COMMITTEE

APPLICATION NO:
F/2002/8013

LOCATION:
Lambs Lane Cp School Lambs Lane, Spencers Wood Reading. Shinfield

APPLICANT:
Wokingham District Council C/O Leonard Tridgell Associates

PROPOSAL:
Proposed single storey extension to school.

EARLIEST DATE FOR DECISION: **23/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
13/01/2003

CASE OFFICER: **Natalie Brown**

COMM HELD [illegible]

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Wokingham District Council
C/O Leonard Tridgell Associates
58 The Mall
Ealing
London
W5 3TA

Application Number: F/2002/8013

Parish: **SHINFIELD**

Location: **Lambs Lane Cp School, Lambs Lane, Spencers Wood, Reading.**

Proposal: **Proposed single storey extension to school.**

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 resemble in size, colour, texture and profile those of the existing building.

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.

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 Policies LD3, LD5, C2 and C6.

Deposit Draft Wokingham District Local Plan Policies WOS3, WCC1, WCC2 and WT7.

T. G Watson

Trevor Watson
Development Control Manager
Date: 15/01/2003

Notice checked by: _____

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

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 12 February, 2003
My ref. BC/DC/F/2002/8013
Your ref.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Wokingham District Council
Property Services
C/o Leonard Tridgell Associates
58 The Mall
EALING
London W5 3TA

Dear Sirs

PLANNING PERMISSION F/2002/8013
SITE: LAMBS LANE PRIMARY SCHOOL, BACK LANE, SPENCERS WOOD

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number F/2002/8013 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

NATALIE BROWN
Planning Officer

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	8013	NB
BUILDING CONTROL NUMBER	KP 2003 | 3867 barn	
~~APPLICANT~~/AGENT	Leonard Tridgell Associates	
ADDRESS OF SITE	Lambs Lane Primary School Back Lane SHINFIELD	
DESCRIPTION OF PROPOSED WORK	s|s ext to school	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	P2096-01A	P2096-01
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED	15/1/03	
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	29/1/03	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 1 July, 2003
My ref. BC/DC/F/2002/8013
Your ref.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Wokingham District Council
Property Services
C/o Leonard Tridgell Associates
58 The Mall
EALING
London W5 3TA

Dear Sirs

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SITE: LAMBS LANE PRIMARY SCHOOL, BACK LANE, SPENCERS WOOD

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The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

NATALIE BROWN
Planning Officer

Development Control Ref No:	Received	Parish
F/2002/8013	18 November 2002	Shinfield

Applicant: Wokingham District Council
Location: Lambs Lane, School Lane, Shinfield
Proposal: Proposed single storey extension to school

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

SUMMARY:

Proposal
The application is for a single storey side extension to the school to provide new office and changing room facilities. There is no proposed increase in the number of pupils. It would cover 49.25m^2 in floor area. The site is located within a rural area and is designated as a Green Gap.

The application is before the committee due to the applicant being the Council.

RECOMMENDATION:

GRANT PLANNING PERMISSION subject to conditions.

Background Papers

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

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

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

BACKGROUND

1 HISTORY

There have been several applications which have extended the school. The most recent being application F/2000/2607 which was for an additional classroom.

2 CONSULTATION

Shinfield Parish Council – No objection

Environmental Health – No objections

Access and Movement – No objections

3 APPRAISAL

Main issues:

A. Impact upon neighbouring properties

Berkshire Structure Plan: LD3

Wokingham District Local Plan (Consolidated Modified Local Plan): WOS3,

B. Impact upon the character of the area

Berkshire Structure Plan: C2, C6, LD3

Wokingham District Local Plan (Consolidated Modified Local Plan): WOS3, WCC1, WCC2

C. Impact upon highway safety

Berkshire Structure Plan: LD5

Wokingham District Local Plan (Consolidated Modified Local Plan): WT7

A. <u>Impact upon neighbouring properties</u>

The proposed extension would be on the elevation that faces the school car park which is located at the side of the building. As the proposed extension would be single storey in nature and would be set away from all neighbouring boundaries, it is not considered that there would be any adverse impacts.

B. <u>Impact upon the character of the area</u>

The proposed extension would be single storey and would be an infill extension. It would not project beyond the existing flat roofed extension into the car park (where it would become more visible from the road). As such it is therefore considered that there would be no adverse impact upon the rural character of the area which is also a Green Gap.

C. <u>Impact upon highway safety</u>

The Highway Officer has no objection to the proposed development. As the school has participated in Safer Routes to School scheme, and will be required to

produce a School Travel Plan as good practice in the future. However, a School Travel Plan cannot be justified for this small scale extension.

4 CONCLUSION

It is not considered that the proposed extension to the school would adversely affect the character of the area, nor impact upon highway safety and neighbouring properties.

5 RECOMMENDATION

GRANT approval 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.

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

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

   To ensure that the external appearance of the building is satisfactory

Informatives.

1. 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 LD3, LD5, C2, C6
   Consolidated Modified Wokingham District Local Plan policies WOS3, WCC1, WCC2, WT7

Natalie Brown

WORK SHEET FOR : Natalie Brown

Application Number : F/2002/8013

Applicant : Wokingham District Council C/O Leonard Tridgell Associates.

Location : Lambs Lane Cp School, Lambs Lane, Spencers Wood, Reading.

Proposal : Proposed single storey extension to school.

Site Notice Displayed ? :	YES	NO	DATE
	✓		11/12

Date of Neighbour Notifications : .....

Date of Site Visit : .....11/12.....

Date Registered : 18/11/2002

Earliest Date for Decision : 23/12/2002

Latest Consultation Date/Site Notice Expiry Date : 23/12/2002

This application will have expired on: 13/01/2003. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Env Health – no objections

Highways – no objections provided that no inc in N° staff/pupils. a school travel plan will be required at some stage - however cannot be justified for this small scale extn.

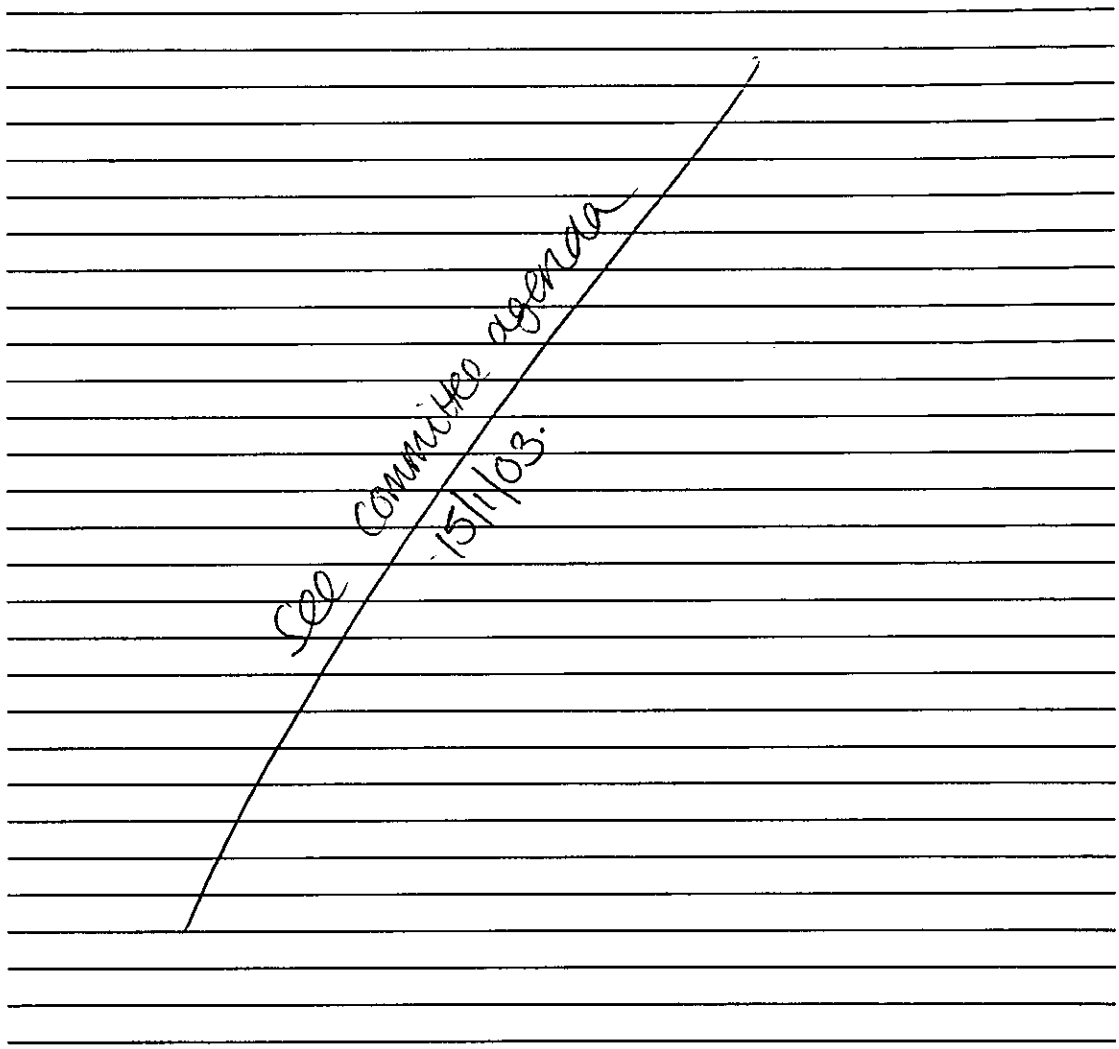
~~Thames Water – no objections.~~

Parish Council - no objection

Planning Issues :

Application Number: F/2002/8013

Appraisal :



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

Application Number F/2002/8013
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Lambs Lane Cp School Lambs Lane Spencers Wood Reading.

APPLICATION NUMBER: F/2002/8013

OFFICER: Natalie Brown

DATE OF SITE VISIT: 11/2

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front gate.

2. DESCRIPTION OF SURROUNDINGS

School in rural area.

3. DESCRIPTION OF SITE/BUILDING

Rd runs along side. School parking at front. School already been extended in past by flat roof extn & S.S link from main/old part of bldg. Order is pitched roof element fronts road. extn on elevation facing carpark.

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Date: 07 January 2003

Your Ref:

My Ref: **Natalie Brown - F/2002/8013**

Wokingham District Council
C/O Leonard Tridgell Associates
58
The Mall
Ealing
London
W5 3TA

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

Dear Sir/Madam

Application Number: F/2002/8013

Site Address: Lambs Lane Cp School, Lambs Lane, Spencers Wood, Reading.

Proposal: Proposed single storey extension to school..

Your application is to be determined at the Development Control Sub-Committee meeting on the 15.01.03 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

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

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

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

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

SWALLOWFIELD PARISH COUNCIL
PARISH COUNCIL OFFICE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.gov.uk

PLANNING SERVICES
PC
DC
CP
12 DEC 2002
COPIES TO

11th December 2002
FAXED AND POSTED

Planning Dept.,
P.O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berks. RG40 1WR

Dear Sirs,

Application Number: F/2002/8013 (Adjoining Parish Consultation)
Location: Lambs Lane County Primary School, Spencers Wood, Shinfield Parish
Proposal: Proposed single storey rear extension to school
Case Officer: Natalie Brown

The proposal matches the existing Victorian school well, and does not lessen car parking or recreational facilities.

The Parish Council therefore has no objection to this proposal.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

11.Dec. 2002 17:22 SWALLOWFIELD PARISH COUNCIL No.1666 P. 3/3
SWALLOWFIELD P C

SWALLOWFIELD PARISH COUNCIL
PARISH COUNCIL OFFICE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.gov.uk

16 DEC 2002

11th December 2002
FAXED AND POSTED

Planning Dept.,
P.O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berks. RG40 1WR

Dear Sirs,

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Location: Lambs Lane County Primary School, Spencers Wood, Shinfield Parish
Proposal: Proposed single storey rear extension to school
Case Officer: Natalie Brown

The proposal matches the existing Victorian school well, and does not lessen car parking or recreational facilities.

The Parish Council therefore has no objection to this proposal.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 29 November 2002

Application Number: F/2002/8013

Proposal: Proposed single storey extension to school.

Parish: SHINFIELD PARISH

Site Address:
Lambs Lane Cp School, Lambs Lane, Spencers Wood, Reading.

Applicant:
Wokingham District Council C/O Leonard Tridgell Associates.

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

✓ below as applicable;

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

Site visit carried out: ☑ **No** ☐ **Yes - Date & Time:** _____

No objection raised in respect of this small extension. This on the basis that the proposal does not give rise to an increase in staff numbers nor to additional ~~pupils~~ pupil numbers.

The School has participated in Safer Routes to School and will be required to produce a School Travel Plan as good practice at some stage in the future - However a STP cannot be justified for this small scale extension.

Signed: K S Rogers **Print name:** (KEITH ROGERS)

10/12/02.

Natalie Brown

From: John Mullaney
Sent: 06 December 2002 11:14
To: Natalie Brown
Subject: "Lambs Lane Cp School", Lambs Lane, Spencers Wood READING, Berkshire f/2002/8013

I have no objections to the proposal but would recommend that standard planning condition C070 regarding hours of work is attached should planning consent be granted.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

Application Number : F/2002/8013	Map No : 94
Case Officer : NAB.	Site Area : 0.49
Valid Date : 18/11/02	Received Date: 18/11/2002

Level : Committee Item - No Date Set

Description : Proposed single storey extension to school.

Location : Lambs Lane Cp School, Lambs Lane, Spencers Wood, Reading.

Parish : SH Ward : SHI

Applicant : Wokingham District Council C/O Leonard Tridgell Associates.

Fee Required: £220 Fee Received: £220 transfer from proposal.

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	As pitched roof is higher than some surrounding flat roofs, need 2 other elevations		
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

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education ✓

Social Services

Highways ✓

Access officer ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____ ✓

Adjacent Parish : Swallowfield ✓

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

OTHERS

.....

Rural Area.
Countryside
Green Gap + Wedges

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + see map

.....

.....

No pre-apps.

Received by Wokingham District Council

Application No: F/2002/8013

Proposal:
Proposed single storey extension to school.

Location:
Lambs Lane Cp School, Lambs Lane, Spencers Wood, 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/2002/8013 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 23/12/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

29 November 2002

Organisation_Name	Building_Name	address1	Postcode
TAMKO	TEKELEC HOUSE	TEKELEC HOUSEBASINGSTOKE ROADREADING	RG7 1PW
TAMKO	TAKELECHOUSE	TAKELECHOUSEBASINGSTOKE ROADREADING	RG7 1PW
	UNIT 7	UNIT 7HERON INDUSTRIAL ESTATEREADING	RG7 1PJ
NATIONAL CAR RENTAL	UNIT 8	UNIT 8HERON INDUSTRIAL ESTATEREADING	RG7 1PJ
	ALMAR	ALMARLAMBS LANEREADING	RG7 1JB
	ARKLEY	ARKLEYLAMBS LANEREADING	RG7 1JB
	ELM VILLA	ELM VILLALAMBS LANEREADING	RG7 1JB
	THE SHIELING	THE SHIELINGLAMBS LANEREADING	RG7 1JB
	SUNNYSIDE	SUNNYSIDELAMBS LANEREADING	RG7 1JB
LAMBS LANE CP SCHOOL			RG7 1JB
MEAKINS TRANSPORT	THE GARAGE	THE GARAGELAMBS LANEREADING	RG7 1JB
ALAMO RENT A CAR	UNIT 8	UNIT 8HERON INDUSTRIAL ESTATEREADING	RG7 1PJ
TEKELEC UK LTD	TEKELEC HOUSE	TEKELEC HOUSEBASINGSTOKE ROADREADING	RG7 1PW
SEQUOIA TECHNOLOGY LTD	TEKELEC HOUSE	TEKELEC HOUSEBASINGSTOKE ROADREADING	RG7 1PW
TEKELEC COMPONENTS LTD	TEKELEC HOUSE	TEKELEC HOUSEBASINGSTOKE ROADREADING	RG7 1PW
PRIME PLASTIC MOULDINGS LTD	UNIT 8	UNIT 8HERON INDUSTRIAL ESTATEREADING	RG7 1PJ
	UNITS 5-6	UNITS 5-6HERON INDUSTRIAL ESTATEREADING	RG7 1PJ
SIRRETTA MICRO ELECTRONICS LTD	TEKELEC HOUSE	TEKELEC HOUSEBASINGSTOKE ROADREADING	RG7 1PW

Neighbours list F/2002/8013

16. 11.2002 8013

LEONARD TRIDGELL ASSOCIATES

13 NOV 2002

CHARTERED SURVEYORS

58 THE MALL, EALING, LONDON W5 3TA
Phone: 020 8579 5741 Fax: 020 8840 5957
Email: LTridgell@btclick.com

OUR REF: SPW/fah/P.2096

YOUR REF:

14th November 2002

Wokingham District Council – Planning Department
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WH

Attention: The District Planning Officer

Dear Sirs,

Wokingham District Council
Lambs Lane Primary School, Spencers Wood

We enclose our Town Planning application on behalf of Wokingham District council, comprising:

- Town Planning Application (6 copies)
- Section 66 Certificate (6 copies)
- Existing / proposed plans (P2096-01) (6 copies)
- Location Plan (1:1250) (6 copies)
- Block Plan (1:500) (6 copies)

Please advise us immediately, preferably by telephone, if you consider the application incomplete in any respect or if a Listing Building / Conservation Area application is required.

Yours sincerely,

Simon White
LEONARD TRIDGELL ASSOCIATES

1769a

16.NOV.2002 8013

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

WOKINGHAM UNITARY
Aiming for Excellence

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

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

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

FOR OFFICE USE ONLY

18 NOV 2002

1. **APPLICANT'S NAME** WOKINGHAM DISTRICT COUNCIL
ADDRESS PROPERTY SERVICES, CIVIC OFFICES
SHUTE END, WOKINGHAM
POST CODE **PHONE** 0118 974 6729

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME LEONARD TRIDGELL ASSOCIATES
ADDRESS 58 THE MALL, EALING
LONDON
POST CODE W5 3TA **PHONE** 020 8579 5741

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 LAMBS LANE PRIMARY SCHOOL, SPENCERS WOOD

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
EXTENSION

5. Give the area in hectares or part of a hectare
AREA OF SITE 0.49 HA

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee
OWNERSHIP OWNER

7. List all the plans and drawings submitted with the application
PLANS/DRAWINGS EXISTING + PROPOSED PLAN + ELEVATIONS(8209-0
LOCATION PLANS (1:500, 1:1250)

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.

PRIMARY SCHOOL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

~~YES~~/NO If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

~~YES~~/NO If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

BRICK EXTERNAL WALLS, PITCHED ROOF + ALUMINIUM WINDOWS TO MATCH EXISTING AS CLOSELY AS POSSIBLE.

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

EXISTING FENCES + HEDGES.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

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

ALL EXISTING, EXCEPT NEW DOORS AS SHOWN.

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

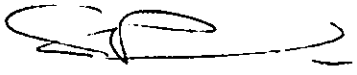
22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

~~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.

DIRECT INTERNAL WDC TRANSFER. CONTACT PROPERTY SERVICES. MARK REDMAN x 6729

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  ON BEHALF OF WOKINGHAM DISTRICT COUNCIL DATE 14/11/2002

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				
B7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS	1181 m²	—	49·25m² EXTENSION	
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	ALL	
Proposed	EXISTING	

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?

LAMBS LANE PRIMARY SCHOOL

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

Existing Staff	Transferred Staff	New Staff	Total
			NO CHANGE

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

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'.

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

1789/a

SECTION 66 CERTIFICATE

Application No.

13 NOV 2002

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) . . . . . .

  . . . . . .

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

  the (c) . . . . . .

  on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

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

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

●

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

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

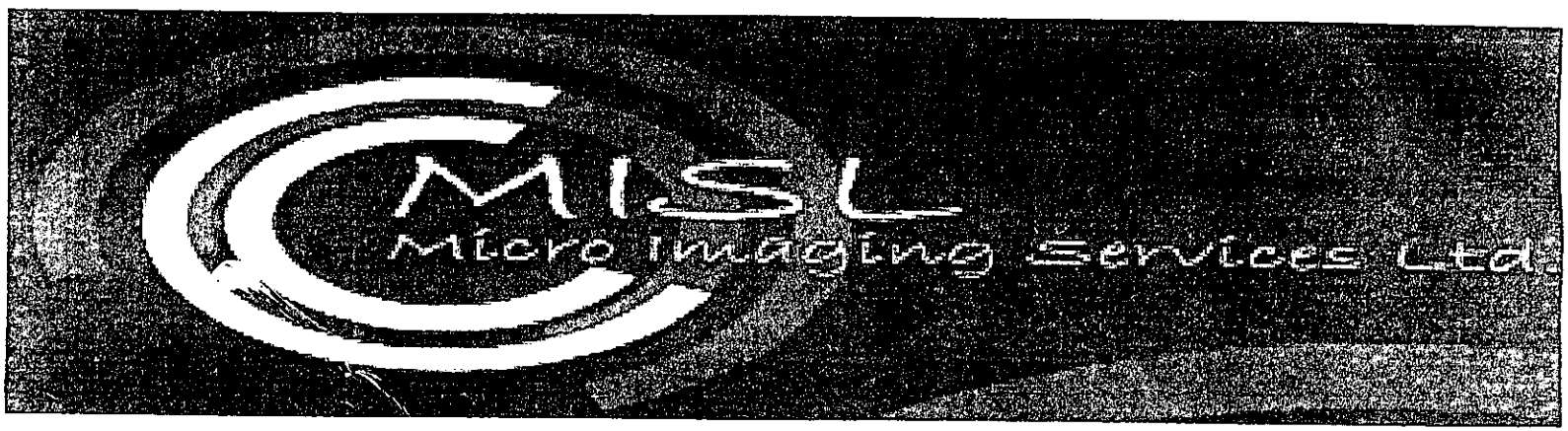
Signed . . . . . .

On behalf of . WOKINGHAM DISTRICT COUNCIL

Date . . . 14/11/2002 . . . . . .

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

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

LAMBS LANE PRIMARY SCHOOL

ADDRESS BACK LANE PARISH SHINFIELD 1.6.86

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
S/9/64		TEMP. CLASSROOM		
S/4/65	BCC RENEWAL	TEMP CLASSROOM		31.12.69
S/9/65	"	EXTENSION (HALL KITCHEN BOILER ROOM, SERVICE YARD)		C/A
S/30/68	"	3 UNIT TERRAPIN BLDG.	9.12.68	C/A
S/14/69	B.CC	EXTN. STAGE III	3.9.69	N/A C/A
44744	LAMBS LANE C. PRIMARY	S/ST. EXT (STAFF + TOILET	4.9.95	C/A
95/60835/Z		EXT.)		
FP96/5091	"	"	8.3.96	APP
97/65698/F	BCC	ADD. CLASSROOM	23.6.97	C/A
FP97/6326	"	S/ST. EXT. INT. ALTS.	2.5.97	APP
F/2000/2607	W.D.C. Prop. Svcs.	Exts - additional classroom & staff accom. with disabled access	20.12.00	APP
F/2002/8013	W.D.C.	S/St/Ext.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074