APPLICATION NO:
F/2002/7670

LOCATION:
Polehampton Junior School Kibblewhite Crescent, Twyford Reading.

APPLICANT:
Wokingham District Council C/O Cornerstone Design

PROPOSAL:
Proposed erection of new link corridor and internal alterations to school.

EARLIEST DATE FOR DECISION **28/10/2002**

APPLICATION WILL HAVE EXPIRED ON.. 21/11/2002

CASE OFFICER: **Angela Odell**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Wokingham District Council
C/O Cornerstone Design
Summit Chambers
Castle Hill Terrace
Maidenhead
Berks
SL6 4JP

Application Number: F/2002/7670

Parish: **TWYFORD**

Location: **Polehampton Junior School, Kibblewhite Crescent, Twyford, Reading.**

Proposal: **Proposed erection of new link corridor and internal alterations 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 match 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 EN1 and EN3.
Loddon Area Local Plan Policies LBE1, LBE2, LPS2 and LPS3.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1 and WIC16.

T. G Watson

Trevor Watson
Development Control Manager
Date: 13/11/2002

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	7670	AO
BUILDING CONTROL NUMBER	HP 2002/3581 North	
APPLICANT/AGENT	Cornerstone Design	
ADDRESS OF SITE	Polehampton Junior School Kibblewhite Crescent WAFORD	
DESCRIPTION OF PROPOSED WORK	new link corridor + internal alterations to school	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	WDC.1050-300A	WDC.1050.300A
FLOOR PLANS	WDC 1050 202B	WDC. 1050 202A

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	13/11/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	4/12/02	

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	

7670

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 13TH NOVEMBER 2002 FROM 7.00 PM TO 11.25 PM

Present: Mr AJ Ross (Chairman), Mrs ANMC Drake (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr JL Earnshaw, Mr. RFN Eke, Mrs JA Lissaman, Mr KA Malvern, Mrs M Robertson, Mr ND Rose, and Rob Stanton.

Also Present: David Ashman, David Ball, Mrs. P Bray, Mr. CE Lawley and Mrs. ELM Siggery.

PART I

167. MINUTES

The Minutes of the meeting of the Committee held on 23RD October 2002 were confirmed as a correct record and signed by the Chairman subject to the amendment of Minute 162 to read that Mr. Newman attended and spoke in opposition to the proposal.

168. APOLOGIES

An Apology for absence was submitted from Mr. SR Conway.

t

Conditions set out on Agenda pages 230 to 231.

182. APPLICATION NO: 2002/7670, ERECTION OF NEW LINK CORRIDOR AND INTERNAL ALTERATIONS TO SCHOOL, POLEHAMPTON JUNIOR SCHOOL KIBBLEWHITE CRESCENT TWYFORD, FOR: PROPERTY SERVICES WOKINGHAM DISTRICT COUNCIL

The Committee considered a report about this application set out on Agenda pages 229 to 235.

In presenting the report, Officers clarified that comments had been received from Twyford Parish Council and the Environmental Services Officer raising no objection to the proposal.

RESOLVED: That Application No: 2002/7670 be approved subject to the

Development Control Ref No:	Received	Parish
F/2002/7670	26.09.02	Twyford

Applicant: Property Services, Wokingham District Council.
Location: Polehampton Junior School, Kibblewhite Crescent, Twyford.
Proposal: Erection of new link corridor and internal alterations to school.

FOR CONSIDERATION BY: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning & Transportation and Angela Odell

SUMMARY:

1. **Proposal** - Is to construct a new link corridor on the south side of the main hall and internal alterations to form toilets. The applicants have explained that the proposed link corridor will avoid pupils and staff having to go through the main hall to get internally from one side of the school to the other. No increase in pupil numbers is associated with the proposed development.

   This application is being 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.

BACKGROUND

2. **Planning History** - Polehampton Junior School was constructed during the early 1960s and has had various planning permissions for extensions and alterations since this time.

3. **Consultations**
   - ***Twyford Parish Council*** : Comments not yet received
   - ***Ruscombe Parish Council*** : Comments not yet received
   - ***2 letters of support***
   - ***Access and Movement*** : No objection.
   - ***Environment Agency:*** Recommends a condition covering soakaways.

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

   A. Effect on character and appearance of the area. (Berkshire Structure Plan policy EN1; Loddon Area Local Plan policies LBE1 and LBE2; Wokingham District Local Plan (Deposit Draft) policies WOS3 and WBE1).

   B. Effect on neighbouring properties. (Loddon Area Local Plan policy LBE2; Wokingham District Local Plan (Deposit Draft) policies WOS3 and WBE1).

   C. Flooding Issues. (Berkshire Structure Plan policy EN3; Loddon Area Local Plan policies LPS2 and LPS3; Wokingham District Local Plan (Deposit Draft) policy WIC16; Planning Policy Guidance Note No. 25).

A. Effect on the character and appearance of the area
As the proposed extension to form a link corridor is adjacent to a recess in the building it would not have a significant effect on its appearance.

B. Effect on neighbouring properties
As the nearest residential properties are more than 120 metres away, there would be no significant effect on them.

C. Flooding Issues
The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

5. **Conclusion** - The proposed link corridor would improve internal circulation in the school and would not have a significant effect on the character and appearance of the area nor on existing residential properties.

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

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

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

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.

Reason

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

Informatives

1. The applicant is advised that no soakaways should be constructed such that they penetrate the water table, and they should not in any event exceed 3 metres in depth below existing ground level.

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

   Berkshire Structure Plan Policies EN1 and EN3.
   Loddon Area Local Plan Policies LBE1, LBE2, LPS2 and LPS3.
   Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1 and WIC16.

Condition

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

Reason

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

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.

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 EN1 and EN3.
   Loddon Area Local Plan Policies LBE1, LBE2, LPS2 and LPS3.
   Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1 and WIC16.

WORK SHEET FOR : Angela Odell

Application Number : F/2002/7670

Applicant : Wokingham District Council C/O Cornerstone Design.

Location : Polehampton Junior School, Kibblewhite Crescent, Twyford, Reading.

Proposal : Proposed erection of new link corridor and internal alterations to school.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 8.10.02

Date Registered : 26/09/2002

Earliest Date for Decision : 28/10/2002

Latest Consultation Date/Site Notice Expiry Date : 28/10/2002

This application will have expired on: 21/11/2002. 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 :

Application Number: F/2002/7670

Appraisal :

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

at Cawiltie 13.11.02

Application Number F/2002/7670
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Polehampton Junior School Kibblewhite Crescent Twyford Reading.

APPLICATION NUMBER: F/2002/7670

OFFICER: Angela Odell

DATE OF SITE VISIT: 8.10.02

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS School in established settlement.

3. DESCRIPTION OF SITE/BUILDING Entry/school :

4. RELATIONSHIP TO ADJOINING PROPERTIES None directly affected.

5. SITE CONSTRAINTS

TREES /

ACCESS/PARKING from Kibblewhite Crescent

LEVELS Flat.

BOUNDARY TREATMENT /

OTHERS

Date: 15 October 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/7670

Location: Polehampton Junior School, Kibblewhite Crescent, Twyford, Reading.

Proposal: Proposed erection of new link corridor and internal alterations to school.

Applicant: Wokingham District Council C/O Cornerstone Design.

Case Officer: Angela Odell

The new plans show the following: Block plan showing location of proposed link corridor. Drawing no: WDC.1050/204.

For information only.

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. F/2002/7670 Date Rec. 15.10.02

Location: Potehampton Junior School, Kibble white Crescent

Parish: Twyford.

Applicant: WDC.

Description of attached plans: ~~Showing~~ Block plan showing location of proposed link corridor

Drawing No's: WDC.1050/204.

CONSULTEES

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

Please tick which of the following you wish consulted.

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

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

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

NEIGHBOURS:

Date for Responses No response required

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 A.O.

Consultations Sent by Admin. on 15.10.02

Yellow - Case Officer Copy
Green - Part One Copy

Angela Odell

From: John Mullaney
Sent: 05 November 2002 07:50
To: Angela Odell
Subject: F/2002/7670 POLEHAMPTON JUNIOR SCHOOL, KIMBLEWHITE CRESCENT, TWYFORD

I have no objections to this proposal.

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

FROM: Angela Odell

DATE: 07 October 2002

PLANNING SERVICES	HPT
POL	
DC	
APP	
CS	

06 NOV 2002

COPIES TO	

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2002/7670

Proposal: Proposed erection of new link corridor and internal alterations to school..

Site Address: Polehampton Junior School, Kibblewhite Crescent, Twyford, Reading.

Applicant: Wokingham District Council C/O Cornerstone Design.

Your observations are required in respect of this application **by 28/10/2002** .

NO COMMENTS

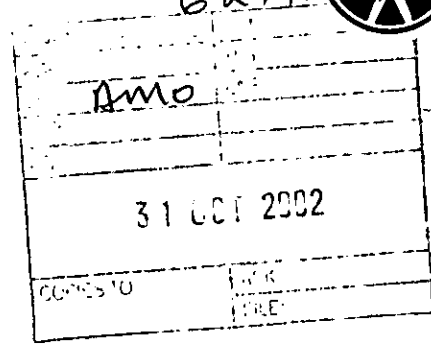
SIGNED: _____ DATE: 27/10/a

Clerk To Twyford Parish/Town Council.

ENVIRONMENT AGENCY

Our Ref : SP/2002/006592-1/1
Your Ref : F/2002/7670

Date : 25 October 2002



District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

FAO: Angela Odell

Dear Madam

PROPOSAL: NEW LINK CORRIDOR AND INTERNAL ALTERATIONS
LOCATION: POLEHAMPTON JUNIOR SCHOOL, KIMBLEWHITE CRESCENT, TWYFORD, READING

Thank you for your letter dated 7 October 2002, received on 10 October 2002. Please quote the following reference in any correspondence: SU77NE/10/37. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

ADVICE

Landfills

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name	Details
SU788765	60m	King Georges Field	Putrescible/Household waste

The applicant is advised to incorporate gas protection measures into the design of the building unless risk assessment demonstrates that this is not necessary. Suitable gas protection techniques are outlined in the Building Research Establishment Report No. 212 -

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Angela Odell

From: Helen Rowlay
Sent: 30 October 2002 18:39
To: Angela Odell
Subject: F/2002/7670

Angela,

With respect to the above planning application this is supported by the Education Planning team. The works are needed to improve circulation around the school and provide suitable accommodation to enable the school to meet curriculum requirements.

There will be no increase in pupils or staff at the school as result of this proposal.

If you require any further information please let me know.

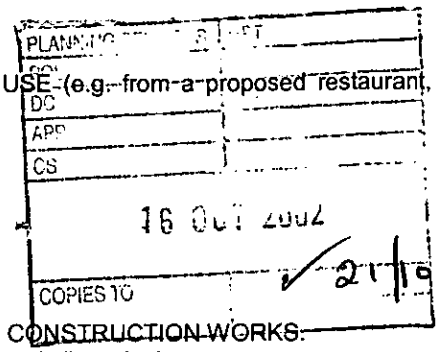
Helen

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7670. (Case Officer:Angela Odell)

WOKINGHAM UNITARY
Aiming for Excellence

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

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



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

COMMENTS ON APPLICATION: F/2002/7670

YOUR NAME: TRUDI COLLIS

YOUR ADDRESS: (if these details are incorrect please amend)
TWYFORD YOUTH & COMMUNITY CENTRE
3 LODDON HALL ROAD
TWYFORD
READING
RG109JA

PLEASE RETURN YOUR COMPLETED FORM TO:

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

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

Comments:

Continue over the page if more room required

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

COMMENTS ON APPLICATION: F/2002/7670

YOUR NAME: MRS P. VAUGHAN.

YOUR ADDRESS: (if these details are incorrect please amend)
17 ST. MICHAELS COURT
RUSCOMBE
READING
RG109UF

PLANNING SERVICES	EST
POL	DC
DC AO	ENF
11 OCT 2002	
COPIES TO	ACK: ✓
	FILE

PLEASE RETURN YOUR COMPLETED FORM TO:

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

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

Comments:

Continue over the page if more room required

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 07 October 2002

Application Number: F/2002/7670

Proposal: Proposed erection of new link corridor and internal alterations to school.

Parish: TWYFORD PARISH

Site Address:
Polehampton Junior School, Kibblewhite Crescent, Twyford, Reading.

Applicant:
Wokingham District Council C/O Cornerstone Design.

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

✓ below as applicable;

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

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

Signed: _____ **Print name:** A 8/10/02

Application Number : F/2002/7670	Map No : 29
Case Officer : AO	Site Area : 2.04
Valid Date : 26-9-02	Received Date: 26/09/2002

Level : ~~Delegated Application~~ — DC Sub Committee

Description : Proposed erection of new link corridor and internal alterations to school.

Location : Polehampton Junior School, Kibblewhite Crescent, Twyford, Reading.

Parish : TW Ward : TWY 7.10.02 JB

Applicant : Wokingham District Council C/O Cornerstone Design.

Fee Required: £110 Fee Received: £110 transfer fee from

Additional: ..... or Refund: ..... US 219 8017

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS	mark on a block plan where alterations are	requested with SN	
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
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 7.10.02 JB

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: Ruscombe

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ - Landfill site - Groundwater Prot. Zone

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

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....
2 x S/N – Loddon Hall Rd
.....
+ Kibblewhite Crescent
.....
+ See map

No pre-apps.

Organisation_Name	Building_Name	address1	Postcode
		13KIBBLEWHITE CRESCENTREADING	RG109AX
		14KIBBLEWHITE CRESCENTREADING	RG109AX
		15KIBBLEWHITE CRESCENTREADING	RG109AX
		16KIBBLEWHITE CRESCENTREADING	RG109AX
	CARETAKERS BUNGALOW	CARETAKERS BUNGALOWKIBBLEWHITE CRESCEN	RG109AX
		17KIBBLEWHITE CRESCENTREADING	RG109AX
		18KIBBLEWHITE CRESCENTREADING	RG109AX
		19KIBBLEWHITE CRESCENTREADING	RG109AX
		20KIBBLEWHITE CRESCENTREADING	RG109AX
		21KIBBLEWHITE CRESCENTREADING	RG109AX
		22KIBBLEWHITE CRESCENTREADING	RG109AX
		23KIBBLEWHITE CRESCENTREADING	RG109AX
		24KIBBLEWHITE CRESCENTREADING	RG109AX
		25KIBBLEWHITE CRESCENTREADING	RG109AX
		26KIBBLEWHITE CRESCENTREADING	RG109AX
		27KIBBLEWHITE CRESCENTREADING	RG109AX
		28KIBBLEWHITE CRESCENTREADING	RG109AX
		131LONDON ROADREADING	RG109HA
		14SYCAMORE DRIVEREADING	RG109HP
		16SYCAMORE DRIVEREADING	RG109HP
		1ST. MICHAELS COURTREADING	RG109UF
		2ST. MICHAELS COURTREADING	RG109UF
		3ST. MICHAELS COURTREADING	RG109UF
		4ST. MICHAELS COURTREADING	RG109UF
		5ST. MICHAELS COURTREADING	RG109UF
		6ST. MICHAELS COURTREADING	RG109UF
		7ST. MICHAELS COURTREADING	RG109UF
		8ST. MICHAELS COURTREADING	RG109UF
		9ST. MICHAELS COURTREADING	RG109UF
		10ST. MICHAELS COURTREADING	RG109UF
		11ST. MICHAELS COURTREADING	RG109UF
		12ST. MICHAELS COURTREADING	RG109UF
		14ST. MICHAELS COURTREADING	RG109UF
		15ST. MICHAELS COURTREADING	RG109UF
		16ST. MICHAELS COURTREADING	RG109UF
		17ST. MICHAELS COURTREADING	RG109UF
		18ST. MICHAELS COURTREADING	RG109UF
POLEHAMPTON JUNIOR SCHOOL			RG109AX
[redacted]YFORD YOUTH & COMMUNITY CEI		3LODDON HALL ROADREADING	RG109JA
SCOUT ASSOCIATION		4LODDON HALL ROADREADING	RG109JA

Received by Wokingham District Council

Application No: F/2002/7670

Proposal:
Proposed erection of new link corridor and internal alterations to school.

Location:
Polehampton Junior School, Kibblewhite Crescent, Twyford, 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/2002/7670 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/10/2002. 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

07 October 2002

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

26.SEP.2002 7670
26 SEP 2002

1. APPLICANT'S NAME: Wokingham District Council
ADDRESS: P.O. Box 151, Shute end Wokingham, Berks
POST CODE: RG40 1WH PHONE: —

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME: Cornerstone Design
ADDRESS: Summit Chambers, Castle Hill Terrace, Maidenhead, Berks
POST CODE: SL6 4SP PHONE: 01628 783518

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: Polehampton Junior school Kibblewhite Crescent, Twyford RG10 9AX

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
New link corridor and other internal works

5. Give the area in hectares or part of a hectare
AREA OF SITE: 1.8 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: WDC. 1050 - 100, 200, 201 202, [redacted], 300

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 ?
N/A

EXTERNAL APPEARANCE	[ ]	SITING	[ ]
MEANS OF ACCESS	[ ]	DESIGN	[ ]
		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

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.

Facing brick work to match existing, Built up felt roofing.

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?

New surface water drains into existing

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

As existing

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

Yes, level access.

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

N/A

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

* 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.

Please contact education dept at Wokingham DC to obtain Cost Code. US 219 8017

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 Daniel Bates ON BEHALF OF WDC ~~Cornerstone Design~~ DATE 19/9/02

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify	School	1208m²	None	23m²
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed	As 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.
N/A -> School.

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

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		

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
No.
If so, state this 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 edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS'.

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

26.SEP.2002 7670

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

26 SEP 2002

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) . . . . . .

. . . . . .

● 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 . . Daniel Bales . . . . . .

On behalf of . . Cornerstone Design . . . . .

Date . . . . 19.9.02 . . . . . .

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

① TWYFORD COUNTY JUNIOR SCHOOL (PALEHAMPTON) E

ADDRESS KIBBLEWHITE CRESCENT PARISH TWYFORD

PLOT No. ORD. SHEET No. SU 7876 29

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
S/76/61	BCC	JUNIOR SCHOOL		C/A
S/5/62	BCC	JUNIOR SCHOOL	11.4.62	C/A
S/2/65 S/11164	"	2 ADD. CLASSROOMS SCREEN FENCE	14.4.65	APP APP
S/12/66	"	TERRAPIN UNITS		
S/12/67	"	"	27.7.67	31.12.72 TP
S/5/69	PALEHAMPTON SCHOOLS SWIMMING POOL ASS.	OPEN AIR POOL & BOILER HOUSE	17.4.69	APP
S/7/70	BCC	TEMP. CLASSROOM & W.C.	23.4.70	C/A
S/17/70	"	TOILET FACS. FOR POOL	6.7.70	C/A
L/182/70	TWYFORD PARISH COUNCIL	NEW ACCESS ROAD & FOOTPATHS	14.5.70	C/A
181/73	PALEHAMPTON SCHOOLS SWIMMING POOL ASS.	P/APP SHOWERS, CHANGING ROOMS & TOILETS	19.2.74	C/A
02197	BCC	YOUTH CENTRE	20.3.75	APP. C/A
BR 3002	"		10.7.75	APP N/A
09025	PTA	STORAGE BUILDING	28.4.78	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

② TWYFORD COUNTY JUNIOR SCHOOL (PALEHAMPTON) E

ADDRESS KIBBLEWHITE CRESCENT PARISH TWYFORD

PLOT No. ORD. SHEET No. SU 7876 29

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 24455	PALEHAMPTON SWIMMING ASSOC.	REPL. CHANGING FACILITIES	9.6.85	REF N/A
BR 24766	"	"	7.6.85	APP N/A
23681	BCC	"	10.10.85	N/A C/A
96/63495/F	PALEHAMPTON SWIMMING ASSOC	S/ST. LK TO CHANGING ROOMS	1.5.96	C/A
96/64060/F	"	"	16.8.96	C/A
CP96/6255	"	TOILET BLOCK	3.4.97	APP
99/70358/F	W.D.C.	Addit. classrooms + Int. Alts.	20.10.99	C/A
F/2002/7670	W.D.C.	Erect new link corridor & int. alts		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074