APPLICATION NO

F/2002/8265

LOCATION:

St. Crispins School London Road, Wolkingham Berkshire.

APPLICANT:

Wokingham District Council C/O Property Services (Floyd Thomas)

PROPOSAL:

Proposed erection of new building to create 6th form block including 4 classrooms plus toilet facilities and office and storage space.

EARLIEST DATE FOR DECISION: **23/02/2003**

APPLICATION WILL HAVE EXPIRED ON: 21/03/2003

CASE OFFICER: **Tanya Davies**

APPROVED

R/A/I/L/E/X Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Wokingham District Council
C/O Property Services (Floyd Thomas)
Shute End
Wokingham
Berkshire
RG40 1WH

Application Number: F/2002/8265

Parish:	**WOKINGHAM**
Location:	**St. Crispins School, London Road, Wokingham, Berkshire.**
Proposal:	**Proposed erection of new building to create 6th form block including 4 classrooms plus toilet facilities and office and storage space.**

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.

Conditions

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

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

3. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Reasons

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

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

3. To prevent parking off site, in the interests of highway safety and convenience.

Informatives

1. The applicant is reminded that this consent relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

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

Berkshire Structure Plan Policies EN4 and LD5.

Deposit Draft Wokingham District Local Plan Policies WIC12, WHE11 and WT7.

T. G Watson

Trevor Watson
Development Control Manager
Date: 12/11/2003

Notice checked by: _____

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

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	F ~~LB~~ 2002 8264	CASE OFFICER
PLANNING APPLICATION NUMBER	LB/2002 8265	
BUILDING CONTROL NUMBER.	FP/2004/5506	
APPLICANT/AGENT	W.D.C.	
ADDRESS OF SITE	ST. CRISPINS SCHOOL LONDON ROAD WOKINGHAM	HA
DESCRIPTION OF PROPOSED WORK	Single storey stand Alone Teaching Block.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	3063/08A	3063/01B
ELEVATIONS	09A	02C
FLOOR PLANS	08A	01B

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12.11.03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	NONE	
IF YES, WHAT ARE THE DIFFERENCES ? NOTE B. REES APPLICATION FOR PHASE 2 - INCLUDED ON P. APP.		
DATE 8264	12/8/04	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Revised.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER

SITE DETAILS	
PLANNING APPLICATION NUMBER	LB/2002/8264 + F/2002/8265 TD
BUILDING CONTROL NUMBER.	F/2003-/4019 Paul
APPLICANT/AGENT	The Anthony Smith Partnership
ADDRESS OF SITE	St Crispins Comprehensive School London Road WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	erect new building to create 4 classrooms for 6th form + toilets

DRAWING NUMBERS	BC	DC
BLOCK PLAN	3063/08A	3063/01B
ELEVATIONS	09A	02C
FLOOR PLANS	3063/08A	3063/01B

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED 8265 –	12/11/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	slight	
IF YES, WHAT ARE THE DIFFERENCES ?	BC-alteration to fenestrations	
DATE	25/11/03	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Proposal: Proposed erection of new building to create 6th form block including 4 classrooms plus toilet facilities and office and storage space..

Site Address:
St. Crispins School, London Road, Wolkingham, Berkshire.

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

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

I CONSIDER THE GENERAL FORM OF THE PROPOSED EXTENSION REFLECTS THE ORIGINAL HOLT LISTED BUILDING.

HOWEVER WINDOWS, DOORS AND WALL MATERIALS SHOULD ACKNOWLEDGE THE PANEL AND INFILL DESIGN OF PREVIOUS EXTENSIONS.

COLOUR + MATERIALS TO BE RECONSIDERED.

SEE ENGLISH HERITAGE COMMENT FOR CLARIFICATION OF RECOMMENDED DESIGN APPROACH.

Hayley Sanders.

24.04.05

Development Control Ref No:	Received	Listed by:	Ward
F/2002/8265 & LB/2002/8264	24.01.02		Wokingham

Applicant Wokingham District Council
Location St. Crispins School, London Road, Wokingham.
Proposal Proposed erection of new building to create 6th form block including 4 classrooms plus toilet facilities and office and storage space.

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

SUMMARY
The full planning application proposes the erection of a new building to create accommodation for the Sixth Form pupils at the school. As the school is a listed building a parallel listed building consent application for the works has also been submitted.

The applicant is the Council's Property Services section and therefore the application is before the Committee for a decision. In addition, the application for listed building consent will have to be referred to the Government Office for the South East as it relates to an application lodged by the Council.

RECOMMENDATION
That PLANNING PERMISSION BE GRANTED subject to the following conditions:
F/2002/8265
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.
Reason: To ensure that the external appearance of the building is satisfactory.
3. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.
Reason: To prevent parking off-site, in the interests of highway safety and convenience.
Informatives:
1. The applicant is reminded that this relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.
2. Rules: BSP – EN4, LD5
LB/2002/8264 AMWDP – WIC12, WHE11, WT7.
THAT THE APPLICATION BE REFERRED TO THE GOVERNMENT OFFICE FOR THE SOUTH EAST (GOSE), THAT GOSE BE ADVISED THAT THE COUNCIL RESOLVED TO GRANT CONSENT, THAT AUTHORITY BE GIVEN TO THE DEVELOPMENT CONTROL MANAGER TO ISSUE A CONSENT SUBJECT TO NO OBJECTION FROM GOSE subject to the following conditions:
1. The development hereby permitted shall be begun before the expiration of five years

from the date of this permission.
Reason: In pursuance of Section 18 of the Listed Building and Conservation Area Act 1990.
2. Prior to the commencement of development the following details shall be submitted to and approved in writing by the Local Planning Authority.
a) specification and finished colour of the render;
b) materials and finish details of the doors and windows;
c) materials and finish details of the proposed handrails;
d) fascia details, materials and finish.
The development shall proceed only in accordance with the approved details.
Reason: In the interests of the setting of the listed building.
3. This consent relates only to the amended plans Nos. 3063/01B and 3062/02C received by the Local Planning Authority on 21 July 2003.
Reason: In the interests of clarity.

Author Jeni Jackson	**Email** development.control@wokingham.gov.uk
Dept Environmental Services	**Telephone No** 0118 974 6000
Date 1.10.03	

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

BACKGROUND

St. Crispins School is a listed building. There have been a substantial number of applications for alterations and extensions since the school was first consented in 1951. This application is to expand the capacity of this oversubscribed popular school that currently has 1043 pupils on roll with a current net capacity of 979 pupils. The development will extend the capacity of the school to take Sixth Form pupils. The Local Education Authority has advised that the need for expansion is urgent for two reasons, to provide extra space for pupils and staff and to utilise the DfES Supplementary Credit Approval funding before it expires in March 2004 and becomes irretrievable.

CONSULTATION

Access and Movement – No objection.
Sport England – No objection.
Conservation Architect – No objection.
English Heritage – No objection.
Wokingham Town Council – No objection, see attached.
Neighbour Notification Responses – two letters of support have been received and one letter of objection raising concerns about trees taking light from Seaford Road properties, traffic jams and litter and vandalism.

APPRAISAL

Principle of development

1. The site is located within Wokingham, a category A settlement in the Wokingham District Local Plan (as proposed to be further modified). Policy WIC2 of the Wokingham District Local Plan (as proposed to be further modified) encourages the provision of new community facilities. There is therefore no objection in principle to the erection of new buildings on this site.

2. The site fronts London Road, a primary route into the town centre, the proposed new block would be located to the rear of the existing buildings and outside of the existing built envelope.

3. The site is surrounded to the north, east and south by residential development. To the west is the St. Crispins Leisure Centre and the Westende Country Junior School. To the south the school has a considerable area of playing field before the boundary of the site with residential properties.

Listed Building

4. The school is a listed building. Considerable negotiations have taken place in respect of the external appearance of the proposed block and its relation to the listed building on site. Amended plans have been submitted which over come the initial objections from both the Council's Conservation Architect and also English Heritage.

5. It is considered that the revised proposal would respect the setting, character and appearance of the existing listed building and would also reflect that appearance within the design of the new block. It is considered that the single-storey form and scale of the new block would be sympathetic to the scale of the adjacent listed building. The proposal accords with Policy EN4 of the Berkshire Structure Plan 1991-2006 and Policy WHE11 of the Wokingham District Local Plan (as proposed to be further modified).

Playing Fields

6. Further to additional information provided by the applicant it is calculated that the land proposed to be taken by the new block would equate to 0.08 hectares, which will leave the school with a remaining playing field area of 6.04 hectares. This amount of playing field is considerably in excess of the DfES requirement for a senior school of this size. The proposed location of the block does encroach on to the corner of the existing playing field but this piece of land does not currently form a playing pitch. The development would still allow for the positioning of a full size football pitch with adequate safety margins between the proposed development and the boundary fence. On this basis Sport England have withdrawn their initial objection. It is considered that the proposal complies with guidance in Planning Policy Guidance note 17 and Policy WR1 of the Local Plan.

Flooding

7. This site is not within an area designated as being liable to flood on maps held by the Environment Agency.

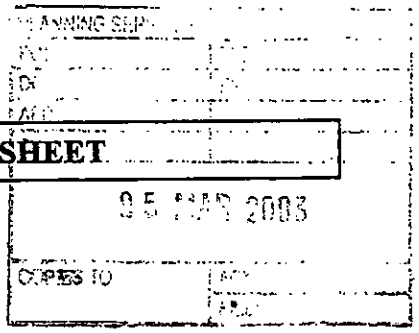
Comments from local residents

8. Comments reported from local residents do not relate specifically to this proposal but more to concerns arising from the behaviour of pupils at the school in their journey to and from the school premises. This is not in itself a planning consideration.

CONCLUSION

The revised proposal has successfully overcome the objections raised by statutory consultees. It is considered that the proposal accords with policies within the adopted Development Plan and the Local Plan as proposed to be further modified.

PLANNING SEP
DC
AFC
05 MAR 2003
COPIES TO



WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Tanya Davies

Application Number: F/2002/8265

Proposal: Proposed erection of new building to create 4 new classrooms to rear of school with toilet facilities and office and storage space

Site Address: St Crispin's School, London Road, Wokingham

Applicant: Wokingham District Council C/O Property Services

Your observations are required in respect of this application **by 23/02/03**

No objection

SIGNED: _____ **DATE:** 03/03/03

CLERK TO Wokingham Town Council

PLANNING SERVICES	
POL	TCS
PC	ENF

05 MAR 2003

COPIES TO	ACK:
	FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Tanya Davies

Application Number: LB/2003/8264

Proposal: Listed building application for the proposed erection of new building to create 4 new classrooms to rear of school with toilet facilities and storage space

Site Address: St Crispin's School, London Road, Wokingham

Applicant: Wokingham District Council C/O Property Services

Your observations are required in respect of this application **by 23/02/03**

No objection

SIGNED: _____ **DATE:** 03/03/03

CLERK TO Wokingham Town Council

COPY FOR INFO.

Tel. 0118 974 6805

Fax. 0118 974 6484

Email. jenifer.jackson@wokingham.gov.uk

Date. September 18, 2003

My ref. LB/2002/8264

Your ref.

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

English Heritage
Eastgate Court
195-205 High Street
Guildford
SURREY
GU1 3EH

FAO Dr Diane Green

Dear Dr Green,

APPLICATION LB/2002/8264 – ST CRISPINS SCHOOL, LONDON ROAD, WOKINGHAM.

Further to your letter dated 21 February 2003, I am writing to advise that the applicant has submitted revised plans in relation to the proposed Sixth Form Block. The Council's Conservation Architect considers that the revisions are now acceptable and the application is to be reported to committee on 1 October 2003.

However, I am aware that the Council is required to consult you on the proposal and I would be grateful for your comments. I also understand that the application will have to be referred to GOSE for a decision, clearly GOSE will want to know what your view is on the revised application. I attach the revised plans.

I apologise for the short notice, I thought that the re-consultation on the amended plans had included yourself and have only just realised that it didn't. If you have any queries then please do not hesitate to contact me.

Yours sincerely,

Mrs Jeni Jackson

Principal Planning Officer - North Area

Jenifer Jackson

From: Dan Brockbank
Sent: 17 September 2003 17:24
To: Jenifer Jackson
Subject: St Crispin's

Jeni..
This application is to expand the capacity of this oversubscribed popular school (Number on Roll 1043; current net capacity 979) and is fully supported by Education & Cultural Services. The development will extend the capacity of the school to take 6th form pupils.

The need for expansion is urgent for two reasons:
- to provide extra space for pupils and staff already at the school;
- to utilise the DfES Supplementary Credit Approval funding before it expires and becomes irretrievable.

All of the funding for the project is coming from Central Government, provided it is spent before March 2004, on a "use it or lose it" basis.

Mark Redman in Property Services is the project manager.

Dan Brockbank
School Planning & Development Officer
Wokingham District Council
0118-974 6156

-----Original Message-----
From: Jenifer Jackson
Sent: 17 September 2003 14:33
To: Dan Brockbank
Subject: FW: EEC @woodley nursery

Dan
Given the answer from Bob below i am not sure who to direct my questions to. I have an application at St Crispins for a new sixth form block coming up at the next meeting. Anna has asked whether it is due to an increase in the number of pupils and whether they have a sixth form at the moment. Bob has given me some information (see below), perhaps you could let me know who to ask?
Thanks for your help, Jeni Jackson.

-----Original Message-----
From: Bob Wilson
Sent: 17 September 2003 14:06
To: Jenifer Jackson
Subject: RE: EEC @woodley nursery

1100 pupils anticapated to gro to 1200 by 2005 there are also specialist subjects not taught in specialist areas.I do not usually deal with this,I understand the LEA and the former Director of Ed in conjunction with the Head teacher no the more accurate answers to your question
Regards Bob

-----Original Message-----
From: Jenifer Jackson
Sent: 17 September 2003 13:43
To: Bob Wilson
Subject: RE: EEC @woodley nursery

Sorry Bob, I need to know how many pupils - what is the current role and what is the projected role in the SOP? why can't they use the existing sixth form block - is it needed for something else?
jeni.

-----Original Message-----
From: Bob Wilson
Sent: 17 September 2003 13:42
To: Jenifer Jackson
Subject: RE: EEC @woodley nursery

Yes it is because of an increase in pupils
Bob

-----Original Message-----
From: Jenifer Jackson
Sent: 17 September 2003 10:12
To: Bob Wilson
Subject: RE: EEC @woodley nursery

Bob
Having been out on site I have some points that I need clarifying, I should be able to get them to you by the end of the week and then perhaps we can look at timescales.
I have written up the St Cripins Sixth Form block application for the next meeting - I need to know whether the proposal has come about due to an increase in pupils, please could you let me have that information before Friday so that I can complete the report. The recommendation is for approval and the meeting is on 1 October at 7pm in Committee Rooms1/2, you will receive a formal notification in due course.
Regards
Jeni Jackson

-----Original Message-----
From: Bob Wilson
Sent: 16 September 2003 13:43
To: Jenifer Jackson
Subject: EEC @woodley nursery

Jenifer,can you forward me the committee date for the above and when it might be approved
Regards Bob Wilson

29 JUL 2003

Date: 25 July 2003

To: Harold Sanders – Urban Design & Conservation

We have received Revised Plans for the following planning application:

Application Number: F/2002/8265

Location: St. Crispins School, London Road, Wokingham, Berkshire.

Proposal: Proposed erection of new building to create 6th form block including 4 classrooms plus toilet facilities and office and storage space.

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

Case Officer: Jeni Jackson

The new plans show the following: Amended elevational design. Drawing nos: 3063/01B & 3063/02C.

Comments are required by 08/08/2003.

Should you have any queries regarding this application please contact the case officer Jeni Jackson on (0118) 974 6444.

AMENDED ELEVATIONS NOW REFLECT THE GENERAL CHARACTER OF THE ADJOINING GRADE II LISTED BUILDING.

ACCEPTABLE TO ME.

MATERIALS + WINDOW + DOOR DETAILS PLUS ROOF EAVES DETAILS TO BE AGREED AS A CONDITION IF APPROVED BY G.O.S.E.

Harold Sanders

12.08.03

Date: 25 July 2003

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/8265

Location: St. Crispins School, London Road, Wokingham, Berkshire.

Proposal: Proposed erection of new building to create 6th form block including 4 classrooms plus toilet facilities and office and storage space.

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

Case Officer: Jeni Jackson

The new plans show the following: Amended elevational design. Drawing nos: 3063/01B & 3063/02C.

Comments are required by 08/08/2003.

Should you have any queries regarding this application please contact the case officer Jeni Jackson on (0118) 974 6444.

Sent to Applt 10/9/03.

(RING ONE)

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

App. No. F/2002/8265 Date Rec. 21 July 2003

Location: St. Crispin's School, London Rd

Parish: Wolvaughan

Applicant: WDC Property Services.

Description of attached plans: Amended Elevational design

Drawing No's: 3063/01B + 3063/02C

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	
Urb. Design & Conservation	✓
Highways	✓
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS: as original submission

Date for Responses 14 days.

FURTHER ACTION

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

Redate Application Y (N) From:

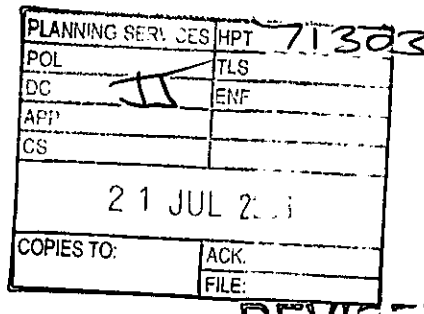
New Site Notice Y / (N).

Revised Proposal Description: N/A.

CASE OFFICER Jan Jackson. 23/7

Consultations Sent by Admin. on 25.07.03

Yellow - Case Officer Copy
Green - Part One Copy



REVISED PLAN

8265

Ms. Jennifer Jackson
Wokingham District Council
Planning Department
P.O.Box No. 157
Council Offices
Shute End
Wokingham
RG40 1WR

Our Ref:- 30631807.a

18th July 2003

Dear Ms Jackson

Re:- St. Crispins School – Additional Teaching Area

Further to our meeting on site on 3rd July 2003 regarding the above.

Please accept our apologies that your reference is not included on this letter but we do not have this in this office.

We enclose 6 copies of our revised drawings showing the amended plans and elevations reflecting the adjacent 1970's building. We have had to adjust the plan layout in a very minor way to enable the vertical panels to be the same as the adjacent building.

Please do not hesitate to call to discuss should you wish, but if all OK, please process the application using the amended plans.

Yours sincerely

Paul. S. Ansell
Senior Project Manager

enc

THE ANTHONY SMITH PARTNERSHIP
Construction Consultants

Castlefield House, 113 Castle Hill, Reading, Berkshire RG1 7SY
Telephone: 0118 939 1195 Fax: 0118 950 4170
e-mail: admin@asp-constructionconsultants.co.uk

Offices in London, Berkshire, Buckinghamshire, Hampshire

V.A.T. Registration No. 314 5390 75

Date: 25 July 2003

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2002/8265

Location: St. Crispins School, London Road, Wokingham, Berkshire.

Proposal: Proposed erection of new building to create 6th form block including 4 classrooms plus toilet facilities and office and storage space.

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

Case Officer: Jeni Jackson

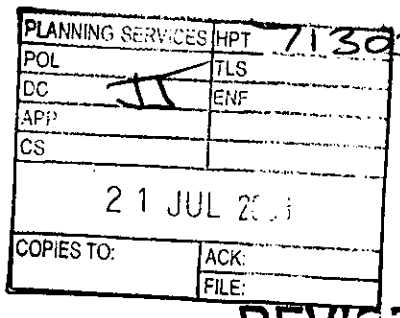
The new plans show the following: Amended elevational design. Drawing nos: 3063/01B & 3063/02C.

Comments are required by 08/08/2003.

Should you have any queries regarding this application please contact the case officer Jeni Jackson on (0118) 974 6444.

Seek confirmation from the school that they have a school travel plan and details of any additions to their plan as a result of the proposed development.

AC 1/8/03





REVISED PLAN

8265

Ms. Jennifer Jackson
Wokingham District Council
Planning Department
P.O.Box No. 157
Council Offices
Shute End
Wokingham
RG40 1WR

Our Ref:- 30631807.a

18th July 2003

Dear Ms Jackson

Re:- St. Crispins School – Additional Teaching Area

Further to our meeting on site on 3rd July 2003 regarding the above.

Please accept our apologies that your reference is not included on this letter but we do not have this in this office.

We enclose 6 copies of our revised drawings showing the amended plans and elevations reflecting the adjacent 1970's building. We have had to adjust the plan layout in a very minor way to enable the vertical panels to be the same as the adjacent building.

Please do not hesitate to call to discuss should you wish, but if all OK, please process the application using the amended plans.

Yours sincerely

Paul. S. Annell
Senior Project Manger

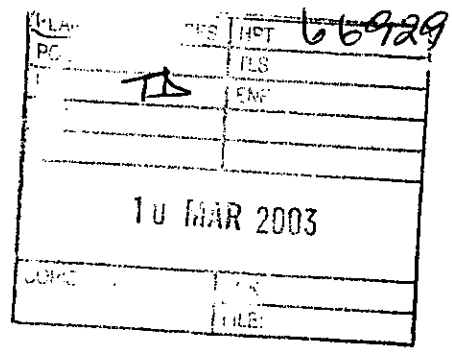
THE ANTHONY SMITH PARTNERSHIP
Construction Consultants

Castlefield House, 113 Castle Hill, Reading, Berkshire RG1 7SY
Telephone: 0118 939 1195 Fax: 0118 950 4170
e-mail: admin@asp-constructionconsultants.co.uk

Offices in London, Berkshire, Buckinghamshire, Hampshire

V.A.T. Registration No. 314 5390 75

06.March 2003



SPORT ENGLAND

Ms Tanya Davies
Planning Services
Wokingham District Council
P.O. Box 157
Shute End
Wokingham RG40 1WR

Our Ref : Pln/PA/UA/WOM.JF

Dear Tanya

Application No: **F/2002/8265**
Proposal: **Proposed erection of new building to create 6th form block including 4 classrooms plus toilet facilities, office and storage space**
Site: **St. Crispins School, London Road, Wokingham**

I write further to Sport England's original response to this application, dated 19 February 2003 and the memorandum you will have received from Floyd Thomas, dated 26 February, copied to Sport England.

This memorandum and my recent conversation with Floyd provide the additional information required by Sport England in its original response to the application.

Further to this information it is clear that the land proposed for development equals 0.08ha, which will leave the school with a remaining playing field area of 6.04ha. The memorandum indicates that even after development the school will be considerably in excess of the DfES requirement for a senior school of approximately 1,000 pupils.

However, whilst noting the above, Sport England's concern relates to the nature of the land to be lost to the proposed development. Therefore, further to the additional information received, it is Sport England's understanding that whilst the proposed development will encroach on to the corner of the playing field, the land proposed to be developed does not currently form a playing pitch. In addition, importantly, it is also acknowledged that the development will still allow for the positioning of a full size football pitch with adequate safety margins between the proposed development and the boundary fence.

Given the above, in this particular case, Sport England is satisfied that the proposed development is likely to meet exception E3 to our Playing Fields Policy as the development does not prejudice the use of all or any part of a playing pitch on the school site.

Exception E3:

The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing area of any playing pitch or the loss of any other sporting/ancillary facilities on the site.

Consequently, further to the additional information received, Sport England wishes to ***withdraw its previous holding*** objection to this application.

The absence of an objection to this application in the context of the Town and Country Planning Acts, does not in any way commit Sport England's support for any related application to the Sport England Lottery Fund.

I would be grateful if you would advise me of the outcome of the application by sending me a copy of the decision notice.

If you require any further information or advice please do not hesitate to contact me at the address below.

Yours sincerely

John Feetam

John Feetam
Development Manager (Planning)

Tel: 0118 946 5216
Fax: 0118 947 5935
e-mail: john.feetam@sportengland.org

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 February 2003

To: Tanya Davis **Senior Planning Officer**	**Dept:- Planning**	**Cc:- John Feetam** **Sport England**
Re : Town Planning Application – Proposed 4 No. Classrooms, St Crispins London Road, Berkshire RG40 1SS. App. No. F/2002/8265		

Thank you for your memo received on the 21st February '03, informing us that Sport England have requested a 'holding objection' on the application until they have further information and a chance to visit the site.

Having phoned John Feetam (Development Manager – Sport England), I agreed to forward to him a copy of the location plan showing the proposed building and plan indicating the remaining playing area (6.04ha) plus the area to be built over (0.08ha). That is still well over the DfES requirements for a senior school with aprox 1000 pupils.

I stressed that only 1.3% of the total play area was going to be utilised. Also over 70m would be left between the proposed development and the existing fence; ample for the width of a football pitch plus run-off areas on both sides.

I have attached copies of each plan for your files.

If you require any further information, please do not hesitate to give me a call.

Yours faithfully

J. Thomas.

Floyd Thomas
Feasibility Manager

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Tanya Davies

Application Number: F/2002/8265

Proposal: Proposed erection of new building to create 4 new classrooms to rear of school with toilet facilities and office and storage space

Site Address: St Crispin's School, London Road, Wokingham

Applicant: Wokingham District Council C/O Property Services

Your observations are required in respect of this application **by 23/02/03**

No objection

SIGNED: _____ **DATE:** 03/03/03

CLERK TO Wokingham Town Council

Memo

To: Floyd Thomas
Property Services

From: Tanya Davies
Senior Planning Officer
Development Control

Re: Proposed 6th Form Block At St Crispins School, London Road, Wokingham.

F/2002/8265

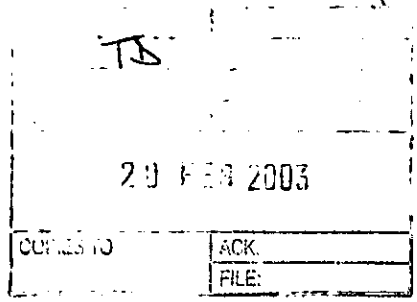
Please find attached a letter from Sport England, as you can see they are concerned about the loss of the playing field and have a made a holding objection.

They request further information, so that they can assess if the proposal satisfies any of their 'exception' criteria. Please can you provide me with this detailed information about how/ if the loss of this playing field will impact on the school. I suggest that you also get some comments from the School.

I will need to forward this information to Sport England for their consideration, it is therefore unlikely that this application will be determined before the early April Committee.

66342

19 February 2003



SPORT ENGLAND

Ms Tanya Davies
Planning Services
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
RG40 1WR

Our Ref : P/PA/UA/WOM.JF

Dear Tanya

Application No: **F/2002/8265**
Proposal: **Proposed erection of new building to create 6th form block including 4 classrooms plus toilet facilities, office and storage space.**
Site: **St. Crispins School, London Road, Wokingham**

Thank you for consulting Sport England on the above application.

It is understood that the site forms part of, or constitutes a playing field as defined in the 1996 Statutory Instrument No.1817, in that it is on land that has been used as a playing field within the last five years, and the field encompasses at least one playing pitch of 0.4 ha or more.

Sport England has therefore considered the application in the light of its playing fields policy. The aim of this policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demand for pitch sports within the area. The policy seeks to protect all parts of the playing field from development and not just those, which for the time being, are laid out as pitches. The Policy states that:

> **" Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or any part of a playing field, or land last used as a playing field or allocated for use as a playing field in an adopted or draft deposit local plan, unless, in the judgement of Sport England, one of the Specific circumstances applies."**
>
> Reason: Development which would lead to the loss of all or part of a playing field, or which would prejudice its use, should not normally be permitted because it would permanently reduce the opportunities for participation in sporting activities. Government planning policy and the policies of Sport England have recognised the importance of such activities to the social an economic well-being of the country.

It is Sport England's understanding that the proposed 6th form block will permanently developed an area of the existing playing field. Unfortunately due to the limited information received with this application and the fact that I have not yet been able to

South East Region 51a Church Street Caversham Reading Berkshire RG4 8AX
Tel: 0118 948 3311 Fax: 0118 947 5935 www.sportengland.org

Chair: Patrick Carter Senior Vice Chair: Des Wilson Vice Chair: Tessa Sanderson OBE Regional Director: David Dotman
Sport England is the brand name of the English Sports Council which is a distributor of Lottery funds to sport

visit the site, Sport England is not in a position to comment on whether any playing pitches will be adversely affected and/or lost to the proposed development.

To enable Sport England to begin to adequately assess the application in light of the above policy and against the related policy exceptions below, information indicating the exact nature of the land proposed for development is required.

E1 - *A carefully quantified and documented assessment of current and future needs has demonstrated to the satisfaction of Sport England that there is an excess of playing field provision in the catchment, and the site has no special significance to the interests of sport.*

E3 - *The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of or inability to make use of any playing pitch (including the maintenance of adequate safety margins); a reduction in the size of the playing area of any playing pitch or the loss of any other sporting/ancillary facilities on the site.*

E4 - *The playing field or playing fields which would be lost as a result of the proposed development would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of the development.*

Given the lack of information received to date, Sport England is not in a position to adequately assess the above application and therefore must at present register a ***holding objection*** to the proposed development.

Sport England would however be willing to reconsider its objection if further information were to be received which allowed the proposal to be adequately assessed against our playing fields policy. In addition I would be willing to visit/meet on site if you feel that this would be of benefit.

The comments and issues raised in this letter are made without prejudice to any potential future application to the Sport England Lottery Fund.

I look forward to hearing from you shortly, in the meantime if you would like any further information or advice please contact me at the address below.

I would be grateful if you would advise me of the outcome of the application by sending me a copy of the decision notice.

Yours sincerely

John Feetam

John Feetam
Development Manager (Planning)

Tel: 0118 946 5216
Fax: 0118 947 5935
e-mail: john.feetam@sportengland.org

☎ 0118 974 6379 (Direct Line)

17 February 2003

WOKINGHAM UNITARY
Aiming for Excellence

Floyd Thomas
Property Services
Wokingham District Council
Shute End
Wokingham
RG40 1WH

Access Officer
Environmental Services Department
Building Control
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6379
Fax: (0118) 974 6385
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
Email: henry.knight@wokingham.gov.uk

Dear Floyd,

Planning Application No: F/2002/8265

Address: St Crispins School, London Road, Wokingham

The above planning application has been reviewed for the provision of access and facilities for disabled people. The following comments are brought to your attention in order to incorporate potential improvements in access for disabled people into the proposed designs at the most cost effective point in the design process.

Comments made below may be material to a planning application, a requirement under the building regulations, examples of best practice with reference to BS8300, or general improvements likely to reduce an organisations liabilities under the Disability Discrimination Act (1995).

Comments:

1. Please ensure that the all proposed ramps have a platform top and bottom 1.2m long clear of any door swing.
2. To ensure that the proposed entrance doors provide a minimum clear opening width of 800mm for each single leaf.
3. To consider the need for the second lobby door in the proposed Male WC's
4. To ensure that the force required to open door is not excessive (25N recommended).
5. To consider the design and position of door furniture in terms of reach and grip.
6. To consider the use of colour and tonal contrast of floor, wall, doors and door frames to improve the visibility for all users.

The above comments are for information only and are provided in an attempt to encourage a more accessible design approach within the Wokingham District Area.

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

If you have any queries with regard to Planning requirements you can contact the planning officer on (0118) 974 6429.

If you have any queries with regard to the Building Regulations please contact the area building control surveyor on (0118) 974 6376.

Yours sincerely,

Henry Knight
Access Officer

CC: Tanya Davies - WDC Planning Dept.

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/8265. (Case Officer:Tanya Davies)
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT**.

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

DEVELOPMENT CONTROL
AP
CS
14 FEB 2003
17/2

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8265

YOUR NAME: _____

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
9 ORCHARD CLOSE
WOKINGHAM
BERKSHIRE

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

PLEASE RETURN YOUR COMPLETED FORM TO:

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

Comments:

Continue over the page if more room required

HIGHWAYS CONSULTATION SHEET

From: Tanya Davies **Date:** 30 January 2003

Application Number: F/2002/8265

Proposal: Proposed erection of new building to create 6th form block including 4 classrooms plus toilet facilities and office and storage space.

Parish: WOKINGHAM TOWN

Site Address:
St Crispins School, London Road, Wolkingham, Berkshire.

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

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:** _____

Signed: _____ **Print name:** TE 31/01/03

COMMENTS ON APPLICATION: LB/2002/8264

YOUR NAME: Mrs Betty Smith

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
5 THE CROFT, PAGES CROFT
WOKINGHAM
BERKSHIRE

PLANNING SERVICES	HPT
POL	TLS
DC	
APP	
COPIES TO	11/2/03

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

PLEASE RETURN YOUR COMPLETED FORM TO:

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

Comments:

I did not need two letters, both with first class stamps - especially as the tax continues to rise.

Continue over the page if more room required

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8265. (Case Officer:Tanya Davies)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
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PLANNING SERVICES
POL
DC
APP
CS
04 FEB 2003
COPIES TO
4/2/03

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
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COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8265

YOUR NAME: HONEYBUNN.

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
59 SEAFORD ROAD
WOKINGHAM
BERKSHIRE

F/2002/8265

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments: WE IN SEAFORD ROAD. DO NOT NEED MORE HASAL THEN WE HAV NOW GOT, TREE,S AT THE BOTTOM OF THE GARDEN TAKEING OUR LIGHT, WHICH NEED HALF LOPED OFF, OUR ROAD IS STUCK WITH CARS NO ONE WHO LIVES HERE CAN GET OUT OR IN, JUST TRAFFICK JAM,S NIGHT & MORNING, KID,S POLUTING OUR ROAD. LOOKS A TIP. LIKE THE ENTRANCE IN SEAFORD RD. TO ST CHRISPONS, AND THE TREE,S WE HAVE TO LOOK AT, FROM OUR WINDOW GOT (FUCK ME) ON THEM, OUR CHILDREN, WITH THERE KIDS ARE COMPLAINING.

Continue over the page if more room required

P.T.O

ALL SO WE HAVE BROADMORE SIREN. IF YOU NEED TO GO AHEAD PUT THE NEW Building NEAR RANCES LANE AMY THE ENTRANCE. ALL, SO, THEN PUT A SCHOOL BUS TO BRING THEM TO SCHOOL.

PLEASE DO NOT TREAT US AS SECOND CLASS. YOU WOULD NOT LIVE HERE, BUT WE GOT NO CHOICE.

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/8265. (Case Officer:Tanya Davies)
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
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RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8265

YOUR NAME: _____

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
13 ORCHARD CLOSE
WOKINGHAM
BERKSHIRE

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

PLEASE RETURN YOUR COMPLETED FORM TO:

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

Comments:

Continue over the page if more room required

Application Number: F/2002/8265

Case Officer : TD

Valid Date : 24/01/03

Map No : 76

Site Area :

Received Date: 30/12/2002

Level : Committee Item - No Date Set

Description : Proposed erection of new building to create 6th form block including 4 classrooms plus toilet facilities and office and storage space.

Location : St. Crispins School, London Road, Wolkingham, Berkshire.

Parish : WK **Ward : WES** 30.1.03 TB.

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

Fee Required: £1100 **Fee Received: £1100**

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	Sports Centre to be outlined in blue? +land	phoned	24/1
BLOCK PLANS		14/1	
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Elev B-B, 1st window on left side is shown wider on elevation (2.7m) than on floor plan (1.8m)	14/1	24/1
FLOOR PLANS	Elevations do not show side views of disabled ramps & railings	to follow	
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 (See LB app)

INTERNAL CONSULTATIONS 30.1.03 D

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

Access officer ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

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 – re Loss of playing field area
Society for Proct' of Ancient Bldgs
English Heritage
Wokingham District Sports Council ✓

OTHERS

.....

.....

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.....

.....

.....

NEIGHBOURS

.....

S/N + see map

.....

No relevant pre-apps

Organisation_Name	Building_Name	address1	Postcode
SHELL SERVICE STATION	109-115	109-115LONDON ROADWOKINGHAM	RG40 1YD
ST. CRISPINS SECONDARY SCHOOL			RG40 1SS
		53SEAFORD ROADWOKINGHAM	RG40 2EJ
		55SEAFORD ROADWOKINGHAM	RG40 2EJ
		57SEAFORD ROADWOKINGHAM	RG40 2EJ
		59SEAFORD ROADWOKINGHAM	RG40 2EJ
		61SEAFORD ROADWOKINGHAM	RG40 2EJ
		63SEAFORD ROADWOKINGHAM	RG40 2EJ
		8PAGES CROFTWOKINGHAM	RG40 2HN
	1 THE CROFT	1 THE CROFTPAGES CROFTWOKINGHAM	RG40 2HN
	2 THE CROFT	2 THE CROFTPAGES CROFTWOKINGHAM	RG40 2HN
	3 THE CROFT	3 THE CROFTPAGES CROFTWOKINGHAM	RG40 2HN
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	8 THE CROFT	8 THE CROFTPAGES CROFTWOKINGHAM	RG40 2HN
		9ORCHARD CLOSEWOKINGHAM	RG40 2EP
		10ORCHARD CLOSEWOKINGHAM	RG40 2EP
		11ORCHARD CLOSEWOKINGHAM	RG40 2EP
		12ORCHARD CLOSEWOKINGHAM	RG40 2EP
		14ORCHARD CLOSEWOKINGHAM	RG40 2EP
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		23ORCHARD CLOSEWOKINGHAM	RG40 2EP
		24ORCHARD CLOSEWOKINGHAM	RG40 2EP
		25ORCHARD CLOSEWOKINGHAM	RG40 2EP
WESTENDE COUNTY JUNIOR SCHOO			RG40 2EJ
		27ORCHARD CLOSEWOKINGHAM	RG40 2EP
		29ORCHARD CLOSEWOKINGHAM	RG40 2EP
		31ORCHARD CLOSEWOKINGHAM	RG40 2EP
		26ORCHARD CLOSEWOKINGHAM	RG40 2EP
		28ORCHARD CLOSEWOKINGHAM	RG40 2EP
		30ORCHARD CLOSEWOKINGHAM	RG40 2EP
	65A	65ASEAFORD ROADWOKINGHAM	RG40 2EJ
		65SEAFORD ROADWOKINGHAM	RG40 2EJ
	SCHOOL HOUSE	SCHOOL HOUSESEAFORD ROADWOKINGHAM	RG40 2EJ
	ST. CRISPINS SCHOOL	ST. CRISPINS SCHOOLLONDON ROADWOKINGHAM	RG40 1SR
ST. CRISPINS SPORTS CENTRE			RG40 1SR
SEAFORD COURT			RG40 2EJ
POST OFFICE		107LONDON ROADWOKINGHAM	RG40 1YD
LAND ADJ			
	WEST BERKSHIRE PRIORI	WEST BERKSHIRE PRIORITY CARE NHS TRUSTSEA	RG40 2EJ

F/2002/8265.

Received by Wokingham District Council

Application No: F/2002/8265

Proposal:
Proposed erection of new building to create 6th form block including 4 classrooms plus toilet facilities and office and storage space.

Location:
St. Crispins School, London Road, Wolkingham, Berkshire.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8265 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Tanya Davies P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 23/02/2003. 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 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

30 January 2003

Buildings Unit

MEMORANDUM

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

24.JAN.2003 8265

WOKINGHAM UNITARY
Aiming for Excellence

From : Floyd Thomas

Date. 30th December 2002

To: Emy Circuit	**Dept:- Planning**	Cc:- Bob Wilson
Re : St Crispins Comp. School, London Road, Wokingham, Berkshire RG40 1SS		

Please find attached a new Town Planning Application for the erection of the New Sixth Form Block for the above school.

Also attached is an application for Listed Building Consent.

If you require any further information, please do not hesitate to give me a call.

J. Thomas

Floyd Thomas
Feasibility Project Manager.

File: MEMO
Planning App
06Dec02.doc

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

WOKINGHAM UNITARY
Aiming for Excellence

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
24 JAN 2003
30 JAN 2003
8265

1.	APPLICANT'S NAME	WOKINGHAM D.C.
	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	ST. CRISPINS COMP. SCHOOL, LONDON RD, WOKINGHAM, BERSHIRE RG40 1SS.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ERECTION OF NEW 6TH FORM BLOCK incl: 4 No classrooms, Office, Storage and Toilets.
5. Give the area in hectares or part of a hectare	AREA OF SITE	97,350.54 m² (9.735ha)
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	WOKINGHAM D.C. (EDUCATION)
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	LOCATION PLAN, LAYOUT PLAN - 3036/01A ELEVATIONS - 3036/02A.

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

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

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

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

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

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

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

COMPREHENSIVE SCHOOL.

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

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

14. STATE EXTERNAL MATERIALS TO BE USED.

BRICKWORK & WINDOW FENESTRATION TO MATCH THOSE USED IN THE NEW AREA OF THE RECREATION BLOCK.

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

Ramped access/exits;

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	/ *	/ *	/ *

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/~~NO~~ — * STATE No. OF HABITABLE ROOMS. 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.

US 083 - 8017. £1100.00

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 27th Dec 2002

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS	6,943.3m²	None.	337.36m²	None.
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	As exisiting	N/A
Proposed	"	N/A.

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.

4 No Teaching Areas; office; storage and Toilets.

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

St. Crispins Comp. School.

No.

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

Existing Staff	Transferred Staff	New Staff	Total

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

No.

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent: for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

Advertisement Consent: for the display of advertisements or signs

Building Regulation Approval: for most new building or construction work.

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

1789/a

SECTION 66 CERTIFICATE

Application No.

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

24 JAN 2003 8265

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) . . . . . .

. . . . . .

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

on (d) . . . . . .

(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).

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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

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

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

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

OR

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

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

Signed . J. Thomas . . . . . .

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

Date . . 30th Dec. '02. . . . . .

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

ADDRESS St. Crispins Secondary School & Centre / London Road PARISH Wok

PLOT No. + Westhead ORD. SHEET No.

BUILDER LISTED

Plan No.	Applicant	Description of Development	Date of Decision	Decision
S/2/58		Ext plans submitted for information only		
TP 284 3110	Berkshire C.C.	Erect school	18/5/51	
S/5/60	Director of Education	Unit for 20 paral. child (West Head School)	13/7/60	App
S/20/70		8 class junior school	26/11/70	C/A
S/4/71		Erect one 7-unit terrapin & one 4 unit	14/5/71	C/A
S/17/72		Add teaching area (lab)	3/1/73	C/A
S/8/73		Erect 3 holder classrooms	22/6/73	C/A
S/10/73		Temp access from London Rd	16/8/73	C/A
01967	Mr. M. J. Cole	Caravan for use as School Careers Interviews	20.2.75	N/A T.P. 28.2.75

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(2) ADDRESS St. Crispins Secondary School & Centre PARISH Wokingham

London Road

PLOT No. + Westhead ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
03158	B.C.C. (Dir of Education)	C/App Sports Complex	5.12.75	N/A C/A (BCC)
03158	"	C/App Extensions		
03776	"	Science & Maths. Block	2.2.76	N/A C/A
04278	"	Sports Complex	15.4.76	N/A C/A
BR 5235	"	" "	22.11.76	App N/A
07680	Mr. M. Cole	Renewal Order Caravan for Careers Interviews	16.2.78	N/A 28.2.83 T.P.
08638	Mrs. S. Wallis	Playgroup at Sports Centre	6.7.78	N/A 30.6.81 T.P.
09371	Mr. M. Cole	Caravan for Careers Interviews	26.10.78	N/A 28.2.83 T.P.
10665	Miss M. Shaft	West Head School — Covered Play Area for Physically Handicapped Children	4.5.79	N/A C/A
BR 10970	"	"	25.5.79	App N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS St. Crispins School / Centre London Road PARISH Wokingham

PLOT No. + Westmead - see Ranges Lane also ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
11647	St Crispins Joint Management Comm.	Floodlighting of Hardplay area for evening comm. recr. use	27.9.79	N/A C/A
14726	B.C.C.	Mobile home during bldg. ops. for caretakers bungalow	15.1.81	
			6 4 81.	Bcc. App
15965	Mrs S. McArthur	Renewal 08638	30.7.81	N/A 31.8.84 TP
17701	BCC	Sports complex, roofing over existing storage area	1.1.82	N/A C/A
BR19429	St Crispins Management Comm	External storage area center	6.10.82	App N/A
19968	"	Erect Non-ill sign	25/8/83.	N/A. C/A
21761	WDC	Ext. to sports centre	28.6.84	N/A DP.
BR24466	"	Squash courts & store	26.4.85	App N/A
29155	BCC	Westmead Ext. to day centre/parking	22.3.88	C/A
36226	WTC	St. Crispins Sports Centre Skateboard ramps	1.8.90	TP 2 yrs.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

39709 " " Renewal above +3 ramps 7.9.92 31.8.94 C/A

1933 (4)

ADDRESS St. Crispins School / Centre PARISH Wokingham

PLOT No. + Westmead London Road ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
43226	WTC	Sports Centre Renewal permission for skateboard ramps	12.9.94	30.9.97
FP95/3750	WDC	Refurb changing / shower rooms	8.8.95	C/App
96/63386/A	St. Crispins	Non-ill school signs	30.4.96	C/A
96/63973/LA	"	Repl. school sign	10.7.96	C/A
FP99/8872	"	Int. refurb & conversion of squash court area	26.7.99	C/A
99/70776/A	Circa Leisure Plc	Wall mounted ill signs	25.1.00	C/A
F/2001/4707	W.D.C. Property			
LB/2001/5207	"	Erect S/St - 3 classrooms	30.1.02	C/A
	"	toilets, circulation & link corridor to school		C/A
F/2001/5208	WDC	S/St ext 3 classrooms toilets, link corridor	30.1.02	C/A

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Alts to centre - Haskins - 24/5/01 - (Y)

1923

(5)

ADDRESS ST. CRISPINS SEC. SCHOOL LONDON RD. PARISH WOK

PLOT No: ORD.SHEET No.

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Planning
LB/2002/6879		St. Crispins Sec. Sch.	Replacement of lintels with plant on listed bldg.			
F/2002/7577		" "	S/St ext to classroom.			
LB/2002/7578		" "	" "			
LB/2002/8264		WDC.	Erect new building to create 4 classrooms.			
F/2002/8265		WDC.	Erect 6th form block 4 class/rms, toilet fac.			

MINISTRY DECISION:

SPECIAL ORDERS: