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	02/003 QN1409/1/001B	TBC QN1409/1/00
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	23/5/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ? DC	W elevation appears to be mirrored	
DATE	23/5/02	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel. 0118 974 6451 (Direct Line)
E-mail: Elaine.Vashi@wokingham.gov.uk
Date. 7 January, 2002
My ref. BC/DC/2001/3409

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

Wokingham District Council
Property Services
c/o Compton Lacey
7 Grove Park
White Waltham
Maindenhead SL6 3LW

Dear Sirs

PLANNING PERMISSION 2001/3409
SITE: RYEISH GREEN COMPREHENSIVE SCHOOL, HYDE END LANE, RYEISH GREEN

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

I would like to take this opportunity to remind you that Planning Permission Number 2001/3409 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

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

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

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

Yours faithfully

ELAINE VASHI
Planning Assistant

Released

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3409	EV
BUILDING CONTROL NUMBER	FP2001/2312 Central	
~~APPLICANT~~/AGENT	Compton Lacey	
ADDRESS OF SITE	Ryecroft Green School, Hyde End Lane, Spencers Wood, STHINFIELD.	
DESCRIPTION OF PROPOSED WORK	erection of building for use as drama + music block	

DRAWING NUMBERS	BC (? part 1)	DC
BLOCK PLAN		2531 5
ELEVATIONS	2531 33+34	2531 3+4+6
FLOOR PLANS	2531 10.	copy proposed plan

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	23/1/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	10/10/01	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Application No. **Received** **Shinfield**
F/2001/3409 **22/02/01**

Applicant: **Wokingham District Council Property Services**
Location : **Ryeish Green School, Hyde End Lane**
Proposal : **Erection of a building for use as a music and drama centre**

1. **Planning History** – Ryeish Green School is located in the countryside and the Green Gap between Shinfield and Spencers Wood/Three Mile Cross. In the Loddon Area Local Plan this area is identified as an Area of sporadic Development and Separation of Settlement. With the exception of a row of houses opposite the school, this is a predominantly rural area. There have been a large number of alterations and ancillary extensions to the school.

2. **Proposal** – The application is for the erection of a building for use as a music and drama centre, to be located to the south east of the main school complex.

   The proposal is before the Development Control Sub-Committee because the applicant is Wokingham District Council Property Services section.

3. **Consultations** -
   - ***Policy & Plans*** – recommend that the new building be moved to nearer the existing main core of the school buildings in order to reduce its impact on the countryside and green gap
   - ***Environment Agency*** – no objection subject to conditions
   - ***Environmental Health*** – no objection subject to conditions
   - ***Minerals*** – No comment
   - ***Highways Authority*** – no objection subject to conditions
   - ***Shinfield Parish*** – no comment

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

   A. Impact upon neighbouring properties (Policies LBE1 and LBE2 of the LALP and WBE1 of the WDLPDD)

   B. Impact upon the character of the area (Policies LBE1, LBE2, LTV2 and LC1 of the LALP and Policies WBE1, WCC1 and WCC2 of the WDLPDD)

A. Impact upon neighbouring properties
The proposed detached music and drama building will be located to the south east of the main school complex. This means that the building will detached from the core of the main school and will be within view from Hyde End Lane and the residential dwellings that front Hyde End Lane. The elevation, which will be within view from these dwellings, will be View F, as seen on plan drwg. no. 6. It is considered that although the proposed building will be visible from these neighbouring properties, given the distance, (approx.150m away), it will not have an adverse impact upon the living conditions of the neighbouring residents.

B. Impact upon the character of the area
It is considered that the proposed building, with a floor area of 800m^2 and a height of approximately 7.5m to the ridge, is a large development in the countryside. A location grouped with the main school complex would have been more appropriate. However, the siting of the proposed building has been chosen as the school site may be redeveloped in the future. If this building should be located within the main school complex, future flexibility for redeveloping the school would be significantly reduced. This being the case it is considered that a landscaping scheme along the north east boundary of the school site will help to soften the impact of the building upon the surrounding area.
Although the proposed building will be large in scale it is considered that given its distance back from Hyde End Lane, coupled with an appropriate landscaping scheme it will not have an adverse impact upon the character of the surrounding countryside.

5. **Conclusion** – Although the proposed school building is considered to be large, the policies of the local development plan make provision for development of local community facilities which cannot be located elsewhere. It is recognised that the location of the proposed building, although not ideal, has been chosen so as to allow for future redevelopment of the school. That being the case it is considered that a landscaping scheme for the north east boundary of the school site will help to soften the appearance of the building so lessening its impact upon the surrounding countryside. It is also considered that the proposed building will not affect any neighbouring properties.

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

3. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration beyond the boundary of any residential premises within the vicinity of the site to which the application refers.

4. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 9am and 6pm Monday to Friday and 9am to 1.30pm Saturdays and at no time on Sundays or Bank or National Holidays.

5. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the

development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development whichever is the sooner; and any trees or plants which within a period of five years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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

Reasons:

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

2. In the interests of visual amenity.

3. To ensure that no nuisance or disturbance is caused to the detriment of the residential amenities of adjoining occupiers.

4. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

5 & 6. In the interests of visual amenity.

7. In the interests of highway safety.

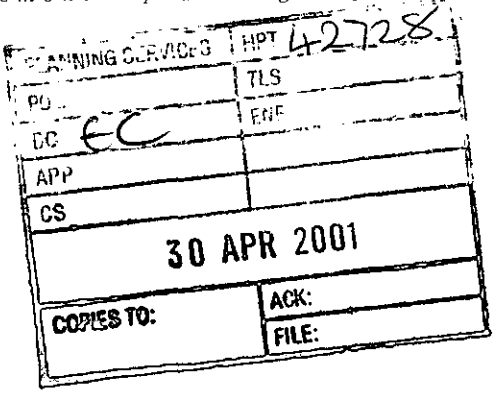
Elaine Connor

Prior to the occupation of the development hereby approved the applicant shall prepare and submit for approval a 'School Travel Plan' which shall include measures to minimize the need to travel to and from the site by private car.

The approved 'School Travel Plan' shall be implemented and maintained thereafter.

COMPTON LACEY

architecture town planning landscape
project management planning supervisors



Our ref.: JD/JHK/2531
25 April 2001

BY POST AND FAX
0118 974 6486

District Planning Officer
Wokingham District Council
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire RG11 1BN

For the attention of Elaine Connor

Dear Sir/Madam

WOKINGHAM DISTRICT COUNCIL
PROPOSED MUSIC & DRAMA CENTRE, RYEISH GREEN SCHOOL, READING

We write with reference to our meeting today held at your office.

Your department was concerned with the proposed location of the building and its relationship with the Green Gap land. It was explained that the positioning of the building had been made following discussions with the school and Wokingham District Council and the following criteria dictated the location:

1. The need to position the building within a quieter location to ensure that general school noise would be avoided to ensure that the correct ambience for teaching was provided.

2. The school generally is in poor condition and plans have been muted for the need to redevelop the site. Accordingly, the sensible position for the proposed building is on the periphery of the site next to the existing Leisure Centre that will also be retained. The site to be redeveloped would therefore be completely clear of any buildings that may be retained or affected by any future building works.

3. Vehicular access is required to gain access to the scenery store, an existing access extends to the Leisure Centre and is therefore ideal for use with the proposed siting for the building.

As discussed the Council would be prepared to provide an agreed planting scheme with the Planning Department to enhance the boundary of the school site surrounding the building. We understand that you believe that this would be acceptable however internal discussions would be required with your manager on his return on Monday 30 April.

With regard to the design of the building we understand that planners have no objections.

We would hope that our meeting resolved your objection and await your further communication during the early part of next week.

Yours faithfully

James Dredge BA Hons Dip Arch Hons RIBA
COMPTON LACEY

cc
☐ Mr K Meager, WDC

7 GROVE PARK WHITE WALTHAM MAIDENHEAD BERKSHIRE SL6 3LW TEL 01628 825951 FAX 01628 825434 E-MAIL enquiries@compton-lacey.co.uk
PARTNERS: TONY COMPTON DIP ARCH RIBA ANDREW LACEY RIBA MAPS
ASSOCIATES: JAMES DREDGE BA HONS DIP ARCH HONS RIBA GUY EVERSON BSC DIP ARCH HONS RIBA

Memorandum

The Buildings Unit – Property Services Department

Date: 27 April 2001
From: Kenneth W. Meager – Senior Planning Surveyor
To: Elaine Connor – Planning Officer – Environmental Services
cc Brian McKay – Manager, Buildings Unit
James Dredge – Compton Lacey - Architects
Helen Rowley – School Planning Officer - Education

Subject: **Ryeish Green Comprehensive School – Proposed Music and Drama Centre**

Further to our meeting in your office on Wednesday the 25th. April, which was also attended by representatives of Compton Lacey our Consultant Architects, I write to confirm that we are happy to resolve the issue of encroachment towards the "green Gap" area which is located next to the existing school curtilage, by the provision of tree and shrub screening as part of a Landscaping scheme, the scope of which is to be discussed and agreed with you.

As explained during our meeting the location of the proposed new building was arrived at after considerable discussion between the School Administrators, the Consultants and ourselves, and takes into account that the site will provide the necessary "quiet zone" that is conducive to the activities that will take place within the new facility. In addition, consideration was also given to the possibility of extensive works to the remainder of the school albeit in years to come. This also has dictated the preferred location.

I trust that the suggestion to incorporate tree screening, as part of a soft landscaping scheme will allay your concern and that the scheme will now be approved.

Should you have further queries or comments to make, please do not hesitate to contact me.

Kenneth W. Meager
Senior Planning Surveyor
Buildings Unit - Property Services

Byhand 21.2.01

22 FEB 2001

COMPTON LACEY

architecture town planning landscape
project management planning supervisors

22.FEB.2001 • 3409

Our ref.: MA/MA/2531
21 February 2001

The District Planning Officer
Planning Department
Wokingham District Council
PO Box 151
Council Offices
Shute End
Wokingham
Berkshire RG40 1WH

Dear Sirs

WOKINGHAM DISTRICT COUNCIL
PROPOSED MUSIC & DRAMA CENTRE, RYEISH GREEN SCHOOL, READING

Wit reference to your response of 14th February 2001, we enclose for your attention the following documents that fulfil your request with regards to red line perimeter and also the two inner elevations:

1. Six copies of the completed Town Planning Forms Parts 1 and 2
2. One copy of Certificate B
3. Six copies of our drawings numbered 2531: 2/3/4/5/6
4. The application fee is to be covered by the use of your cost code number (to be agreed with Mr K Meager - Property Services, Wokingham District Council)

The above documents comprise our client's application for full planning permission to construct a new Music and Drama facility at Ryeish Green School.

Should you have any comments, or require any further information, please do not hesitate to contact our office.

Yours faithfully

Mohammed-Amin Ayoub B.A. Hons Dip Arch Hons.
COMPTON LACEY

Enc.

cc
Mr K Meager - Property Services, Wokingham District Council
Mr I Mashall MA - Principal, Ryeish Green School

7 GROVE PARK WHITE WALTHAM MAIDENHEAD BERKSHIRE SL6 3LW TEL 01628 825951 FAX 01628 825434 E-MAIL enquiries@compton-lacey.co.uk
PARTNERS: TONY COMPTON DIP ARCH RIBA ANDREW LACEY RIBA MAPS
ASSOCIATES: JAMES DREDGE BA HONS DIP ARCH HONS RIBA GUY EVERSON BSC DIP ARCH HONS RIBA

Policy and Plans Consultation

Location: Ryeish Green Comprehensive School, Hyde End Lane, Ryeish Green.

Proposal: Erection of a Building for Use as a Music & Drama Centre.

Application Number: F/2001/3409

Applicant: Wokingham District Council Property Services c/o Compton Lacey.

Potentially the following policies in the Wokingham District Local Plan Deposit Draft (WDLPDD) could apply to the site:

Policy WOS1: Sustainable Development
Policy WOS2: General Development Principles
Policy WOS3: Development Control Principles
Policy WOS5: Environmental Improvements
Policy WCC1: Development in the Countryside
Policy WCC4: New Buildings Outside Settlement Boundaries
Policy WCC2: Green Gaps and Wedges
Policy WBE1: Development in its Local Context

The application conflicts with Policy WOS2 and WCC2 since the site is located outside the 'identified settlement' of Spencers Wood, and within the countryside and Green Gap/Wedge where there is a general presumption against development. It is also contrary to Policy WOS1 (i) and WOS5 (a), which encourage development on brownfield sites in preference to greenfield. However, it could be argued that the proposal conforms with Policy WCC1 (c), which permits local community facilities which cannot be located elsewhere in the countryside.

Furthermore, the proposal should be tested against Policy WOS1, WOS3, WCC4 and WBE1. It should not lead to an adverse affect on the character and appearance of the area, and should not visually intrude into the countryside and Green Gap/Wedge.

In summary, it is recommended that the new building be moved to nearer the existing main core of the school buildings in order to reduce its impact on the countryside and Green Gap/Wedge.

Andrew Astin
Policy & Plans
06/03/01

Elaine Connor

From: Elaine Connor
Sent: 25 April 2001 16:02
To: Ken Meager

Dear Ken

Further to our meeting this morning I would be grateful if you could clarify for me the future plans to re-develop Ryeish Green School. Will the school be re-built as part of these plans or is it expected that the school will close and the site will be given over to another land use.

I look forward to hearing from you.

Regards

Elaine Connor

HIGHWAYS CONSULTATION SHEET

500m².

From: Elaine Connor **Date:** 28 February 2001

Application Number: F/2001/3409

Proposal: Proposed erection of a building for use as a music and drama centre.

Parish: SHINFIELD PARISH

Site Address:
Ryeish Green Comprehensive School, Hyde End Lane, Ryeish Green, Reading.

Applicant:
Wokingham District Council Property Services C/O Compton Lacey.

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).

Comments.

(1) What will the status of the existing drama/music facilities be? What exactly does this mean? changed to classrooms

(2) Whose use is the proposal intended for? Existing pupils? again what does this mean outside

Please supply additional information addressing these two points. SPEAK TO ADAM

Signed: _____ **Print name:** Adam Coggins 12/03/01

0118 988 5315

EC

Shinfield
Parish Council

Clerk: Mrs J Barnes, 36 Ryhill Way, Earley, Reading, Berkshire RG6 4AZ
Tel/Fax: 0118 9547115

29th March 2001

Planning Officer
Development Control South
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Sir/Madam

PLANNING APPLICATIONS
SHINFIELD PARISH COUNCIL'S OBSERVATIONS

I submit the comments of the Planning and Transportation Committee on the following applications:

F/2001/3409
Location: Ryeish Green Comprehensive School
Proposal: Proposed erection of a building for use as a music and drama centre
Officer [redacted]
Observations: No comment

F/2001/3438
Location: 24 Wellington Court, Spencers Wood
Proposal: Proposed single storey rear extension to dwelling
Officer: A Thorley – AT
Observations: No comment

F/2001/3456
Location: 6 Magill Close, Spencers Wood
Proposal: Proposed single storey rear extension to dwelling to form conservatory
Officer: H Pollock – HP
Observations: No comment

F/2001/3478
Location: 264 Shinfield Road, Shinfield, Reading
Proposal: Proposed single storey rear extension to dwelling.
Officer: M Andrew – AT
Observations: No comment

F/2001/3482 ADJOINING PARISH CONSULTATION
Location 3 Clove Close, Earley
Proposal: Proposed two-storey side extension to dwelling (Renewal of consent 96/63436/F).
Officer: A Thorley – AT
Observations: No comment

Continued...

LB/2001/3490
Location: The Elms, Lambwood Hill, Grazeley
Proposal: Proposed replacement of fireplaces in drawing room and bedroom one of listed building.
Officer: N Brown – NB
Observations: No comment

F/2001/3492
Location: Cutbush, Cutbush Lane, Shinfield
Proposal: Proposed erection of detached garage for 4 cars with storage in the roof.
Officer: M Durkan – MD
Observations: No comment

VAR/2001/3493
Location: 9 Diddenham Farm Cottages, Lambwood Hill, Grazeley
Proposal: Proposed variation to condition 7 of consent 16254 to remove agricultural restriction from dwelling.
Officer: M Durkan – MD
Observations: No comment

F/2001/3524
Location: 50 Woodside Way, Whitley
Proposal: Proposed single storey rear extension to dwelling to form conservatory.
Officer: A Thorley – AT
Observations: No comment

CON/2001/3544
Location: Land adjacent 24 Smallmead Cottages, Kybes Lane, Pingewood
Proposal: Consultation from West Berks Council on application to erect new 33/11kv primary sub-station.
Officer: E Connor – EC
Observations: No comment

F/2001/3349 6 Great Lea, Three Mile Cross
New Plans: Plan amended to show window in side elevation of bedroom 1
Observations: No comment — NB

LB/2001/3387 Cutbush, Cutbush Lane, Shinfield
New Plans: A reduction in the height of the wall on either side of the gates from 2 metres to 1.25 metres.
Observations: No comment – ES

Yours faithfully

Tracy Sampson

Mrs Tracy Sampson
Assistant Clerk (0118 9885315)

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref:

To: Elaine Connor
Development Control

Your Ref: F/2001/3409

Date. March 7, 2001

PROPOSED: ERECTION ODF A BUILDING FOR USE AS A MUSIC AND DRAMA CENTRE

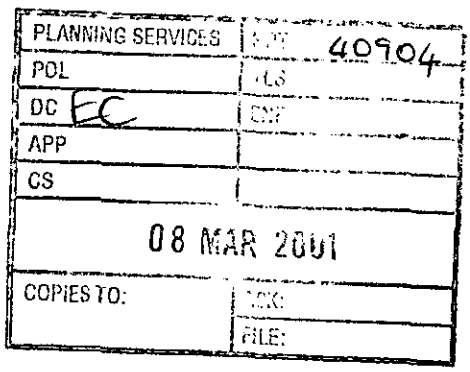
LOCATION: RYEISH GREEN SCHOOL, HYDE END LAND, SHINFIELD

These proposals have been evaluated and I have no environmental health objections to the application but would recommend the following condition be applied should lpanning consent be granted:

(i) All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration beyond the boundary of any residential premises within the vicinity of the site to which the application refers.

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING



See Part I for Plans

To:
Minerals

From: Elaine Connor

Date: 28 February 2001

Application Number: F/2001/3409

Proposal: Proposed erection of a building for use as a music and drama centre..

Site Address:
Ryeish Green Comprehensive School, Hyde End Lane, Ryeish Green, Reading.

Applicant:
Wokingham District Council Property Services C/O Compton Lacey.

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

---

no comments to make, thanks.
is not in any recognised minerals or waste consultation/policy areas.

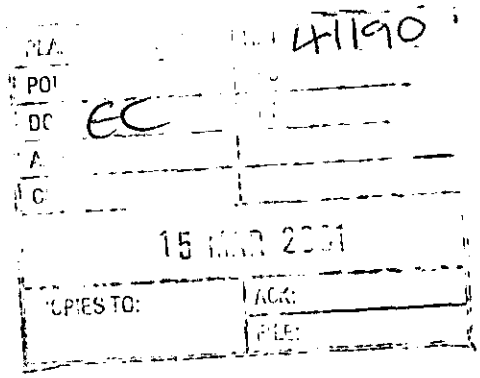
Our ref: SP\2001\003278\002
Your ref: F/2001/3409

Date: 12th March 2001

ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

F/2001/3409



Dear Sir/Madam

ERECTION OF BUILDING FOR USE AS A MUSIC & DRAMA CENTRE RYEISH GREEN COMPREHENSIVE SCHOOL, HYDE END LANE, RYEISH GREEN, READING

Thank you for your letter dated 28 February 2001, which was received on 05 March 2001. You are asked to quote the following reference in any correspondence: **SU76NW/13/1**.The Environment Agency has the following comments:

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: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

Advice To Planning Authority

Land Drainage: contact Amanda Reed on 01276 454331

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.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

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 is likely to 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.

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 developer is advised to discuss with the Agency how these techniques might be applied at this site.

Advice To Applicant

Scientific Support; Contact Ian Doyle On 01276 454365

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

Roof water down-pipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

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.

Water Conservation - Non-Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:

* Approximately a third of non-household water use come through wash hand basin taps. The installation of low volume taps such as push-top, spray or infra-red taps can result in company cost savings in both water and energy use.
* About 20% of non-household water use is for urinal flushing. As much as half of this can be saved by installing flush controls, such as infra-red sensors or electromagnetic door switches. Water use can be cut out entirely by installing waterless urinals.

Grey Water And Rainwater Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

Water Saving In Commercial Premises
Reducing the amount of water used in industrial processes can often be simple and cheap and have a short payback period. As a rule of thumb, reductions of 20% in water and effluent bills are usually achievable at little or no extra cost. Information can be obtained from the Agency and from the Environmental Technology Best Practice Programme (free help-line telephone: 0800 585794.)

Cont/d..

Decision Notice

Would you 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 do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

CC: Compton Lacey, 7 Grove Park, White Waltham, Maidenhead, Berkshire

Tel: (0118) 974 6451

Date:

My ref: F/2001/3409

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 A Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

Dear Councillor

Application Number: F/2001/3409
Ryeish Green Comprehensive School, Hyde End Lane, Ryeish Green, Reading.
Proposed erection of a building for use as a music and drama centre.

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 **Elaine Connor** on **(0118) 974 6451**. 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

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Elaine Connor** Application Number: **F/2001/3409**
Ryeish Green Comprehensive School, Hyde End Lane, Ryeish Green, Reading.
Proposed erection of a building for use as a music and drama centre.

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

Signed: _____ Date: _____

Councillor A Pollock

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 6451

Date:

My ref: F/2001/3409

CONFIDENTIAL

Councillor B Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

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

Dear Councillor

Application Number: F/2001/3409
Ryeish Green Comprehensive School, Hyde End Lane, Ryeish Green, Reading.
Proposed erection of a building for use as a music and drama centre.

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Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2001/3409**
Ryeish Green Comprehensive School, Hyde End Lane, Ryeish Green, Reading.
Proposed erection of a building for use as a music and drama centre.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor B Patman

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 6451

Date:

My ref: F/2001/3409

CONFIDENTIAL

Councillor M Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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

Dear Councillor

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Ryeish Green Comprehensive School, Hyde End Lane, Ryeish Green, Reading.
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Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Elaine Connor** Application Number: **F/2001/3409**
Ryeish Green Comprehensive School, Hyde End Lane, Ryeish Green, Reading.
Proposed erection of a building for use as a music and drama centre.

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

Signed: _____ Date: _____

Councillor M Bryant

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid 78/79

Start date: ~~06 FEB 2001~~ 22 FEB 2001	Map No. ..... Site 0.85
Officer: EC Application No. F 2001 3409	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF A BUILDING FOR USE AS A MUSIC AND DRAMA CENTRE

Location: RYEISH GREEN SCHOOL HYDE END LANE ~~RYEISH GREEN~~

Parish: SHINFIELD Ward: Shinfield 28.2.01 B.

Applicant: WDC PROPERTY SERVICES
To be transferred from UE 662 8022

Fee Received 2090-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	red line to include access & parking	13/2 ✓	22 FEB 2001
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			✓
5	Elevation plans	Elevation "View A" shows 2 office windows (to the R. of side entrance doors) but floor ~~plan shows only one (larger) window~~	13/2	
6	Floor plans	- Some "inner" elevations are not shown, eg 2-storey office with control room over, to R of main entrance doors.		
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 ... Development of Local interest.

Date Site Notice Sent 28.2.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board : .....
British Gas .....
PSA Oil Pipeline .....
Transco ✓ : .....
Environment Agency Site > 0.5 hectares

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

HERITAGE BODIES

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

OTHERS: (Rural Area)

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

NEIGHBOURS:

S/N + See map
+ Ryeish Green School, Spencers Wood
- CPRE ✓
- Disabled access officer

6/2/2001

Carol,

Probably have supplied a code for the transfer of a planning in respect of Ryeish Green School - extension to music + Drama Dept

The code is;

UE662 8022

Ian.

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE _____

_____

_____

_____

_____

_____

Signed _____

1789/a

SECTION 66 CERTIFICATE

Application No.

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

22.FEB.2001 - 3409

CERTIFICATE A

I certify that:

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

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

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) .....

.....

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

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

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

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

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

on (d) . . . . . .

(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

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.

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 . . . . . - COMPTON LACEY

On behalf of . . WOKINGHAM DISTRICT COUNCIL

Date . 5/2/2001 . . . . . .

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

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.'

[redacted]

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

22.FEB.2001 · 3409

1.	APPLICANT'S NAME	WOKINGHAM DISTRICT COUNCIL
	ADDRESS	P.O. BOX 151. SHUTE END. WOKINGHAM
	POST CODE	RG40 1WH PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	COMPTON LACEY.
	ADDRESS	7. GROVE PARK. WHITE WALTHAM MAIDENHEAD. BERKSHIRE
	POST CODE	SL6 3LW PHONE 01628 825951.
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	RYEISH GREEN SCHOOL. SPENCERS WOOD NR. READING. BERKSHIRE. RG7 1ER.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ERECTION OF A NEW MUSIC & DRAMA CENTRE.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.61 Ha.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER.
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	2531/2/3/4/5

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.

VACANT.

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.

REFER TO ELEVATION DRAWINGS.

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.

AS EXISTING.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

INTO EXISTING SYSTEM.

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

PEDESTRIAN ACCESS AND VEHICULAR ACCESS DETAILED ON DRAWING

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

YES.

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.

REFER TO COVERING LETTER.

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] COMPTON LACEY ON BEHALF OF WOKINGHAM DISTRICT COUNCIL DATE 5 FEBRUARY 2001.

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				
	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 SCHOOL	—	—	800 M²	—
OTHER	Please Specify				
	TOTAL	—	—	800 M²	—

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

N/A

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	AS EXISTING	AS EXISTING
Proposed	AS EXISTING	AS EXISTING

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

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?

RYEISH GREEN 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
NOT KNOWN			

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

NO.

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

ADDRESS RYEISH GREEN SECONDARY SCHOOL. PARISH SHINFIELD.

PLOT No. 1022/59 8/3/61 5/10/60 5/9/66 ORD. SHEET No. 1063/54 ~~28/53~~ ~~183/~~

BUILDER 1538/73 BCC LAB-BLOCK 14.11.73 C/A

Plan No. 00253	Applicant	Description of Development	Date of Decision	Decision
?	B.C.C	2 classrooms Tenapin classroom	16. May 73	C.P. C/A
06337	"	PLAYING FIELDS	6.7.77	N/A C/A
06503	"	CAR PARK, GYM, ART TECH. BLOCK ETC.	15.8.77 ~~7.7.77~~	N/A ~~N/A~~ C/A
06698	"	2 HOLDER CLASSROOMS	19.8.77	N/A C/A
08604	"	4 TEMP. CLASSROOMS	17.8.78	N/A C/A
11004	Ryeish Gm P.T.A.	change of bld to garage to house hire bus	5.7.79	N/A C/A
18168	BCC	RENEWAL 06698	22.9.83	N/A C/A
19964	B.C.C.	Physically h'cap. unit.	25/8/83.	N/A. NO object
28092	"	REPL. KITCHEN/DINING UNIT	3.4.85	N/A C/A
29701	"	RENEWAL (A-F)		

31264 DATE OF COMPLETION

33947 " SPORTS HALL/COMM. CENTRE

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

35549

1933

(4)

ADDRESS Ryelish Green County Sec. School PARISH Shinfield

Ryelish Green

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
FP94/2431	R.G.School	Ext. to Resource Centre	29.4.94	C/APP
425/31	Rec	New dble classroom & seminar room	5-8-94	C
L3635	"	S/St ext to Art & Design Accomm.	13.1.95	C
96/64700/F	Ryelish Green School	S/St. ext. to school	17.01.97	C
97/66776/F	"	4 no classrooms	2.2.98	C
98/67770/F	"	Repl. Asbestos Roof	29.6.98	P
FP98/7853	"	H classroom block	19.8.98	APP
99/70607/F	"	S/St. ext. to form toilet block	29.11.99	C

MINISTRY DECISION

SPECIAL ORDERS

1933

(5)

ADDRESS Ryelish Green County Secondary School PARISH Shinfield

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
99/70607/F				
F/2000/1756		S/St ext to.	21.7.00	A
FP/2000/0725	Peter North & Partners	S/St + S/St to toilet block to form briefing room	25.6.00	App
~~F/2000/2344~~				
F/2000/2556	WDC Property	S/St ext to exist classroom to form briefing room	20.12.00	C

MINISTRY DECISION

SPECIAL ORDERS

(2) ADDRESS Ryeish Green Secondary School Hyde End Lane PARISH Shinfield

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
04346	B.C.C.	3 Classrooms	26 4 76	N/A
05953	BCC	Canopy, access ramp and link corridor at N.E. of reduced block to gym	26 4 77	N/A
16014	" "	New 10 class room - 6 form teaching block library unit	8/10 9 81	
23092	"	REPL. KITCHEN/DINING UNIT ATT. TO SPORTS HALL		
31264	"	TEMP. CLASSROOM	3.10.88	31

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(3) ADDRESS RYEISH GREEN COUNTY SEC. SCHOOL PARISH SHINFIELD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
38643	BCC	MODULAR UNIT	16.12.91	DC
38786	COVENNORS - THE COTTAGE	5 S.I. & 2 S.I. EXT. F/G/USE ROOMS	5.2.92	C
BRA 11138	RYEISH GREEN SCHOOL "	C/G/USE WITH EXT. PATIO TO 3 S/CONT. FLATS	13.1.92	APP
39011	W/DR			
39396	W/DR. BCC	REPLACE 5 TEMP. CLASSROOMS WITH TEACHING BLOCK COMPRISING 5 CLASSROOMS, OFFICE & TEACHING BAY	10.6.92	C
40569				
42416	R.G. SCHOOL	C/G/USE REC. COTT. TO STUDY ROOMS.	12.5.94	C
42417	R.G. SCHOOL	S/SI. EXT. TO RESOURCES CENTRE	12.5.94	C

DATE OF COMPLETION

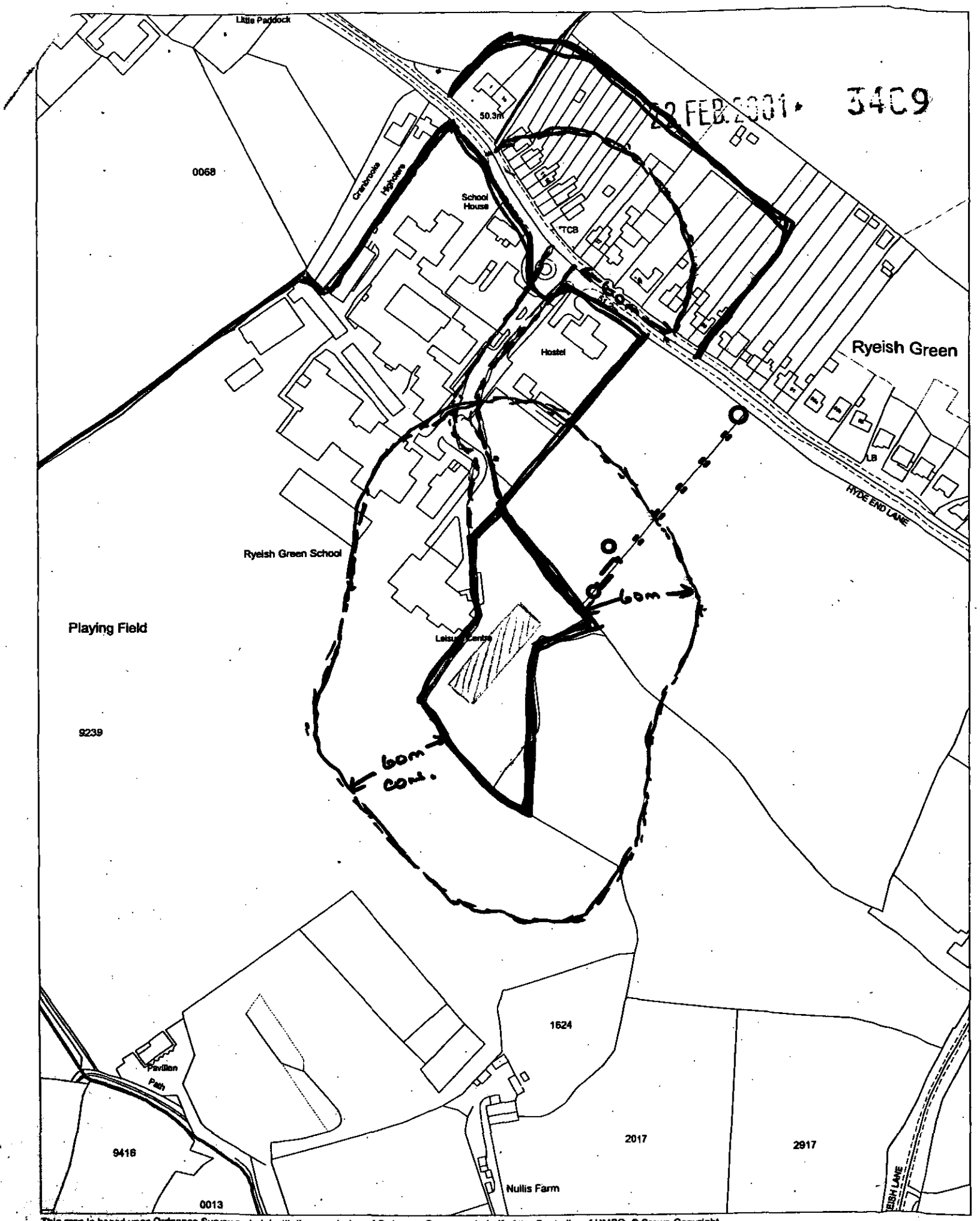
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074 APP/2332 R.G. SCHOOL ALTS. TO COTTAGE TO FORM G/R FORM STUDY 22.3.94 APP

42539 BCC 2 REPL. CLASSROOMS 5.5.94 C



12 FEB 2001 34C9

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Development Control Section, Environmental Services, Wokingham District Council.
9 February 2001 Scale: 1 : 2500