

EX SYSTEMS LTD

APPLICATION NO:
F/2000/1615

LOCATION:
Waingels Copse School Denmark Avenue, Woodley Reading.

APPLICANT:
Property Services Department

PROPOSAL:
Proposed erection of portable double classroom.

EARLIEST DATE FOR DECISION: **03/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
02/08/2000

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Property Services Department
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1BN

Application Number: *F/2000/1615*

Parish: **WOODLEY**

Location: **Waingels Copse School, Denmark Avenue, Woodley, Reading.**

Proposal: **Proposed erection of portable double 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 building hereby permitted shall be removed and the land restored to its former condition on or before 31st July 2005.

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

Condition
3. This consent relates to the application as amended by and shall be carried out in accordance with revised drawing No. 230172-B and the Terrapin elevations submitted to the Local Planning Authority on 18/07/00.

Reason
1. *In the interests of the character and amenities of the locality.*

Reason
2. To ensure a satisfactory external appearance.

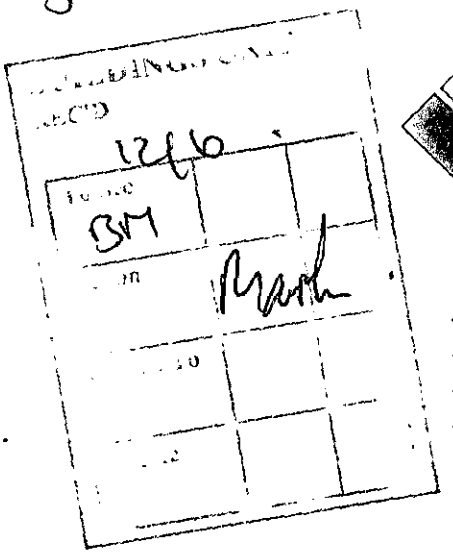
Reason

3. For the avoidance of doubt.

John Mitchell
Development Control Manager
Date: 19/07/2000

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.

please put one Site notice on Denmark Avenue and the other one on Waingels Rd.



WOKINGHAM DISTRICT COUNCIL

Shute End, Wokingham
Berkshire RG40 1BN
Tel: (0118) 974 6000

14/4/00 Planning Committee.

With Compliments

Tel. **(0118) 974 6479**

Date: 08 June 2000

Your Ref:

My Ref: **Emy Circuit - F/2000/1615**

Property Services Department

Wokingham District Council
Shute End
Wokingham
Berks
RG40 1BN

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

RECEIVED
12 JUN 2000
WOKINGHAM
PROPERTY SECTION

Dear Sir/Madam

Application Number: F/2000/1615

Site Address: Waingels Copse School, Denmark Avenue, Woodley, Reading.

Proposal: Proposed erection of portable double classroom..

Thank you for the above application, which has now been accepted along with the sum of £380 in fees.

We aim to determine with applications within 8 weeks, however it is not always possible to do so, particularly in the case of complex schemes, and those that require modification. If you have not received notification of the outcome of your application by **02/08/2000** you have the right to appeal to the Secretary of State for the Environment, Transport and the Regions. Appeals must be made within 6 months of this date, on a form, which is available from the Department of the Environment, Transport and the Regions.

If you have any queries concerning your application contact your case officer, **Emy Circuit,** on **(0118) 974 6479** quoting reference number **F/2000/1615.**

Please note that approval under Building Regulations may be required for the proposed development, for which a separate application must be made. To obtain advice on this matter, you may contact the Building Control Section of the District Council on 0118 974 6375.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 19 JULY 2000 FROM 7 00 PM TO 9.55 PM

Present: Mrs D.C. Beatty, Mr. M.J Bryant, 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 and Mr. A.J.Ross

64. CHAIRMAN

RESOLVED: That Mr. K.A Malvern be elected Chairman of the Committee for the 2000/2001 Municipal Year.

65. VICE-CHAIRMAN

RESOLVED: That Mrs J.A Lissaman be elected Vice-Chairman of the Committee for the 2000/2001 Municipal Year.

66. 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.

67. MINUTES

The Minutes of the meeting of the Committee held on 28 June 2000 were confirmed as a correct record and signed by the Chairman.

68. APOLOGIES FOR ABSENCE

Apologies for absence were received from Mr. S.J.Conway, Mr. R.F.N.Eke and Mr. B.J.S Patman.

87. APPLICATION NO 2000/1615, PROPOSED ERECTION OF PORTABLE DOUBLE CLASSROOM, WAINGELS COPSE SCHOOL, DENMARK AVENUE, WOODLEY, FOR PROPERTY SERVICES WOKINGHAM DISTRICT COUNCIL

(NOTE: Mr.T.P.Dredge declared an interest in the above application and left the room during consideration of the application).

The Committee considered a report on this application as set out on Agenda pages 721 to 727.

In explaining the report the Head of Planning and Transportation informed Members that condition 1 page 723 was incorrect and that the date for the removal of the proposed temporary classroom should read 31st July 2005.

RESOLVED: That Application No. 2000/1614 be approved for a period of five years subject to the conditions set out on Agenda page 723 and in accordance with the revised plans now submitted.

Application No. **Received** **Woodley**
F/20001615 **7 June 2000**

Applicant: **Property Services, Wokingham district Council**
Location : **Waingels Copse School, Denmark Avenue, Woodley**
Proposal : **Erection of portable double classroom**

1. **Planning History** – The school buildings are located within the Identified Settlement of Woodley, although the remainder of the site is designated as Countryside and Green Gap/Separation of Settlement. Outline permission for development of the site as a school was permitted in 1967, with reserve matters being submitted in 1969 and 1970. There have been numerous subsequent applications for additions and alterations to the school.

2. **Proposal** – The application is for full permission for a portable double classroom, which is required as part of a phased development programme to resolve a shortfall in accommodation at the school. It is estimated that the shortfall will be equivalent to 250 places in September 2000.

3. **Consultations** -
   - **Highway Authority** – *no objection*
   - **Environmental Health Officer** – *no objection*
   - **Woodley Town Council** – *concerned about the increasing number of non-permanent buildings on the school site and hope that temporary accommodation will be replaced with something more permanent as soon as possible.*
   - **Neighbours** – *Four letters of objection have been received. Issues raised are:*
     - *the application is incomplete because not all of the existing buildings are shown, public rights of way are not identified on the plans and it is an outline application with no reserve matters submitted*
     - *the siting of the relocated cycle stands should be considered as part of the application, and should not be located on existing parking spaces*
     - *there would be loss of privacy due to windows overlooking the rear of dwellings in Shipley Close*
     - *there would be disturbance throughout the day due to additional noise and activity from the class room*
     - *the planning department has a duty to ensure co-ordinated development and there should be a long-term strategy for the school rather than the site being developed on a piecemeal basis. Details should include future expansion, pupil numbers, traffic flows and parking.*
     - *the proposed classrooms should be located elsewhere on the site, further from residential areas, rather than between the existing school buildings and dwellings*
     - *the development will generate more traffic increasing existing overspill parking, congestion and damage to local roads and pavements*
     - *there are already a number of temporary buildings elsewhere on the site*

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

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

   B. The impact on the character of the 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),

   C. Comments made by Woodley Town Council

   D. Comments made by neighbours

A. The proposed location of the classroom building would be a minimum of 35 metres from the boundary with the dwellings in Shipley Close, which have gardens of at least 10 metres deep. At this distance the building would not be overbearing or cause a reduction in daylighting so the main considerations are loss of privacy and disturbance to residents. There is a 1.8 metre boundary fence and various trees and shrubs form additional screening, so it is not considered that a single-storey building would permit an unacceptable level of overlooking. In the context of existing activity on the site it is considered that there would be no materially detrimental increase in noise disturbance.

B. Potential views of the proposed building would be from the rear of dwellings in Shipley Close and Perth Close and from Waingels Road. The building would be at least 45 metres from the dwellings to the south-west and about 60 metres from the boundary with Waingels Road. The existing boundary hedge screens the site from Waingels Road and views of the school buildings are very fragmented, although they would be more visible during the winter. The proposed building would be seen against the backdrop of existing buildings, which would also partially screen it. It is proposed that the materials would match existing rollalong buildings on the site so, although the structure would not be prominent it would have a different character to the surrounding buildings.

C. The nature of the accommodation is a matter for the school and not a planning issue.

D. Although some of the existing buildings are omitted from some of the plans they are shown on the Ordnance Survey plan of the site and were apparent on the site visit. It is indicated, at Question 9 on the application form that the application is for full permission. If the application were for outline consent it would not be necessary to submit any details at this stage. There are no public Rights of Way across the site. It is understood from the applicant that the existing cycle stands exceed requirements and, therefore, nonew of the stands will need to be relocated. The Planning Authority must consider that application which has been submitted. The remaining issues have been covered in A and B above.

5. **Conclusion** – It is not considered that the proposed portable building, in this location would have significant impact on the amenities of neighbours or the

character of the area. However, due to the temporary nature of the building, it is not considered appropriate to grant permanent permission and a condition restricting the duration of the approval to five years is proposed.

6. **Recommendation** – GRANT planning permission for 5 years, subject to the following conditions:

CONDITIONS

1. The building hereby permitted shall be removed and the land restore to its former condition on or before **31** July 2000.

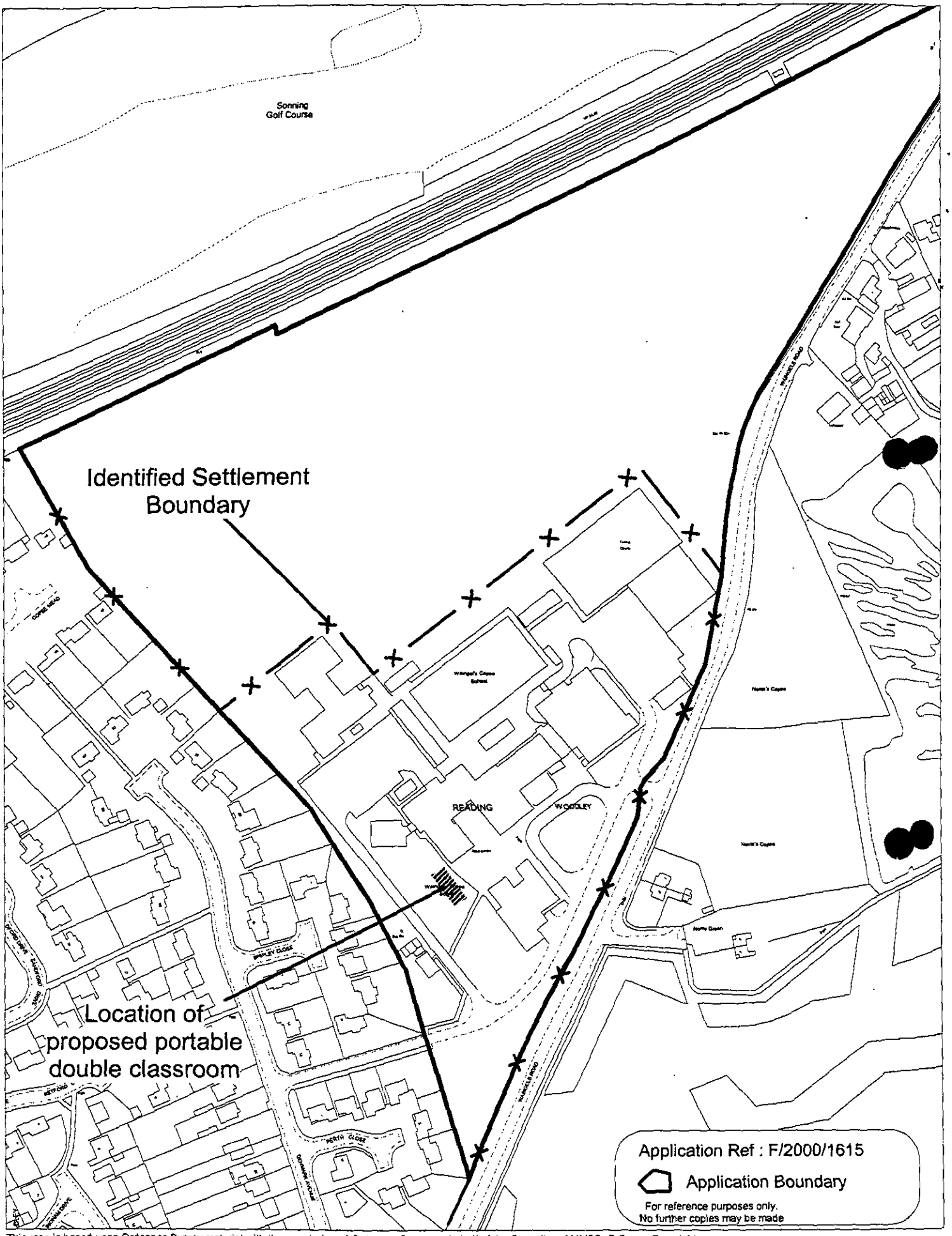
2. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing portable buildings on the site.

REASONS

1. In the interests of the character and amenities of the locality.

2. To ensure a satisfactory external appearance.

Emy Circuit



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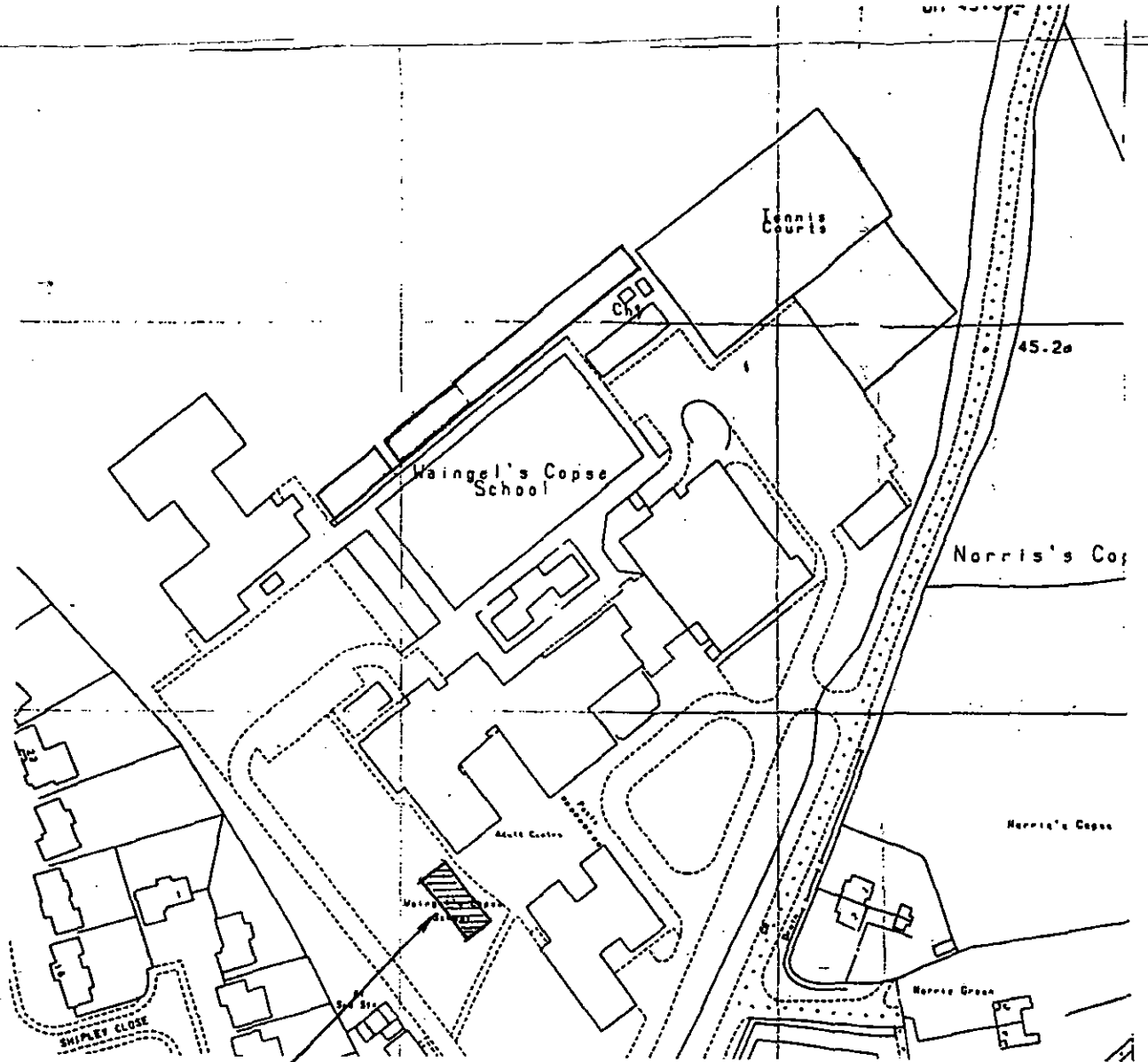
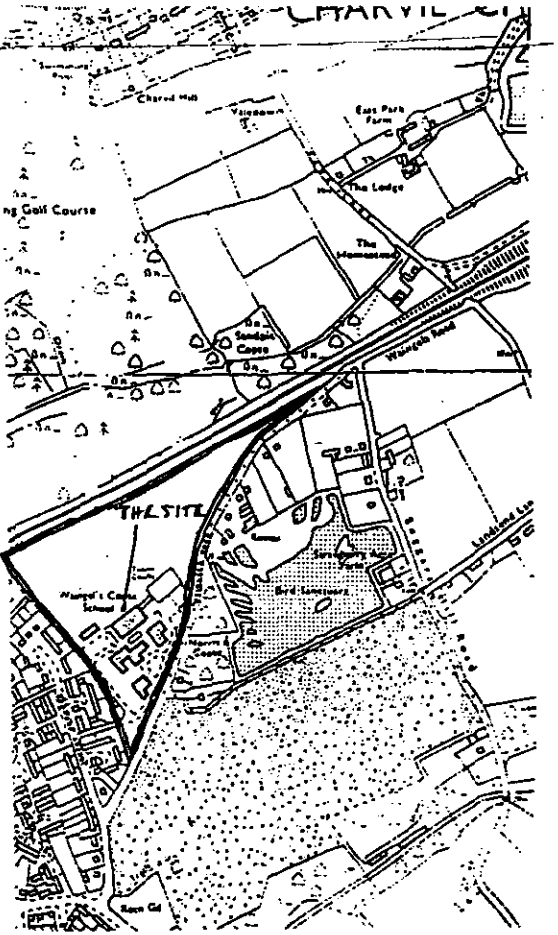
Development Control Section, Environmental Services, Wokingham District Council.
5 July 2000
Scale: 1 : 2500

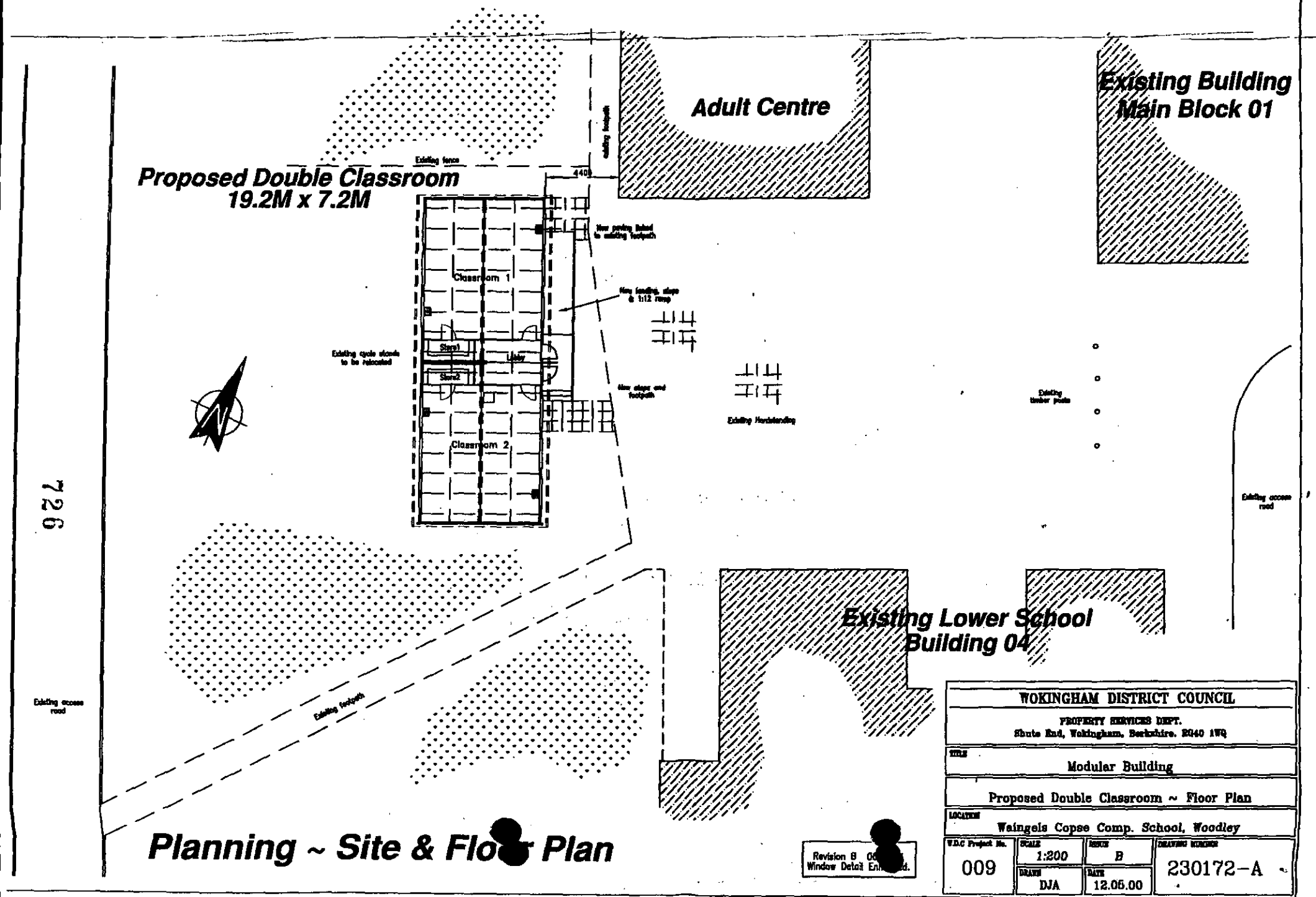


Proposed New Classrooms



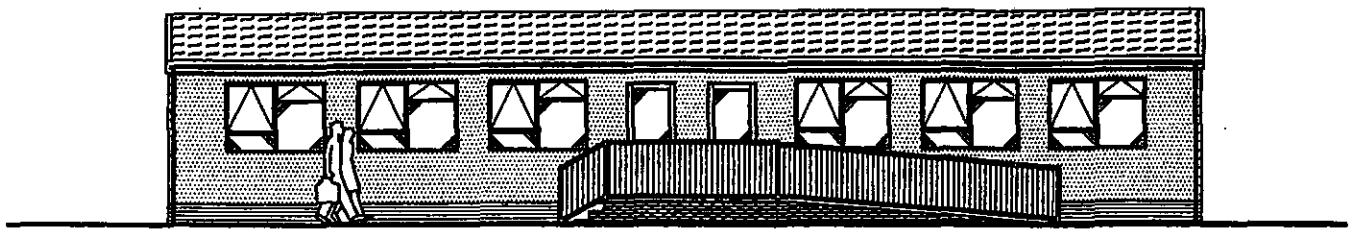
Planning ~ Location Plan

WOKINGHAM DISTRICT COUNCIL	
PROPERTY SERVICES DEPT. Shute End, Wokingham, Berkshire. RG40 1WQ	
TITLE: Modular Building	
Proposed Double Classroom ~ Location Plan	
LOCATION: Waingels Copse Comp. School, Woodley	
W.D.C Project No. 009	SCALE 1:1250 / ISSUE A / DRAWING NUMBER 230172-C
	DRAWN DJA / DATE 12.05.00

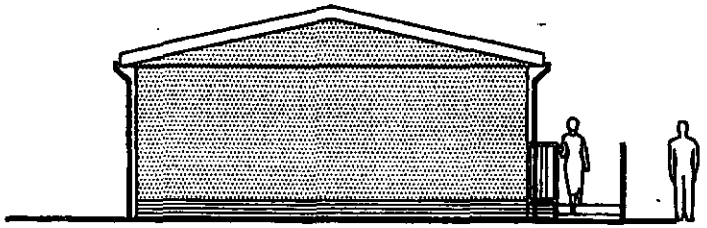


WOKINGHAM DISTRICT COUNCIL	
PROPERTY SERVICES DEPT. Shute End, Wokingham, Berkshire. RG40 1WQ	
TITLE	Modular Building
	Proposed Double Classroom ~ Floor Plan
LOCATION	Waingels Copse Comp. School, Woodley
W.D.C Project No. 009	SCALE 1:200
ISSUE B	DRAWING NUMBER 230172-A
DRAWN DJA	DATE 12.05.00

07 JUN 2000* 1615

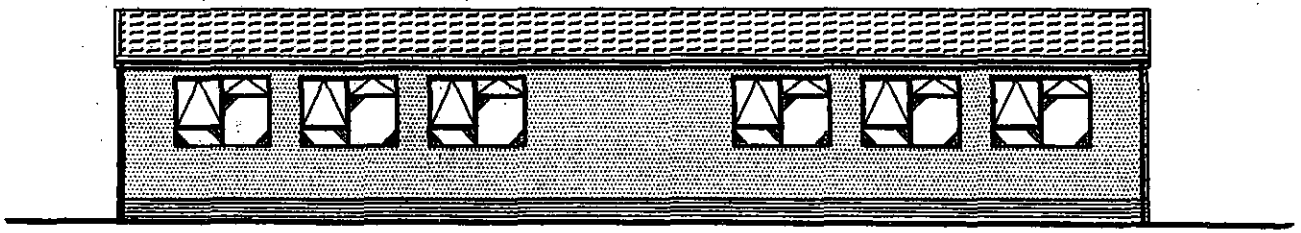


FRONT (EAST) ELEVATION

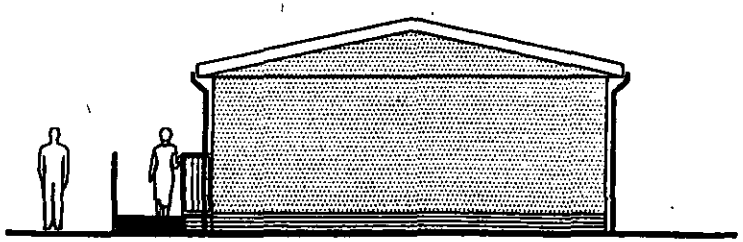


SOUTH ELEVATION

727



REAR (WEST) ELEVATION



Planning ~ Elevations

WOKINGHAM DISTRICT COUNCIL	
PROPERTY SERVICES DEPT. Shute End, Wokingham, Berkshire. RG40 1TQ	
TITLE	Modular Building
	Proposed Double Classroom ~ Elevations
LOCATION	Waingels Copse Comp. School, Woodley
W.D.C Project No. 009	SCALE 1:100
ISSUE A	DRAWING NUMBER 230122-P

To. Mike Thorpe planning. 18.7.00.

Re: Waingel's Corse Double Temporary Classroom Application No. F/2000/1615. for 19.7.00. Cttee.

Further to our conversation yesterday, I attach a brochure and plans/elevations for Terrapin as opposed to Rollalong (original application) Double Classroom. The materials will be as E-mail yesterday to Emy Circuit / J.R. Mitchell. as attached.

It will have a brick plinth of buff facings to match existing and a ramp/steps with Kee Klamp railings as existing Rollalongs. The end fire escapes will not be required. Externally around the building the area will be reinstated in Tarmac not P.C.C. paving as noted on plans.

In talks with Deputy Head yesterday afternoon regarding siting, previous strongly held reins, that it should be sited above the Tech block internally within the site as annotated plan left with you, had disappeared to be replaced with a rain hope that area would be used for a 'future' permanent extension albeit unlikely. The contractor stated he would require more than 3 wks between 9/8/00 and 4/9/00 to prepare site & erect. Therefore we have been asked to revert to original location. I can only apologise for this and thank-you for your efforts yesterday Yours. R.M. Cand.

Jo Bellamy

From: Jo Bellamy
Sent: 17 July 2000 11:14
To: Emy Circuit
Cc: John R Mitchell
Subject: Double Classroom Planning Application at Waingel's Copse School

Importance: High

Dear Emy,

Reg Carroll from Buildings Unit has asked me to write this email to you and copied to John R Mitchell.

Your ref. F/2000/1615 for 19th July Committee

Further to discussions with your colleagues last Friday 14th July. We would request you reserve the 'external' conditions to be attached to planning approval, for later delegated acceptance by yourself. That is that colour, size, texture, should be a reasonable match to existing 'Rollalongs' on site.

Because of ordering difficulties with Rollalong and schools need for Double classrooms for 4th September 2000. We need to use an alternative supplier i. e. Terrapin Ltd. They can supply a similar building with differences as follows.

Roof: Marley Dark Colour Concrete tiles. 22.5 degrees pitch - Terrapin

Decra Charcoal Black. 12.5 degrees pitch - Rollalong

Eaves/RW Goods: Same virtually

Walls: Same Stenni Durite finish

Skirting: Brick to match as existing

Windows: Anodised finish no glazing bars either fixed or top hung opening lights approx 1.2 x 1.2 m - Terrapin.

Composite fixed/top hung lights, Dark Brown powder - coated finish - approx 1.2 x 1.5 wide - Rollalong.

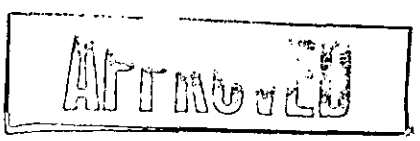
Essentially the same except for Windows colour/configuration and roof pitch/materials.

The location away from others would not allow direct comparison with Rollalongs.

Yours

Reg Carroll







01908 270052.

22.5° Concrete

Pitch: Decra Charcoal Black. 12°.

Fire Alarms - Quoted.

Security - PIR.

1000mm. Conc pads.

Brick Skirting

Steni. DURITE cladding.

- Brown RWG's.

Windows: Chocolate Brown. / Ext. doors?

Ironmongery.

Heaters?

- Site Meeting.
  Face: order not financial penalty if cancelled.

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	1615 EXC
BUILDING CONTROL NUMBER.	FP 2000/0941 Nick
~~APPLICANT~~/AGENT	Terrapin Limited
ADDRESS OF SITE	Warrigelo Copse Comp School Denmark Avenue Woodley
DESCRIPTION OF PROPOSED WORK	s/s classroom block

permission to 31/7/2005.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓ 230172-B.
ELEVATIONS	63582/03P/1 rec'd 31/7/00.	47588-1 amended rec'd 18/7/00 ✓ approved.
FLOOR PLANS	— ~	— ~

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/7/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - slightly less windows	
DATE	27/10/00.	

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

COMMENCED ON SITE	31/7/00.
NO PLANNING DECISION	
NO PLANNING APPLICATION	

3224/

ENVIRONMENT AGENCY

COPIES TO: | ACK: | FILE:

Our ref: SP\2000\001899\001
Your ref: F/2000/1615

Date: 20th July 2000

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

For the attention of: Emy Circuit

Dear Sir/Madam

ERECTION OF PORTABLE DOUBLE CLASSROOM
WAINGELS COPSE SCHOOL, DENMARK AVENUE, WOODLEY

Thank you for your letter dated 8 June 2000 which was received on 14 June 2000. You are asked to quote the following reference in any correspondence: SU77SE/23/7. The Environment Agency has the following comments:

ADVICE TO PLANNING AUTHORITY

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*
SU 773 742	78m to southeast	Tippings Lane	closed, domestic waste 1956-'80

The applicant is 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.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Cont/d..

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

Yours faithfully



Sarah Paxman
Development Planning Officer

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Property Services Department
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1BN

Application Number: F/2000/1615

Parish: **WOODLEY**

Location: **Waingels Copse School, Denmark Avenue, Woodley, Reading.**

Proposal: **Proposed erection of portable double classroom.**

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Reason
1. In the interests of the character and amenities of the locality.

Reason
2. To ensure a satisfactory external appearance.

Reason
3. For the avoidance of doubt.

John Mitchell

John Mitchell
Development Control Manager
Date: 19/07/2000

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.



EMY,

IS this date correct? i.e. the termination only runs for 3 days?

I assume that it should be 5 years + options in 2005

IG

Yes thanks - it should be 2005 sorry

Application Number F/2000/1615
Conditions/Reasons for Refusal

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

CONDITIONS

1. The building hereby permitted shall be removed and the land restore to its former condition on or before 31 July 2000.

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

REASONS

1. In the interests of the character and amenities of the locality.

2. To ensure a satisfactory external appearance.

03	SC04	SR04	consent / drawing Nos 230172-B and the Ferrapin elevations / 18/7/00

RECORD OF SITE VISIT

SITE ADDRESS: Waingels Copse School Denmark Avenue Woodley Reading.

APPLICATION NUMBER: F/2000/1615

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

temp unnipermanent built

6 new class sept max 1yr.



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Development Control Section, Environmental Services, Wokingham District Council.
14 June 2000

Scale: 1 : 2500

N W E S

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/1615

Applicant : Property Services Department .

Location : Waingels Copse School, Denmark Avenue, Woodley, Reading.

Proposal : Proposed erection of portable double classroom.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 07/06/2000

Earliest Date for Decision : 03/07/2000

Latest Consultation Date/Site Notice Expiry Date : 03/07/2000

This application will have expired on: 02/08/2000. 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 :

Planning Issues :

Application Number: F/2000/1615

Appraisal :

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

Applicationo	Name & Address
F/2000/1615	Mr Ian Gardiner 2 Shipley Close Woodley Reading Berks RG5 4RT
F/2000/1615	L R Carter 3 Shipley Close Woodley Reading Berks RG5 4RT
F/2000/1615	Mr & Mrs Green 6 Shipley Close Woodley Reading RG5 4RT
F/2000/1615	R G Marrion 1 Shipley Close Denmark Avenue Woodley Reading Berks RG5 4RT

App approved,
Letter sent 25/07/00

Application No. **Received** **Woodley**
F/20001615 **7 June 2000**

Applicant: **Property Services, Wokingham district Council**
Location : **Waingels Copse School, Denmark Avenue, Woodley**
Proposal : **Erection of portable double classroom**

1. **Planning History** – The school buildings are located within the Identified Settlement of Woodley, although the remainder of the site is designated as Countryside and Green Gap/Separation of Settlement. Outline permission for development of the site as a school was permitted in 1967, with reserve matters being submitted in 1969 and 1970. There have been numerous subsequent applications for additions and alterations to the school.

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   - **Woodley Town Council** – *concerned about the increasing number of non-permanent buildings on the school site and hope that temporary accommodation will be replaced with something more permanent as soon as possible.*
   - **Neighbours** – *Four letters of objection have been received. Issues raised are:*
     - *the application is incomplete because not all of the existing buildings are shown, public rights of way are not identified on the plans and it is an outline application with no reserve matters submitted*
     - *the siting of the relocated cycle stands should be considered as part of the application, and should not be located on existing parking spaces*
     - *there would be loss of privacy due to windows overlooking the rear of dwellings in Shipley Close*
     - *there would be disturbance throughout the day due to additional noise and activity from the class room*
     - *the planning department has a duty to ensure co-ordinated development and there should be a long-term strategy for the school rather than the site being developed on a piecemeal basis. Details should include future expansion, pupil numbers, traffic flows and parking.*
     - *the proposed classrooms should be located elsewhere on the site, further from residential areas, rather than between the existing school buildings and dwellings*
     - *the development will generate more traffic increasing existing overspill parking, congestion and damage to local roads and pavements*
     - *there are already a number of temporary buildings elsewhere on the site*

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

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

   B. The impact on the character of the 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),

   C. Comments made by Woodley Town Council

   D. Comments made by neighbours

A. The proposed location of the classroom building would be a minimum of 35 metres from the boundary with the dwellings in Shipley Close, which have gardens of at least 10 metres deep. At this distance the building would not be overbearing or cause a reduction in daylighting so the main considerations are loss of privacy and disturbance to residents. There is a 1.8 metre boundary fence and various trees and shrubs form additional screening, so it is not considered that a single-storey building would permit an unacceptable level of overlooking. In the context of existing activity on the site it is considered that there would be no materially detrimental increase in noise disturbance.

B. Potential views of the proposed building would be from the rear of dwellings in Shipley Close and Perth Close and from Waingels Road. The building would be at least 45 metres from the dwellings to the south-west and about 60 metres from the boundary with Waingels Road. The existing boundary hedge screens the site from Waingels Road and views of the school buildings are very fragmented, although they would be more visible during the winter. The proposed building would be seen against the backdrop of existing buildings, which would also partially screen it. It is proposed that the materials would match existing rollalong buildings on the site so, although the structure would not be prominent it would have a different character to the surrounding buildings.

C. The nature of the accommodation is a matter for the school and not a planning issue.

D. Although some of the existing buildings are omitted from some of the plans they are shown on the Ordnance Survey plan of the site and were apparent on the site visit. It is indicated, at Question 9 on the application form that the application is for full permission. If the application were for outline consent it would not be necessary to submit any details at this stage. There are no public Rights of Way across the site. It is understood from the applicant that the existing cycle stands exceed requirements and, therefore, none of the stands will need to be relocated. The Planning Authority must consider that application which has been submitted. The remaining issues have been covered in A and B above.

5. **Conclusion** – It is not considered that the proposed portable building, in this location would have significant impact on the amenities of neighbours or the

character of the area. However, due to the temporary nature of the building, it is not considered appropriate to grant permanent permission and a condition restricting the duration of the approval to five years is proposed.

6. **Recommendation** – GRANT planning permission for 5 years, subject to the following conditions:

CONDITIONS

1. The building hereby permitted shall be removed and the land restore to its former condition on or before **31** July 2000.

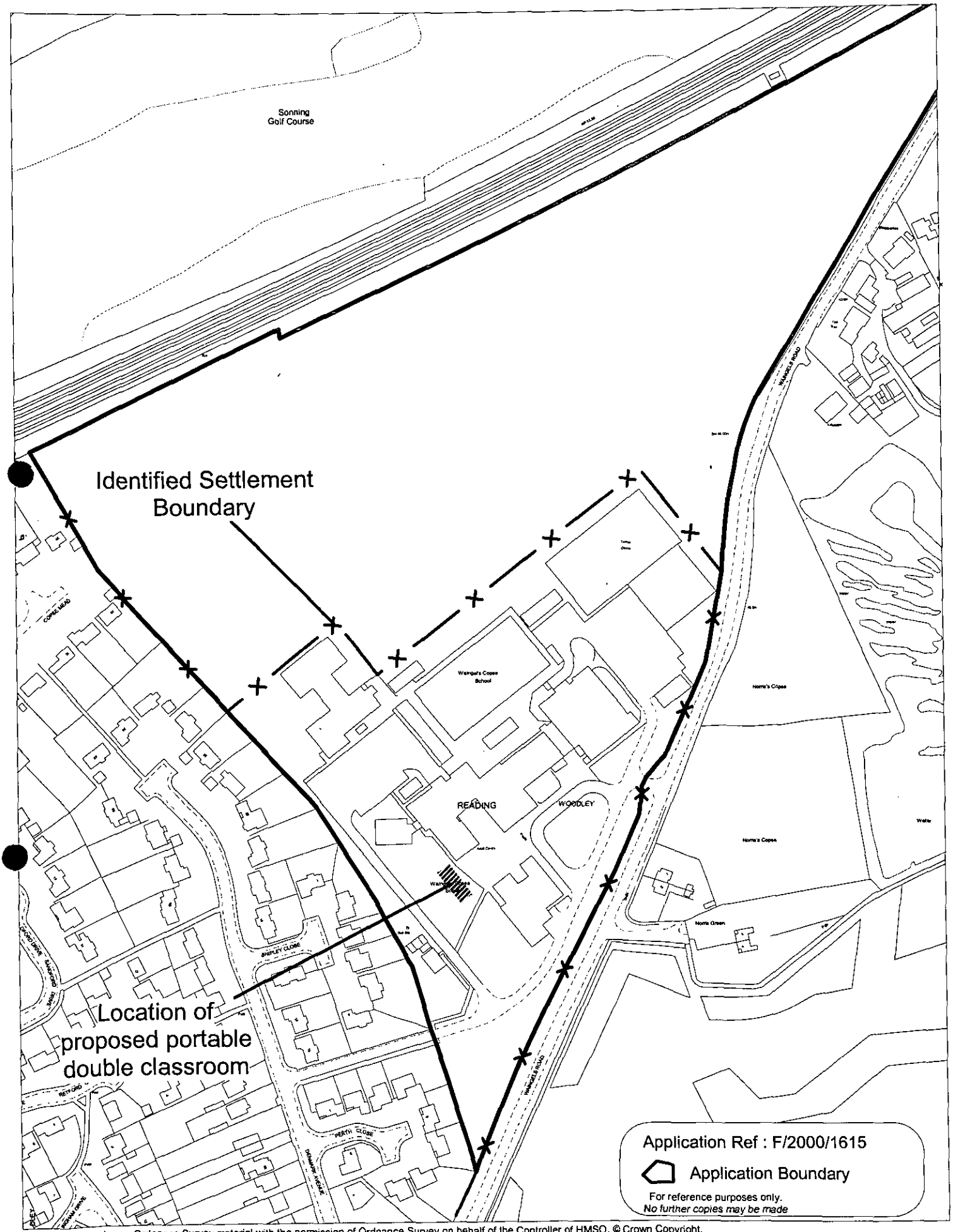
2. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing portable buildings on the site.

REASONS

1. In the interests of the character and amenities of the locality.

2. To ensure a satisfactory external appearance.

Emy Circuit



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Development Control Section, Environmental Services, Wokingham District Council.
5 July 2000

Scale: 1 : 2500

N
W E
S

Received by Wokingham District Council

Application No: F/2000/1615

Proposal:
Proposed erection of portable double classroom.

Location:
Waingels Copse School, Denmark Avenue, 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 03/07/2000. 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

08 June 2000

WORKINGHAM B.C. DEVELOPMENT CONTROL

Valid

Start date: ~~17 MAY 2000~~ 01 JUN 2000

Officer: LBC | Application No. F/2000/1615

Map No. ..... Site 04

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

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

Level: ☑ Sub Committee ☐ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED ERECTION PORTABLE DOUBLE CLASSROOM

Location: WAINGELS COPSE SCHOOL

Parish: WOODLEY Ward: COR ✓ elb

Applicant: W D C PROPERTY SERVICES

transfer from WE150 8090

Fee Received 380-00 ✓ Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	should blue line be red?	24/5 ✓	
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned	Not signed / dated.	24/5 ✓	
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans	Windows not indicated on floor plan	24/5 ✓	
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 : 8/6 Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

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

NEIGHBOURS:

..... 2x S/N — Denmark Avenue + Waingels Road .....

.....

..... + Waingels Copse School, Denmark Avenue, Woodley .....

..... 1–6 Shipley Close .....

..... 26, 28, 20, 22, 24 Denmark Avenue .....

..... 4, 5, 6 Perth Close .....

..... 3, 4, 1 & 2 Norris Green (No 4 returned 14/6 - 3+4 now one dwelling) .....

.....

Jo Bellamy

From: Jo Bellamy
Sent: 17 July 2000 11:14
To: Emy Circuit
Cc: John R Mitchell
Subject: Double Classroom Planning Application at Waingel's Copse School

Importance: High

Dear Emy,

Reg Carroll from Buildings Unit has asked me to write this email to you and copied to John R Mitchell.

Your ref. F/2000/1615 for 19th July Committee

Further to discussions with your colleagues last Friday 14th July. We would request you reserve the 'external' conditions to be attached to planning approval, for later delegated acceptance by yourself. That is that colour, size, texture, should be a reasonable match to existing 'Rollalongs' on site.

Because of ordering difficulties with Rollalong and schools need for Double classrooms for 4th September 2000. We need to use an alternative supplier i. e. Terrapin Ltd. They can supply a similar building with differences as follows.

Roof: Marley Dark Colour Concrete tiles. 22.5 degrees pitch - Terrapin

Decra Charcoal Black. 12.5 degrees pitch - Rollalong

Eaves/RW Goods: Same virtually

Walls: Same Stenni Durite finish

Skirting: Brick to match as existing

Windows: Anodised finish no glazing bars either fixed or top hung opening lights approx 1.2 x 1.2 m - Terrapin.

Composite fixed/top hung lights, Dark Brown powder - coated finish - approx 1.2 x 1.5 wide - Rollalong.

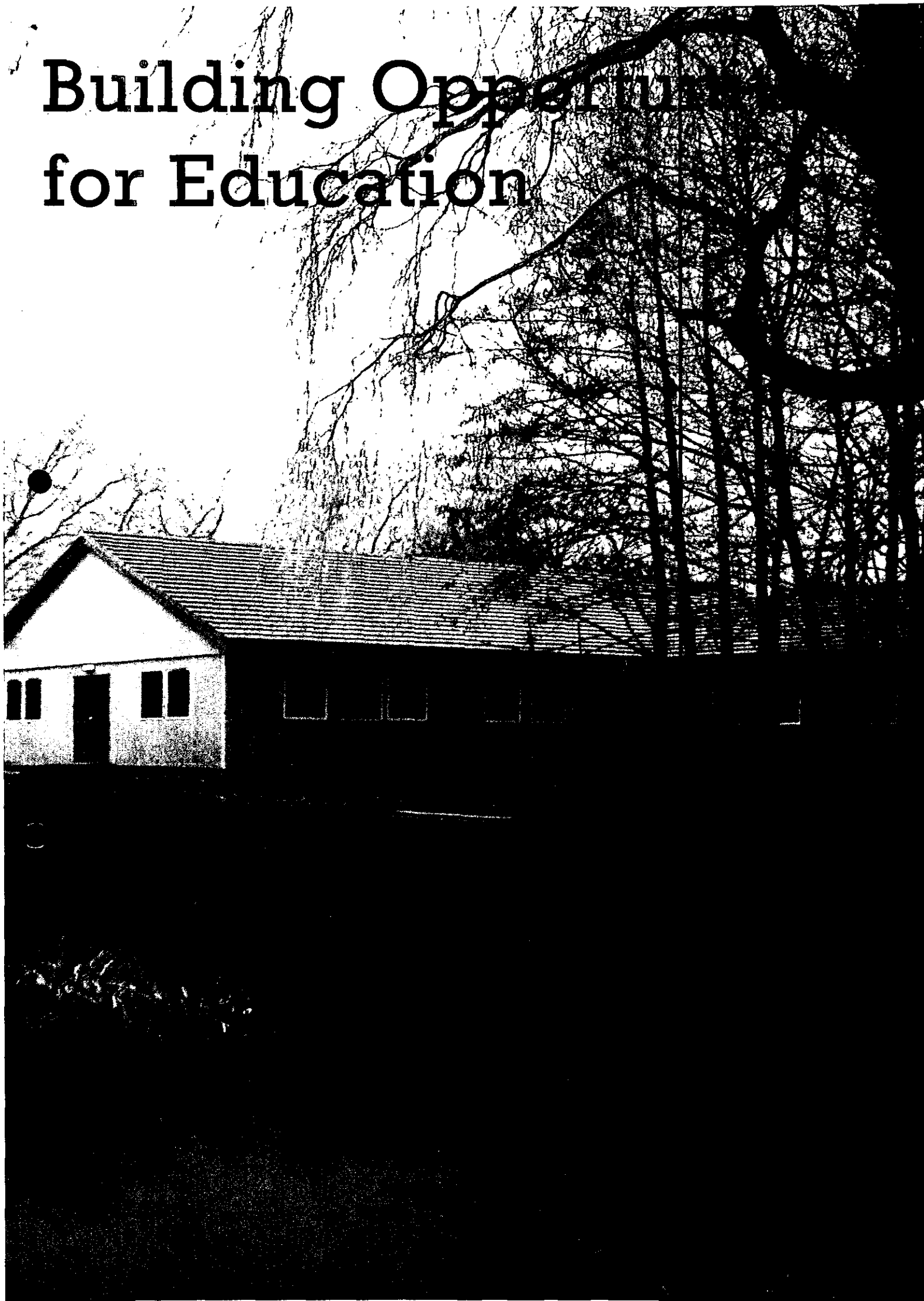
Essentially the same except for Windows colour/configuration and roof pitch/materials.

The location away from others would not allow direct comparison with Rollalongs.

Yours

Reg Carroll

Building Opportunity for Education



Emy Circuit
From: Helen Rowlay
Sent: 05 July 2000 18:35
To: Emy Circuit
Subject: RE: Waingels Copse - F/2000/1615

Emy,

No the accommodation is needed to provide sufficient and suitable accommodation to enable the school to meet curriculum requirements for the existing number of pupils in the school. The school will not be increasing it's intake as a result of these proposals.

Two classrooms are required at the school with effect from September. The only way we can achieve this target is to place temporary - or rollalong buildings - at the school in September. Over the 00/01 and 01/02 financial year we plan to add 6 permanent classrooms to the school. The design and location of these classrooms is still under discussion with the school although the funding has now been secured.

Hope this helps although if you need any further info. let me know

Helen

-----Original Message-----
From: *Emy Circuit*
Sent: Monday, July 03, 2000 12:35 PM
To: Helen Rowlay
Subject: RE: Waingels Copse - F/2000/1615
Importance: High

Helen,

I have two questions arising from your comments on the above application.

1. Is the shortfall in accommodation due to an increase in pupil numbers? If so what was the increase and will it be continuing?

2. During the site visit it was indicated that the building would only be temporary, pending development of permanent classrooms. Is this the phased development programme you mention?

Emy

-----Original Message-----
From: **Helen Rowlay**
Sent: 20 June 2000 18:01
To: *Emy Circuit*
Subject: Waingels Copse - F/2000/1615

Emy,

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

The accommodation is required as part of a phased development programme to resolve the shortfall in accommodation at the school. In September 2000 it is estimated that the school will have a shortfall in accommodation equivalent to 250

places. This will seriously effect the schools ability to deliver the curriculum. Although not sufficient the portable classrooms will start to address the deficiencies.

We are currently negotiating with the school regarding future accommodation needs for September 2001.

If you need any further information please let me know

Helen

EXC

R. G. Marrion
1, Shipley Close
Denmark Ave., Woodley
Reading, Berks RG5 4RT

24th June 2000.

Dear Sir/Madam

Plan No F/2000/1615

Proposed erection of portable double classroom – Waingels Copse School, Denmark Ave.

I am distressed to see that more building work is proposed for Waingels Copse School particularly as it is near the back of my garden.

Why do you have to build near the residential area when there is ample room for building away from our houses on the school grounds.

It seems as though they are always putting up temporary buildings -

As a retired senior

PLANNING SERVICES
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29 JUN 2000
CORRESPO.
ACK
FILE

citizens I have had many disturbances over the years from construction projects, & the resulting dust & dirt.

This school has recently added to the nuisance factor by emptying pupils cars onto the roads & closes around.

I would prefer the money to be spent on removing traffic & parking around me

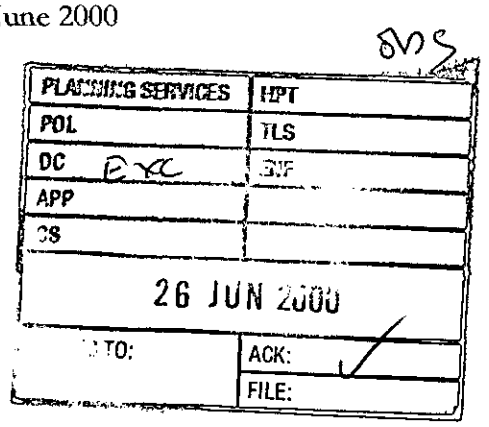
You apparently do not mind wasting my council Tax in moving the bicycle park you built, to construct the new building, but have no compunction in annoying the neighbourhood with school pupils cars.

Yours Faithfully,

R G. Morrison

6 Shipley Close
Woodley
Reading RG5 4RT

21 June 2000



Wokingham District Council,
Environmental Services Department,
Planning Services,
P.O. Box 157
Shute End,
Wokingham,
Berks RG40 1WR

Dear Sirs,

Application Number F/2000/1615
Erection of Portable Double Classroom – Waingels Copse School

We note from the plans for the above that existing bicycle parks will have to be relocated to facilitate the proposed new classroom. It is not clear from the plans where bicycle parks will be moved to but our concern is that they should not be relocated on any current car parking spaces within the school grounds and so reduce the spaces available.

Pupils at the school are apparently free to park wherever they wish in Denmark Avenue and Shipley Close and Perth Close. The problems caused to those of us living in close proximity to the school are an ever increasing cause of inconvenience and anxiety. Access to our own properties and access for utility vehicles is often very difficult because of the parked cars. This together with large numbers of pedestrians & pupils on bikes leaving the school is in our opinion both dangerous to road users and extremely inconvenient for residents. Any changes which makes this situation any more difficult for residents should be avoided.

When considering the above application we ask that the Council will take this into account. We believe there is still a lot of ground within the school which could and should be allocated to provide more parking spaces for pupils.

Yours faithfully,

Mr A.L Green
Mrs F.M. Green

PLANNING SERVICES	HPT
POL	TLS
DC EXC	ENF
APP	
CS	
23 JUN 2000	
COPIES TO:	ACK: ✓
	FILE:

2 Shipley Close
Woodley
Reading
Berks
RG5 4RT

Tel: 0118-9442012

June 22, 2000

Ref. Plan No. F/2000/1615: Proposed Portable Building Waingels Copse School Denmark Avenue.

Dear Sir/Madam,

As a resident whose property backs on to the proposed development I wish to raise the following objections.

(1) The development encroaches towards an existing residential area and will bring noise and activity closer.

(2) There is ample room on the school site for further building works away from the "residential side".

(3) There are already a number of "temporary buildings" on site. These are situated in a different area.

(4) A considerable amount of money was spent on constructing a "bicycle park" on the proposed location of this structure. This would have to be re-located elsewhere with further cost and disruption involved.

(5) The increased piecemeal development of the school site will generate even more traffic and "street parking" around the adjacent roads and cul-de- sacs.This is already a major nuisance factor for local residents and the school and local authorities have received numerous complaints on this matter. However no money is available to address the existing problem of on site parking!

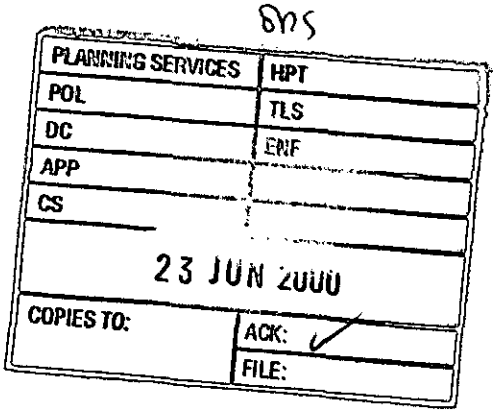
Yours sincerely,

Ian Gardiner.

Ian Gardiner

3 Shipley Close
Woodley
Reading
BERKS RG5 4RT
Tel: 0118 969 3590
Email: lionel.carter@fdn.co.uk

BNS



Emy Circuit
PO Box 157
Shute End
Wokingham
RG40 1WR

22 June 2000

Dear Madam,

Planning Application F/2000/1615
Proposed erection of portable double classroom

I would object to the above planning application for several reasons:

The application has been incorrectly submitted in three respects. Firstly the plans do not show all the existing buildings. The music block which is already built and is between the Adult Education section and the residential houses is not shown. This gives a false impression that the current application is creating only a slight 'infill' towards the residential homes. As the music block is not shown, was that built without planning permission? In any case I think that the omission of the existing building creates a false impression and will have mislead all those who have consulted the plans. On these grounds I would claim the plans are misrepresentative and should be resubmitted for public viewing.

The planning application also has ticked the 'Yes' stating that there are public rights of way but has failed to identify them on the plans. This is of concern not only because it represents another inaccuracy in the planning application but because fences and locked gates have been erected on the site making any rights of way less obvious.

In answer to question 9 on the planning application the response is that the application is for outline planning permission but this has not been followed up as required by specifying in section 10 what aspects are to be considered as part of the application. As this section has been left blank I would submit that the planning application is incomplete and needs to be resubmitted.

Any planning should be considered in a holistic way and not piece-meal. The application states simply that "Existing cycle stands to be relocated". This raises the issue of where will they be relocated. This must be agreed as part of the planning decision. It should be agreed now that they will not be brought nearer the residential areas as the noise from their existing position is quite adequate. I am also concerned that the posts accompanying the cycle stands were not put in originally where it is

proposed to site this building. This smacks of pre-empting the current planning application. I hope the Environmental Services Department of Wokingham is not party to this decision.

I would object to the principle of siting a classroom in the proposed position on the grounds of invasion of privacy, noise, and proximity.

Privacy:
The classrooms will run parallel with our house and have six windows overlooking our two bedroom windows. I don't think we should be expected to change our life style but I would not think the school governors would wish to expose the schoolchildren to nudity.

Noise:
At present the noise from the cycle racks is temporary and lasts a short time at the start and end of the day. This is bearable but does drive us indoors if we are relaxing in the garden. The noise from existing music block is annoying and we often have to shut our doors and windows to deaden it. The presence of a classroom even nearer to the property with constant coming and goings throughout the day will prove very disruptive. Particularly as I work from home, often doing my work on our patio.

Proximity:
The concept of the site was with a broad grassed area bounding the residential properties. A condone sanitaire isolating the school activities from the adjacent properties. It is completely inappropriate that extra buildings are being sweezed between the exiting ones and the residential properties when there is a large undeveloped acreage. A development of 138 m^2 is being put unnecessarily close to residential properties in a site of 84,000 m^2. It is for the management of the school to trade off classrooms versus 'playing' fields and other facilities. This goes back to the heart of planning. The site should not be developed on a piecemeal basis.

Planning, not ad hoc decisions:
There needs to be a long term plan that anticipates future expansion. Without this it is not planning but expediency. The planning department has a duty to ensure the environment is developed in a co-ordinated and balanced manner and not be fire fighting ad hoc schemes. The planning application immediately to hand should be rejected until such time as the affected parties have had the opportunity to examine the strategic plan involving Waingels Copses future expansion, pupil numbers, capacity, traffic flows and parking. Extra classrooms provide extra capacity and this has a knock-on effect within the immediate environment. I enclose a photograph of the damage being done to the pavement by a refuse lorry due to over-spill parking from Waingels Copse. The local closes were not designed for this traffic. I am concerned about the accessibility for fire engines in an emergency and the local authority has a duty to take this into account within developments. Economically, if we have to adjust to 'Whitley Wood' conditions we would expect 'Whitely Wood' levels of council tax.

In summary:

1. The application should be rejected because it has not been completed correctly.
2. The position of the building is not acceptable for reasons of invasion of privacy, noise and proximity.
3. The case for an addition classroom and its position on site should be presented in terms of the strategic development of the school and its impact on the surrounding environment.

Yours sincerely,



L R Carter,
CEng, Mtech, PhD

FROM: Emy Circuit

DATE: 08 June 2000

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1615

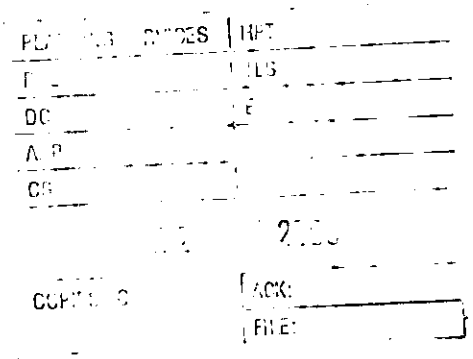
Proposal: Proposed erection of portable double classroom..

Site Address: Waingels Copse School, Denmark Avenue, Woodley, Reading.

Applicant: Property Services Department .

Your observations are required in respect of this application **by 03/07/2000** .

In considering this application, the committee had serious concerns about the increasing number of 'non-permanent' buildings on the school site and expressed the hope that the District Council would expedite plans to replace the temporary accommodation with something more permanent as soon as possible.



SIGNED: Steve Keen DATE: 21.6.00

Clerk To Woodley Parish/Town Council.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

To: Emy Circuit, Planning

My Ref: JPE/LMW

Your Ref: F/2000/1615

Date: 15 June, 2000

PROPOSED ERECTION OF PORTABLE DOUBLE CLASSROOM

LOCATION: WAINGEL'S COPSE SCHOOL, DENMARK AVENUE, WOODLEY

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

JOANNE ELLIS
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

PLANNING SERVICES	
POL	
DC	
APP	
CS	
20 JUN 2000	
COPIES TO:	ACK:
	FILE:

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 08 June 2000

Application Number: F/2000/1615

Proposal: Proposed erection of portable double classroom.

Parish: WOODLEY TOWN

Site Address:
Waingels Copse School, Denmark Avenue, Woodley, Reading.

Applicant:
Property Services Department .

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).

Signed: _____ **Print name:** Stephanie Knowles

13/06/00.

WAINGEL COPSE SEC. MOD. SCHOOL REVISION-CHARVIL NEW PARISH 1-4-70.

(1) ADDRESS ~~WAINGELS ROAD~~ DENMARK AVE. DENMARK AVE. PARISH ~~CHARVIL &~~ ~~WOODLEY~~

PLOT No. ORD. SHEET No. SU. 7674 37

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/92/65	S. Paddick & Sons Ltd	Outline Res. Dev.	22. 4. 65	N/A Refuse
S/16/67	Berkshire County Council	Site for School	20. 12. 67	N/A C/A
S/4/69	Royal County Berkshire	See School Phase 1.	19. 3. 69	N/A C/A
S/3/70	"	See School Phase 2.	18-2-70	N/A C/A
S/32/70	"	Fencing around school.	2. 12. 70	N/A C/A
S/27/70	"	Addit Devel.	30. 9. 70	N/A C/A
960/71	"	Greenhouse	20. 10. 71	APP. APP
1258/73	"	Ext of school (Design Ctr)	8. 8. 73	N/A B.S.S. ~~APP~~
00419	"	" (3 holders)	27. 3. 64	N/A C/A
02368	"	3 CLASSROOMS	22. 4. 75	N/A TP. 31.12.8

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(2) ADDRESS WAINGEL COPSE SEC. MOD SCHOOL ~~WAINGELS ROAD~~ DENMARK AVENUE DENMARK AVENUE PARISH REVISION - CHARVIL NEW PARISH 1.4.70 ~~CHARVIL &~~ WOODLEY ~~WOODLEY~~

PLOT No. ORD. SHEET No. SU. 7674 (3

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
05639	BERK CC	new site entrance	15 2 77	N/A C/A
09668	"	TEMP. CLASSROOM	11 1 79	N/A C/A
09948	"	SPORTS HALL & CHANGING ROOM	15 5 79	N/A C/A
BR 10622	SCOUT ASSOC.	SCOUT HQs.	11 4 79	APP. N/A
10643	"	"	8 6 79	N/A C/A
BR 11590	"	"	7 8 79	REF. N/A
BR 11781	"	"	24 8 79	APP. N/A
11407	"	"	27 9 79	N/A C/A
14152	V.C. SCHOOL	INFILL BL. TECH. BLOCK	25 9 80	N/A C/A
14222.	BERKS CC	TEMP COVERED WAY between gym sports Hall	4 11 80	N/A C/A
			23. 10. 80	N/A C/A
15892	"	TEMP. CLASSROOM	16. 7 81	NA CA TP 31/7/81

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(3) WAINHILLS CORSE SEC MOD. SCHOOL

ADDRESS DENMARK AVENUE PARISH CHARLTON WOODLEY

PLOT No. ORD. SHEET No. SU. 7674 37

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
18207	BCC	NEW TEACHING ACCOM.	23.9.82	
20812	"	COVERED WAY (GYM TO SPORTS HALL)	17.2.84	n/a 28.2.89 CIA 31.7.91 TP
25802	"	RENEWAL TEMP. CLASSROOM	23-7-86	
26697	"	4 BOILER HOUSES	6.2.87	CIA
28272	"	TV RUSH AERIAL	7.9.87	CIA
35348	"	Covered way - office	1.3.90	WD
BRA8591	"	INFILL COVERED WAY WITH OFFICES	26.3.90	APP
38217	"	ADV. HOARDING	15.10.91	Ref.
38560	"	RENEWAL TEMPORY CLASSROOM	24.1.92	31.12.9
39428	"	RENEWAL TEMP. CLASSROOMS / REPLACE WITH 2 TEACHING BLOCKS CONTAINING 6 TEMP. CLASSROOMS.	30.7.92	30.6.9
DATE OF COMPLETION				
MINISTRY DECISION				
SPECIAL ORDERS				
DRAINAGE				
091074 40398	"	DEM. 3 TEMP. UNITS ERECT 1 DOUBLE CLASSROOM	11.2.93	31.1.9

1933

(4) WAINHILLS CORSE SCHOOL

ADDRESS DENMARK AVENUE PARISH CHARLTON WOODLEY

PLOT No. ORD. SHEET No. SU. 767637

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
42420	BCC	1 REDL. 2 5' NEW TEMP. CLASSROOMS	23.5.94	30.6.9
44409 95/60498/F	5TH WOODLEY SCOUT GROUP	GARAGE FOR STORAGE OF SCOUT EQUIPMENT	16.6.95	C/A
44577 95/60666/F.	BCC	EXT. TO SPORTS BLOCK TO FORM DRAMA STUDIO, WEIGHTS ROOM, 2D STORE	7.6.95	C/A
FP95/46056		DRAMA/DANCE STUDIO	19.1.96	Ref
97/64927/F	"	1ST FLOOR EXT.	18.03.97	C/A
97/66037/F	"	PITCHED ROOFS	18.9.97	C/A
FP97/65468A	GOVERNORS	1ST FLOOR EXT. TO 6TH FORM	11.E.97 12.11.97	RAPP
FP97/6708	Mr. A. Weeks	Flat Rf to infill - hall/	25.09.97	REF.
FP97/6708/A	"	music/ boiler room	9.1.98	C/A.
MINISTRY DECISION				
98/67833/F	WDC PROPERTY SERVICES	NEW ROLLER LONG BLOCK (2 CLASSROOMS	3.8.98	CIA
98/67875/F	"	PITCHED ROOFS OVER & FLAT ROOFS	13.8.98	CIA

1933

(5) WAINGELS COPSE SCHOOL

ADDRESS DENMARK AVENUE PARISH WOODLEY

PLOT No. ORD. SHEET No. SU.7674 37

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
98/68280/E	MR. A. WEERE	S/ST. EXT. TO FORM STORAGE AREA	26.11.98	C/A
FP98/7754	W.D.C.	Convert flat roofs to pitched	20.8.98	REF
FP98/7852	W.D.C.	Dble Classroom	19.8.98	APP
FP98/7754/A	"	Convert flat roofs to pitch	18.9.98	C/A

MINISTRY DECISION

SPECIAL ORDERS

1789/a

SECTION 66 CERTIFICATE

Application No.

07 JUN 2000* 1615

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

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

OR

+ See Note (a) to Certificate A

OR

(b) *Insert description of steps taken.*

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

(b) .....

.....

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

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . . WOKINGHAM DISTRICT COUNCIL

Date . . . . 17TH MAY 2000 . . . . .

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

By hand 17/5/00

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

07 JUN 2000 * 1615

1.	APPLICANT'S NAME	PROPERTY SERVICES DEPARTMENT
	ADDRESS	WOKINGHAM DISTRICT COUNCIL SHUTE END WOKINGHAM
	POST CODE	RG40 1BN PHONE 974-6735
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	
	ADDRESS	
	POST CODE	PHONE
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	WAINSELS COPSE SCHOOL DENMARK AVE, WOODLEY, READING
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		NEW ROLLALONG DOUBLE CLASSROOM.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.25.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	230 172 A - 6No 230 172-B - 6No 230 172-C - 6No

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	[ ]	REDEVELOPMENT	[ ]
ERECTION OF NEW BUILDING	[x]	ALTERATION or EXTENSION	[ ]

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

OUTLINE PERMISSION	[ ]	See question 10
FULL PERMISSION	[x]	
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)

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 TO MATCH EXISTING ROLLALONG BUILDINGS

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.

ALL AS EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING S.W. DRAINS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

N/A.

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

ALL AS EXISTING.

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

YES.

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

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

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? (YES/NO)

If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? (YES/NO)

If YES, please ask for and complete Part 3 of the form

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

£380.00 COST CODE YE150809O.

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 L.M.C.S. ON BEHALF OF W.D.C. DATE 17 MAY 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				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify CLASSROOM.			138.24M²	
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING? — ALL AS EXISTING

	Cars	Lorries
Existing		
Proposed		

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

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

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.

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.'



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Development Control Section, Environmental Services, Wokingham District Council.
24 May 2000

Scale: 1 : 2500

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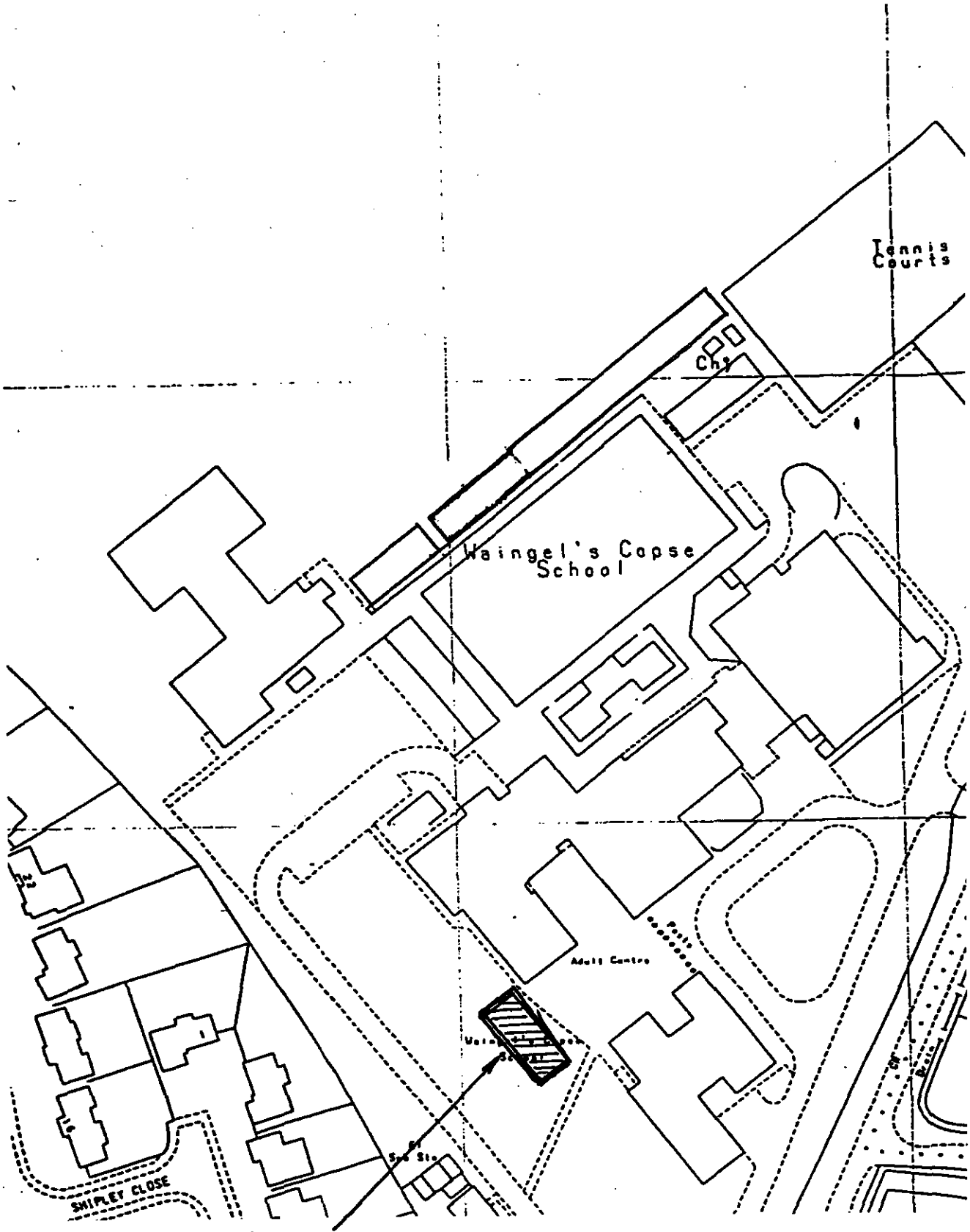

Proposed New Classrooms

Planning ~ Locati

8/8/00