APPLICATION NO:
**F/2000/1839**

LOCATION:
**Wokingham Volunteer Centre The Old Social Club Elms Road, Wokingham.**

APPLICANT:
**Wokingham District Council C/O Property Services Dept**

PROPOSAL:
**Proposed erection of replacement modular building for B1 (a) use.**

EARLIEST DATE FOR DECISION: **28/07/2000**

**APPLICATION WILL HAVE EXPIRED ON:**
**21/08/2000**

CASE OFFICER: ~~**Heather Morgan**~~ Natalie Brown

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

(NAB)

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Wokingham D.C.**
**C/O Property Services Dept**
**Council Offices**
**Shute End**
**Wokingham**
**Berkshire**
**RG40 1WH**

**Application Number: F/2000/1839**

| | |
|---|---|
| **Parish:** | **WOKINGHAM** |
| **Location:** | **Wokingham Volunteer Centre, The Old Social Club, Elms Road, Wokingham.** |
| **Proposal:** | **Proposed erection of replacement modular building for B1 (a) use.** |

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

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

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

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

**Condition**
4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

**Condition**
5. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

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

**Reason**
2. To ensure that the external appearance of the building is satisfactory.

**Reason**
3. In the interests of visual amenity.

**Reason**
4. In the interests of visual amenity.

**Reason**
5. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

**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 Policy EN1.

South East Area Local Plan Policies SBE1 and SBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WBE2 and WHE4.

John Mitchell
Development Control Manager
Date: 07/02/2001

Notice checked by: _____

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

**WORK SHEET FOR :** Heather Morgan

**Application Number :** F/2000/1839

**Applicant :** Wokingham District Council C/O Property Services Dept.

**Location :** Wokingham Volunteer Centre The Old Social Club, Elms Road, , Wokingham.
**Proposal :** Proposed erection of replacement modular building for B1 (a) use.

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

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

**Date of Site Visit :** .....

**Date Registered : 26/06/2000**

**Earliest Date for Decision : 28/07/2000**

**Latest Consultation Date/Site Notice Expiry Date : 28/07/2000**

**This application will have expired on: 21/08/2000. 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 :**

WOK TC: 27/7: No objection but would like to see landscaping
Trees: App is acceptable - rec landscaping
Cons officer: 18/7: does not appear to accord with WBC1/WBC2
Env Health: 14/7 → no objections. views & concerns
Highways: Approval - no conds

Neighbours/SN:

**Planning Issues :**

**Application Number: F/2000/1839**

**Appraisal :**

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

## Application Number F/2000/1839
## Conditions/Reasons for Refusal

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

See photographs also.

# RECORD OF SITE VISIT

SITE ADDRESS: Wokingham Volunteer Centre The Old Social Club Elms Road Wokingham.

APPLICATION NUMBER: F/2000/1839

OFFICER: Heather Morgan

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS
10'd set.

3. DESCRIPTION OF SITE/BUILDING
screened by hedging, Wellington House behind

4. RELATIONSHIP TO ADJOINING PROPERTIES
detached - adj to Wellington House

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

| Application No | Received | Wokingham |
|---|---|---|
| F/2000/1839 | 26/06/2000 | |

**Applicant:** **Wokingham District Council C/O Property Services**
**Location :** **Wokingham Volunteer Centre, The Old Social Club, Elms Road**
**Proposal :** **Proposed erection of replacement modular building for Class B1 (a) office use**

1. **Planning History** -
The site is situated within the identified settlement of Wokingham and is bound by Elms Road, Denmark Street and Wellington Road (which leads to Wokingham train station). Wokingham Town Centre Conservation Area is located along the boundary of the parkland opposite the Volunteer Centre (see location map), making the Conservation Area adjacent to the site, but not adjacent to the Volunteer Centre.

This application is before the planning committee as the applicant is the District Council.

2. **Proposal** –
The existing structure is flat roofed and is approximately 14m in length and 9m in width (126m$^2$ floor area). The existing Volunteer Centre is located behind the Wellington House Council Offices, so is obscured from Wellington Road. There is existing hedging which provides screening to the elevation facing the car park, however, from this view, Wellington House Council Offices are the predominant feature. The site is open (i.e. no trees/shrubs) when viewed from the roundabout (linking Denmark Street, Finchampstead Road and Wellington Road) and Denmark Street. However, at this point, there is a grass bank adjacent to Wellington Road/Denmark Street which screens the building to a certain extent. Opposite the junction of Denmark Street/Langborough Road up to the Job Centre, there is 1.8m close boarded fencing, trees and shrubs providing some screening of the site, viewed from this location, The Wellington House Offices are the predominant feature.

The proposed development would see the removal of the existing building and cycle shed. The new Class B1 (a) office building would be 9.5m in width and 29m in length (275.5m$^2$ floor area). This would be a 0.5m increase in the existing width, 15m in length and 149.5m$^2$ floor area. It would have a pitched roof 2.7m to the eaves and 4m to the ridge. When 'viewed' from Wellington Road, the Wellington House Council Offices would obscure the proposed development, and would be located 1m behind the side of the building line facing Denmark Street. The proposed development would be approximately 45m from Denmark Street and be approximately 47m from the Conservation Area (at its nearest point).

3. **Consultations** -
- ***Wokingham Town Council*** – No objection, but would like to see landscaping to soften the impact of the new building
- ***Trees/Landscape*** – Application is acceptable, however, the replacement with a longer building would be visible over a wider area. Recommend that the applicants plant appropriate screening shrubs and trees to link in with Mature oak trees, plants and other trees on the open parkland of the site.

- ***Conservation Officer*** – Adding a larger structure along the visually sensitive location on the edge of the parkland is to be regretted
- ***Environmental Health*** – No objections/comments to make
- ***Highways*** – Recommend approval with no conditions
- ***Letters of representation*** – None received

4. **Appraisal** -

A. Impact upon the character of the area
South East Area Local Plan Policies: SBE1, SBE2,
Wokingham District Local Plan Policies: WOS3, WBE1, WBE2 and WHE4

A. Impact upon the character of the area
Whilst the proposed development would be more than doubled in length and floor area, it would not extend beyond the length of the Wellington House Council Offices. Neither would it extend beyond the side building line of the existing structure towards the car park (the extra 0.5m in width would be built towards the Council Offices).

The existing conifer hedging (when viewed from the parkland towards the side of the Council Offices) effectively screens the existing structure from the parkland and Elms Road. It is recommended that a condition is added so that a landscaping scheme is submitted and approved, which would screen the proposed structure from the roundabout, Denmark Street and remainder of the parkland as a longer structure would be more visible than the existing. This would also help the development to integrate with the existing vegetation on site. If the proposed development were effectively screened, it is considered that there would be no adverse effects when viewed from the road, parkland and Conservation Area.

The height of the proposed structure would be 4m, so it is not considered that the structure would result in any unacceptable massing or bulk, and would respect the length of the Council Offices behind it. The pitched roof, would also be an improvement to the existing flat roof structure.

With a sufficient landscaping scheme, it is considered that there would be no adverse impact upon the character of the area and no conflict with Local Plan policies.

5. **Conclusion** –
The proposed development is considered to have no adverse effects upon the character of the area subject to the development being adequately screened.

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.

C012 2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

C150 3. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

C151 4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

C153 5. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

REASONS

R001 1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

R012 2. To ensure that the external appearance of the building is satisfactory.

R150 3. In the interests of visual amenity.

R151 4. In the interests of visual amenity.

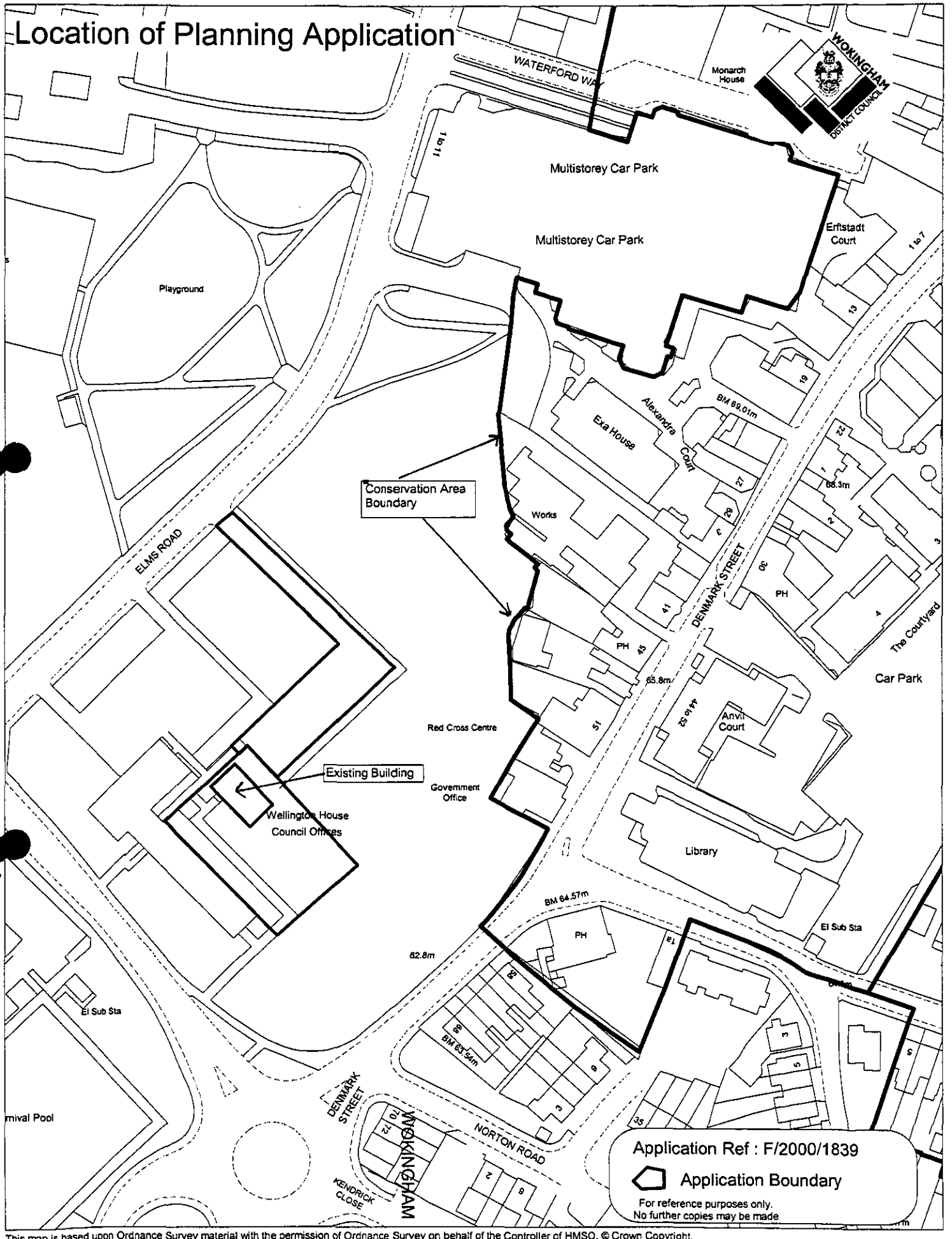
R153 5. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Informatives

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:

Berkshire Structure Plan policies **EN1**
South East Area Local Plan policies **SBE1, SBE2**
Deposit Draft Wokingham District Local Plan policies **WOS3, WBE1, WBE2, WHE4**

Natalie Brown

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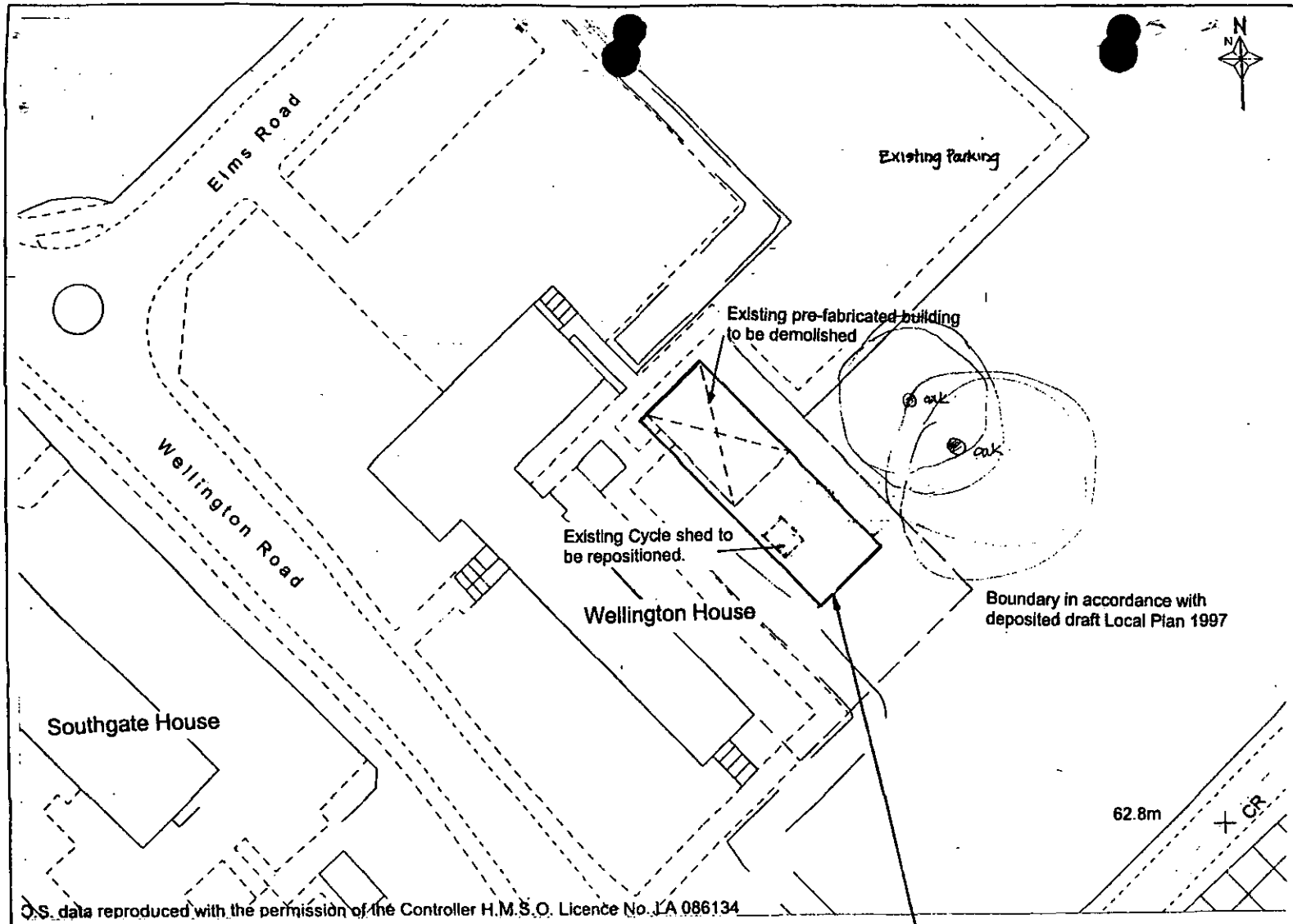
Development Control Section, Environmental Services, Wokingham District Council.

7 February 2001

2369

Scale: 1 : 1250

N W E S

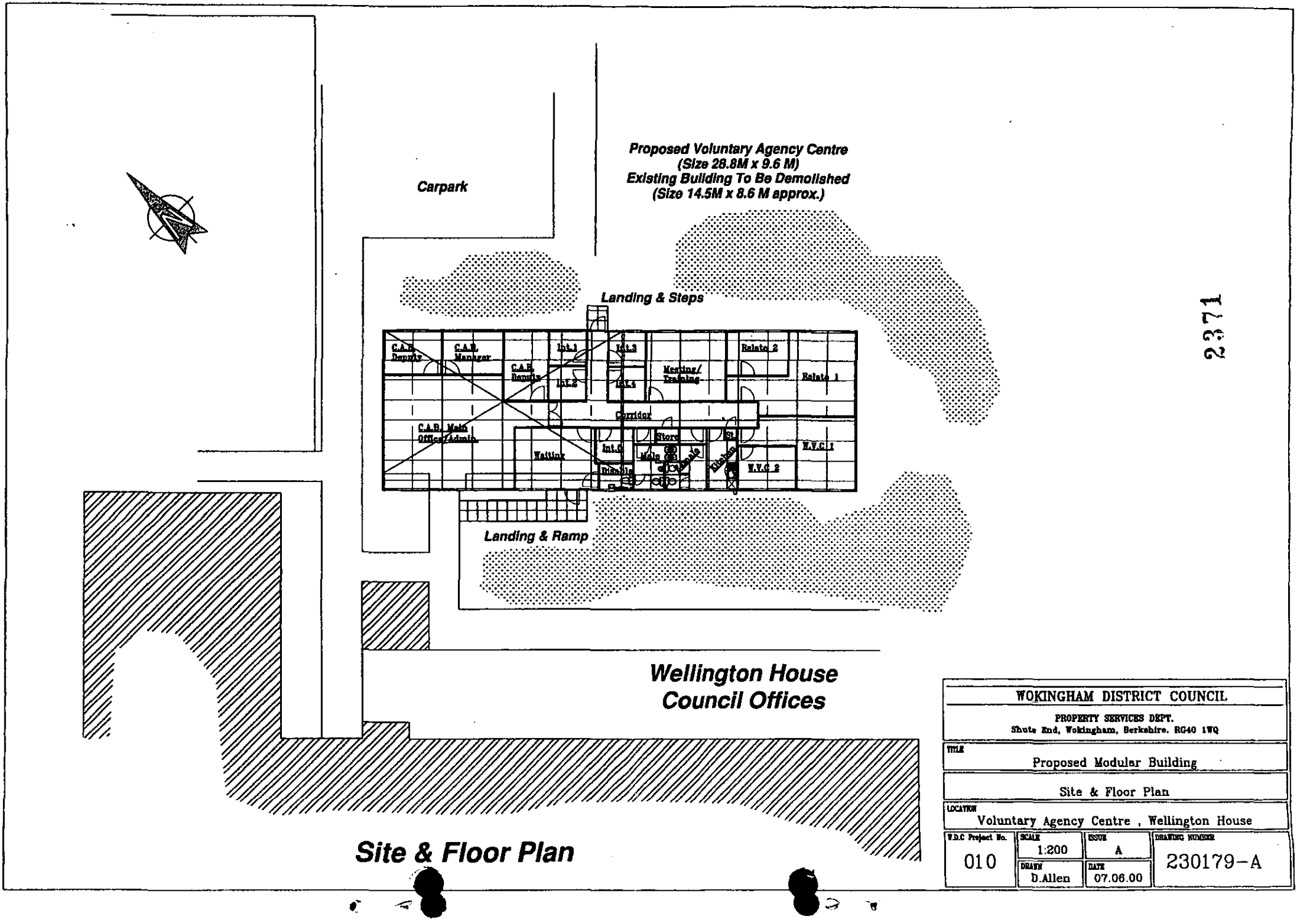



2370

***Proposed Modular Building (existing building to be demolished).***

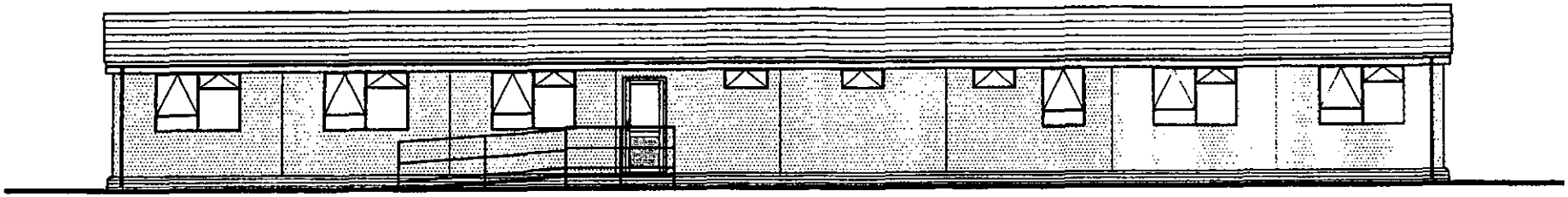
# Block Plan

| | |
|---|---|
| WOKINGHAM DISTRICT COUNCIL | |
| PROPERTY SERVICES DEPT. Shute End, Wokingham, Berkshire. RG40 1WQ | |
| TITLE: Proposed Modular Building | |
| Block Plan | |
| LOCATION: Voluntary Agency Centre, Elms Road, Wokingham. | |
| W.D.C Project No.: 010 | SCALE: 1 : 500 |
| ISSUE: A | DRAWING NUMBER: 230179–C |
| DRAWN: D.Allen | DATE: 08.06.00 |

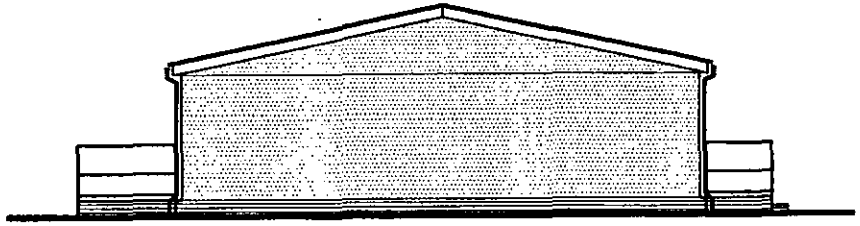



2371

| | | | |
|---|---|---|---|
| WOKINGHAM DISTRICT COUNCIL<br>PROPERTY SERVICES DEPT.<br>Shute End, Wokingham, Berkshire. RG40 1WQ | | | |
| TITLE: Proposed Modular Building | | | |
| Site & Floor Plan | | | |
| LOCATION: Voluntary Agency Centre , Wellington House | | | |
| W.D.C Project No.: 010 | SCALE: 1:200 | ISSUE: A | DRAWING NUMBER: 230179-A |
| | DRAWN: D.Allen | DATE: 07.06.00 | |

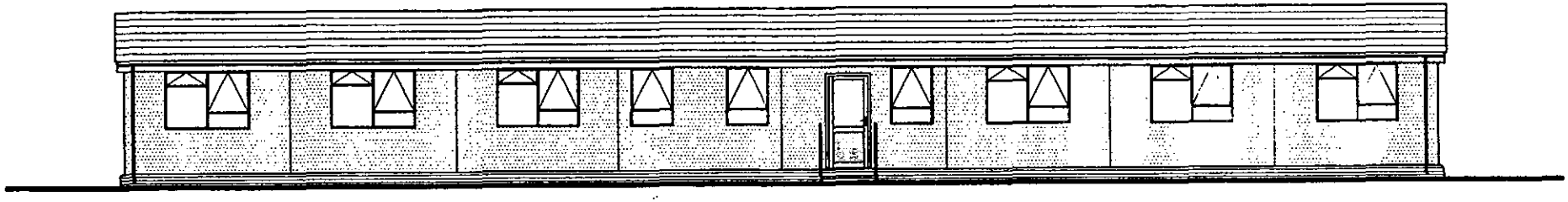


*South West Elevation*

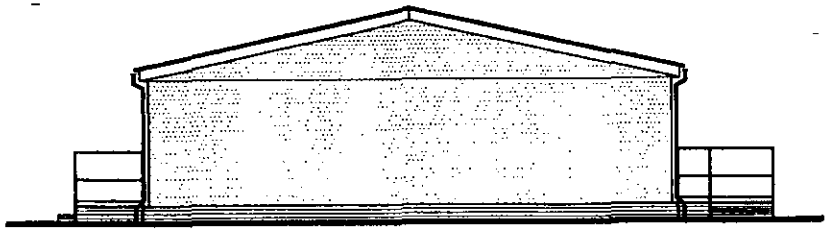


*South East Elevation*

2372



*North East Elevation*



*North West Elevation*

| WOKINGHAM DISTRICT COUNCIL | | | |
|---|---|---|---|
| PROPERTY SERVICES DEPT.<br>Shute End, Wokingham, Berkshire. RG40 1WQ | | | |
| TITLE<br>Proposed Modular Building | | | |
| Voluntary Agency Centre ~ Elevation | | | |
| LOCATION<br>Wellington House Council Offices, Elms Road | | | |
| W.D.C Project No.<br>010 | SCALE<br>1:100 | ISSUE<br>A | DRAWING NUMBER<br>230179-B |
| | DRAWN<br>D.Allen | DATE<br>07.06.00 | |

# MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 7 FEBRUARY 2001 FROM 7.00 PM TO 10.25 PM

*Present: Mr KA Malvern (Chairman), Mrs DC Beatty, Mr MJ Bryant, Mr RH Cundy Mr RFN Eke, Mrs MA Long and Mrs M Robertson.*

*Also present under Standing Order 39:-Mrs ANMC Drake, Mrs T Marinos and Mr RJW Wyatt*

**PART I**

## 219. MINUTES

The Minutes of the meeting of the Committee held on 17 January 2001 were confirmed as a correct record and signed by the Chairman.

## 220. APOLOGIES

Apologies for absence were submitted from Mr SR Conway, Mr TP Dredge, Mr JL Earnshaw and Mrs JA Lissaman.

## 221. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied to enable those applications where members of the public had indicated a wish to speak to be considered first.

**RESOLVED:** That the order of business detailed on the agenda be varied.

**245. APPLICATION NO: 2000/1839, PROPOSED ERECTION OF REPLACEMENT MODULAR BUILDING FOR CLASS B1(a) OFFICE USE, WOKINGHAM VOLUNTEER CENTRE THE OLD SOCIAL CLUB ELMS ROAD, FOR WOKINGHAM DISTRICT COUNCIL PROPERTY SERVICES**

The Committee considered a report on this application as set out on Agenda pages 2365 to 2372.

**RESOLVED:** That Application No: 2000/1839 be approved subject to the conditions outlined on pages 2366 to 2368.

**Application No** F/2000/1839 | **Received** 26/06/2000 | **Wokingham**

**Applicant:** Wokingham District Council C/O Property Services
**Location :** Wokingham Volunteer Centre, The Old Social Club, Elms Road
**Proposal :** Proposed erection of replacement modular building for Class B1 (a) office use

1. **Planning History** -
The site is situated within the identified settlement of Wokingham and is bound by Elms Road, Denmark Street and Wellington Road (which leads to Wokingham train station). Wokingham Town Centre Conservation Area is located along the boundary of the parkland opposite the Volunteer Centre (see location map), making the Conservation Area adjacent to the site, but not adjacent to the Volunteer Centre.

This application is before the planning committee as the applicant is the District Council.

2. **Proposal** –
The existing structure is flat roofed and is approximately 14m in length and 9m in width (126m$^2$ floor area). The existing Volunteer Centre is located behind the Wellington House Council Offices, so is obscured from Wellington Road. There is existing hedging which provides screening to the elevation facing the car park, however, from this view, Wellington House Council Offices are the predominant feature. The site is open (i.e. no trees/shrubs) when viewed from the roundabout (linking Denmark Street, Finchampstead Road and Wellington Road) and Denmark Street. However, at this point, there is a grass bank adjacent to Wellington Road/Denmark Street which screens the building to a certain extent. Opposite the junction of Denmark Street/Langborough Road up to the Job Centre, there is 1.8m close boarded fencing, trees and shrubs providing some screening of the site, viewed from this location, The Wellington House Offices are the predominant feature.

The proposed development would see the removal of the existing building and cycle shed. The new Class B1 (a) office building would be 9.5m in width and 29m in length (275.5m$^2$ floor area). This would be a 0.5m increase in the existing width, 15m in length and 149.5m$^2$ floor area. It would have a pitched roof 2.7m to the eaves and 4m to the ridge. When 'viewed' from Wellington Road, the Wellington House Council Offices would obscure the proposed development, and would be located 1m behind the side of the building line facing Denmark Street. The proposed development would be approximately 45m from Denmark Street and be approximately 47m from the Conservation Area (at its nearest point).

3. **Consultations** -
   - ***Wokingham Town Council*** – No objection, but would like to see landscaping to soften the impact of the new building
   - ***Trees/Landscape*** – Application is acceptable, however, the replacement with a longer building would be visible over a wider area. Recommend that the applicants plant appropriate screening shrubs and trees to link in with Mature oak trees, plants and other trees on the open parkland of the site.

- ***Conservation Officer*** – Adding a larger structure along the visually sensitive location on the edge of the parkland is to be regretted
- ***Environmental Health*** – No objections/comments to make
- ***Highways*** – Recommend approval with no conditions
- ***Letters of representation*** – None received

4. **Appraisal** -

   A. Impact upon the character of the area
   South East Area Local Plan Policies: SBE1, SBE2,
   Wokingham District Local Plan Policies: WOS3, WBE1, WBE2 and WHE4

A. Impact upon the character of the area

Whilst the proposed development would be more than doubled in length and floor area, it would not extend beyond the length of the Wellington House Council Offices. Neither would it extend beyond the side building line of the existing structure towards the car park (the extra 0.5m in width would be built towards the Council Offices).

The existing conifer hedging (when viewed from the parkland towards the side of the Council Offices) effectively screens the existing structure from the parkland and Elms Road. It is recommended that a condition is added so that a landscaping scheme is submitted and approved, which would screen the proposed structure from the roundabout, Denmark Street and remainder of the parkland as a longer structure would be more visible than the existing. This would also help the development to integrate with the existing vegetation on site. If the proposed development were effectively screened, it is considered that there would be no adverse effects when viewed from the road, parkland and Conservation Area.

The height of the proposed structure would be 4m, so it is not considered that the structure would result in any unacceptable massing or bulk, and would respect the length of the Council Offices behind it. The pitched roof, would also be an improvement to the existing flat roof structure.

With a sufficient landscaping scheme, it is considered that there would be no adverse impact upon the character of the area and no conflict with Local Plan policies.

5. **Conclusion** –
The proposed development is considered to have no adverse effects upon the character of the area subject to the development being adequately screened.

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

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

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

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

4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

5. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

REASONS

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

2. To ensure that the external appearance of the building is satisfactory.

3. In the interests of visual amenity.

4. In the interests of visual amenity.

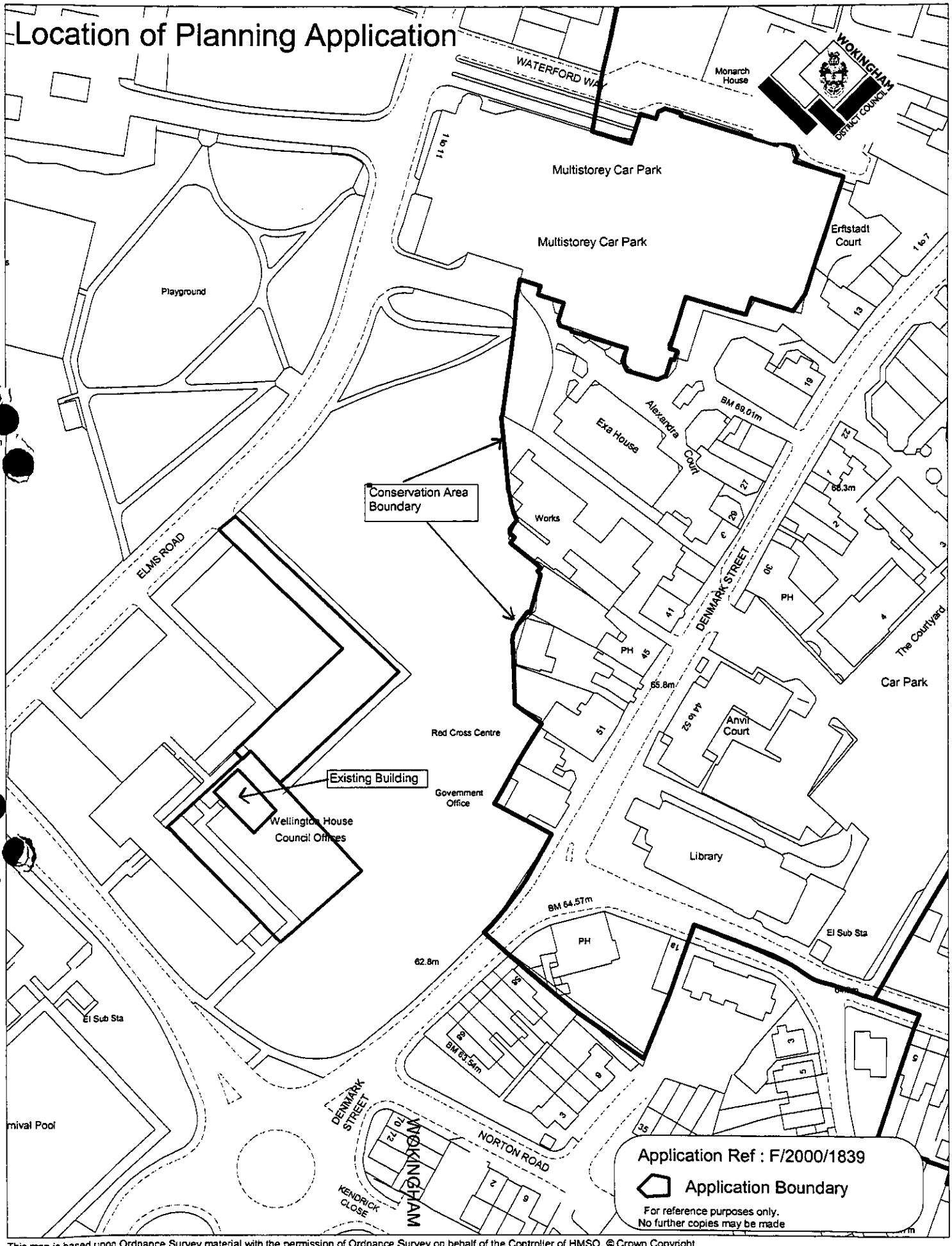
5. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Informatives

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:

Berkshire Structure Plan policies **EN1**
South East Area Local Plan policies **SBE1, SBE2**
Deposit Draft Wokingham District Local Plan policies **WOS3, WBE1, WBE2, WHE4**

Natalie Brown

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Development Control Section, Environmental Services, Wokingham District Council.

7 February 2001

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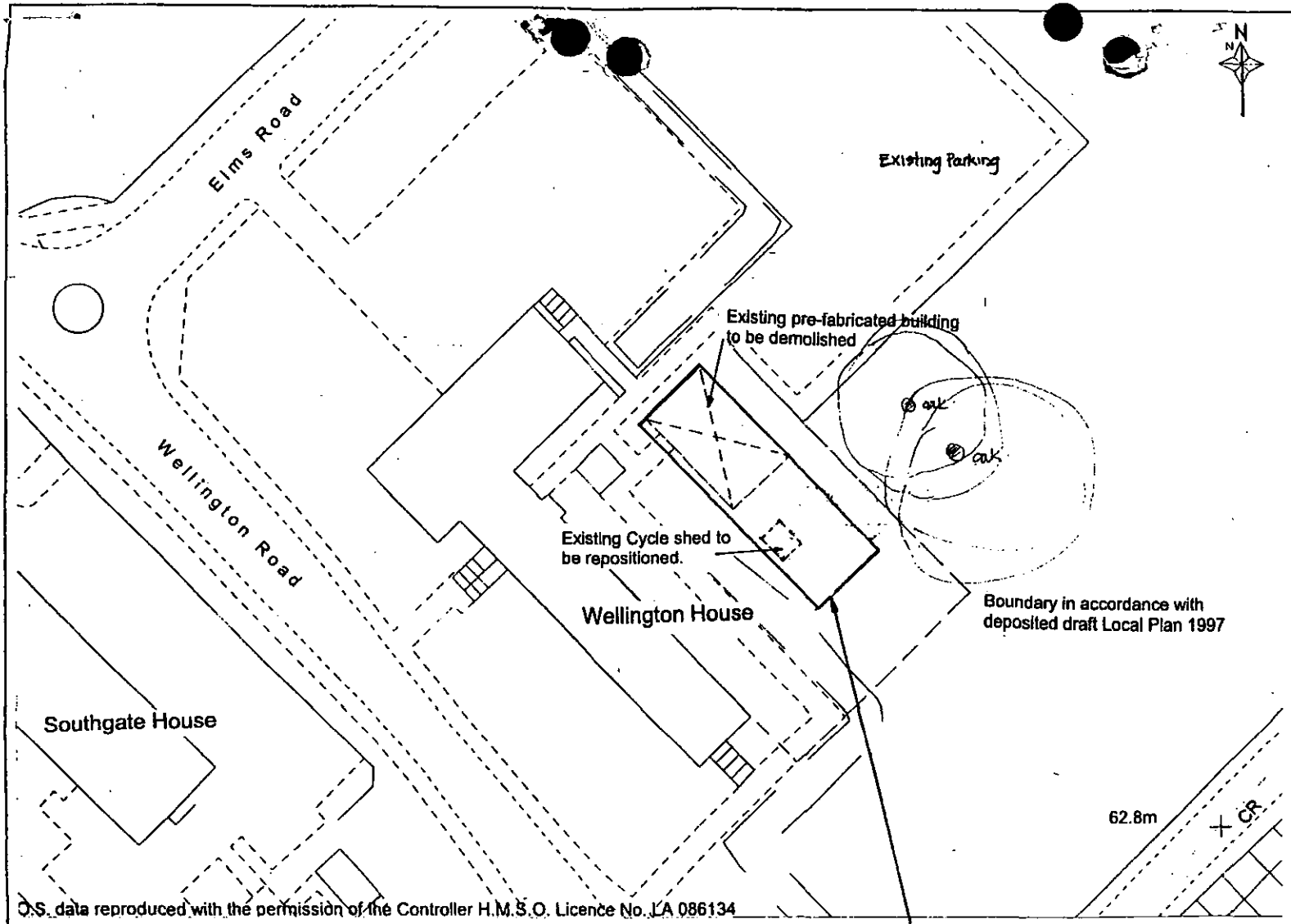
Scale: 1 : 1250

N W E S

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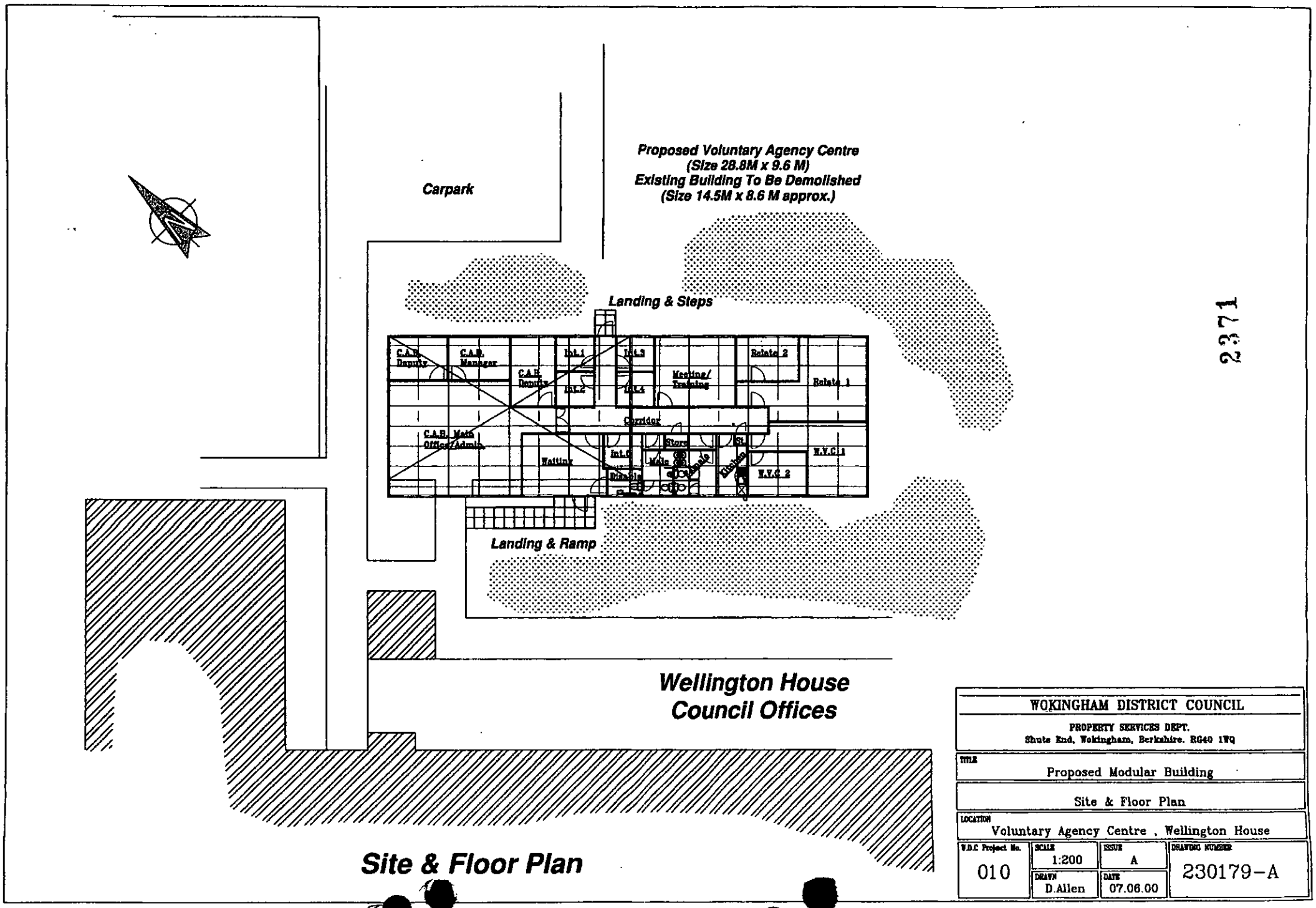
2370

***Proposed Modular Building (existing building to be demolished).***

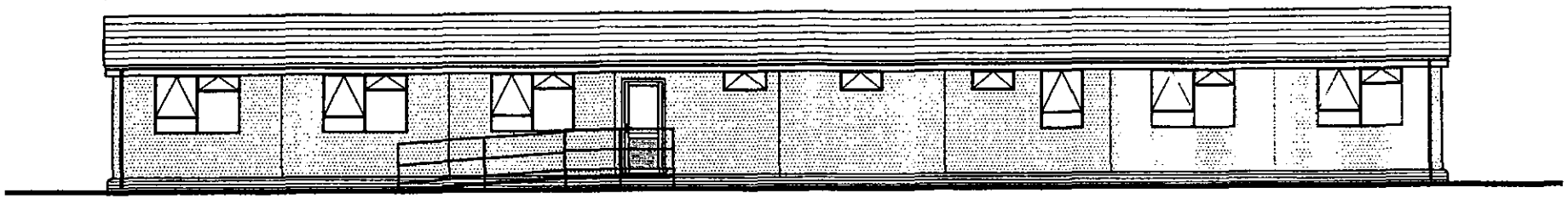
# Block Plan

| WOKINGHAM DISTRICT COUNCIL | | | |
|---|---|---|---|
| PROPERTY SERVICES DEPT. Shute End, Wokingham, Berkshire. RG40 1WQ | | | |
| TITLE: Proposed Modular Building | | | |
| Block Plan | | | |
| LOCATION: Voluntary Agency Centre, Elms Road, Wokingham. | | | |
| W.D.C Project No. 010 | SCALE 1 : 500 | ISSUE A | DRAWING NUMBER 230179–C |
| | DRAWN D.Allen | DATE 08.06.00 | |

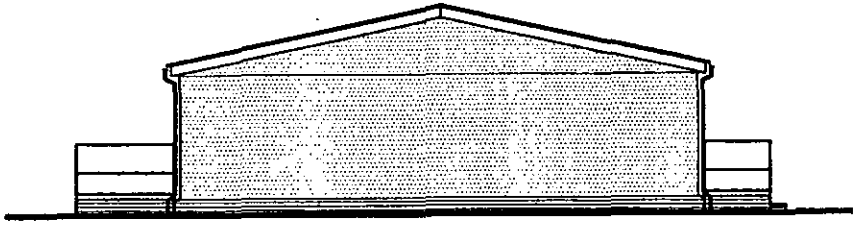



2371

| | | | |
|---|---|---|---|
| WOKINGHAM DISTRICT COUNCIL<br>PROPERTY SERVICES DEPT.<br>Shute End, Wokingham, Berkshire. RG40 1WQ | | | |
| TITLE: Proposed Modular Building | | | |
| Site & Floor Plan | | | |
| LOCATION: Voluntary Agency Centre , Wellington House | | | |
| W.D.C Project No.: 010 | SCALE: 1:200 | ISSUE: A | DRAWING NUMBER: 230179-A |
| | DRAWN: D.Allen | DATE: 07.06.00 | |

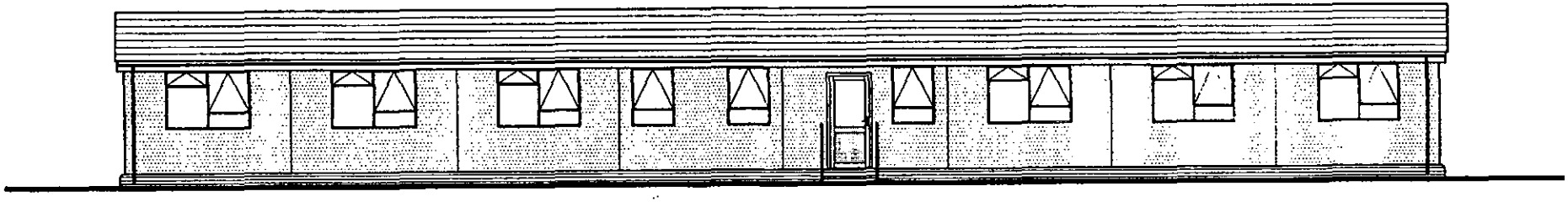


*South West Elevation*

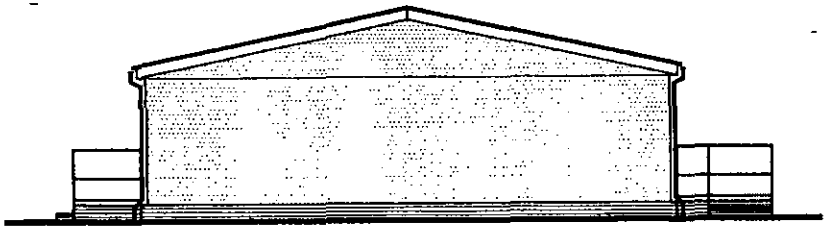


*South East Elevation*

2372



*North East Elevation*



*North West Elevation*

| WOKINGHAM DISTRICT COUNCIL | | | |
|---|---|---|---|
| PROPERTY SERVICES DEPT.<br>Shute End, Wokingham, Berkshire, RG40 1WQ | | | |
| TITLE<br>Proposed Modular Building | | | |
| Voluntary Agency Centre ~ Elevation | | | |
| LOCATION<br>Wellington House Council Offices, Elms Road | | | |
| W.D.C Project No.<br>010 | SCALE<br>1:100 | ISSUE<br>A | DRAWING NUMBER<br>230179~B |
| | DRAWN<br>D.Allen | DATE<br>07.06.00 | |

# WOKINGHAM D.C. DEVELOPMENT CONTROL

26 JUN 2000 1839

| | |
|---|---|
| Start date: ~~[illegible]~~ 26 JU [illegible] | Map No. 75B Site 0.20 |
| Officer: ~~HM~~ NB Application No. F/2000/1839 | Easting: ..... Flood Pln ..... |
| | Northing: ..... Mineral ..... |

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

Description:
(F) PROPOSED ERECTION OF REPLACEMENT MODULAR BUILDING FOR B/USE

Location: VOLUNTARY CENTRE ELMS ROAD

Parish: WOKINGHAM Ward: Evendons

Applicant: WOKINGHAM DISTRICT COUNCIL, PROPERTY DEPT
transfer from N110 A1001

Fee Received 760-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

---

**Additional information required for validation**

| | | Reason | Requested | Received |
|---|---|---|---|---|
| 1 | 1:2500 OS location plan showing property edged in blue/red | red line should include access & parking | 26/6 | ✓ amended |
| 2 | 1:500 block plan showing existing & proposed dev. + adj. Properties | | | |
| 3 | Forms unsigned | | | |
| 4 | Correct S 66 certificate | | | |
| 5 | Elevation plans | | | |
| 6 | Floor plans | | | |
| 7 | Metric scale disclaimer | | | |
| 8 | Encroachment letter | | | |
| 9 | Miscellaneous | Contradiction - Q26 & Q29 - [illegible] | ? | |

APPLN NO. _____

## ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required "other development of wider local significance"

---

Date Site Notice Sent : 6.7.2000 Parish Council Informed - YES / NO

### INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees ✓ .....
Conservation Officer next to conservation area .....
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 (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

### EXTERNAL CONSULTATIONS

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

---

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

### HERITAGE BODIES

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

---

### OTHERS:

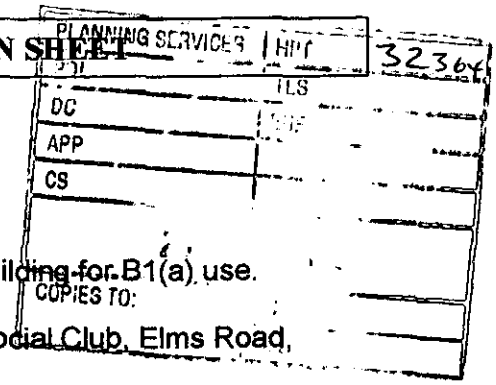
.....
.....
No pre-apps.

### NEIGHBOURS:

3x S/NT Voluntary Centre, Elms Road
Wellington House, Wellington Road
Morgan Lovell Ph.G, Ascot House, Finchampstead Rd
58 – 74 (evens) Denmark Street
1 Norton Road
Dukes Head PH, 56 Denmark Street
45 – 55 (odds) Denmark Street
"Works" marked ⊗ on plan (43 Denmark Street??)
Southgate House, Wellington Road
Carnival Pool, Wellington Road

(in Elms Road Wellington Road & Denmark Street)

**WOKINGHAM TOWN COUNCIL CONSULTATION SHEET**




**Case officer:** ~~Heather Morgan~~ Natalie Brown

**Application Number:** F/2000/1839

**Proposal:** Proposed erection of replacement modular building for B1(a) use.

**Site Address:** Wokingham Volunteer Centre, The Old Social Club, Elms Road, Wokingham.

**Applicant:** Wokingham District Council C/O Property Services Dept

Your observations are required in respect of this application by **28/07/2000**

---

**At their meeting on 18 July 2000, the Planning & Transportation Committee resolved to make the following observation:**

**No objection, but would like to see some landscaping to soften the impact of the new building.**

**SIGNED:** _____ **DATE:** 25/07/00

**CLERK TO Wokingham Town Council**

TO: DEVELOPMENT CONTROL
~~Heather Morgan~~
Natalie Brown

FROM: Environmental Design

DATE: 25th July 2000

**Location: Wokingham Volunteer Centre, The Old Social Club, Elms Road Wokingham**

**Proposal:** Proposed erection of replacement modular building for B1(a) use.

**Application Number:** F/2000/1839

In response to your consultation dated 4th July 2000 for the above application, the landscape comment is as follows:

The application is acceptable. However the proposal is to replace a modest sized building with a much longer building, which will be visible over a wide area. In particular it will be visible from the road junction of Finchampstead Road/Wellington Road/Denmark Road, which is heavily used by vehicles and pedestrians. The proposed building is not particularly attractive.

It is recommended that the applicant (WDC) should plant appropriate screening shrubs and trees to link with the existing mature oaks, planes and other trees on the open parkland of the site.

Patricia Green

Patricia Green
Landscape Consultant

**To:**
**Harold Sanders**
**Urban Design And Conservation Officer**

05 JUL 2000

**From:** Heather Morgan

**Date:** 04 July 2000

**Application Number:** F/2000/1839

**Proposal:** Proposed erection of replacement modular building for B1 (a) use..

**Site Address:**
Wokingham Volunteer Centre The Old Social Club, Elms Road, , Wokingham.

**Applicant:**
Wokingham District Council C/O Property Services Dept.

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

---

- THE COUNCIL APPEARS TO HAVE A POLICY OF REPLACING PREFABRICATED (TEMPORARY) BUILDINGS WITH MORE TEMPORARY (ROLLALONG) STRUCTURES.
- THIS DOES NOT APPEAR TO ACCORD WITH THE LOCAL PLAN DESIGN PRINCIPLES, POLICY WBE1 OR WBE2.
- TO ADD A GARAGE ROLLALONG STRUCTURE IN THIS VISUALLY SENSITIVE LOCATION ON THE EDGE OF THE CONSERVATION AREA IS TO BE RESISTED.
- IT IS NOT CLEAR FROM THIS SUBMISSION OR RECENT SIMILAR APPLICATIONS, HOW, AS A COUNCIL, WE NOW ARE ENCOURAGING GOOD DESIGN IN COUNCIL PROPERTY. (EG. SWIMMING POOL + SHUTE END COUNCIL OFFICES!)

Harold Sanders.

CONSERVATION + DESIGN
18. JULY. 00

# WOKINGHAM DISTRICT COUNCIL

## MEMORANDUM

PLANNING SERVICES | DPT
POL
CD
APP
CS
COPIES TO: JRM
ACK:
FILE:

From: John Mullaney
Environmental Health

My Ref:

To: ~~Heather Morgan~~ Natalie Brown
Planning Department

Date: 13/07/00

---

**WOKINGHAM VOLUNTEER CENTRE, THE OLD SOCIAL CLUB, ELMS ROAD F/2000/1839.**

Having considered the above application, I have no objections or comments to make.

---

J Mullaney

**John Mullaney**
**Environmental Health Officer**

[redacted]WAYS CONSULTATION SHEET

[redacted]om: ~~Heather Morgan~~ Natalie Brown. **Date:** 04 July 2000

SNB

**Application Number:** F/2000/1839

**Proposal:** Proposed erection of replacement modular building for B1 (a) use.

**Parish:** WOKINGHAM TOWN

**Site Address:**
Wokingham Volunteer Centre The Old Social Club, Elms Road, , Wokingham.

**Applicant:**
Wokingham District Council C/O Property Services Dept.

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:** [signature] **Print name:** S.N. AVTON

27.7.00

# Wokingham District Council
# Planning Application

**Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8**

**AND/OR**

**Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990**

## Application No: F/2000/1839

**Proposal:**
Proposed erection of replacement modular building for B1 (a) use.

**Location:**
Wokingham Volunteer Centre The Old Social Club Elms Road Wokingham

**This application is being advertised in the Wwokingham Times newspaper on the 27/07/2000 for the following reason(s);**

**DEVELOPMENT OF WIDER LOCAL SIGNIFICANCE**

The application can be inspected 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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **17/08/2000** from the date of this notice. 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 observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.**

**Date: 27/07/2000**

S/N attached to building 27/7/00 - Helen Pollock.

**Received by Wokingham District Council**

# Application No: F/2000/1839

**Proposal:**
Proposed erection of replacement modular building for B1 (a) use.

**Location:**
Wokingham Volunteer Centre The Old Social Club, Elms Road, , 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. 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 Heather Morgan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/07/2000. 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**

**04 July 2000**

Tel. (0118) 974 6446

Date: 04 July 2000

Your Ref:

My Ref: Heather Morgan
F/2000/1839

PLANNING SERVICES
POL
DC
APP
CS
10 JUL 2000
COPIES TO: Return ACK: FILE: John Mitchell D.C.

WOKINGHAM DISTRICT COUNCIL


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


The Owner/Occupier
Southgate House
Wellington Road
Wokingham
Berkshire

I understand the Council has a statutory duty to consult occupiers but does it need to consult itself? Head of IT.

Dear Sir/Madam

**Application Number:** F/2000/1839

**Site Address:** Wokingham Volunteer Centre The Old Social Club, Elms Road, Wokingham.

**Proposal:** Proposed erection of replacement modular building for B1 (a) use..

The Council has received an application to carry out the above development.

If you wish to see the plans and other details submitted you can do so at this office from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday or at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays and 9.30am to 1.00pm Saturdays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans.**

*If you have any comments you would like to make before the application is determined,* please reply in writing within 21 days from the date of this letter quoting Application Number **F/2000/1839** . Your comments will be considered by the planning officer before a decision is made and will be summerised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. Everybody who makes a comment will be told what decision is made.

**Please note that all comments made will be open to public inspection.**

Should you have any queries regarding this application please contact the planning officer, **Heather Morgan**, on **(0118) 974 6446**.

Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

# Buildings Unit

# MEMORANDUM

Tel. (0118) 974 6718 Direct Line
Email. michael.clough@wokingham.gov.uk

26 JUN 2000 1839

WOKINGHAM DISTRICT COUNCIL

**From : Michael Clough**

**Date. June 15, 2000**

to: **Planning** dept:- cc:-

re ; **Wokingham Voluntary Centre**
**Elms Road Wokingham**

Please find six sets of completed application forms for the above project.

This project forms part of the final phase of the Local Government Review.

File: MemoTEMP

① ADDRESS TOWN HALL, WELLINGTON ROAD PARISH WOK

26. JUN. 2000 * 1639

PLOT No. – W. WING KNOWN AS WELLINGTON HOUSE ORD. SHEET No. 75B

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| | | | | |
| BB/7/62 | Town Clerk | New Offices | 13/2/63 | C/A |
| BB/5/63 | c/o | Town Hall Offices | 10/6/63 | U.C. |
| | | | | |
| BB/1/71 | W.B.C. | Office accom. PLANNING CONSENT NT COUNCIL OFFICES | 11/8/71 | 30/6/76 T.P. 30 u. 81 |
| 04602 | W.D.C. | | 6.5.76 | |
| 25613 – | WDC | ext to offices | 25.11.76 | N/A C/A |
| BR6121 – | " | " | 28.3.77 | REF N/A |
| 065309 – | " | " | 9.6.77 | N/A C/A |
| BR. 7038 – | W.D.C. | 3/Storey ext. to Offices | 6.10.77 | REF N/A |
| 09955 | " | RE-SUB RE. ALOG. CHANGE OF USE PART TO REC. & SOCIAL & TEMP. BUILDING AT REAR OF 5 STOREY BLOCKS | 21.11.77 | APP N/A |
| | | | 15.2.79 | N/A 29.2.84 T.P. |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

W.D.C TOWN HALL

② ADDRESS WELLINGTON ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No. 75.

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| BR11491 | W.D.C Social Clubs | Conv. of offices to Social Club to the rear of Town Hall adj. car park. access Elm Rd | 10.4.79 | App NA |
| 16023 | WDC | (a) ADD OFFICE ACC. 48,500 sq' | 18.5.82 | REF BY D.O.E |
| | | (b) NEW " 16,000 sq' | | |
| ~~34253~~ | " | C/use TO B1 | 21.9.89 | C/A |
| 34573 | CAB | SOCIAL CLUBS TO OFFICES | 30.10.89 | 31.12.92 |
| 35733BRA8292 | WDC | RETURN TO OFFICES | 5.6.91 | APP |
| BRA 11214 | " | REPAIR & IMPS. TO WELLINGTON HOUSE | 11.3.92 | APP |
| 92/0773 | BCC | INT. ALTS. TO OFFICE | 29.9.92 | APP |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074 AA/92/1044 WDC WELLINGTON HOUSE/OFFICES FOR CAB HOUSEKEEPING ROOM 6.1.93 APP

1933

(3)

ADDRESS Wellington House Wellington Road PARISH Wokingham

PLOT No. X WOC: OFFICES

BUILDER

ORD. SHEET No.

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| FP94/2565 | SOCIAL SERVICES | NEW PARTITIONS | 14.6.94 | C/APP |
| | | | | |
| | | | | |
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| | | | | |
| | | | | |

MINISTRY DECISION

SPECIAL ORDERS

1789/a

# SECTION 66 CERTIFICATE

Application No. 1839

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

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

**OR**

+ See Note (a) to Certificate A

**OR**

(b) Insert description of steps taken.

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

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

## CERTIFICATE A

I certify that:

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

## CERTIFICATE B

I certify that:

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

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

## CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  on (d) .....

1789/b

## CERTIFICATE D

I certify that

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

**OR**

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

---

**ALL APPLICANTS MUST COMPLETE THIS SECTION**

### Agricultural Holdings Certificate

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

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

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

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

**OR**

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

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

Signed . . A. George . . . . . .

On behalf of . . Wokingham District Council . . . . . .

Date . . . . 14th June 2000 . . . . . .

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

1769a

# WOKINGHAM DISTRICT COUNCIL
# PLANNING APPLICATION

PART 1

26 JUN 2000* 1839

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**

| | | |
|---|---|---|
| 1. | APPLICANT'S NAME | WOKINGHAM DISTRICT COUNCIL. |
| | ADDRESS | SHUTE END, WOKINGHAM. |
| | POST CODE | RG40 1BN. PHONE 0118 974 6000 |
| 2. If the applicant has an agent, all correspondence will be sent to the agent | AGENT'S NAME | HEAD OF PROPERTY SERVICES |
| | ADDRESS | WOKINGHAM DISTRICT COUNCIL SHUTE END - WOKINGHAM. |
| | POST CODE | RG40 1WH PHONE 0118 974 6700. |
| 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 | DRWG NO 230179 Volunty Centre Elms Rd. |
| 4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used. | | THE REPLACEMENT OF THE LIFE EXPIRED PREFABRICATED BUILDING WITH A NEW ROLLALONG SINGLE STOREY OFFICE UNIT. |
| 5. Give the area in hectares or part of a hectare | AREA OF SITE | 0.114 ha. |
| 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 | DRWGS 230179, A, B, C. |

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 ? NA

| | | | |
|---|---|---|---|
| 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.

EXISTING OFFICE ACCOMMODATION

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.

STONE AGGREGATE PANELS FOR WALLS
POWDERCOATED ALUMINIUM WINDOWS.
BRICK PLINTH.
DECRA TILE ROOF (BROWN).

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.

PART FENCED (1.8m) HOOPED TOP STEEL - BLACK.
PART: PLANTING/HEDGING.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

CONNECT TO EXISTING.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details /

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

AS EXISTING; USING WELLINGTON HOUSE
PEDESTRIAN AND VEHICULAR ACCESS

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

YES. ACCESS RAMP, TOILET, HEIGHT OF ELECTRICAL FITTINGS.

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.

$\frac{280m^2}{75} = 3.7$ 4 x £190 £760.

Code · N110 A1001.

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 N Jenkins ON BEHALF OF Wokingham District Council DATE 14th June 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

26 JUN 2000

# 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) | ✓ | 125 m² | 280 m² | |
| B1 (b) | RESEARCH AND DEVELOPMENT | | | | |
| B1 (c) | LIGHT INDUSTRIAL | | | | |
| [illegible] | 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 | | | | |
| OTHER | Please Specify | | | | |
| | TOTAL | | 125 m² | 280 m² | |

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

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

| | Cars | Lorries |
|---|---|---|
| Existing | unchanged. | nil |
| Proposed | | |

PRESENT USERS RE HOUSED.

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.

OFFICES FOR VOLUNTARY AGENCIES.
SOME ACTIVITIES IN "OFFICES HOURS"
OTHER IN EVENINGS.
COUNCILLING SERVICES, CITIZENS ADVICE
RELATE COUNCILLING
CITIZENS ADVICE BUREAU.
WOKINGHAM VOLUNTEERS.

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

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

| | Existing Staff | Transferred Staff | New Staff | Total |
|---|---|---|---|---|
| estimated | 6 | 6 | – | 12. |

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 bythe 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.

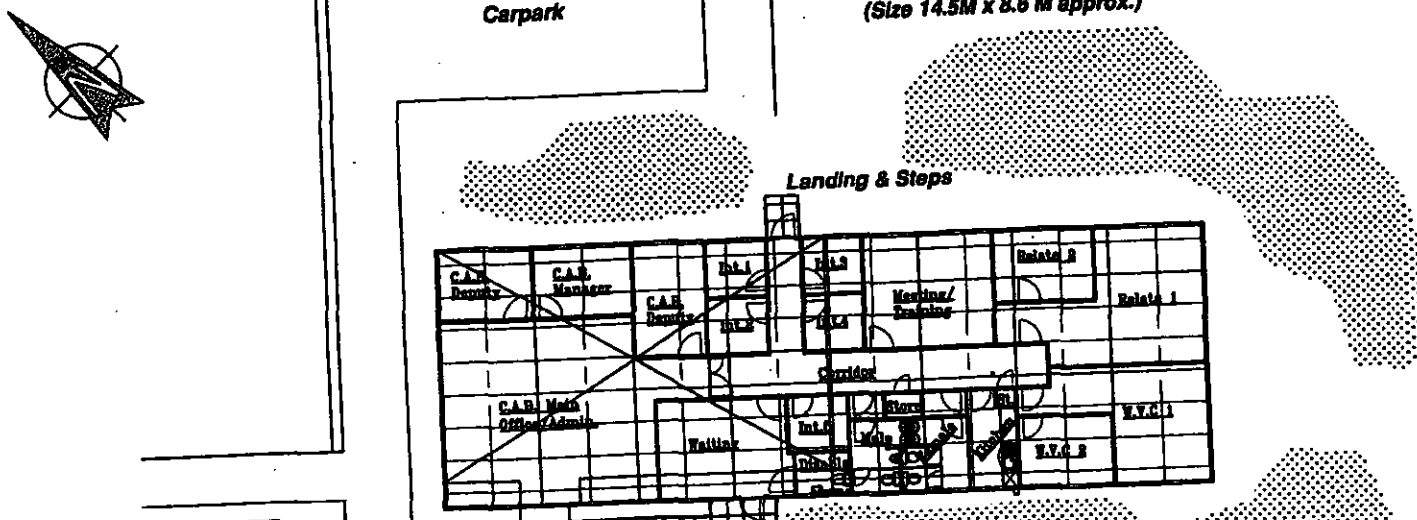
Your application may be refused. The reason will be listed on the Decision Notice.

## 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

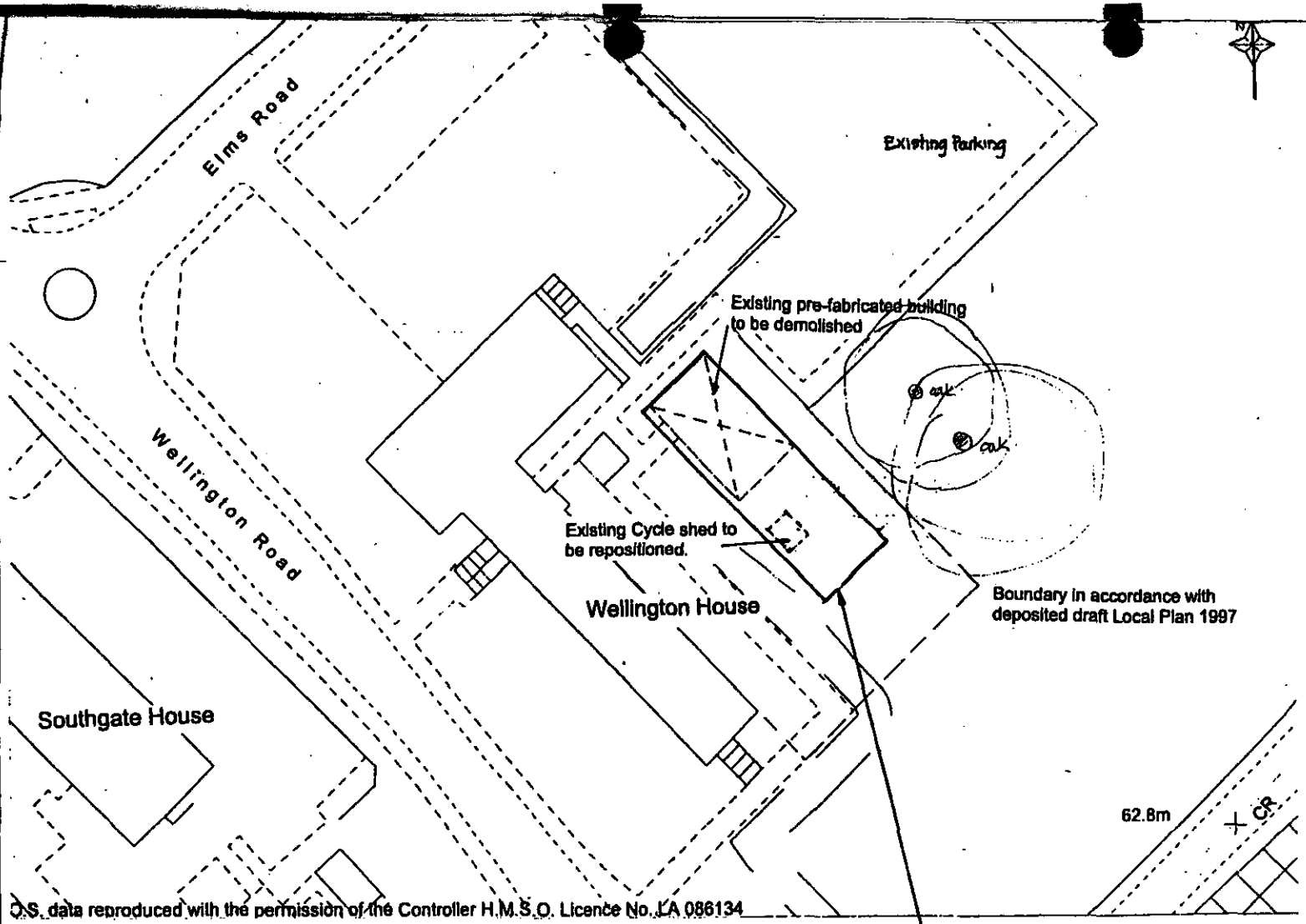
'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the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




2271

| | | | |
|---|---|---|---|
| WOKINGHAM DISTRICT COUNCIL<br>PROPERTY SERVICES DEPT.<br>Shute End, Wokingham, Berkshire. RG40 1WQ | | | |
| TITLE: Proposed Modular Building<br>Site & Floor Plan | | | |
| LOCATION: Voluntary Agency Centre , Wellington House | | | |
| W.B.C Project No.: 010 | SCALE: 1:200 | ISSUE: A | DRAWING NUMBER: 230179-A |
| | DRAWN: D.Allen | DATE: 07.06.00 | |

## Site & Floor Plan



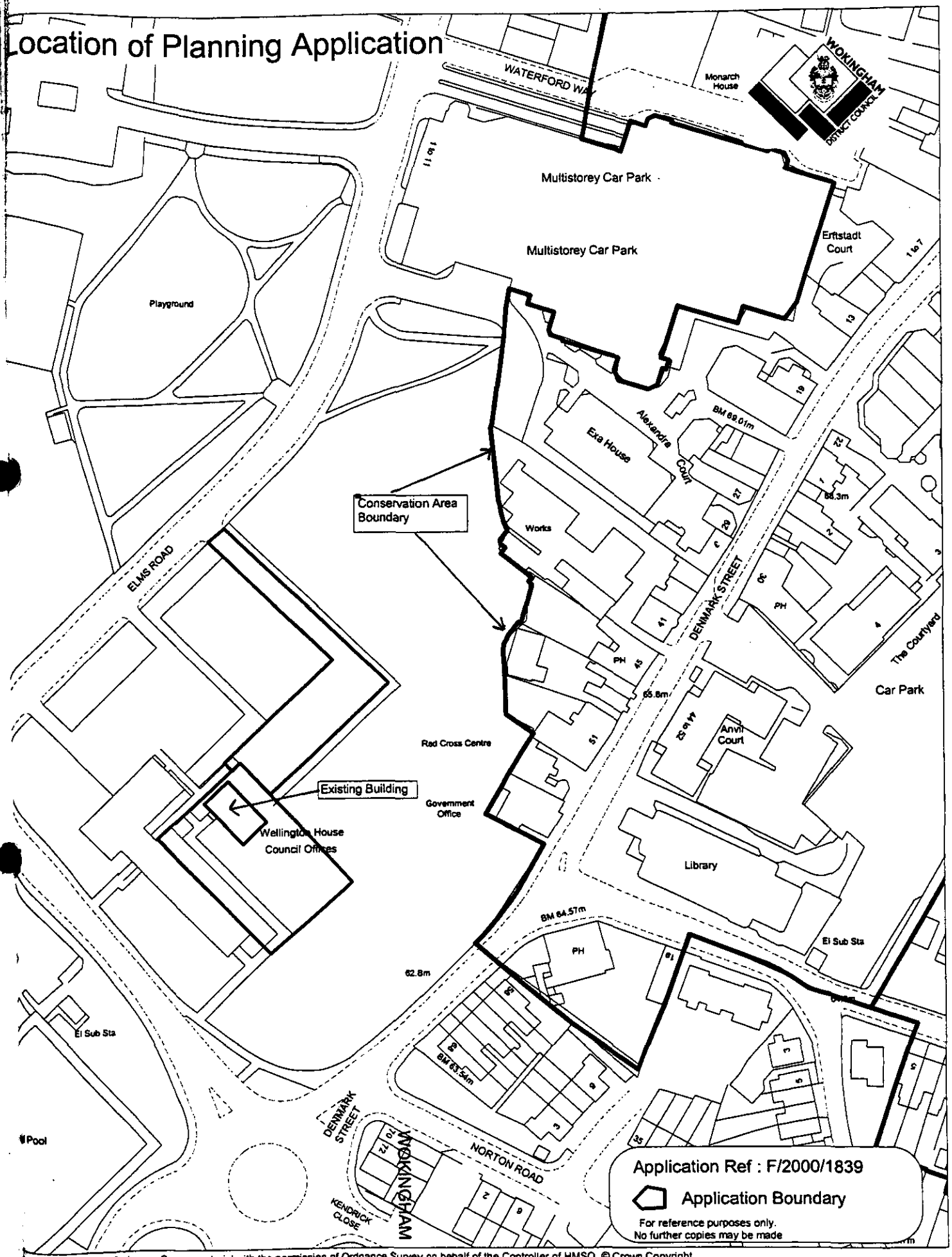

2370

***Proposed Modular Building (existing building to be demolished).***

# Block Plan

| | |
|---|---|
| WOKINGHAM DISTRICT COUNCIL | |
| PROPERTY SERVICES DEPT. Shute End, Wokingham, Berkshire. RG40 1WQ | |
| TITLE: Proposed Modular Building | |
| Block Plan | |
| LOCATION: Voluntary Agency Centre, Elms Road, Wokingham. | |
| W.D.C Project No.: 010 | SCALE: 1 : 500 |
| | ISSUE: A |
| | DRAWING NUMBER: 230179-C |
| | DRAWN: D.Allen |
| | DATE: 08.06.00 |

# Location of Planning Application

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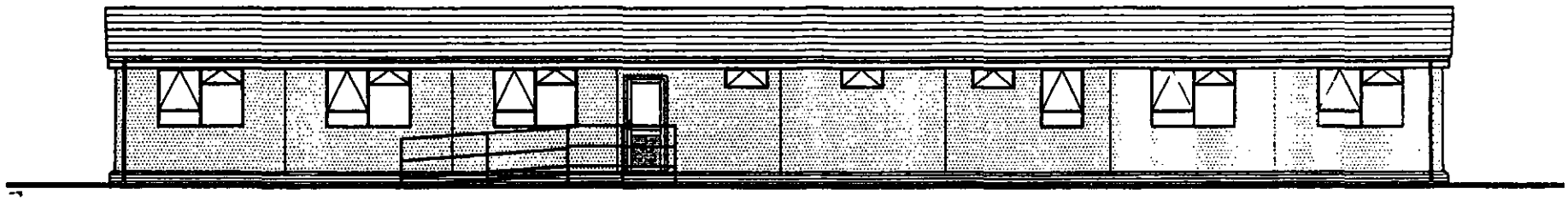
Development Control Section, Environmental Services, Wokingham District Council.

February 2001

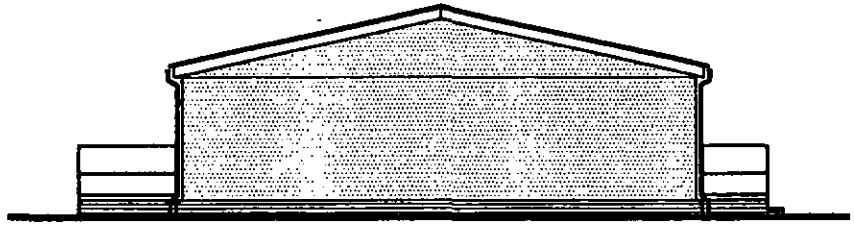
2369

Scale: 1 : 1250

N W E S

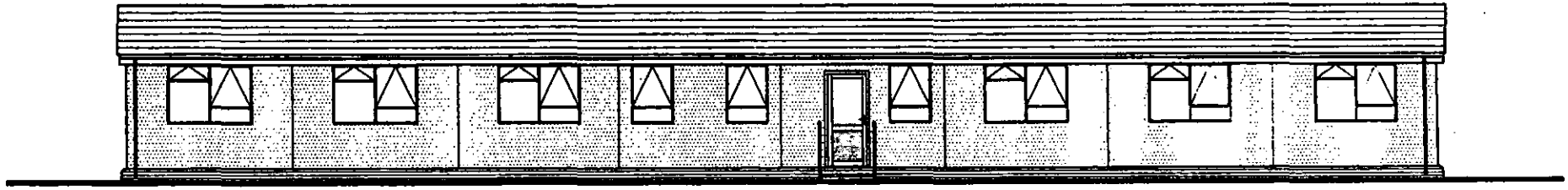


South West Elevation

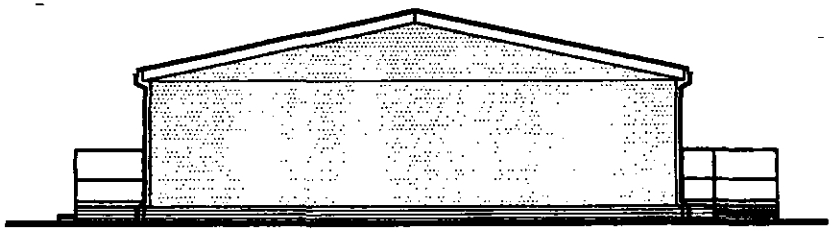


South East Elevation

2372



North East Elevation



North West Elevation

| WOKINGHAM DISTRICT COUNCIL | | | |
|---|---|---|---|
| PROPERTY SERVICES DEPT.<br>Shute End, Wokingham, Berkshire. RG40 1WQ | | | |
| TITLE<br>Proposed Modular Building | | | |
| Voluntary Agency Centre ~ Elevation | | | |
| LOCATION<br>Wellington House Council Offices, Elms Road | | | |
| W.D.C Project No.<br>010 | SCALE<br>1:100 | ISSUE<br>A | DRAWING NUMBER<br>230179-B |
| | DRAWN<br>D.Allen | DATE<br>07.06.00 | |