COMMITTEE

APPLICATION NO:
F/2002/6075

LOCATION:
Southlake County Junior School Campbell Road, Woodley Reading.

APPLICANT:
W D C Property Services C/O The Anthony Smith P/Ship

PROPOSAL:
Proposed extensions to school. Amendment to consent F/2001/4892.

EARLIEST DATE FOR DECISION: **02/05/2002**

APPLICATION WILL HAVE EXPIRED ON:
21/05/2002

CASE OFFICER: **Tanya Davies**

APPROVED

1173

D11

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

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

W D C Property Services
C/O The Anthony Smith Partnership
Castlefield House
113 Castle Hill
Reading
Berks
RG1 7SY

APPROVED

Application Number: F/2002/6075

Parish: **WOODLEY**

Location: **Southlake County Junior School, Campbell Road, Woodley, Reading.**

Proposal: **Proposed extensions to school. Amendment to consent F/2001/4892.**

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. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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

Condition
4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any

trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition

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

Condition

6. Within 6 months of the occupation of the extensions hereby permitted a traffic calming/ management scheme shall be implemented in and around Campbell Road/ Highgate Road/ Nightingale Road, in accordance with the plans that have been subject to public consultation and approved by the Local Planning Authority.

Condition

7. Notwithstanding the plans submitted, vehicular, pedestrian and cycle access to the school shall be constructed in accordance with detailed plans that have been submitted to and approved by the Local Planning Authority.

Condition

8. Prior to the development being occupied, a detailed car park management plan shall be submitted to and approved by the Local Planning Authority demonstrating how the on site staff car parking and the drop off/pick up area will be operated and controlled. The approved plan shall be implemented on first occupation of the development and permanently maintained.

Condition

9. Within 6 months of the occupation of the extensions hereby permitted, the applicant shall prepare and submit for approval in writing by the Local Planning Authority a School Travel Plan which shall include measures, along with targets, to increase the amount of travel to and from school by pupils, parents and staff by means other than the private car. The approved plan shall be implemented and permanently maintained thereafter.

Condition

10. Notwithstanding the plans submitted, no building shall be occupied until the car parking and servicing areas have been provided in accordance with details to be submitted to and approved by the Local Planning Authority. Details to include adequate on site parking for staff and visitors. The vehicle parking and turning space shall be permanently maintained and used for no other purpose.

Condition
11. 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.

Condition
12. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
13. No part of the development shall be occupied until space for the parking of bicycles has been provided in accordance with details to be submitted to and approved by the Local Planning Authority.

Condition
14. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 6 pm Monday to Friday and 8 am to 1.30 pm Saturdays at any time, and shall not take place between the hours of 08.45am and 9.30am; 12.00pm and 2.00pm; and 2.45pm and 3.45pm on Mondays to Fridays during term time and not at all on Sundays, Bank or National Holidays.

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

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

Reason
3. In the interests of visual amenity.

Reason
4. In order to ensure that the approved landscaping is satisfactorily maintained.

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

Reason
6. To safeguard highway safety.

Reason
7. In the interests of highway safety and convenience.

Reason
8. In the interests of highway safety and convenience.

Reason
9. In the interests of highway safety and convenience.

Reason
10. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
11. To prevent queuing and parking off site, in the interests of highway safety and convenience.

Reason
12. In the interests of highway safety and convenience.

Reason
13. To ensure bicycle parking facilities are provided and to encourage the use of sustainable modes of travel.

Reason
14. In the interest of safety and to protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

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

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1, LBE2, LT5 and LT6.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WT6 and WT7.

T. G Watson

Trevor Watson
Development Control Manager
Date: 12/06/2002

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.

Applicationo	Name & Address
F/2002/6075	Alan Derbyshire 24 Campbell Road WOODLEY RG5 3NA
Committee letters	Sent 06.06.02 sv
APPLICATION APPROVED	LETTERS SENT 19.06.02 Transferred to MKA

WOKINGHAM UNITARY
Aiming for Excellence

Development Control Ref No:	Received	Parish
F/2002/6075	26/03/02	Woodley

Applicant: Wokingham District Council Property Services
Location: Southlake Junior School, Campbell Road, Woodley.
Proposal: Amendments to Approved Single Storey Extensions to school to provide additional classrooms for infant pupils and a new school hall and reception.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

REPORT PREPARED BY: Head of Planning and Transportation and Tanya Davies.

SUMMARY:

1. **Planning History** – Planning permission was granted by the Development Control Committee in November 2001 for single storey extensions at Southlake Junior School. The extensions comprise an extension to the front of the school to create a new reception area; (with office, medical room and disabled toilet). Single storey extensions to the east and south of the main existing structure, which would accommodate 2 nursery classrooms, a quiet room, toilet block. A rising 5's classroom, 5 infant classrooms, library, new school hall and enclosed courtyard area are also proposed. A single storey rear extension to the north-west is also proposed. . A copy of the previous committee report is attached.

2. **Proposal** – The principle of providing extensions to accommodate the merging of the junior and infants school on this site is already established. This application seeks to amend the approved scheme, and includes the omission of the new hall proposed to the rear of the school, the reduction in size of the reception area and the reduction in size of the rear extension, primarily because of budgetary constraints. This smaller scale proposal will also enable more of the hard play area/ playing field to be retained.

   This application is reported to Committee as it is an application made by the District Council.

RECOMMENDATION: TO GRANT PLANNING PERMISSION –Subject To Conditions.

Background Papers

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

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

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

3. **Consultations**

- ***Environmental Health Officer:*** no objections.
- ***Landscape Officer:*** no objections
- ***Woodley Town Council:*** no comments.
- ***Access Officer:*** suggests adaptations to improve access for people with disabilities. (These items will be addressed at a later stage through Building Regulations)..
- ***Highways Officer:*** no objection subject to conditions.
- ***Neighbour Consultation:*** one letter has been received from a local resident in response to the neighbour consultations. This letter expresses concern about the increased traffic that will result from merging the schools.

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

A. The impact upon the Residential Amenity of the Neighbouring Dwellings. (EN1 of the Berkshire Structure Plan, LBE1, LBE2 of the Loddon Area Local Plan and WOS3 and WBE1 of the Loddon Area Local Plan.)

B. The impact upon the Character and Appearance of the Surrounding Area. (EN1 of the Berkshire Structure Plan, LBE1, LBE2 of the Loddon Area Local Plan and WOS3 and WBE1 of the Loddon Area Local Plan.)

A. Impact upon the Residential Amenity of the Neighbouring Dwellings.
The proposed amendments will bring the extensions closer to the eastern boundary of the school than the approved scheme. However there would still be a distance of approximately 60m to this boundary. The proposed extensions to the rear of the school have been substantially reduced and the proposed extension will now project only 3m beyond the existing line of the school building. This amendment increases the distance between the proposed extensions and the schools southern boundary to 79m. In the west the extension would extend no closer to the residential properties than the existing structure. In light of these distances it is considered that there will not be any overlooking, overshadowing or overbearing caused by the proposed extensions to the adjacent dwellings.

As such the proposed development would have no detrimental impact upon the residential amenity of the neighbouring dwellings.

B Impact upon the character and appearance of the surrounding area.
The existing school buildings are predominantly single storey with a central two storey section, with two modular buildings located to the rear of the main building. The school has a pitched roof and the revised proposal has been designed to reflect this style. As such, the proposed development would be in keeping with the existing school buildings and would have no detrimental impact upon the character and appearance of the streetscene.

5. **Conclusion**
The proposed amendments to the extension of Southlake School to facilitate the merger of the Infants and Junior Schools on this site are acceptable.

6. **Recommendation** – GRANT planning permission subject to the following conditions. (These conditions are as approved at Committee on 14 November 2001).

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

2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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

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6. The development shall not be occupied until such time as a traffic calming/ management scheme has been implemented in and around Campbell Road/ Highgate Road/ Nightingale Road, in accordance with the plans that have been subject to public consultation and approved by the Local Planning Authority.

7. Notwithstanding the plans submitted, vehicular, pedestrian and cycle access to the school shall be constructed in accordance with detailed plans that have been submitted to and approved by the Local Planning Authority.

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controlled. The approved plan shall be implemented on fist occupation of the development and permanently maintained.

9. Prior to the development being occupied, the applicant shall prepare and submit for approval in writing by the Local Planning Authority a School Travel Plan which shall include measures, along with targets, to increase the amount of travel to and from school by pupils, parents and staff by means other than the private car. The approved plan shall be implemented and permanently maintained thereafter.

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Reasons.

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

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

3. In the interests of visual amenity.

4. In order to ensure that the approved landscaping is satisfactorily maintained.

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6. To safeguard highway safety.

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10. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

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

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13. To ensure bicycle parking facilities are provided and to encourage the use of sustainable modes of travel.

14. In the interest of safety and to protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Informatives.

1. You are advised, in compliance with the Town and Country Planning (General Development procedure)(England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan: EN1
   Loddon Area Local Plan: LBE1, LBE2, LT5, LT6.
   Wokingham District Local Plan: WOS3, WBE1, WT6, WT7.

Tanya Davies

Proposed Redevelopment at Southlake School.



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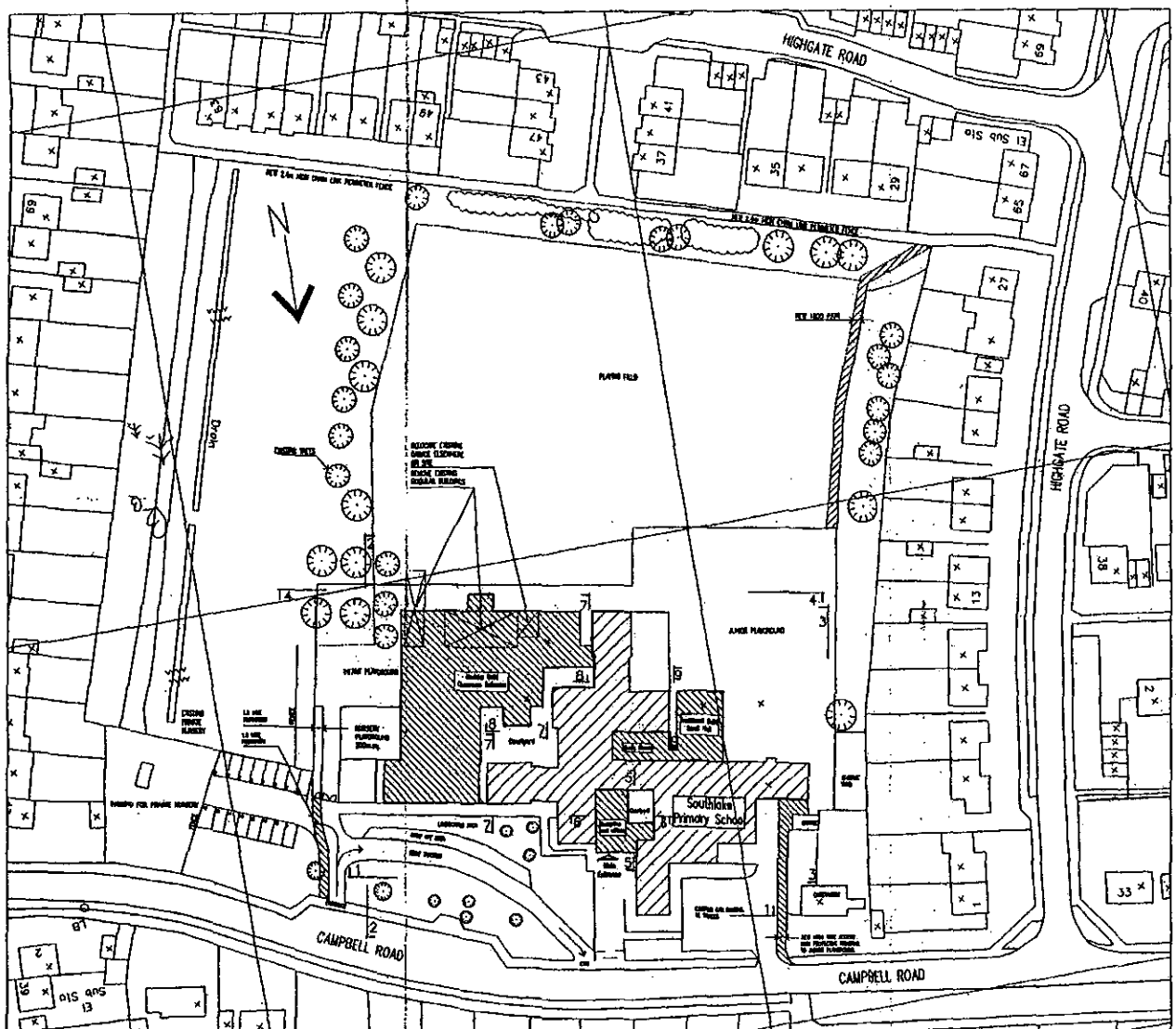
Development Control Section, Environmental Services, Wokingham District Council.

12 June 2002

Scale: 1 : 1250

N W E S



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26 MAR 2002 6075

26 MAR 2002 6075

M.Sartorio ARICS MBEng
HEAD OF PROPERTY SERVICES
P.O. Box 181,
Civic Offices,
Shute End,
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Berks. RG40 1WH

The Anthony Smith Partnership
Construction Consultants
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113 Castle Hill
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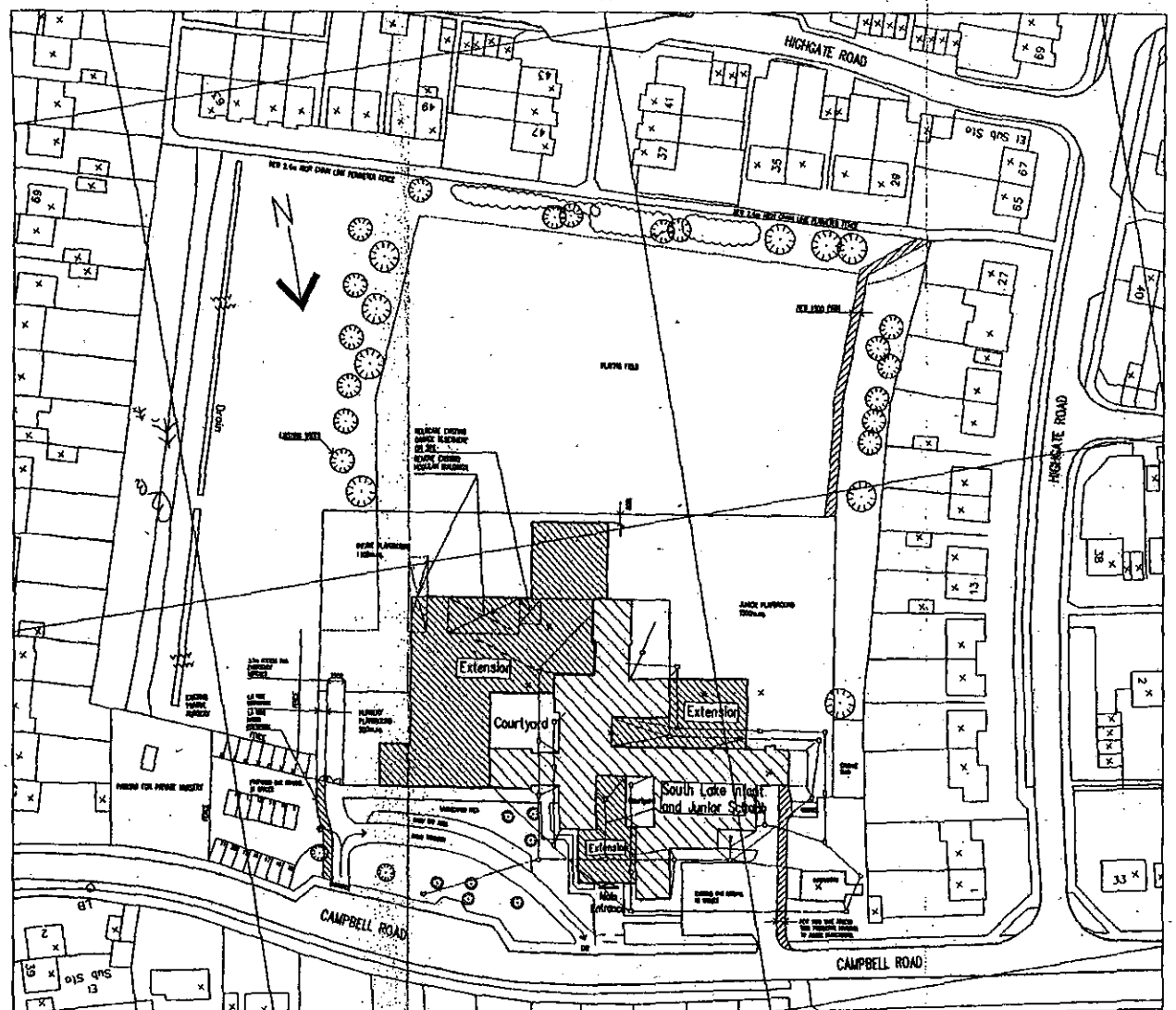
Berkshire
RG1 7SY
Telephone 0118 939 1195
Fax 0118 950 4170

Client	Wokingham District Council Property Services Shute End, Wokingham Berkshire, RG40 1WH
Project	Southlake Primary School Campbell Road Woodley, Reading RG5 3NA
Drawing	Proposed Site Plan
Drawn by	Psa
Date	05.09.2001
Scale	1:500
Dwg. No.	2993/102 D
Cad Ref.	C:\MyDocuments\AutoCad

Revision Number	Revisions	Revision Date
A	First Issue	[illegible]
B	Building plan revised. Elevation reference added	[illegible]
C	Project renamed to Southlake Primary School	[illegible]
D	Elevation reference 2, 3 and 4 added	[illegible]



THE APPROVED SCHEME

PLANNING 664

19 SEP 2001 4892

M.Sartorio HNC3 MBEng
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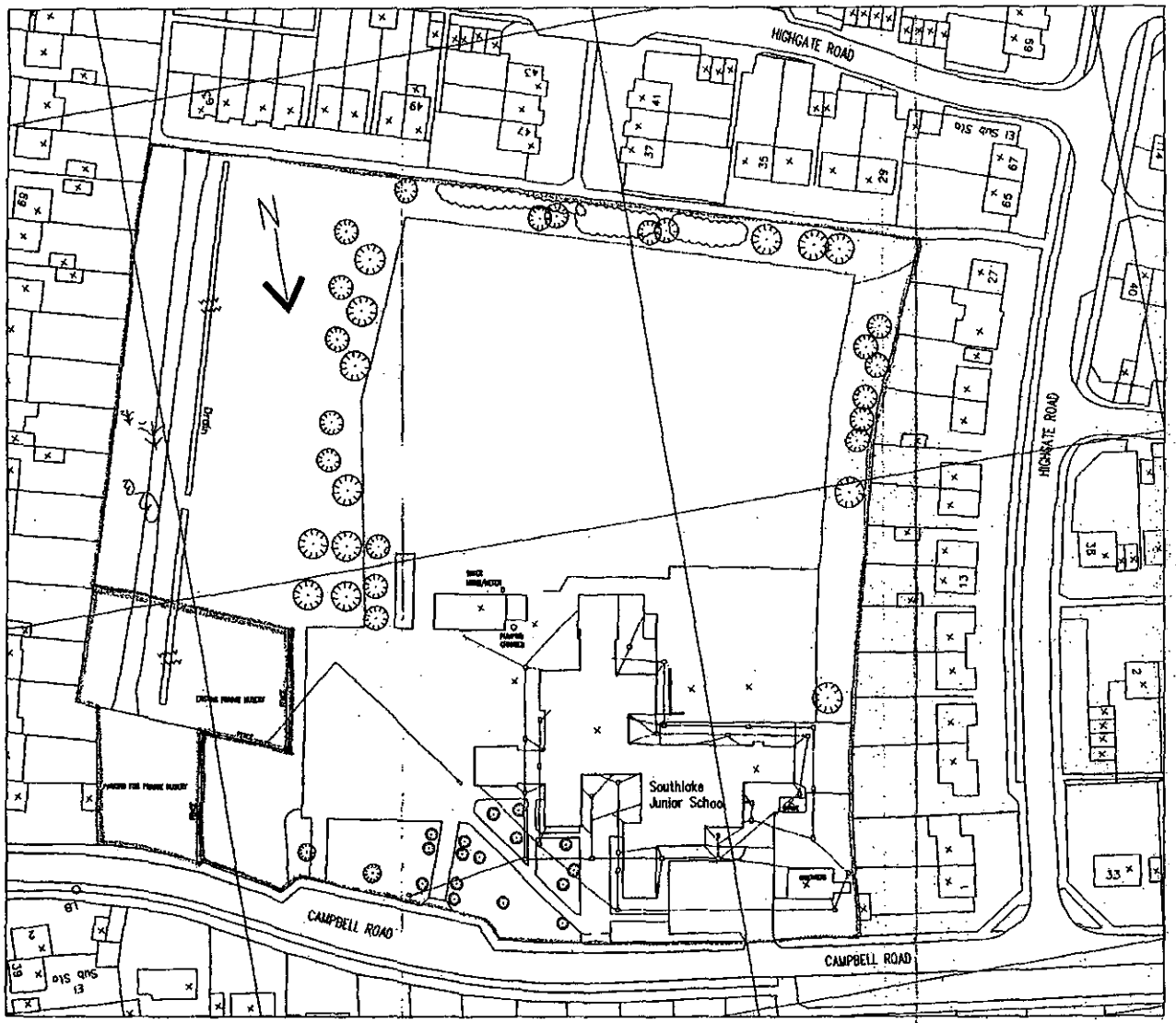
Client	Wokingham District Council Property Services Shute End, Wokingham Berkshire, RG40 1WH
Project	South Lake Junior School Campbell Road Woodley, Reading RG5 3NA
Drawing	Proposed Amalgamation of Junior Infant and Nursery Schools Proposed Site Plan

APPROVED

Drawn by Psa	Date 05.09.2001
Scale 1:500	Dwg. No. 2993/24 A
Cad Ref. c:\MyDocuments\AutoCad	

Revision Number	Revisions	Revision Date
A	Planning Issue	05.09.2001



665

C.75

M Sartorio ARICS MBEng
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The Anthony Smith Partnership
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Reading
Berkshire
RG1 7SY
Telephone 0118 939 1195
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Client: Wokingham District Council
Property Services
Shute End, Wokingham
Berkshire, RG40 1WH

Project: Southlake Primary School
Campbell Road
Woodley, Reading
RG5 3NA

Drawing: Existing Site Plan

Drawn by	Date
Psa	05.12.2001

Scale	Dwg. No.
1:500	2993/101 B

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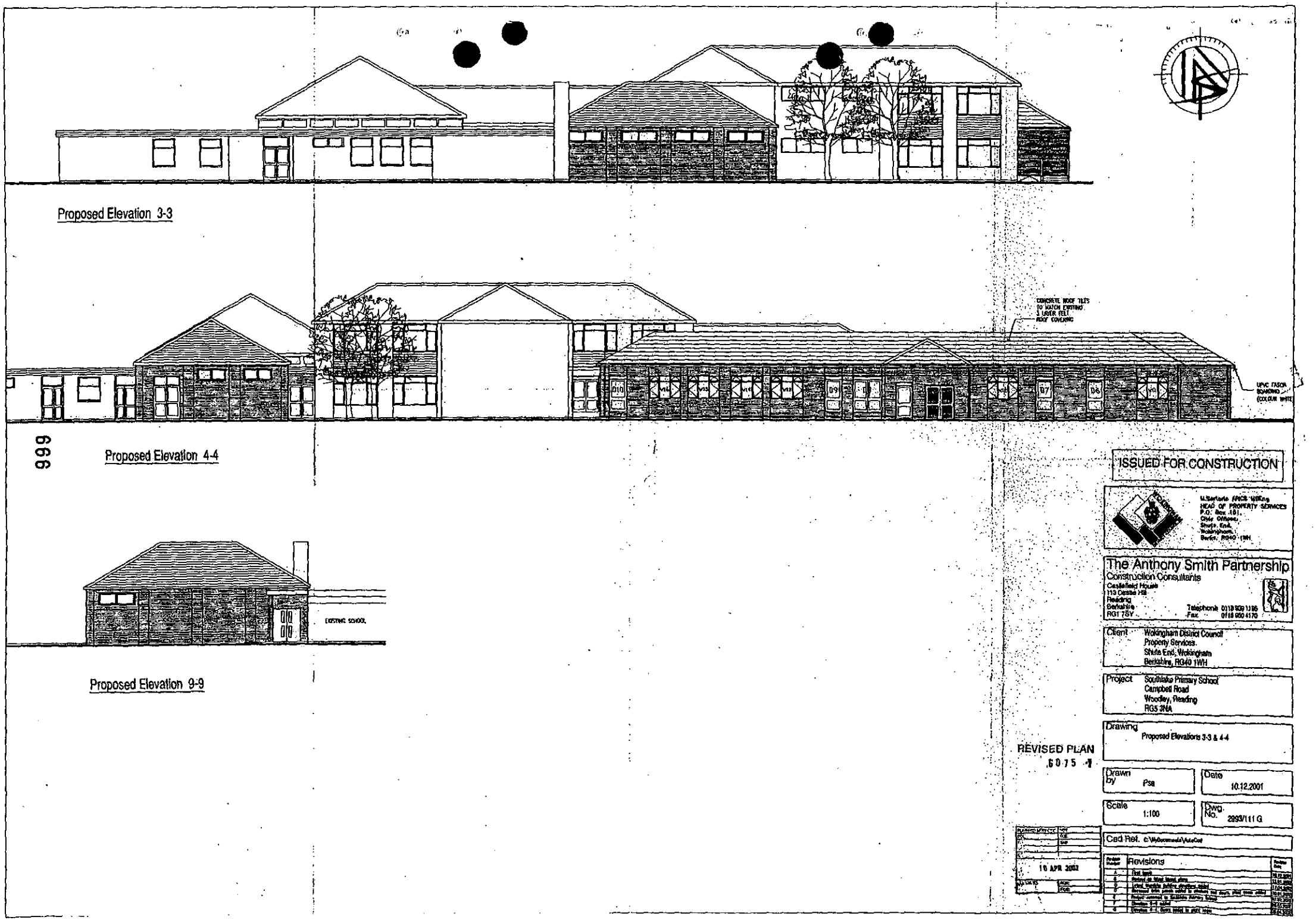
Revision Number	Revisions	Revision Date
A	First issue	05.12.2001
B	Project renamed to Southlake Primary School	07.01.2002



Proposed Elevation 3-3
CONCRETE ROOF TILES TO MATCH EXISTING 3 LAYER FELT ROOF COVERING
UPVC FASCIA BOARDING (COLOUR WHITE)
Proposed Elevation 4-4
EXISTING SCHOOL
Proposed Elevation 9-9
ISSUED FOR CONSTRUCTION
M.Sartorio AMCS MBEng
HEAD OF PROPERTY SERVICES
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Wokingham,
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The Anthony Smith Partnership
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Fax 0118 950 4170
Client
Wokingham District Council
Property Services
Shute End, Wokingham
Berkshire, RG40 1WH
Project
Southlake Primary School
Campbell Road
Woodley, Reading
RG5 3NA
Drawing
Proposed Elevations 3-3 & 4-4
REVISED PLAN
6075
Drawn by
Psa
Date
10.12.2001
Scale
1:100
Dwg. No.
2993/111 G
Cad Ref.
Revisions
10 APR 2002

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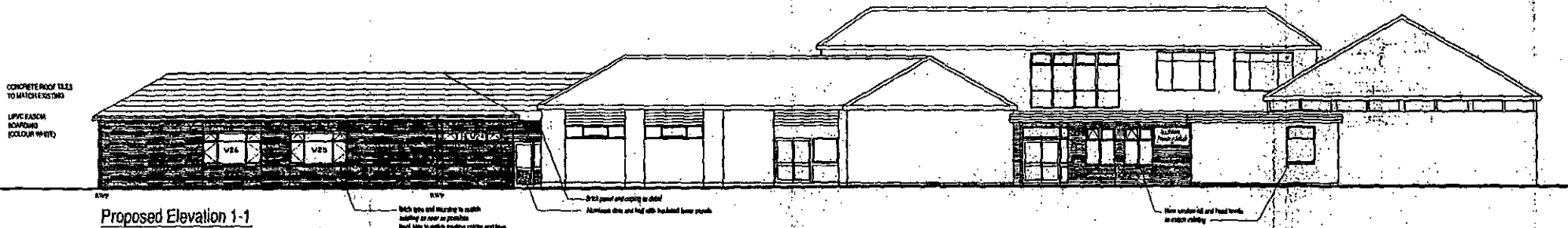

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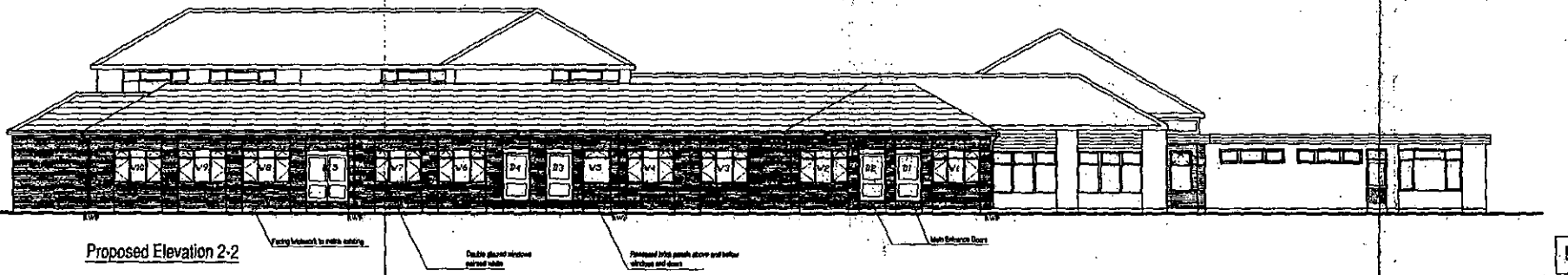
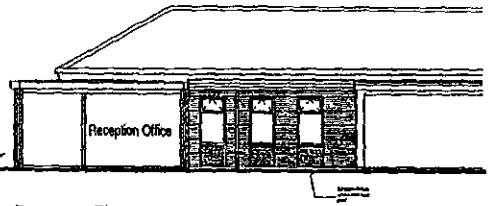
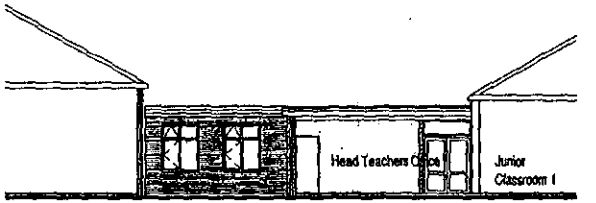


Proposed Elevation 2-2

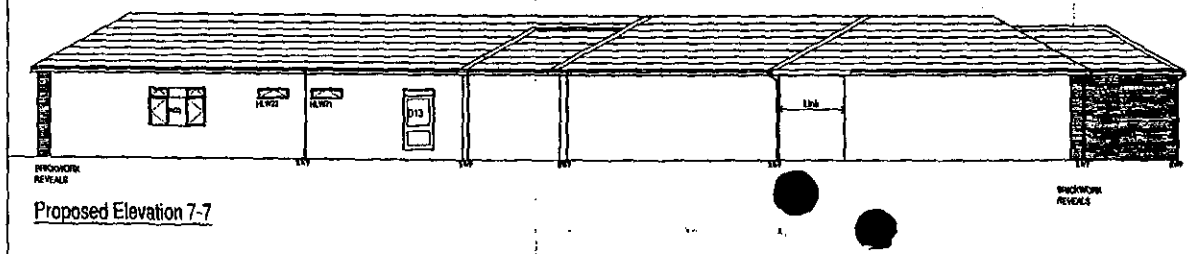
667



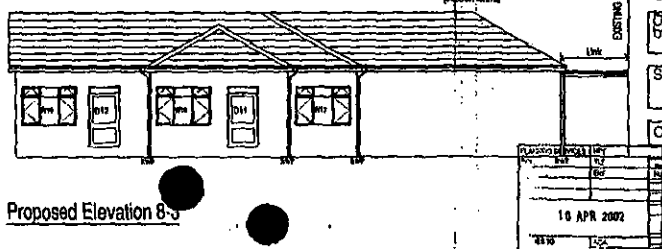
Proposed Elevation 5-5



Proposed Elevation 6-6



Proposed Elevation 7-7



Proposed Elevation 8-8

ISSUED FOR CONSTRUCTION

M.Santorio ARICS MBEng
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Telephone 0118 939 7185
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REVISED PLAN
6075

Client: Wokingham District Council
Property Services
Shute End, Wokingham
Berkshire, RG40 1WH

Project: Southlake Primary School
Campbell Road
Woodley, Reading
RG5 3NA

Drawing: Proposed Amalgamation of Junior Infant and Nursery Schools
Proposed Elevations 1-1 2-2 5-5 6-6 7-7 8-8

Drawn by: Psa

Date: 10.12.2001

Scale: 1:100

Dwg. No. 2993/110 H

Cad Ref. c:\My Documents\AutoCad

16 APR 2002

No.	Revisions	Date
A	First Issue	16.12.2001
B	Elevations updated to West elev. Doorset 6-3 & 6-4 added	17.01.2002
C	Doorset 5-3 deleted	17.01.2002
D	Doorset 5-4 deleted & gutter and down piped to 1-1 & 2-2	30.01.2002
E	Roof steps to Doorset 2-3	31.01.2002
F	Roof repaired to Southlake Primary School	07.02.2002
G	School Sign omitted	11.02.2002
H	Doorsets 2-2 and 2-3 added Reception glazed screen to 5-5	11.02.2002
J	Doorset 2-2 Roof down removed	28.02.2002

Please send out ~~draft~~ decision notice
many thanks Tanya.

Development Control Ref No:	Received	Parish
F/2002/6075	26/03/02	Woodley

Applicant: **Wokingham District Council Property Services**
Location: **Southlake Junior School, Campbell Road, Woodley.**
Proposal: **Amendments to Approved Single Storey Extensions to school to provide additional classrooms for infant pupils and a new school hall and reception.**

RECOMMENDATION: TO GRANT PLANNING PERMISSION –Subject To Conditions.

Recommendation – GRANT planning permission subject to the following conditions.

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

2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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

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

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

6. Within 6 months of the occupation of the extensions hereby permitted a traffic calming/ management scheme shall be implemented in and around Campbell Road/ Highgate Road/ Nightingale Road, in accordance with the plans that have been subject to public consultation and approved by the Local Planning Authority.

7 Notwithstanding the plans submitted, vehicular, pedestrian and cycle access to the school shall be constructed in accordance with detailed plans that have been submitted to and approved by the Local Planning Authority.

8 Prior to the development being occupied, a detailed car park management plan shall be submitted to and approved by the Local Planning Authority demonstrating how the on site staff car parking and the drop off/pick up area will be operated and controlled. The approved plan shall be implemented on fist occupation of the development and permanently maintained.

9 Within 6 months of the occupation of the extensions hereby permitted the applicant shall prepare and submit for approval in writing by the Local Planning Authority a School Travel Plan which shall include measures, along with targets, to increase the amount of travel to and from school by pupils, parents and staff by means other than the private car. The approved plan shall be implemented and permanently maintained thereafter.

10 Notwithstanding the plans submitted, no building shall be occupied until the car parking and servicing areas have been provided in accordance with details to be submitted to and approved by the Local Planning Authority. Details to include adequate on site parking for staff and visitors. The vehicle parking and turning space shall be permanently maintained and used for no other purpose.

11 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.

12 Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

13 No part of the development shall be occupied until space for the parking of bicycles has been provided in accordance with details to be submitted to and approved by the Local Planning Authority.

14 Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 6pm Monday to Friday and 8 am to 1.30 pm Saturdays at any time, and shall not take place between the hours of 08.45 am and 9.30 am; 12.00pm and 2.00pm; and 2.45 pm and 3.45pm on Mondays to Fridays during term time and not at all on Sundays, Bank or National Holidays.

Reasons.

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

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

3. In the interests of visual amenity.

4. In order to ensure that the approved landscaping is satisfactorily maintained.

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

6. To safeguard highway safety.

7. In the interests of highway safety and convenience.

8. In the interests of highway safety and convenience

9. In the interests of highway safety and convenience

10. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

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

12. In the interest of highway safety and convenience.

13. To ensure bicycle parking facilities are provided and to encourage the use of sustainable modes of travel.

14. In the interest of safety and to protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Informatives.

1. You are advised, in compliance with the Town and Country Planning (General Development procedure)(England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan: EN1
   Loddon Area Local Plan: LBE1, LBE2, LT5, LT6.
   Wokingham District Local Plan: WOS3, WBE1, WT6, WT7.

Tanya Davies

From: Tanya Davies
Sent: Wednesday, June 12, 2002 5:01 PM
To: Helen Rowlay; Trevor Watson
Cc: Lynda Fisher; Gill Boulter; Amanda Ellison; Mike Thorp
Subject: RE: Summary Report for tonights development Control Committee

Thankyou for your comments which I will forward to Cllr. Mrs Lissamen.

However, I am concerned about your comments about not having seen the plans as in essence your Department is the applicant for this proposal and have commissioned Property Services to submit the application.

Tanya Davies

Tanya Davies
Senior Minerals & Waste Officer
Wokingham District Council

Tel: 0118 974 6229
Fax: 0118 974 6484

-----Original Message-----
From: Helen Rowlay
Sent: Wednesday, June 12, 2002 4:35 PM
To: Tanya Davies; Trevor Watson
Cc: Lynda Fisher; Gill Boulter; Amanda Ellison
Subject: Summary Report for tonights development Control Committee
Importance: High

Tanya,

Following a conversation with Mrs Jenny Lissamen earlier this morning I have been asked to produce a summary report on the progress of the South Lake Primary School amalgamation projects and any comments Education wish to provide on the changes to the plans between the original application and revised application. Mrs Lissamen also had other detailed queries regarding internal processes and funding issues which would not be appropriate for Development Control to consider. Such queries will need to be raised formally by Members with the relevant Directors.

Given the limited notice the attached is all I've been able to draft. It is very general!! Can you arrange for copies to be provided at tonights meeting if required.

Thank you

Helen

<< File: SUMMARY REPORT_DEV CONTROL COMMITTEE_JUNE2002.doc >>

Spoke to MT, he suggested give info to Cllr L but not appropriate to circulate to all Members.

TD - 12/6/02.

SUMMARY REPORT – DEVELOPMENT OF SOUTH LAKE PRIMARY SCHOOL

INFORMAL BRIEFING NOTE FOR DEVELOPMENT CONTROL COMMITTEE – 12 JUNE 2002, FOLLOWING TELEPHONE CONVERSATION WITH MRS J LISSAMAN

Background:

Following various informal and statutory consultation exercises, in June 2001 the School Organisation Committee agreed to the amalgamation of South Lake Infant School and South Lake Junior School to create a single primary school on the site of the existing junior school site. A target date of 1 September 2002 was set for the opening of the new school.

At approximately the same time a report was taken to the Education and Cultural Services Committee and Policy and Strategy Executive Committee to utilise a £1.76 million credit approval allocation from the Department for Education and Skills (DfES) to fund the required alteration to the junior school site and accommodation and undertake alterations to the accommodation at Beechwood Primary School.

An outline accommodation schedule was produced by the Education Department indicating the proposed required accommodation changes needed at the junior school site. This outline document was then used as a discussion document with the school to create an ideal accommodation schedule, budget permitting, that could be used as a base planning document for taking the project forward.

Due to the limited time available to develop the scheme and undertake the necessary building works to ensure the new primary school opens in September 2002, an original planning application was submitted based on upgraded ideal accommodation schedule.

Upon receipt of the tender details and as the scheme progressed it became apparent that the ideal accommodation requirements could not be achieved within the available budget. Where possible the scheme has been reduced accordingly. One particular element of the scheme to be reduced was the size of the second hall, included in the ideal accommodation schedule early in the discussions at the request of the school.

There are some elements of the scheme that could not be reduced, the details of which are noted in a Portfolio Holder report agreed in February 2002. The budget for the project was subsequently increased to approximately £2 million.

Planning Applications:

As appointed project managers for this scheme, the Property Services department submit and request the relevant planning approvals on behalf of the school and Education department. The details are then copied to the Education Department by the Planning Officer for any additional comments as necessary.

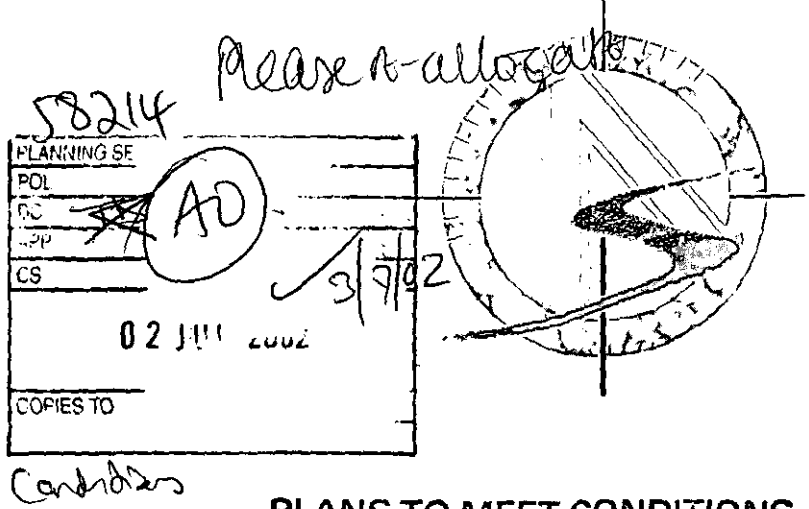
Having reviewed the school file I can now advise that the Education Department were notified that a revised planning application had been submitted for the South Lake Primary School amalgamation project on 8 April 2001. The comments returned to the planning department on 15 April read as follows:-

" To confirm that the development of South Lake Primary School remains the top priority for the Education Department, with the new school due to open in September 2002. Whilst no plans were included with the applications details copied to Education it is assumed that the plans remain as notified to the Education Department by Property Services".

It is possible that further updated copies of the plans have been received in the Education Department that have not yet been processed. Therefore at present, I am unable to comment on the changes to the plans between the original planning application and the revised application.

Should Members have specific queries regarding the development of this project or the internal processes implemented in taking forward projects these will need to be raised as separate queries with the appropriate Directors.

Helen Rowlay
School Planning and Assets Manager



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

PLANS TO MEET CONDITIONS

6075

Our Ref:- 29930107.A

1st July 2002

Dear Sirs,

Re:- Application Number F/2002/6075 – Southlake County Junior School – Campbell Road, Woodley.

We refer to the recent planning approval notice for the above application.

We note that there are several conditions attached which need to be dealt with and we list these below with answers as appropriate.

Condition 3

Please find enclosed our drawings numbered 2993 / 104c,105c,106c &143A detailing both hard and soft landscaping and general pedestrian and vehicular access. We believe these drawings will provide sufficient information to gain your approval but should you require further information please do not hesitate to contact us.

Condition 5

Our drawings referred to under Condition 3, together with the existing and proposed site plans submitted with the planning application detail the proposed alterations. All new planting will be undertaken this season and maintained for a minimum period of 5 years.

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

Ref:- 29930107.A (contd.)

Condition 13

We have included provision for bicycle parking in our submission for Condition 3.

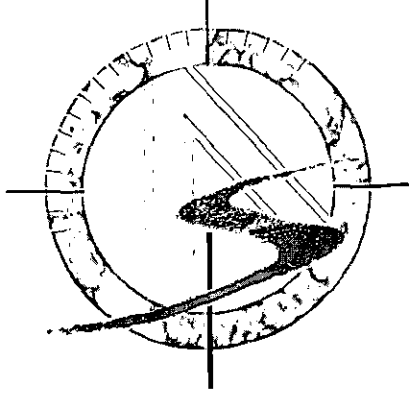
We look forward to hearing from you in relation to Condition 6, but in the meantime should you wish any further information please do not hesitate to contact us.

Yours faithfully



Paul .S. Ansell
Senior Project Manager.

cc. M. Holland – WDC



Condition 6

We note the requirement for a traffic calming / management scheme.

In order that a scheme may be prepared we would be pleased to receive your guidance on proposals that may be acceptable. We believe that such schemes must have been designed in the past and there seems little point in 're-designing the wheel'.

Would the Highways Department also be in a situation whereby they may be able to contribute ?.

Condition 7

We believe our answers for Condition 3 will provide the information for this condition.

Condition 8

We will pass this Condition on to the new Head Teacher who will need to prepare this plan for submission.

Condition 9

We will pass this condition on to the new Head Teacher who will need to prepare this plan for submission. Could you please confirm that this condition refers to the "Safe Route To School Plan" ? .

Condition 10

All works shown on our plans submitted for Condition 3 will be completed before the new school term commences in September 2002.

**********FILE COPY**********

Tel. **(0118) 974 6229** (Direct Line)
Fax. (0118) 974 6484
Email. Tanya Davies@wokingham.gov.uk
Date July 3, 2002
My ref.
Your ref. 29930107.A

WOKINGHAM UNITARY
Aiming for Excellence

W D C Property Services
C/O The Anthony Smith P/Ship
Castlefield House
113 Castle Hill
Reading
Berks
RG1 7SY

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

Dear Sir / Madam

Details of Proposal: Proposed extensions to school. Amendment to consent F/2001/4892.

Address of Site: Southlake County Junior School, Campbell Road, Woodley, Reading.

Application No: F/2002/6075

I refer to your recent submission seeking approval of details as required by conditions 3, 5 and 13 attached to the above approval notice. Under the terms of the Planning Acts the Council has a period of up to 8 weeks in which to discharge such submissions.

We will endeavour to respond as quickly as possible in order not to unduly delay the commencement of development. A full response will be sent to you as soon as possible.

In the case of approval of facing materials, the Councils aim to seek to respond to requests for the clearance of such conditions within 20 working days from the date of receipt. This may take longer in the case of more complex proposals or where there is input required from consultees, e.g. the Conservation Architect.

If in the interim you would like to discuss this matter, then please contact the officer named above.

Yours faithfully

**********FILE COPY**********

Development Control Officer

Please re-allocate

58214

PLANNING SE
POL
DC
APP
CS

AO

3/7/02

02 JUL 2002

COPIES TO

Conditions

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

PLANS TO MEET CONDITIONS

6075

Our Ref:- 29930107.A

1st July 2002

Dear Sirs,

Re:- Application Number F/2002/6075 – Southlake County Junior School – Campbell Road, Woodley.

We refer to the recent planning approval notice for the above application.

We note that there are several conditions attached which need to be dealt with and we list these below with answers as appropriate.

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Please find enclosed our drawings numbered 2993 / 104c,105c,106c &143A detailing both hard and soft landscaping and general pedestrian and vehicular access. We believe these drawings will provide sufficient information to gain your approval but should you require further information please do not hesitate to contact us.

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Our drawings referred to under Condition 3, together with the existing and proposed site plans submitted with the planning application detail the proposed alterations. All new planting will be undertaken this season and maintained for a minimum period of 5 years.

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e-mail: admin@asp-constructionconsultants.co.uk
Offices in London, Berkshire, Buckinghamshire, Hampshire
V.A.T. Registration No. 314 5390 75

Ref:- 29930107.A (contd.)

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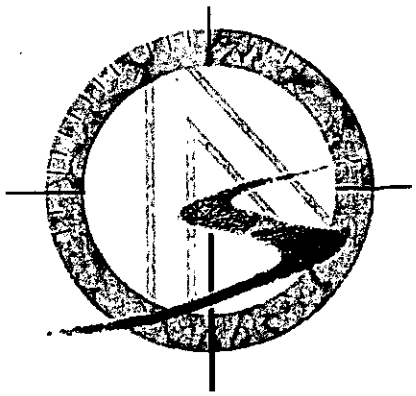
We have included provision for bicycle parking in our submission for Condition 3.

We look forward to hearing from you in relation to Condition 6, but in the meantime should you wish any further information please do not hesitate to contact us.

Yours faithfully

Paul .S. Ansell
Senior Project Manager.

cc. M. Holland – WDC



Condition 6

We note the requirement for a traffic calming / management scheme.

In order that a scheme may be prepared we would be pleased to receive your guidance on proposals that may be acceptable. We believe that such schemes must have been designed in the past and there seems little point in 're-designing the wheel'.

Would the Highways Department also be in a situation whereby they may be able to contribute ?. ~T. Management Dept.

Condition 7

We believe our answers for Condition 3 will provide the information for this condition.

Condition 8

We will pass this Condition on to the new Head Teacher who will need to prepare this plan for submission.

Condition 9

We will pass this condition on to the new Head Teacher who will need to prepare this plan for submission. Could you please confirm that this condition refers to the "Safe Route To School Plan" ? . – partly. Safe Routes doesn't involve teachers as well.

Condition 10

All works shown on our plans submitted for Condition 3 will be completed before the new school term commences in September 2002.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 4 July, 2003
My ref. AO/F/2002/6075
Your ref. 29930107.A

The Anthony Smith Partnership
Castlefield House
1113 Castle Hill
READING
RG1 7SY

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) 977 8909
DX: 33506 – Wokingham

Dear Mr Ansell

PLANNING APPLICATION F/2002/6075
PROPOSED EXTENSIONS TO SOUTHLAKE JUNIOR SCHOOL, CAMPBELL ROAD, WOODLEY

Thank you for your letter of 1 July 2002 and enclosed plans.

Condition 13
Our highway officer Adam Coggins has advised that the details are not satisfactory because the cycle parking is not located in the most easily accessible location. It may be that separate cycle stores are required for staff and pupils to suit where they are most likely to access the site and where they enter the school. Cycle storage should be secure and covered and of a suitable size to accommodate both staff and pupils requirements. It should link with targets identified within the school travel plan that should be being prepared.

He advises that assistance may be sought from the Council's transport planning department. I trust the above is clear, but meanwhile if you wish to discuss the matter further please contact Adam Coggins on 0118 974 6330.

Yours sincerely

Ao.

MRS A ODELL
Planning Officer

cc: Adam Coggins

Date: 02 July 2003

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2002/6075

Location: Southlake County Junior School, Campbell Road, Woodley, Reading.

Proposal: Proposed extensions to school. Amendment to consent F/2001/4892.

Applicant: W D C Property Services C/O The Anthony Smith P/Ship.

Case Officer: Angela Odell

The new plans show the following: Details to comply with conditions 3, 5 & 13.
Drawing nos: 2993/104C, 105C, 106C & 143A.

Comments are required by 12/07/2003.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

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

App. No. FH2002/6075. Date Rec. 2/7/02 ?

Location: South Lake Junior School, Campbell Road

Parish: Woodley

Applicant:

Description of attached plans: Conditions 3, 5 & 13.

Drawing No's: 2993/ 104c, 105c, 106c & 143A.

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 + copy letter.	✓
Urb. Design & Conservation	
Highways + Copy letter.	✓
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: 10 days

Date for Responses

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER

Consultations Sent by Admin. on 02.07.PS

Yellow - Case Officer Copy
Green - Part One Copy

1970/0102

(RING ONE)

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

App. No. F/2092/6075. Date Rec. 2/7/02. ?

Location: Southlake Junior School, Campbell Road

Parish: Woodley

Applicant:

Description of attached plans: Conditions 3, 5 & 13.

Drawing No's: 2993/ 104c, 105c, 106c & 163A.

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 + copy letter	✓
Urb. Design & Conservation	
Highways + copy letter.	✓
Dinton Pastures	
Environmental Health	

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

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

NEIGHBOURS: 10 days

Date for Responses

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER

Consultations Sent by Admin. on 02.07.P5

Yellow - Case Officer Copy
Green - Part One Copy

Date: 02 July 2003

To: Highways

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2002/6075

Location: Southlake County Junior School, Campbell Road, Woodley, Reading.

Proposal: Proposed extensions to school. Amendment to consent F/2001/4892.

Applicant: W D C Property Services C/O The Anthony Smith P/Ship.

Case Officer: Angela Odell

The new plans show the following: Details to comply with conditions 3, 5 & 13.
Drawing nos: 2993/104C, 105C, 106C & 143A.

Comments are required by 12/07/2003.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

Condition 13.

- Details not satisfactory.
- Cycle parking is not located in the most easily accessible location. It may be that separate cycle stores are required for staff and pupils to suit where they are most likely to access the site and where they ~~access~~ enter the school. ~~th sh~~ Cycle storage should be secure and covered and of a suitable size to accommodate both staff + pupils requirements. It should link with targets identified within the school Travel Plan that should be being prepared.
- Assistance may be sought from our transport planning department.

3/7/03.

DC file. Anna Cronin

Tel. (01344) 772388
Fax. (0118) 974 6014
Email. angus@soldiers75.freeserve.co.uk
Date 20 June 2002
My ref. AJR/6075/southlakeschool1
Your ref.

Andy Roberts
Director of Education & Cultural Services

Council Offices
Shute End
Wokingham
Berkshire RG40 1BN
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Andy

PLANNING APPLICATION F2002/6075 – SOUTHLAKE JUNIOR SCHOOL

Thank you for your time on 16th to meet me and discuss this matter. The Development Control Committee on 12th June had considered the application for an extension to the school that amended the permission already granted by the Committee in November 2001.

As I explained to you, the Committee were very concerned that two of the conditions agreed at the November meeting had not yet started to be implemented, despite the intention to occupy the school extension in September. The Committee on 12th June had been asked to agree a one-year extension for those conditions to be met. These were:-

a. a traffic calming/management scheme
b. a School Travel Plan

The Committee reluctantly resolved that a six month extension be agreed. They also resolved that, as Chairman, I write to you on the Committee's behalf to express the concerns expressed at the meeting. As a result of our meeting, this letter reflects what you revealed as well as the Committee's views.

I understand that you had very recently become aware of the lack of communication between various departments on this and other similar schools' Planning Applications. In this case it involved Education as well as Property as applicants and Environmental Services, who have the task to implement the Highways works. You stated that personally you had only recently become aware of the conditions placed on the Southlake School development last November.

You outlined how steps had already been taken to set up a better system of communication both when Planning Applications are prepared and then after permission is granted and conditions agreed. I added that it might be worthwhile for Education and Property to consider attending some DC meetings to speak to the applications. Also I am separately looking at how Planning Officers might be able to assist as advisers at the application preparation stage so that a more comprehensive and quality application can be submitted in the first place.

The Committee had expressed their concern that, in the Southlake case, the Council was openly going to be in breach of conditions set. They feel this does not display appropriate regard for planning regulations that apply to all planning applicants.

As a Council, we are keen to take enforcement action whenever there are breaches of the terms of planning approvals. Clearly it would not be possible for the Authority to take enforcement action against itself. The Authority needs to set an example for what it upholds.

The Committee expressed its concern that this matter is taken seriously, both specifically to this application and generally in the future. I am pleased to be able to report back to Members that this process is already underway.

If you, or one of your management team, would like to discuss this matter further, I would be very happy to make myself available. I have copied this letter to the Head of Property Services and the Director of Environmental Services.

Yours sincerely

Sbayden

pp **CLLR ANGUS ROSS**
CHAIRMAN, DEVELOPMENT CONTROL COMMITTEE

cc: Members DC Committee
Karen Satterford
Mark Moon
Anna Cronin
Trevor Watson
Arthur Green

South Lake
F/2002/6075

Anna Cronin

From: Jim Dunning
Sent: Monday, April 22, 2002 12:06 PM
To: Trevor Watson; Anna Cronin; Nicola Lake
Subject: FW: South Lake School Amalgamation - Off site highway works

Importance: High

Sorry I am not aware of what this is all about but since there is a reference to planning application and a member I involved

(Could there be some confusion about works related to a planning application and traffic management scheme)

Jim Dunning
Policy and Plans
Environmental Services
Wokingham District Council

Tel: 0118 974 6455
Email: jim.dunning@wokingham.gov.uk

-----Original Message-----
From: Lynda Fisher
Sent: 22 April 2002 12:01
To: Jeff Salzman; Arthur Green; Andrew Roberts; Karen Satterford

Needs £250K [illegible]
and devpr contribs.

WARD: ALL

TITLE: REAL TIME PASSENGER INFORMATION

FOR CONSIDERATION BY EXECUTIVE

DATE: 27th June 2002

REF NO: RTI1

SUMMARY:
Following an urgent request for bids to Central Government in March 2002, a consultant made an application on WDC's behalf in conjunction with Reading Borough Council and West Berkshire Council. On 28 March WDC was informed that it had been successful in gaining £348,000 as a share of £20m allocated nationally for the speeding up of the provision of improved real time information on local bus services. It is now necessary to implement the introduction and bus routes 144 and 190 have been identified as the most suitable. The money is to be spent over a period of 3 years in conjunction with RBC only but with on-going support from the bus operators for maintenance and communication costs. Approval is sought for commencement of contract document and specification preparation in order to commence introduction of the work on site in November 2002.

REASONS FOR DECISION:
To spend the Supplementary Credit Allocation funding according to the provisional submitted programme. Because the Contract will be for Services, it will be subject to legislation to advertise and award in accordance with European Directives which have specified durations . These mean that the contractor will not be able to commence his procurement before 8th November 2002 at the earliest and it is anticipated that the system will not become fully operational on the first route before June 2003

ALTERNATIVE OPTIONS, IF ANY:

a) Defer or not approve the commencement which will entail further delay before the works are completed. Reading Borough Council are proceeding with their system on routes which will come to the WDC boundary and link with the WDC part .
b) Complete rejection will lead to the loss of SCA already approved for the project

RECOMMENDATIONS
That the procurement of the Real Time Passenger Information system be commenced forthwith to secure the delivery in the most expeditious manner

LEAD MEMBER COMMENTS

Date: 02 July 2003 02 JUL 2003

To: Landscape & Trees

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2002/6075

Location: Southlake County Junior School, Campbell Road, Woodley, Reading.

Proposal: Proposed extensions to school. Amendment to consent F/2001/4892.

Applicant: W D C Property Services C/O The Anthony Smith P/Ship.

Case Officer: Angela Odell

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Drawing nos: 2993/104C, 105C, 106C & 143A.

Comments are required by 12/07/2003.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

CONDITION 3. SCHEME OF LANDSCAPING.

1 WAS THERE A TREE SURVEY WITH ORIGINAL SUBMISSION?

2 HAS THERE BEEN A PREVIOUS AGREEMENT TO REMOVE SOME OF THE EXISTING TREES?

3 FOOTPATH + ROAD CONSTRUCTION IS MUCH CLOSER THAN B.S. RECOMMENDATION. DRAINAGE ALSO CUTTING INTO ROOT ZONE.

THE PRESENT LAYOUT APPEARS TO IGNORE THE CONSTRAINTS OF THE TREES. LAYOUT + CONSTRUCTION QUESTIONABLE.

4 ONLY PLANTING NOTED AS 'INFILL BEECH HEDGE' ARE ALL OTHER NEW AREAS GRASS? NO PLANTING?

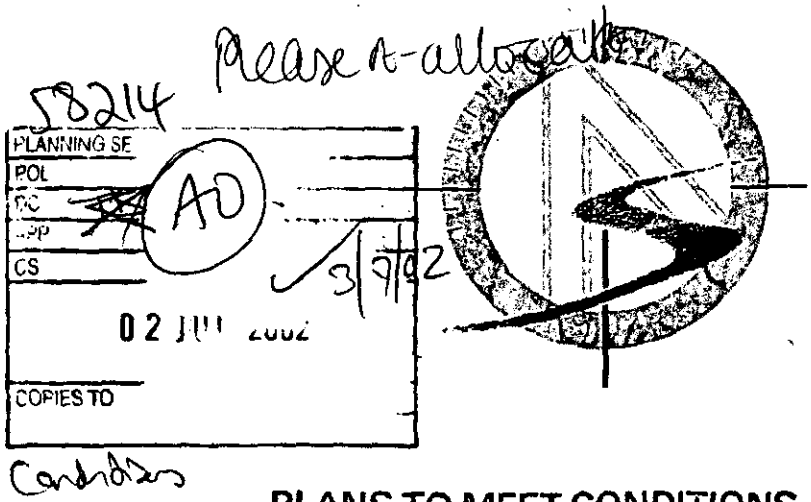
BEECH HEDGE - SIZE OF PLANTS, SPECIES, CENTRES.

CONDITION 5. NO ACTION OTHER THAN TO COMPLY.

CONDITION 13. NEW BICYCLE RACK PROVIDED ON DRG. 2993/143A. DETAILS OF FITTING NOT ENCLOSED.

IT MAY BE THAT THE CONCERNS NOW EXPRESSED HAVE ALREADY BEEN RESOLVED AT THE PRE-APP OR CONSULTATION PERIOD.
I AM NOT AWARE OF THE HISTORY OF THIS PROPOSAL OR PREVIOUS DISCUSSIONS

Harold Sanders.
23. July 03.



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

PLANS TO MEET CONDITIONS

6075

Our Ref:- 29930107.A

1st July 2002

Dear Sirs,

Re:- Application Number F/2002/6075 - Southlake County Junior School - Campbell Road, Woodley.

We refer to the recent planning approval notice for the above application.

We note that there are several conditions attached which need to be dealt with and we list these below with answers as appropriate.

Condition 3

Please find enclosed our drawings numbered 2993 / 104c,105c,106c &143A detailing both hard and soft landscaping and general pedestrian and vehicular access. We believe these drawings will provide sufficient information to gain your approval but should you require further information please do not hesitate to contact us.

Condition 5

Our drawings referred to under Condition 3, together with the existing and proposed site plans submitted with the planning application detail the proposed alterations. All new planting will be undertaken this season and maintained for a minimum period of 5 years.

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

Ref:- 29930107.A (contd.)

Condition 13

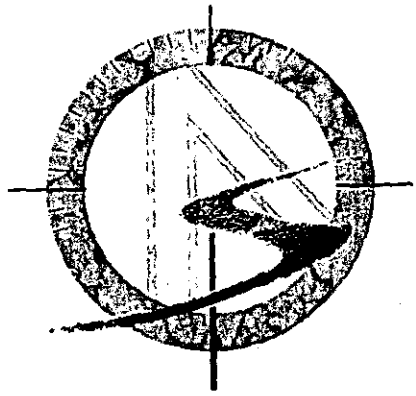
We have included provision for bicycle parking in our submission for Condition 3.

We look forward to hearing from you in relation to Condition 6, but in the meantime should you wish any further information please do not hesitate to contact us.

Yours faithfully

Paul .S. Ansell
Senior Project Manager.

cc. M. Holland – WDC



Condition 6

We note the requirement for a traffic calming / management scheme.

In order that a scheme may be prepared we would be pleased to receive your guidance on proposals that may be acceptable. We believe that such schemes must have been designed in the past and there seems little point in 're-designing the wheel'.

Would the Highways Department also be in a situation whereby they may be able to contribute ?.

Condition 7

We believe our answers for Condition 3 will provide the information for this condition.

Condition 8

We will pass this Condition on to the new Head Teacher who will need to prepare this plan for submission.

Condition 9

We will pass this condition on to the new Head Teacher who will need to prepare this plan for submission. Could you please confirm that this condition refers to the "Safe Route To School Plan" ? .

Condition 10

All works shown on our plans submitted for Condition 3 will be completed before the new school term commences in September 2002.

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 30.7.02

TO: Anthony Smith Partnership : your ref: 29930107.A.

FROM: Angela Odell. **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 3

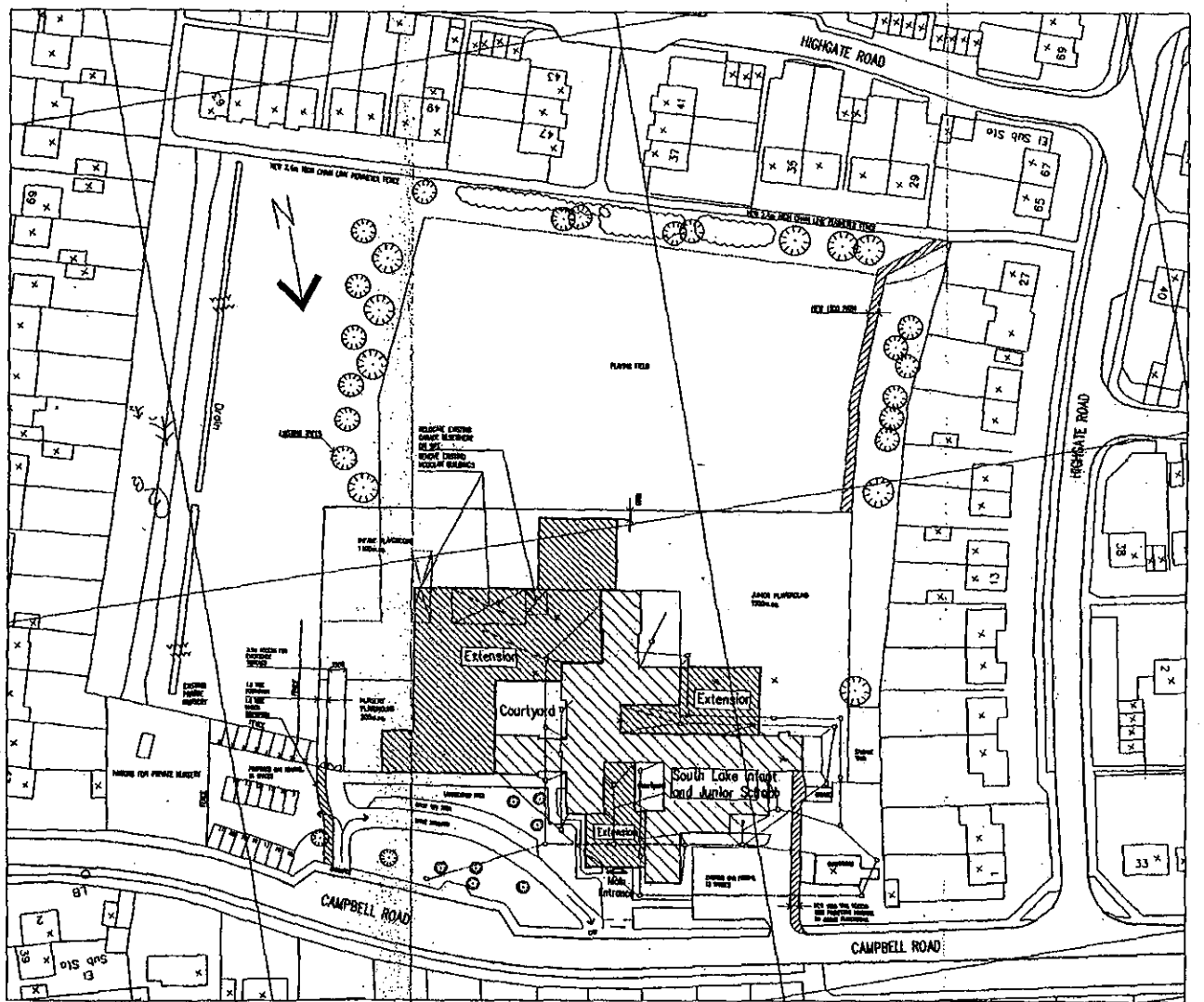
RECIPIENT FAX NUMBER: 950 4170.

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: Sandhurst Junior School.

NOTES:

Please see attached comments re: your letter of 1 July 2002 from Harold Sanders our arboricultural officer. Please phone him on 0118 974 6465 if you need to discuss.



THE APPROVED SCHEME

PLANNING 664

19 SEP 2001 4892

M.Sartorio ARICS MBEng
HEAD OF PROPERTY SERVICES
P.O. Box 161,
Civic Offices,
Shute End,
Wokingham,
Berks, RG40 1WH

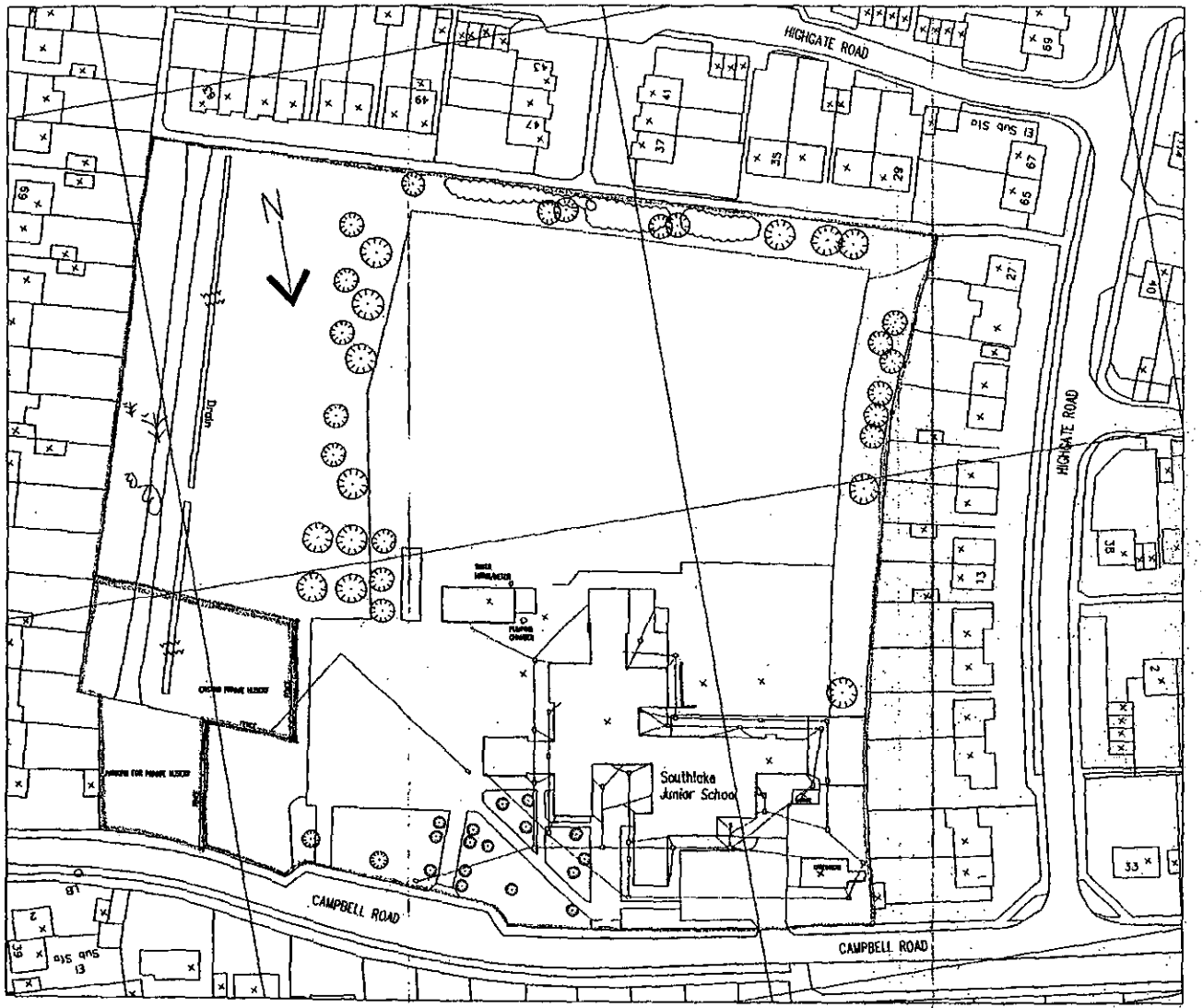
The Anthony Smith Partnership
Construction Consultants
Castlefield House
119 Castle Hill
Reading
Berkshire
RG1 7SY
Telephone 0118 939 1195
Fax 0118 950 4170

Client	Wokingham District Council Property Services Shute End, Wokingham Berkshire, RG40 1WH
Project	South Lake Junior School Campbell Road Woodley, Reading RG5 3NA
Drawing	Proposed Amalgamation of Junior Infant and Nursery Schools Proposed Site Plan

APPROVED

Drawn by Psa	Date 05.09.2001
Scale 1:500	Dwg. No. 2993/24 A
Cad Ref. c:\ByDocuments\AutoCad	

Revision Number	Revisions	Revision Date
A	Planning Issue	05.09.2001



665

M.Sartorio ARICS MBEng
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Wokingham,
Berks, RG40 1WH

The Anthony Smith Partnership
Construction Consultants
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113 Castle Hill
Reading
Berkshire
RG1 7SY
Telephone 0118 939 1195
Fax 0118 950 4170

Client	Wokingham District Council Property Services Shute End, Wokingham Berkshire, RG40 1WH
Project	Southlake Primary School Campbell Road Woodley, Reading RG5 3NA
Drawing	*Existing Site Plan*
Drawn by	Psa
Date	05.12.2001
Scale	1:500
Dwg. No.	2993/101 B
Cad Ref.	C:\MyDocuments\AutoCad

Revision Number	Revisions	Revision Date
A	First Issue	05.12.2001
B	Project renamed to Southlake Primary School	07.02.2002

Proposed Redevelopment at Southlake School.



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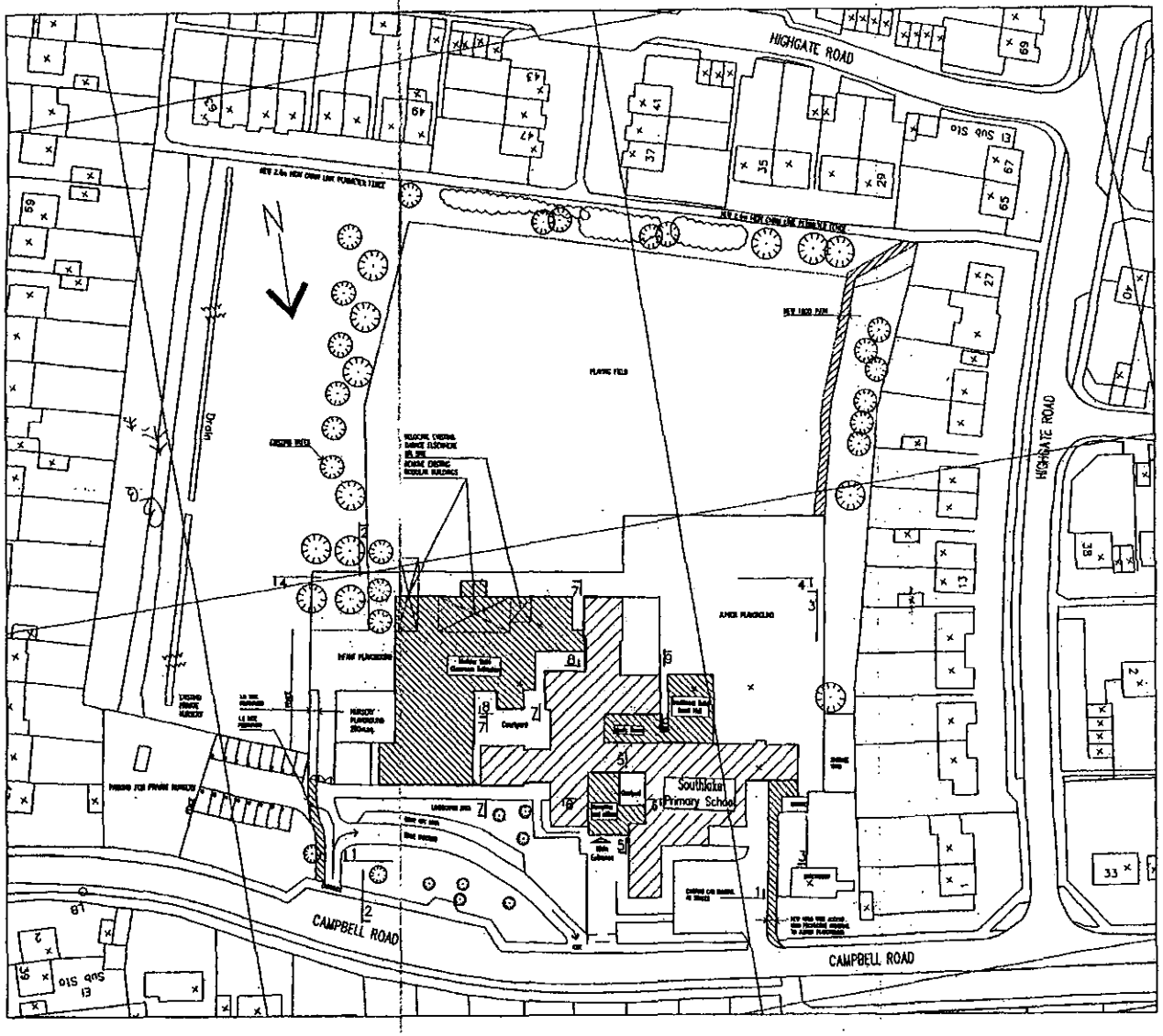
Development Control Section, Environmental Services, Wokingham District Council.

12 June 2002

Scale: 1 : 1250

N W E S



663

26 MAR 2002 · 6075

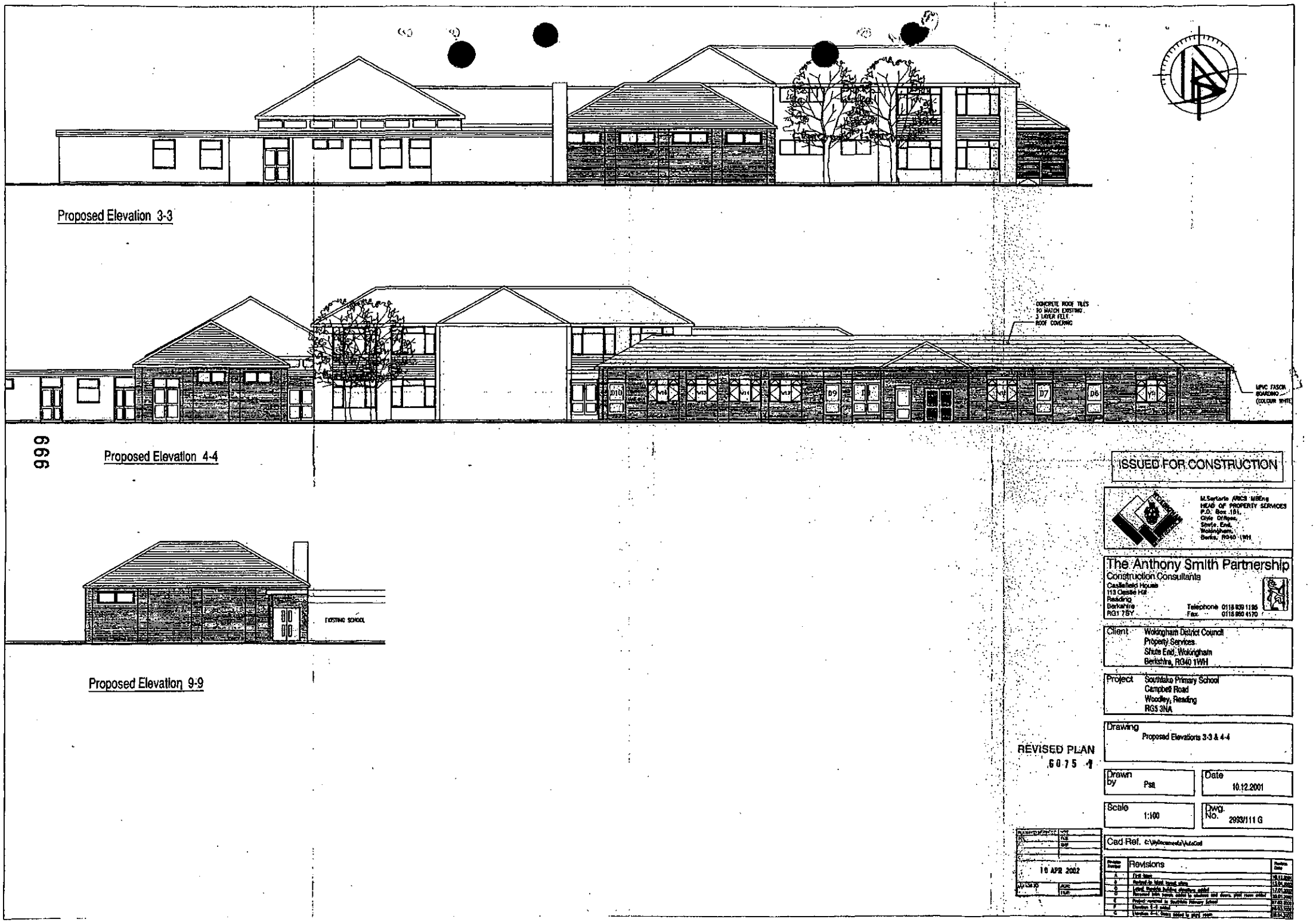
26 MAR 2002 · 6075

M.Sertorio ARICS MBEng
HEAD OF PROPERTY SERVICES
P.O. Box 151,
Civic Offices,
Shute End,
Wokingham,
Berks, RG40 1WH

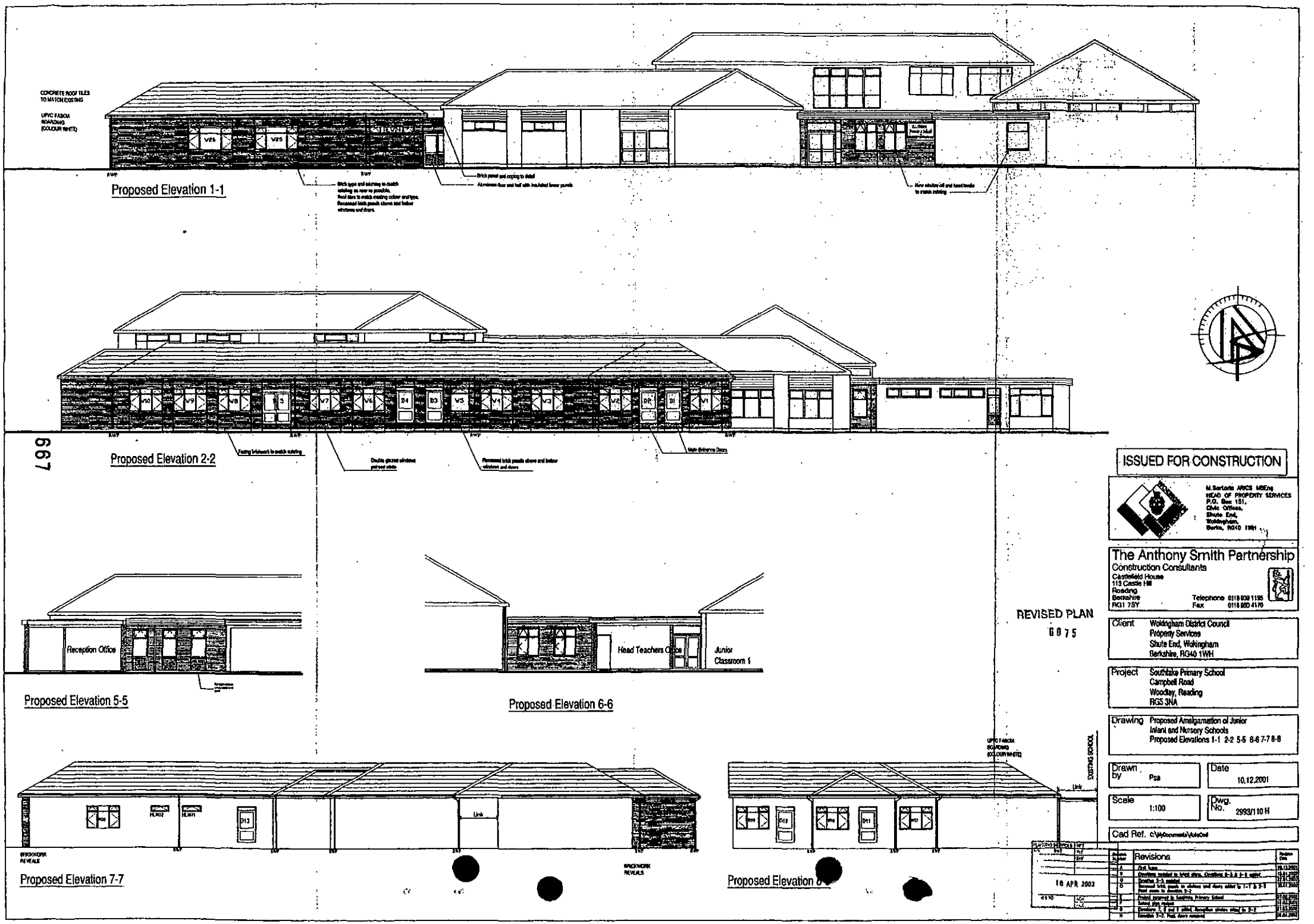
The Anthony Smith Partnership
Construction Consultants
Castlefield House
113 Castle Hill
Reading
Berkshire
RG1 7SY
Telephone 0118 939 1195
Fax 0118 950 4170

Client	Wokingham District Council Property Services Shute End, Wokingham Berkshire, RG40 1WH
Project	Southlake Primary School Campbell Road Woodley, Reading RG5 3NA
Drawing	Proposed Site Plan
Drawn by	Psa
Date	05.09.2001
Scale	1:500
Dwg. No.	2993/102 D
Cad Ref.	c:\MyDocuments\AutoCad

Revision Number	Revisions	Revision Date
A	First issue	05.12.2001
B	Building plan revised. Elevation reference added	18.01.2002
C	Project renamed to Southlake Primary School	07.02.2002
D	Elevation reference 3, 8 and 9 added	11.03.2001



Proposed Elevation 3-3
CONCRETE ROOF TILES TO MATCH EXISTING 3 LAYER FELT ROOF COVERING
D10
D9
D7
D6
UPVC FASCIA BOARDING (COLOUR WHITE)
Proposed Elevation 4-4
EXISTING SCHOOL
Proposed Elevation 9-9
ISSUED FOR CONSTRUCTION
M.Sartorio ARICS MBEng
HEAD OF PROPERTY SERVICES
P.O. Box 151,
Civic Offices,
Shute End,
Wokingham,
Berks. RG40 1WH
The Anthony Smith Partnership
Construction Consultants
Castlefield House
113 Castle Hill
Reading
Berkshire
RG1 7SY
Telephone 0118 939 1195
Fax 0118 950 4170
Client
Wokingham District Council
Property Services
Shute End, Wokingham
Berkshire, RG40 1WH
Project
Southlake Primary School
Campbell Road
Woodley, Reading
RG5 3NA
Drawing
Proposed Elevations 3-3 & 4-4
REVISED PLAN
6075 1
Drawn by
Psa
Date
10.12.2001
Scale
1:100
Dwg. No.
2993/111 G
Cad Ref.
10 APR 2002
Revisions



667

ISSUED FOR CONSTRUCTION

M.Sartorio ARICS MBEng
HEAD OF PROPERTY SERVICES
P.O. Box 151,
Civic Offices,
Shute End,
Wokingham,
Berks, RG40 1WH

The Anthony Smith Partnership
Construction Consultants
Castlefield House
113 Castle Hill
Reading
Berkshire
RG1 7SY
Telephone 0118 939 1195
Fax 0118 950 4170

REVISED PLAN
6075

Client	Wokingham District Council Property Services Shute End, Wokingham Berkshire, RG40 1WH
Project	Southlake Primary School Campbell Road Woodley, Reading RG5 3NA
Drawing	Proposed Amalgamation of Junior Infant and Nursery Schools Proposed Elevations 1-1 2-2 5-5 6-6 7-7 8-8
Drawn by	Psa
Date	10.12.2001
Scale	1:100
Dwg. No.	2993/110 H
Cad Ref.	c:\MyDocuments\AutoCad

10 APR 2002

Revision Number	Revisions	Revision Date
A	First Issue	10.12.2001
B	Elevations updated to latest plans. Elevations 6-6 & 8-8 added	15.01.2002
C	Elevation 5-5 updated	17.01.2002
D	Recessed brick panels to windows and doors added to 1-1 & 2-2 Paint seam to elevation 2-2	30.01.2002
E	Project renamed to Southlake Primary School	07.02.2002
F	Subject plan revised	11.03.2002
G	Elevations 7, 8 and 9 added. Reception window added to 2-2	21.03.2002
H	Elevation 2-2. Paint doors removed	08.04.2002

Education and Cultural Services Memorandum

WOKINGHAM UNITARY
Aiming for Excellence

To: Karen Satterford

CC: Tanya Davis

Re:

From: Andrew Roberts
DIRECTOR OF EDUCATION

Date: 10 June 2002

I note from the agenda that Development Control is considering amendments to the South Lake School site proposals. In light of this para 6 can now presumably be amended in case the traffic calming scheme has not been implemented before the beginning of September. Please can it also be confirmed that the School Travel Plan (para 9) will have been written and approved in the same timescale?

Andy
Andy

57386

TD

11 JUN 2002

Steve Auton (Highways)
- is happy to amend conditions 6 + 9 of recommendation to read

"Within one year of the occupation of the extensions hereby permitted...."

9535167

Southlake School

Telephone conversation TD and Cllr. J Lissaman 11.6.02.

Cllr Lissaman wanted to know if the school already had a hall as the revisded application omits the proposed hall. I said that there was already a hall and this was an additional facility that was being withdrawn.

She wanted to know when the school was opening and I said that I belived it was Sept 2002.

I explained that the scheme was over budget and that this had been known for sometime.

I also warned her that they had started on site.

Tanya Davies

Amended condition 6 as suggested by Keith Rogers. 31.5.02.

subject to the following conditions. (These conditions are as approved at Committee on 14 November 2001).

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

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

2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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

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

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

6. ~~The development shall not be occupied until such time as~~ A traffic calming/ management scheme ~~has been~~ shall be implemented in and around Campbell Road/ Highgate Road/ Nightingale Road, in accordance with the plans that have been subject to public consultation and approved by the Local Planning Authority within 12 months of first occupation.

7. Prior to the development being occupied, a detailed car park management plan shall be submitted to and approved by the Local Planning Authority demonstrating how the on site staff car parking and the drop off/pick up area will be operated and controlled. The approved plan shall be implemented on fist occupation of the development and permanently maintained.

Tanya Davies

From: Helen Rowlay
Sent: Friday, May 31, 2002 12:44 PM
To: Tanya Davies
Subject: RE: Urgent: Southlake School

`Sorry Tanya but I can't answer this query. I was under the impression that Kate Fuller was liasing with the schools re. the development of a travel plan.

The new South Lake Primary School does not become an separate legal entity until September 2002. At the moment decisions regarding the new school/organisational issues etc are being taken by a temporary governing body and temporary headteacher. David Armstrong has been involved with the temporary governing body but he is now on leave until 10 June.

Helen

-----Original Message-----
From: Tanya Davies
Sent: Friday, May 31, 2002 10:01 AM
To: Helen Rowlay
Subject: Urgent: Southlake School
Importance: High

Please can you confirm if the school will sign up to the Safe Routes to School initiative.

I need this information today to be able to report the planning application for the amendments to committee on 12 June. There is a lot of Member interest in this application and a commitment to safe routes to school will allay concerns about traffic. In addtioin it is vital that the application is determined as soon as possible as building works appear to have commenced on site.

Thankyou for your help.

Best wishes

Tanya Davies

Tanya Davies
Senior Minerals & Waste Officer
Wokingham District Council

Tel: 0118 974 6229
Fax: 0118 974 6484

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

To: Tanya Davis
Development Control

Your Ref: F/2002/6075

From: Tom Payne
Environmental Health

My Ref: 000812

Date: 11 April 2002

PROPOSED EXTENSIONS TO SCHOOL. AMENDMENT TO CONSENT F/2001/4892

SOUTHLAKE COUNTY JUNIOR SCHOOL, CAMPBELL ROAD, WOODLEY, READING.

I have no environmental health objections to this proposal.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

Tanya Davies

From: Helen Rowlay
Sent: Friday, May 31, 2002 12:44 PM
To: Tanya Davies
Subject: RE: Urgent: Southlake School

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Tanya Davies

Tanya Davies
Senior Minerals & Waste Officer
Wokingham District Council

Tel: 0118 974 6229
Fax: 0118 974 6484

Tanya Davies

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Best wishes

Tanya Davies

Tanya Davies
Senior Minerals & Waste Officer
Wokingham District Council

Tel: 0118 974 6229
Fax: 0118 974 6484

Tel: (0118) 974 6229 (Direct Line)
E-Mail: tanya.davies@wokingham.gov.uk
Date: 30 May 2002
My ref: TD/F/2002/6075

Mr P Ansell
The Anthony Smith Partnership
Castlefield House
113 Castle Hill, Reading,
Berkshire RG1 7SY

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

Dear Mr Ansell

Re: Planning Permission 2001/ 4892 – Southlake County Junior School, Campbell Road, Woodley.

I visited Southlake School today and was concerned to find that site plant, materials and waste are being stored under tree canopies and that areas of protective tree fencing have been removed.

This is particularly disappointing and embarrassing since the site sign boards advertise that the project is 'in partnership with Wokingham District Council' and as such all tree protection should be exemplary.

Please advise the contractors to restore the tree protective fencing and remove the various stockpiles from underneath the tree canopies immediately. I would be grateful if you would confirm that this has been done in writing by 7 June 2002.

I have taken photographs which I will copy to you when they have been developed.

Please contact me with any queries.

Yours faithfully

Tanya Davies
Senior Planning Officer

cc. M. Holland WDC Property Services
Planning Enforcement

faxed 30·5·02

PLANNING SERVICES	HPT S6052
POL	TLS
DC	ENF
APP	
CS	
03 MAY 2002	
COPIES TO	ACK:

SPORT ENGLAND

30 April 2002

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

FAO: Ms Tanya Davies

Our Ref: P/PA/UA/WON.NKM

Dear Madam

PROPOSAL: PROPOSED SINGLE STOREY EXTENSIONS TO SCHOOL TO PROVIDE ADDITIONAL CLASSROOMS FOR INFANT PUPILS AND NEW SCHOOL HALL (AMENDMENT TO CONSENT F/2001/4892)

AT: SOUTH LAKE COUNTY JUNIOR SCHOOL, CAMPBELL ROAD, WOODLEY, READING
REF: F/2002/6075

Thank you for consulting Sport England South East on the above application.

As some of the site forms part of, or constitutes a playing field as defined in the 1996 Statutory Instrument No.1817 Sport England has 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 that, 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."

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

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

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 and economic well-being of the country.

As you will be aware, Sport England were consulted on the previous application to which the amendment is now sought. We did not register any object to the previous application. The proposed new buildings and replacement / new hard play areas are to be sited mainly on existing hard surfaces within the site and on the sites of two existing temporary buildings. There is still room on the playing field to retain a football pitch with adequate safety margins. Sport England is encouraged that the current plans show that the area of playing field to be lost is less than in the previous application.

We are satisfied that the proposal meets exception E3 of our Playing Fields Policy in that:

'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 and 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 site.'

This being the case, Sport England does not wish to raise an objection to this application.

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

The comments and issues raised in this letter are made without prejudice to any subsequent Lottery application.

Yours faithfully

N. Mendham

Nicola Mendham MRTPI
Senior Development Manager (Places)

Direct Line 0118 946 5216
Email nicola.mendham@sportengland.org
www.sportengland.org

For plans see Part One or Officer file

Rec'd PrP 22/5

56665 5/6

REPLY REQUIRED

Date: 21 May 2002

To: Policy & Plans

PJD

We have received Revised Plans for the following planning application:

Application Number: F/2002/6075

Location: Southlake County Junior School, Campbell Road, Woodley, Reading.

Proposal: Proposed extensions to school. Amendment to consent F/2001/4892.

Applicant: W D C Property Services C/O The Anthony Smith P/Ship.

Case Officer: Tanya Davies

The new plans show the following: Relocation of plant room door from elevation 2-2 to elevation 4-4. Drawing nos: 2993/111G, 2993/110H, QN1180/2/004P.

Comments are required by 28/05/2002.

Should you have any queries regarding this application please contact the case officer Tanya Davies on (0118) 974 6229.

No observations.

Date: 21 May 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/6075

Location: Southlake County Junior School, Campbell Road, Woodley, Reading.

Proposal: Proposed extensions to school. Amendment to consent F/2001/4892.

Applicant: W D C Property Services C/O The Anthony Smith P/Ship.

Case Officer: Tanya Davies

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Comments are required by 28/05/2002.

Should you have any queries regarding this application please contact the case officer Tanya Davies on (0118) 974 6229.

1970

(RING ONE) REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. 2002/6075 (Planaps) / (Ludhouse) Date Rec. 10.4.02

Location: Southlake Junior School, Campbell Road, Woodley (Amendment to F2001/4892) Parish Woodley

Applicant: WDC Property Services

Description of attached plans

Revised Plan to show relocation of plant room door from elevation 2-2 to elevation 4-4.

3 Drawing No's: 2993/111G, 2993/110H, QN1180/2/004P

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.

OTHERS: Landscape
Policy + Plans
Education.

		Drawing No's	
1.	NK (Landscape & Trees)		
2.	NK (Env. Design)		
3.	XA (Highways)		
4.	NF (Building Control)		
5.	BC/DC Liaison		

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

NEIGHBOURS: no

Date for Responses 7 days

FURTHER ACTION

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

Redate Application Y/ N From

New Site Notice Y/ N

New Description n/a

CASE OFFICER TD

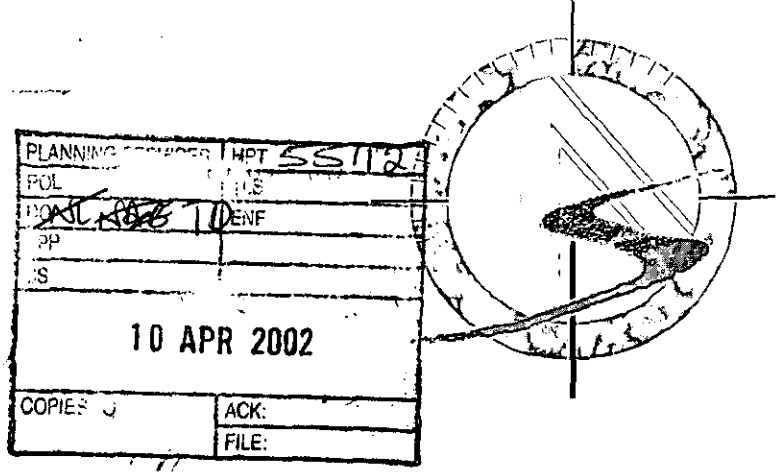
Consultations Sent by Admin. on 21.05.B

Thankyou.

Yellow - Part One Copy
Green - Officer's Copy

REVISED PLAN

6075



Mrs .C. Hurst
Wokingham District Council
Planning Department
P.O.Box No. 157
Civic Offices
Shute End
Wokingham
RG40 1WR

Our Ref:- 29930904.A

9th April 2002

Dear Mrs Hurst,

Re:- Southlake Junior School – Amendment to Consent – F/2001/ 4892

Further to our letter of 25th March 2002. We now enclose 3 revised drawings.

The revision relates to the relocation of plant room doors from elevation 2-2 to elevation 4-4.

Hopefully this could be included in the current application as it is only a minor amendment and a request of Building Control.

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

HIGHWAYS CONSULTATION SHEET

From: Tanya Davies **Date:** 08 April 2002

Application Number: F/2002/6075

Proposal: Proposed extensions to school. Amendment to consent F/2001/4892.

Parish: WOODLEY TOWN

Site Address:
Southlake County Junior School, Campbell Road, Woodley, Reading.

Applicant:
W D C Property Services C/O The Anthony Smith P/Ship.

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).

CONDITIONS & COMMENTS AS PER APP NO. 4892.

Comment.

FUNDING ISSUES NEED ADDRESSING BETWEEN EDUCATION & TRAFFIC MANAGEMENT.

Signed: _____ **Print name:** Adam 18/04/02

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Tanya Davies DATE: 7th May 2002

Location:	Southlake County Junior School, Campbell Road, Woodley, Reading
Proposal:	Proposed extensions to school. Amendment to consent F/2001/4892
Application Number:	F/2002/6075

In response to your consultation dated 8th April 2002 for the above application, the tree and landscape comments are as follows:

Whist I do not wish to object to the revisions to consent F/2001/4892 I am very concerned that the current building works are infringing areas of tree protective fencing.

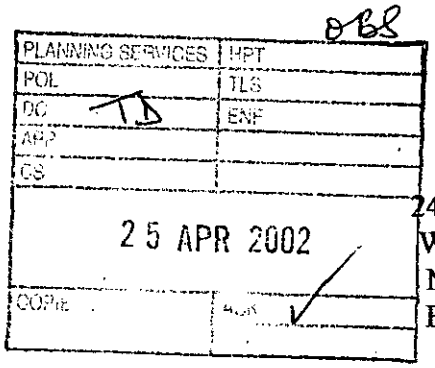
During my site visit I noted that many areas of tree protective fencing had been removed. Site plant, materials and topsoil were being stored within protective areas which should be regarded as sacrosanct. This is particularly disappointing since the site sign boards advertise the project as "in partnership with Wokingham District Council" and as such all tree protection should be exemplary.

Can you please take the necessary enforcement action and ensure that all future site development is carried out in strict accordance with BS 5837 : 1991 - Trees in Relation to Construction.

Do please let me know if you wish to me to undertake a joint site visit to point out the numerous infringements.



ROBERT PETROW
Consultant Landscape Architect



24 Campbell Road
Woodley
Nr. Reading
Berkshire, RG5 3NA

24th April 2002

Dear Ms Davis,

Quoting application number F/2002/6075.

I live directly opposite Southlake school's entrance, and I am concerned about parking problems.

Today, just as an example, there was one car at least parked in the school no parking zone, marked by the yellow zig zag line, and one car parked on the grass verge. Concerning the verge. It was a dry day and the verge can take the car without it cutting up. On a rainy day the number of cars outside the school increases and through the winter, if they park on the verge, it will cut up badly.

I have had some problems with cars parked across my drive, and almost refusing to let me out.

The problems we experience now are caused by the junior school only, but they will multiply when the two schools are combined, and this is a worry, which I see no way of resolving.

Yours sincerely

Alan Derbyshire

FROM: Tanya Davies

DATE: 08 April 2002

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/6075

Proposal: Proposed extensions to school. Amendment to consent F/2001/4892..

Site Address: Southlake County Junior School, Campbell Road, Woodley, Reading.

Applicant: W D C Property Services C/O The Anthony Smith P/Ship.

Your observations are required in respect of this application **by 02/05/2002** .

Members had no comment to make on this application.

PLANNING SERVICES	HPT
POL	TLF
DC	ENF
APP	
CS	
07 MAY 2002	
COPIES TO	ACK:
	FILE:

SIGNED: [signature] DATE: 2.5.02.

Clerk To Woodley Parish/Town Council.

Please see Part I for plans.

To:
Transportation Group
Rachael Cameron

From: Tanya Davies

Date: 30 April 2002

Application Number: F/2002/6075

Proposal: Proposed extensions to school. Amendment to consent F/2001/4892..

Site Address:
Southlake County Junior School, Campbell Road, Woodley, Reading.

Applicant:
W D C Property Services C/O The Anthony Smith P/Ship.

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

Travel Plan required for I hope its better than this 'plan' which does not show the "extensions"

7/5/2

Rec'd P+P 10/4 See Part One Plans

JB 55190 24/4

REPLY REQUIRED

To:
Policy And Plans Section

TO ~~**From:**~~ Tanya Davies

Date: 08 April 2002

PSD

Application Number: F/2002/6075

Proposal: Proposed extensions to school. Amendment to consent F/2001/4892..

Site Address:
Southlake County Junior School, Campbell Road, Woodley, Reading.

Applicant:
W D C Property Services C/O The Anthony Smith P/Ship.

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

I have no observations to add to previous comments.

If you would like to discuss please contact me.

Jim Dunning x6455.

☎ 0118 974 6379 (Direct Line)

Monday, 15 April 2002

PLANNING SERVICES	HPT
POL	TLS
DC TD	ENF
APP	
CS	
16 APR 2002	
COPIES TO	CDS
	FILE

WOKINGHAM UNITARY
Aiming for Excellence

The Anthony Smith Partnership
Castlefield House
113 Castlehill
Reading
RG1 7SY

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) 977 8909
DX: 33506 – Wokingham
Email: henry.knight@wokingham.gov.uk

Dear Sir/Madam,

Planning Application No: F/2002/6075

Address: Southlake County Junior School, Campbell Rd, Woodley

The above planning application has been reviewed for the provision of access and facilities for disabled people.

The following two lists should be addressed in order to facilitate improved use of the proposed building adaptations by disabled people.

List A *(These are mandatory requirements under the Building Regulations where applicable)*

1. That any proposed pedestrian route to the building intended for use by disabled people meets the requirements of Part M2 e.g. tactile warning when crossing a carriageway and dropped kerbs (Para 1.11).
2. To ensure that the principal entrance satisfies the requirements of Part M2 and provides a level approach (para 1.9-1.10) and 'suitable' (level) threshold (para 1.31)
3. That all principal entrance doors contain a leaf which provides a minimum clear opening width of not less than 800mm (internal doors 750mm).
4. That the proposed accessible WC meets the requirements of Part M3 (para 4.16).
5. That stepped approaches meet the requirements of Part M2 e.g. top landings have a tactile surface, to give advance warning of the change of level (para 1.24).
6. That a suitable aid to communication is provided in the small hall which meet the requirements of Part M2 (para 3.15).
7. That the internal ramp in the external corridor (between music room and small hall) meets Part M2 ramped approach requirements (para 1.19).

List B *(Recommendations for good practice in line with the Disability Discrimination Act, 1995 and BS8300)*

1. To consider the provision of level access showers in nursery WC's
2. To provide a ramped approach to entrance/exit D6 in Infant Classroom 1.
   It is recognised that a refuge is not required at this point where a suitable alternative emergency egress management policy is in place. However, use of this entrance/exit point as part of the curriculum could result in discrimination against persons unable to utilise this route and therefore forced to use an alternative ramped entrance/exit. Provision of a ramp at this point would provide two out of the four Infant classrooms with ramped access to the playground.
3. To consider the use of colour and tonal contrast of floors, walls, doors and door frames to improve visibility for all users e.g. contrasting fixtures with surround in WC's.
4. To consider the design and position of door furniture in terms of reach and grip.
5. To ensure that the force required to open doors is not excessive (20 Newtons recommended).
6. To provide a suitable pull cord alarm system in the accessible WC. The facility to reset the alarm system from seated on the toilet should be provided in accordance with BS8300).
7. To consider the provision of logically placed, clear wayfinding information and signage.

The above list (B) is not meant as an exhaustive list of requirements needed to comply with the DDA but as an indication of some design aspects that should be considered.

Please note that compliance with Part-M does not remove all liabilities under the DDA 1995.

From October, 2004 service providers may have to make 'reasonable adjustments' in relation to those '*physical*' features of their premises that make it impossible or unreasonable difficult for disabled people to access a service. This may include removing, altering or providing reasonable means of avoiding physical features.

At present service providers are not required to make permanent alterations to the physical fabric of premises, fixtures, fittings or furnishings when providing auxiliary aids. However, the Act does not prevent service providers from taking these requirements into account at an earlier stage. Anticipating these requirements in existing building and maintenance schedules would be advisable in order to anticipate the 2004 requirements.

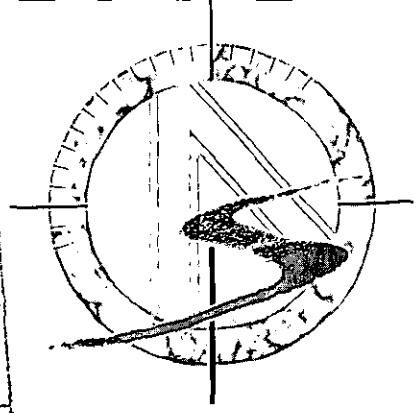
Should you wish to discuss any of the above issues please do not hesitate to contact me on (0118) 974 6379.

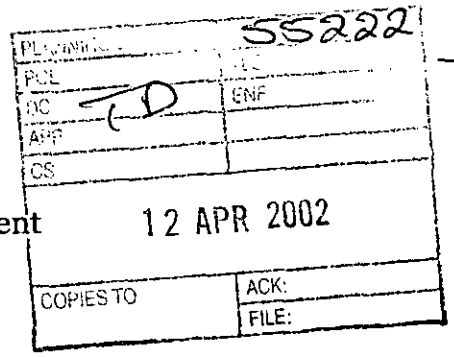
If you have any queries with regard to the Building Regulations please contact the area building control surveyor.

Yours faithfully,

Henry Knight
Access Officer

CC: Tanya Davies: WDC Planning Dept.
Nick Stephens: WDC Building Control





Ms. Tanya Davies
Wokingham Unitary
Environmental Services Department
Planning Services
P.O.Box No. 157
Shute End
Wokingham
RG40 1WR

Our Ref:- 29931104.A

11th April 2002

Dear Ms Davies,

Re:- Application Number F/2002?6075 Southlake Primary School.

Thank you for your letter of the 9th April 2002 regarding the above project. A Summary of the amendments follows:-

1. Omission of the large new hall to the rear of the modular building, (elevations 2-2, 3-3 & 4-4).
2. Reduction in size of main reception area (elevations 1-1 & 2-2).
3. Reduction in width of rear extension (elevation 4-4).
4. Increase in extension into courtyard by main reception (elevation 6-6).
5. Increase in length of roofline to new hall (elevation 3-3).
6. Construction of plant room to rear of modular building, including increase in roof height (elevations 2-2, 4-4 & 7-7).
7. Reduction in roof height to main reception area (elevations1-1, 2-2, 5-5 & 6-6).
8. Relocation of modular unit by 1000mm away from existing building (elevations 1-1 & 4-4).
9. Reduction in height of roof to Nursery entrance (elevations1-1, 2-2 & 4-4).

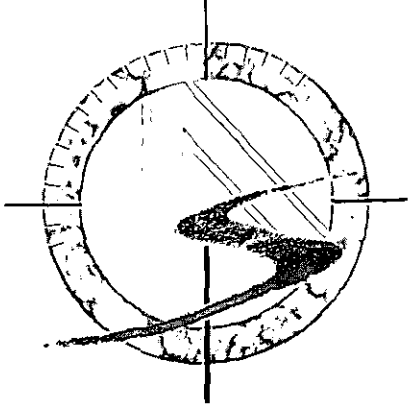
Contd.

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



Our Ref:- 29931104.A Contd.

The need for these changes is due to the speed with which the initial project progressed and the requirement to complete within budget. This has meant that changes to the design have been required to reduce the Scope of the Works and we are sure you will agree that whilst the new scheme retains the ethos of the original, it is considerably reduced in size.

Should you require any further information please do not hesitate to contact the writer, who will be pleased to discuss the scheme.

Yours faithfully

Paul Ansell
Senior Projects Manager

Cc Mr.M.Holland - WDC

Tel: (0118) 974 6229 (Direct Line)
E-Mail: tanya.davies@wokingham.gov.uk
Date: 9 April 2002
My ref: TD/F/2002/6075

Mr P Ansell
The Anthony Smith Partnership
Castlefield House
113 Castle Hill, Reading,
Berkshire RG1 7SY

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

Dear Mr Ansell

Re: Planning Permission 2001/ 4892 – Southlake County Junior School, Campbell Road, Woodley.

Application Number F/2002/6075

Thankyou for submitting the above planning application to make amendments to 2001/4892.

I would be grateful if you would provide me with a short summary of the amendments and the justification/ need for these changes.

Please contact me with any queries.

Yours faithfully

Tanya Davies

Application Number : F/2002/6075	**Map No : 46 | 47.**
Case Officer : TD	**Site Area : 2.24**
Valid Date : 26/3/02	**Received Date: 07/03/2002**

Level : D C Sub-Committee

Description : Proposed extensions to school. Amendment to consent F/2001/4892.

Location : Southlake County Junior School, Campbell Road, Woodley, Reading.

Parish : WY **Ward : SOU**

Applicant : W D C Property Services C/O The Anthony Smith P/Ship.

Fee Required: £0 **Fee Received: £0** fee paid on 4892 resubmission

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED	None	19/3	✓ 26/3
ELEVATION PLANS	- Need other side elev. of small hall - On elev 2-2, side window missing from Reception & Office area ~~- Need original elevations of the~~ modular build classroom extension	see attached photocopy ✓ 19/3	26/3
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☑ Yes ☐ No Major Dev.

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

(Landscape)

(Trees) TPO area

(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)

(Disabled Access Officer)

(Wokingham Dist Sports Council) Loss of playing field

(D. Pastures) Demolition of existing modular buildings

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) Loss of playing field.
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + see map (as for 4892)

+ list of names & addresses attached.

No 'pre-apps

Applicationo	Name & Address
F/2001/4892	Terry Bunyard Wokingham District Sports Council 2 Old Police Cottages Broadcommon Road HURST RG10 0RH
F/2001/4892	Mrs. M.I. Holmes 29 Highgate Road WOODLEY RG5 3ND
F/2001/4892	Mr & Mrs Lynn 27 Highgate Road WOODLEY RG5 3ND
F/2001/4892	Mr S C Smith Mrs C L Smith 4 Campbell Road WOODLEY RG5 3NA
F/2001/4892	John & Irene Flen 49 Nightingale Road WOODLEY RG5 3LU

Committee Letters sent 08/11/01

Application Approved

Letters sent 23/11/01

Received by Wokingham District Council

Application No: F/2002/6075

Proposal:
Proposed extensions to school. Amendment to consent F/2001/4892.

Location:
Southlake County Junior School, Campbell Road, Woodley, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday 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/2002/6075 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 02/05/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

08 April 2002

Organisation_Name	Building_Name	address1	Postcode
		166FAIRWATER DRIVEREADING	RG5 3JF
		168FAIRWATER DRIVEREADING	RG5 3JF
		170FAIRWATER DRIVEREADING	RG5 3JF
		172FAIRWATER DRIVEREADING	RG5 3JF
		174FAIRWATER DRIVEREADING	RG5 3JF
		176FAIRWATER DRIVEREADING	RG5 3JF
		178FAIRWATER DRIVEREADING	RG5 3JF
		180FAIRWATER DRIVEREADING	RG5 3JF
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		194FAIRWATER DRIVEREADING	RG5 3JF
		196FAIRWATER DRIVEREADING	RG5 3JF
		26CAMPBELL ROADREADING	RG5 3NA
		28CAMPBELL ROADREADING	RG5 3NA
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Organisation_Name	Building_Name	address1	Postcode
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		2LIVINGSTONE GARDENSREADING	RG5 3LT
		34NIGHTINGALE ROADREADING	RG5 3LU
		36NIGHTINGALE ROADREADING	RG5 3LU
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		43NIGHTINGALE ROADREADING	RG5 3LU
		44NIGHTINGALE ROADREADING	RG5 3LU
		45NIGHTINGALE ROADREADING	RG5 3LU

Organisation_Name	Building_Name	address1	Postcode
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		47NIGHTINGALE ROADREADING	RG5 3LU
		48NIGHTINGALE ROADREADING	RG5 3LU
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		55NIGHTINGALE ROADREADING	RG5 3LU
		56NIGHTINGALE ROADREADING	RG5 3LU
		57NIGHTINGALE ROADREADING	RG5 3LU
		58NIGHTINGALE ROADREADING	RG5 3LU
		59NIGHTINGALE ROADREADING	RG5 3LU
		60NIGHTINGALE ROADREADING	RG5 3LU
		61NIGHTINGALE ROADREADING	RG5 3LU
		62NIGHTINGALE ROADREADING	RG5 3LU
		63NIGHTINGALE ROADREADING	RG5 3LU
		64NIGHTINGALE ROADREADING	RG5 3LU
		65NIGHTINGALE ROADREADING	RG5 3LU
		66NIGHTINGALE ROADREADING	RG5 3LU
		67NIGHTINGALE ROADREADING	RG5 3LU
		68NIGHTINGALE ROADREADING	RG5 3LU
		69NIGHTINGALE ROADREADING	RG5 3LU
		70NIGHTINGALE ROADREADING	RG5 3LU
		71NIGHTINGALE ROADREADING	RG5 3LU
		72NIGHTINGALE ROADREADING	RG5 3LU
		73NIGHTINGALE ROADREADING	RG5 3LU
		74NIGHTINGALE ROADREADING	RG5 3LU
		75NIGHTINGALE ROADREADING	RG5 3LU
		76NIGHTINGALE ROADREADING	RG5 3LU
		77NIGHTINGALE ROADREADING	RG5 3LU
		78NIGHTINGALE ROADREADING	RG5 3LU
		79NIGHTINGALE ROADREADING	RG5 3LU
		81NIGHTINGALE ROADREADING	RG5 3LU
		1LARCH DRIVEREADING	RG5 3LW
		2LARCH DRIVEREADING	RG5 3LW
		37LARCH DRIVEREADING	RG5 3LW
		38LARCH DRIVEREADING	RG5 3LW
		80NIGHTINGALE ROADREADING	RG5 3LY
		83NIGHTINGALE ROADREADING	RG5 3LY
		10CAMPBELL ROADREADING	RG5 3NA
		12CAMPBELL ROADREADING	RG5 3NA
		14CAMPBELL ROADREADING	RG5 3NA
		16CAMPBELL ROADREADING	RG5 3NA
		18CAMPBELL ROADREADING	RG5 3NA
		2CAMPBELL ROADREADING	RG5 3NA
		20CAMPBELL ROADREADING	RG5 3NA
		22CAMPBELL ROADREADING	RG5 3NA
		24CAMPBELL ROADREADING	RG5 3NA
		4CAMPBELL ROADREADING	RG5 3NA
		6CAMPBELL ROADREADING	RG5 3NA
		8CAMPBELL ROADREADING	RG5 3NA
		43HIGHGATE ROADREADING	RG5 3ND
		45HIGHGATE ROADREADING	RG5 3ND
		47HIGHGATE ROADREADING	RG5 3ND
		49HIGHGATE ROADREADING	RG5 3ND
		51HIGHGATE ROADREADING	RG5 3ND
		53HIGHGATE ROADREADING	RG5 3ND
		55HIGHGATE ROADREADING	RG5 3ND
		57HIGHGATE ROADREADING	RG5 3ND

Organisation_Name	Building_Name	address1	Postcode
		59HIGHGATE ROADREADING	RG5 3ND
		61HIGHGATE ROADREADING	RG5 3ND
		63HIGHGATE ROADREADING	RG5 3ND
		13MALONE ROADREADING	RG5 3NL
		15MALONE ROADREADING	RG5 3NL
		17MALONE ROADREADING	RG5 3NL
		19MALONE ROADREADING	RG5 3NL
		21MALONE ROADREADING	RG5 3NL
		23MALONE ROADREADING	RG5 3NL
		25MALONE ROADREADING	RG5 3NL
		10DUNDELA CLOSEREADING	RG5 3NN
		11DUNDELA CLOSEREADING	RG5 3NN
		7DUNDELA CLOSEREADING	RG5 3NN
		8DUNDELA CLOSEREADING	RG5 3NN
		9DUNDELA CLOSEREADING	RG5 3NN
SOUTHLAKE COUNTY JUNIOR SCHOC			RG5 3NA
LITTLE DUCKLINGS DAY NURSERY	SOUTHLAKE SCHOOL	SOUTHLAKE SCHOOLCAMPBELL ROADREADING	RG5 3NA

26.MAR2002* 6075

Nicola Lake
Wokingham District Council
Planning Department
P.O.Box No. 157
Civic Offices
Shute End
Wokingham
RG40 1WR

Our Ref:- 29930603.A

6th March 2002

Dear Ms Lake,

Re:- Planning Permission 2001/4892 – Southlake County Junior School, Campbell Road, Woodley

Thank you for your letter of 22nd February 2002 regarding the above.

We, together with our Client are obviously disappointed that the matter could not be considered as a minor approval but obviously respect your decision.

We therefore enclose 6 copies of the application form and drawings to enable determination of the proposal.

We look forward to receiving the approval notice in due course but please do not hesitate to contact the writer should you have any queries.

Yours sincerely

Paul .S. Ansell
Senior Project Manager

Enc.

cc. M Holland – WDC Property Services.

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

Tel. (0118) 974 6429 or 6433

26.MAR2002* 6075

Date: 19 March 2002

Your Ref:

My Ref: F/2002/6075

W D C Property Services
C/O The Anthony Smith P/Ship
Castlefield House
113 Castle Hill
Reading
Berks
RG1 7SY

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 Sir/Madam

Reference Number: 2002/6075

Site Address: Southlake County Junior School, Campbell Road, Woodley, Reading.

Proposal: Proposed extensions to school. Amendment to consent F/2001/4892.

I return your application, as it is invalid and cannot be determined for the following reason(s);

No Section 66 with application.

6 copies of other side elevation of small hall.

On elevation 2-2, side window missing from reception and office area.

6 copies of the courtyard elevations of the modular classroom extension. See attached for detail.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

26.MAR2002* 6075

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 19-03-02

TO: Paul Ansell

FROM: Mrs Hurst **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 3

RECIPIENT FAX NUMBER: 0118 950 4170

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: Southlake Junior School

NOTES: file returned

26.MAR2002* 6075

Tel. (0118) 974 6429 or 6433

Date: 19 March 2002

Your Ref:

My Ref: F/2002/6075

WOKINGHAM UNITARY
Aiming for Excellence

W D C Property Services
C/O The Anthony Smith P/Ship
Castlefield House
113 Castle Hill
Reading
Berks
RG1 7SY

Environmental Services Department
Planning Services
P.O. Box 157
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Tel: (0118) 974 6000
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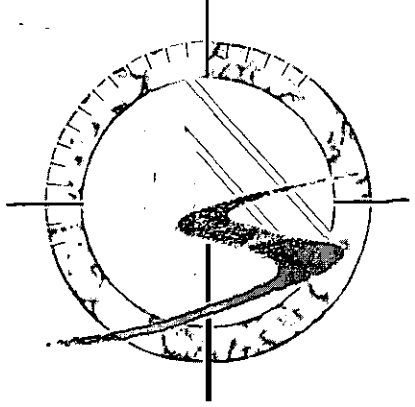
Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control



26 MAR 2002

26.MAR2002 C.75

Mrs .C. Hurst
Wokingham District Council
Planning Department
P.O.Box No. 157
Civic Offices
Shute End
Wokingham
RG40 1WR

Our Ref:- 29932503.A

25th March 2002

Dear Mrs Hurst,

Re:- Southlake Junior School – Amendment to Consent – F/2001/ 4892

Further to your letter of the 19th March 2002 we are pleased to enclose the following:-

1. Section 66 notice.

2. Revised drawings 2993/102,110,111, &120 including revised and additional elevations.

Please do not hesitate to contact the writer should you require any further information.

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

1789/a

SECTION 66 CERTIFICATE

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

(b) .....

.....

● Notice of the application as attached to this Certificate, has been published in

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

- 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) . . . . . 26 MAR 2002 . . . . . 0275 . . . . . .

. . . . . .

- Notice of the application as attached to this Certificate, has been published in

the (c) . . . . . .

on (d) . . . . . .

OR

(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

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of WOKINGHAM DISTRICT COUNCIL . . .

Date 25th MARCH 2002 . . . . . .

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

26 MAR 2002

6075

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS*

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	WOKINGHAM DISTRICT COUNCIL
	ADDRESS	PROPERTY SERVICES DEPT. SHUTE END, WOKINGHAM, BERKS.
	POST CODE	RG40 1BN PHONE 0118 974 6983
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	THE ANTHONY SMITH PARTNERSHIP
	ADDRESS	CASTLEFIELD HOUSE, 113 CASTLE HILL READING, BERKS
	POST CODE	RG1 7SY PHONE 0118 939 1195
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	SOUTHLAKE JUNIOR SCHOOL CAMPBELL ROAD, WOODLEY.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		EXTENSIONS TO JUNIOR SCHOOL TO FORM PRIMARY SCHOOL FOR EDUCATIONAL PURPOSES
5. Give the area in hectares or part of a hectare	AREA OF SITE	2.25 HECTARE
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	2993/110.E, 111E, 120.F, 121.B, 101.B, 102.C, & QN.1180/2/004.N

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.

JUNIOR SCHOOL EDUCATION

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~~ TO FOLLOW — 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.

BRICKS & ROOF TILES TO MATCH EXISTING, WINDOWS & DOORS TO BE POWDER COATED ALUMINIUM.

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?

TO 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

AS SHOWN ON DRAWINGS

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

YES

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

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

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? ~~YES~~/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

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

N/A SEE ORIGINAL APPROVAL APPLICATION NO. F/2001/4892

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 [signature] ON BEHALF OF WDC DATE 6th March 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	1349	29	1309	
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	1349	29	1309	

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	12	DELIVERIES ONLY
Proposed	21	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.

EDUCATION

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

a. AS EXISTING

b. 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
TO FOLLOW	ON CONFIRMATION FROM SCHOOL		

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

NO

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

26 MAR 2002

① SOUTH LAKE COUNTY JUNIOR SCHOOL

PC 23 214 501

ADDRESS CAMPBELL ROAD PARISH WOODLEY

PLOT No. ORD. SHEET No. 46 47 SU.7572 & 7672

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
182/55	Mr. Ben. S. Clark	Outline	12.4.55	N/A. C/A.
466/57	Messrs. Wells Estates Ltd	"	9.7.57	N/A. Refuse
0/247/58	Mr. & Mrs. Ben. S. Clark	"	17.4.59	N/A. C/A.
0/132/61	J.T. Cook & Son Ltd	"	Referred to BC PC. No decision	
147/61	"	Layout Rd. & Sewers	5.10.61	N/A. C/A.
170/61	" Foul	Sewer plans & Sections	5.10.61	App. C/A.
R/238/61	" Part	Layout Rds. & Sewers	30.11.61	App. App.
S/16/61	Berkshire County Council	Outline	18.11.61	N/A. BCC C/A.
S/102/62	J.T. Cook & Son Ltd Part	Layout of Rd. & Sewers	12.7.62	App. C/A.
S/10/64	Berkshire County Council	Junior School & Caretakers House	20.5.64	N/A BCC App.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

② SOUTH LAKE COUNTY JUNIOR SCHOOL

PC 23 214 501

ADDRESS CAMPBELL ROAD PARISH WOODLEY

PLOT No. ORD. SHEET No. 46 47 SU.7572 & 7672

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
S/28/64	Berkshire County Council	Caretakers House	13.1.65	N/A. BCC App.
S/2/68	Royal County of Berkshire	- Addit. Storage Room	24.4.68	N/A. App.
S/15/68	"	Swimming Pool	15.5.68	N/A App.
S/10/69	"	Terrapin Classroom	25.4.69	N/A C/A.
S/13/70	"	changing room accommod. adjoining swimming pool	10.5.70	N/A. C/A.
S/24/70	"	Terrapin Classroom	26.8.70	N/A. App.
231/71	"	Sanitation Unit	25.3.71	N/A C/A
00428	"	Sewers with covered swimming pool.		
01952	"	Equipment Store	13.11.78	N/A. C/A
AR/10249 20605	"	GARAGE TEMP. ACCOMM.	15.2.79 6.12.83	App N/A N/A TP. 3/12/83

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

26.MAR2002 6075 K

(3) SOUTHLAKE JUNIOR SCHOOL

ADDRESS CAMPBELL ROAD PARISH WOODLEY

PLOT No. ORD. SHEET No. 46,47

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
21052	BCC	REBUILD FIRE DAMAGED SCHOOL	19.4.84	N/A CA
27375	"	RENEWAL CLASSROOM/TOILET	21.7.87/21.7.87	31.7.92
36460		STORAGE PORTACABIN	29.10.90	31.10.95
42076	"	TEMP NURSERY UNIT	31.3.94	31.3.99
FP94/2929	WOODPECKERS DAY NURSERY	DRAINAGE & FOUNDATIONS	3.11.94	C/APP
FP94/3130A	"	TOILETS AS DAY NURSERY	29.4.95	REF
95/63044/TEM		Renewal of Temp for Storage	13.11.95	CA 31.12.2000
96/63388/Z	BCC	REPL. CLASSROOM/TOILET BLOCK	2.6.96	C/A
98/66933/T	MR & MRS TRANTER	EXT. TO MODULAR	15.4.98	C/A
	LITTLE RUGRATS NURSERY SCHOOL	NURSERY BUILDING		
FP98/7510		extend Mod. Building	26.5.98	APP
98/68342/Y	Mr. & Mrs. B. Tranter	Var to Con. 3 on App 98/66933/T - Colour of Roof	2.12.98	C/A.

MINISTRY DECISION

SPECIAL ORDERS

99/69789/T.	"	T.P. - Mod. Bldg for Nursery	13.8.99	C/A.

1933 South Lake County Jnr School

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ADDRESS Campbell Road PARISH Woodley

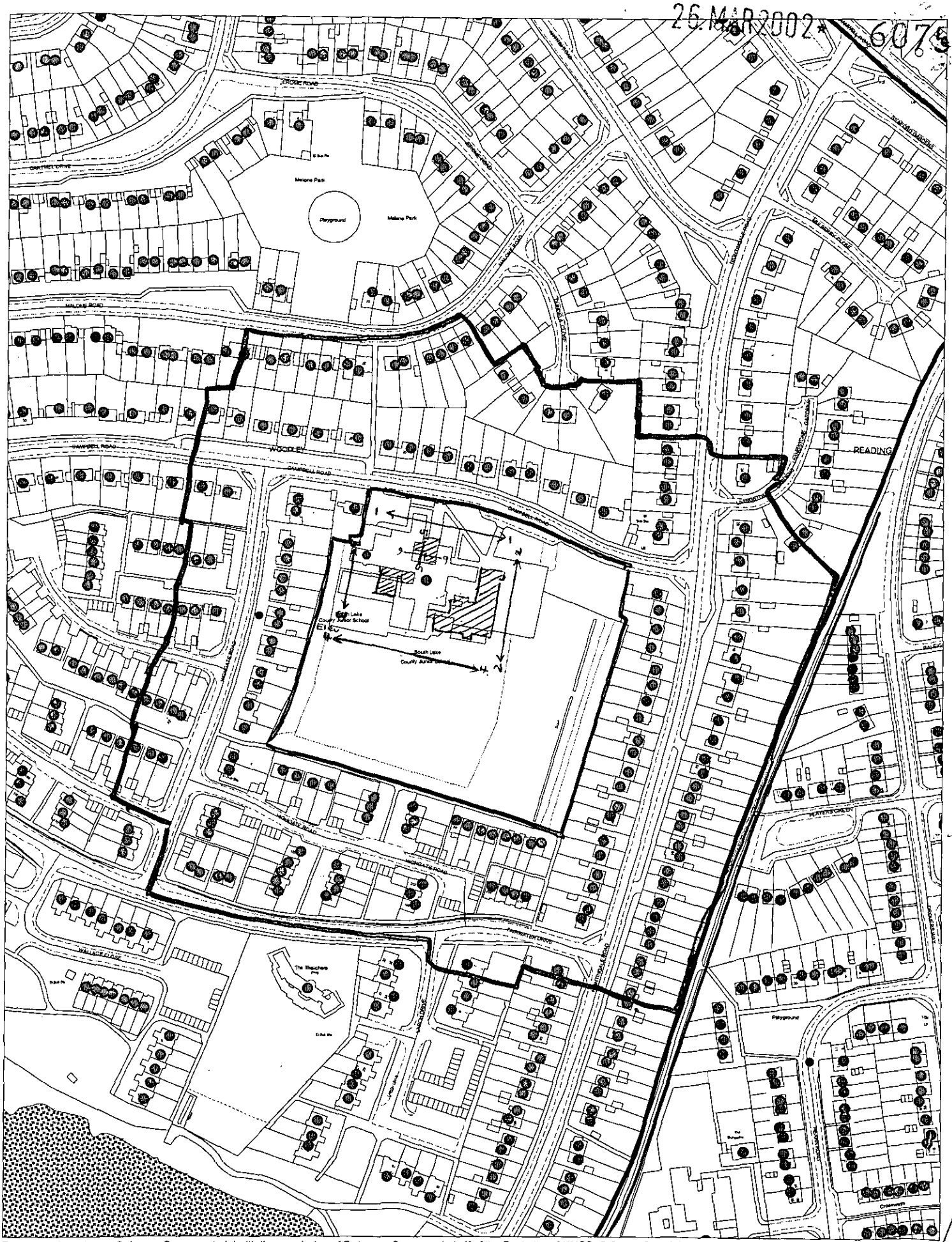
PLOT No. ORD.SHEET No.

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Planning
F/2001/4892		WDC	S/St ext, add classrooms for infant pupils & new school hall.	14.11.01		C/A

MINISTRY DECISION:

SPECIAL ORDERS:

26 MAR 2002 6075



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Development Control Section, Environmental Services, Wokingham District Council.

14 March 2002 Scale: 1 : 2500

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