APPLICATION NO:
F/2000/2754

LOCATION:
Ludgrove Preparatory School Luckley Road, Wokingham.

APPLICANT:
Ludgrove School Trust Ltd C/O Tufnell And Partners

PROPOSAL:
Proposed demolition of store shed and erection of swimming pool enclosure with pool changing rooms and plant room (Amendment to consent 2000/1656)

EARLIEST DATE FOR DECISION: **09/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
01/01/2001

APPROVED

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard

EASIFILE EP7

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Ludgrove School Trust Ltd
C/O Tufnell And Partners
40 Chobham Road
Sunningdale
Berkshire
SL5 ODX

Application Number: F/2000/2754

Parish:	**WOKINGHAM WITHOUT**
Location:	**Ludgrove Preparatory School, Luckley Road, Wokingham.**
Proposal:	**Proposed demolition of store shed and erection of swimming pool enclosure with pool changing rooms and plant room (Amendment to consent 2000/1656)**

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. The swimming pool shall be used only by the school and not by the general public.

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 highway safety and convenience.

Informative
1. The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section of the Planning Department be contacted for further advice.

Informative
2. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

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

Berkshire Structure Plan Policies C2 and C6.
South East Area Local Plan Policies STV2, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WCC1, WCC2, WBE1 and WT7.

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

Notice checked by: _____

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

Released.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2754	EXC
BUILDING CONTROL NUMBER.	PP 2000/1382	Brian
~~APPLICANT~~/AGENT	Tufnell + Partners	
ADDRESS OF SITE	Ludgrove School Lucklay Road	
DESCRIPTION OF PROPOSED WORK	W.O.K. WITHOUT demolition of store + shed new swimming pool building (amendment to consent 2001/1056)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	830-01	830-01
ELEVATIONS	830-03	830-03
FLOOR PLANS	830-02A 830-02B	830-02A 830-02B

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	7/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	21/2/01	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/2754

Applicant : Ludgrove School Trust Ltd C/O Tufnell And Partners.

Location : Ludgrove Preparatory School, Luckley Road, , Wokingham.

Proposal : Proposed demolition of store shed and erection of swimming pool enclosure with pool changing rooms and plant room (Amendment to consent 2000/1656)

Site Notice Displayed ? :	YES	NO	DATE
	✓		21 Nov '00

Date of Neighbour Notifications : .....

Date of Site Visit : .....21 November 2000.....

Date Registered : 06/11/2000

Earliest Date for Decision : 09/12/2000

Latest Consultation Date/Site Notice Expiry Date : 09/12/2000

This application will have expired on: 01/01/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

is a pond, surrounded by mature trees. A few of these trees are to be removed but the remainder would provide screening for the extension. The proposed extension is only slightly larger than that previously approved, the main differences being a one metre reduction in the length of the pool hall, and an increase of one metre in the width and 3.5 metres in the depth of the plant room. This results in an overall increase of $4m^2$ in the area of the building. This would not result in a significantly greater impact that the previously approved scheme.

C. The proposal would provide improved facilities for existing pupils and would not result in an increase in pupil numbers. Therefore, the Highway Authority has no objection to the proposals, subject to a condition preventing use of the pool by the general public.

5. **Conclusion** – The impact of the proposed pool extension would not be significantly greater than that of the previously approved scheme and, therefore, the proposals are considered acceptable.

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

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of five C001 years from the date of this permission.

2. All new works and works of making good to the retained fabric shall be finished C014 to match in size, colour, texture and profile those of the existing building.

3. The swimming pool shall be used only by the school and not by the general public.

REASONS

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

R014 2. To ensure that the external appearance of the building is satisfactory.

3. In the interests of highway safety and convenience.

INFORMATIVES

1. The applicant is reminded that a Demolition Notice may be required to be served N03 on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section of the Planning Department be contacted for further advice.

2. The applicant is reminded that this approval relates to planning permission only N04 and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

3. You are advised, in compliance with *The Town & Country Planning (General* N16 *Development Procedure) (England) (Amendment) Order 2000,* that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan policies C2, C6,
South East Area Local Plan policies STV2, SBE1, SBE2,
Deposit Draft Wokingham District Local Plan policies WOS2, WOS3, WCC1, WCC2, WBE1, WT7.

Emy Circuit

RECORD OF SITE VISIT

SITE ADDRESS: Ludgrove Preparatory School Luckley Road Wokingham.

APPLICATION NUMBER: F/2000/2754

OFFICER: Emy Circuit

DATE OF SITE VISIT: 21 Nov 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? at entrance to school - on Private Road

2. DESCRIPTION OF SURROUNDINGS

School complex in a rural setting - pond adjacent and a large number of mature trees on the site

3. DESCRIPTION OF SITE/BUILDING

buildings of a variety of ages and styles, would adjoin modern gym.

4. RELATIONSHIP TO ADJOINING PROPERTIES

all within school complex.

5. SITE CONSTRAINTS

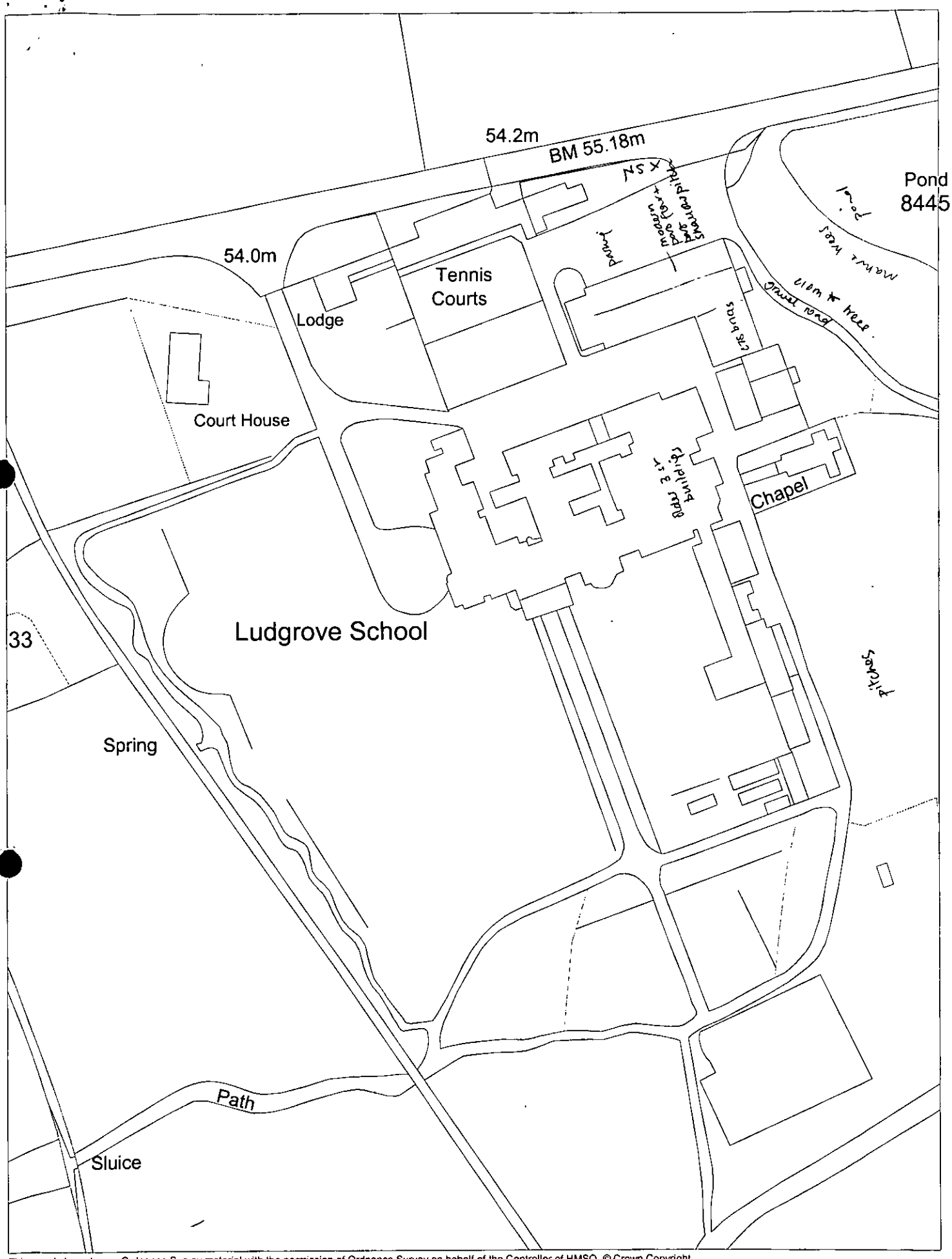
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



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Development Control Section, Environmental Services, Wokingham District Council.

20 November 2000

Scale: 1 : 1250

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

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

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

PART I

219. MINUTES

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

220. APOLOGIES

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

221. ORDER OF BUSINESS

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

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

241. APPLICATION NO: 2000/2754, DEMOLITION OF STORE SHED AND ERECTION OF SWIMMING POOL ENCLOSURE WITH POOL CHANGING ROOMS AND PLANT ROOM (AMENDMENT TO CONSENT 2000/1656), LUDGROVE PREPARTORY SCHOOL, LUCKLEY ROAD WOKINGHAM, FOR LUDGROVE SCHOOL TRUST LTD

The Committee considered a report on this application as set out on Agenda pages 2321 to 2333.

RESOLVED: That Application No: 2000/2754 be approved subject to the conditions outlined on Agenda pages 2322 to 2323.

Application No. **Received** **Wokingham Without**
F/2000/2754 **6/11/00**

Applicant: **Ludgrove School Trust Ltd**
Location : **Ludgrove Preparatory School, Luckley Road, Wokingham**
Proposal : **Demolition of store shed and erection of swimming pool enclosure with pool changing rooms and plant room (Amendment to consent F/2000/1656)**

1. **Planning History** – Ludgrove School is located in the countryside, within the designated Green Gap between Wokingham and Crowthorne. The school is set in extensive grounds with no near neighbours. Construction of the original school buildings predates planning records but subsequently there have been numerous permissions for extensions and alterations to the school, including approval of a swimming pool complex, in August 2000 (F/2000/1656).

2. **Proposal** – The proposals is for the demolition of 120m^2 of storage buildings and the provision of a 509m^2 building to house a swimming pool, changing rooms and plant room. This would represent a net increase of 389 m^2, 4m^2 more than the previously approved scheme.

   The proposal is before the Development Control Committee because it involves provision of over 500m^2 of floor space.

3. **Consultations** -
   - ***Wokingham Without Parish Council*** – "no objections"
   - ***Wokingham Town Council*** – "no objection"
   - ***Education*** – no comment as the application is for a private school
   - ***Environmental Health*** – no objections
   - ***Highways*** – no objection subject to a condition preventing use of the pool by members of the public

4. **Appraisal** – The main consideration is:

   A. The principle of development (policies WOS2, WCC1 and WCC2 of the WDLPDD and policy STV2 of the SEALP)
   B. The impact of the proposals on the character and appearance of the rural area (Policies WCC1, WCC2, WOS3 and WBE1 of the WDLPDD and Policies STV2, SBE1 and SBE2 of the SEALP).
   C. Highway issues

   A. The proposal is an for an extension to an existing school in the countryside and is, therefore, acceptable in principal, providing the scale, materials, form, design and character are appropriate to its setting. Furthermore, the principle has been established by the previous approval.

   B. The extension would be located on the eastern side of the school complex, adjoining existing sports facilities. It would have a maximum width of 37 metres, including the changing rooms, and project a maximum of 16 metres from the existing building. The highest part of the roof would be 6.9 metres. Thus, its scale would be smaller than the adjoining sports hall and more appropriate to the older buildings on the site. To the east of the site

is a pond, surrounded by mature trees. A few of these trees are to be removed but the remainder would provide screening for the extension. The proposed extension is only slightly larger than that previously approved, the main differences being a one metre reduction in the length of the pool hall, and an increase of one metre in the width and 3.5 metres in the depth of the plant room. This results in an overall increase of $4m^2$ in the area of the building. This would not result in a significantly greater impact that the previously approved scheme.

C. The proposal would provide improved facilities for existing pupils and would not result in an increase in pupil numbers. Therefore, the Highway Authority has no objection to the proposals, subject to a condition preventing use of the pool by the general public.

5. **Conclusion** – The impact of the proposed pool extension would not be significantly greater than that of the previously approved scheme and, therefore, the proposals are considered acceptable.

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

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. The swimming pool shall be used only by the school and not by the general public.

REASONS

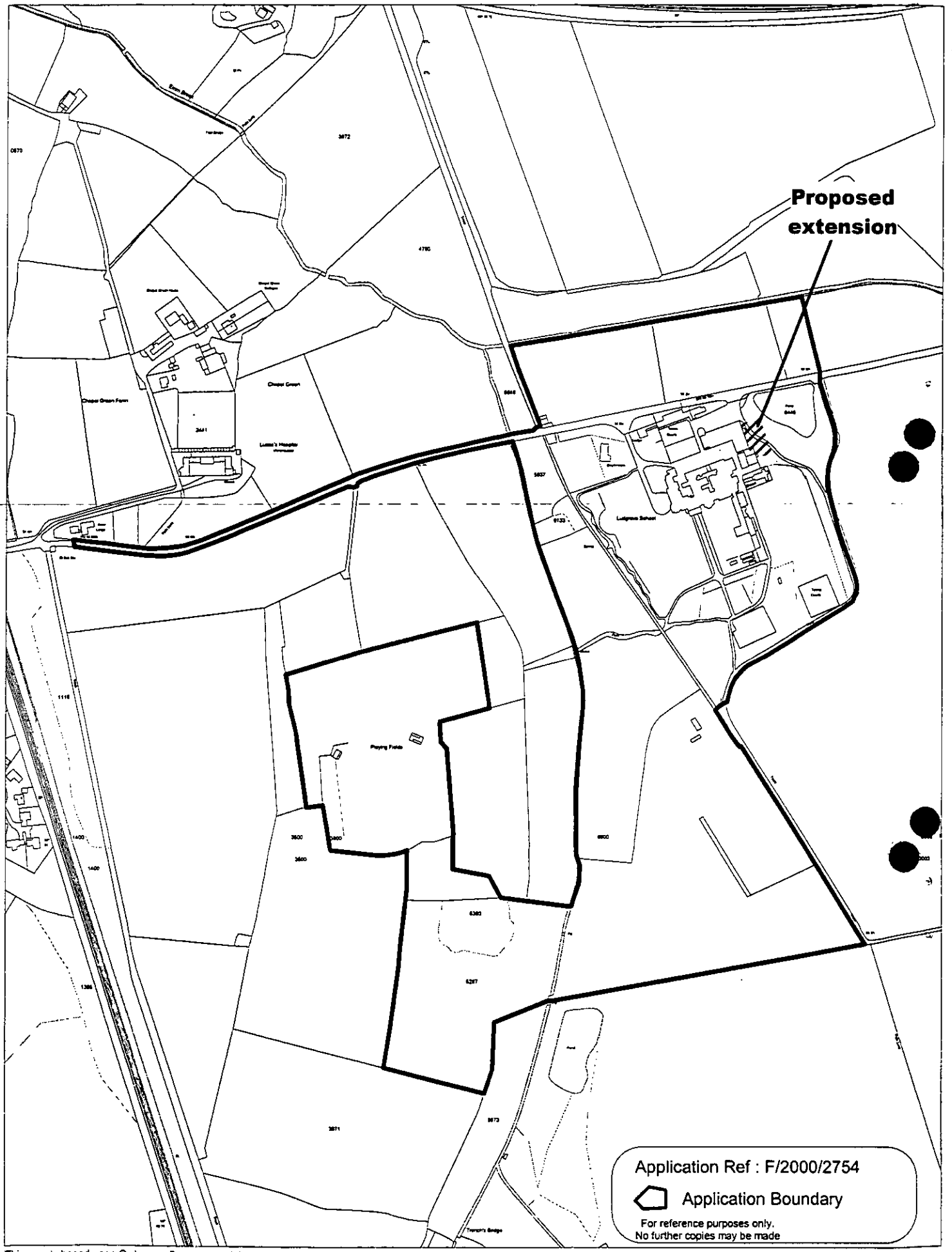
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. In the interests of highway safety and convenience.

INFORMATIVES

1. The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section of the Planning Department be contacted for further advice.
2. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.
3. You are advised, in compliance with *The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000,* that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan policies C2, C6,
South East Area Local Plan policies STV2, SBE1, SBE2,
Deposit Draft Wokingham District Local Plan policies WOS2, WOS3, WCC1, WCC2, WBE1, WT7.

Emy Circuit



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Development Control Section, Environmental Services, Wokingham District Council.

Scale: 1 : 5000

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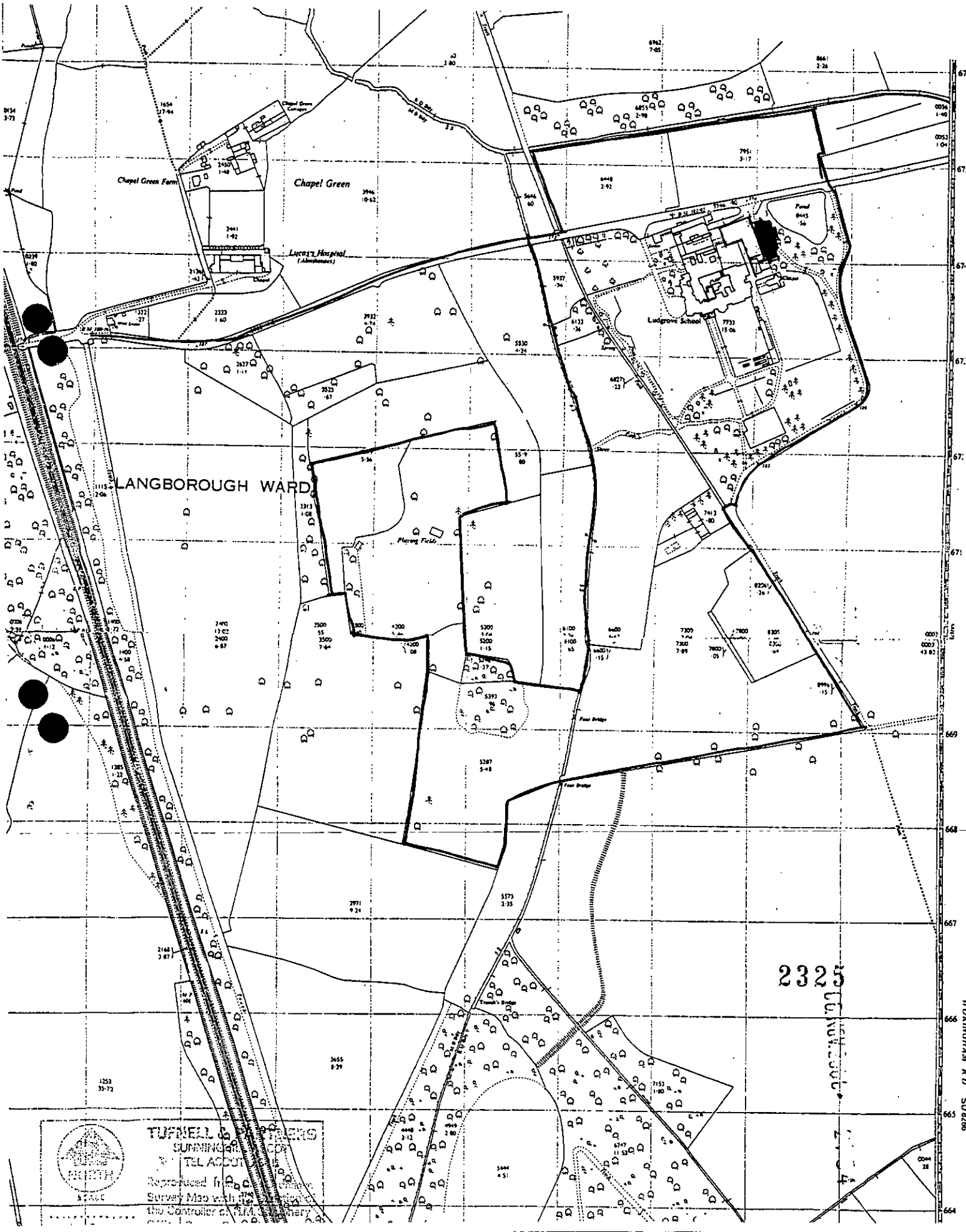
S



Chapel Green Farm
Chapel Green
Lucas's Hospital
(Almshouses)
Ludgrove School
LANGBOROUGH WARD
Playing Fields
Foot Bridge
Trench's Bridge
2325
WOKINGHAM R D
SU8266

06 NOV 2754

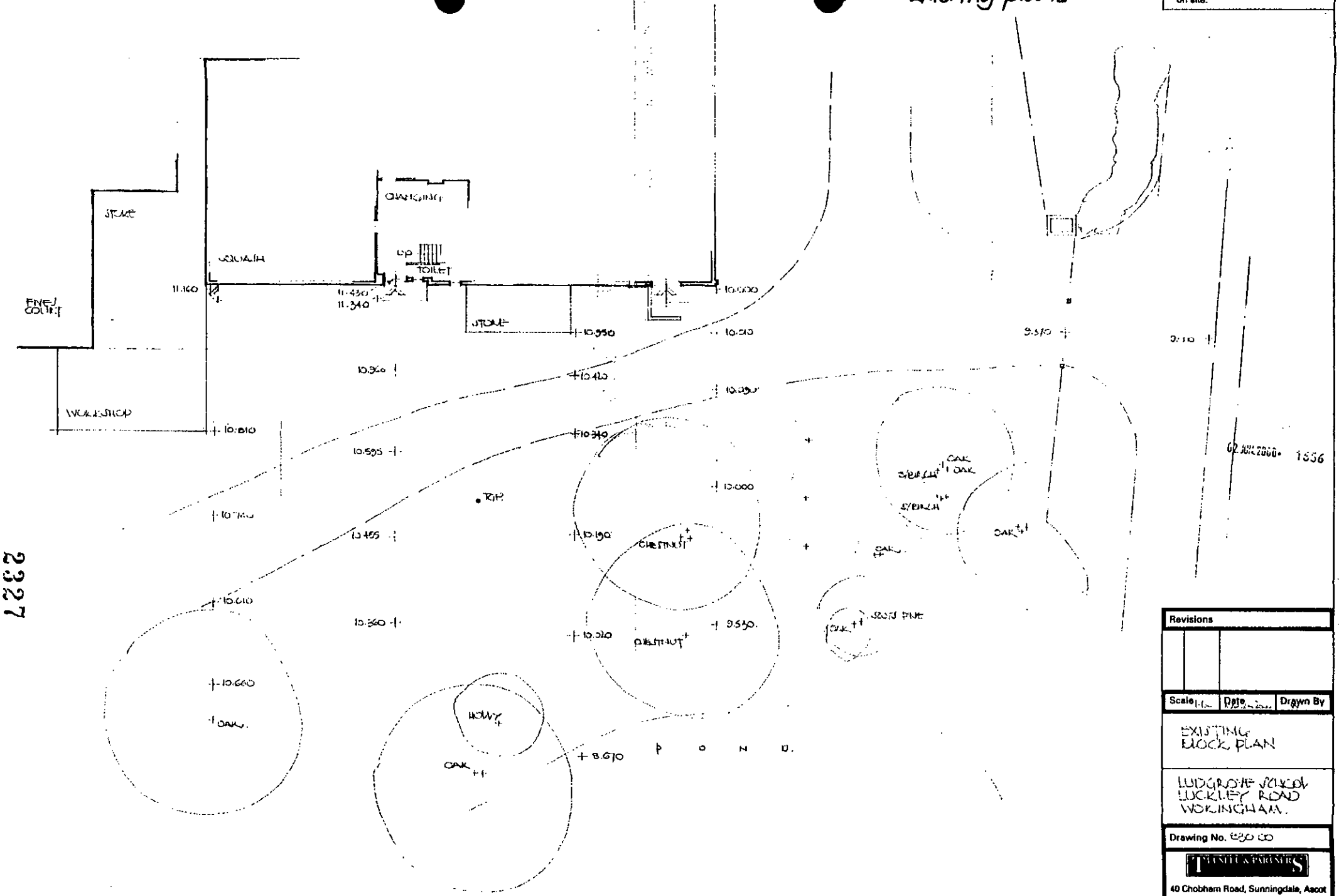
PROPOSED POOL ENCLOSURE

N

LUDGROVE SCHOOL
LUCKLEY ROAD
WOKINGHAM.

BLOCK PLAN
SCALE 1:500

Existing plans.



2327

Notes

All dimensions to be checked on site.

Revisions

Scale	Date	Drawn By
1:1	[illegible]	[illegible]

EXISTING BLOCK PLAN

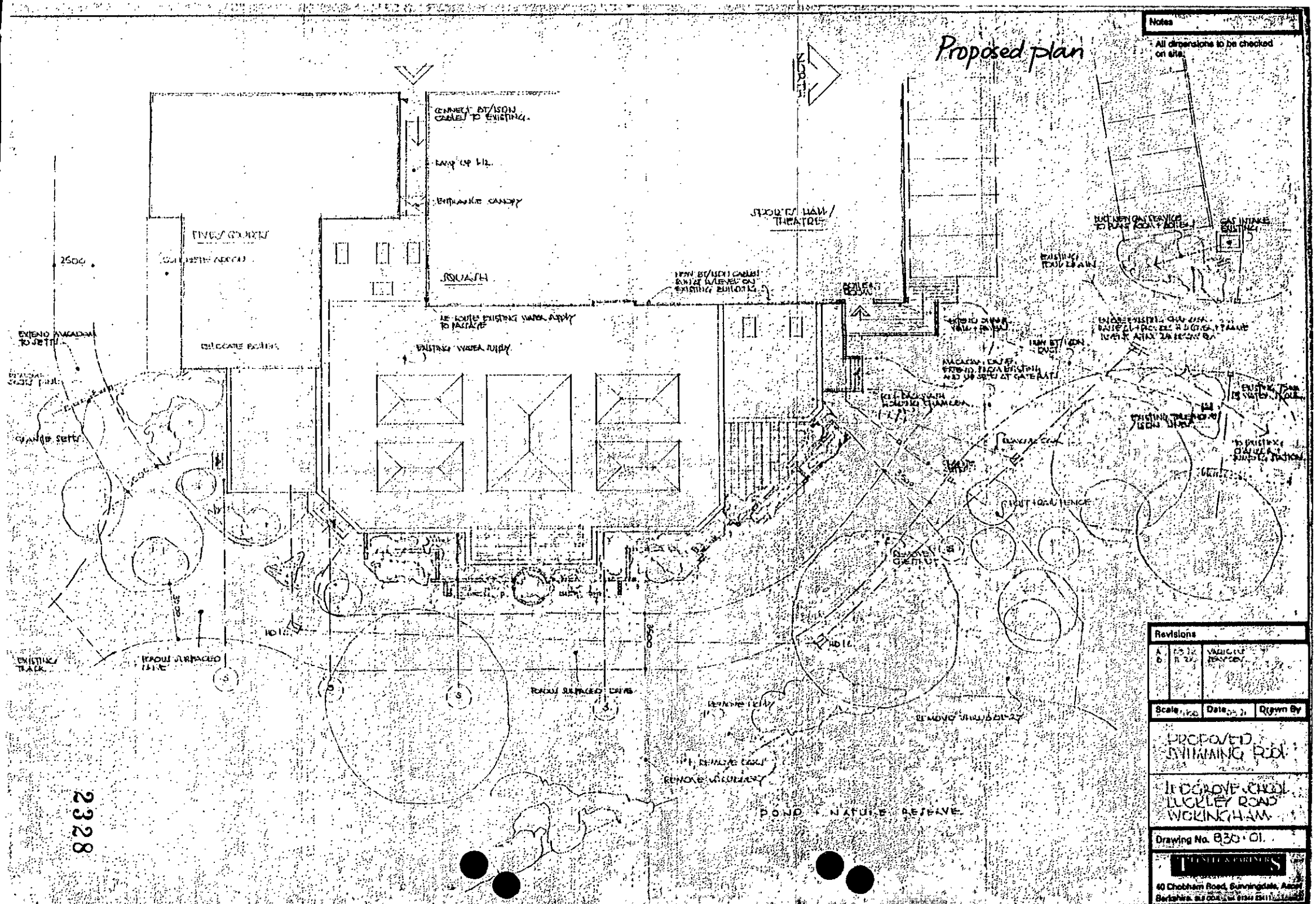
LUDGROVE SCHOOL
LUCKLEY ROAD
WOKINGHAM.

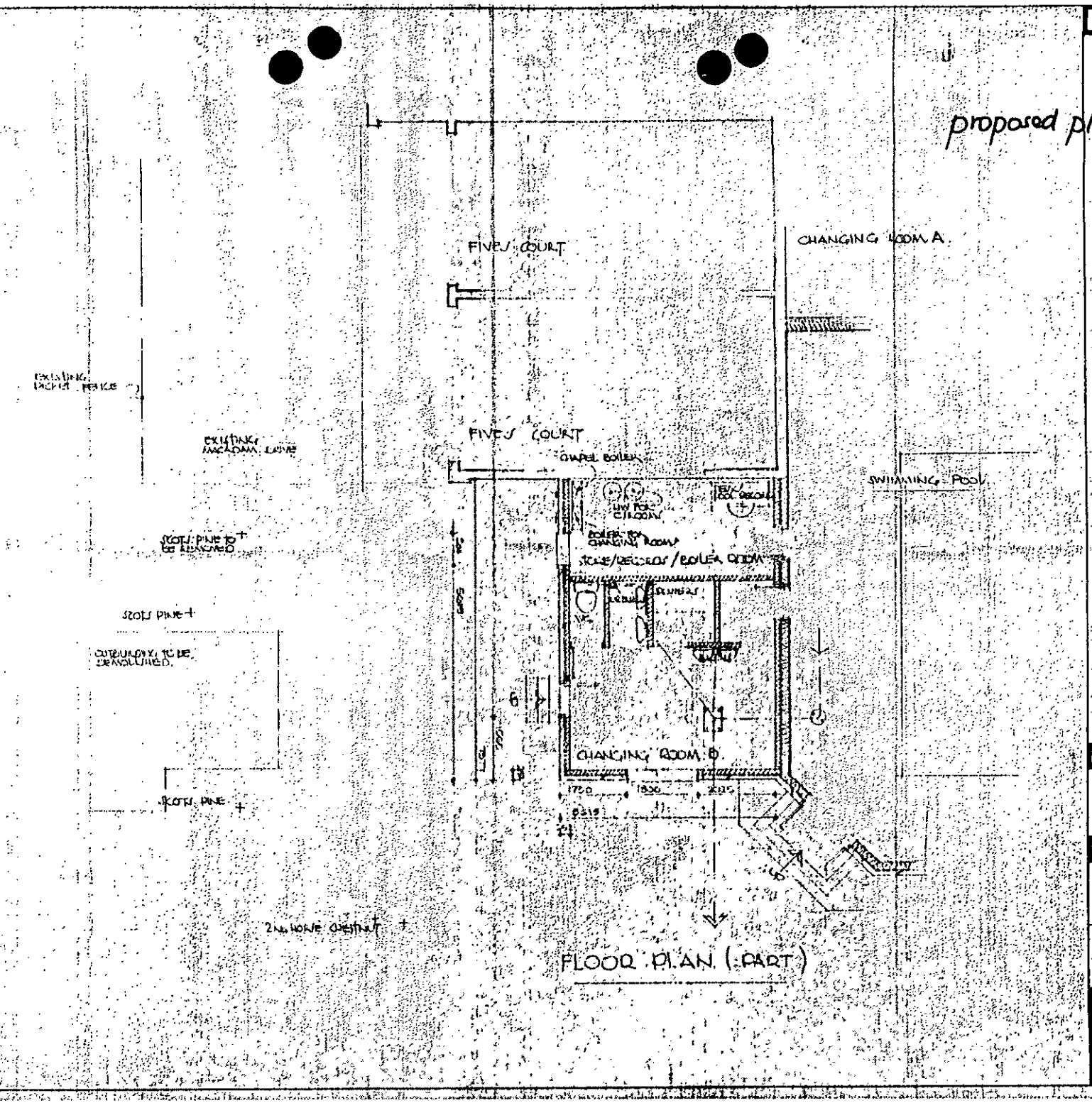
Drawing No. 830 00

TENNENT & PARTNERS

40 Chobham Road, Sunningdale, Ascot
Berkshire. SL5 0DX. tel. 01344 23411.

Proposed plan


NORTH
SQUASH
SPORTS HALL / THEATRE
POND - NATURE RESERVE
REMOVE CHALK
REMOVE VEGETATION
REMOVE TURF
REMOVE KERB
REMOVE TARMAC
REMOVE GRAVEL
REMOVE SHRUBBERY
EXISTING TRACK
GRASS SURFACED AREA
EXISTING WATER SUPPLY
EXISTING GAS INTAKE
EXISTING FOUL DRAIN
EXISTING TELEPHONE
EXISTING GAS MAIN
EXISTING WATER MAIN
EXISTING FOUL MAIN
EXISTING ELECTRICITY



Notes

All dimensions to be checked on site.

Revisions

A	05.2k	VARIOUS
B	10.2k	STORE + C/ROOM HANDED

Scale 1:50 | Date 06.3k | Drawn By

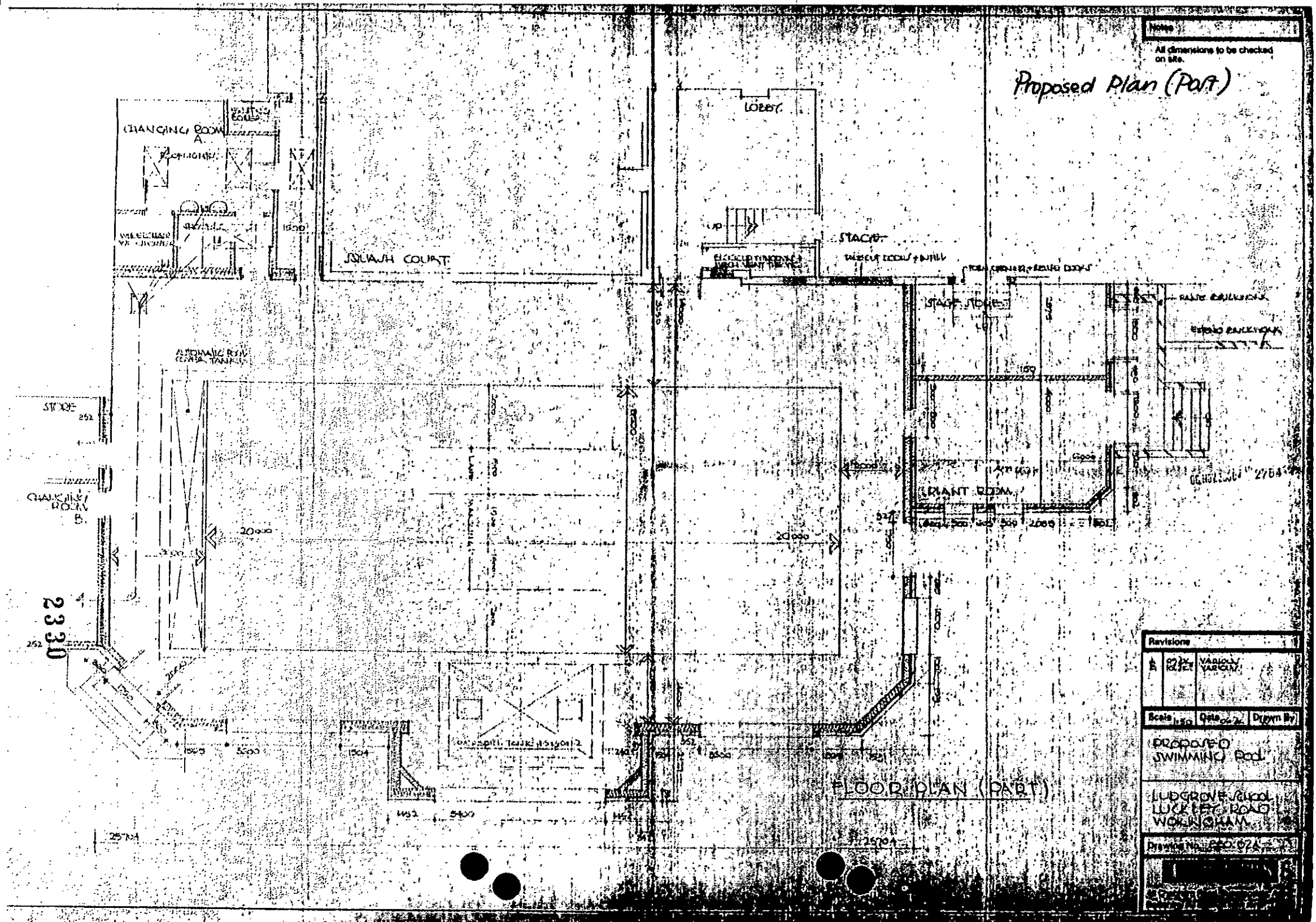
PROPOSED SWIMMING POOL

LUDGROVE SCHOOL
LUCKLEY ROAD
WOKINGHAM

Drawing No. 830.02B

40 Chobham Road, Sunningdale, Ascot
Berkshire, SL5 0DX. tel. 01344 23411

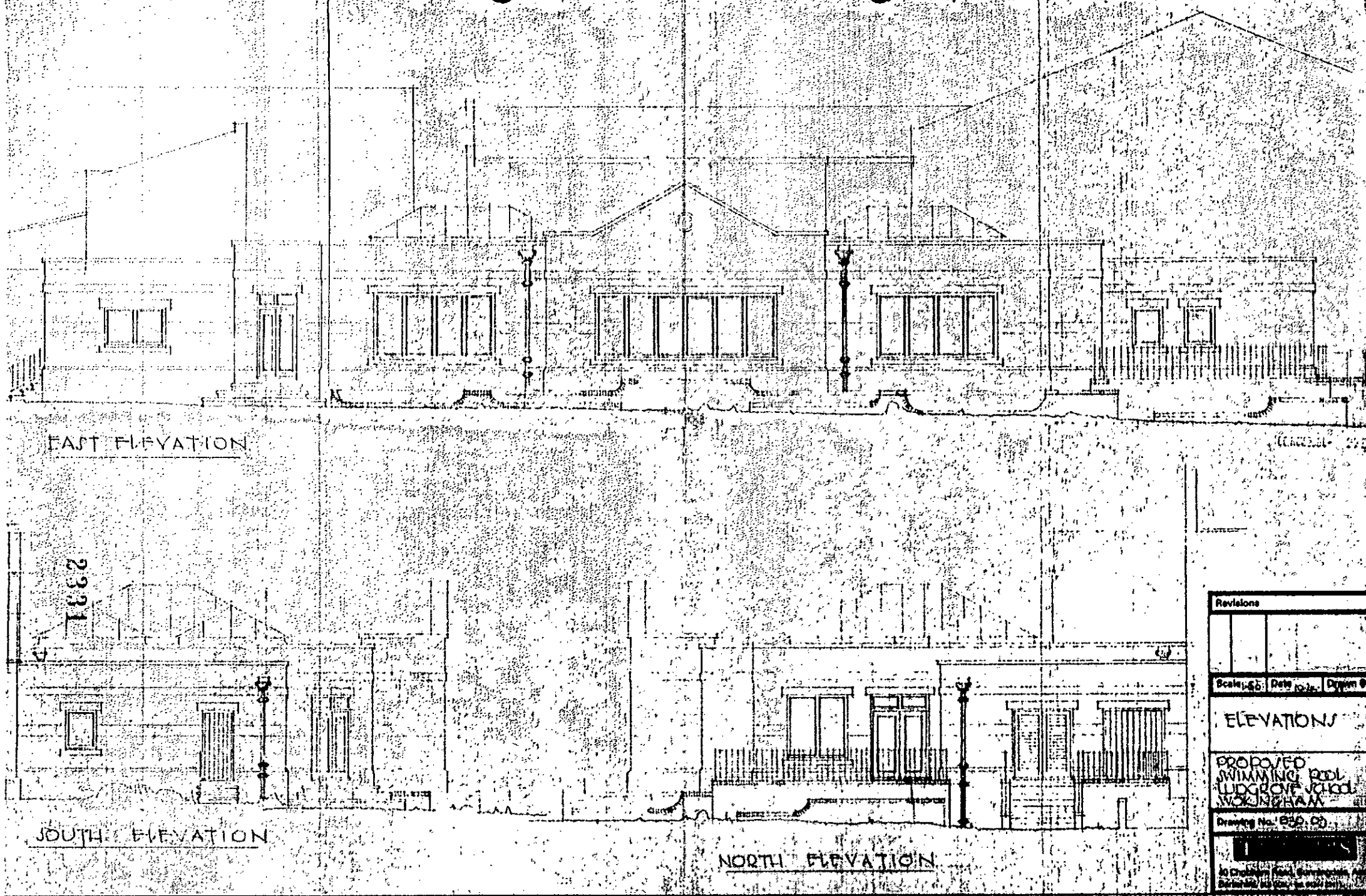
2329


Notes
All dimensions to be checked on site.
Proposed Plan (Part)
CHANGING ROOM A
LOBBY
SQUASH COURT
STAGE
STAGE STORE
PLANT ROOM
CHANGING ROOM B
STORE
FLOOR PLAN (PART)
Revisions
Scale
Date
Drawn By
PROPOSED SWIMMING POOL
LUDGROVE SCHOOL
LUCKLEY ROAD
WOKINGHAM
Drawing No. PRO 02A
2330

Proposed elevations

Notes

All dimensions to be checked on site.



2331

Revisions

Scale 1:50 | Date 10.24 | Drawn By

ELEVATIONS

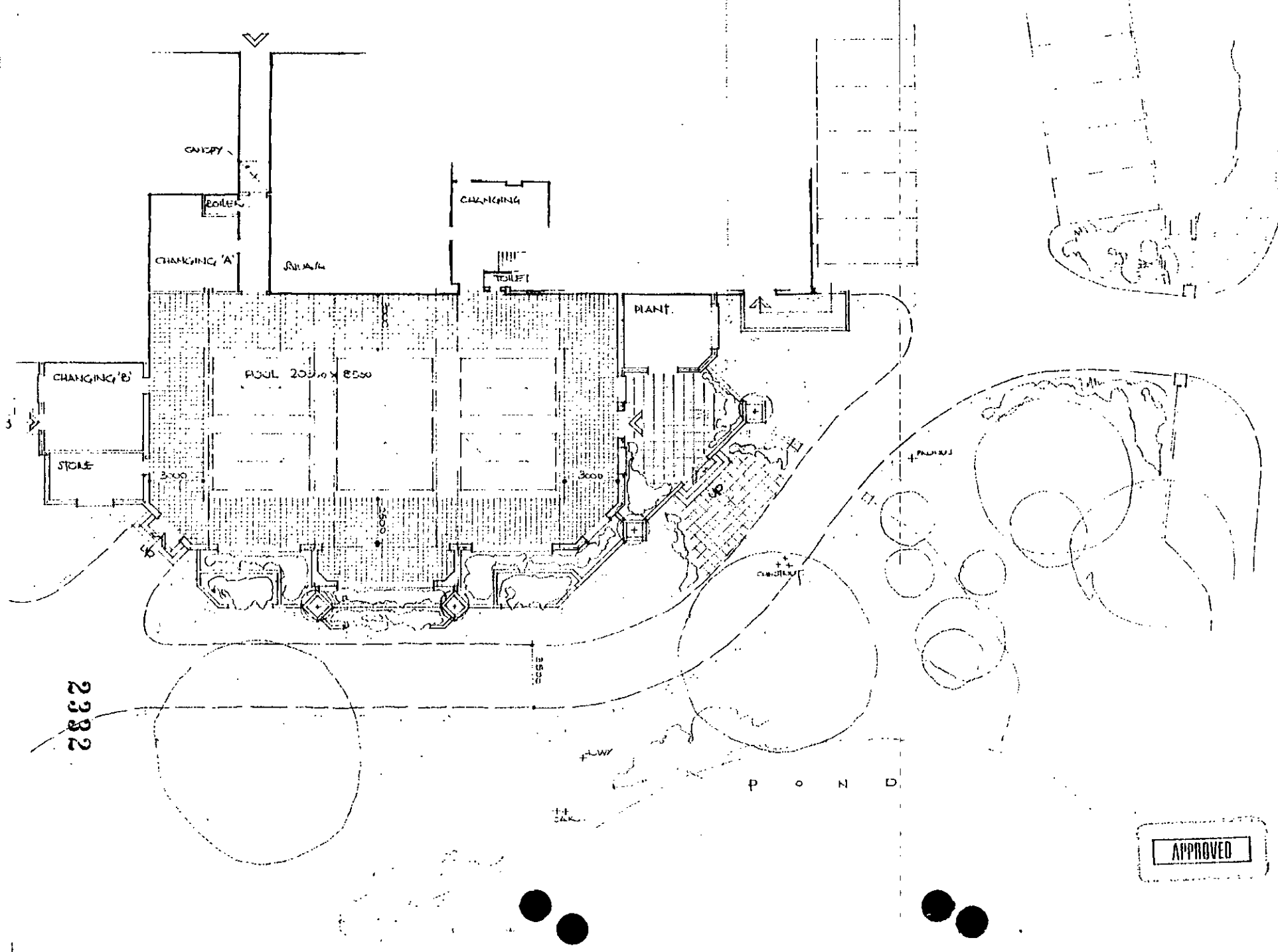
PROPOSED SWIMMING POOL LUDGROVE SCHOOL WOKINGHAM

Drawing No. 830.03

[redacted]

40 Chobham Road, Sunningdale, Ascot, Berkshire, SL5 0DL, [illegible]

Approved plans



Notes

All dimensions to be checked on site.

Revisions

Scale	Date	Drawn By
1:100		

PROPOSED SWIMMING POOL

LUDGROVE SCHOOL
LUCKLEY ROAD
WOKINGHAM

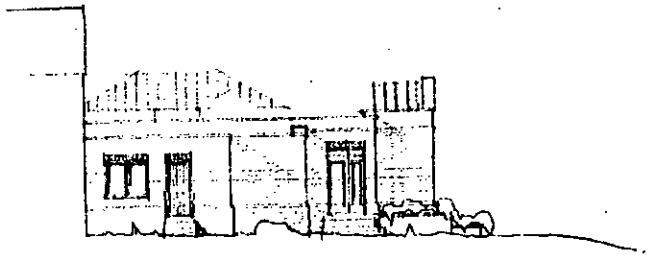
Drawing No. 830-02

TUNNELL & PARTNERS

40 Chobham Road, Sunningdale, Ascot
Berkshire. SL5 0DX. tel. 01344 23411.

23832

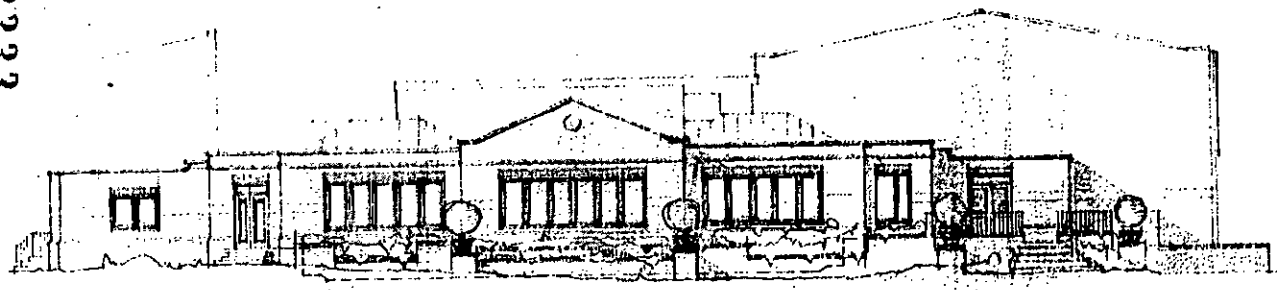
Approved Elevations



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

APPROVED

2333

Notes

All dimensions to be checked on site.

02 MAR 2000

Revisions

Scale 1:100 | Date [illegible] | Drawn By

PROPOSED POOL ELEVATIONS

LUDGROVE SCHOOL
LUCKLEY ROAD
WOKINGHAM

Drawing No. 830.03

TENTER PARTNERS

40 Chobham Road, Sunningdale, Ascot
Berkshire, SL5 0DX. tel. 01344 22411.

Received by Wokingham District Council

Application No: F/2000/2754

Proposal:
Proposed demolition of store shed and erection of swimming pool enclosure with pool changing rooms and plant room (Amendment to consent 2000/1656)

Location:
Ludgrove Preparatory School, Luckley Road, , Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/12/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

15 November 2000

01344872426

TUFNELL & PARTNERS

ESTATE AGENTS • AUCTIONEERS • SURVEYORS • VALUERS
PLANNING CONSULTANTS
40, Chobham Road, Sunningdale, Ascot, Berkshire, SL5 0DX.
Facsimile: (01344) 872426 Tel: (01344) 623411

LAN: 38498
L
DC
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CS
10 JAN 2001
COPIES TO: ACK:
FILE:

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Your Ref:

FAX TRANSMISSION

To:	**Emmy Circuit** **Wokingham District Council**
Fax No:	0118 974 6484
From:	**Will Rumsey FRICS**
Reference:	**Ludgrove School**
Date:	9th January 2001
Total No of Pages: **(including this one)**	**1**

Overall building area is 509m². The areas designated 'Changing Room A' and part of the pool room lie within existing working areas, as indicated on the existing plan, drawing No. 830.00. Changing Room A has a floor area of 36.4m² and is achieved merely by enclosure of the existing space.

Please confirm if the proposal will go to Committee and if you anticipate any particular problems, particularly bearing in mind that the principal has been established by the earlier approval for a similar building on this site of 504m². Work is due to commence in March!

Yours sincerely,

W M Rumsey FRICS
for Tufnell & Partners

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 15 November 2000

Application Number: F/2000/2754

Proposal: Proposed demolition of store shed and erection of swimming pool enclosure with pool changing rooms and plant room (Amendment to consent 2000/1656)

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
Ludgrove Preparatory School, Luckley Road, , Wokingham.

Applicant:
Ludgrove School Trust Ltd C/O Tufnell And Partners.

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).

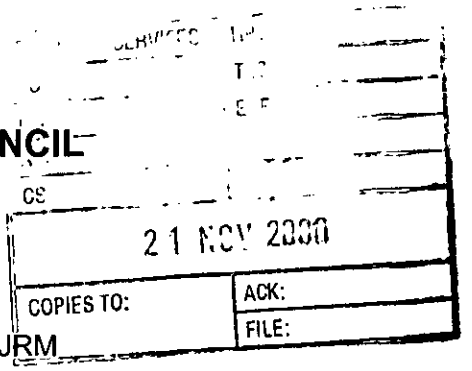
NO OBSECTIONS PROVIDING THAT A CONDITION IS USED THAT ~~ONLY~~ DOES NOT ALLOW THE POOL TO BE USED BY THE PUBLIC.

Signed: _____ **Print name:** Adam Coggins

24/11/00.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM



From: John Mullaney
Environmental Health

My Ref: JRM

To: Emy Circuit
Planning

Your Ref: F/2000/2754

Date. November 21, 2000

PROPOSED: DEMOLITION OF STORE SHED, ERECTION OF SWIMMING POOL ENCLOSURE

LOCATION: LUDGROVE SCHOOL, LUCKLEY ROAD, WOKINGHAM

These proposals have been evaluated and I have no environmental health objections to the application.

JOHN MULLANEY
ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

Emy Circuit
From: Hilary Wardale
Sent: 20 November 2000 16:57
To: Emy Circuit
Cc: Helen Rowlay
Subject: F/2000/2754 - Ludgrove Prep School

Emy
This planning application is for a private school, so WDC education dept has no comment to make.
Regards
Hilary (ext 6166)

PLANNING SERVICES	RPT
POL	LS
DC	ENF
AMP	
CS	
11 [illegible] 2000	
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WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

ADJOINING PARISH CONSULTATION

Case officer: Emy Circuit

Application Number: F/2000/2754

Proposal: Proposed demolition of store shed and erection of swimming pool enclosure with pool changing rooms and plant room.(Amendment to consent 2000/1656)

Site Address: Ludgrove Preparatory School, Luckley Road, Wokingham.

Applicant: The Ludgrove School Trust Ltd C/O Tufnell & Partners

Your observations are required in respect of this application by **06/12/2000**

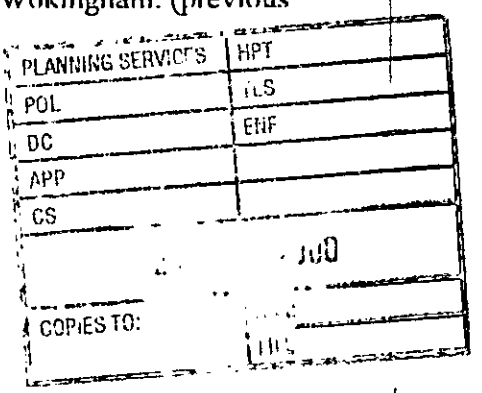
No objection

SIGNED: _____ **DATE:** 06/12/2000

CLERK TO Wokingham Town Council

Wokingham Without Parish Council Consultation Sheet

Officer	Emy Circuit
No	F 2000 2754
Proposal	demolition of store shed and erection of swimming pool enclosure with pool changing rooms and plant room (amendment to consent 2000/1656.)
Site	Ludgrove Preparatory School, Luckley Road, Wokingham. (previous application never received at WWPC)



Committee's Comments

No objections.

Signed : _____
Clerk to Wokingham Without Parish Council

22 November 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	06 NOV 2000
Officer: RJC	Application No. F/2000/2754

Map No. 85. Site 24.80...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☑ Sub Committee (over 500m²) ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED DEMOLITION OF STORE SHED AND ERECTION OF SWIMMING POOL ENCLOSURE WITH POOL CHANGING ROOMS & PLANT ROOM (AMENDMENT TO CONSENT 2000/1656)

Location: LUDGROVE SCHOOL, LUCKLEY ROAD

Parish: WOKINGHAM W/OUT. Ward: Wok. W/out. 15.11.2000 RJ.

Applicant: LUDGROVE SCHOOL TRUST LTD

Re-submission 2000/1656

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 15.11.2000 ✓ Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

NO NEW PRE-APPS.....
.....
& RURAL AREA.....

NEIGHBOURS:

S/N + LUCAS HOSPITAL ALMSHOUSES, CHAPEL GREEN ✓
.....
WEST LODGE, CHAPEL GREEN.....
.....
.....
.....
.....
.....
.....
.....

TUFNELL & PARTNERS
ESTATE AGENTS • AUCTIONEERS • SURVEYORS • VALUERS
PLANNING CONSULTANTS
40, Chobham Road, Sunningdale, Ascot, Berkshire, SL5 0DX.
Facsimile: (01344) 872426 ***Tel: (01344) 623411***

06. NOV. 2000 2734

Mrs B. Polnik
Senior Planning Officer
Wokingham District Council
Environmental Services Department
Planning Services
Po Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Our Ref: WMR/polnik
Your Ref: BF/F/2000/1656

31st October 2000

Dear Mrs Polnik,

Re: Proposed Swimming Pool at Ludgrove School

Thank you for your letter of 25th October 2000. I enclose a fresh planning application as requested. Overall floor area remains much as before, the increased plant/store area being largely offset by a reduction in the overall pool hall length and an earlier miscalculation of the floor area of the western changing room floor area. In all the increase is some 4m². I presume that, bearing in mind the similarity between the earlier and current schemes, no fee is applicable.

Your earliest consideration of the application would be appreciated.

Yours sincerely,

W M Rumsey FRICS
for Tufnell & Partners

Enc.

06.NOV.2000* 2754

WOKINGHAM DISTRICT COUNCIL

1789a

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

Application No.

CERTIFICATE A

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

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 (a) of any part of the land to which the application relates.

or:

CERTIFICATE B

I certify that:

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

† See Note (a) to Certificate A

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

or:

CERTIFICATE C

I certify that:

- I/The applicant* cannot issue a certificate in accordance with either paragraph (a) or paragraph (b) of section 66(1) of the Act in respect of the accompanying application.
- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

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

(b) Insert description of steps taken

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

(b) .....

.....

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

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

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

the (c) .....

on (d) .....

SEE OVERLEAF

1789b

or:

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) .....

.....

- Notice of the application as attached to this certificate. has been published in the

(c) .....

on (d) .....

(b) Insert description of steps taken

(c) Insert name of local newspaper circulation 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)

Agricultural Holdings Certificate *This part must be completed in all cases*

Whichever is appropriate of the following alternatives must form part of Certificates A, B, C or D. 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/her* self 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 The Ludgrove School Trust Ltd

Date 31st October 2000

***Delete where inappropriate.**

① LUDGROVE SCHOOL (Formerly Wixenford)

ADDRESS EASTHAMPSTEAD ROAD LUCKLEY ROAD PARISH WOK/WITHOUT

PLOT No. Old Property ORD. SHEET No. SU.8167 (83)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
/146/67	Mr. R.W. Barber	Alteration to Bldg. to Yam Science lab. & Apparatus Store	4.5.67	App. App.
/578/67	"	New bathroom to Groundsman's Cottage at Ludgrove School	6.10.67	App. N/A
/24/68	"	Reading Room	8.8.68	App. App.
773/72	"	outline staff Bungalow	21.12.72	N/A C/A
2/12/73	Mr M.M. White	Blackwell Zoo for use as dining room. Farm Bungalow	22.2.73	App N/A
189/73	Mr A.T. Barber	Outline one Dwelling	25.10.73	N/A Refuse
422/73	Mr C.N.J. Marston	Bungalow & garage	25.10.73	– C/A
524/73	LUDGROVE SCHOOL	DEMOLITION & REBUILD TOILETS	22.11.73	– C/A
BR 452	"	ABLUTION BLOCK	19.4.74	REL. N/A
BR 453.	MR. C.N.J. MARSTON	KITCHEN BLOCK	10.4.74	APP N/A
BR 454	" "	DINING ROOM EXTENSION	10.4.74	APP. N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

ADDRESS LUDGROVE SCHOOL LUCKLEY ROAD EASTHAMPSTEAD ROAD PARISH WOK/WITHOUT

PLOT No. ORD. SHEET No. SU.8167 (83)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
762	MR. C.N.J. MARSTON	ABLUTIONS & CHANGING ROOM	15.5.74	APP N/A
763	" "	EXTENSION TO KITCHEN	15.5.74	APP. N/A
2[illegible]3	" "	NEW ABLUTION BLOCK	16.5.74	N/A C/A
464	" "	ADDITION OF KITCHEN	16.5.74	N/A C/A
465 2135	MR. C. BARBER	DINING ROOM EXT W.C. INSTALLATION	24.2.75	APP. N/A
2235	MR. C.N.T. MARSTON	ALTERATIONS TO BATHROOM AT EAST LODGE	24.3.75	APP. N/A
2513	MR. G. BARBER	ALTS. TO KITCHEN TO FORM UTILITY ROOM.	8.5.75	APP. N/A
2824	LUDGROVE SCHOOL	ALTS. TO KITCHEN	18.6.75	APP. N/A
110	MR. G. BARBER	GARAGES TO CLASSROOMS; IMPR. ART ROOM, HOBBIES ROOM & WOODWORK SHOP	15.3.79	N/A C/A
10230	"	ALTERATIONS & ADDITIONS	4.4.79	APP N/A
095	"	GARAGES TO CLASSROOMS ETC.	5.7.79	N/A C/A
12253	"	CONVERSION & ALTERATIONS	26.11.79	APP. N/A

DATE OF COMPLETION

MINISTRY DECISION, *BR 453, *BR 763 *BR 454 cancelled by WDC. 20.1.78.

SPECIAL ORDERS *BR 2513 cancelled by WDC. 28.3.78.

DRAINAGE

091074

(3)

ADDRESS LUDGROVE School LUCKLEY ROAD EASTHAMPSTEAD RD PARISH WOKINGHAM W/O

PLOT No. ORD. SHEET No. SU8167 (83).

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
4118	Mr G BARBER	ALTERATIONS & ADDITIONS	13.12.79	N/A C/A
8058	"	2/STOREY EXTENSION	26 8 82	N/A C/A
19462	"	MUSIC BLOCK	12 11 82 16 10 82	APP N/A
223772	LUDGROVE SCHOOL	1ST FLOOR ADDITION	6.12.84	APP N/A
32433	"	" ENLARGE EX. ACCOMMODATION	15.11.84	N/A C/A
35446	"	HALL, GYM, SQUASH COURTS, TENNIS COURTS, PARKING	22 4 85 18.7.85	N/A C/A
CA363	"	"	2.6.86	REF N/A
5775	"	ENLARGE SPORTS HALL	16.7.86	C/A
CA363	"	HALL/GYM/SQUASH COURTS	18.7.86	APP
CA11151	" EXT. TO	" " "	7.8.87	APP
8540	"	GYM-TO CLASSROOMS/THEATRE	2.10.87 1.9.87	C/A APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

34702	"	90/USE - EXT. OF DAIRY/STORE TO CLASSROOMS/FLATS	14.2.89	C/A C/A

(2)

ADDRESS Ludgrove School PARISH Wokingham W/O.

PLOT No. Eastampstead Road / Luckley Road ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
35781	LUDGROVE SCHOOL TRUST	PORTAKABIN AS OFFICES	24-5-90	C/A
CA9219	"	DAIRY TO CLASSROOM/FLATS	17.8.90	APP
CA10760	"	STRENGTHENING PART	5.9.91	APP
40450	"	1ST FLOOR S/S. EXT	22.2.93	C/A
FP/92/1100	"	EXT. SECR. OFFICE	15-1-93	APP
40760			2-4-93	C/A
FP/93/1291	"	KITCHEN EXT	1.4.93	REF
43055	"	NEW LOCKER ROOM	8.8.94 16.9.94	C/A
FP94/2718A	"	"	26.7.94	REF
43253	"	EXT. ALTS TO EX. SQUASH COURTS. TO CLASSROOMS	20.10.94 (COURTS) 15.11.94 4.1.95	C/A REF APP
094/3046A	"			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1933

(5)

ADDRESS Ludgrove School Luckley Road

PARISH Wokingham / Without

ORD. SHEET No.

PLOT No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
96/63226/F	SCHOOL TRUST	2/St. OFFICE EXT. (REPL)	27.2.96	C/A
DN/96/0068	Tufnell & Partners	DEM. S/St. OFFICE		
96/64010/F	"	LOFT CONV. IN STAFF COTTAGE	16.8.96	C/A
96/64195/F	"	S/St. + 1ST FLOOR EXTS.	27.9.96	C/A
FP96/5489	"	CONV. ROOF AT STAFF COTT.	19.8.96	C/APP
96/64648/F	"	S/St. EXT. TO STAFF ACCOMM.	16.1.97	C/A
FP96/5401A	"	EXTS. TO LIBRARY &	~~20.12.96~~ 6-97	~~REF~~ APP
		MUSIC BLOCKS		
98/68281/F	Tufnell & Partners	S/St. Ext & Demolish Conserv.	20.10.98	C/A.
99/70826/F	" "	Dem. of indoor pool & erectn. of	22.12.99	C/A
		classrooms & dormitory accom.		
FP/2000/0306	"	3St. wing (classrooms dormitories & sanatorium	10.4.00	REF

F/2000/1656 Ludgrove Sch. Trust

MINISTRY DECISION

SPECIAL ORDERS Pd Enq - Portakabin - 13.2.96

FP/2000/0304/A Lud. Prep. Sch. 3 St wing (classrooms, dorms & sanatorium) 21.6.00 APP

1769A

PLANNING APPLICATION PART I

06.NOV.2000 07:54

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG11 1WR.

If you are a new applicant, notes to help you fill in the form are attached.

If you still have any questions about the form, please call Ian Jordan on 0734 778763.

For office use only
Application No.

1.	YOUR NAME ADDRESS POST CODE	The Ludgrove School Trust Limited Ludgrove School, Luckley Road, Wokingham, Berkshire RG40 3AB Tel. No. 0118-978-9881
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME ADDRESS POST CODE	Tufnell & Partners 40 Chobham Road, Sunningdale, Berkshire SL5 0DX Tel. No. 01344-623411
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	LudgroveSchool, Luckley Road, Wokingham, Berkshire RG40 3AB
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	See location plan
5. Give brief details of the proposal.	ABOUT THE APPLICATION	Demolition of store sheds and construction of swimming pool and enclosure, changing rooms and plant room.
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	Owner.

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:25000 Location Plan	X	1:100 Floor Plan	X
1:500 Block Plan	X	Other	
1:100 Elevations	X		

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE		ALTERATION or EXTENSION	X
CONSTRUCTION OF NEW BUILDING		DEMOLITION	X
OTHER			

9. What type of Planning application are you applying for?

RESERVED MATTERS		Go to Question 10.
OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.
FULL PERMISSION	X	Go to Question 11.
TEMPORARY PERMISSION		State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS		State relevant application No. Details of conditions to be relaxed. Go to Question 11.

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

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

School

12. ARE THERE ANY TREES ON THE SITE?
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / NO

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

Asphalt flat roofs over brick and stone elevations with painted joinery.

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM?
If NO, please give details of any new system to be constructed.

YES / NO

Soakaways

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM?
If NO, please give details of any new system to be constructed.

YES / NO

16. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE?
Please show details of the existing access and any proposed changes on the plans.

YES / NO

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED?
If, YES, please show details of any changes on the plans.

YES / NO

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE?
If YES, please show the route and any proposed alternative on the plans.

YES / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS? If YES, please complete the following table.

YES / NO

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		
NET CHANGE		

20. HAS PROVISION BEEN MADE FOR THE DISABLED?
If YES, please show on the submitted plans what is to be provided.

YES / NO

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT?
If YES, please complete PART 2 of the form.

YES / NO

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 (INCLUDING SCRAP YARDS)?
If YES, complete PART 3 of the form and submit whole application to Berkshire County Council.

YES / NO

23. THE FEE ENCLOSED IS £ 1330.00

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED Tufnell Parkins ON BEHALF OF ~~The Ludgrove School~~ Trust Limited DATE 31 October 200

Before submitting this application check that you have answered all the relevant questions 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.

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non residential development. Please answer all the 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 IN SQUARE METRES (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS.

USE CLASS		EXISTING FLOORSPACE		PROPOSED ADDITIONAL FLOORSPACE CREATED BY	
		RETAINED EXISTING USE	LOST BY CHANGE OF USE OR DEMOLITION	NEW BUILDING	CHANGE OF USE
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1(b)	RESEARCH AND DEVELOPMENT				
B1(c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please specify School	As existing	120m2	509m2	
	Please specify				
	TOTAL		120m2	509m2	

25. IF A C1 or C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES. N/A

26. WHAT PROVISION IS BEING MADE FOR PARKING?
As existing. No additional staffing results from this proposal.

	CARS	LORRIES
EXISTING		
PROPOSED		
TOTAL		

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

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

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

EXISTING STAFF	TRANSFERRED STAFF	NEW STAFF	TOTAL
As existing	None	None	

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES? YES/NO
If YES, state which material, the quantity and method of storage.

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 shown in red on the plans. AN INCORRECT APPLICATION MAY BE RETURNED. Every application must be accompanied by the appropriate Section 66 certificate. See NOTES TO HELP APPLICANTS.