APPLICATION NO:
VAR/2002/8086

LOCATION:
Arborfield C Of E School School Road, Arborfield Cross Reading.

APPLICANT:
Wokingham District Council C/O Floyd Thomas, Property Services

PROPOSAL:
Proposed variation to conditions 6 & 7 of consent 99/70481/F and VAR/2000/1779 to defer implementation of road scheme to allow alternative to be submitted.

EARLIEST DATE FOR DECISION: **20/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
21/01/2003

CASE OFFICER: **Kerrin Lithgow**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Wokingham District Council
C/O Floyd Thomas
Property Services
Lower Ground Floor
Council Offices
Shute End
Wokingham
Berks RG40 1WH

Application Number: VAR/2002/8086

Parish: **ARBORFIELD**

Location: **Arborfield C of E School, School Road, Arborfield Cross, Reading.**

Proposal: **Proposed variation to conditions 6 & 7 of consent 99/70481/F and VAR/2000/1779 to defer implementation of road scheme to allow alternative to be submitted.**

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. Within twelve months from the date of the completion of the proposed classroom extensions for which permission is sought under application references F/2002/6878 and F/2002/6877, the works currently required under conditions 6 and 7 of planning permission 99/70841 shall be carried out, unless an alternative proposal to deal satisfactorily with the highway safety issues at the site have been submitted by the applicant and agreed in writing by the Local Planning Authlority. Planning permission for VAR/2000/1779 shall no longer apply.

Reason

1. In the interests of highway safety.

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 EN3.
Loddon Area Local Plan Policies LBE1, LBE2, LTV2, LC1, LT5, LPS2 and LPS3.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WCC1, WCC2, WT7 and WIC16.

Informative

2. This grant of deferral provides for a period of twelve months for the applicant to either carry out the work as previously required by Conditions 6 and 7 attached to planning permission 99/70841, or to provide alternative proposals which satisfactorily deal with the reasons for the conditions originally imposed, having regard to current circumstances and reducing the need to travel. It is considered that the best means of assessing the circumstances and proposals will be through the Highways Board, in September 2003.

T. G Watson

Trevor Watson
Development Control Manager
Date: 08/01/2003

Notice checked by: CThurston

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 : Kerrin Lithgow

Application Number : VAR/2002/8086

Applicant : Wokingham District Council C/O Floyd Thomas, Property Services.

Location : Arborfield C Of E School, School Road, Arborfield Cross, Reading.

Proposal : Proposed variation to conditions 6 & 7 of consent 99/70481/F and VAR/2000/1779 to defer implementation of road scheme to allow alternative to be submitted.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 26/11/2002

Earliest Date for Decision : 20/12/2002

Latest Consultation Date/Site Notice Expiry Date : 20/12/2002

This application will have expired on: 21/01/2003. 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: VAR/2002/8086

Appraisal :

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

1. Within twelve months from the date of the completion of the proposed classroom extensions for which permission is sought under application references F/2002/6878 and F/2002/6877, the works currently required under conditions 6 and 7 of planning permission 99/70841 shall be carried out, unless an alternative proposal to deal satisfactorily with the highway safety issues at the site have been submitted by the applicant and agreed in writing by the Local Planning Authority. Planning permission for VAR/2000/1779 shall no longer apply.

In the interests of highway safety

Informatives.

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:

   Wokingham District Local Plan (Deposit Draft): WOS2, WOS3, WCC1, WCC2, WT7, WIC16.

   Loddon Area Local Plan: LBE1, LBE2, LTV2, LC1, LT5, LPS2 and LPS3.

   Berkshire Structure Plan: EN3.

2. This grant of deferral provides for a period of twelve months for the applicant to either carry out the work as previously required by Conditions 6 and 7 attached to planning permission 99/70841, or to provide alternative proposals which satisfactorily deal with the reasons for the conditions originally imposed, having regard to current circumstances and reducing the need to travel. It is considered that the best means of assessing the circumstances and proposals will be through the Highways Board, in September 2003.

Delegated
Authorised for approval at Committee 19/12/02

See copy report on file.

Application Number VAR/2002/8086
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Arborfield C Of E School School Road Arborfield Cross Reading.

APPLICATION NUMBER: VAR/2002/8086

OFFICER: Kerrin Lithgow

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

Development Control Ref No:	Received	Parish
VAR/2002/8086	26/11/2002	Arborfield

Applicant: Wokingham District Council
Location: Arborfield Church of England School, School Road, Arborfield Cross, Reading
Proposal: Proposed variation to conditions 6 & 7 of consent 99/70481/F and VAR/2000/1779 to defer implementation of the road scheme to allow an alternative to be submitted.

FOR CONSIDERATION BY: Development Control Committee
REPORT PREPARED BY: Head of Planning and Transportation and Kerrin Lithgow

SUMMARY:

Proposal
The application seeks to defer implementation of the provision of an internal drop off area at Coombes and Arborfield Schools to allow for much needed classroom accommodation to be provided and to allow officers to investigate a satisfactory way forward.

Currently, a scheme is required to be provided by virtue of conditions in a previous approval (see attached plans). It is considered that by implementing the required scheme, there is a strong possibility that people will be encouraged rather than discouraged from driving to the schools. Such an approach is not in line with current government guidance to minimise the use of transport by private vehicles. It is considered that by developing alternative travel methods a reduction in the number of vehicles could be achieved.

Due to the urgent need to move ahead with classroom extensions on the site, this application has been put forward to the first available committee. Members will be updated at committee as to the outcome of consultations which have not yet been received. The applications for the extensions form separate items for consideration on this agenda. The proposal is before the planning committee as the applicant is Wokingham District Council.

RECOMMENDATION: TO DELEGATE TO OFFICERS TO GRANT VARIATION OF CONDITIONS 6 AND 7 OF PLANNING APPROVAL 99/70841, SUBJECT TO NO FURTHER SIGNIFICANT ISSUES BEING RAISED WITHIN THE CONSULTATION PERIOD EXPIRING ON 01-01-2003, AND SUBJECT TO CONDITIONS.

Background Papers
Held by: Planning Reception
Division: Development Control
Dept: Environmental Services
Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

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

BACKGROUND

1 HISTORY

The planning history of the Coombes and Arborfield Schools is somewhat complex and is summarised as follows:

- ***99/70481/F* (decision date 24/11/99).** This application was for proposed classroom extensions and re-roofing work, and car park and landscaping alterations at Coombes Infant and Arborfield and Barkham School (involved five classrooms).

  The proposal would result in accommodating increased role numbers. The application was considered acceptable to the council's access and movement officers, provided that a package of measures were put in place:

  - Safer Routes to Schools initiatives
  - Visibility splays
  - Internal traffic management measures, including signage and road markings, as provided with the application.

  Conditions 6 and 7 of the approval related to detailed plans being submitted showing the internal traffic management measures, and secondly the vehicular entrance and exit being constructed in accordance with the plans prior to the development being brought into use. These conditions were placed on the approval at the request of the access and movement officer.

- ***VAR/2000/1779:*** Conditions were then varied at committee of 2nd February 2000, so that the access improvement works would not have to be begun until Phase II. (Phase I being for the first two classrooms which were to relieve class sizes, Phase II being for the next three classrooms to accommodate children from the Barracks development of 280 dwellings). The proposed classrooms and access/internal arrangements were to be funded by money provided under the planning obligation for this housing development. The conditions then read:

  6. Prior to the development of Phase 2 commencing, detailed plans shall be submitted showing the internal traffic management measures proposed, including road marking and signing. These works shall be completed prior to the development being brought into use. Reason: In the interests of highway safety.

  7. Prior to the development of Phase 2 being brought into use, the vehicular entrance and exit shall be constructed in accordance with detailed plans submitted to and approved by the Local Planning Authority. Reason: In the interests of highway safety and convenience.

- ***F/2002/6878 and F/2002/6877:*** These are the current applications, which represent Phase II. Committee deferred these applications at the meeting of August 14th 2002 to investigate the traffic arrangements which are yet to be carried out.

2 **CONSULTATION**

Access and Movement: Have no objection to the deferral, although comments that the developers contributions held by the Council should be used towards any identified alternative off-site access and site improvements.

Barkham Parish Council: To be reported at Committee

Arborfield Parish Council: To be reported at Committee

Neighbours: To be reported at Committee

3 **APPRAISAL**

Main issues:

A. Impact upon Neighbouring Properties: Loddon Area Local Plan Policies LBE1, LBE2; Wokingham District Local Plan Policies WOS3.

B. Impact Upon the Character of the Area: Loddon Area Local Plan Policies LTV2 and LC1; Wokingham District Local Plan Policies WOS2, WCC1 and WCC2.

C. Access and Movement: Loddon Area Local Plan Policy LT5; Wokingham District Local Plan Policy WT7.

C. Flood Issues: Berkshire Structure Plan Policy EN3, Loddon Area Local Plan LPS2 and LPS3, Wokingham District Local Plan Policy WIC16; PPG25.

D. Concerns of the Parish Council and Local Residents.

A. <u>Impact upon Neighbouring Properties</u>

The deferral of the conditions will have no forseeable effect on the amenities of neighbouring property owners. The deferral will not result in any physical change. The construction of the proposed extensions and any possible effect arising from those developments will be considered under the separate applications contained within this agenda.

B. <u>Impact upon the Character of the Area</u>

The deferral of the scheme will have no impact in itself, although it will inevitably result in a 'no-change' situation for the period in question in which the impact of the trial yellow bus is to be monitored, and other options are considered. The deferral of the conditions will also enable the construction of the extensions as set out in the reports which follow.

C. <u>Access and Movement</u>

As mentioned above, the on-site access, traffic circulation and parking/drop-off zone arrangements form part of a scheme put forward and agreed by a Planning Inspector in connection with residential development in Arborfield. £48,000 has been secured through section 106 agreements for improvement works to be undertaken.

To date, several measures have been undertaken to improve the situation at Coombes and Arborfield Schools. Both schools now have Travel Plans. It is accepted that these will need to be continually reviewed, modified and maintained on a regular basis to take account of current home origins and

changed circumstances. The schools have also benefited in recent years from Safer Routes to School works in School Road, including the provision of 20 mile per hour zoning, signalised pedestrian crossing point and traffic calming. These all combine to manage journeys by whatever mode in a safe manner and also seek to minimise disruption to non-school traffic as much as is reasonably possible. However, it should be noted that some disruption is experienced outside every school at the beginning and end of the school day.

With regard to the scheme required, in practice the provision of additional on-site parking within the schools could undermine the good work being progressed through the school travel plans and result in more journeys to and from school being made by car. There is also a safety issue with the potential for there being additional on-site conflicting movements between cars and pedestrians. There may be scope for further access and movement improvements identified as a result of the school travel plan review to be carried out in order to enhance those journeys to and from school, but it is difficult to identify these at this present time.

The schools are therefore clearly investigating alternatives and options, are trialing the yellow bus scheme, and have prepared a Safer Routes to school initiative as required under the initial planning consent.

The Access and Movement Officer has commented that whilst no objection is raised to the conditions six and seven being deferred, it would be sensible for the developer's contributions gained to date to be used towards any identified alternative off-site access and movement improvements. Any such proposed improvements would need to be progressed through the Highways Board and a report can be prepared after the collection of appropriate evidence, once the yellow bus scheme has been established and the classrooms occupied.

D. Flooding

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

E. Concerns of the Parish Council and Local Residents

The outcome of consultation with the Parish Council and Local Residents will, as stated above, be reported at committee.

4 CONCLUSION

It is considered that there may now be more appropriate ways of dealing with the issues that gave rise to the original imposition of the conditions, which would reduce rather than encourage vehicles from using School Road. Deferring implementation of the scheme, for consideration by the Highways Board in September 2003, will allow for full consideration of the best method and will allow for further proposals to be brought forward. In these circumstances it is considered that the deferral of the conditions should be supported.

5 RECOMMENDATION: To Delegate Officers to GRANT VARIATION OF CONDITIONS 6 AND 7 OF PLANNING APPROVAL 99/70841 – Subject to no

further significant issues being raised within the consultation period expiring on 01-01-2003, and subject to the following condition:

1. Within twelve months from the date of the completion of the proposed classroom extensions for which permission is sought under application references F/2002/6878 and F/2002/6877, the works currently required under conditions 6 and 7 of planning permission 99/70841 shall be carried out, unless an alternative proposal to deal satisfactorily with the highway safety issues at the site have been submitted by the applicant and agreed in writing by the Local Planning Authority. Planning permission for VAR/2000/1779 shall no longer apply.

Informatives.

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:

   Wokingham District Local Plan (Deposit Draft): WOS2, WOS3, WCC1, WCC2, WT7, WIC16.

   Loddon Area Local Plan: LBE1, LBE2, LTV2, LC1, LT5, LPS2 and LPS3.

   Berkshire Structure Plan: EN3.

2. This grant of deferral provides for a period of twelve months for the applicant to either carry out the work as previously required by Conditions 6 and 7 attached to planning permission 99/70841, or to provide alternative proposals which satisfactorily deal with the reasons for the conditions originally imposed, having regard to current circumstances and reducing the need to travel. It is considered that the best means of assessing the circumstances and proposals will be through the Highways Board, in September 2003.

Development Control Ref No:	Received	Parish
F/2002/6878	17 June 2002	Arborfield

Applicant: WDC Property Services
Location: Coombe Infant School, School Road, Arborfield
Proposal: Proposed single storey extension to school to provide additional classroom and accommodate up to 21 pupils.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation & Natalie Brown

SUMMARY:

1. **Planning History** –
   There have been various applications for classroom extensions and re-roofing, all of which have been approved.

2. **Proposal** –
   For the addition of a single storey extension to provide a new classroom.

   This application is before the Committee as the applicant is Wokingham District Council.

   The application was deferred at 14 August 2002 committee to allow for further negotiations on highway matters related to application 99/70481/F to take place. An application (VAR/2002/8086) has now been received to vary conditions 6 and 7 of the consent to allow work on the drop off point to be deferred for 6 months. Subject to approval of this application, Members are asked to consider the following application for extensions to the school.

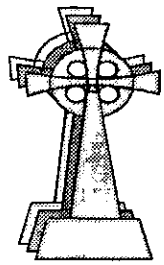
RECOMMENDATION: GRANT PLANNING PERMISSION – subject to conditions

Background Papers

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

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

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



Arborfield & Newland Parish Council

Parish Office, Arborfield Village Hall, Eversley Road,
Arborfield, Berkshire, RG2 9PD

Tel 0118 976 1489
Fax 0118 976 1427
E-mail parishclerk@arborfield.org.uk

3rd December 2002

Kerrin Lithgow
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WH

Dear Kerrin Lithgow

Reference: VAR/2002/8086 Arborfield C of E School

The Parish Council notes that the Inspector attached conditions to the MOD development in February 1999 and they were signed in August 1999. At the time of the appeal the MOD partly funded a school bus from the Garrison and as the bus used the lay-by the Parish Council feels that the yellow bus pilot scheme is only a replacement of what has been lost.

Member of the Council find it totally unacceptable that the residents of Arborfield are ignored and inconvenienced while the schools expand. Especially as there has been ample time to put forward an alternative pick up and drop off plan for the schools.

The Parish Council has grave concerns as like the withdrawn application VAR/2002/7914 this application has a plan attached for a one-way system that does not have Highways approval.

Members feel that Property Services should abide by the conditions the same as any other developer and as the Parish Council is fully conversant with the conditions it is expected that Property Services are also familiar.

To summarise, the Parish Council strongly object to the removal of conditions 6 and 7, however would accept a deferment of the conditions for a further six months to allow the classrooms to be built. Members wished to emphasise that a sensible alternative pick up and drop off point should be put forward as soon as possible before the monies allocated for this expenditure are worth nothing.

Yours sincerely

Mrs Zoe Bolton
Clerk

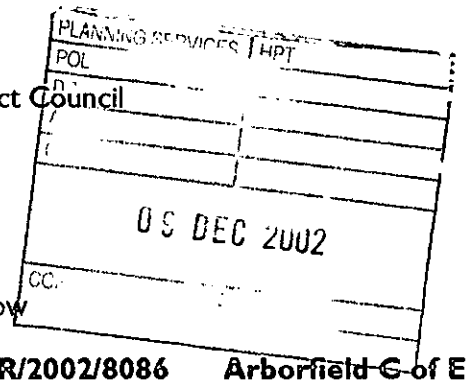
Arborfield & Newland Parish Council

Parish Office, Arborfield Village Hall, Eversley Road,
Arborfield, Berkshire, RG2 9PD

Tel 0118 976 1489
Fax 0118 976 1427
E-mail parishclerk@arborfield.org.uk

3rd December 2002

Kerrin Lithgow
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WH



Dear Kerrin Lithgow

Reference: VAR/2002/8086 Arborfield C of E School

The Parish Council notes that the Inspector attached conditions to the MOD development in February 1999 and they were signed in August 1999. At the time of the appeal the MOD partly funded a school bus from the Garrison and as the bus used the lay-by the Parish Council feels that the yellow bus pilot scheme is only a replacement of what has been lost.

Member of the Council find it totally unacceptable that the residents of Arborfield are ignored and inconvenienced while the schools expand. Especially as there has been ample time to put forward an alternative pick up and drop off plan for the schools.

The Parish Council has grave concerns as like the withdrawn application VAR/2002/7914 this application has a plan attached for a one-way system that does not have Highways approval.

Members feel that Property Services should abide by the conditions the same as any other developer and as the Parish Council is fully conversant with the conditions it is expected that Property Services are also familiar.

To summarise, the Parish Council strongly object to the removal of conditions 6 and 7, however would accept a deferment of the conditions for a further six months to allow the classrooms to be built. Members wished to emphasise that a sensible alternative pick up and drop off point should be put forward as soon as possible before the monies allocated for this expenditure are worth nothing.

Yours sincerely

Mrs Zoe Bolton
Clerk

Date: 11 December 2002

Your Ref:

My Ref: **Kerrin Lithgow - VAR/2002/8086**

Wokingham District Council
C/O Floyd Thomas, Property Services
Lower Ground Floor
Council Offices, Shute End
Wokingham
Berks
RG40 1WH

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

Dear Sir/Madam

Application Number: VAR/2002/8086

Site Address: Arborfield C Of E School, School Road, Arborfield Cross, Reading.

Proposal: Proposed variation to conditions 6 & 7 of consent 99/70481/F and VAR/2000/1779 to defer implementation of road scheme to allow alternative to be submitted..

Your application is to be determined at the Development Control Sub-Committee meeting on the 19/12/02 and will start at 7.00pm. The application has been recommended for approval by officer and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

HIGHWAYS CONSULTATION SHEET

From: Kerrin Lithgow **Date:** 26 November 2002

Application Number: VAR/2002/8086

Proposal: Proposed variation to conditions 6 & 7 of consent 99/70481/F and VAR/2000/1779 to defer implementation of road scheme to allow alternative to be submitted.

Parish: ARBORFIELD PARISH

Site Address:
Arborfield C Of E School, School Road, Arborfield Cross, Reading.

Applicant:
Wokingham District Council C/O Floyd Thomas, Property Services.

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).

Site visit carried out: ☐ No ☑ Yes - Date & Time: VARIOUS LAST VISITED 13/11/02 @ 12 Noon.

Comments attached.

NOTE :- It is understood that the proposed one-way system has now been withdrawn.

Signed: [signature] **Print name:** (KEITH ROGERS)

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
ENGINEERING SERVICES

MEMORANDUM

FROM: Keith Rogers **MY REF**: KR8086

YOUR REF:

TO: Kerrin Lithgow - Planning **DATE**: 02/12/02

PLANNING APPLICATION NO. VAR/2002/8086.
PROPOSED VARIATION TO CONDITIONS 6& 7 (&8?) OF CONSENT 99/70481/F & VAR/2000/1779 TO DEFER IMPLEMENTATION OF NEW ACCESS ARRANGEMENTS, INTERNAL VEHICLE CIRCULATION AND ON-SITE PARKING/DROP OFF ZONE AT ARBORFIELD CofE SCHOOL, SCHOOL ROAD, ARBORFIELD.

The planning applications for classroom extensions at the Coombe Infant and Arborfield C of E Schools were deferred at the Development Control Committee meeting held on 14 August 2002.

Essentially the on-site access, traffic circulation and parking/drop off zone arrangements form part of a scheme put forward and agreed by a Planning Inspector in connection with residential development in Arborfield. It is understood that the developer made an appropriate contribution towards improved access at a primary school.

Both schools have Travel Plans and it is accepted that these need to be continually reviewed, modified and thereafter maintained on a regular basis to take account of current home origins and also changed circumstances etc.

In practice the provision of additional on-site parking within the schools could undermine the good work being progressed through the school travel plans and result in more journeys to/from school being made by car. There is also a safety issue with the potential for they're being additional on-site conflicting movements between cars and pedestrians.

It is recognised that the schools have benefited in recent years from Safer Routes to School works in School Road including the provision of a 20mph, signalised pedestrian crossing point and traffic calming. These all combine to manage journeys by whatever mode in a safe manner and also seek to minimise disruption to non-school traffic insofar, as is reasonably possible. Although it should be noted that some disruption is experienced outside every school at the beginning and end of the school day.

There may be scope for further access and movement improvements identified as a result of the school travel plan review to be carried out in order enhance those journeys to/from school but it is difficult to identify these at this present time.

Accordingly, while no objection is raised by the Council as Local Highway Authority to these conditions being deferred, it would be sensible for those developer's contributions held by the Council as Local Education Authority in respect of access matters could be used towards any identified alternative off-site access and movement improvements. Any such improvements would need to be progressed through the Highways Board route.



Keith Rogers
Team Leader (Highway Development Control)

Kerrin Lithgow

From: Kerrin Lithgow
Sent: 18 October 2002 14:57
To: Floyd Thomas
Subject: RE: Planning Application - Coombes and Arborfield

Floyd,

The initial application was consent 99/70481/F which was varied by VAR/2000/1779 which reads:

Condition 5
Notwithstanding the plans submitted, prior to the development of the remaining new classroom No. 3 at Coombes School and the new classrooms at Arborfield Junior School being brought into use, visibitility splays of 4.5m x 90m shall be provided from the proposed exit onto School Road fully in accordance with the standards contained within PPG13. The visibility splays shall thereafter be kept free from obstruction exceeding 0.6m in height

Condition 6
Prior to the development of the remaining new classroom No. 3 at Coombes School and new classrooms at Arborfield Junior School commencing, detailed plans shall be submitted showing the internal traffic management measures proposed, including road marking and signing. These works shall be completed prior to the development being brought into use.

Condition 7
Prior to the development of the remaining new classroom No. 3 at Coombes School and new classrooms at Arborfield Junior School being brought into use, the vehicular entrance and exit shall be constructed.

Condition 8
The area shown on the permitted drawings for vehicle parking and turning shall be kept available for such use and no development, whether permitted by the Town and COuntry Planning (General Permitted Development) Order 195 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown.

Condition 9
Details of the proposed fencing shall first be submitted to and approved by the Local Planning Authority. The fencing shall then be erected in accordance with the approved details before the development of the remaining new classroom No. 3 at Coombes School and new classrooms at Arborfield Junior School hereby approved is occupied.

Thanks,
Kerrin

-----Original Message-----
From: Floyd Thomas
Sent: 17 October 2002 16:59
To: Kerrin Lithgow; Helen Rowlay
Cc: Sandra Bayden; Trevor Watson
Subject: RE: PLanning Application - Coombes and Arborfield

Kerrin.. the application will be with you tomorrow... please could you let me have the previous application No. and clause regarding the requirement of a parking/drop-off area for the above schools... thank you..

Floyd

-----Original Message-----
From: **Kerrin Lithgow**
Sent: 17 October 2002 10:05
To: Helen Rowlay
Cc: Floyd Thomas; Sandra Bayden; Trevor Watson
Subject: RE: PLanning Application - Coombes and Arborfield

Helen

I've checked with our admin department this morning and we still don't appear to have that planning application to vary the condition. Can you (or Floyd) please let me know when this will be likely to be sent to us.

Thanks,
Kerrin

-----Original Message-----
From: Helen Rowlay
Sent: 09 October 2002 15:07
To: Trevor Watson
Cc: Floyd Thomas; Sandra Bayden; Kerrin Lithgow
Subject: PLanning Application - Coombes and Arborfield

Trevor,

Just a quick note to confirm that we are still planning to process a planning application to be heard at 13 November Committee re. the removal of the planning condition concerning the access works at Coombes Infant School/Arborfield Junior School. Discussions are continuing with the relevant Departments and Floyd is aiming to have the paperwork with you for Monday.

If you require any additional information following this submission can you let either Floyd or myself know.

Thank you

Helen

Kerrin Lithgow

From: Kerrin Lithgow
Sent: 17 October 2002 11:22
To: Helen Rowlay
Subject: RE: PLanning Application - Coombes and Arborfield

Also regarding this site Helen - I have been following up on the Planning history for the site, and have the following to advise:

99/70481/F
Including conditions relating to internal traffic measures and vehicular entrance/exit.
VAR/2000/1779
For proposed variation of conditions 5, 6, 7, 8 and 12 of consent 99/70481/F to allow second new classroom prior to new road and parking being implemented. Application approved, with conditions that prior to dev. of classroom number three is brought into use, visibility splays are provided, detailed plans are submitted showing internal traffic management measures proposed, including road marking and signing, also vehicular entrance and exit to be constructed. (varied conditions of 99/70481/F)
F/2001/5312
Proposed pitch roof over existing flat roof classroom.
App approved (no relevant conditions to these matters)

Which brings us up to todays applications **F/2002/6877** and **F/2002/6878**.

I can't however find any application for the car park which was refused in 2000. Were you referring to the barracks app which was refused and then subsequently went to appeal and won (and its effect on schooling contributions etc?) Let me know as am a bit puzzled by this.

Thanks,
Kerrin

-----Original Message-----
From: Helen Rowlay
Sent: 09 October 2002 15:07
To: Trevor Watson
Cc: Floyd Thomas; Sandra Bayden; Kerrin Lithgow
Subject: PLanning Application - Coombes and Arborfield

Trevor,

Just a quick note to confirm that we are still planning to process a planning application to be heard at 13 November Committee re. the removal of the planning condition concerning the access works at Coombes Infant School/Arborfield Junior School. Discussions are continuing with the relevant Departments and Floyd is aiming to have the paperwork with you for Monday.

If you require any additional information following this submission can you let either Floyd or myself know.

Thank you

Helen

Kerrin Lithgow

From: Kerrin Lithgow
Sent: 17 October 2002 10:05
To: Helen Rowlay
Cc: Floyd Thomas; Sandra Bayden; Trevor Watson
Subject: RE: PLanning Application - Coombes and Arborfield

Helen

I've checked with our admin department this morning and we still don't appear to have that planning application to vary the condition. Can you (or Floyd) please let me know when this will be likely to be sent to us.

Thanks,
Kerrin

-----Original Message----
From: Helen Rowlay
Sent: 09 October 2002 15:07
To: Trevor Watson
Cc: Floyd Thomas; Sandra Bayden; Kerrin Lithgow
Subject: PLanning Application - Coombes and Arborfield

Trevor,

Just a quick note to confirm that we are still planning to process a planning application to be heard at 13 November Committee re. the removal of the planning condition concerning the access works at Coombes Infant School/Arborfield Junior School. Discussions are continuing with the relevant Departments and Floyd is aiming to have the paperwork with you for Monday.

If you require any additional information following this submission can you let either Floyd or myself know.

Thank you

Helen

Kerrin Lithgow

From: Trevor Watson
Sent: 25 September 2002 18:04
To: Helen Rowlay
Cc: Kerrin Lithgow
Subject: RE: Memo for DC Members on progress of Access issues at Arborfield Junior and Coombes Infants

Thanks for the note, a couple of points of clarity though. It was not clear from your note as to whether this has now gone to the DC Committee members? I also think that a copy should go to Councillor Cowan. The other issue is that I note that you are suggesting that a report go to the November meeting of Development Control with a view to seeking amongst others things variation / removal of the condition. That will require the submission of a formal planning application we cannot do it on the back of a report as we need to consult etc. Also DC committee can only determine the application it is not for them to agree what is best for the school from an operational point of view. I do wonder therefore if the most appropriate way forward would be to reach officer agreement on an approach, discuss this issue with the key members including the Executive member for Education, get agreement to the intended course of action from an operational service point of view and then make the planning application to vary the condition including with it the new proposals whatever they may be.

Apologies if I am cutting across discussions you may have had with Kerrin or if I have got the wrong end of the stick!

Give me a call if that is easier and we can discuss.

Trevor Watson
Development Control Manager
Planning & Transportation Services
Wokingham District Council
Direct Line: (0118) 974 6487
Fax: (0118) 974 6484
Email: Trevor.Watson@wokingham.gov.uk
www.wokingham.gov.uk

-----Original Message-----
From: Helen Rowlay
Sent: 20 September, 2002 3:26 PM
To: Trevor Watson
Cc: Lynda Fisher; Kerrin Lithgow; Floyd Thomas
Subject: Memo for DC Members on progress of Access issues at Arborfield Junior and Coombes Infants

<< File: MEMO TO DC COMMITTEE-update on access issues coombes and arborfield_200902.doc >>

Kerrin Lithgow

From: Helen Rowlay
Sent: 20 September 2002 15:34
To: Kerrin Lithgow; Keith Rogers; Kevin Patching; Floyd Thomas; Wendy Smith; Steve Auton
Subject: Summary of action points from yesterdays meeting

Sorry it's brief

1 Planning to review previous planning application for car-park (as noted by schools) and reason for refusal and to report back to Education Planning.
2. Schools to forward further copies of their transport plans to SRtS team via KP. SRtT to provide advice on how this can be updated/improved. To report back at the next meeting.
3. SRtS to review scope for cycle/pathway from Garrison to school and costs and report back at next meeting.
4. Highways to review traffic management issues discussed and report back to group at next meeting .
5. Home to Schools Transport to report back on consultation with parents on school bus along with next steps to take this forward if an option.
6. Property to review scope for any further improvements to existing drop-off/pick up points at school and report back at next meeting
7. Schools to provide Education Planning with more details of actions taken over last 18 months to try and reduce car use-age -info to be available for next meeting
8. Education to provide memo for DC Members on progress to date and issues being reviewed. Full report expected for 13 November - Education Planning to draft.

Education and Cultural Services Memorandum

WOKINGHAM UNITARY
Aiming for Excellence

To: MEMBERS OF THE DEVELOPMENT CONTROL COMMITTEE

Cc: Trevor Watson, Planning

Floyd Thomas, Property Services

Re:

From: Helen Rowlay

Date: 20/09/2002

PROGRESS REPORT – ACCESS CONCERNS AT ARBORFIELD JUNIOR SCHOOL AND COOMBES INFANT AND NURSERY SCHOOL

1. Following the decision of the Development Control Committee to defer a decision on the proposed further extension of Coombes Infant and Nursery School and Arborfield, Junior School, a specific Officer working group involving officers from the Highways, Safer Routes to Schools, Education Planning, Home to School Transport and Property Services teams has been set up to review the issues.

2. We have looked again in detail at the proposed access scheme put forward to Development Control Committee in 1999 and feel this is no longer the best option for the school or Council in resolving the access issues at the school. These particularly relate to the environmental and financial implications of the scheme.

3. The estimated cost of the proposed access scheme is £500,000. This figure does not take into account allowances for any necessary on site investigations required before works can commence. The high estimated costs include a requirement to replace existing accommodation at the junior school and relocate the playground area. Significant allowances also need to be made for the varying ground levels along with the need to fell established trees and replant vegetation. The costs for this works will need to be met externally.

4. It is further felt that the proposed development is contrary to current travel policies and would encourage parents to use their cars for the school journey.

5. Officers are working with the school to look at alternative options to help improve the traffic problems created at the start and end of the school day. The schools have already undertaken a significant amount of work in this area from actions identified in the schools travel plans.

6. Relevant Officers and the schools will be meeting again towards the end of October to review the issues, with a paper to be presented to Development Control on 13 November regarding the options considered and recommendations. It is proposed that this paper include a request to remove the existing planning condition to create the proposed access for the schools, a summary of the options already considered by the school over the last 18 months and the options reviewed by Officers.

7. For reference the alternative options being considered are:

- Improvements to the existing drop off/pick up points that can achieved within the current capital funding available for access improvements to the school
- Alterations that could be made to traffic management in the area
- Any updates that could be made to the current school travel plans
- Scope to create suitable footpath from the former Garrison site to the schools
- Scope to renew the school bus

Kerrin Lithgow

From: Tim Haycocks
Sent: 19 September 2002 15:54
To: Keith Rogers; Kevin Patching; Floyd Thomas; Kerrin Lithgow; Steve Auton; Head.Arborfield; Sue Humphries; Wendy Smith
Cc: Helen Rowlay
Subject: Coombes and Arborfield Access Meeting - 24/10/02

Dear all

Please find attached details of the next access meeting: -

Time - 2.00 - 3.00pm
Date - 24/10/02
Location - Committee Room 3, Shute End

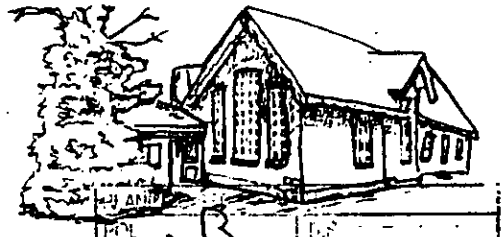
Please let us know by 12.00pm on the 26th September if you are unable to attend. If we have not heard form you by this date, we will assume that you will be in attendance.

Best Wishes

Helen Rowlay

p.p. - Tim Haycocks
School Planning and Assets
Administration Officer
Tel - 0118 974 6159
Fax - 0118 974 6259
tim.haycocks@wokingham.gov.uk

for information for access meeting



RECEIVED
06 SEP 2002
CULTURAL SERVICES

Arborfield, Newland & Barkham C.E. Junior School
School Road Arborfield Cross Reading Berks RG2 9NX
Telephone: 0118 9760313 Headteacher: Ann Young

09 SEP 2002
COPIES TO | ACK: | FILE:

Thursday September 5th 2002

60734

Dear Ms Rowlay,

I am writing in response to your letter dated 6th August but which came in this week's school envelope.

We have been involved in the Safer Routes to Schools Strategy for about 2 years and Kate Fuller should have the document that we signed at the time confirming our involvement. The implementation of the changes to the road outside of school and the pelican crossing were due to this involvement.

We continually strive to educate both children and parents about the safe use of the road.

We have a shared lift scheme in operation.

We have tried to set up a walking bus.

We tried to obtain land for parking but were refused planning permission and the land has now been sold for development.

Now that a new year has begun and we have new parents, we shall make another attempt at setting up a walking bus. We will also be piloting the new 'yellow bus scheme'.

I hope this is sufficient to show you that we are actively involved in trying to provide facilities that will enable our children to get to school safely.

Yours sincerely

Ann Young

Ann Young (Headteacher)

15/8/02 : Coombe Infant/Art. Junior. ↗ construct for January.

Helen Rowley
Steve Anton.
Me
Kevin Rogers.

2yrs ago - stopped bus - not enough money.
↳ bringing back into school budget - unacceptable → budget reqs.

- School travel plan - safer routes to school. - July cmte - safer routes to school
Are 2 diff things
Kate Fuller.

↓

Schools had reminders to sort out travel plans & told to contact Kate Fuller.

Helen Rowley - said in/out scheme drawing P100A - "a concept scheme"
approx cost £600K - access/parking/relocate playground + sort out levels.
They only have £47K.

Trying to discourage parents entering school grounds.
Traffic calming.

- Kevin advised them to get STP up + running & they to come up with something.
- Floyd - they have got a levels survey of school grounds - will chk if it extends to road.

Difficulties with levels diff →
potentially an extended lay-by to drop-off??

Floyd - survey. (+ note with Helen - justification)
Wendy Smith/
Kate - STP.

(3rd week sept for another mtg).

Natalie Brown

From:	Hilary Wardale
Sent:	20 August 2002 15:51
To:	Floyd Thomas; Steve Auton; Keith Rogers; Kevin Patching; Wendy Smith; Helen Rowlay; Tim Haycocks; Kerrin Lithgow
Cc:	Natalie Brown; Kate Fuller; Trevor Watson
Subject:	Access Issues at Coombes and Arborfield Schools

Thank you all for responding so promptly re your availability for this meeting. (Apologies to those on leave when these arrangements were being decided).

The arrangements are:

Date: Thursday 19th September
Time: 2.00pm - 3.00pm
Place: Large meeting room in Education

Hope this is Ok for everyone.

Regards
Hilary Wardale
Ext 6166

Natalie Brown

From: Keith Rogers
Sent: 19 August 2002 14:24
To: Helen Rowlay; Floyd Thomas; Natalie Brown; Steve Auton
Cc: Trevor Watson; Kate Fuller
Subject: RE: NOTES FROM THURSDAY

Helen/Floyd

- I thought at the time of our meeting the £600k quoted might be a little OTT. This has been confirmed somewhat by a discussion I have had with Cllr Cowan who believes the sum quoted at the time of the Public Inquiry was £250k (as provided by Brian McKay). Therefore you may have to look at these costs again before stating the sum in the justification.
- I understand The Bull PH and the Royal British Legion have offered parents the use of their car parks. This will need to be picked up and assessed as part of the scheme and/or School Travel Plan.
- When an alternative arrangement alongside the school frontage is assessed, this shouldn't rule out the possibility of some school land being used. Might be possible to get a reasonable along the frontage involving the current splayed area suitably straightened and school land on which there are a number of conifers. Floyd will no doubt discuss the feasibility of such options with highways before submitting.

Keith.

-----Original Message-----
From: Helen Rowlay
Sent: Friday, August 16, 2002 4:27 PM
To: Floyd Thomas; Keith Rogers; Natalie Brown; Steve Auton
Cc: Trevor Watson
Subject: NOTES FROM THURSDAY

For information:

Summary notes from Thursday meeting. Also being used as briefing note for Education DMT.

:-)

Helen

Background/Issues:

- At the time of the Popheringe Barracks appeal in 1998 a scheme to develop both schools was put forward which involved significant classroom extensions and an all singing all dancing improvement scheme to the access and parking facilities at the school.
- The classroom extensions have been taken forward in phases as various monies have come through the DfES.
- In 1999 in taking forward one such scheme, **DC Committee were presented with the access plans, which they approved and made a planning condition before any further development at the school could take place.**
- Having not been aware of this planning condition having now received a substantial developer contribution allocation, the next phase of accommodation extensions at the schools have been agreed and subject to planning permission were due for completion in January 2003.
- DC have deferred a decision on the current planning applications until the previous conditions are met.
- **The estimated cost of undertaking the previously approved access scheme is £600k** due to the different levels of the school site, need to replace hard play areas etc
  (With the best will in the world we are never going to be able to fund this).
- As the housing development has now started, Arborfield Junior School has already indicated that they are receiving enquiries from people moving into the area regarding a school place. The school has further confirmed that it will not be able to meet this demand without the additional accommodation.
- **The issue regarding the access problems has been the source of continuous debate with Cllr Cowan**
- Education potentially have a capital allocation made up from developer contribution monies of £47,114 to put towards access improvements either on or off site.
- Having reviewed the potential alternative options of what could be achieved with the funding our options are somewhat limited to nil. But the issue regarding improved access (drop-off/pickup) points still needs to be addressed due to the imposed planning condition.

- A further imposed planning condition is that both schools draw up Safer Routes to Schools Plans
- In addition Members have indicated the potential need to bring back the school bus to transport pupils from the Barracks to the school and reduce congestion.

Action Points

- In the event that there is no funding to enable an access scheme to be created, the alternative way forward is for both schools to develop robust school travel plans and ensure these are actioned in the immediate future. HR to write to schools and advise that this is the case and to develop plans in liaison with Kate Fuller (current contact). To stress importance and urgency of this development. Onus will be on schools to ensure development and delivery of plans (HR to alert KF to urgency)
- NB to advise Trevor Watson of issues - progress report needed for each planning committee
- HR to liase with Wendy Smith re. need for a school bus
- FT to undertake a feasibility study from funds to scope for creating a drop off/pick up point along the existing highway without encroaching on school land.
- Someone (HR/FT) to draft a report for Planning Committee to advise why the current planning conditions can't be met and advise of an alternative action plan
- Prior to this paper being drafted round the table meeting needed with all key members to discuss issues and steps taken by officers in trying to resolve problems including members who provided an input at last nights committee (Tim Charlesworth, Gary Cowan, etc)
- Progress meeting to be scheduled for officers for 3rd week in September.
- Future : HR to alert Highways and Planning to new accommodation extensions when releasing scheme to property. FT to liase with Planning and Highways as necessary in finalising plans. For self managed projects schools to be reminded of consultation requirements accordingly

Potential Problems

- Political issues arising from deferred decision and not being able to meet existing imposed planning condition - Education require v Planning regs
- Reaction from schools to deferred decision. (Letter to school from Education within next week). At the earliest the planning issues won't be resolved for the next 3 months. The schools will therefore not receive their accommodation until atleast summer 2003.

Natalie Brown

From: Helen Rowlay
Sent: 16 August 2002 16:27
To: Floyd Thomas; Keith Rogers; Natalie Brown; Steve Auton
Cc: Trevor Watson
Subject: NOTES FROM THURSDAY

For information:

Summary notes from Thursday meeting. Also being used as briefing note for Education DMT.

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Helen

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- A further imposed planning condition is that both schools draw up Safer Routes to Schools Plans
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- Reaction from schools to deferred decision. (Letter to school from Education within next week). At the earliest the planning issues won't be resolved for the next 3 months. The schools will therefore not receive their accommodation until atleast summer 2003.

Outside Identified Settlement.

- TROs

2000 - Refused planning app - check history and let Helen know why app was refused.

Bus - would include Garrison

- Difficulties of scheme as proposed.
- Range of measures to be undertaken.
- School travel plan
- possible one-way system
- signing?
- school bus system to begin.

points being addressed for committee 15th November.

- Layby being looked at by Floyd
- Signage - Kevin looking at changes.
- School Travel Plan done - to be looked at by Parkman

- Helen to put together report for planning committee.

Floyd advised next September finish date.

- AIM for development control 15th November.
  - travel plan
  - safer routes to school.
- Will try and have all info together for the start of Nov/end October.
- Next meeting week commencing 21st October.
- Summary report for agenda 2nd October

* Wildlife Heritage Site
  £221,000 capital works.

* Table to SAI group. (lay site out)

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: 2002/8086

Proposal:
Proposed variation to conditions 6 & 7 of consent 99/70481/F and VAR/2000/1779 to defer implementation of road scheme to allow alternative to be submitted.

Location:
Arborfield C Of E School School Road Arborfield Cross Reading

This application is being advertised in the Wokingham Times newspaper on the 11/12/2002 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 Kerrin Lithgow P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **01/01/2003**. 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: 11/12/2002

(put notice up on 10-12-02).
KLithgow

Date: 03 December 2002

To: Case Officer

PLEASE NOTE:

Details were submitted in error for the following planning application:

Application Number: VAR/2002/8086

Location: Arborfield C Of E School, School Road, Arborfield Cross, Reading.

Proposal: Proposed variation to conditions 6 & 7 of consent 99/70481/F and VAR/2000/1779 to defer implementation of road scheme to allow alternative to be submitted.

Applicant: Wokingham District Council C/O Floyd Thomas, Property Services.

Case Officer: Kerrin Lithgow

The A3 plan numbered 02/02 and the A4 two-page written statement were submitted in error. The A3 plan contained details of a one-way system which is not proposed. The A4 written statement was intended as an internal memo, and contained inaccuracies. Both the A3 plan and the written statement have therefore been withdrawn from the application submission.

It is intended that the application is considered by the Development Control Sub-Committee on the 19th December 2002 at 7:00pm.

For information only.

Should you have any queries regarding this application please contact the case officer Kerrin Lithgow on (0118) 974 6441.

(RING ONE)

PART OF.

1970

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. VAR/2002/8086 (Planaps) / (Ludhouse) Date Rec. 29/11/02

Location: ARBORFIELD & COOMBES SCHOOL

Parish ARBORFIELD

Applicant: WDC

Description of attached plans THE A3 PLAN NUMBERED 02/02 & THE REPORT WERE SUBMITTED IN ERROR & DO NOT FORM PART OF THE APPLICATION - THEY HAVE BOTH BEEN REMOVED.

Drawing No's: 02/02 & REPORT

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

_____

_____

_____

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ☐
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: ALL THOSE ORIGINALLY CONSULTED - FOR INFO ONLY

_____ Date for Responses NONE - FOR INFO

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER KL

Consultations Sent by Admin. on 03.12.B5

Yellow - Part One Copy
Green - Officer's Copy

URGENT

The A3 plan numbered 02/02 and the A4 two-page written statement were submitted in error. The A3 plan contained details of a one-way system which is not proposed. The A4 written statement was intended as an internal memo, and contained inaccuracies. Both the A3 plan and the written statement have therefore been withdrawn from the application submission.

It is intended that the application is considered by the Development Control Sub-Committee on the 19th of December 2002 at 7:00pm.

Penny - this is what needs to go out in the re-consult letter. Can you let me see a copy of it b4 it goes?

Ta!! Kerrin.

VAR/2002/8086

Buildings Unit

MEMORANDUM

Tel. (0118) 974 6982 Direct Line
Email. floyd.thomas@wokingham.gov.uk

WOKINGHAM UNITARY
Aiming for Excellence

From : Floyd Thomas

Date. 29th November 2002

To: Kerrin Lithgow	Dept:- Planning Dept.	Cc:- Bob Wilson
Re : Town Planning Application – Aborfield & Coombes School		

Further to our discussion please would you withdraw the A3 drawing No. 02/02 from the application as well as the two sided report that accompanied it.

Thank you.

J. Thomas

Floyd Thomas.
Feasibility Manager.
Property Services – Buildings Unit.
0118 974 6982

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

n disaster struck.
knew the ford was
road but did not
be quite so deep or

from outside his
Fletcher Gardens,
as he assessed the
his car, which was
in the incident, he

"I saw the brakes on but he continued down the road," he said.

"Then all of a sudden I saw a wave of water hit Dan's car and I had to stop quite quickly.

"All I could do was watch him panic a bit and sit on the window while we waited for the Army to arrive."

☐ Thames Valley Police has warned officers will crack down hard on a[illegible]ne found making hoax calls to the fire service during the current industrial dispute. Although there have been none made in Wokingham, Supt Dan Hale, of Thames Valley Police, said culprits will be prosecuted.



DRIVER LOSES CONTROL: A car is winched up by a crane yesterday morning (Tuesday) after it careered through three front gardens in Wokingham town centre. For the full story, please turn to page 2. *W021522e. Picture by Claire Brand.*

landfill cc
for minera
He clain
was struck
the compa
to a certa
were finis
1974 Berk
ruling.
He clain
had left
ground, sc
ing the ex
breaching
Mr Levi
extraction
one of
breached.
He said
the flood

tenance work closes pool for four weeks

AM'S Carnival Pool
sed for four weeks
ay, December 9, for
aintenance work.
nming pool at the
n District Council

leisure centre in Wellington Road, which is run by Leisure Connection Ltd, will be closed over the Christmas period, and re-opens on Monday, January 6, 2003.

Tile flooring in the changing areas alongside the pool needs to be replaced, but the reception area, crèche and Harper's fitness suite will be open as normal.



kend of
orations

a case of strike up
when soldiers from
Arborfield march
okingham town cen-
urday.
ch will celebrate the
th anniversary, and
with a ceremony in
t Place to commemo-
ngham's 25-year link
town Erftstadt.
nday crowds are
o flock to this year's
m Winter Carnival,
a Victorian theme.
details, turn to page

week's *Times* for full
d pictures.

SN 0964-1149
48
64"114006

Wokingham Times 27/11/02.

Planners to be lobbied on delay over new classrooms

ANGRY parents are set to lobby district councillors tomorrow (Thursday) in a bid to speed up expansion work at their overcrowded Arborfield school.

Parents and teachers at Arborfield, Newland and Barkham Junior School claim they are being "victimised" over road safety issues, and will present a petition to the council chamber.

The school — which has almost 200 pupils — wants to build two new classrooms at its School Road site and one new classroom at the adjacent Coombes Infant School.

It secured funding in 1997 after housing developers Bryant Homes and David Wilson Homes got planning permission to build new houses in Arborfield.

But a planning inspector — concerned about the extra traffic congestion new classrooms would generate — placed conditions on the building work to ensure adequate site access was developed.

However, the school feels it has "done all it can" to address road safety issues.

Junior school headteacher Ann Young said: "I'm very depressed about the situation. We feel victimised and frustrated, and we're desperate to get out of this mess.

"The children try really hard but you can't have them working in the same room that is used for a library and computer room, while others are walking through it to go to the PE hall or toilets.

"We've been chosen to pilot the 'yellow bus' scheme and we're part of Safer Routes to School.

"There are also speed bumps, chicanes and pelican crossings on School Road and we ask parents to be considerate when parking in residential roads.

"We've done all we can as a school to try and make things better — we can't believe the road outside our school is any worse than other schools."

Cllr Gary Cowan, Arborfield district councillor and the council's executive member for planning and transport, said: "The conditions do not relate to the school, they relate to the non-school traffic and the problems local residents get with parking because of increased numbers of children driven there.

"When the housing development was given planning permission, the planning inspector said that because of the new classrooms and children, there should be a pick-up and drop-off point developed as part of the program — about £45,000 was available for this work.

"The Infant school was done first and the Junior school to follow.

"There was an opportunity to do it quickly so a planning application was put in and the conditions were deferred for a future date.

"When the second application was put in, the deferral was forgotten but when it came before the development control committee, they said the conditions would first have to be met.

"I think the classrooms should be built as soon as possible and you should defer the conditions on access again so the council can look at it.

"I'd be unhappy if the conditions disappeared altogether."

As Phase One of the building programme, one new classroom, was built for the Junior school two years ago using LEA funding. Phase Two is the new classrooms the school is waiting to get planning permission for.

TOP QUA
FURNITURE
AT WAREHOUSE
G - PLAN • DUCAL • ERCOL
OLD CHARM • TAPLEY 33 • CINTI
STOMPA • JAYBEE • SLUMBERLA
VI SPRING • MILLBROO
MASSIVE SHOWROOMS
EVERYTHING REDUCED
FREE LARGE CAR PARK
FREE LOCAL DELIVERY
DISPOSAL OF OLD BEDS & FURNITURE
OPEN 7 DAYS A WEEK

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
ENGINEERING SERVICES

MEMORANDUM

FROM: Keith Rogers **MY REF**: KR8086

YOUR REF:

TO: Kerrin Lithgow - Planning **DATE**: 02/12/02

PLANNING APPLICATION NO. VAR/2002/8086.
PROPOSED VARIATION TO CONDITIONS 6& 7 (&8?) OF CONSENT 99/70481/F & VAR/2000/1779 TO DEFER IMPLEMENTATION OF NEW ACCESS ARRANGEMENTS, INTERNAL VEHICLE CIRCULATION AND ON-SITE PARKING/DROP OFF ZONE AT ARBORFIELD CofE SCHOOL, SCHOOL ROAD, ARBORFIELD.

The planning applications for classroom extensions at the Coombe Infant and Arborfield C of E Schools were deferred at the Development Control Committee meeting held on 14 August 2002.

Essentially the on-site access, traffic circulation and parking/drop off zone arrangements form part of a scheme put forward and agreed by a Planning Inspector in connection with residential development in Arborfield. It is understood that the developer made an appropriate contribution towards improved access at a primary school.

Both schools have Travel Plans and it is accepted that these need to be continually reviewed, modified and thereafter maintained on a regular basis to take account of current home origins and also changed circumstances etc.

In practice the provision of additional on-site parking within the schools could undermine the good work being progressed through the school travel plans and result in more journeys to/from school being made by car. There is also a safety issue with the potential for they're being additional on-site conflicting movements between cars and pedestrians.

It is recognised that the schools have benefited in recent years from Safer Routes to School works in School Road including the provision of a 20mph, signalised pedestrian crossing point and traffic calming. These all combine to manage journeys by whatever mode in a safe manner and also seek to minimise disruption to non-school traffic insofar, as is reasonably possible. Although it should be noted that some disruption is experienced outside every school at the beginning and end of the school day.

There may be scope for further access and movement improvements identified as a result of the school travel plan review to be carried out in order enhance those journeys to/from school but it is difficult to identify these at this present time.

Accordingly, while no objection is raised by the Council as Local Highway Authority to these conditions being deferred, it would be sensible for those developer's contributions held by the Council as Local Education Authority in respect of access matters could be used towards any identified alternative off-site access and movement improvements. Any such improvements would need to be progressed through the Highways Board route.



Keith Rogers
Team Leader (Highway Development Control)

Kerrin Lithgow

From: Anna Cronin
Sent: 29 November 2002 15:16
To: Andrew Roberts; Mark Moon
Cc: Trevor Watson; Kerrin Lithgow
Subject: Application to vary conditions 6 and 7 of 99/70481/F

I thought I should let you all know that on 26th November we at last received the latest application for the above, and consultation has commenced.

However, Cllr Cowan has brought to our attention that Arborfield parish Council, who receive a full copy of the application as opposed to simply a letter imforming them where they can see a copy, are unhappy with aspects of the application, while supportive of the school. Specificilly, they have noted inaccauracies in the letter accompnaying the application, and that the submitted plan once again shows the "one way system". We in Planning had also noted the submission of the wrong plan, and Kerrin Lithgow is seeking to contact Floyd Thomas in Property to get the letter and plan withdrawn, and the right plan substituted.

Subject to planning receiving the correct information we still anticipate being able to put the application to Development Control Ccommittee on 19th december. (This is an extra committee in December due to the volume of applications ready for determination.)

Buildings Unit

MEMORANDUM

WOKINGHAM UNITARY
Aiming for Excellence

Tel. (0118) 974 6982 Direct Line
Email. floyd.thomas@wokingham.gov.uk

From : Floyd Thomas

Date. 29th November 2002

To: Kerrin Lithgow	**Dept:- Planning Dept.**	**Cc:- Bob Wilson**
Re : Town Planning Application – Aborfield & Coombes School		

Further to our discussion please would you withdraw the A3 drawing No. 02/02 from the application as well as the two sided report that accompanied it.

Thank you.

Floyd Thomas.
Feasibility Manager.
Property Services – Buildings Unit.
0118 974 6982

Received via
Email 29/11/02.
KAL.
VAR/2002/8086.

WDC LOGO

Dear Sue,

Many thanks for your four page fax and congratulations on becoming Chair of Governors at the Coombes Infant and Nursery School. I have replied to other letters expressing concern over the delays in construction at the schools and I have asked that a copy of that letter be forwarded to you for information.

Your letter is much more detailed and raises specific questions, which I will attempt to answer. I feel it appropriate to give a potted history as to how we got to where we are now but please be assured I am doing everything possible to progress the construction as quickly as possible as I recognise the problems caused by delay.

I will copy this letter to both Heads and Chairman of Governors and would ask it be circulated to all Governors and other interested parties.

Yours sincerely,

Councillor Gary Cowan.

History of Development of additional classrooms and ancillary works at The Arborfield Schools.

The selling of the MOD land first came to light in 1997 but there were many obstacles concerning the consequences of building 300 dwellings with insufficient developer funding to overcome the educational, community facilities and highways to name but a few.

As both WDC and the developer (MOD) could not come to an agreement the outline planning application went to appeal. The appeal lasted one week and I attended every day along with the Parish Council and we both argued vigorously on behalf on the residents of Arborfield and the schools.

I quote from the Inspector's report upheld by the Secretary of State on 8th February 1999 *"during my inspections; I noted that there are existing problems regarding the parking of cars and the dropping-off and picking-up of children at the schools. In addition to questioning the size of the proposed car park the appellant considered that there was no reason why the MOD should pay for the whole of the traffic solution at these schools".*

The Inspectors reasoning for this decision was WDC Properties proposed an elaborate and very expensive solution. The MOD agreed that there was a need for an improved access but they were unwilling to pay for the scale of

the Council's proposal, as they alone were not creating the entire problem. They produced drawings for a cheaper option with a new entrance on School Road by the Coombes main entrance and an exiting via the existing entrance on School Road. This was clearly not a realistic option. Highways engineers also looked the possibility of using the lay-by as solution but this was not progressed.

I quote from a letter from Ann Young dated 20th July 1998 to the then Director of Education and Cultural Services. (Part) *"I'm sure the proposal to make a drive in and drop off point will be welcomed by anyone that has to use the road past school and especially the local residents. It will also help to make an unwelcome housing development more palatable".* I believe there was a recognition then that parking was an existing problem that would only get worse as it clearly has since 1998.

The legal agreement was signed on 20th August 1999, consisting of contributions towards the Primary School, including the provision of three new classrooms and additional related space of 50% of the new classroom area. It also included improved access to the Primary School. There was also a substantial amount of money for safe routes, cycleway and footway improvements in and around Arborfield.

When David Wilson Homes got full planning permission in January 2001 they had to agree to all the conditions/developer funding set by The Inspector. It was up to Properties/Education to put forward an affordable scheme for accessing the Schools to comply with the Inspectors recommendation. As you can see there has been a considerable delay from when the Inspector granted permission and Properties putting alternative access plans forward.

The amount of money set aside for the access was £38,214.28,broken down as follows £18,214.28 (Wilson Homes) and £20,000 (The Oaks granted in 2000) towards highways works, in particular towards the implementation of the proposed access, circulatory and parking works at Arborfield Junior and Coombes Infant School.

With reference to the pick-up and drop-off area, the initial drawing was produced by Properties with the full knowledge of the schools including extra parking for the additional teachers.

In the meantime the Infant School needed a classroom for the new residents of Badgers Mount (Persimmon Homes) and the new residents of Hill and Valon Road therefore it was agreed at the time to defer the conditions so as not to delay the building of the 1st classroom. This decision had my full support.

Nobody wants to stop the much-needed classrooms being built but because of the traffic congestion around the schools conditions were quite rightly attached to safeguard not only the children but also the long-suffering residents of Arborfield.

I have always been supportive of Properties asking for a further variation of conditions to allow the classrooms to be built as quickly as possible but it must be emphasised I do not agree with the conditions being removed entirely only postponed until acceptable plans have been put forward. In theory monies assigned to specific projects must be spent accordingly as the developer is in his/her rights to demand for the money to be returned. Not to look at options would mean the loss of approximately £45,000 that could possibly be used to solve parking problems one way or another.

The Schools were hoping that if land was purchased from the local farmer a car park could be built with the access from Mole Road and the children could cross over Cole Lane directly into the School. This proposal also had my support but it was not possible, as the farmer did not appear to like the idea of a car park next to his property but it was also fraught with other major cost implications and consequently the idea was dropped.

Commenting on your specific points concerning the traffic calming, this was not only a Government initiative to reduce speed outside all schools it was also part of the Safe Route to School Scheme. Unfortunately there have been some problems with the contractor but overall it has been successful combined with the Pelican crossing.

A planning application to make part of School Road a one-way system was hurriedly put forward by Properties in an attempt to expedite the process. In reality a one-way system would have required lengthy Highways surveys and consultation with the residents of Arborfield and Barkham who would be affected. In fact it would have led to a delay and consequently it has been withdrawn.

I am fully aware of the Coombes reputation of preserving the flora and fauna and when it became apparent that some trees could be lost, I specifically asked in 1998 if trees could be moved intact and I was assured this would not have been a problem.

The Parish Council will always put articles in their magazine, which is distributed throughout the village bi-monthly; the closing date for the next edition is the 6th January 2003.

I was not copied the letter from Helen Rowlay but I have now been furnished with a copy. There are many discrepancies in the letter firstly the **estimated** cost of WDC's **proposed** access scheme of £500,000 was never accepted by the MOD or the Inspector therefore the plans were never approved or for that matter submitted to Development Control. The MOD's **proposal** was within the budget.

As already stated the farmer was not prepared to sell the land for parking. David Wilson Homes did purchase a small section of land from the farmer for the War Memorial, as the land it now stands on form part of the new enlarged roundabout and sits in the Arborfield Cross conservation area. There is no planning application for houses in the vicinity of the school unless the

reference is to the conversion of the listed barns at Newland's Farm, which have not been approved as yet and is not part of the field in question.

Congestion has deteriorated since the MOD withdraw their support for the Garrison bus in June 2000 but it is hoped the yellow American school bus although only a pilot scheme will be successful and can be extended beyond the five terms. Even if the pilot scheme is successful by reducing the parking problem there is no guarantee it will continue hence one of my reasons for keeping the conditions in place for the moment.

It is hoped that a variety of schemes can reduce the parking problem. The Royal British Legion and the Parish Council have both offered their support in allowing parents to park in their car parks. I will support any scheme that helps resolve parking problems at the school.

The Eversley Road footpath has been widened at its narrowest point and it is hoped that the missing section of footpath 14 can be negotiated with the landowners as a permitted rights footpath.

To summarise I have along with the Parish Council been and continue to be totally supportive of the School but we also have to deal with residents concerns associated with unreasonable parking blocking their driveways, and environmental damage caused by cars parking on the green.

I have arranged a meeting with the Director of Education and other Officers on 5th December where I anticipate we will agree a way forward to enable the building to go ahead as quickly as possible. However in the short term I want the access conditions to remain until a later date to assess the impact of the yellow bus on the parking problems around the school.

I trust this potted history explains the background to the parking problems around the school and assures you that I am currently doing all I can to support both the schools and will continue to do so.

Councillor Gary Cowan.

Application Number : VAR/2002/8086	**Map No :** 81+89
Case Officer : KL	**Site Area :** 2.46
Valid Date : 26/11/02	**Received Date: 26/11/2002**

Level : Committee Item - No Date Set

Description : Proposed variation to conditions 6 & 7 of consent 99/70481/F and VAR/2000/1779 to defer implementation of road scheme to allow alternative to be submitted.

Location : Arborfield C Of E School, School Road, Arborfield Cross, Reading.

Parish : AB **Ward : ARB**

Applicant : Wokingham District Council C/O Floyd Thomas, Property Services.

Fee Required: £0 **Fee Received: £0** Resubmission 7914 w/drawn

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☑ Yes ☐ No Other developments of wider local Significance (as for /791L - discussed with KL)

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : Barkham ✓

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

Green Route
Green Gap & Wedges
Rural Area
Countryside

NEIGHBOURS

S/N + include sites inside line
+ See map
+ Mrs J Bradford, 21 Emblen Crescent Arborfield Cross RG2 9PA

No pre-apps

Received by Wokingham District Council

Application No: VAR/2002/8086

Proposal:
Proposed variation to conditions 6 & 7 of consent 99/70481/F and VAR/2000/1779 to defer implementation of road scheme to allow alternative to be submitted.

Location:
Arborfield C Of E School, School Road, Arborfield Cross, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number VAR/2002/8086 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Kerrin Lithgow P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 20/12/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

26 November 2002

Organisation_Name	Building_Name	address1	Postcode
	LANGLEY POND STABLE	LANGLEY POND STABLESCHOOL ROADWOKINGHA	RG41 4TN
TANDY	JANNY	JANNYEVERSLEY ROADREADING	RG2 9PG
		1EMBLEN CRESCENTREADING	RG2 9PA
		10EMBLEN CRESCENTREADING	RG2 9PA
		11EMBLEN CRESCENTREADING	RG2 9PA
		12EMBLEN CRESCENTREADING	RG2 9PA
		13EMBLEN CRESCENTREADING	RG2 9PA
		14EMBLEN CRESCENTREADING	RG2 9PA
		15EMBLEN CRESCENTREADING	RG2 9PA
		16EMBLEN CRESCENTREADING	RG2 9PA
		17EMBLEN CRESCENTREADING	RG2 9PA
		18EMBLEN CRESCENTREADING	RG2 9PA
		19EMBLEN CRESCENTREADING	RG2 9PA
		2EMBLEN CRESCENTREADING	RG2 9PA
		20EMBLEN CRESCENTREADING	RG2 9PA
		21EMBLEN CRESCENTREADING	RG2 9PA
		22EMBLEN CRESCENTREADING	RG2 9PA
		3EMBLEN CRESCENTREADING	RG2 9PA
		4EMBLEN CRESCENTREADING	RG2 9PA
		5EMBLEN CRESCENTREADING	RG2 9PA
		6EMBLEN CRESCENTREADING	RG2 9PA
		7EMBLEN CRESCENTREADING	RG2 9PA
		8EMBLEN CRESCENTREADING	RG2 9PA
		9EMBLEN CRESCENTREADING	RG2 9PA
		1ANDERSON CRESCENTREADING	RG2 9PB
		10ANDERSON CRESCENTREADING	RG2 9PB
		11ANDERSON CRESCENTREADING	RG2 9PB
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		6ANDERSON CRESCENTREADING	RG2 9PB
		7ANDERSON CRESCENTREADING	RG2 9PB
		8ANDERSON CRESCENTREADING	RG2 9PB
		9ANDERSON CRESCENTREADING	RG2 9PB
COOMBE INFANTS SCHOOL			RG2 9NX
	BETTISCOT	BETTISCOTSCHOOL ROADREADING	RG2 9NX
	HIGHFIELD	HIGHFIELDEVERSLEY ROADREADING	RG2 9PG
	HUNTERS LODGE	HUNTERS LODGEEVERSLEY ROADREADING	RG2 9PG
	OLD POST HOUSE	OLD POST HOUSEEVERSLEY ROADREADING	RG2 9PG
	ARBORFIELD SCHOOL HO	ARBORFIELD SCHOOL HOUSESCHOOL ROADREAD	RG2 9NX
	THE OLD FORGE	THE OLD FORGEEVERSLEY ROADREADING	RG2 9PG
	1 LANGLEY POND FARM	1 LANGLEY POND FARMSCHOOL ROADWOKINGHAI	RG41 4TN
	2 LANGLEY POND FARM	2 LANGLEY POND FARMSCHOOL ROADWOKINGHAI	RG41 4TN
	1 SCHOOL COTTAGES	1 SCHOOL COTTAGESSCHOOL ROADREADING	RG2 9NX
	3 SCHOOL COTTAGES	3 SCHOOL COTTAGESSCHOOL ROADREADING	RG2 9NX
NEWLANDS FARM			RG2 9JH
	BRIDLEWOOD	BRIDLEWOODSCHOOL ROADREADING	RG2 9NX
	COOMBE VIEW	COOMBE VIEWSCHOOL ROADREADING	RG2 9NX
	FAIRWAY HOUSE	FAIRWAY HOUSESCHOOL ROADREADING	RG2 9NX
	HIGH BANK	HIGH BANKSCHOOL ROADREADING	RG2 9NX
	OAKFIELD LODGE	OAKFIELD LODGESCHOOL ROADREADING	RG2 9NX

Organisation_Name	Building_Name	address1	Postcode
	OONEGEE	OONEGEESCHOOL ROADREADING	RG2 9NX
	BRACKEN HILL	BRACKEN HILLEVERSLEY ROADREADING	RG2 9[illegible]
	TABBYS NOOK	TABBYS NOOKEVERSLEY ROADR[illegible]	[illegible]2 9PG
	1 WOODLANDS COTTAGE:	1 WOODLANDS COTTAG[illegible]SSC[illegible]OL RO[illegible]DRE[illegible]G	RG2 9NY
	2 WOODLANDS COTTAGE:	2 WOODLANDS COTTAG[illegible]HOOL R[illegible]ADING	RG2 9NY
	LANGDALE	LANGDALESCHOOL ROAD READING	RG2 9NX
ARBORFIELD C OF E SCHOOL			RG2 9NX
	CHARMSBURY	CHARMSBURYSCHO[illegible]	[illegible]
	12 SCHOOL COTTAGES	12 SCHOOL COTTAGESSCHOOL ROAD READING	RG2 9NX
	12 SCHOOL COTTAGES	12 SCHOOL COTTAGESSCHOOL ROADREADING	RG2 9NX

WOKINGHAM UNITARY
Aiming for Excellence

Neighbours list VAR/2002/8086

26.NOV.2002 8086 Received 12.15 pm 26/11/02 CH.

Buildings Unit

MEMORANDUM

Tel. (0118) 974 6982 Direct Line
Email. floyd thomas@wokingham.gov.uk

WOKINGHAM UNITARY
Aiming for Excellence

From: Floyd Thomas

Date. 26th November 2002

To: Kerrin Lithgow Development Control Officer	Dept:- Planning	Cc:-
Re :Town Planning Application VAR/2002/7914		

Thank you for your acknowledgement of receipt of Planning Application.

After consultations with Seniors Officers it has been decided to withdraw the above application and drawings and submit the attached in its place.

Yours Faithfully

J. Thomas.

Floyd Thomas
Feasibility Manager

26 NOV 2002 8C96

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

26 NOV 2002

1.	APPLICANT'S NAME	WOKINGHAM DC
	ADDRESS	SHUTE END, WOKINGHAM, BERKSHIRE
	POST CODE	RG40 1WH PHONE 0118 974 6000
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	FLOYD THOMAS - PROPERTY SERVICES
	ADDRESS	SHUTE END, WOKINGHAM, BERKSHIRE
	POST CODE	RG40 1WH PHONE 0118 974 6982
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	ARBORFIELD & COOMBES SCHOOLS SCHOOL ROAD, WOKINGHAM RG2 9AY
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		TO DEFER IMPLEMENTATION OF CLAUSES 6&7 of 99/73681/F VAR/2000/1779: FOR 6MONTHS TO ALLOW ALTERNATIVE TO BE SUBMITTED.
5. Give the area in hectares or part of a hectare	AREA OF SITE	24.97ha.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	LEA - WOKINGHAM DC.
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	N/A

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

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

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

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

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

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

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

Schools

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.

N/A

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

As existing

16. HOW WILL SURFACE WATER BE DISPOSED OF?

As 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

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

N/A.

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

N/A.

	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.

As original application.

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 J. Thomas ON BEHALF OF Wokingham DC DATE 22nd Nov. '02.

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	N/A.			
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				
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?

	Cars	Lorries
Existing	No change.	
Proposed	"	

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

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

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
existing —	No change —		

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

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

Arborfield & Coombes Schools – Town Planning Application to defer implementaion of Clauses 6 & 7 of 99/70481/F

The current situation and issues relating to the proposed access scheme

Applications to undertake phase 2 of the proposed extensions at both Coombes Infant School (F/2002/6877) and Arborfield Junior School (F/2002/6878) were considered at Development Control Committee on 17 June 2002.

After some discussion regarding the previous conditions and the need to create improved access facilities to the schools it was noted that issues regarding the access need to be explored further and a decision on the extension be deferred until this had been undertaken.

Following the decision of the Development Control Committee officers from relevant departments have been working together with the schools to find a solution to the travel issues at the schools. It is considered that the provision of the extended car park and pick up/drop off point within the school grounds as shown on Drawing No. 70481 is not feasible. Due to the extent of changing in levels on the school site, the extent of the alterations required will mean a significant amount of foliage and trees at the front of the schools will be either lost or will need to be replaced creating a significant environmental impact at the front of the schools.

It is further considered that by taking these proposals forward and creating an extended car-park at the schools, this facility would encourage parents to use their cars for the school run and increase traffic in the areas as opposed to reducing it. Rather than increase the use of cars in the area, it is considered that a more appropriate option would be to continue to explore and develop alternative travel methods and journeys to schools that would reduce the use of cars.

School Travel Plans and Actions taken by the Schools to date

Both schools developed a travel plan in the 1999/2000 school year, a copy of which is available if required, and have undertaken significant investigations into how the use of cars in the school run could be reduced. These investigations include:-

- The option to purchase a field adjacent to the schools which could be used as a community car park facility, reducing the flow of traffic around the village and as a drop-off/pick up point for parents. The land has since been sold to developers for housing and a relevant application for housing has been approved.
- The creation of a path/cycle way from the Garrison across open space/farmland to the back of the schools.
- The potential use of the Legion and the Bull Public House car-parks as a potential drop off point for parents and the creation of a walking bus from these locations to the schools. The effect would be to reduce the traffic flow around the schools.

The schools regularly encourage the parents to car share and create walking bus schemes from appropriate locations thus reducing the use of cars near the school site.

In liaison with the Safer Routes to Schools Team the schools have been encouraged to update their travel plans to reflect current travel patterns and demand. The issue regarding a satellite car-park may be an option that could be revisited along with the identification of possible additional pedestrian routes. A Safer Routes to Schools scheme has already been implemented at the schools.

Alternative Options Being reviewed by Officer Group

1 The following options have been put forward as potential means of reducing the traffic flow and congestion at peak school times by the schools.

- The introduction of a yellow bus that will transport pupils from the local villages and Garrison. A consultation exercise has recently been completed with parents the first analysis of which shows that
  - o Pupils attending the school cover wide area from Nine Mile Ride to Earley, Three Mile Cross, Wokingham and Winnersh.
  - o Parents expressed a wish for 44 pupils to be on the bus full time, with 31 pupils to be on the bus part time. The part time pupils include younger pupils attending the school for half day only.

  The implementation of the school bus is subject to Executive approval and assumes appropriate funding will be found. As a pilot scheme it is proposed that the bus service be run for a period of 5 terms so the impact and use of the bus can monitored. If approved the scheme will commence in January 2003. Assuming that 50% of the parents expressing an interest in the bus service use their cars for the school run, this could reduce the number of cars around the school at peak school times by up to 30 cars.

2 The extension of the existing drop off point along the side of the School Road at the front of the schools. Whilst this will help ease the traffic congestion along School Road at key times during the day, this will not help reduce the use of cars. A detailed review of this option by the Property Services Department has indicated that this cannot be achieved without alterations to the traffic management past the schools. The extension of the drop off/pick up lay-by will however be invaluable to allow for the development of the yellow bus initiative providing a suitable area for alighting/boarding the bus.

- A review of the traffic management system for School Road including potential changes to signage or the creation of a one way system. A traffic management survey is currently being arranged by relevant officers. Any recommended changes will need to be followed by a public consultation exercise. There will be a resource implication to the Council in exploring this option, although the potential costs of alterations could be met from the available developer contribution subject to confirmation by the Legal Department and approval by relevant Members.

- A copy of the schools' travel plans will be submitted to Parkman Ltd to consider with a view to advice being provided as to whether the plans can be improved or updated. Again there is a cost implication to this advice which will need to be agreed and met by the schools before this can be taken forward.

26.JUN.2002

1789/a

SECTION 66 CERTIFICATE

Application No.

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

(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

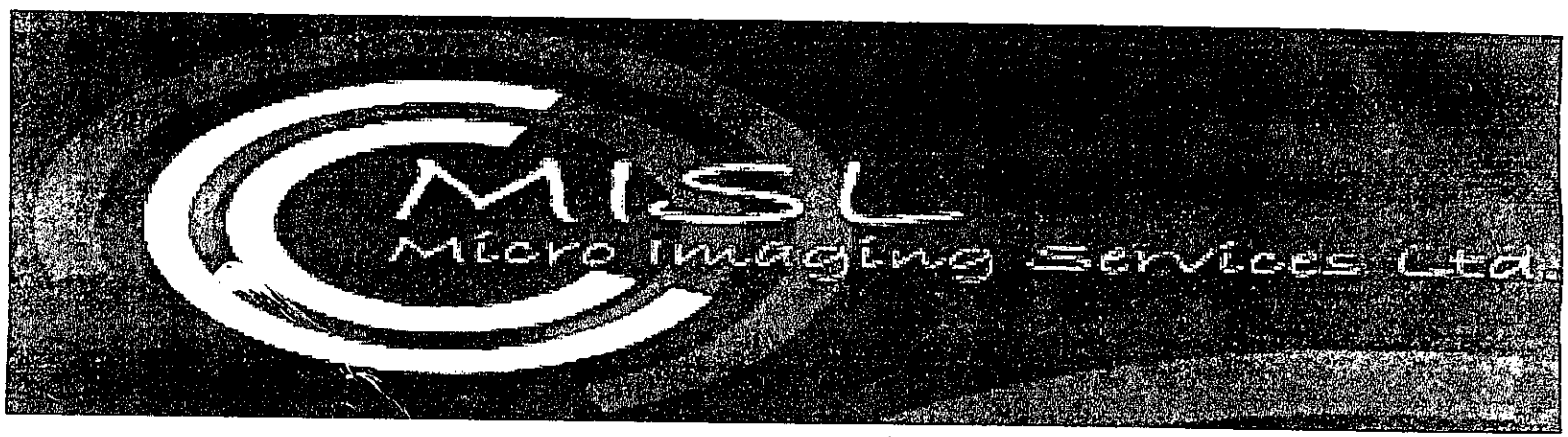
Signed .. J. Thomas .....

On behalf of .. Wokingham D. C. .....

Date .. 22nd Nov. '02. .....

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

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

1933

①

ADDRESS Coombes County Infant & Nursery PARISH Arborfield
School

PLOT No. School Road ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
FP93/1735	THE GOVERNING BODY	ALTS. TO ENTRANCE	12.8.93	APP
42957	"	ENTRANCE LOBBY	26.7.94	C/A
FP94/2667	"	"	1.8.94	C/APP
43915	"	" & STORE	10.2.95	C/A
95/60004/F				
FP95/3235	"	ENTRANCE LOBBY	16.1.95	APP
96/64806/F	County property officer	CLASSROOM /WCs /COVERED WAY	17.2.97	C/A
98/68740/F	Arborfield Village Playgroup	Modular Bldg for Playgroup	9.2.99	C/A
99/70481/F	WDC Rep. Svcs	Classroom extns., re-roofing, car park & landscape alterations.	30.11.99	C/A
C/70481/02/09/10	"	D.Cs C-(Site Ops Parking & Turning) & 10 (Prevention of Deposit of Mud on Highway)	27.1.00	APP

MINISTRY DECISION

SPECIAL ORDERS

1933

②

ADDRESS Coombes County Infant & Nursery PARISH Arborfield
School

PLOT No School Road ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
AR/2000/1779	WDC Property Services	Var. of cond. 5, 6, 7, 8 & 12 of 99/70481/F to allow 2nd c/room prior to new rd & parking	19.7.00	APP
F/2001/5312	"	Pitch. roof over flat roof classrm	20.02.02	C/A
F/2002/6878	W.D.C.	S/St/Ext.		
2002/7006	WDC	new pitched roof on exist flat roof	04.09.02	C/A
AR/2002/7914	"	Var. on 6 & 7 of 70481 to reduce traffic flow		withdrawn
AR/2002/8086	WDC.	VAR to cond 6 & 7 of 70481 & 1779		

MINISTRY DECISION

SPECIAL ORDERS

ADDRESS NEWLAND & BARKHAM JUNIOR SCHOOL SCHOOL ROAD PARISH ARBORFIELD

PLOT No.

BUILDER

ORD. SHEET No.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
09490	B.C.C.	TEMP. CLASSROOM	15.1.79	N/A
10941	B.C.C.	" TOILETS	~~5.3.79~~ 30.5.79	NA
15506	ARBORFIELD & BARKHAM SCHOOL ASS.	COVER SWIMMING POOL	8.5.81	N/A
AR 17035	"	SWIMMING POOL ANCIL.	3 8 81	APP
44578	BCC	SINGLE MODULAR CLASSROOM	25.7.95	
~~95/60671F~~				
98/67589/F	ARBORFIELD VILLAGE PLAYGROUP	BUILDING	23/7/98	
FP98/7562	"	"	16.6.98	APP
F/2002/6877	W.D.C.	S/SL/Ext.		
VAR/2002/7914	"	Var on 6+7 of 70481 to reduce traffic flow		
VAR/2002/8086	WDC.	VAR TO 6+7 OF 70481 + 1779.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074