APPLICATION NO:
F/2001/5204

LOCATION:
The Forest Comprehensive School Robinhood Lane, Winnersh Wokingham.

APPLICANT:
W D C Property Services C/O Donaldson & Associates Ltd

PROPOSAL:
Proposed two storey extension to school to create 4 new classrooms.

EARLIEST DATE FOR DECISION: **08/12/2001**

APPLICATION WILL HAVE EXPIRED ON: 26/12/2001

CASE OFFICER: ~~Emy Circuit~~

APPROVED

313

02

RAILEX
Marbleboard

EASIFILE EP7

(EC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

W D C Property Services
C/O Donaldson & Associates Ltd
Oakwood House
212A Bassett Green Road
Bassett
Southampton
SO16 3NF

Application Number: F/2001/5204

Parish:	**WINNERSH**
Location:	**The Forest Comprehensive School, Robinhood Lane, Winnersh, Wokingham.**
Proposal:	**Proposed two storey extension to school to create 4 new classrooms.**

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

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to resemble in size, colour, texture and profile those of the existing building, or such other materials as have been approved in writing by the Local Planning Authority.

Condition
3. The second phase of the development (i.e. the 3rd and 4th classrooms hereby approved) shall not commence until such time as the school has implemented a 'safe routes to school strategy' and have a school travel plan in place.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. The second phase of development will result in additional pupil numbers so, in order to avoid additional traffic generation, these measures need to be implemented in advance of that stage of the approved development.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies OS1 and EN1.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS1, WOS2, WBE1 and WIH16.

Informative
2. If great crested newts are encountered at any point during development then all works must stop immediately and local English Nature Office and Wokingham District Council must be informed.

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

Notice checked by: _____

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

Tel. 0118 974 6451 (Direct Line)
E-mail: Elaine.Vashi@wokingham.gov.uk
Date. 24 May, 2002
My ref. BC/DC/2001/5204

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

Property Services
c/o Donaldson and Associates
Oakwood House
212A Bassett Green Road
Bassett
SO16 3NF

Dear Sirs

PLANNING PERMISSION 2001/5204
SITE: THE FOREST COMPREHENSIVE SCHOOL, ROBINHOOD LANE, WINNERSH

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 2001/5204 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	5204 EV
BUILDING CONTROL NUMBER.	FP 2002/3022 Central
APPLICANT/AGENT	Donaldson + Associates
ADDRESS OF SITE	The Forest School Robin Hood Lane WINNERSH
DESCRIPTION OF PROPOSED WORK	2 storey. 4 classroom ext + associated works

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓ WDC/B/117
ELEVATIONS	QN1339/1/004	QN1339/1/002a
FLOOR PLANS ground	QN1339/1/003 and fcs/CD/128 fcs/CD/131	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	30/1/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	19/4/02	

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	

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

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

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

5. **Conclusion** – The proposed development is in keeping with the existing building and the surrounding area and will not, therefore, have a detrimental impact on either the adjacent properties or the street scene.

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

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

2. All new works and works of making good to the retained fabric of shall be finished to resemble in size, colour, texture and profile those of the existing building, or such other materials as have been approved in writing by the Local Planning Authority.

3. The second phase of the development (i.e. the 3rd and 4th classrooms hereby approved) shall not commence until such time as the school has implemented a 'safe routes to school strategy' and have a school travel plan in place.

Reasons

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

2. To ensure a satisfactory external appearance.

3. The second phase of development will result in additional pupil numbers so, in order to avoid additional traffic generation, these measures need to be implemented in advance of that stage of the approved development.

Informative

1. You are advised, in compliance with *The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000,* that the following policies and/or proposals in the development plan are relevant to this decision:

   Policies OS1 and EN1 of the Berkshire Structure Plan
   WOS1, WOS2 ,WBE1, WIH16 of the Wokingham District Local Plan
   LBE1and LBE2 of the Loddon Area Local Plan

2. If great crested newts are encountered at any point during development then all works must stop immediately & local English Nature Office & Wokingham District Council must be informed.

Elaine Vashi

BACKGROUND

3. **Consultations** –
   - ***Highways Officer*** – no objection subject to condition
   - ***Winnersh Parish Council*** – 'no comment'
   - ***Neighbours*** –no response
   - ***Environmental Health*** – no objections
   - ***Countryside Officer*** – no objection subject to informative regarding great crested newts

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

   A. Impact on the street scene/character of the area: (BSP Policies EN1 and OS1, LALP Policy LBE1 and WDLP Policies, WOS2, WOS3 and WBE1).
   B. Impact on neighbouring properties: (BSP Policies EN1 and OS1, LALP Policy LBE1 and WDLP Policies WOS2, WOS3, WBE1 and WSH9).
   C. Impact upon highway safety (BSP Policy T7, LALP Policies LT5 and LT6 and WDLP Policy WT6 and WT7).
   D. Flooding Issues (Berkshire Structure Plan policies EN3, Loddon Area Local Plan policies LPS2 & 3, and Wokingham District Local Plan WIC16 and PPG25).
   E. Inspector's report on part 2 of the Wokingham District Local Plan

A. Impact upon the street scene/character of the area

The proposed extension would be a 2 storey flat roof extension projecting out approximately 7.5m from the side of the existing building and would be approximately 18.12m wide to match the existing. The extension is proposed to be located amongst existing school buildings so will not be within view from Robin Hood Lane to the east, and Kelburne Close to the north east. To the west of the site is the school playing fields, which back onto Arbor Lane, and to the south of the site is the railway line. Given this and the fact that the proposed extension is in keeping with the character of the surrounding buildings it is considered that there will be minimum impact upon the character of the area.

B. Impact upon neighbouring properties

Given the siting of the proposed two storey extension, amongst existing school buildings and the distance of the location from any neighbouring properties it is not considered that it would be overbearing or overlooking upon any residential dwellings.

C. Highways Issues

The first two additional classrooms will not result in an increase in traffic, as they will be used by existing children attending the school. On this basis the Highway Authority have no objection, however insist that prior to the second phase of the development commencing (i.e. 3rd and 4th classrooms), the school must have implemented a safe routes to school strategy and have a school travel plan in place, to coincide with the proposed increase in pupil numbers.

Development Control Ref No:	Received	Parish
F/2001/5204	31.10.01	Winnersh

Applicant: Wokingham District Council Property Department
Location: The Forest Comprehensive School, Robin Hood Lane, Winnersh
Proposal: Proposed two storey extension to form 4 classrooms

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: ELAINE VASHI

SUMMARY:

Planning History – The site is located on the west side of Robin Hood Lane, within the identified settlement of Winnersh. Planning permission for the school was originally granted in 1955 and since this time there have been many schemes to extend the school and its facilities.

Proposal – The application is for a two storey side extension to an existing school building, to create 4 additional classrooms. The proposed extension would project out approximately 7.5m from the side of the existing building and will be approximately 18.12m to match the existing building. The proposed extension would be approximately 7.5m high, also to match the existing. The scheme includes a stair well and wheel chair access on the side elevation to reach floor level as the building is slightly raised to allow for changes in the levels of the surrounding land. It is the intention of the school to phase the construction of the development, with the proposed two classrooms at ground floor level to be phase one. These two classrooms are required to accommodate existing pupils. However, it is anticipated that phase two (2 classrooms at 1st floor level) will be required within the next couple of years to enable the school to meet a rising demand in the area. Phase 2 will allow the school to admit additional 40-60 pupils, across the 7year groups.

RECOMMENDATION:

GRANT - planning permission subject to conditions

Background Papers

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

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

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations, which has or is about to take place, will also be reported.

WORK SHEET FOR : Emy Circuit

Application Number : F/2001/5204

Applicant : W D C Property Services C/O Donaldson & Associates Ltd.

Location : The Forest Comprehensive School, Robinhood Lane, Winnersh, Wokingham.

Proposal : Proposed two storey extension to school to create 4 new classrooms.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 31/10/2001

Earliest Date for Decision : 08/12/2001

Latest Consultation Date/Site Notice Expiry Date : 08/12/2001

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

Consultation Responses :

EDUCATION : support app - required to help school meet curriculum requirements & also due to pressure for places from housing demand - SEE COMMENTS ON FILE.

BIODIVERSITY : recommends informative re. Great Crested Newts.

HIGHWAYS : have concerns - see comments add. info required.

Planning Issues :

IMPACT UPON NEIGHB. DWELLINGS.
IMPACT UPON CHAR. OF AREA.
IMPACT UPON HIGHWAY SAFETY.

Application Number: F/2001/5204

Appraisal :

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

Application Number F/2001/5204
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: The Forest Comprehensive School Robinhood Lane Winnersh Wokingham.

APPLICATION NUMBER: F/2001/5204

OFFICER: Emy Circuit

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Emy Circuit

From: Helen Rowlay
Sent: 22 November 2001 17:56
To: Emy Circuit
Subject: F/2001/5204 - Forest School

Emy,

With reference to the above planning application I can confirm that this is supported by the Education PLanning Team. The plans have been developed through discussions between the LEA and school.

Two additional classrooms are needed to ensure the school can meet curriculum requirements whist ensuring the school has sufficient accommodation for the existing number of pupils at the school. The funding for these classrooms has been approved by Education Committee earlier this financial year.

Details regarding additional teachers for this extension can be obtained direct from the school c/o Keith Quine. The first two classrooms need to start on site by the end of the financial year.

It is expected that the third and fourth classrooms will be required within the next couple of years to enable the school to meet a rising demand from housing development. The third and fourth classroom extension will allow the school to admit an additional 40 - 60 pupils to the school (across the 7 year groups). These extensions will proceed when sufficient funding has been secured from developers to fund the works.

If you need any further information please let me know.

Helen

☎ 0118 974 6379 (Direct Line)

Tuesday, 20 November 2001

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

Access Officer
Environmental Services Department
Building Control
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6379
Fax: (0118) 974 6385
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
Email: henry.knight@wokingham.gov.uk

Dear Sir/Madam,

Planning Application No: F/2001/5204

Address: The Forest Comprehensive, Robinhood Lane, Winnersh

The above planning application has been reviewed for the provision of access and facilities for disabled people.

The following two lists should be addressed in order to facilitate improved use of the proposed building adaptations by disabled people.

List A *(These are mandatory requirements under the Building Regulations where applicable)*

1. To ensure that stepped approach satisfies Part M2 requirements.

List B *(Recommendations for good practice in line with the Disability Discrimination Act, 1995 and BS8300)*

1. To consider the use of colour and tonal contrast of walls, floors, doors and door frames to improve visibility for all users.
2. To consider the design and location of door furniture with regard to reach and grip.
3. To ensure that the force required to open doors does not exceed 20 Newtons
4. To consider the inclusion of a lowered section of perimeter worktop suitable for use by wheelchair users.
5. To ensure that lighting levels and mode of provision are appropriate for the needs of all potential users and do not conflict with proposed building function.

The above list (B) is not meant as an exhaustive list of requirements needed to comply with the DDA but as an indication of some design aspects that should be considered.

Please note that compliance with Part-M does not remove all liabilities under the DDA 1995.

From October, 2004 service providers may have to make 'reasonable adjustments' in relation to those *'physical'* features of their premises that make it impossible or unreasonable difficult for disabled people to access a service. This may include removing, altering or providing reasonable means of avoiding physical features.

At present service providers are not required to make permanent alterations to the physical fabric of premises, fixtures, fittings or furnishings when providing auxiliary aids. However, the Act does not prevent service providers from taking these requirements into account at an earlier stage. Anticipating these requirements in existing building and maintenance schedules would be advisable in order to anticipate the 2004 requirements.

Should you wish to discuss any of the above issues please do not hesitate to contact me on (0118) 974 6379.

If you have any queries with regard to the Building Regulations please contact the area building control surveyor.

Yours faithfully,

Henry Knight
Access Officer

CC: **Emy Circuit - WDC Planning Dept.**

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 14 November 2001

Application Number: F/2001/5204

Proposal: Proposed two storey extension to school to create 4 new classrooms.

Parish: WINNERSH PARISH

Site Address:
The Forest Comprehensive School, Robinhood Lane, Winnersh, Wokingham.

Applicant:
W D C Property Services C/O Donaldson & Associates Ltd.

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

✓ **below as applicable;**

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

In view of the proposed future increase in pupil numbers the School should sign up to the 'Safer Routes to School' project to include a School travel plan.

R125

Signed: _____ **Print name:** AC 14/11/01

SNAXTON

22.1.02

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~18 OCT 2001~~ Valid 31 OCT 2001	Map No. 60 Site 522
Officer: EDC Application No. F/2001/5204	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☑ Sub Committee ☐ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED TWO STOREY EXTENSION TO SCHOOL TO CREATE 4 NEW CLASSROOMS.

Location: THE FOREST ~~ROAD~~ SCHOOL, ROBIN HOOD LANE

Parish: WINNERSH Ward: Winnersh 14.11.01 JB

Applicant: WOKINGHAM DISTRICT COUNCIL PROPERTY SERVICES

Fee Received 380.00 Transfer from 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			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate	No Certificate	✓	31/10
5	Elevation plans	Rear elevation?		
6	Floor plans	Floor plan on drawing no RN 1339/1/0029 is ok for ground floor, but should not show door for 1st floor	request sw	
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 : 14.11.013 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 .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education ✓ .....
Social Services .....
Highways ✓ .....
Disabled Access Officer ✓
Dinton Parishes, A Glencross re Newts

EXTERNAL CONSULTATIONS

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

Rail Track Southern Region ✓ .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

.....
.....
NO pre-apps. .....

NEIGHBOURS:

S/N + see map.
+ Sites inside red line

FOREST COMP.

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.

31.OCT.2001* 5204

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.

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

(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).

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . . . WOKINGHAM DISTRICT COUNCIL

Date . . . . . 17/10/01 . . . . . .

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

(1) THE FOREST GRAMMAR SCHOOL

ADDRESS ROBIN HOOD LANE PARISH WINNERSH

PLOT No. ORD. SHEET No. SU. 7870 60

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
48/55	Berkshire County Council	Caretakers Bungalow & Grammar School.	8.2.55	Information Only
60/56	"	Access	11.1.56	" "
S/15/60	Berks. Education Committee	Swimming Pool	9.11.60	N/A B.C.C. C/A
S/10/61	Berkshire County Council	Terrapin Classroom	12.7.61	N/A TP 31.12.
S/12/61	"	Additions & Extensions	12.7.61	N/A BC App
S/8/66	"	Computer Generator Housing etc.	1.7.66	App. App
S/23/70	Royal County of Berkshire	2 Holder Classrooms	26.8.70	N/A App
S/34/70	"	Expan/school - 6 fam entry	6.1.71	N/A C/A
PD/278/71	Mr J.B Hopgood	Garage at caretakers Bungalow	17.6.71	APP N/A
1193/73	B.C.C.	Temp Storage Bldg	23-8-73	N/A BCC App
1372/73	"	PLAYING FIELD AT ARBOR LANE	13.2.74	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(2) THE FOREST GRAMMAR SCHOOL.

ADDRESS ROBIN HOOD LANE PARISH WINNERSH

PLOT No. ORD. SHEET No. SU. 7870 (6

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
00182	B.C.C.	Storage hut.		
01005	"	EXTENSIONS		
01921	"	CHAIN LINK FENCE	6.2.75	N/A C/A
02366	"	3 Classrooms.	5.5.75	N/A C/A
06377	"	long classroom	1.7.77	N/A 30 BC
08756	B.C.C.	block, sports hall & community wing Ext. for dir drama & music	26.10.78	N/A C/A
08792	"	erect 2 new classrooms Resiting 2 classrooms	10.10.78	N/A C/A
BR 15527	Mr J F.F. Peavey	Portakabin as Tuckshop	8.9.80	App N/A
14164	" "	" "	25.9.80	N/A TP 31.10.
18923	BCC	DOME TO COVER SWIMMING POOL	28.6.83	N/A C/A
19673	"	TEMP CLASSROOM		TP.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

③ THE FOREST GRAMMAR SCHOOL

ADDRESS ROBIN HOOD LANE PARISH WINNERSH

PLOT No. ORD. SHEET No. SU. 7870 (60

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
21639		S/ST. TUCK SHOP	13.6.84	N/A C/A
28245		INFILL QUAD (EXT. TO DESIGN	7.9.84	C/A
		CLASSROOM)		
32070	DIR. OF EDUCATION	TEMP. CLASSROOM RENEWAL	24.2.89	D/A
BRA8051	FOREST SCHOOL	SWIMMING POOL ENCL.	18.10.89	APP
42148	BCC	RENEWAL UNITS A&B	16.3.94	28.2.
42840				
44012	BCC	REPL. CLASSROOM UNIT	25.4.95	C/A
95/60101/F		+ 1 TO FORM TRIPLE UNIT		
44380	FOREST SCHOOL	S/ST. EXTENSION	2.6.95	C/A
95/60469/F				
FP95/3506	"	FITNESS ROOM EXT.	18.5.95	C/APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - David Whitestone - Atts - 16/8/01 - (N)

DRAINAGE

091074

1933 ④ THE FOREST SCHOOL

ADDRESS ROBIN HOOD LANE PARISH WINNERSH

PLOT No. ORD. SHEET No. SU. 7870 (60

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
45253	MR P. WALDEN	O/L FR. ARBOR LANE	18.12.95	Re
95/61345/O		DET. BUNGALOW & GARAGE		
		FOR CARETAKER		
96/63265/O	"	"	13.3.96	Re
98/67664/F	H.M. & GOVERNORS	2/ST. EXT. TO TEACHING BLOCK	23.7.98	C/
FP99/8811	W.D.C.	2 SE Ext.	24.6.99	REF
FP99/8811/A	"	"	28.7.99	APP
99/70250/F	Property Srs. Dept.	Pitch roofs to replace flat roofs	14.10.99	C
99/70592/F	W.D.C.	S/St - Shower Room	25.11.99	C
FP/1999/0085		New pitch roof over flat roof	5.1.00	APP
F/2000/2195	The Forest School	S/St/S + porch	18.10.00	A
O/2000/3228	W.D.C. Property	Public Library Bldg.	28.2.01	A
	"			

MINISTRY DECISION 45253 - APPEAL DISMISSED - 1.5.96

SPECIAL ORDERS

1933

(5)

ADDRESS The Forest School PARISH Winnersh

PLOT No. ORD.SHEET No.

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Planni
TL/2001/3823						
TL/2001/3657		Faye Jenner	add of 2 600m dishes on mast on tower have playing field	8.5.01		C/
		replace 3 antennas & replace equip. cabin				

MINISTRY DECISION:

SPECIAL ORDERS:

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

31.OCT.2001 5204

1.	APPLICANT'S NAME	WOKINGHAM DISTRICT COUNCIL
CONTACT ED. KNOTT.	ADDRESS	THE BUILDINGS UNIT P.O BOX 151, SHUTE END
	POST CODE	RG40 1WH PHONE 0118 974 6738
If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	DONALDSON & ASSOCIATES LTD
	ADDRESS	OAKWOOD HOUSE, 212A BASSETT GREEN RD. BASSETT, SOUTHAMPTON
	POST CODE	SO16 3NF PHONE 02380 767733
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	THE FOREST SCHOOL, ROBIN HOOD LANE, WINNERSH, BERKSHIRE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		SCHOOL EXTENSION
5. Give the area in hectares or part of a hectare	AREA OF SITE	57,370
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	WDC/B/116, WDC/B/117, FCS/CA/101, QN1339/1/002A

8. DOES THE APPLICATION INVOLVE *ANY OF THE FOLLOWING ?*
Tick the boxes(x)

CHANGE OF USE	☐		REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐		ALTERATION or EXTENSION	☑

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	*State relevant application number* Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

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

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

SCHOOL

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

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

14. STATE EXTERNAL MATERIALS TO BE USED.

FACING BRICK TO MATCH EXISTING WITH PVCU FASCIA.

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

BY EXISTING BOUNDRY ELEMENTS

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING S.W. DRAINS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES

If no, please give details

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

ACCESS ARRANGEMENTS REMAIN AS EXISTING

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

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

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

* STATE No. OF HABITABLE ROOMS

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

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

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

WDC TRANSFER

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

SIGNED [signature] ON BEHALF OF WOKINGHAM D.C. BUILDING UNIT DATE 15/10/01

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS	26,370	0	143.189	
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	26,370		143.189	

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	N/A - EXISTING	
Proposed		

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

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

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

Existing Staff	Transferred Staff	New Staff	Total
15	0	0	15

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.
— NO

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officerresponsible 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.'

Received by Wokingham District Council

Application No: F/2001/5204

Proposal:
Proposed two storey extension to school to create 4 new classrooms.

Location:
The Forest Comprehensive School, Robinhood Lane, Winnersh, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5204 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/12/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

14 November 2001

Development Control Ref No:	Received	Parish
F/2001/5204	31.10.01	Winnersh

Applicant: Wokingham District Council Property Department
Location: The Forest Comprehensive School, Robin Hood Lane, Winnersh
Proposal: Proposed two storey extension to form 4 classrooms

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: ELAINE VASHI

SUMMARY:

Planning History – The site is located on the west side of Robin Hood Lane, within the identified settlement of Winnersh. Planning permission for the school was originally granted in 1955 and since this time there have been many schemes to extend the school and its facilities.

Proposal – The application is for a two storey side extension to an existing school building, to create 4 additional classrooms. The proposed extension would project out approximately 7.5m from the side of the existing building and will be approximately 18.12m to match the existing building. The proposed extension would be approximately 7.5m high, also to match the existing. The scheme includes a stair well and wheel chair access on the side elevation to reach floor level as the building is slightly raised to allow for changes in the levels of the surrounding land. It is the intention of the school to phase the construction of the development, with the proposed two classrooms at ground floor level to be phase one. These two classrooms are required to accommodate existing pupils. However, it is anticipated that phase two (2 classrooms at 1st floor level) will be required within the next couple of years to enable the school to meet a rising demand in the area. Phase 2 will allow the school to admit additional 40-60 pupils, across the 7year groups.

RECOMMENDATION:

GRANT - planning permission subject to conditions

Background Papers

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

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

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations, which has or is about to take place, will also be reported.

BACKGROUND

3. **Consultations** –
   - ***Highways Officer*** – no objection subject to condition
   - ***Winnersh Parish Council*** – 'no comment'
   - ***Neighbours*** –no response
   - ***Environmental Health*** – no objections
   - ***Countryside Officer*** – no objection subject to informative regarding great crested newts

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

   A. Impact on the street scene/character of the area: (BSP Policies EN1 and OS1, LALP Policy LBE1 and WDLP Policies, WOS2, WOS3 and WBE1).
   B. Impact on neighbouring properties: (BSP Policies EN1 and OS1, LALP Policy LBE1 and WDLP Policies WOS2, WOS3, WBE1 and WSH9).
   C. Impact upon highway safety (BSP Policy T7, LALP Policies LT5 and LT6 and WDLP Policy WT6 and WT7).
   D. Flooding Issues (Berkshire Structure Plan policies EN3, Loddon Area Local Plan policies LPS2 & 3, and Wokingham District Local Plan WIC16 and PPG25).
   E. Inspector's report on part 2 of the Wokingham District Local Plan

A. Impact upon the street scene/character of the area

The proposed extension would be a 2 storey flat roof extension projecting out approximately 7.5m from the side of the existing building and would be approximately 18.12m wide to match the existing. The extension is proposed to be located amongst existing school buildings so will not be within view from Robin Hood Lane to the east, and Kelburne Close to the north east. To the west of the site is the school playing fields, which back onto Arbor Lane, and to the south of the site is the railway line. Given this and the fact that the proposed extension is in keeping with the character of the surrounding buildings it is considered that there will be minimum impact upon the character of the area.

B. Impact upon neighbouring properties

Given the siting of the proposed two storey extension, amongst existing school buildings and the distance of the location from any neighbouring properties it is not considered that it would be overbearing or overlooking upon any residential dwellings.

C. Highways Issues

The first two additional classrooms will not result in an increase in traffic, as they will be used by existing children attending the school. On this basis the Highway Authority have no objection, however insist that prior to the second phase of the development commencing (i.e. 3rd and 4th classrooms), the school must have implemented a safe routes to school strategy and have a school travel plan in place, to coincide with the proposed increase in pupil numbers.

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

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

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

5. **Conclusion** – The proposed development is in keeping with the existing building and the surrounding area and will not, therefore, have a detrimental impact on either the adjacent properties or the street scene.

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

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

2. All new works and works of making good to the retained fabric of shall be finished to resemble in size, colour, texture and profile those of the existing building, or such other materials as have been approved in writing by the Local Planning Authority.

3. The second phase of the development (i.e. the 3rd and 4th classrooms hereby approved) shall not commence until such time as the school has implemented a 'safe routes to school strategy' and have a school travel plan in place.

Reasons

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

2. To ensure a satisfactory external appearance.

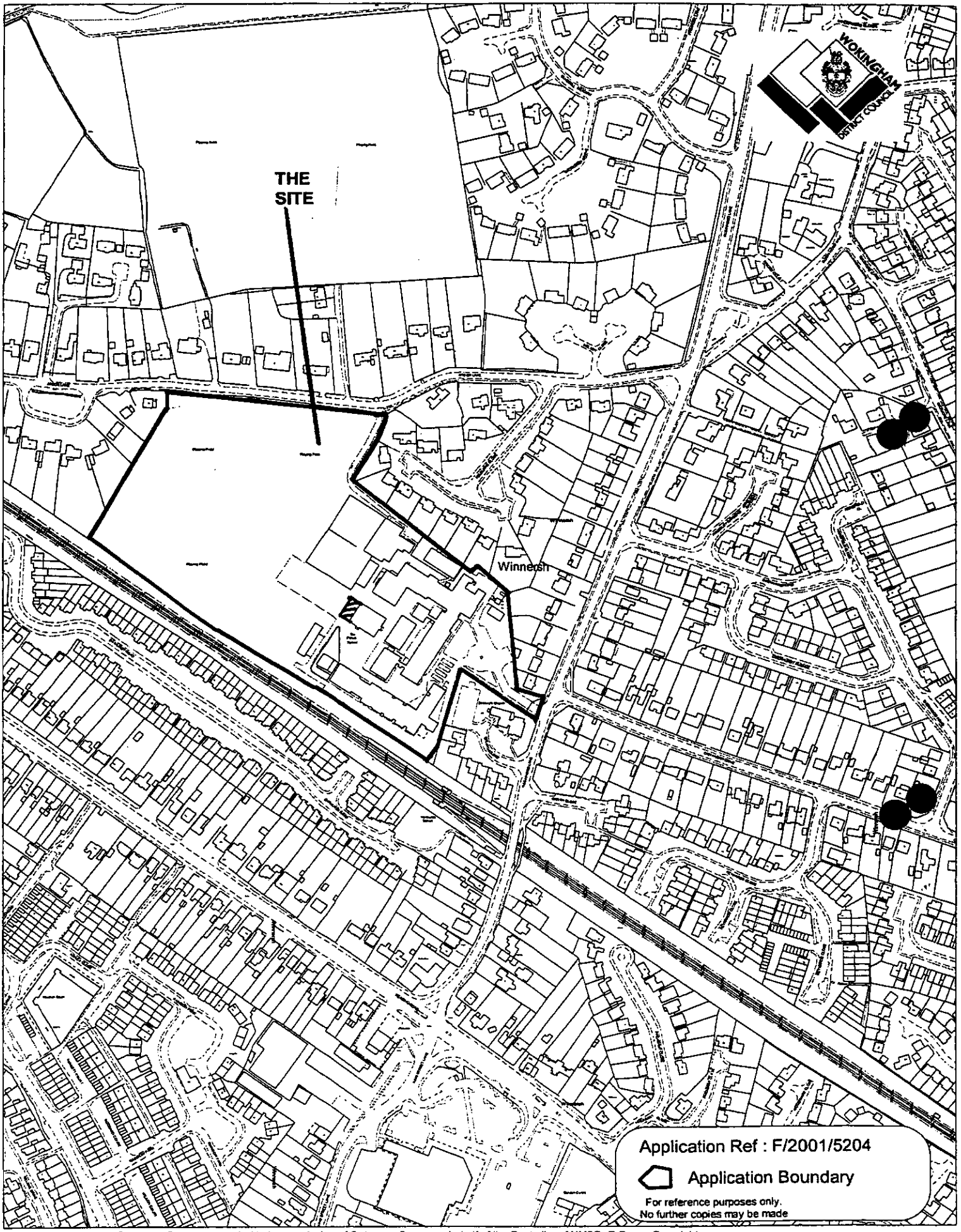
3. The second phase of development will result in additional pupil numbers so, in order to avoid additional traffic generation, these measures need to be implemented in advance of that stage of the approved development.

Informative

1. You are advised, in compliance with *The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000,* that the following policies and/or proposals in the development plan are relevant to this decision:

   Policies OS1 and EN1 of the Berkshire Structure Plan
   WOS1, WOS2 ,WBE1, WIH16 of the Wokingham District Local Plan
   LBE1and LBE2 of the Loddon Area Local Plan

Elaine Vashi



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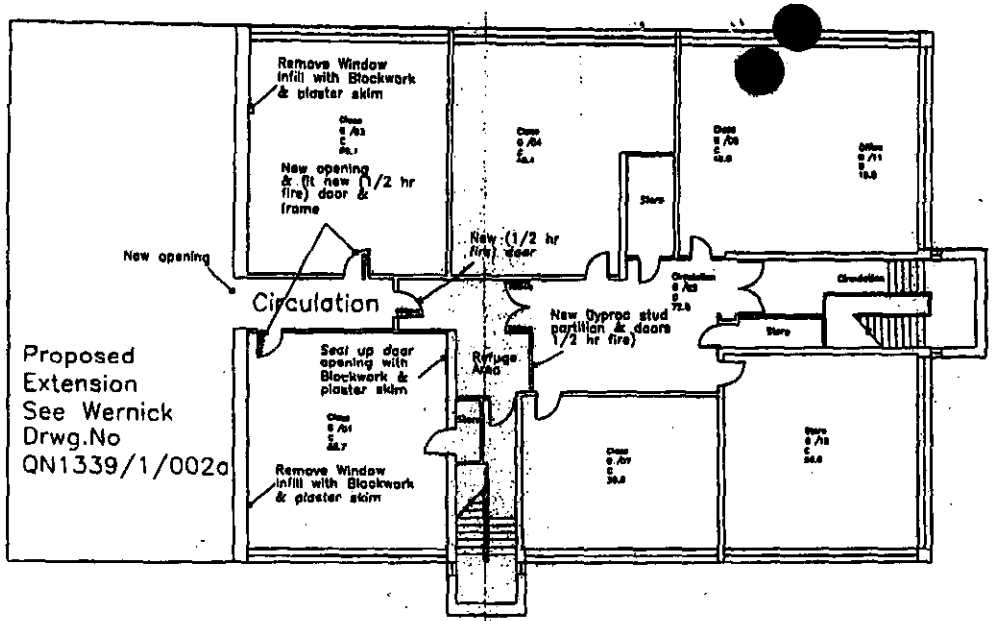
Development Control Section, Environmental Services, Wokingham District Council.

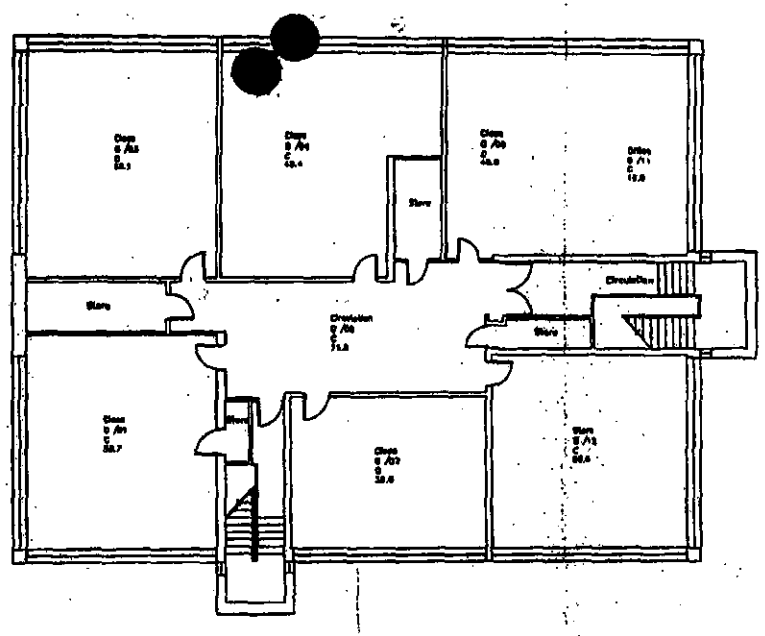
30th January 2002

Scale: 1 : 4000

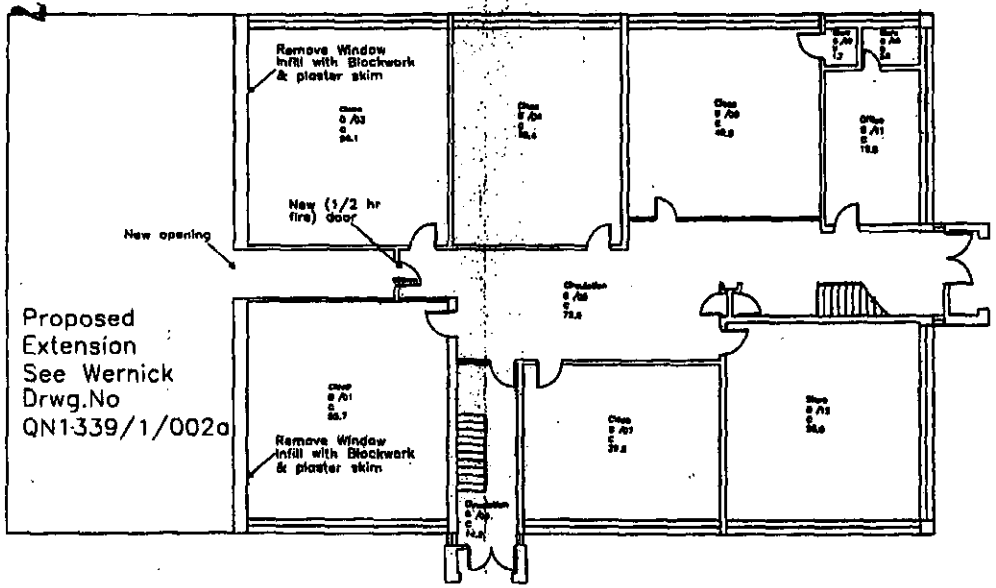
N
W E
S



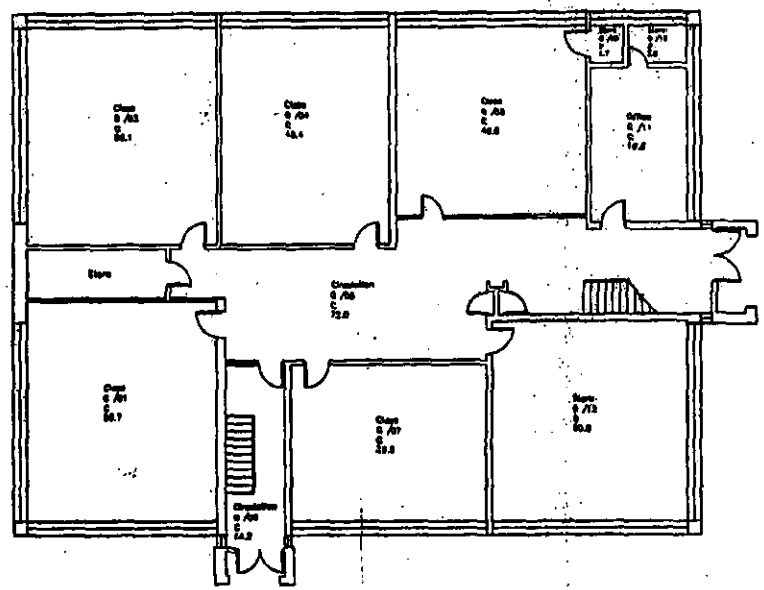
PROPOSED
1st Floor



EXISTING
1st Floor



PROPOSED
G/Floor



EXISTING
G/Floor

2257

Note:

1. Last m2 of hard play area is to be compensated for by providing same area elsewhere.
2. As all facilities are available on the ground floor – for a disabled access, any future disabled pupils attending school would not be disadvantaged.

Provision of a lift has not been included.

31.OCT.2001

Donaldson & Associates

Tel: 02380 787733 Fax: 02380 787744

Project
The Forest Comprehensive School
Robin Hood Lane
Winhersh

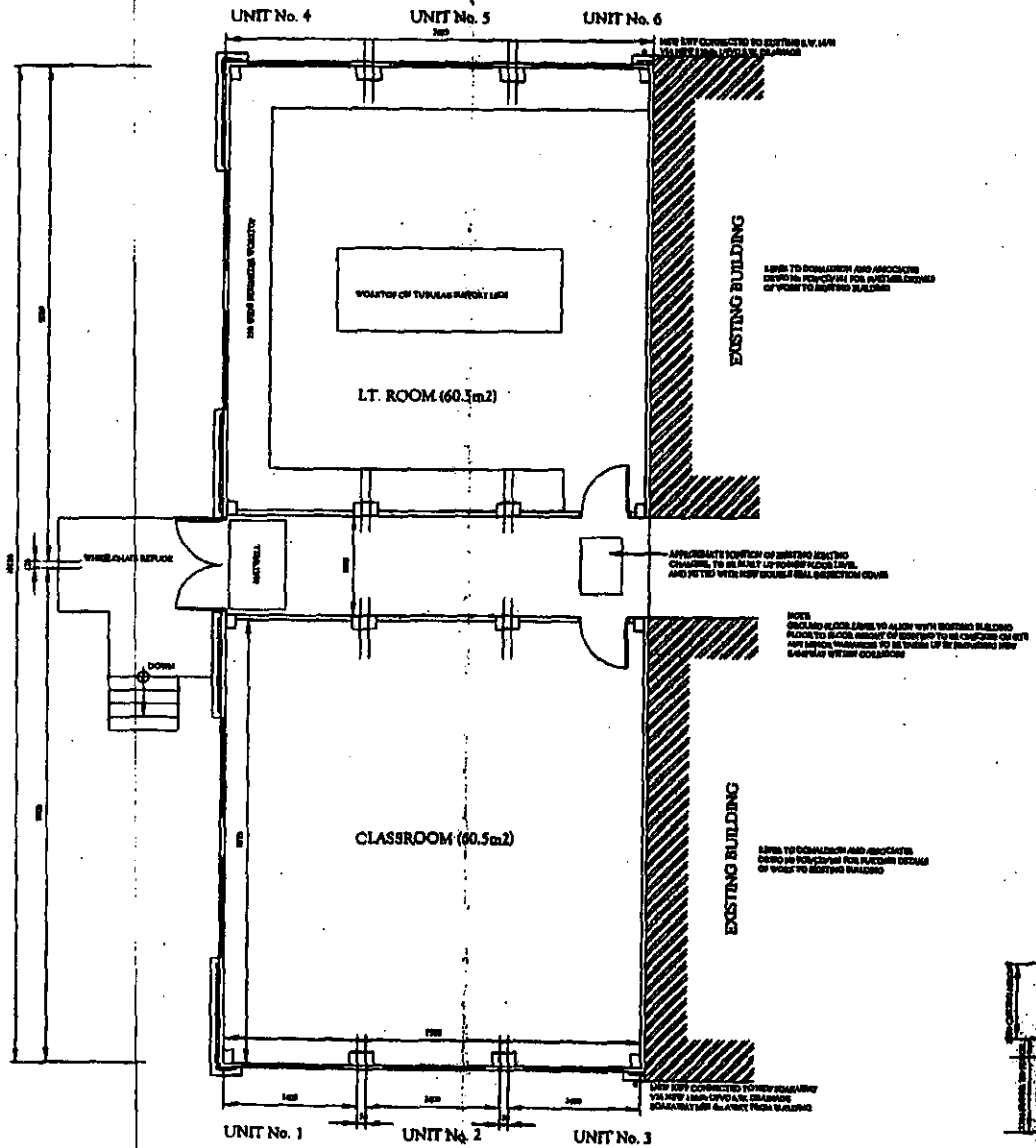
Drawing
Proposed 2 Storey Extension to form 4 No. New Classrooms (including 1 No. ICT)

Note: The works will be carried out in 2 Phases.

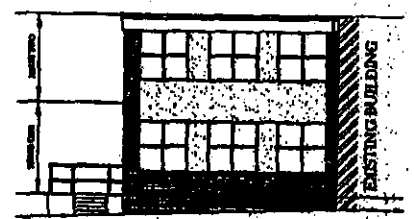
Planning Submission

Date: 08/10/01 Revn: 0
Drwn: AP Scale: 1:100
Drwg.No. FCS/CD/101

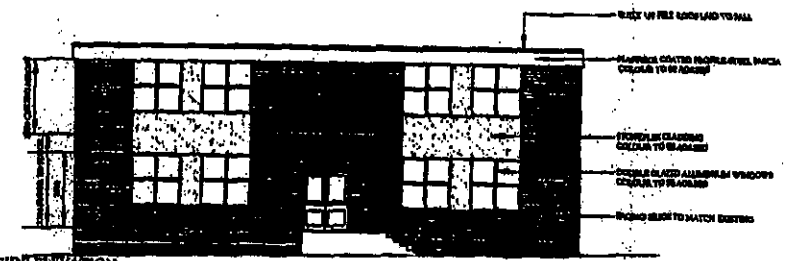
© 2001 Donaldson & Associates Ltd



PROPOSED GROUND/ FIRST FLOOR PLAN.



FRONT ELEVATION



SIDE ELEVATION

REVISIONS	DATE	INITIALS
A GROUND LEVELS AMENDED ON ELEVATIONS		

31.OCT.2001 52C

PRELIMINARY DRAWING NOT TO BE USED FOR CONSTRUCTION UNTIL "APPROVED FOR CONSTRUCTION" STAMP IS APPLIED

Wernick
TECHNICAL SERVICES DEPARTMENT
Nidum Works,Neath Abbey,Neath,
West Glamorgan, SA10 7DS.
Tel: 01792 321222
Fax: 01792 325251
E.Mail: technical@wernick.co.uk
www.wernick.co.uk

CLIENT: DONALDSON & ASSOCIATES

PROJECT TITLE: FOREST COMPREHENSIVE SCHOOL

DRAWING TITLE: GENERAL ARRANGEMENT PLAN. AND ELEVATIONS

DRAWN	CHECKED	USED
JRJ/DP		CAD 2
ORIGINAL SCALE		DATE
1:50/1:100		8/10/01
CONTRACT NO.		DRAWING NO.
		QN1339/1/002a

2238

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

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

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

PART I

174. MINUTES

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

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

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

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

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

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

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

175. APOLOGIES

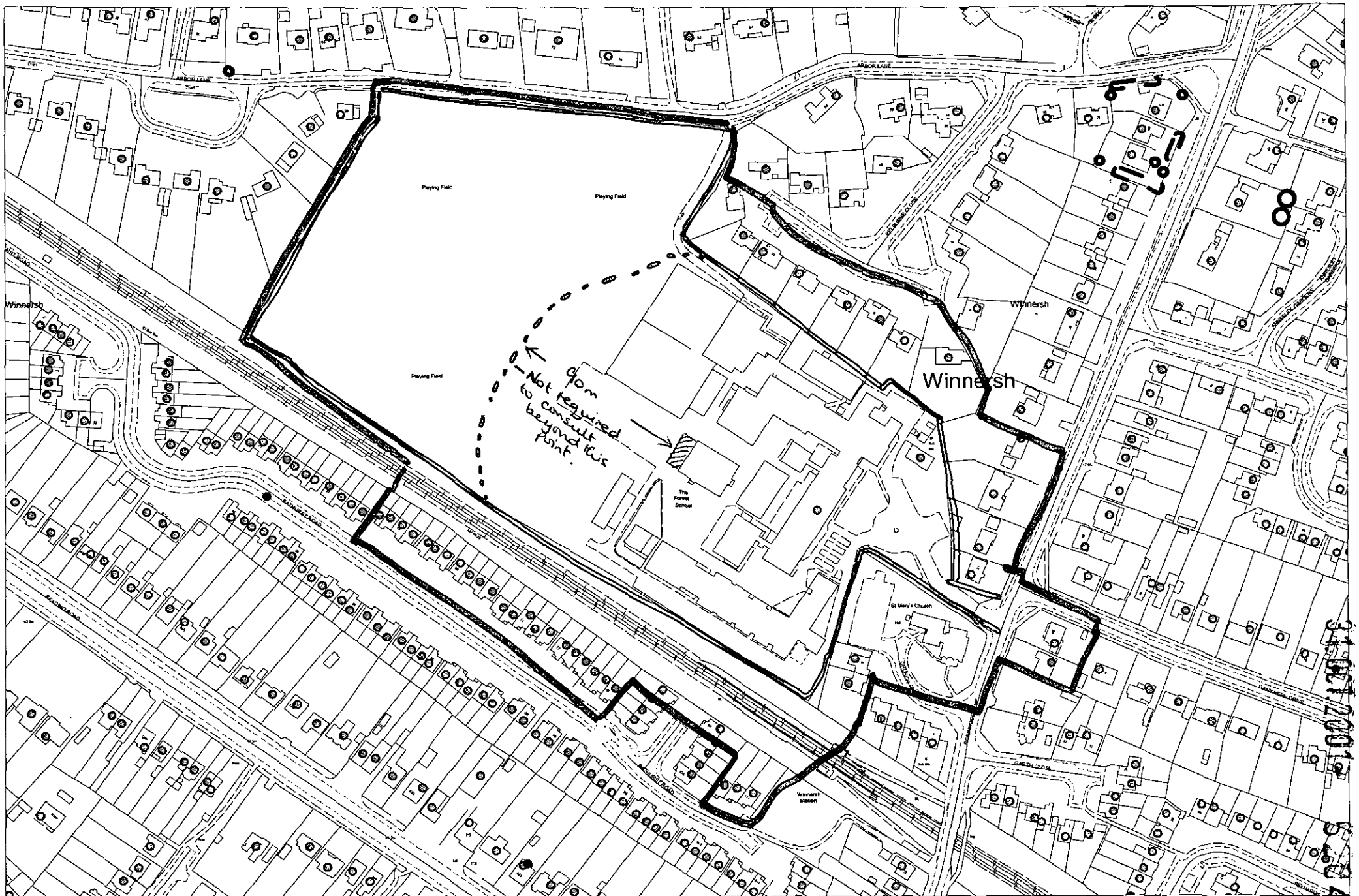
An Apology for absence was submitted from Mr. RH Cundy.

184. APPLICATION NO: 2001/5204, PROPOSED TWO STOREY EXTENSION TO FORM FOUR CLASSROOMS, THE FOREST COMPREHENSIVE SCHOOL ROBIN HOOD LANE WINNERSH, FOR: WOKINGHAM DISTRICT COUNCIL PROPERTY DEPARTMENT

At this point Mr. K.A Malvern declared an interest in the above application and took no part in its discussion and voting thereon.

Mrs. JA Lissaman took the Chair for the duration of the item.

RESOLVED: That Application No: 2001/5204 be approved subject to the conditions set out on Agenda pages 2254 to 2255.


Playing Field
Playing Field
Playing Field
Winnersh
Winnersh
Winnersh
Not required to consult beyond this point.
Fire Service
St Mary's Church
Winnersh Station
ARBOR LANE
ARBOR LANE
ELM ROAD
ELM RD
READING ROAD
READING ROAD
WINNERSH ROAD
OAKWOOD DRIVE
OAKWOOD DRIVE
OAKWOOD CLOSE
OAKWOOD CLOSE
OAKWOOD CLOS

31.OCT.2001 5204

APPROVED

478000

478100

170900

PROPOSED EXTENSION

The Forest School

478300

478100

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Donaldson & Associates

London Southampton

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

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

Project:
The Forest School
Robin Hood Lane
Winnersh
Berkshire

Drawing:
Proposed 2 Storey extension to form 4 No.Classrooms

Note: To be carried out in 2 phases

BLOCK PLAN

Date:	12/10/01	Revn:	0
Drwn:	AP	Scale:	1:500

Drwg.No. WDC/B/117

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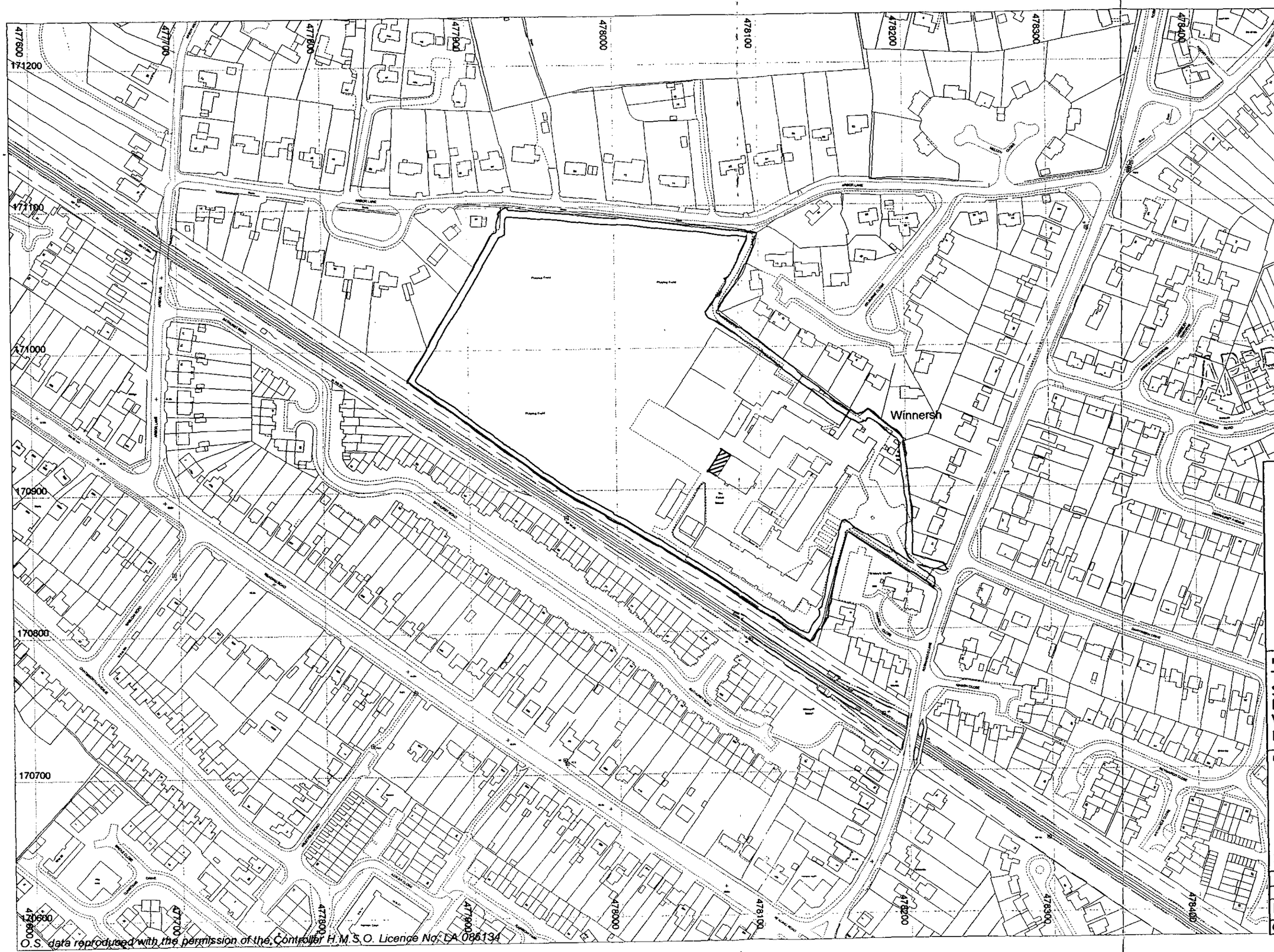
19/4/02



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31.OCT.2001 5404

Donaldson & Associates

London Southampton

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

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

Project:
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Site Location Plan

Date:	12/10/01	Revn:	0
Drwn:	AP	Scale:	~~1:300~~ 1:250

Drwg.No. WDC/B/116

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31 OCT 2001

5204

Donaldson
& Associates

London Southampton

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

Tel: 02380 767744
Fax: 02380 767744
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