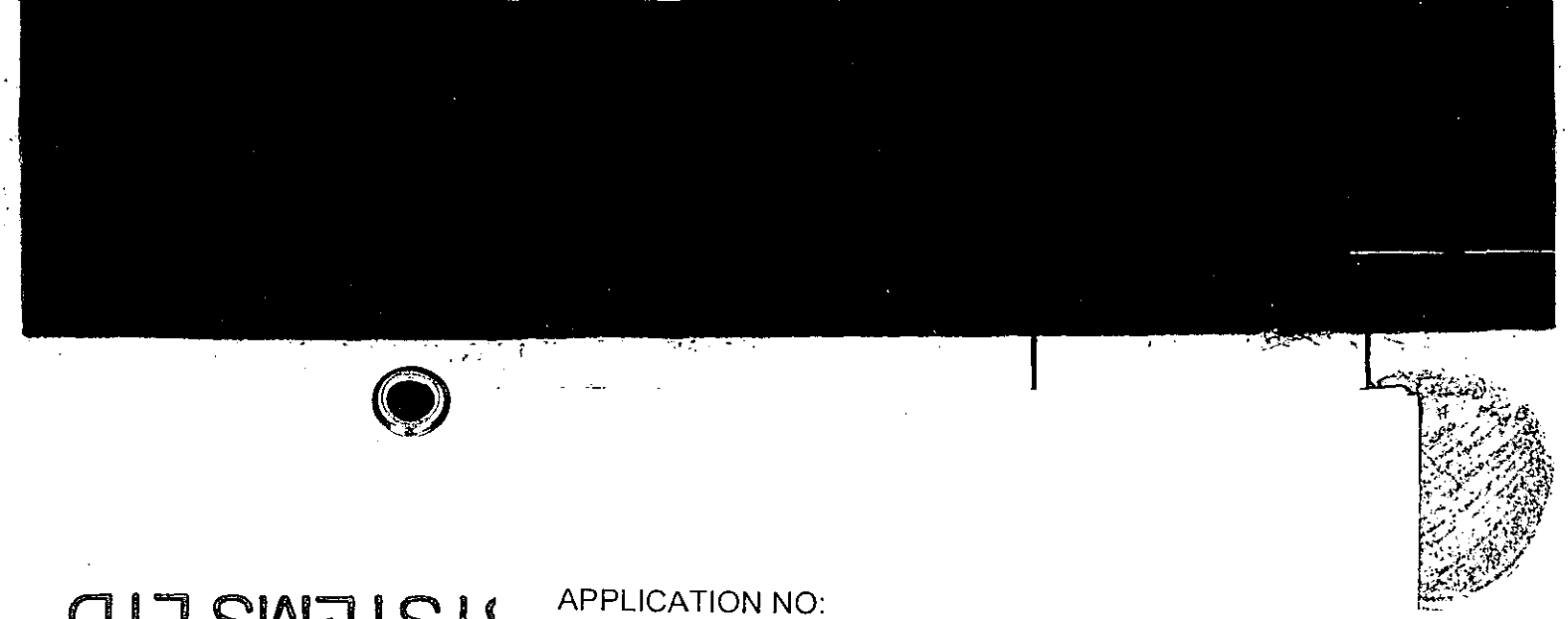


SYSTEMS LTD

APPLICATION NO:
**F/2000/1423**

LOCATION:
**Woodley C Of E Primary School Hurricane Way, Woodley Reading.**

APPLICANT:
**Wokingham District Council Property Dept. C/O The Anthony Smith Partnership**

PROPOSAL:
**Proposed single storey extension to form additional classroom**

EARLIEST DATE FOR DECISION: **11/06/2000**

APPLICATION EXPIRY DATE: **27/06/2000**

CASE OFFICER: **Emy Circuit**

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Wokingham District Council Property Dept.**
**C/O The Anthony Smith Partnership**
**Castlefield House**
**113 Castle Hill**
**Reading**
**Berks**
**RG1 7SY**

**Application Number: F/2000/1423**

| | |
|---|---|
| **Parish:** | **WOODLEY** |
| **Location:** | **Woodley C Of E Primary School, Hurricane Way, Woodley, Reading.** |
| **Proposal:** | **Proposed single storey extension to form additional classroom** |

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

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

**Condition**
2. All new 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.

**Informative**
The applicant is reminded that planning permission was granted on the basis that the school would promote measures to reduce the number of car trips by parenrts delivering and collecting children and implement 'Safer routes to schools' initiatives.

John Mitchell CM
Development Control Manager
Date: 28/06/2000

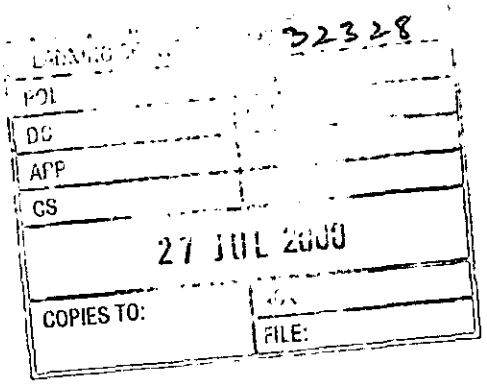
**If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.**

**Our ref:** SP\2000\001786\001
**Your ref:** F/2000/1423

**Date:** 25th July 2000

ENVIRONMENT AGENCY

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




Dear Sir/Madam

For the attention of: Emy Circuit

**EXTENSION TO FORM CLASSROOM - WOODLEY C OF E PRIMARY SCHOOL, HURRICANE WAY**

Thank you for your letter dated 18 May 2000 which was received on 22 May 2000. You are asked to quote the following reference in any correspondence: SU77SE/18/14. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided 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.

**CONDITION**: No soakaways shall be constructed in contaminated ground.
**REASON**: To prevent pollution of groundwater.

**PLANNING INFORMATIVES**

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Andrea Szabados on 01276 45 4373 for details.*

**ADVICE TO PLANNING AUTHORITY**

Cont/d..

**Environment Agency**
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

**Environment Planning: Contact Miranda Wycherley on 01276 454384**

According to our records, there is one landfill site within 250 metres of the site, as follows:

| *Grid reference* | *Distance from site* | *Landfill name* | *Details* |
|---|---|---|---|
| SUI 776 737 | 22 m | Woodley Airfield | inert waste |

In view of the proximity of the proposed development to the above landfill site, it is considered possible that landfill gas may present a risk to this proposal. The applicant is therefore advised to incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report No. 212 "Construction of New Buildings on Gas Contaminated Land". This will ensure that the development is protected against the adverse effects of gas which may migrate into the building.

**ADVICE TO APPLICANT**

**Environment Protection: Contact Nick Weddell on 01276 454405**

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

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

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.

**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/applicant. 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: The Anthony Smith Partnership, Castlefield House, 113 Castle Hill, Reading Berks Rg1 7SY

Tel. 0118 974 6479 (Direct Line)
E-mail: Emy.Circuit@wokingham.gov.uk
Date. 18 July, 2000
My ref. BC/DC/2000/1423

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) 977 8909
DX: 33506 – Wokingham

Wokingham District Council
c/o The Anthony Smith Partnership
Castlefield House
113 Castle Hill
Reading
Berkshire
RG1 7SY

Dear Sirs

**PLANNING PERMISSION 2000/1423**
**SITE: WOODLEY CHURCH OF ENGLAND PRIMARY SCHOOL, HURRICANE WAY, WOODLEY**

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 2000/1423 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

Emy Circuit
Planning Assistant

finished

# DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

## CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

| SITE DETAILS | CASE OFFICER |
|---|---|
| PLANNING APPLICATION NUMBER | 1423 EFC |
| BUILDING CONTROL NUMBER | FP 2000/0852 Parish |
| ~~APPLICANT~~/AGENT | The Anthony Smith Partnership |
| ADDRESS OF SITE | Woodley Cof E Primary School Hurricane Way Woodley. |
| DESCRIPTION OF PROPOSED WORK | S/S ext. to form additional classroom. |

| DRAWING NUMBERS | BC | DC |
|---|---|---|
| BLOCK PLAN | 2812/02A | 2812/02A. |
| ELEVATIONS | 2812/03A | 2812/01D |
| FLOOR PLANS | - " | - " |

| CHECKLIST | 1ST CHECK | 2ND CHECK |
|---|---|---|
| PERMITTED DEVELOPMENT | | |
| APPLIC. NECESSARY-NOT RECEIVED | | |
| APPLIC.RECEIVED & APPROVED | 28/6/00. | |
| APPLIC.RECEIVED-NO DECISION | | |
| APPLIC.REFUSED | | |
| DIFFERENCES BETWEEN DC/BC DRAWINGS | None | |
| IF YES, WHAT ARE THE DIFFERENCES ? | / | |
| DATE | 12/7/00 | |

| 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 | |

# MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 28 JUNE 2000 FROM 7.00 PM TO 10.10 PM

*Present: Mrs.D C Beatty, Mr.M J Bryant, Mr S R Conway, Mrs.A N M C Drake, Mr T P Dredge, Mr J L Earnshaw, Mrs J A Lissaman, Mrs M A Long, Mr K A Malvern, Mrs M Robertson and Fiona Rolls.*

*Also present under Standing Order 39: Mr F D Browne, Mr G Cowan, Simon Etheridge, Mr C E Lawley, Mr A Miller, Mr N D Rose and Mrs E L M Siggery,*

## 40. CHAIRMAN

**RESOLVED:** That Mr S.R.Conway be elected Chairman for the meeting.

## 41. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

## 42. MINUTES

The Minutes of the meeting of the Committee held on 7 June 2000 were confirmed as a correct record and signed by the Chairman.

## 43. APOLOGIES FOR ABSENCE

An apology for absence was submitted from Mr.A J Ross.

The Committee considered a report about this application set out on Agenda pages 498 to 502.

In explaining the report, the Head of Planning and Transportation informed Members that, since the Agenda had been despatched, 1 letter of objection had been received.

**RESOLVED:** That Application No.2000/1423 be approved, subject to the conditions set out in the Agenda and an informative reminding the applicants of their committments under the Council's Safer Routes to Schools initiative.

**59. APPLICATION NO 2000/1423 PROPOSED SINGLE STOREY EXTENSION TO FORM ADDITIONAL CLASSROOM, WOODLEY C OF E PRIMARY SCHOOL, HURRICANE WAY, WOODLEY, FOR WOKINGHAM DISTRICT COUNCIL**

**Application No.** **Received** **Woodley**
**F/2000/1423** **02.05.00**

**Applicant:** **Wokingham District Council**
**Location :** **Woodley C of E Primary School, Hurricane Way**
**Proposal :** **Proposed single storey extension to form additional classroom**

1. **Planning History** – Woodley C of E Primary School is located in a primarily residential area, within the Identified Settlement of Woodley. Planning permission for the school was granted in 1988 and subsequently there have been several applications for additions to the school.

   The proposal is before the Development Control Sub-Committee because Wokingham District Council owns the school.

2. **Proposal** – The proposal is for a single-storey extension to the southern wing of the building. The extension would be single-storey with a depth of 10.35 metres and have a half-hipped roof with a maximum height of 5 metres. It would form an additional classroom, which is required to ensure the school can maintain class sizes of 30 pupils or fewer.

3. **Consultations** -
   - **Environmental Health Officer** – *no objections*
   - **Highways** – *no objection as the proposals would not result in an increase in the number of pupils.*
   - **Woodley Town Council** – *concerned "at the lack of foresight by the Education Authority in the initial planning stages, which had necessitated this extension" and "that the extension was taking up an area of valuable open space".*
   - **Neighbouring Residents** – *due to the proximity to the rear boundary of properties in Lysander Close the extension would be overbearing and create a feeling of being hemmed in. There would be increased disturbance due to noise from the new classroom and the footpath.*

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

   A. The impact on the character of the surrounding area (Policies LBE1 and LBE2 of the Loddon Area Local Plan and Policy WBE1 of the Wokingham District Local Plan, as proposed to be amended)

   B. Impact on neighbouring properties (Policy LBE2 of the Loddon Area Local Plan and Policy WBE1 of the Wokingham District Local Plan, as proposed to be amended)

   C. Concerns of the Town Council

   D. Concerns of neighbours

A. The layout and design of the extension would be in keeping with that of the original building but the scale would be reduced, resulting in a gradual reduction in height from the centre to the edge of the building. The extension

would be a minimum of 13 metres from the front boundary of the school, with Hurricane Way and 9 metres from the boundary with the dwellings in Lysander Way. The design and location of the extension would prevent it appearing unacceptably prominent or cramped.

B. The properties in Lysander Close are two-storey dwellings, with rear gardens of at least 10 metres deep. The extension would be at an angle in relation to these dwellings and the corner closest to them would be 9 metres from the boundary. This distance is sufficient to prevent the extension being overbearing. Views from the classroom would be oblique and the existing boundary treatment would prevent overlooking of the neighbouring gardens.

C. The extension would be located in an open area of grass at the side of the existing building. This area is sometimes used as part of the playground but the area towards the front of the site does not tend to be used as intensively and, hence, the area is considered to be important to the setting of the building rather than as a functional space. Sufficient space would remain around the building to provide a setting for the school complex.

D. The concerns raised by neighbours have been addressed in B above, with the exception of concerns regarding disturbance caused by use of the new classroom and relocated footpath around the side of the building. The main disturbance would probably be from use of the footpath, which would be 9 metres from the boundary and about 19 metres from the dwellings. The noise would be intermittent and is unlikely cause greater disturbance than the noise from the existing playground.

5. **Conclusion** – the extension to the school would not have a detrimental impact on the character of the surrounding area or an unacceptable im0act on the amenities of neighbouring occupiers.

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

CONDITIONS

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

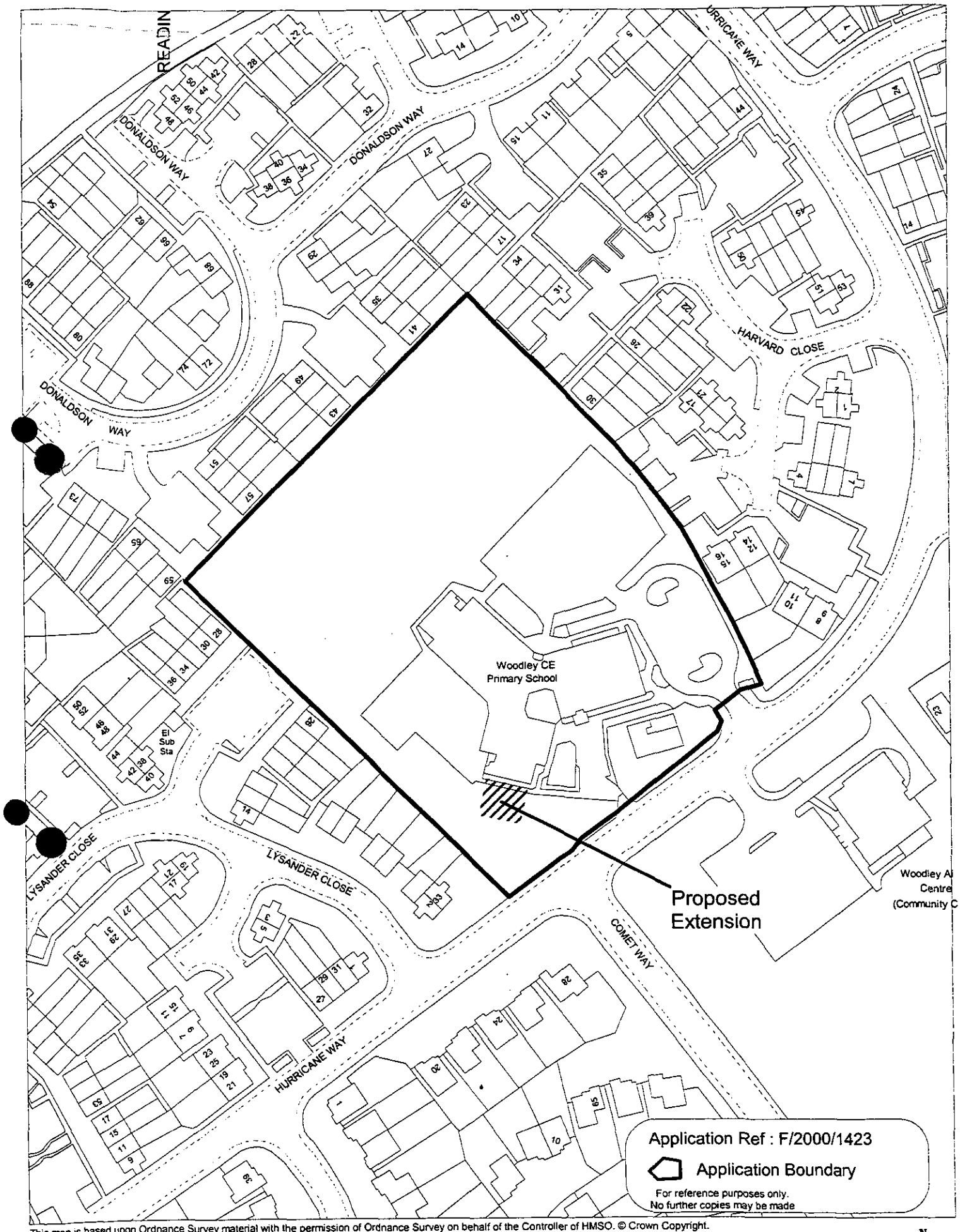
2. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

REASONS

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

2. To ensure a satisfactory external appearance.

Emy Circuit

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Development Control Section, Environmental Services, Wokingham District Council.

Scale: 1 : 1250

N
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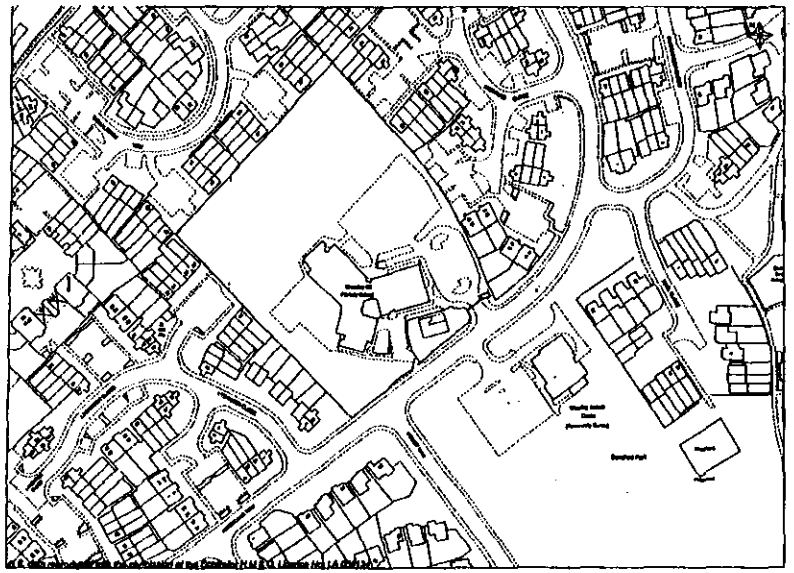
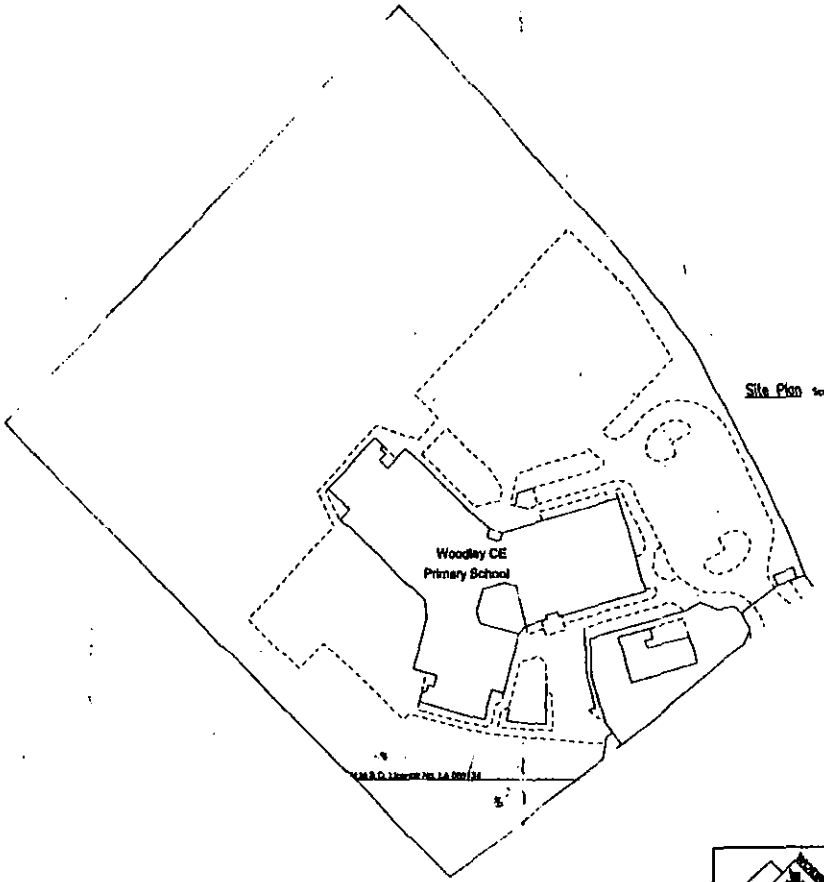
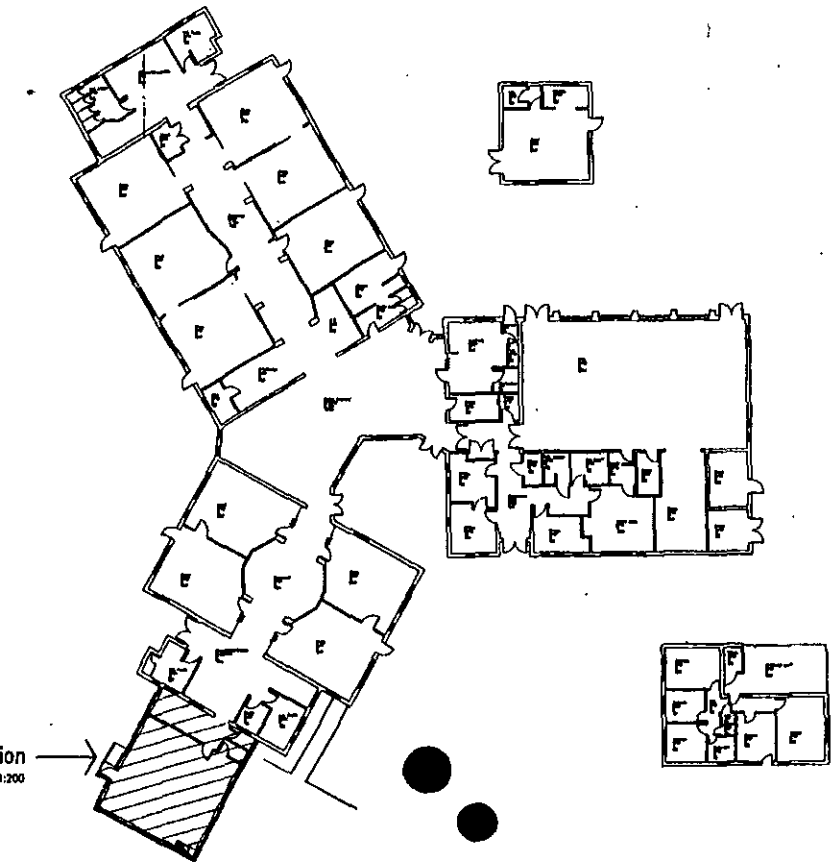
500

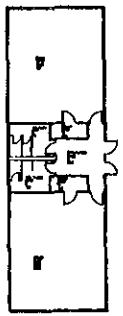
Location Plan Scale 1:1250



Site Plan Scale 1:500





501

Proposed Extension
Scale 1:200

02 MAY 2000 1423

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

The Anthony Smith Partnership
Construction Consultants
Chesterfield House
118 Castle Hill
Reading
Berkshire
RG1 7SY
Telephone 0118 939 1105
Fax 0118 950 4170

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

Project: Woodley C. of E. Primary School
Hurricane Way, Woodley,
Reading. RG5 4UX

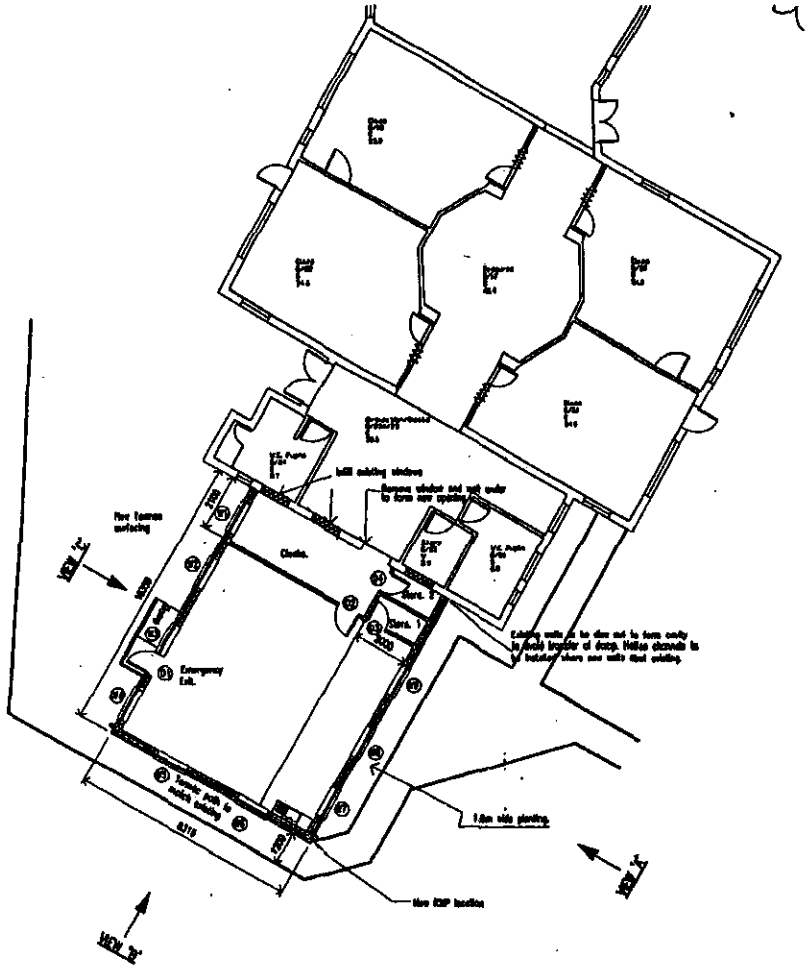
Drawing: Proposed Extension
General Layout, Site & Location Plans

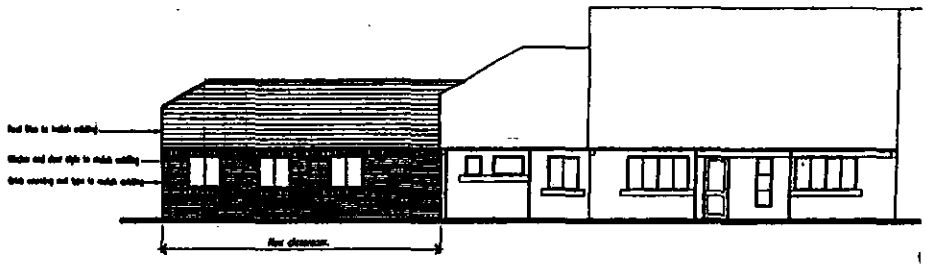
| Drawn by | Date |
|---|---|
| SJW | 26.4.2000 |

| Scale | Dwg.No. |
|---|---|
| 1:200, 1:500, 1:1250 | 2812/02A |

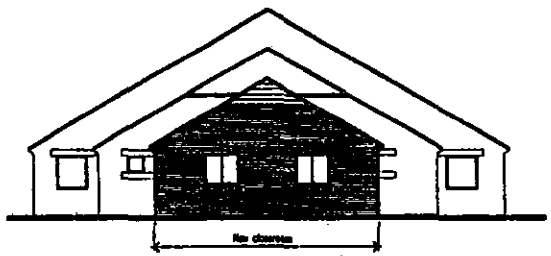
Cad Ref. G:\My Documents\AutoCad

| Revisions | Date |
|---|---|
| A Planning Issue | 26.4.2000 |

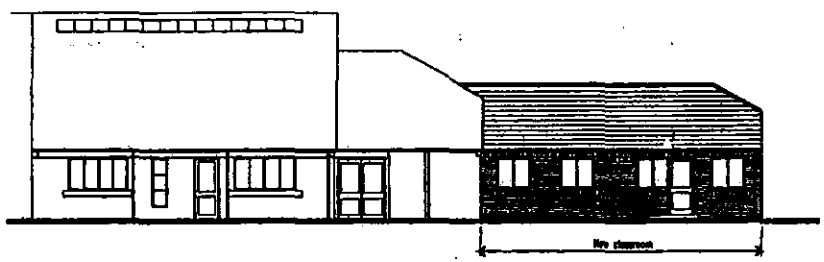


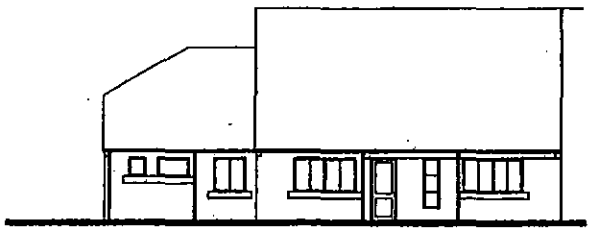

Proposed Elevation on View 'A' (part)



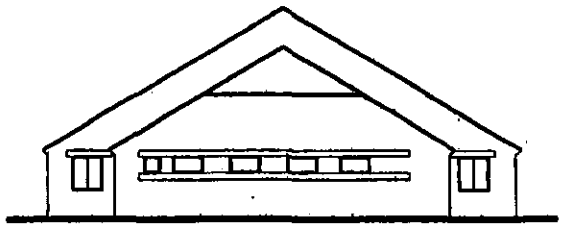

Proposed Elevation on View 'B'



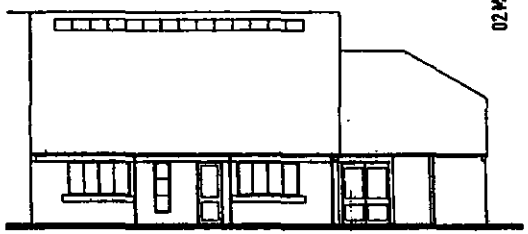

Proposed Elevation on View 'C' (part)



Existing Elevation on View 'A' (part)



Existing Elevation on View 'B'



Existing Elevation on View 'C' (part)




02 MAY 2000 1423

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

**The Anthony Smith Partnership**
Construction Consultants
Castlefield House
113 Castle Hill
Reading
Berkshire
RG1 7SY
Telephone 0118 939 1198
Fax 0118 950 4179

| | |
|---|---|
| Client | Wokingham District Council<br>Support Services Department<br>Property Services, Shute End<br>Wokingham, Berks. RG40 1WH |
| Project | Woodley C. of E. Primary School<br>Hurricane Way, Woodley,<br>Reading RG5 |
| Drawing | Proposed Extension |
| Drawn by | SJW |
| Date | 3.4.2000 |
| Scale | 1:100 |
| Dwg.No. | 2812/01 D |
| Cad Ref. | C:\My documents\AutoCad |

| Revision Number | Revisions | Revision Date |
|---|---|---|
| A | First issue | [illegible] |
| B | Second issue | [illegible] |
| C | Drawing added | [illegible] |
| D | Planning issue | [illegible] |

502

**Application Number F/2000/1423**
**Conditions/~~Reasons for Refusal~~**

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| 01 | SC01 | SR02 | |
| | | | |
| 02 | SC53 | SR12 | WORK |
| | | | |
| INFORMATIVE | | 01 | The applicant is reminded that planning permission was granted on the basis that the school would promote measures to reduce the number of car trips by parents delivering and collecting children and implement 'safe routes to school' initiatives |

# RECORD OF SITE VISIT

SITE ADDRESS: Woodley C Of E Primary School Hurricane Way Woodley Reading.

APPLICATION NUMBER: F/2000/1423

OFFICER: Emy Circuit

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? on fence by gate (vehicular entrance)

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

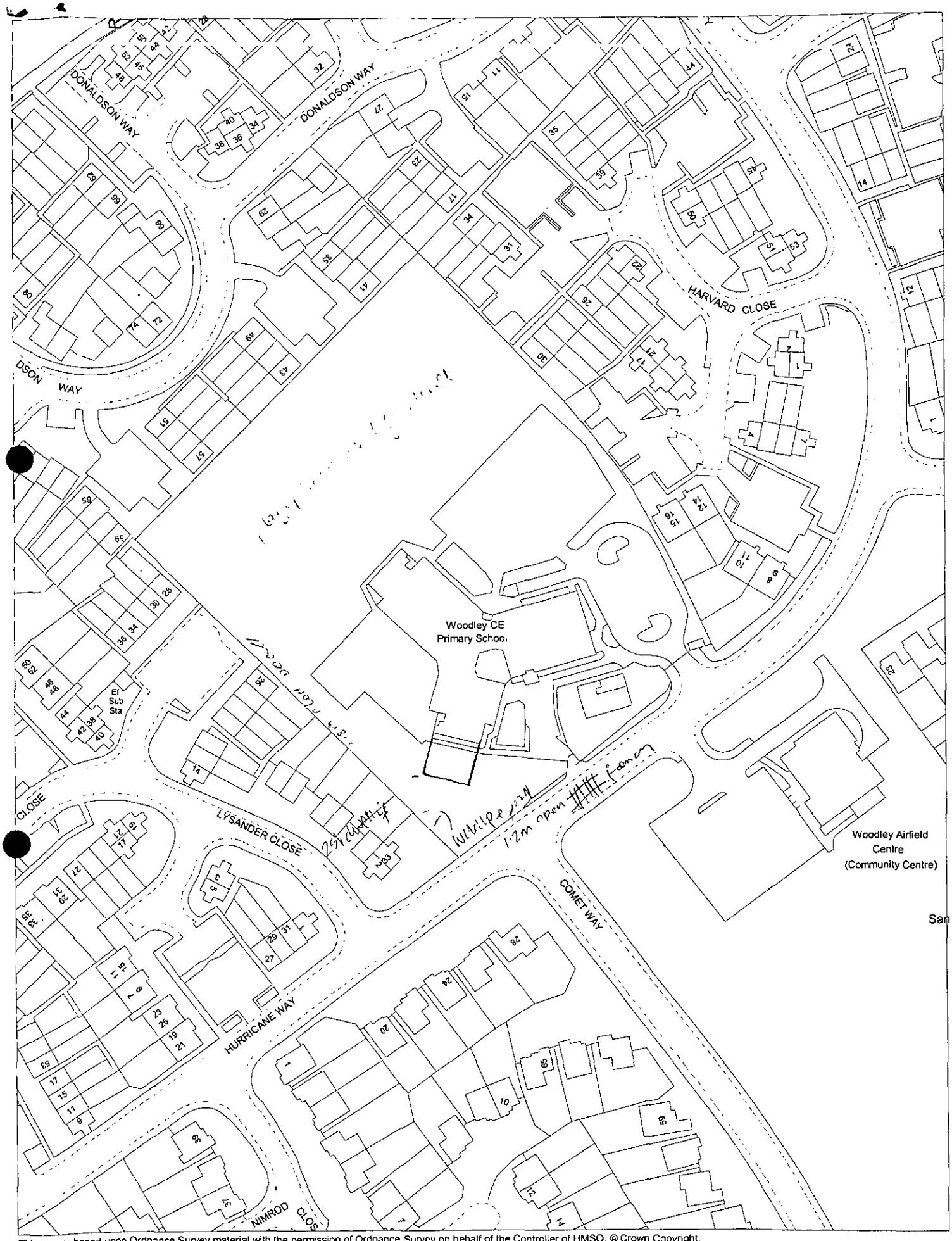
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

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Development Control Section, Environmental Services, Wokingham District Council.

22 May 2000

Scale: 1 : 1250

N
W E
S

**WORK SHEET FOR :** Emy Circuit

**Application Number :** F/2000/1423

**Applicant :** Wokingham District Council Property Dept. C/O The Anthony Smith Partnership.

**Location :** Woodley C Of E Primary School, Hurricane Way, Woodley, Reading.

**Proposal :** Proposed single storey extension to form additional classroom

| **Site Notice Displayed ? :** | YES | NO | DATE |
|---|---|---|---|
| | ✓ | | 6 June 2000 |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** ..... 30 May 2000 .....

**Date Registered : 02/05/2000**

**Earliest Date for Decision : 11/06/2000**

**Latest Consultation Date/Site Notice Expiry Date : 11/06/2000**

**Application Expiry Date: 27/06/2000**

**Consultation Responses :**

**Planning Issues :**

**Application Number: F/2000/1423**

**Appraisal :**

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

| Applicationo | Name & Address |
| --- | --- |
| F/2000/1423 | Mrs J Edwards<br>4 Lysander Close<br>Woodley<br>RG5 4ND |
| F/2000/1423 | Miss K Ledger<br>6 Lysander close<br>Woodley<br>Reading<br>RG5 4ND |

App approved
Letter sent 04/07/00

**Application No.** **Received** **Woodley**
**F/2000/1423** **02.05.00**

**Applicant:** **Wokingham District Council**
**Location :** **Woodley C of E Primary School, Hurricane Way**
**Proposal :** **Proposed single storey extension to form additional classroom**

1. **Planning History** – Woodley C of E Primary School is located in a primarily residential area, within the Identified Settlement of Woodley. Planning permission for the school was granted in 1988 and subsequently there have been several applications for additions to the school.

   The proposal is before the Development Control Sub-Committee because Wokingham District Council owns the school.

2. **Proposal** – The proposal is for a single-storey extension to the southern wing of the building. The extension would be single-storey with a depth of 10.35 metres and have a half-hipped roof with a maximum height of 5 metres. It would form an additional classroom, which is required to ensure the school can maintain class sizes of 30 pupils or fewer.

3. **Consultations** -
   - **Environmental Health Officer** – *no objections*
   - **Highways** – *no objection as the proposals would not result in an increase in the number of pupils.*
   - **Woodley Town Council** – *concerned "at the lack of foresight by the Education Authority in the initial planning stages, which had necessitated this extension" and "that the extension was taking up an area of valuable open space".*
   - **Neighbouring Residents** – *due to the proximity to the rear boundary of properties in Lysander Close the extension would be overbearing and create a feeling of being hemmed in. There would be increased disturbance due to noise from the new classroom and the footpath.*

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

   A. The impact on the character of the surrounding area (Policies LBE1 and LBE2 of the Loddon Area Local Plan and Policy WBE1 of the Wokingham District Local Plan, as proposed to be amended)

   B. Impact on neighbouring properties (Policy LBE2 of the Loddon Area Local Plan and Policy WBE1 of the Wokingham District Local Plan, as proposed to be amended)

   C. Concerns of the Town Council

   D. Concerns of neighbours

A. The layout and design of the extension would be in keeping with that of the original building but the scale would be reduced, resulting in a gradual reduction in height from the centre to the edge of the building. The extension

would be a minimum of 13 metres from the front boundary of the school, with Hurricane Way and 9 metres from the boundary with the dwellings in Lysander Way. The design and location of the extension would prevent it appearing unacceptably prominent or cramped.

B. The properties in Lysander Close are two-storey dwellings, with rear gardens of at least 10 metres deep. The extension would be at an angle in relation to these dwellings and the corner closest to them would be 9 metres from the boundary. This distance is sufficient to prevent the extension being overbearing. Views from the classroom would be oblique and the existing boundary treatment would prevent overlooking of the neighbouring gardens.

C. The extension would be located in an open area of grass at the side of the existing building. This area is sometimes used as part of the playground but the area towards the front of the site does not tend to be used as intensively and, hence, the area is considered to be important to the setting of the building rather than as a functional space. Sufficient space would remain around the building to provide a setting for the school complex.

D. The concerns raised by neighbours have been addressed in B above, with the exception of concerns regarding disturbance caused by use of the new classroom and relocated footpath around the side of the building. The main disturbance would probably be from use of the footpath, which would be 9 metres from the boundary and about 19 metres from the dwellings. The noise would be intermittent and is unlikely cause greater disturbance than the noise from the existing playground.

5. **Conclusion** – the extension to the school would not have a detrimental impact on the character of the surrounding area or an unacceptable im0act on the amenities of neighbouring occupiers.

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

CONDITIONS

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

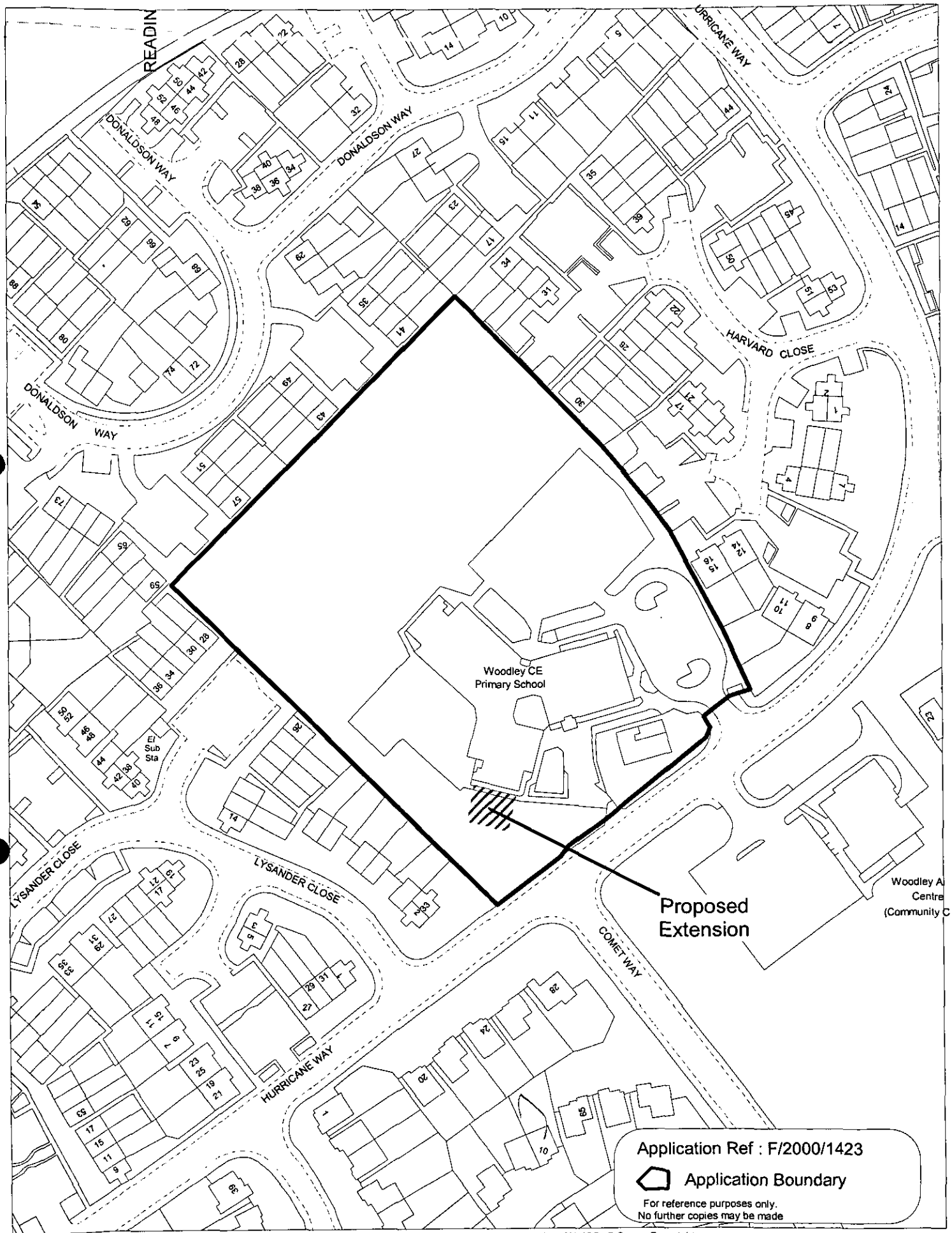
2. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

REASONS

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

2. To ensure a satisfactory external appearance.

Emy Circuit

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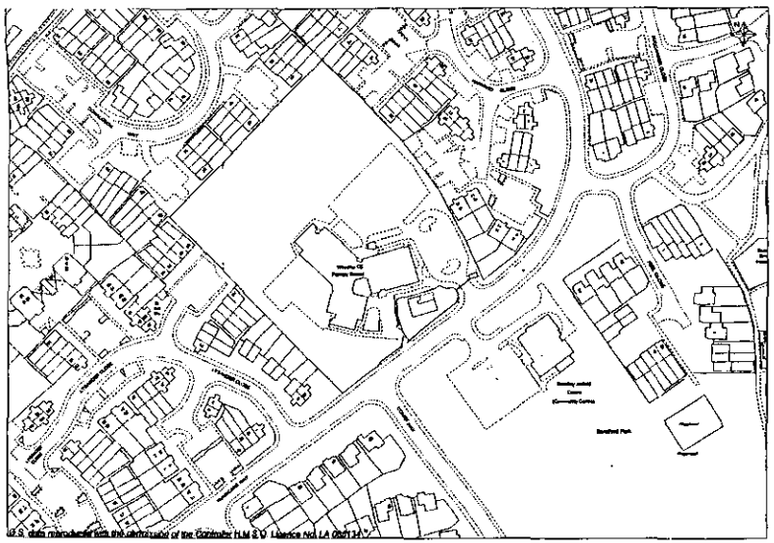
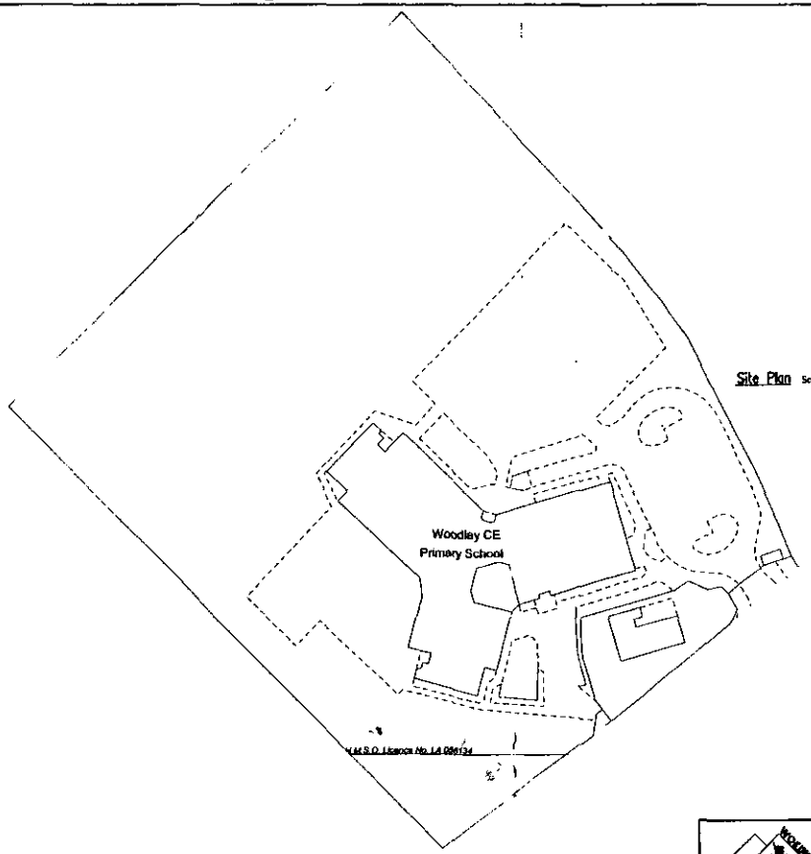
Development Control Section, Environmental Services, Wokingham District Council.

Scale: 1 : 1250

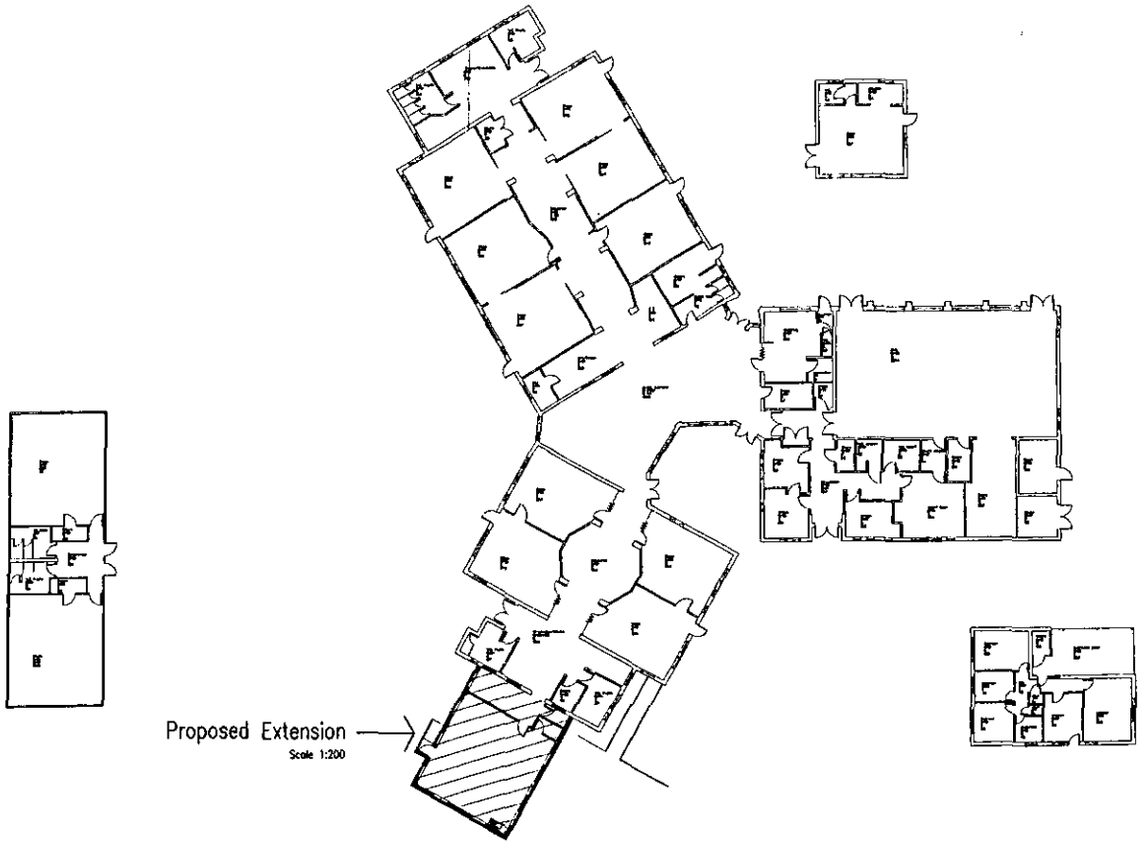
N
W E
S

Location Plan Scale 1:1250






Site Plan Scale 1:500



Proposed Extension
Scale 1:200

M.Sartorio ARICS MBEng
HEAD OF PROPERTY SERVICES
P.O. Box 15
Civic Offices,
Shute End,
Wokingham,
Berks, RG40 1WH

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

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

Project: Woodley C. of E. Primary School
Hurricane Way, Woodley,
Reading RG5 4UX

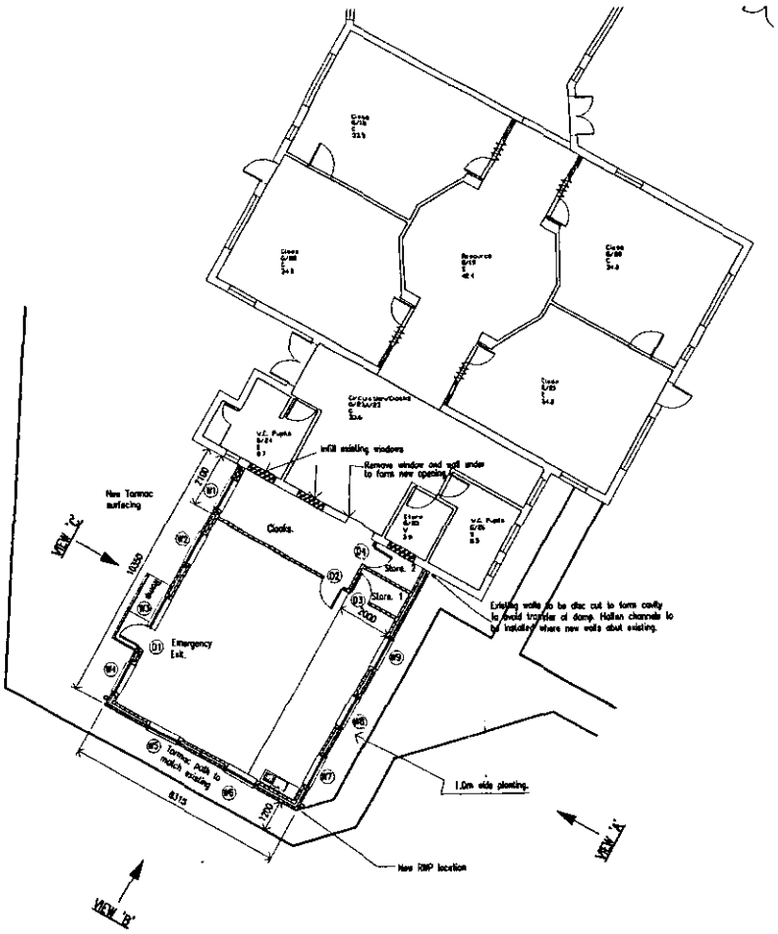
Drawing: Proposed Extension
General Layout, Site & Location Plans

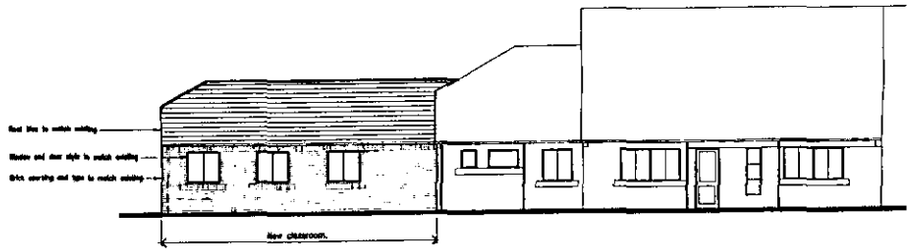
| Drawn by | SJW | Date | 26.4.2000 |
|---|---|---|---|
| Scale | 1:200, 1:500, 1:1250 | Dwg.No. | 2812/02A |

Cad Ref. C:\My Documents\AutoCad

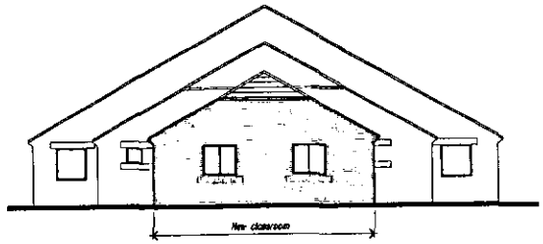
| Revision Number | Revisions | Revision Date |
|---|---|---|
| A | Planning Issue | 26.4.2000 |
| B | | |
| C | | |
| D | | |
| E | | |
| F | | |

02 MAY 2000 1423

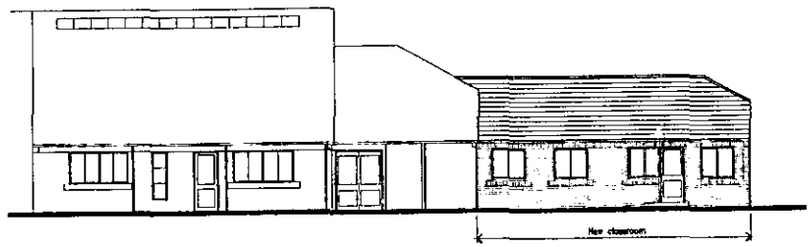


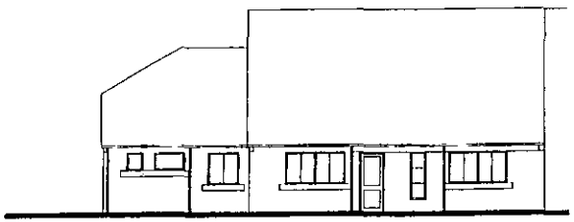

Proposed Elevation on View 'A' (part)



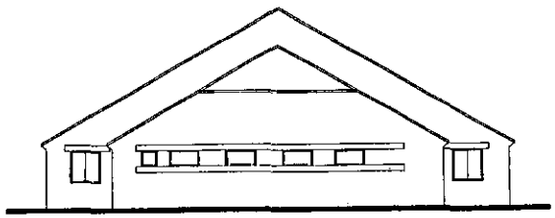

Proposed Elevation on View 'B'



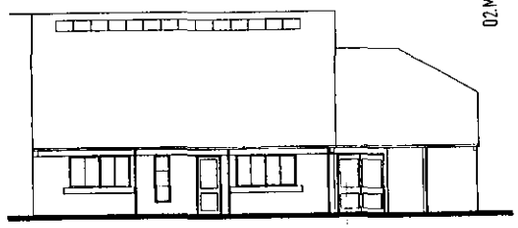

Proposed Elevation on View 'C' (part)



Existing Elevation on View 'A' (part)



Existing Elevation on View 'B'



Existing Elevation on View 'C' (part)

02.MAY2000 14:23

0 10m 20m 30m

M.Sertorio /RICS MBEng
HEAD OF PROPERTY SERVICES
P.O. Box 151,
Civic Offices,
Shute End,
Wokingham
Berks, RG41 1WH

**The Anthony Smith Partnership**
Construction Consultants
Castlefield House
113 Castle Hill
Reading
Berkshire
RG1 7SY
Telephone 0118 939 1195
Fax 0118 960 4170

Client: Wokingham District Council
Support Services Department
Property Services, Shute End
Wokingham, Berks. RG41 1WH

Project: Woodley C. of E. Primary School
Hurricane Way, Woodley.
Reading RG5

Drawing: Proposed Extension

Drawn by: SJW

Date: 3.4.2000

Scale: 1:100

Dwg.No. 2812/01 D

Cad Ref. C:\My Documents\AutoCad

| Revision Number | Revisions | Revision Date |
|---|---|---|
| A | First issue | 3.4.2000 |
| B | Second issue | 6.4.2000 |
| C | Dimensions added | 13.4.2000 |
| D | Planning issue | 28.4.2000 |
| E | | |
| F | | |

**Received by Wokingham District Council**

# Application No: F/2000/1423

**Proposal:**
Proposed single storey extension to form additional classroom

**Location:**
Woodley C Of E Primary School, Hurricane Way, Woodley, 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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/06/2000. 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 Planning and Transportation**

**18 May 2000**

# WOKINGHAM D.C. DEVELOPMENT CONTROL

| | |
|---|---|
| Start date: | 02 MAY 2000 |
| Officer: EAC | Application No. F/2000/1423 |

Map No. 42 Site 1:10

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) Proposed Single Storey Extension to form additional classroom.

Location: Woodley C.E Primary School Hurricane Way

Parish: Woodley Ward: Loddon

18.5.2000

Applicant: Wokingham District Council Property Dept.

Fee Received 380.00 Required ..... Additional ..... Refund .....

Transfer from YE 154 8090

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 : 18.5.2000 Parish Council Informed - YES / NO

### INTERNAL CONSULTATIONS

| | |
|---|---|
| Building Control | NF: ..... |
| Landscape | NK: ..... |
| Trees | NK: ..... |
| Conservation Officer | NK: ..... |
| Environmental Health | NA: ..... 250m Landfill Site Consultation |
| 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:**

.....

.....

No pre-apps

**NEIGHBOURS:**

S/N + Woodley C of E Primary School, Hurricane Way

28, 33 Hurricane Way

28, 2 - 12 (even), 26 Lysander Close



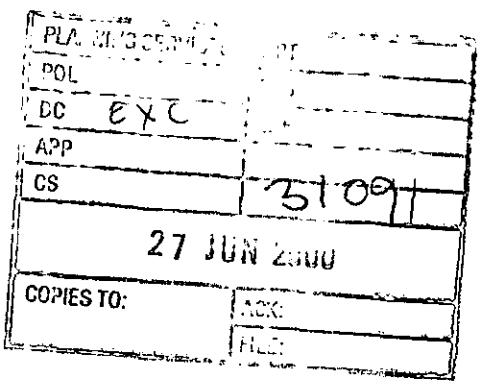

# Woodley CE (Controlled) Primary School

Hurricane Way Woodley Berkshire RG5 4UX
Telephone: 0118 969 3246
Fax: 0118 969 6375

Headteacher:
Mr R F Theobald MA(Ed) BEd Adv Dip Ed


26th June 2000

Ms E Circuit
Planning & Transport Department
Wokingham District Council
Shute End
WOKINGHAM RG40 1WN




Dear Ms Circuit

The School encourages walking to school, through reminders in Newsletters to parents and requests to new parents to walk to school rather than use cars. The School promotes measures to discourage car use, and is interested in ventures like 'Safer Routes to School', for future consideration.

Yours sincerely

R F Theobald

**R F Theobald**
**Headteacher**

Miss K Ledger
6 Lysander Close
Woodley
Reading
RG5 4ND

26 June 2000

Your Ref: Emy Circuit

Dear Sir/Madam

**Application Number:** F/2000/1423
**Site Address:** Woodley C of E Primary School, Hurricane Way, Woodley, Reading.
**Proposal:** Single storey extension to form additional classroom.

I refer to your letter of 18 May 2000 and I am sorry for the delay in replying.

I telephoned your office today and spoke to Emy Circuit who advised that any objection to this proposal must be with you by 28 June 2000.

I have been to see the Plans for this extension today at Woodley Library. I have also been to the school to see exactly where the extension is in relation to my back fence.

Having taken notes of the measurements, I **object** to this extension as it is only approximately 35 metres away from my house. As there are four windows at the front and two at the side and the building is approximately 16 foot high, this will be an invasion of my privacy, not to mention an eyesore. Also as the pathway will run around the new extension, this will bring the noise nearer to my property.

| PLANNING SERVICES | HPT |
|---|---|
| POL | TLS |
| DC | TP |
| APP | |
| CS | |
| | |
| | IN 2000 |
| COPIES TO: | ACK: |
| | FILE: |

I have also discussed this matter with my neighbour at 4 Lysander Close, who I understand has already objected. I have also spoken with Mr and Mrs Barker at 8 Lysander Close and they also strongly object to this proposal.

We do not see why the extension cannot be made at the other end of the building going out towards the playing field. There is much more space at that end and will not infringe on the neighbouring area.

Please can you confirm receipt of this fax by calling me today on 0118 9539537.

Thank you for your help in this matter.

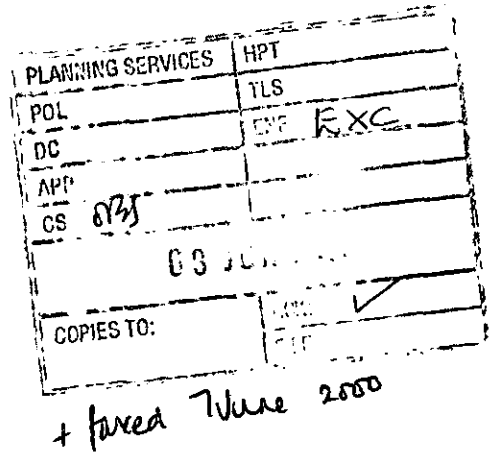
Yours faithfully

Miss K Ledger Mr D Barker Mrs V Barker

BY POST & FAX (No. 0118 974 6484)

4 Lysander Close
Woodley
Reading
RG5 4ND

6 June 2000




Mr J Mitchell
Development Control Manager
Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
RG40 1WR

Dear Sir

**Application No. F/2000/1423**
**Single Storey Extension - Woodley C of E Primary School**

After seeing the plans for the above construction and speaking to Emy Circuit to gain further information I would like to register my objection to this construction. It seems that my property is the one to be most affected by this extension.

As I see it the construction will bring the building 11 metres nearer to my property, will be 5 metres in height and access to and from the school will be via a pathway passing within a few feet of my bottom fence.

My back garden is approximately 10 metres in length so to have a construction which will be more than double the height of my bottom fence built so near will give a very overbearing and daunting outlook from both my garden and house, creating a feeling of being hemmed in.

I am also very concerned that there will be extra noise both from the new classroom and the adults and children using the new pathway passing within a few feet of my back fence. I feel that the peace and harmony I currently enjoy in my garden will be jeopardised if this construction goes ahead.

I look forward to a response in due course.

Yours faithfully

J M. Edwards

**J.M. Edwards (Mrs)**

# WOKINGHAM DISTRICT COUNCIL

## MEMORANDUM

From: Joanne Ellis, Environmental Health

To: Emy Circuit, Planning

My Ref: JPE/LW

Your Ref: F/2000/1423

Date: 26 May, 2000

---

**PROPOSED SINGLE STOREY EXTENSION TO FORM ADDITIONAL CLASSROOM**

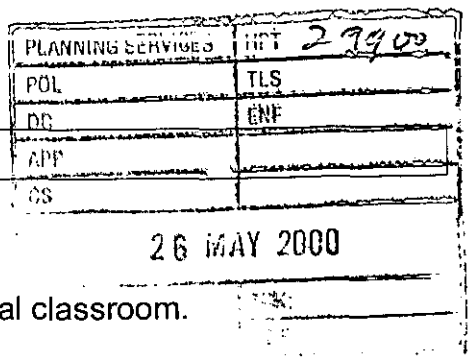
**LOCATION: WOODLEY PRIMARY SCHOOL, HURRICANE WAY, WOODLEY**

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

Joanne Ellis

FROM: Emy Circuit

DATE: 18 May 2000




# WOODLEY TOWN CONSULTATION SHEET

**Application Number:** F/2000/1423

**Proposal:** Proposed single storey extension to form additional classroom.

**Site Address:** Woodley C Of E Primary School, Hurricane Way, Woodley, Reading.

**Applicant:** Wokingham District Council Property Dept. C/O The Anthony Smith Partnership.

Your observations are required in respect of this application **by 11/06/2000** .

---

Members expressed concern:

- at the lack of foresight by the Education Authority in the initial planning stages, which had necessitated this extension
- that the extension was taking up an area of valuable open space

SIGNED: _____ DATE: 24.5.00

Clerk To Woodley Parish/Town Council.

**Emy Circuit**
**From:** Helen Rowlay
**Sent:** 22 May 2000 13:28
**To:** Emy Circuit
**Subject:** F/2000/1423

Emy,

The proposed single class extension to Woodley Primary School is supported by the Education Department. The funding for the extension has been provided by the DfEE under the KS1 initiative. The funding has been provided to ensure the school can continue to maintain infant class sizes of 30 pupils or less in line with Government legislation. The funding for the classroom must be spent within this financial year. It is important that planning permission is granted asap to ensure that the project can be completed by March.

The project will also allow the school to convert a small, undersized room into an IT suite enabling pupils to gain access to IT facilities in line with curriculum developments.

As we haven't been copied into the final plans, would it be possible for you to send me a copy of the plans submitted by Property Services for our records.

If you have any queries, please let me know.

Helen X6156

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**

02 MAY 2000 1423

| | | |
|---|---|---|
| 1. | APPLICANT'S NAME | WOKINGHAM DISTRICT COUNCIL |
| | ADDRESS | SUPPORT SERVICES DEPARTMENT |
| | | PROPERTY SERVICES, SHUTE END, WOKINGHAM, |
| | POST CODE | RG40 1WH PHONE 0118 974 6729 |
| 2. If the applicant has an agent, all correspondence will be sent to the agent | AGENT'S NAME | THE ANTHONY SMITH PARTNERSHIP |
| | ADDRESS | CASTLEFIELD HOUSE, 113 CASTLE HILL, |
| | | READING, BERKSHIRE |
| | POST CODE | RG1 7SY PHONE 0118 939 1195 |
| 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 | WOODLEY C of E PRIMARY SCHOOL HURRICANE WAY, WOODLEY, BERKS RG5 4UX |
| 4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used. | | SINGLE STOREY EXTENSION TO FORM ~~FIRST~~ ADDITIONAL CLASSROOM |
| 5. Give the area in hectares or part of a hectare | AREA OF SITE | 1.3 HECTARES |
| 6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee | OWNERSHIP | OWNER |
| 7. List all the plans and drawings submitted with the application | PLANS/DRAWINGS | 2812/01D & 2812/02A |

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.

EDUCATION

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.

ALL EXTERNAL MATERIALS TO MATCH EXISTING

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

EXISTING ENCLOSURE SYSTEM TO REMAIN UNAFFECTED

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO NEW SOAKAWAY

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

1 No. VEHICULAR ENTRANCE & 2 No. PEDESTRIAN ENTRANCES - ALL TO REMAIN UNAFFECTED

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

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

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

*STATE No. OF HABITABLE ROOMS

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

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

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

PLEASE CHARGE W.D.C. COST CODE YE 154 8090

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 28TH APRIL 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 | | | | |
| D2 | ASSEMBLY AND LEISURE | | | | |
| OTHER | Please Specify EDUCATION | 1112 | — | 86 | — |
| OTHER | Please Specify | | | | |
| | TOTAL | 1112 | 0 | 86 | 0 |

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

[redacted]. WHAT PROVISION IS BEING MADE FOR PARKING?

| | Cars | Lorries |
|---|---|---|
| Existing | 28 | 0 |
| Proposed | 0 | 0 |

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.

EDUCATION

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

EXISTING OCCUPIER REMAINS

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 |
|---|---|---|---|
| | | | |

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

NO

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

1769d

# YOUR PLANNING APPLICATION

## WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

## WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

## WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

## HOW LONG WILL IT TAKE ?

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

## WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

## WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

1789/a

# SECTION 66 CERTIFICATE

Application No. 02.MAY2000* 1423

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

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

**OR**

+ See Note (a) to Certificate A

**OR**

(b) Insert description of steps taken.

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

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

## CERTIFICATE A

I certify that:

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

## CERTIFICATE B

I certify that:

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

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

## CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  on (d) .....

1789/b

## CERTIFICATE D

I certify that

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

**OR**

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

## ALL APPLICANTS MUST COMPLETE THIS SECTION

### 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 . . 28TH APRIL 2000 . . . . . .

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

02.MAY2000* 1423

# Woodley Cof E Primary School – Woodley Airfield

1764

ADDRESS Hurricane Way PARISH Woodley

PLOT No. 08308 ORD. SHEET No.

BUILDER

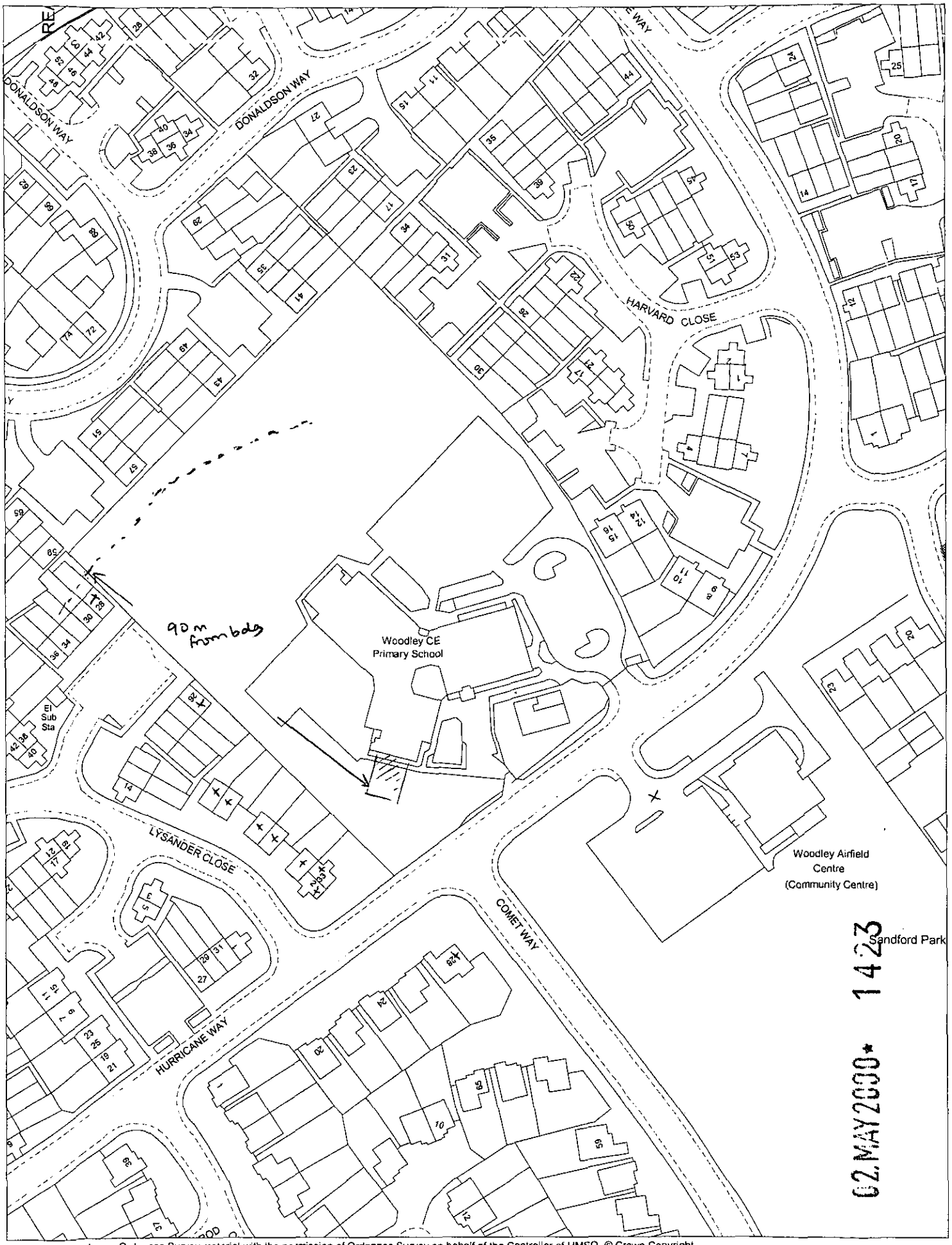
| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 25955 | BCC | PRIMARY SCHOOL & CARETAKERS BUNGALOW ETC | | |
| BRA4635 | " | " | 31.3.88 | APP |
| 33462 | " | PTA BUILDING | 25.8.89 | CLA |
| BRA7663 | PTA | MULTI PURPOSE " | 11.4.94 | APP |
| 40133 | BCC | TEMP CLASSROOMS (2) | 11.2.93 | 31.1.98 |
| 40915 | " | REAR FENCE | 22.7.93 | CLA |
| 44515 | MEADOWSIDE | 2 GAZEBOS FOR USE AS SUN & MELTERS | 12.7.95 | CLA |
| 95/60604/F | | | | |
| | | | | |
| | | | | |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

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Development Control Section, Environmental Services, Wokingham District Council.

11 May 2000

Scale: 1 : 1250

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