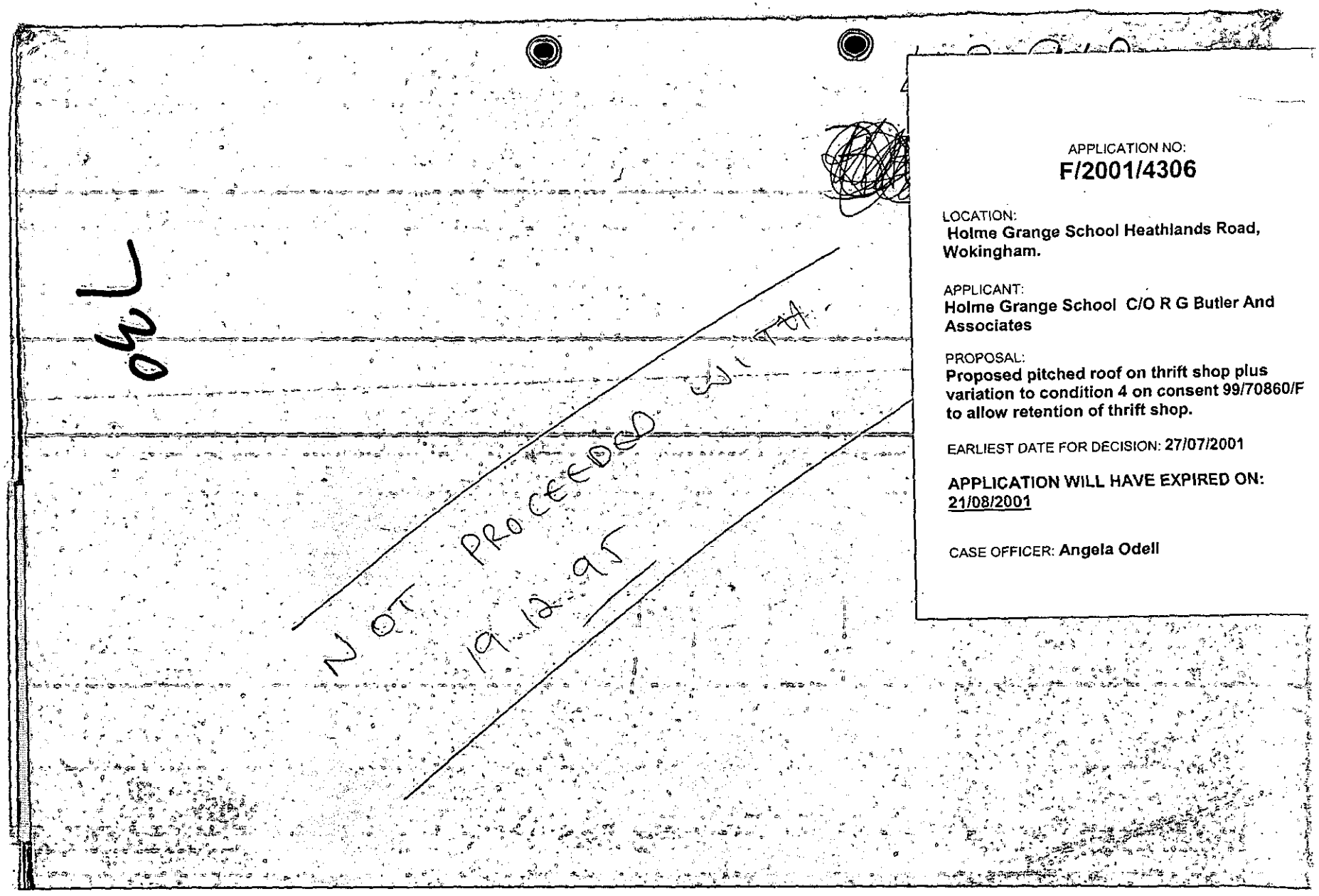

APPLICATION NO:
F/2001/4306

LOCATION:
Holme Grange School Heathlands Road, Wokingham.

APPLICANT:
Holme Grange School C/O R G Butler And Associates

PROPOSAL:
Proposed pitched roof on thrift shop plus variation to condition 4 on consent 99/70860/F to allow retention of thrift shop.

EARLIEST DATE FOR DECISION: **27/07/2001**

APPLICATION WILL HAVE EXPIRED ON:
21/08/2001

CASE OFFICER: **Angela Odell**

NOT PROCEEDED WITH
19.12.95

(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Holme Grange School
C/O R G Butler and Associates
11 Strathmore Drive
Charvil
Reading
Berkshire RG10 9QT

Application Number: F/2001/4306

Parish:	**WOKINGHAM WITHOUT**
Location:	**Holme Grange School, Heathlands Road, Wokingham.**
Proposal:	**Proposed pitched roof on thrift shop plus variation to condition 4 on consent 99/70860/F to allow retention of thrift shop.**

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

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

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

Condition
3. Before the building operations hereby permitted are commenced details of the proposed eaves shall be submitted to and approved by the Local Planning Authority.

Condition
4. The thrift shop shall not sell any goods other than to pupils, teachers and other employees of the school.

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

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

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

Reason
4. A general retail use on the site would not be appropriate.

Informative
1. The applicant is advised that Listed Building consent is also required for the above proposed development.

Informative
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 C2, C6 and EN4.
South East Area Local Plan Policies STV2 and SC1.
Deposit Draft Wokingham District Local Plan Policies WCC1, WCC2 and WHE13.

John Mitchell

John Mitchell
Development Control Manager
Date: 31/07/2001

Notice checked by: _____

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

1820

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6484
Email. Harold.Sanders@wokingham.gov.uk
Date May 22, 2001
My ref. HS/PP/ WKM . WITHOUT PRE - APP

Mr R G Butler
R G Butler & Associates
11 Strathmore Drive
Charvil
Reading
RG10 9QT

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

Dear Mr Butler

HOLME GRANGE SCHOOL, WOKINGHAM

Thank you for your letter dated 17th May 2001 forwarding a sketch of the proposed revisions to the roof of the thrift shop as discussed on site.

As you are aware this 1960's structure is scheduled to be removed as a condition of a recent planning approval. It was considered to be an enhancement to the listed building if this structure was removed from the principal elevation.

However if the structure is removed then this would expose the original wall now decorated as part of the shop. To replace the wall would be major surgery.

I have passed a copy of your letter and sketch plus my suggested revisions on to the Development Control Manager to confirm that I would support the retention of the thrift shop, if the roof and other minor amendments are incorporated in the formal applications.

Yours sincerely

HAROLD SANDERS
Conservation Architect

cc: John Mitchell

WORK SHEET FOR : Angela Odell

Application Number : F/2001/4306

Applicant : Holme Grange School C/O R G Butler And Associates.

Location : Holme Grange School, Heathlands Road, , Wokingham.

Proposal : Proposed pitched roof on thrift shop plus variation to condition 4 on consent 99/70860/F to allow retention of thrift shop.

Site Notice Displayed ? :	YES	NO	DATE
	✓		30.7.01

(Start S.N. for L.B. with parallel L.B. application)

Date of Neighbour Notifications : .....

Date of Site Visit : 9.7.01

Date Registered : 26/06/2001

Earliest Date for Decision : 27/07/2001

Latest Consultation Date/Site Notice Expiry Date : 27/07/2001

This application will have expired on: 21/08/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :
- Wok. W/o P.C : No objections.
- Highway Officer: No objection.
- Conservation Officer: Supports, subject to a condition.

Planning Issues :

Application Number: F/2001/4306

Appraisal :

Site is outside a settlement boundary and in gap between settlements in WDLP. App. No. 99/70860/F for external to the school required demolition of this 20m² floorspace of the Thrift Shop, along with demolition of other, larger amounts of floorspace to part compensate for the increase in floorspace allowed by the extension in the area (countryside) where restrictive policies on increases in building generally apply. However, this older external to the main building is only 20m² and is very minor in the context of the whole main building. Also it could be seen from outside the site. Therefore consider in policy terms that its retention is acceptable, and also in terms of visual impact. (Thrift Shop is used by school only and is ancillary to the school use).
Conservation Officer raises no objection in terms of effect on Listed building, and considers that the proposed part pitched roof would add only 0.65m. in height, its impact would be minimal.

N.B. Under 99/70860/F 380m² of floorspace would be removed, including the Thrift Shop. As 20m² represents only 5% of this, consider acceptable

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

Application Number F/2001/4306
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C012	R012.	
3		R012	Before ~~development~~ the building operations hereby permitted are commenced details of the proposed eaves shall be submitted to and approved by the LPA.
			Informative
			The applicant is advised that Listed Building consent is also required for the above proposed development
4			The thrift shop shall not sell any goods other than to pupils, teachers and other employees of the school.
		Reason:	A general retail use on the site would not be appropriate

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: STV2 & SC1
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WCC1, WCC2 & WHE13.
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: C2, C6 & EN4
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: M Thorp
for (Development Control Manager)

Date: 31.7.01

RECORD OF SITE VISIT

SITE ADDRESS: Holme Grange School
Heathlands Road Wokingham.

APPLICATION NUMBER: F/2001/4306

OFFICER: Angela Odell

DATE OF SITE VISIT: 9.7.01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 30.7.01

2. DESCRIPTION OF SURROUNDINGS Countryside.

3. DESCRIPTION OF SITE/BUILDING Private school in large Victorian building (with various extensions etc) set in its own grounds

4. RELATIONSHIP TO ADJOINING PROPERTIES None directly affected.

5. SITE CONSTRAINTS

TREES Around side of building between it and Heathlands Rd.

ACCESS/PARKING from Heathlands road to parking areas.

LEVELS Flat

BOUNDARY TREATMENT N/A.

OTHERS

AMO

PLANNING SERVICES
POL | ENF
DC
APP
CS
01 AUG 2001
ACK:
FILE:

Tel: (0118) 974 6445

Date: 31. 7. 01

My ref: F/2001/4306

CONFIDENTIAL

Councillor A Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

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

Dear Councillor

Application Number: F/2001/4306
Holme Grange School, Heathlands Road, , Wokingham.
Proposed pitched roof on thrift shop plus variation to condition 4 on consent 99/70860/F to allow retention of thrift shop.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 10. 08. 01

Yours faithfully

Mr Thay

for John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2001/4306**
Holme Grange School, Heathlands Road, , Wokingham.
Proposed pitched roof on thrift shop plus variation to condition 4 on consent 99/70860/F to allow retention of thrift shop.

Transfer: Yes ☐ No ☐

Reason for Transfer:

Signed: _____ Date: 31. 7. 01

Councillor A Ross

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6445

Date: 31. 7. 01

My ref: F/2001/4306

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
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CONFIDENTIAL

Councillor A Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

Dear Councillor

Application Number: F/2001/4306
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Mr Thay

for John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2001/4306**
Holme Grange School, Heathlands Road, , Wokingham.
Proposed pitched roof on thrift shop plus variation to condition 4 on consent 99/70860/F to allow retention of thrift shop.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor A Ross

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6445

Date: 31. 7.01

My ref: F/2001/4306

CONFIDENTIAL

Councillor P Lewis
4 St Andrews Close
Heathlake Park
Crowthorne
RG45 6UP

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

Dear Councillor

Application Number: F/2001/4306
Holme Grange School, Heathlands Road, , Wokingham.
Proposed pitched roof on thrift shop plus variation to condition 4 on consent 99/70860/F to allow retention of thrift shop..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL: ☐~~ under delegated powers.

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

Tel: (0118) 974 6445

Date: 31. 7. 01

My ref: F/2001/4306

CONFIDENTIAL

Councillor P Helliar-Symons
17 Eagle Close
Heathlake Park
Crowthorne
RG45 6TP

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

Dear Councillor

Application Number: F/2001/4306
Holme Grange School, Heathlands Road, , Wokingham.
Proposed pitched roof on thrift shop plus variation to condition 4 on consent 99/70860/F to allow retention of thrift shop..

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Yours faithfully

for John Mitchell
Development Control Manager

Angela Odell

From: Hilary Wardale
Sent: 05 July 2001 15:17
To: Angela Odell
Cc: Helen Rowlay
Subject: F/2001/4306 Holme Grange School Thrift shop roof

Holme Grange School is not maintained by WDC, therefore the Education Dept has no comments to make about this planning application.

If you require further information please contact me.
Hilary
(ext 6166)

To:
Harold Sanders
Urban Design And Conservation Officer

From: Angela Odell

Date: 04 July 2001 05 JUL 2001

Application Number: F/2001/4306

Proposal: Proposed pitched roof on thrift shop plus variation to condition 4 on consent 99/70860/F to allow retention of thrift shop..

Site Address:
Holme Grange School, Heathlands Road, , Wokingham.

Applicant:
Holme Grange School C/O R G Butler And Associates.

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

I SUPPORT THIS MODIFICATION TO CONDITION 4 OF CONSENT 99/70860/F. TO RETAIN THRIFT SHOP.

DETAILS OF ROOF MATERIALS + DETAILS AT EAVES TO BE AGREED AS PART OF A CONDITION IF PERMISSION GRANTED.

LISTED BUILDING CONSENT?

Harold Sanders

AO

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/4306 relates.

Address of site Holme Grange School
Heathlands Road Wokingham

Signed R C Butler

Date 9.7.01

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

Business reply service
License no. RG147

The Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire, RG40 1BR

Wokingham Without Parish Council Consultation Sheet

Officer Angela Odell

No F 2001 4306

Proposal pitched roof on thrift shop plus variation to condition 4 on consent 99/70860/F, which was that existing thrift shop was to be removed.

Site Holme Grange School, Heathlands Road, Wokingham.

Committee's Comments

No objections

Signed : _____
Clerk to Wokingham Without Parish Council

10 July 2001

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 04 July 2001

Application Number: F/2001/4306

Proposal: Proposed pitched roof on thrift shop plus variation to condition 4 on consent 99/70860/F to allow retention of thrift shop.

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
Holme Grange School, Heathlands Road, , Wokingham.

Applicant:
Holme Grange School C/O R G Butler And Associates.

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

✓ below as applicable;

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

Signed: _____ **Print name:** Adam Coggins 11/07/01

Received by Wokingham District Council

Application No: F/2001/4306

Proposal:
Proposed pitched roof on thrift shop plus variation to condition 4 on consent 99/70860/F to allow retention of thrift shop.

Location:
Holme Grange School, Heathlands Road, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/07/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

04 July 2001

PRE-APP ATTACHED

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 26 JUN 2001	
Officer: AO	Application No. F/2001/4306

Map No. 84 Site 8:12

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED PITCHED ROOF ON THRIFT SHOP PLUS VARIATION TO CONDITION 4 ON CONSENT 99/70860/F TO ALLOW RETENTION OF THRIFT SHOP.

Location: HOLME GRANGE SCHOOL, HEATHLANDS ROAD

Parish: WOK W/OUT Ward: Wok w/out 4701 B.

Applicant: HOLME GRANGE SCHOOL

Fee Received 95-00 (2) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned	can this be dealt with together + explanatory letter		
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....(See LB app.).....

Date Site Notice Sent : 14.7.03 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees ✓ .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education ✓ .....
Social Services ✓ .....
Highways .....

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS: (Green Gap/Wedges Rural Area)

.....

.....

Pre-app attached .....

NEIGHBOURS:

S/N + see map.

26. JUN. 2001 * 430

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF CONSENT FOR PLANNING PERMISSION

Holme Grange School
C/o R G Butler & Associates
11 Strathmore Drive
Charvil
Reading
RG10 9QT

Application No : 99/70860/F

Parish : WOKINGHAM WITHOUT

Proposal : PROPOSED SINGLE STOREY AND TWO STOREY EXTENSIONS TO SCHOOL AND DEMOLITION OF FOUR OTHER BUILDINGS

Location : HOLME GRANGE SCHOOL, HEATHLANDS ROAD, WOKINGHAM

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **GRANT PLANNING 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(S) :

01
The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

02
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.

03
No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include [proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant].

04
The existing 'C.D.T building and Thrift shop' shown on drawing No. 421/1 shall be removed on the completion of the proposed two storey extension.

REASON(S) :

01
In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

02
In the interests of visual amenity.

03
In the interests of visual amenity.

04
In the interests of visual amenity.

Head of Planning and Transportation

Date: 17 January 2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. The applicant should contact the Building Control Section of the District Council's Environmental Services for further information.

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.

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.

26.JUN.2001* 4366

CERTIFICATE A

I certify that:

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

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

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) .....

.....

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

(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).

- *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 . . R Butler.

On behalf of . . HOLME GRANGE SCHOOL.

Date . . 25-06-01

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

(1) HOLME GRANGE SCHOOL

ADDRESS GARDENERS GREEN PARISH WOK/WITHOU

PLOT No. Old Property HEATHLANDS/EASTHAMPSTEAD ROAD ORD. SHEET No. SU.8267-84

BUILDER LISTED

Plan No.	Applicant	Description of Development	Date of Decision	Decision
695/51	Mr. J. R. T. Graves	Cont. Use of Nissen Hut as 2 Classrooms (Renewal)	8.1.52	N/A. A
139/52	"	New Drainage System	8.4.52	App. N
18/54	"	New W.C. & Urinal	9.2.54	App. N
45/54	"	Cricket Pavilion	9.2.54	App. A
259/55	"	Addition	12.4.55	App. N
512/55	"	Portable Changing Room	12.7.55	App. A
566/56	"	Store Room & Wash Basins	3.8.56	App. A
373/57	" HEADMASTERS HAM	Detached House & Garage Adjacent to Holme Grange	11.6.57	App. A
S/1/61	"	Classroom	23.3.61	App. A
S/5/63	Holme Grange School	"	18.4.63	App. A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE 23.NOV.1995 70860

(2) HOLME GRANGE SCHOOL

ADDRESS GARDENERS GREEN PARISH WOK/WITHOU

PLOT No. Old Property ~~[illegible]~~ ROAD ORD. SHEET No. SU.8267-84

BUILDER LISTED

Plan No.	Applicant	Description of Development	Date of Decision	Decision
S/2/64	Mr. J. R. T. Graves	Study Room	23.1.64	App. A
S/5/64	* "	Masters Accomodation	19.3.64	N/A. C
S/14/64	* "	" "	14.5.64	App. C
S/16/68	Trustees - Holme Grange School	Single Storey Bldg. to be used as 3 classrooms	9.5.68	App. A
S/5/70	Holme Grange Ltd	Extn. to form Library	19.3.70	App. A
PD/696/72	Trustees H/G School	Addit Sanit Acc.	25.8.72	App N/
2062/72	Mr D. J. Langton	Siting - Caravan	21.12.72	- Ren
BR 1151 01232	HOLME GRANGE SCHOOL	ADDITIONS OF TOILET, STAFF ROOM, HALL & CLOAKROOM	7.8.74 5.9.74	APP. N/A
BR 1729	" " LTD	GARAGE	28.11.74	APP N/
01793	" "	"	19.12.74	N/A C/

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(3) HOLME GRANGE SCHOOL

ADDRESS GARDENERS GREEN PARISH WOK/WITHOUT

PLOT No. [illegible] ROAD ORD. SHEET No. SU.8267-8

BUILDER LISTED

Plan No.	Applicant	Description of Development	Date of Decision	Decision
08010	HOLME GRANGE SCHOOL	NEW ARTS CLASSROOM / TOILET LAB.	13.4.78	N/A C
BR. 8146	" "	erection of classroom	20.4.78	APP N
BR. 8958	" "	classroom extension	6.7.78	APP N
08880	" "	Science laboratory	3.8.78	N/A C
10517 -	"	SECURITY LODGE	4.5.79	N/A RE
11629 -	"	"	27.9.79	N/A RE
12305	"	Assembly hall.	17.1.80.	N/A C
*12674	" " "	Security Lodge O/L.		31
12784.	" "	Classroom	13. 3. 80	N/A TP
BR 15032	"	"	22.5.80	APP. N
* 12674	"	O/APP SECURITY LODGE	5.6.80	N/A C/A
~~15530~~ BR17533	"	Covered play area.	7. 9 81	Ref N

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

23.NOV.1999 70060

(4) HOLME GRANGE SCHOOL

ADDRESS GARDENERS GREEN PARISH WOK/WITHOUT

PLOT No. [illegible] ROAD ORD. SHEET No. SU.8267-8

BUILDER LISTED

Plan No.	Applicant	Description of Development	Date of Decision	Decision
16295	HOLME GRANGE SCHOOL	COVERED PLAY AREA BLDG.	24.9.81	N/A C
BR17533	"	"	8.12.81	APP. N
BR 20991	"	INFILL OPEN AREA & INT. ALTS.	23.6.83	APP N
20218 -	MR. G. STUART O/L.	PROPOSED FARMHOUSE, MILK PARLOUR, BARN, GOATHOUSE	17.11.83	N/A N
22245	MR. D. LANGTON	GROUNDSMANS STORE & W/SHOP	20.9.84	N/A C
BR23690	"	"	30.10.84	APP N/A
23732	" O/L.	BUNGALOW	18.8.85	N/A C/A
BR25059	H.G. SCHOOL	SPORTS HALL EXT.	18.7.85	APP N/A
24163	"	"	18.8.85	N/A C
*24939 SECURITY LODGE	" O/L	STAFF BUNGALOW	30.1.86	C/A
26463 W/DR.				
25004	" YEW COTTAGE	"	12.11.87	C
29306	"	S/ST CLASSROOM	22.1.88	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

BRA 4637 " DET. BUNGALOW 31.5.88 APP

1764

(5) Holme Grange School

ADDRESS Gardeners Green PARISH Wok/Without

PLOT No. ~~Heathlands~~ Road ORD. SHEET No. SU 8267

BUILDER Listed 8367

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
BRA 4636	H.G. School	Classroom Bldg.	19.10.88	App
34249	"	Dem. of H. Changing Facilities / Repl. Bldg. with Add. Teaching Area	31.8.89	G
BRA8392	"	"	6.2.90	App
35570	See Yew Cott / " See Lawnside House Headmasters House	H. House Yew Cottage Single Garages	18.6.90	C
37183	"	Cricket Pavilion	20.2.91	C
37184	" H.G. School	Single Garage at Yew Cott.	20.2.91	C
42300	"	All Weather Sports Area	17.5.94	C
FP 94/2762	" HM's House	C/o/use Forecourt		
44846 *	" Retro	Estate Accomm. to Music Room	20.9.95	C
95/60937/F				

DATE OF COMPLETION

98/67560/F

SPECIAL ORDERS

DRAINAGE 23 NOV 1999 70060

44785 See Yew Cottage.

1933

(6) Holme Grange School

ADDRESS Heathlands Road PARISH Wok/Without

PLOT No. ORD. SHEET No. SU 8267

BUILDER SU 8367

Plan No.	Applicant	Description of Development	Date of Decision	Dec
95/63151/F	H.G. School See	Yew Cottage		
FP95/4052	H.G. School	S/St. Ext. to Music Room	3.1.96	App
FP96/5103	"	Ext/Alt.	27.2.96	App
96/63552/F	"	S/St. Ext. to School	13.5.96	C
FP96/5333	"	"	22.5.96	App
96/64501/F	"	Dem. 3 Pre-Fab. Buildings Erect 2/St. Building	23.12.96	
A97/0146	Governors	"	11.7.97	
98/67560/F	H.G.S. Lawnside House	2/St. Extension	24.6.98	C
98/67719/LA				
98/68020/LA	Governors	2/St. Ext. to School	4.9.98	C
FP98/7780	H.G.S.	Alts. to Toilets	10.7.98	App
98/68452/LA	"	Int. Alts.	22.12.98	C

MINISTRY DECISION

SPECIAL ORDERS

1933

(7)

ADDRESS HOLME GRANGE SCHOOL. PARISH WOK/WITHOUT

HEATHLANDS ROAD.

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decis
FP99/8422.	Holme Grange School.	Lawnside House. 2/st/s extn.	23/2/99	App.

MINISTRY DECISION

SPECIAL ORDERS

23.NOV.1999. 70660

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 JUN 2001 * 4306

1.	APPLICANT'S NAME	HOLME GRANGE SCHOOL
	ADDRESS	HEATHLANDS ROAD
		WOKINGHAM
	POST CODE	RG40 3AL PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	R G BUTLER & ASSOCIATES
	ADDRESS	11 STRATHMORE DRIVE
		CHARVIL READING
	POST CODE	RG10 9QT PHONE 0118 934 3040.
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	HOLME GRANGE SCHOOL HEATHLANDS ROAD WOKINGHAM
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		VARIATION OF CONDITION 04 OF 99/70860/F AND BUILD PITCHED ROOF ON THRIFT SHOP.
5. Give the area in hectares or part of a hectare	AREA OF SITE	7.7 ha.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	517/1A, 421/1

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

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

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

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

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

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

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

SCHOOL.

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

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

14. STATE EXTERNAL MATERIALS TO BE USED.

S/H PLAIN TILES.

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.

EXISTING.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

VIA EXISTING SYSTEM

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

N/A

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED		TO BE RETAINED		TO BE LOST	
	N/A.					
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.

£95.

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 R C Baxter. ON BEHALF OF HOLME GRANGE SCHOOL DATE 25-06-01

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify SCHOOL THRIFT SHOP.	20m²	N/A	N/A	N/A
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	NO CHANGE TO EXISTING.	
Proposed		

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

SCHOOL FOR STUDENTS UPO 13 YEARS.

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

HOLME GRANGE SCHOOL

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

Existing Staff	Transferred Staff	New Staff	Total
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.

NONE

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.

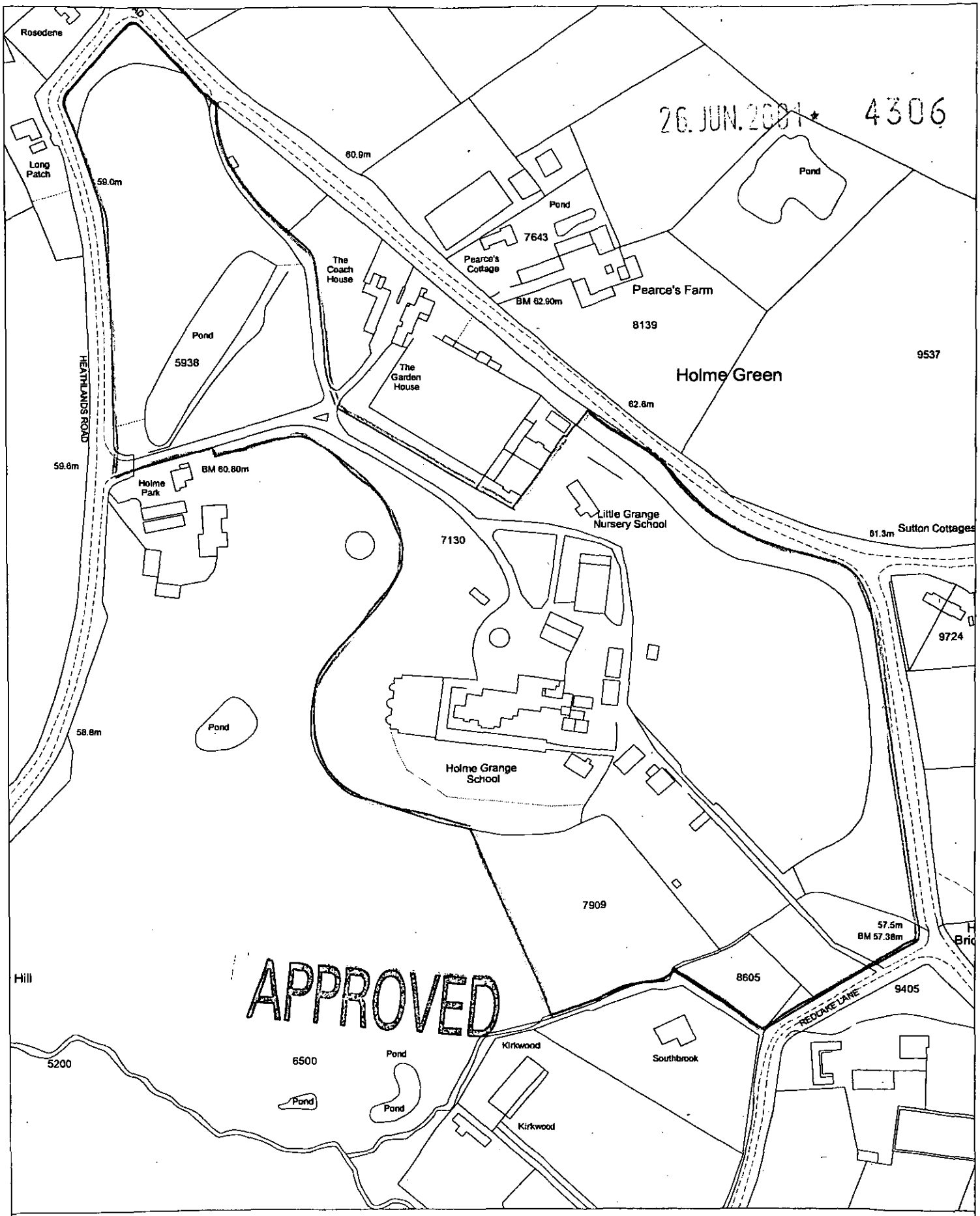
Your application may be refused. The reason will be listed on the Decision Notice.

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.'



Site Plan, Scale: 1 to 2500

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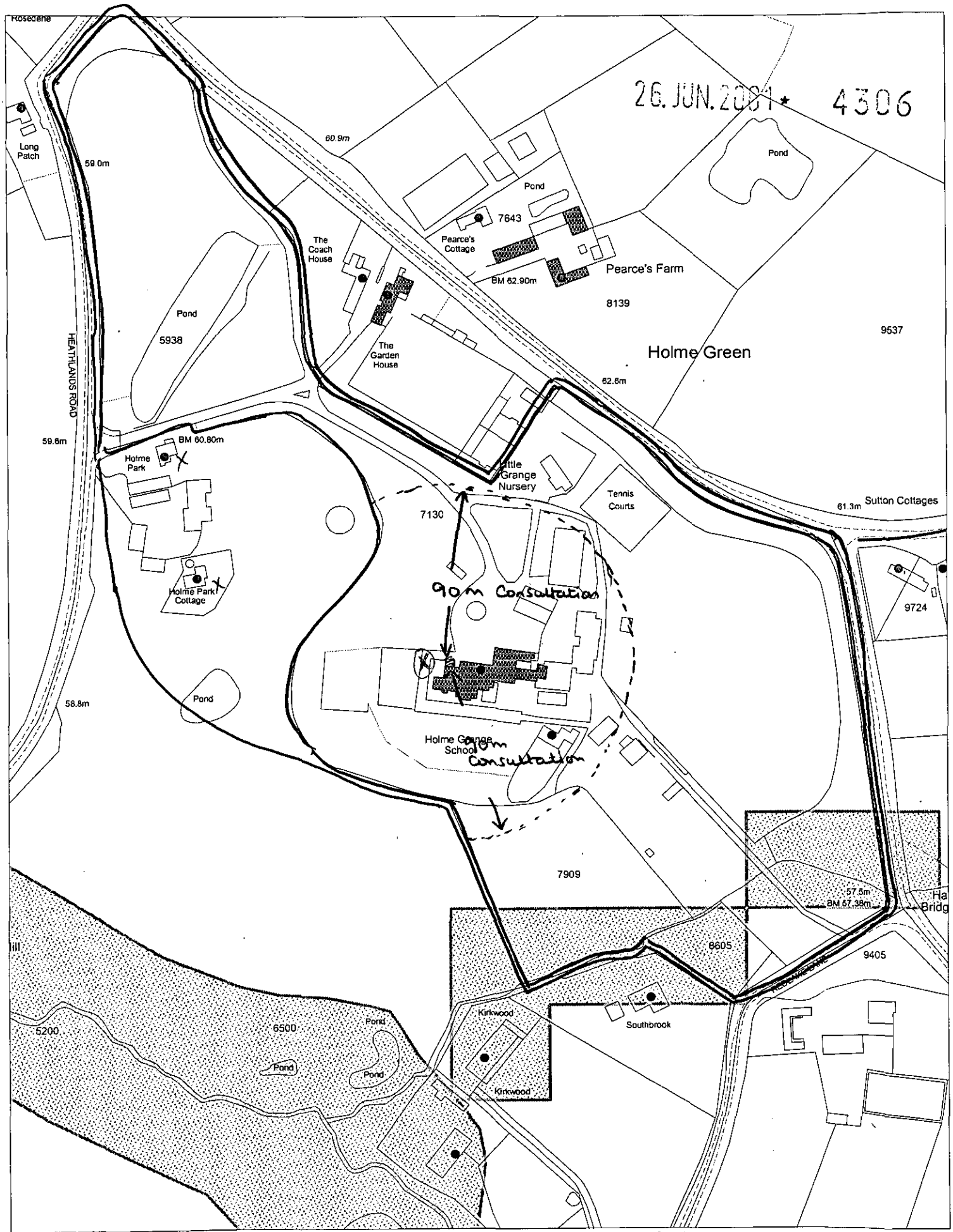

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Development Control Section, Environmental Services, Wokingham District Council.
2 July 2001

Scale: 1 : 2500