9.15
10.15

SYSTEMS LTD

APPLICATION NO:
F/2000/1296

LOCATION:
R E M E Depot Rowcroft Barracks , Arborfield Reading.

APPLICANT:
Ministry Of Defence C/O Mr Mike Davies Of Defence Estates

PROPOSAL:
Circular 18/84 for the erection of 2 buildings fo use as classrooms.

EARLIEST DATE FOR DECISION: **01/06/2000**

APPLICATION EXPIRY DATE: **18/05/2000**

CASE OFFICER: **Simon Lewis**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Ministry Of Defence
C/O Mr Mike Davies Of Defence Estates
Blandford House
Farnborough Road
Aldershot
Hants
GU11 2HA

Application Number: F/2000/1296

Parish: **BARKHAM**

Location: **R E M E Depot Rowcroft Barracks, Arborfield, Reading.**

Proposal: **Circular 18/84 for the erection of 2 buildings for use as classrooms.**

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

Condition
2. Prior to the commencement of development details of the proposed slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority.

Reason
1. In the interests of visual and rural amenity.

Reason

2. In the interests of visual and rural amenity.

John Mitchell

John Mitchell CH
Development Control Manager
Date: 10/07/2000

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

Symonds

DEFENCE ESTATES
HOT
BLANDFORD HOUSE

Mr B Ritchie
Defence Land Agent
Blandford House
Farnborough Road
Aldershot
Hants GU11 2HA

Our ref: RJ/5P/55165/DJG/SD

25 January 2001

Dear Mr Ritchie

RE: MTW AND MATHS DEPARTMENTS AT ATF COLL, ARBORFIELD DE5/1151
External Materials

Further to the approval notice issued by Wokingham District Council for application no. F/2000/1296, I enclose the information requested in their conditions. Can you formally submit it to the town planners please.

- There is a plastic coated and steel sample of the roof fascia and skirt trim – colour 'Honesty'.
- The main wall areas will be in the rendered ply – colour sample 'Magnolia' supplied.
- The mid band between ground and first floor will be in rendered ply – colour sample 'Cinnamon' supplied.
- The windows will be white anodised aluminium.
- The roof will be grey Marleydeck Roof Finish.
- The rainwater goods will be dark brown PVC.
- The ground floor slab levels are :-
  Maths Department – 99.263 where adjacent road level is 99.170
  MTW Department – 100.260 where adjacent road level is 99.510.

Please let me know if you require any further information.

Yours sincerely

JOHN GRAVELL
for Symonds Group Ltd

\\GBETSSBR2\DATA\55165\0075.doc

Symonds Group Limited

Registered no 2752154
Registered office 24-30 Holborn London EC1N 2LX
UK offices at London, Birmingham, Bristol, Cardiff, Colwyn Bay, East Grinstead, Leeds, Lincoln, Manchester and Newark.
Offices throughout Asia and the Middle East
And project offices across the world

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Clifton, Bristol BS8 4BX
Tel: +44 (0)117 973 1291
Fax: +44 (0)117 973 5573
Email: john.gravell@symonds-group.com
website: http://www.symonds-group.com

Was Senior Lewis.

DEFENCE ESTATES
Delivering Estate Solutions to Defence Needs

South East & Germany
Blandford House, Farnborough Road, Aldershot, Hants GU11 2HA

Telephone: Direct Dialling: 01252 361980
DCSA DFTS: (9)4217 3980
Facsimile: 01252 361932– (9)4217 3932
E-mail: basil.ritchie@de.mod.uk
Internet Site: www.defence-estates.mod.uk

BJR2604

Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG41 WR

PLANNING SERVICES 39275
TLS
MLT
30 JAN 2001
COPIES TO: ACK:
FILE:

Your Ref.
F2000/1296
Our Ref.
DE SE&G/ARB/181/22/BJR/CB
Date
26 January 2001

Dear Sirs

ARMY APPRENTICES COLLEGE, ARBORFIELD GARRISON
CIRCULAR 18/84 – CONSULTATION
PROPOSED CONSTRUCTION OF MTW & MATHS DEPARTMENT
2-STOREY CLASSROOM BLOCKS

The Planning Permission dated 10th July 2000 included the condition that before the building operations were commenced samples and details of the proposed external materials should be submitted to you and approved in writing by the local Planning Authority. Accordingly, I enclose information requested and look forward to receiving your approval.

Yours faithfully

B. J. RITCHIE
Senior Estate Surveyor
Defence Estates SE&G

Encl.

INVESTOR IN PEOPLE
British Quality Foundation PROMOTING BUSINESS EXCELLENCE
Defence Estates is an Agency of the MOD

DEFENCE ESTATES
Delivering Estate Solutions to Defence Needs

South East & Germany
Blandford House, Farnborough Road
Aldershot, Hampshire GU11 2HA
Telephone: Direct dial: 01252 348934
DFTS: (9)4217 3934
Facsimile: 01252 348932
Mil Fax: (9)4217 3932
Stephen Rice BSc FRICS
Manager South East & Germany

mcd197

Mr Simon Lewis
Environmental Services Department
Wokingham District Council, Planning Services
PO Box 157, Shute End
Wokingham, Berkshire
RG40 1WR

PLANNING RV.
POL
DC
APP
CS

Your reference

Our reference
DE SE/[illegible]/MCD/AJ

Date
24 JA 19 January 2000

Reply rqd

25101

COPIES TO:

ACK:
FILE:

Dear Mr Lewis

PROPOSAL FOR RELOCATION OF MILITARY TRAINING WING AND MATHS DEPARTMENT WITHIN ROWCROFT BARRACKS, ARMY APPRENTICES COLLEGE, ABORFIELD

I refer to my conversation of last week with your colleague, Angela Odell, in respect of proposals to relocate the above facility from within a building at the entrance of the Garrison to a site within the Rowcroft Barracks area.

The proposal is necessitated because of the re-provisioning of the Community Centre to the site of the former Military Training Wing.

I attach three proposed layouts in respect of the intended location(s) and building type for the relocated Maths Department and Military Training Wing. I would appreciate your views as to the proposed location of these buildings given the comments that you have made in respect of the current proposals for the all-weather sports pitch and lighting columns to the south of Rowcroft Barracks. I am anxious that we are able to discuss this matter, before I submit a formal 18/84 Circular Planning Consultation, in order that we may establish the likely response to such a proposal.

I would be pleased to discuss this matter with you at a meeting at your offices or on site should this be necessary. In the alternative I would be pleased if we could discuss this matter over the telephone at your earliest convenience.

Thank you for your assistance in this matter.

Yours sincerely

Michael Davis

MICHAEL C DAVIS BSc ARICS
Estate Surveyor
Defence Estates South East & Germany

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 28 JUNE 2000 FROM 7.00 PM TO 10.10 PM

Present: Mrs.D C Beatty, Mr.M J Bryant, Mr S R Conway, Mrs.A N M C Drake, Mr T P Dredge, Mr J L Earnshaw, Mrs J A Lissaman, Mrs M A Long, Mr K A Malvern, Mrs M Robertson and Fiona Rolls.

Also present under Standing Order 39: Mr F D Browne, Mr G Cowan, Simon Etheridge, Mr C E Lawley, Mr A Miller, Mr N D Rose and Mrs E L M Siggery,

40. CHAIRMAN

RESOLVED: That Mr S.R.Conway be elected Chairman for the meeting.

41. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

42. MINUTES

The Minutes of the meeting of the Committee held on 7 June 2000 were confirmed as a correct record and signed by the Chairman.

43. APOLOGIES FOR ABSENCE

An apology for absence was submitted from Mr.A J Ross.

51. APPLICATION NO 2000/1296 PROPOSED CIRCULAR 18/84 APPLICATION FOR THE ERECTION OF TWO BUILDINGS FOR USE AS CLASSROOMS, R.E.M.E DEPOT, ROWCROFT BARRACKS, ARBORFIELD FOR MINISTRY OF DEFENCE

The Committee considered a report about this application set out on Agenda pages 430 to 438.

Members noted that, as indicated at the last meeting, this site was in Barkham Ward and that appropriate consultations had now taken place.

Mr.A Miller, the local Member attended the meeting and indicated that he supported the application.

RESOLVED: That no objections be raised to Application No.2000/1296, subject to the imposition of the conditions set out in the Agenda.

Application No. **Received** **Arborfield**
F/2000/1296 **22.04.00**

Applicant : **Ministry of Defence**
Location : **R.E.M.E Depot, Rowcroft Barracks, Arborfield, Reading**
Proposal : **Circular 18/84 application for the erection of 2 buildings for use as classrooms**

1. **Planning History** – There have been numerous Circular 18/84 applications proposed at Arborfield Garrison, with the most recent being the sport training building which lies to the south of Nuffield Road and the barracks area. The Garrison is mainly contained within a development boundary which is set out on the Proposals Map of the Wokingham District Local Plan (Deposit Draft) as amended and covered by Policy WBE21 of the same document.

2. **Proposal** – Approval is sought for the erection of 2 two-storey classroom buildings to be used by the Maths Department and Military Training Wing of the Army Apprentices College. The reason for the new classrooms comes as a result of the proposed demolition of the existing community centre facility on Princess Marina Drive which has been providing accommodation for the College, that will no longer be available if the new building is granted planning permission.

   The first of these buildings would sited to the north of Nuffield Road within the existing group of Garrison buildings, behind the existing technology building. It would be in an 'L' shape, measuring 23.5metres in length, 10.5metres in depth, with height to 6.2metres. The second building would sited to the south of Nuffield Road and to the east of the new sports training building. Again this building would be in an 'L' shape and would measure 45metres in length, 14metres in depth with height to 6.2metres.

   Both buildings would be located outside the development boundary within a countryside area.

3. **Consultations** – The consultation period is due to end on 27 June 2000 and therefore additional comments received will be reported at the meeting:

   - ***Environmental Health*** – no objection

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

   A. Effect on the character and appearance of the area (Berkshire Structure Plan Policy C2; Loddon Area Local Plan Policy LTV2; and Wokingham District Local Plan (Deposit Draft) as amended Policy WCC1).
   B. Effect on surrounding residential properties
   C. Highway issues
   D. Concerns of local residents and parish council

A. Effect on the character and appearance of the area

Both of the proposed buildings, as mentioned, are located in an area outside the identified settlement boundary of Arborfield Garrison and are therefore in the countryside. However, this area does not resemble the typical rural appearance of the surrounding countryside such as Arborfield and Barkham. There are already substantial buildings (including those at two-storey height) large areas of hardstanding, lighting columns and high wire fences.

The Military College has logistical problems and the need to centralise all the facilities in one location, which is one of the reasons why the two sites were selected. Also there are security and accessibility issues, which again has limited the areas that would be available for these buildings.

The first smaller building which would be sited behind to the north of Nuffield Road is not considered to be in a prominent location and would be well screened from the surrounding countryside be the existing technology/other building(s). The second larger building would be sited to the south of Nuffield Road slightly away from the main group of College buildings. This would potentially be more prominent when viewed from outside of the site. Careful consideration has been given to this and on balance it is considered to be acceptable for two reasons. The height is low for a two-storey building and as such would appear no higher than a dwellinghouse. In addition this proposed building, when viewed from the south would be seen against the backdrop of the existing College buildings, which would still dominate the overall appearance of the area.

B. Effect upon nearby residential

The nearest residential properties are all some distance away and for this reason it is not considered there would be any harm caused by the developments.

C. Highway Issues

The Highway Authority raises no objections subject to condition.

5. **Conclusion** – Although the proposed new classroom buildings would sited outside the identified settlement boundary of Arborfield Garrison it is not considered on this occasion that there would be any significant harm to the character and appearance of the surrounding area.

6. **Recommendation** – It is recommended that no objection be raised subject to the following conditions:

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

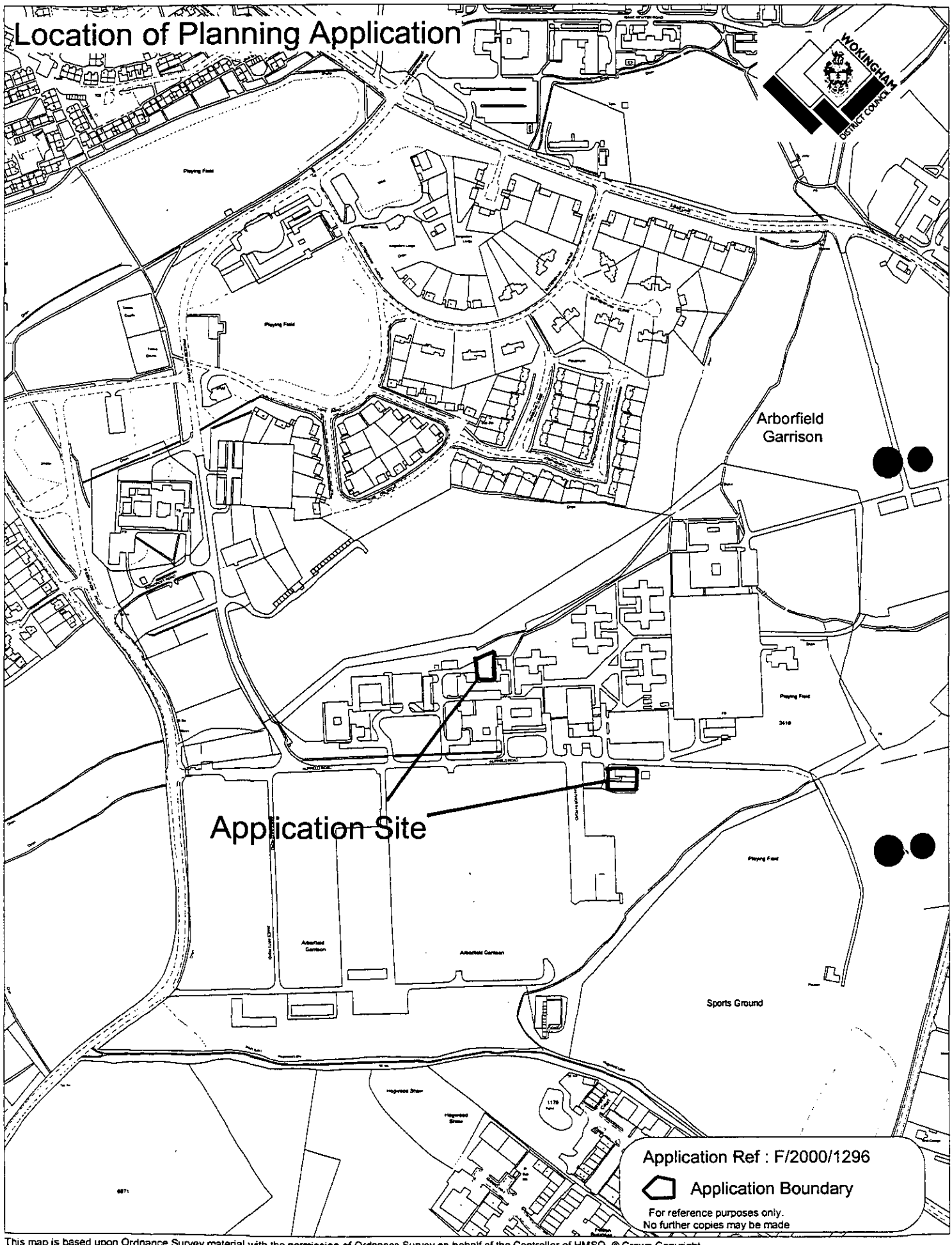
2. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority.

REASONS:

1 & 2. In the interests of visual and rural amenity.

Simon Lewis

Location of Planning Application



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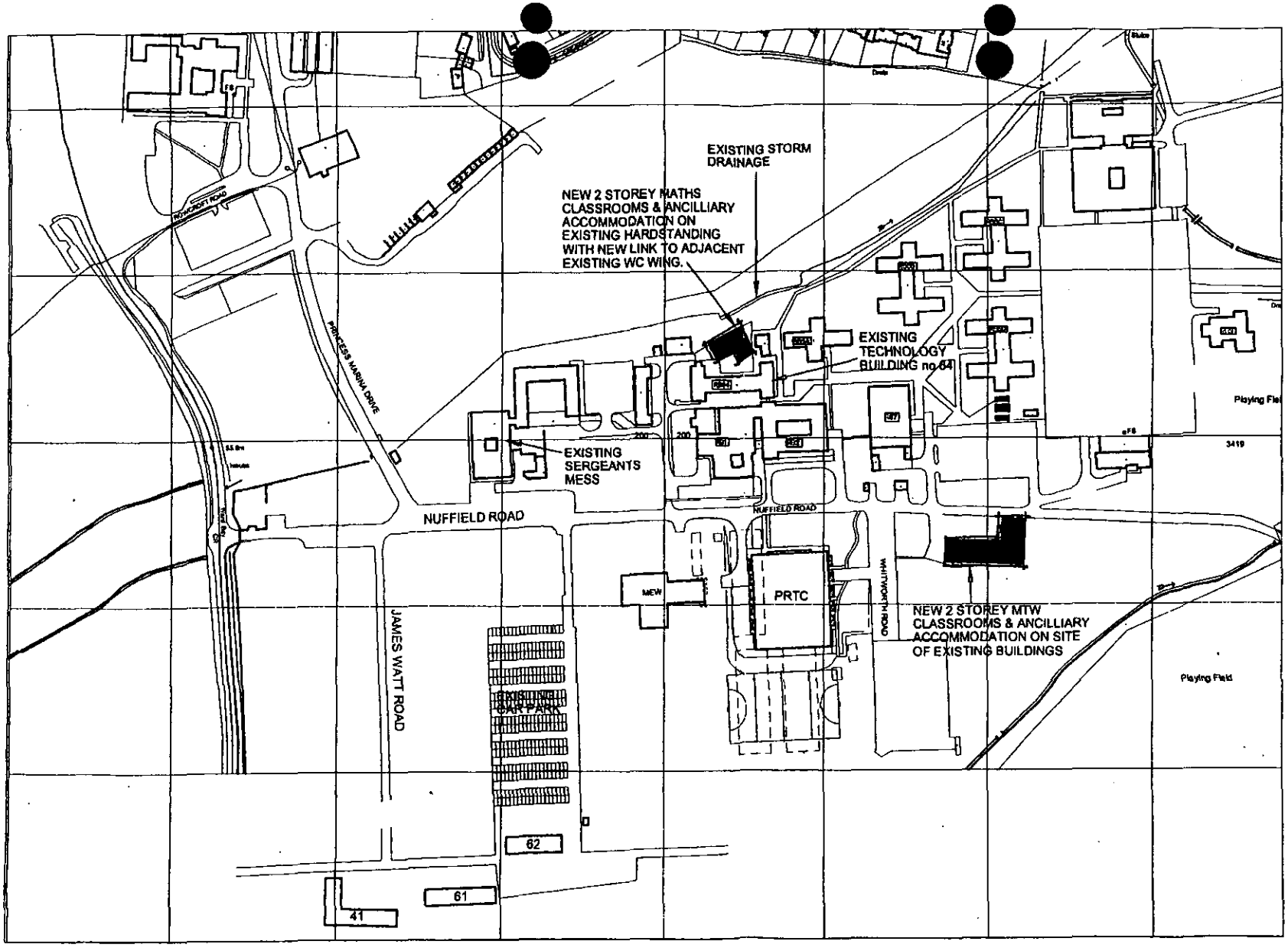
Development Control Section, Environmental Services, Wokingham District Council.
28 June 2000

Scale: 1 : 5000



ALL EXISTING DIMENSIONS TO BE CHECKED ON SITE
DRAWN ON AUTOCAD 2000 AT STRIDE TREGLOWN GROUP PLC
LAYERS ON THIS DRAWING COMPLY WITH BS 1192: PART 5

PLANNING SERVICES	HPT
PCL	TLS
DC	EMF
VP	
DS	
23 MAR 2000	
COPIES TO:	ADD:
	FILE:

Date	Rev	Name	Chk	Note
14.03.00	A	RBH	/	PROPOSED FOOTPRINTS HANDED TO REFLECT CURRENT PLANS.

STRIDE TREGLOWN

Promenade House, The Promenade, Clifton Down, Bristol BS8 3NE
Tel (0117) 974 1371 Fax (0117) 974 5207

PROJECT
MTW AND MATH DEPT REPROVISION - ARBORFIELD

DRAWING TITLE
SITE PLAN IDENTIFYING SITES FOR NEW BUILDINGS - MTW SITE 'D'

DRAWN ON ACAD 2000

SCALE	DATE	DRAWN	CHK	DRAWING NUMBER	REV
1:2500	10.03.00	RBH		4311-sk20	A

434

ALL EXISTING DIMENSIONS TO BE CHECKED ON SITE
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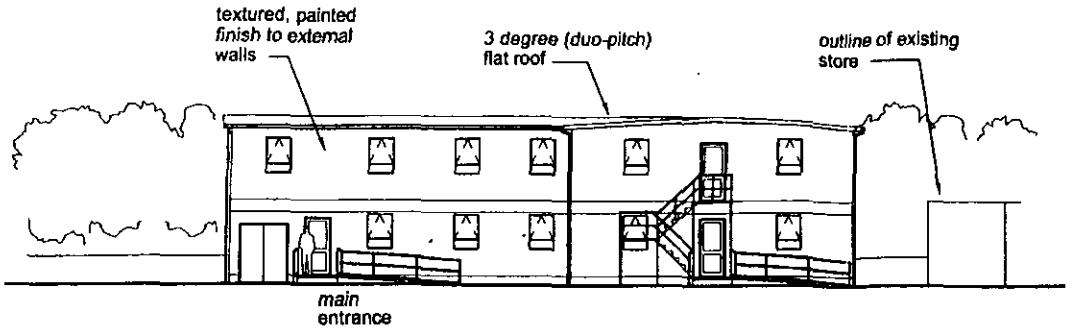
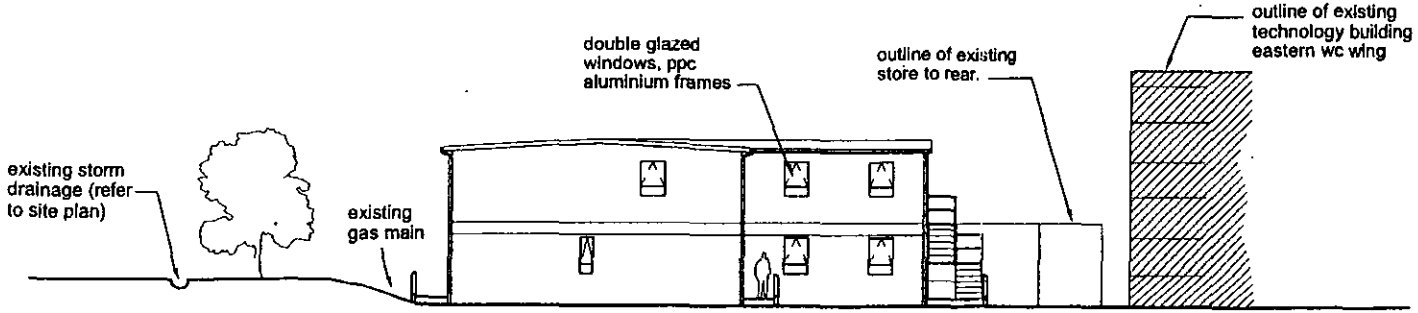
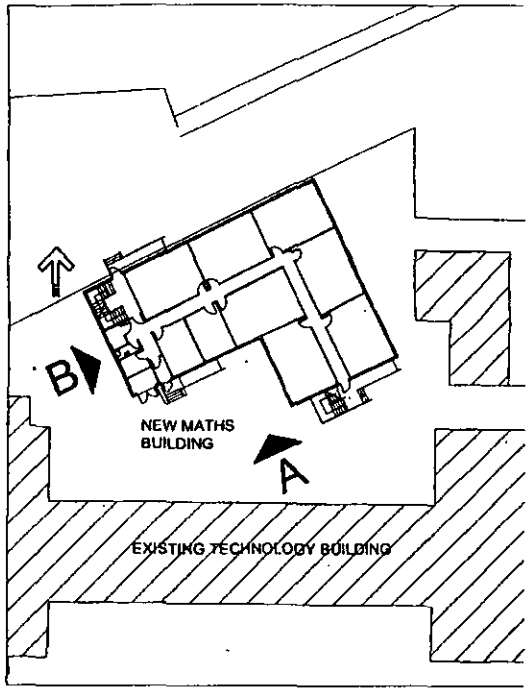
LAYERS ON THIS DRAWING COMPLY WITH BS 1192 PART 5



ELEVATION 'A'



ELEVATION 'B'



14.02.00 A RBH ELEVATIONS UPDATED IN LINE WITH LATEST PLAN
Date Rev Name Ch. Note

STRIDE TREDLOWN

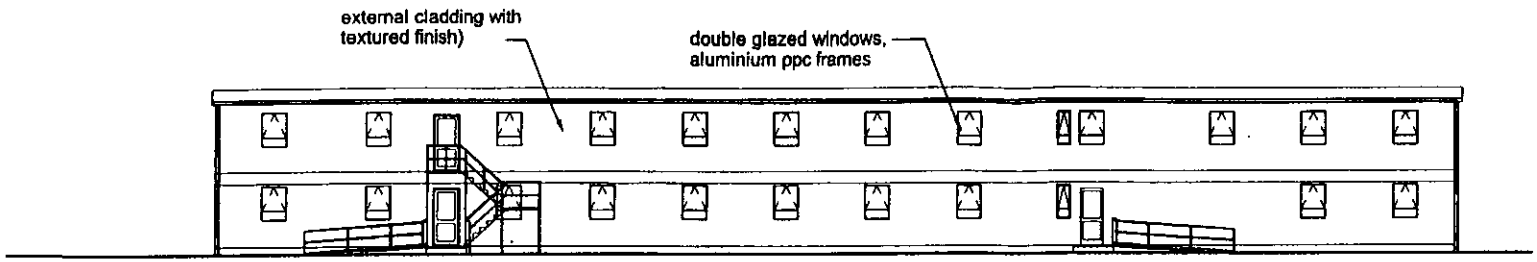
PROJECT
MTW AND MATH DEPT REPROVISION - ARBORFIELD

DRAWING TITLE
SKETCH ELEVATIONS - MATHS BUILDING OPTION B

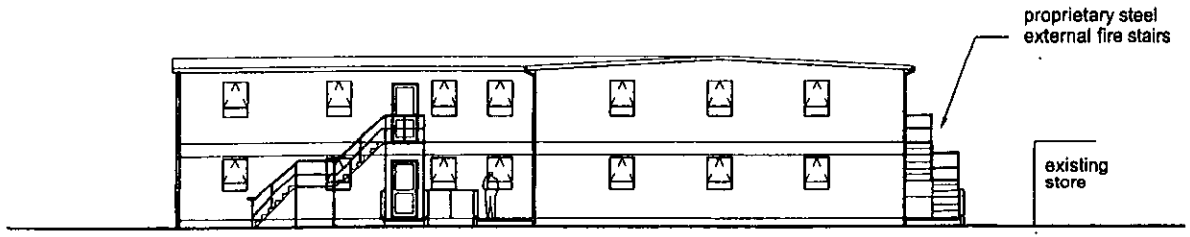
DRAWN ON ACAD 2000

SCALE	DATE	DRAWN	CHK	DRAWING NUMBER	REV
1:200	10.02.00	RBH		4311-sk17	A

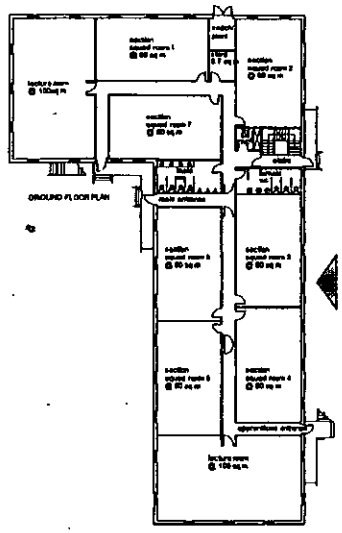
ALL EXISTING DIMENSIONS TO BE CHECKED ON SITE
DRAWN ON AUTOCAD 2000 AT STRIDE TREGLOWN GROUP PLC
LAYERS ON THIS DRAWING COMPLY WITH BS 1192 PART 5



MTW ELEVATION 'A'



MTW ELEVATION 'B'



15.03.00	B	RBH	.	ELEVATION REVISED IN LINE WITH LATEST PLAN.
16.02.00	A	RBH	.	ELEVATION REVISED IN LINE WITH LATEST PLAN. ROOF AMENDED.
Date	Rev	Name	Chk	Note

STRIDE TREGLOWN

Promenade House, The Promenade, Clifton Down, Bristol BS8 3NE
Tel (0117) 974 3371 Fax (0117) 974 5287

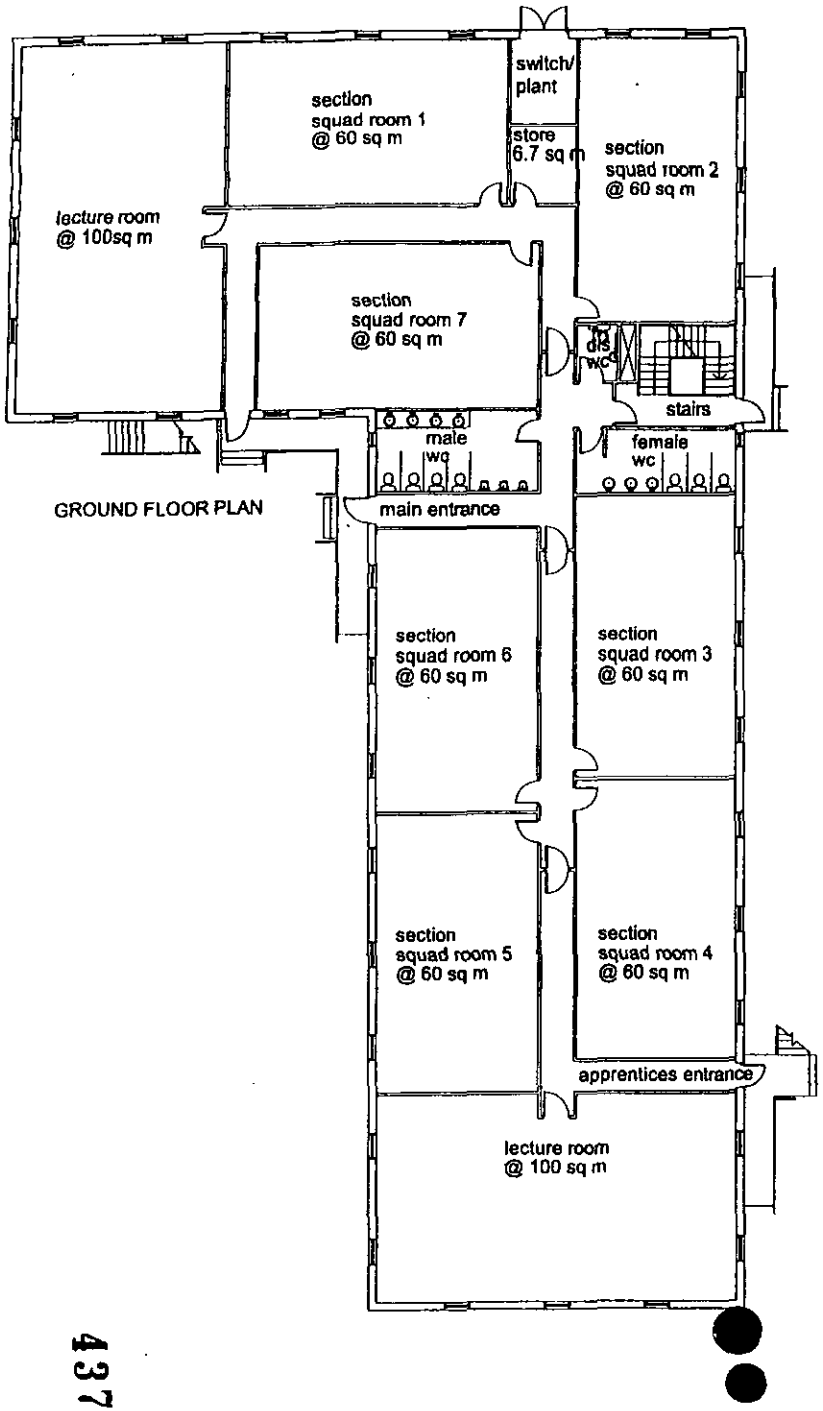
PROJECT
MTW AND MATH DEPT REPROVISION - ARBORFIELD

DRAWING TITLE
SKETCH ELEVATIONS - MTW

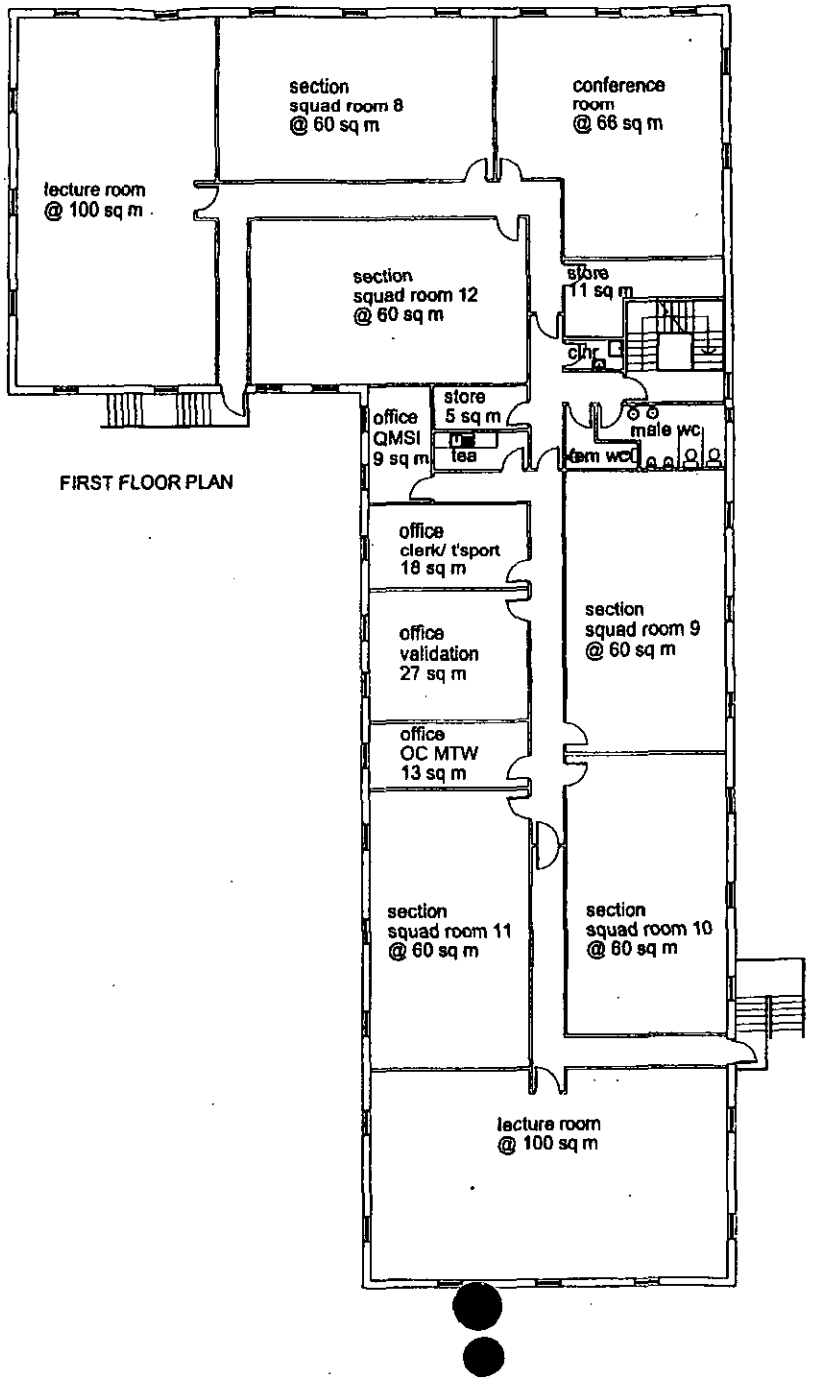
DRAWN ON ACAD 2000

SCALE	DATE	DRAWN	CHK	DRAWING NUMBER	REV
1:200	25.01.00	RBH		4311-sk10	B

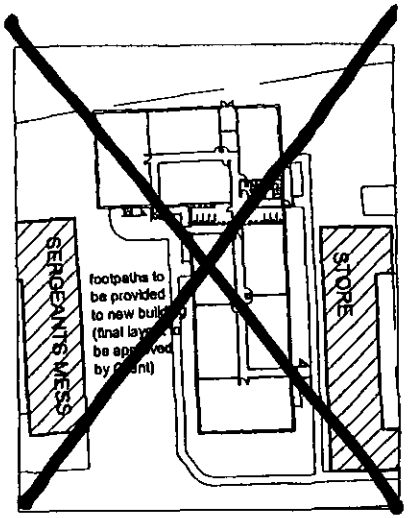
436



GROUND FLOOR PLAN



FIRST FLOOR PLAN



13.02.00	D	RBH	.	BUILDING FOOTPRINT MOVED SOUTHWARDS. MINOR AMENDMENTS TO PLAN.
24.02.00	C	RBH	.	OFFICES RELOCATED TO OVERLOOK MAIN ENTRANCE. BUILDING LAYOUT REVISED GENERALLY TO SUIT.
21.02.00	B	RBH	.	BUILDING FOOTPRINT & LAYOUT REVISED.
09.02.00	A	RBH	.	INDICATIVE LAYOUT REVISED

STRIDE TREGLOWN

Architecture Town Planning Interior Design Building Surveying Graphic Design

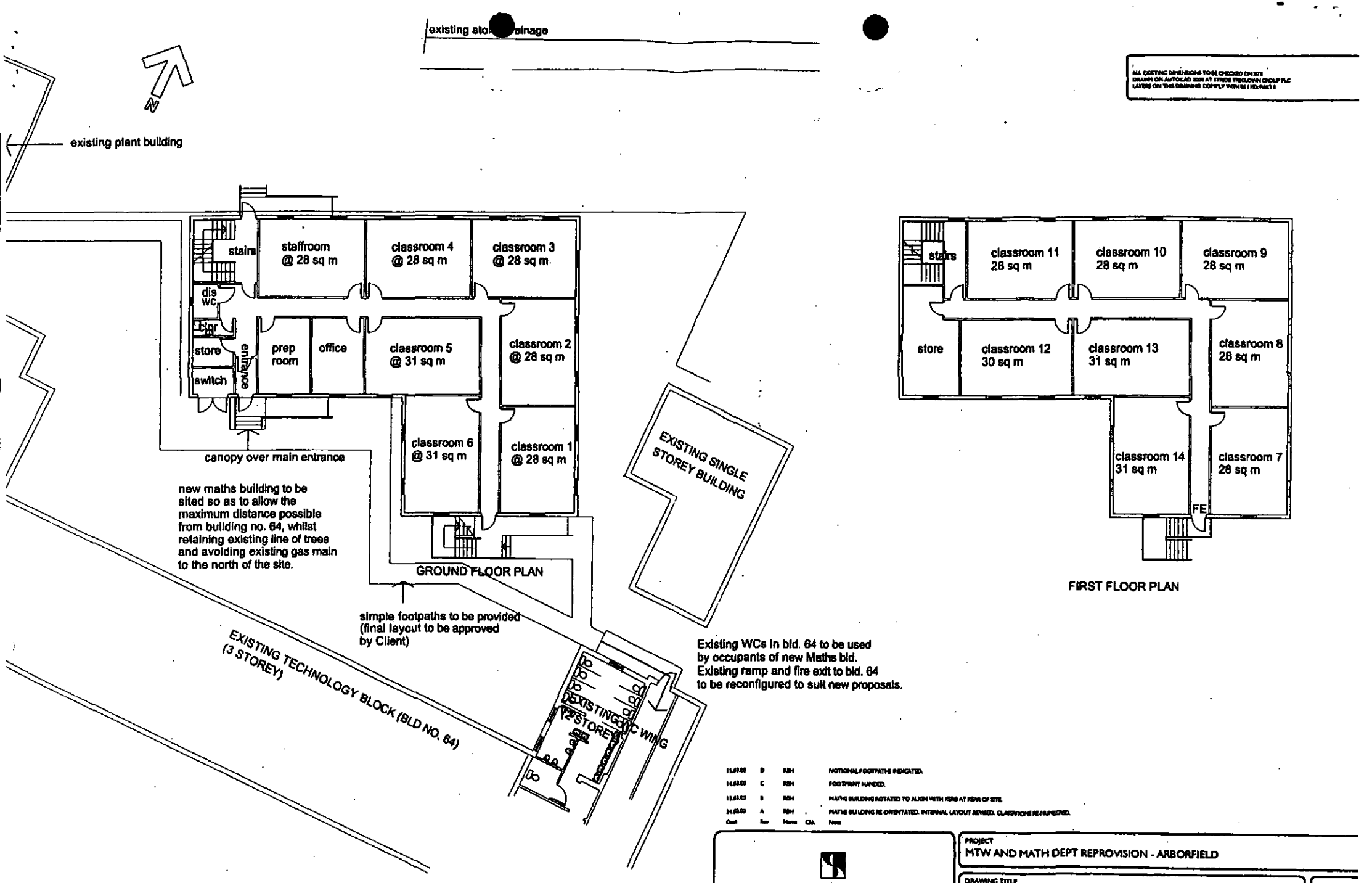
Promenade House, The Promenade, Clifton Down, Bristol BS8 3NE
Tel (0117) 974 3271 Fax (0117) 974 5207

PROJECT
MTW & MATHS DEPT. REPROVISION
ARBORFIELD

DRAWING TITLE
SKETCH FLOOR PLANS - MTW
OPTION FOUR

SCALE	DATE	DRAWN BY	CHECKED BY
1:200	25.01.00	RBH	RT

DRAWING NUMBER	REVISION	DRAWN ON ACAD 2000
4311-sk09	D	



Date	Rev	Name	Chk	Note
15.02.00	D	RBH		NOTIONAL FOOTPATHS INDICATED.
14.02.00	C	RBH		FOOTPRINT HANDED.
13.02.00	B	RBH		MATHS BUILDING ROTATED TO ALIGN WITH KERB AT REAR OF SITE.
24.02.00	A	RBH		MATHS BUILDING RE-ORIENTATED. INTERNAL LAYOUT REVISED. CLASSROOMS RE-NUMBERED.

STRIDE TREGLOWN

Promenade House, The Promenade, Clifton Down, Bristol BS8 3NE
Tel (0117) 974 3271 Fax (0117) 974 3207

PROJECT
MTW AND MATH DEPT REPROVISION - ARBORFIELD

DRAWING TITLE
SKETCH FLOOR LAYOUT- MATHS DEPARTMENT OPTION C

DRAWN ON ACAD 2000

SCALE	DATE	DRAWN	CHK	DRAWING NUMBER	REV
1:200	18.02.00	RBH		4311-sk18	D

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 7 JUNE 2000 FROM 7.00 PM TO 9.15 PM

Present: Mr M J Bryant, Mr S R Conway, Mrs A N M C Drake, Mr T P Dredge, Mr J L Earnshaw, Mrs J A Lissaman, Mrs M A Long, Mr K A Malvern, Mrs M Robertson, Fiona Rolls and Mr A J Ross.

Also present under Standing Order 39: Simon Etheridge, Mr N D Rose and Mrs E L M Siggery.

24. CHAIRMAN

RESOLVED: That Mrs A N M C Drake be elected Chairman for the meeting.

25. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

26. MINUTES

The Minutes of the meeting of the Committee held on 23 May 2000 were confirmed as a correct record and signed by the Chairman.

27. APOLOGIES FOR ABSENCE

An apology for absence was submitted from Mrs D C Beatty.

37. APPLICATION NO.2000/1296 CIRCULAR 18/84 APPLICATION FOR THE ERECTION OF 2 BUILDINGS FOR USE AS CLASSROOMS, R.E.M.E. DEPOT, ROWCROFT BARRACKS, ARBORFIELD FOR MINISTRY OF DEFENCE

The Head of Planning and Transportation indicated that formal consultations with adjoining Parish Councils had yet to be completed and in the circumstances it was

RESOLVED: That consideration of Application No.2000/1296 be deferred to enable those consultations to be completed.

Application No. F/2000/1296 | **Received** 22.04.00 | **Arborfield**

Applicant : Ministry of Defence
Location : R.E.M.E Depot, Rowcroft Barracks, Arborfield, Reading
Proposal : Circular 18/84 application for the erection of 2 buildings for use as classrooms

1. **Planning History** – There have been numerous Circular 18/84 applications proposed at Arborfield Garrison, with the most recent being the sport training building which lies to the south of Nuffield Road and the barracks area. The Garrison is mainly contained within a development boundary which is set out on the Proposals Map of the Wokingham District Local Plan (Deposit Draft) as amended and covered by Policy WBE21 of the same document.

2. **Proposal** – Approval is sought for the erection of 2 two-storey classroom buildings to be used by the Maths Department and Military Training Wing of the Army Apprentices College. The reason for the new classrooms comes as a result of the proposed demolition of the existing community centre facility on Princess Marina Drive which has been providing accommodation for the College, that will no longer be available if the new building is granted planning permission.

   The first of these buildings would sited to the north of Nuffield Road within the existing group of Garrison buildings, behind the existing technology building. It would be in an 'L' shape, measuring 23.5metres in length, 10.5metres in depth, with height to 6.2metres. The second building would sited to the south of Nuffield Road and to the east of the new sports training building. Again this building would be in an 'L' shape and would measure 45metres in length, 14metres in depth with height to 6.2metres.

   Both buildings would be located outside the development boundary within a countryside area.

3. **Consultations** -
   - ***Environmental Health*** – no objection
   - ***Arborfield Parish Council*** – no response received at this time

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

   A. Effect on the character and appearance of the area (Berkshire Structure Plan Policy C2; Loddon Area Local Plan Policy LTV2; and Wokingham District Local Plan (Deposit Draft) as amended Policy WCC1).
   B. Effect on surrounding residential properties
   C. Highway issues
   D. Concerns of local residents and parish council

A. Effect on the character and appearance of the area

Both of the proposed buildings, as mentioned, are located in an area outside the identified settlement boundary of Arborfield Garrison and are therefore in the countryside. However, this area does not resemble the typical rural appearance of the surrounding countryside such as Arborfield and Barkham. There are already substantial buildings (including those at two-storey height) large areas of hardstanding, lighting columns and high wire fences.

The Military College has logistical problems and the need to centralise all the facilities in one location, which is one of the reasons why the two sites were selected. Also there are security and accessibility issues, which again has limited the areas that would be available for these buildings.

The first smaller building which would be sited behind to the north of Nuffield Road is not considered to be in a prominent location and would be well screened from the surrounding countryside be the existing technology/other building(s). The second larger building would be sited to the south of Nuffield Road slightly away from the main group of College buildings. This would potentially be more prominent when viewed from outside of the site. Careful consideration has been given to this and on balance it is considered to be acceptable for two reasons. The height is low for a two-storey building and as such would appear no higher than a dwellinghouse. In addition this proposed building, when viewed from the south would be seen against the backdrop of the existing College buildings, which would still dominate the overall appearance of the area.

B. Effect upon nearby residential

The nearest residential properties are all some distance away and for this reason it is not considered there would be any harm caused by the developments.

C. Highway Issues

The Highway Authority raises no objections subject to condition.

5. **Conclusion** – Although the proposed new classroom buildings would sited outside the identified settlement boundary of Arborfield Garrison it is not considered on this occasion that there would be any significant harm to the character and appearance of the surrounding area.

6. **Recommendation** – It is recommended that no objection be raised subject to the following conditions:

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

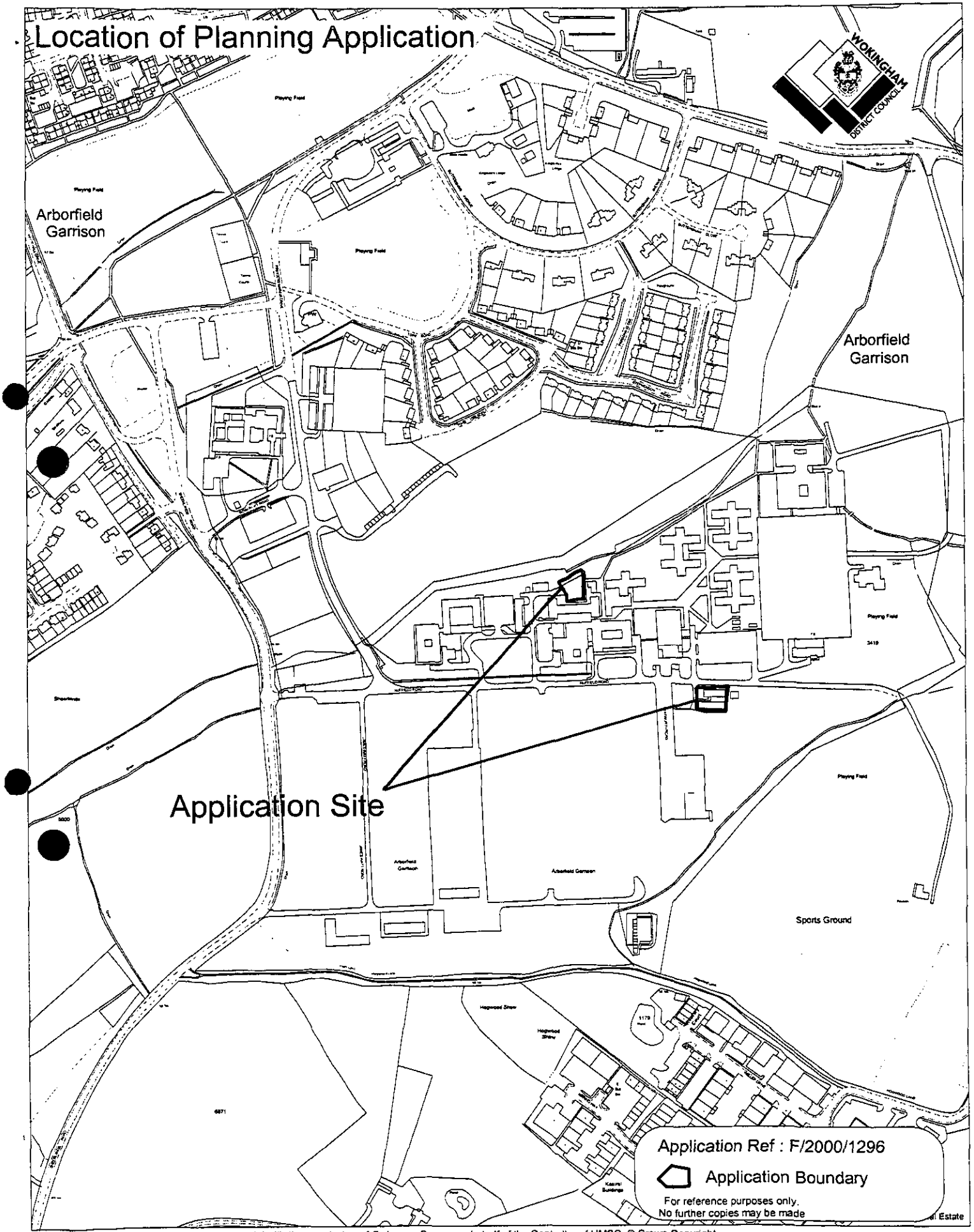
2. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority.

REASONS:

1 & 2. In the interests of visual and rural amenity.

Simon Lewis

Location of Planning Application



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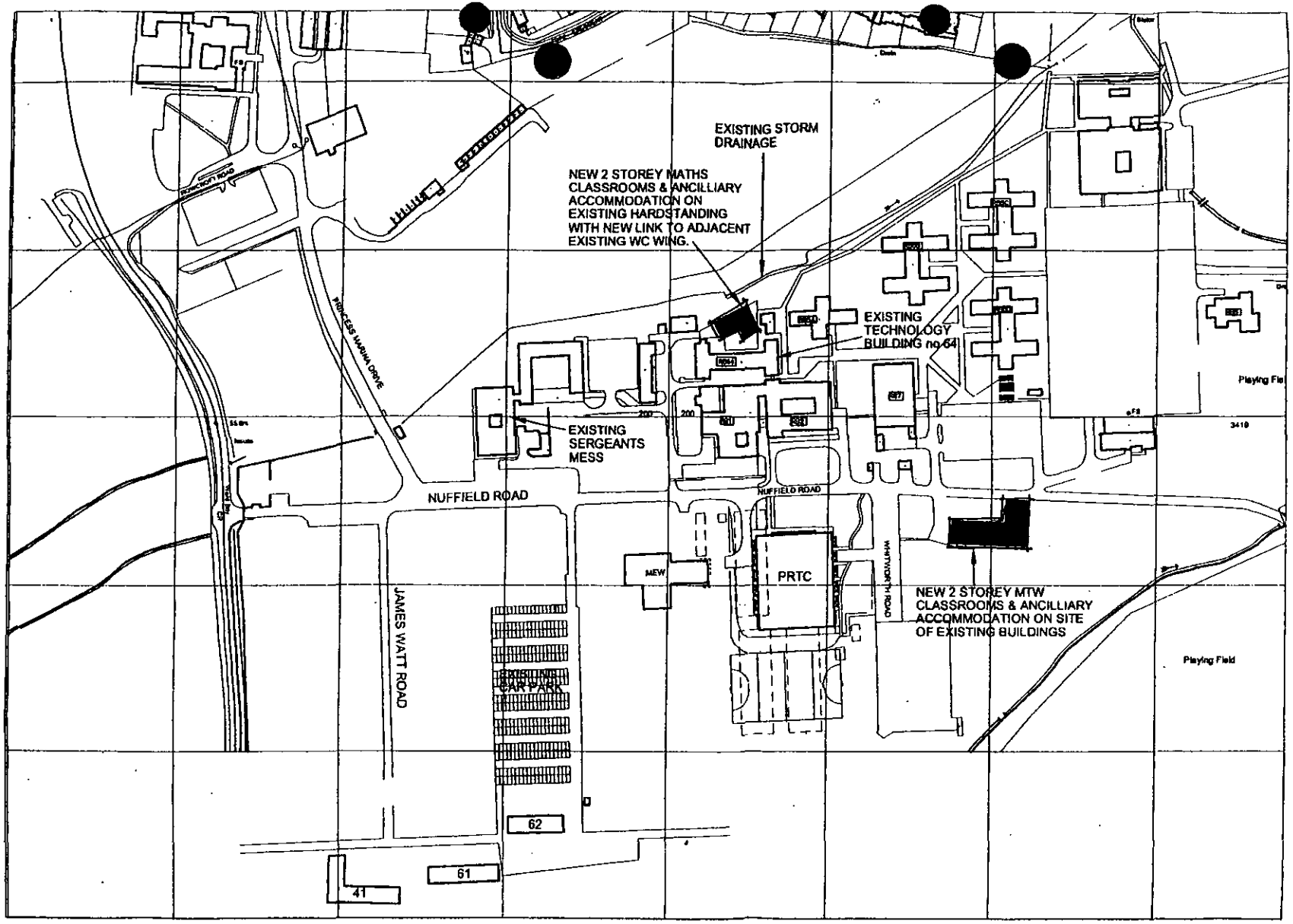
Development Control Section, Environmental Services, Wokingham District Council.
24 May 2000

Scale: 1 : 5000

N
W E
S



ALL EXISTING DIMENSIONS TO BE CHECKED ON SITE
DRAWN ON AUTOCAD 2000 AT STRIDE TREGLOWN GROUP PLC
LAYERS ON THIS DRAWING COMPLY WITH BS 1192 PART 5

277

Date	Rev	Name	Chk	Note
14.03.00	A	RBH	J	PROPOSED FOOTPRINTS HANDED TO REFLECT CURRENT PLANS

STRIDE TREGLOWN

Architecture Town Planning Interior Design Building Surveying Grant Design
Promenade House, The Promenade, Clifton Down, Bristol BS8 3NE
Tel (0117) 974 3271 Fax (0117) 974 5207

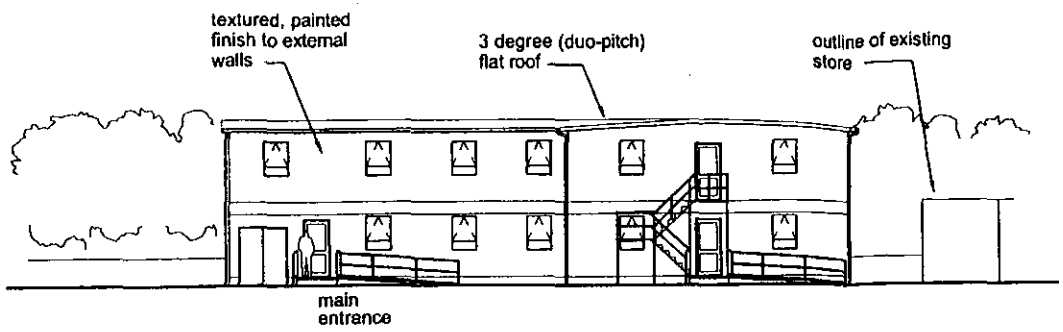
PROJECT
MTW AND MATH DEPT REPROVISION - ARBORFIELD

DRAWING TITLE
SITE PLAN IDENTIFYING SITES FOR NEW BUILDINGS - MTW SITE 'D'

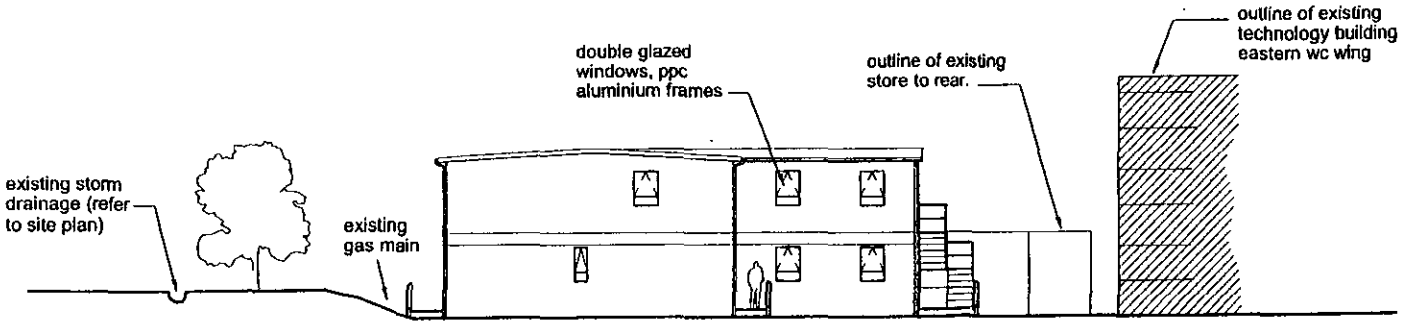
DRAWN ON ACAD 2000

SCALE	DATE	DRAWN	CHK	DRAWING NUMBER	REV
1:2500	10.03.00	RBH		4311-sk20	A

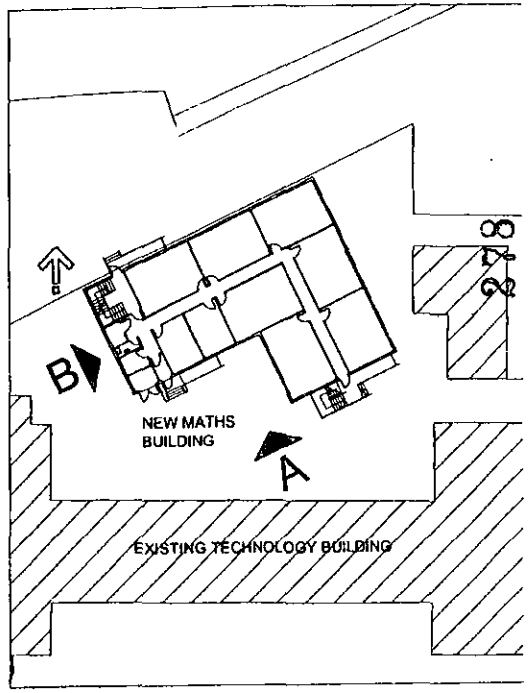
ALL EXISTING DIMENSIONS TO BE CHECKED ON SITE
DRAWN ON AUTOCAD 2000 AT STRIDE TREGLOWN GROUP PLC
LAYERS ON THIS DRAWING COMPLY WITH BS 1192: PART 5



ELEVATION 'A'



ELEVATION 'B'



Date	Rev	Name	Chk	Note
14.03.00	A	RBH		ELEVATIONS UPDATED IN LINE WITH LATEST PLANS

STRIDE TREGLOWN

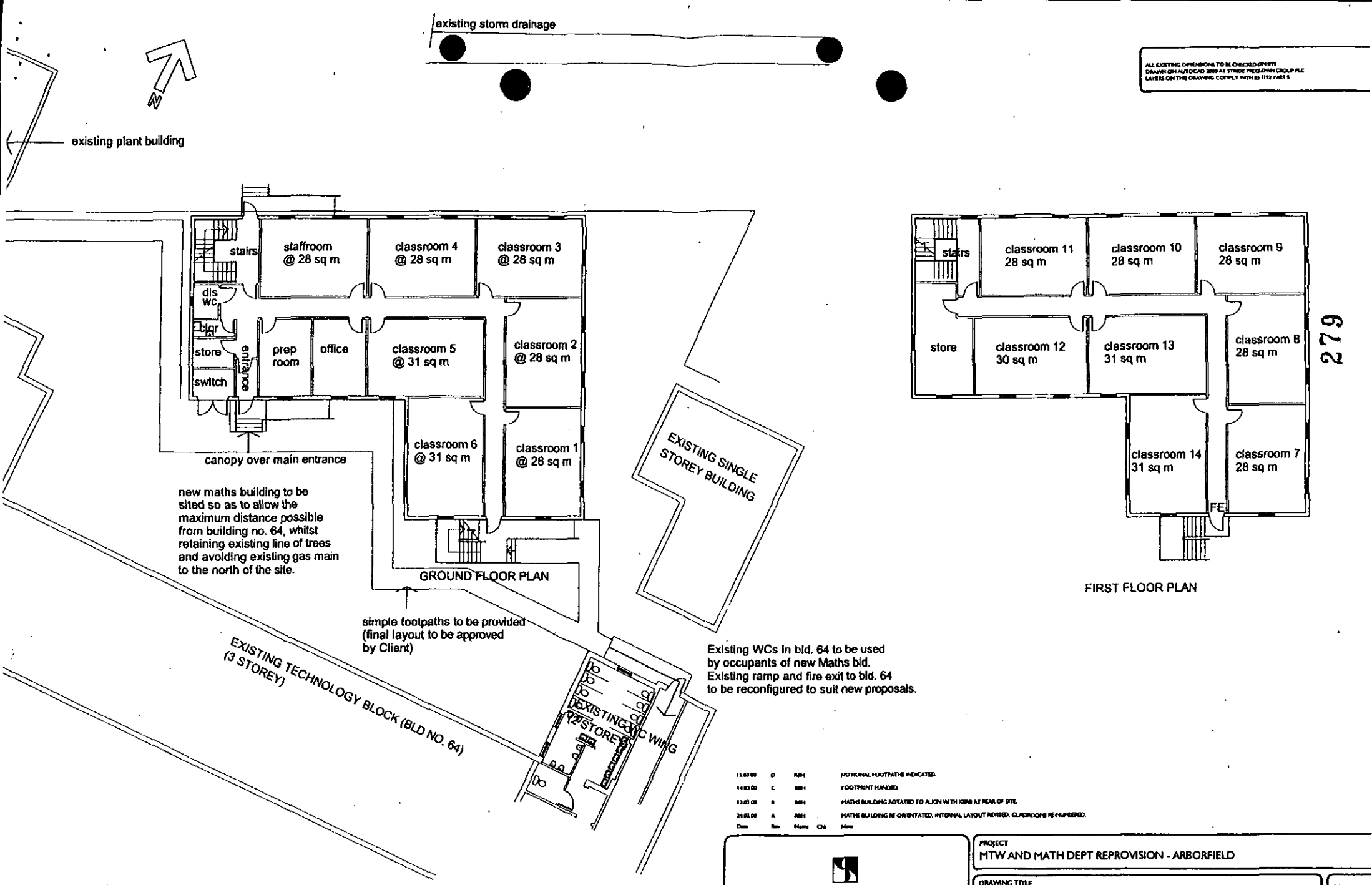
Promenade House, The Promenade, Clifton, Bristol BS8 3NE
Tel (0117) 974 1271 Fax (0117)

PROJECT
MTW AND MATH DEPT REPROVISION - ARBORFIELD

DRAWING TITLE
SKETCH ELEVATIONS - MATHS BUILDING OPTION B

DRAWN ON ACAD 2000

SCALE	DATE	DRAWN	CHK	DRAWING NUMBER	REV
1:200	10.02.00	RBH		431-sk17	A



ALL EXISTING DIMENSIONS TO BE CHECKED ON SITE
DRAWN ON AUTOCAD 2000 AT STRIDE TREGLOWN GROUP PLC
LAYERS ON THIS DRAWING COMPLY WITH BS 1192 PART 5

15.03.00	D	RBH	NOTIONAL FOOTPATHS INDICATED.
14.03.00	C	RBH	FOOTPRINT HANDED.
13.03.00	B	RBH	MATHS BUILDING ROTATED TO ALIGN WITH KERB AT REAR OF SITE.
24.02.00	A	RBH	MATHS BUILDING RE-ORIENTATED. INTERNAL LAYOUT REVISED. CLASSROOMS RE-NUMBERED.
Date	Rev	Name	Chk	Note

STRIDE TREGLOWN
Promenade House, The Promenade, Clifton Down, Bristol BS8 3NE
Tel (0117) 974 3271 Fax (0117) 974 3287

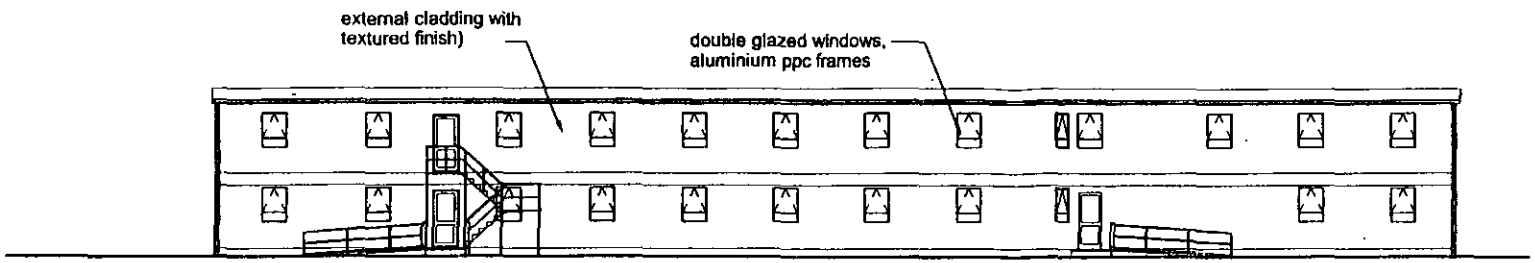
PROJECT: MTW AND MATH DEPT REPROVISION - ARBORFIELD

DRAWING TITLE: SKETCH FLOOR LAYOUT- MATHS DEPARTMENT OPTION C

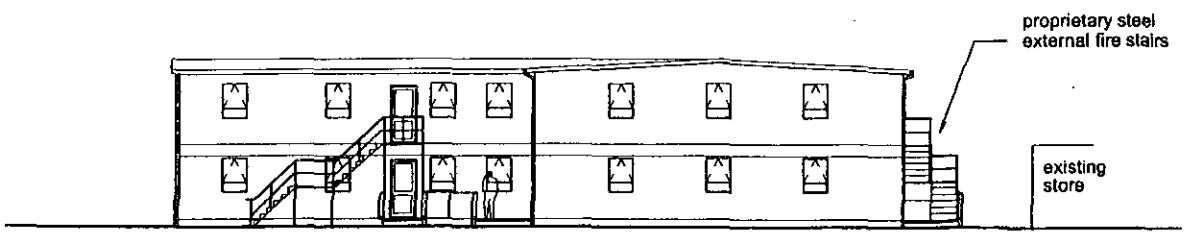
DRAWN ON ACAD 2000

SCALE	DATE	DRAWN	CHK	DRAWING NUMBER	REV
1:200	16.02.00	RBH		4311-sk18	D

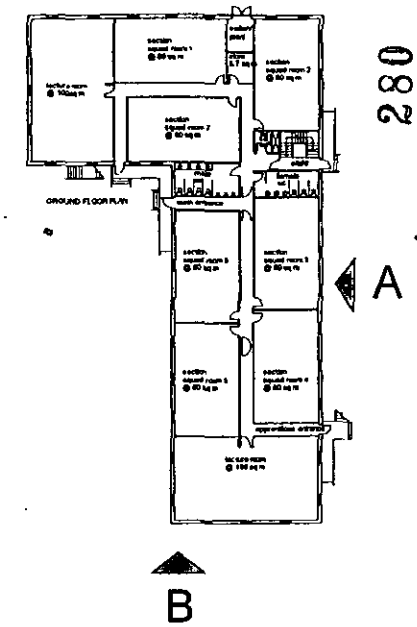
ALL EXISTING DIMENSIONS TO BE CHECKED ON SITE
DRAWN ON AUTOCAD 2000 AT STRIDE TREGLOWN GROUP PLC
LAYERS ON THIS DRAWING COMPLY WITH BS 1192 PART 5



MTW ELEVATION 'A'



MTW ELEVATION 'B'



280

Date	Rev	Name	Chk	Note
15.03.00	B	RBH		ELEVATION REVISED IN LINE WITH LATEST PLAN.
10.02.00	A	RBH		ELEVATION REVISED IN LINE WITH LATEST PLAN. ROOF AMENDED.

STRIDE TREGLOWN

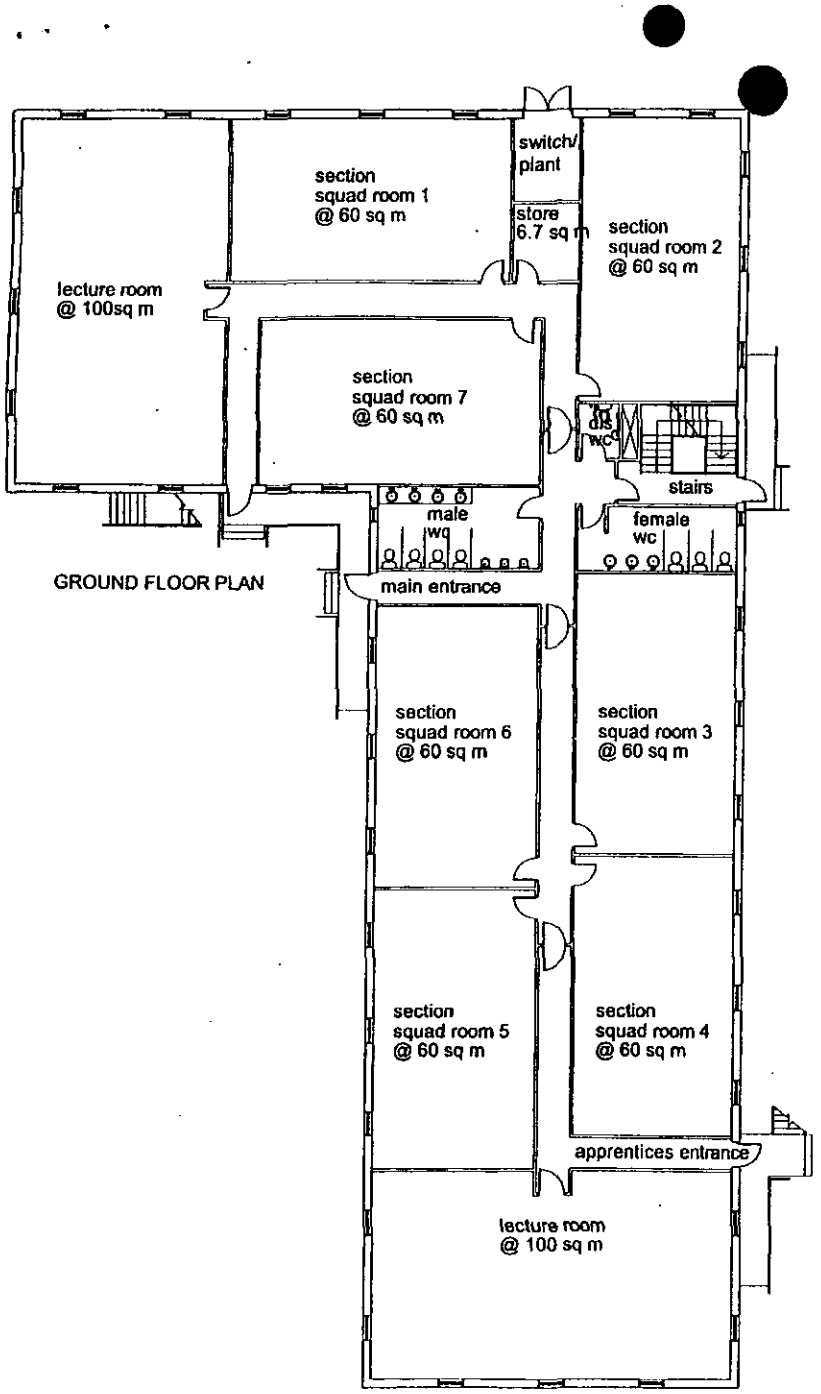
Promenade House, The Promenade, Clifton, Bristol BS8 3NE
Tel (0117) 974 3371 Fax (0117) [illegible]

PROJECT
MTW AND MATH DEPT REPROVISION - ARBORFIELD

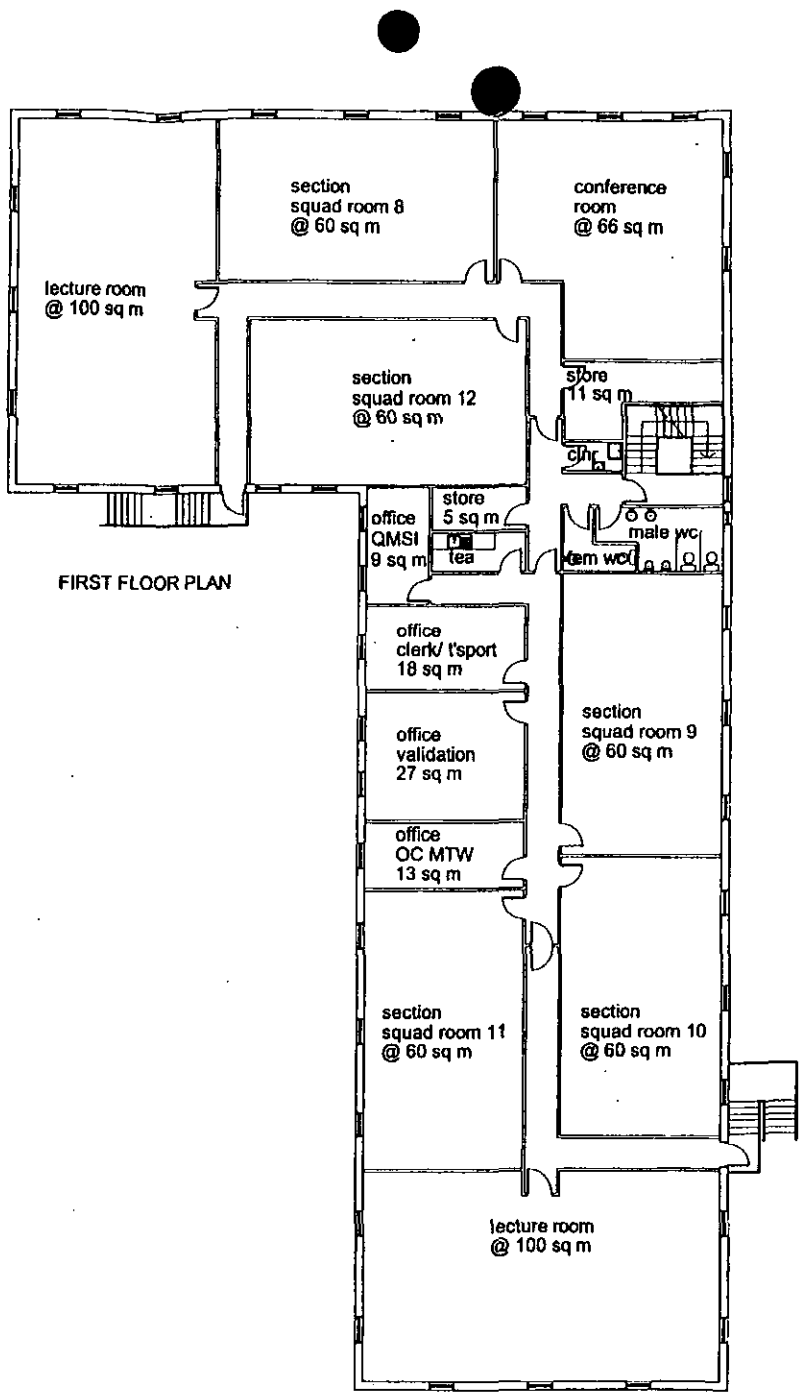
DRAWING TITLE
SKETCH ELEVATIONS - MTW

DRAWN ON ACAD 2000

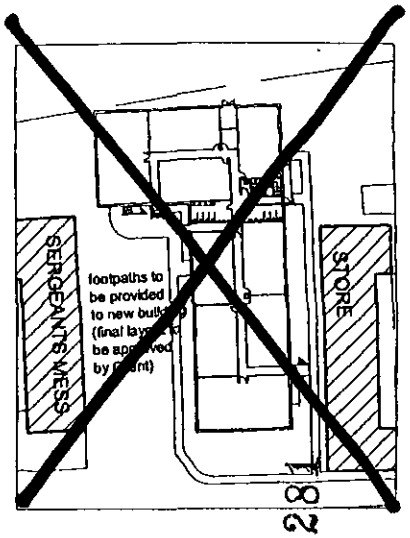
SCALE	DATE	DRAWN	CHK	DRAWING NUMBER	REV
1:200	25.01.00	RBH		4311-sk10	B



GROUND FLOOR PLAN



FIRST FLOOR PLAN



13.03.00	D	RBH		BUILDING FOOTPRINT MOVED SOUTHWARDS MINOR AMENDMENTS TO PLAN
24.02.00	C	RBH		OFFICES RELOCATED TO OVERLOOK MAIN ENTRANCE. BUILDING LAYOUT REVISED GENERALLY TO SUIT.
21.02.00	B	RBH		BUILDING FOOTPRINT & LAYOUT REVISED
09.02.00	A	RBH		INDICATIVE LAYOUT REVISED
date	rev	name	chk	

STRIDE TREGLOWN

Architecture Town Planning Interior Design Building Surveying Graphic Design

Promenade House, The Promenade, Clifton Down, Bristol BS8 3NE
Tel (0117) 974 3271 Fax (0117) 974 5307

PROJECT
MTW & MATHS DEPT. REPROVISION
ARBORFIELD

DRAWING TITLE
SKETCH FLOOR PLANS - MTW
OPTION FOUR

SCALE	DATE	DRAWN BY	CHECKED BY
1:200	25.01.00	RBH	RT

DRAWING NUMBER	REVISION	DRAWN ON ACAD 2000
4311-sk09	D	

(24)

HIGHWAYS CONSULTATION SHEET

From: Simon Lewis

Date: 08 May 2000

Application Number: F/2000/1296

Proposal: Circular 18/84 for the erection of 2 buildings for use as classrooms.

Parish: SWALLOWFIELD PARISH

Site Address:
R E M E Depot Rowcroft Barracks, , Arborfield, Reading.

Applicant:
Ministry Of Defence C/O Mr Mike Davies Of Defence Estates.

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 adverse highway comments.

Signed: _____ **Print name:** A LIDDELL

A. Effect on the character and appearance of the area

Both of the proposed buildings, as mentioned, are located in an area outside the identified settlement boundary of Arborfield Garrison and are therefore in the countryside. However, this area does not resemble the typical rural appearance of the surrounding countryside such as Arborfield and Barkham. There are already substantial buildings (including those at two-storey height) large areas of hardstanding, lighting columns and high wire fences.

The Military College has logistical problems and the need to centralise all the facilities in one location, which is one of the reasons why the two sites were selected. Also there are security and accessibility issues, which again has limited the areas that would be available for these buildings.

The first smaller building which would be sited behind to the north of Nuffield Road is not considered to be in a prominent location and would be well screened from the surrounding countryside be the existing technology/other building(s). The second larger building would be sited to the south of Nuffield Road slightly away from the main group of College buildings. This would potentially be more prominent when viewed from outside of the site. Careful consideration has been given to this and on balance it is considered to be acceptable for two reasons. The height is low for a two-storey building and as such would appear no higher than a dwellinghouse. In addition this proposed building, when viewed from the south would be seen against the backdrop of the existing College buildings, which would still dominate the overall appearance of the area.

B. Effect upon nearby residential

The nearest residential properties are all some distance away and for this reason it is not considered there would be any harm caused by the developments.

C. Highway Issues

The Highway Authority raises no objections subject to condition.

5. **Conclusion** – Although the proposed new classroom buildings would sited outside the identified settlement boundary of Arborfield Garrison it is not considered on this occasion that there would be any significant harm to the character and appearance of the surrounding area.

6. **Recommendation** – It is recommended that no objection be raised subject to the following conditions:

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

2. Prior to the commencement of development details of the proposed slab levels of the proposed ~~dwellings~~ buildings shall be submitted to and approved in writing by the Local Planning Authority.

REASONS:

1 & 2. In the interests of visual and rural amenity.

Simon Lewis

Application Number F/2000/1296
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			As per ctee report.

RECORD OF SITE VISIT

SITE ADDRESS: R E M E Depot
Rowcroft Barracks Arborfield
Reading.

APPLICATION NUMBER: F/2000/1296

OFFICER: Simon Lewis

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WORK SHEET FOR : Simon Lewis

Application Number : F/2000/1296

Applicant : Ministry Of Defence C/O Mr Mike Davies Of Defence Estates.

Location : R E M E Depot Rowcroft Barracks, , Arborfield, Reading.

Proposal : Circular 18/84 for the erection of 2 buildings for use as classrooms.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 23/03/2000

Earliest Date for Decision : 29/06/2000

Latest Consultation Date/Site Notice Expiry Date : 29/06/2000

Application Expiry Date: 18/05/2000

Consultation Responses :

Planning Issues :

Application Number: F/2000/1296

Appraisal :

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

Tel: (0118) 974 6454

Date:

My ref: F/2000/1296

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

CONFIDENTIAL

Councillor A Miller
12 Silver Birches
Elizabeth Park
Barkham
RG41 4YZ

Dear Councillor

Application Number: F/2000/1296
R E M E Depot Rowcroft Barracks, , Arborfield, Reading.
Circular 18/84 for the erection of 2 buildings for use as classrooms.

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

If you have any questions please do not hesitate to contact **Simon Lewis** on **(0118) 974 6454**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Simon Lewis** Application Number: **F/2000/1296**
R E M E Depot Rowcroft Barracks, , Arborfield, Reading.
Circular 18/84 for the erection of 2 buildings for use as classrooms.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Miller

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

Received by Wokingham District Council

Application No: F/2000/1296

Proposal:
Circular 18/84 for the erection of 2 buildings for use as classrooms.

Location:
R E M E Depot Rowcroft Barracks, , Arborfield, 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. 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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Simon Lewis P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 01/06/2000. 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

Arborfield & Newland Parish Council

25 Melrose Gardens
Arborfield Cross
Berkshire
RG2 9PY
Tel 01189 760680
Fax 01189 760680

PLANNING SERVICES | RPT 30176
POL | TLS
DC | ENF
APP |
CS |
05 JUN 2000
COPIES TO: | ACK:
FILE:

27 May 2000

Mr Simon Lewis
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire

Dear Mr Lewis

Reference: F/2000/1296 MOD

We accept that this development will be granted but we are getting increasingly concerned with all the development that has occurred over the last few years at Arborfield Garrison. The Ministry of Defence is not asked to contribute to the infrastructure but with all the privatisation on the garrison taking place it has increased car dependency.

1. This proposal is a major new development, if the lectures and Army Apprentices are arriving from outside the camp it will add to the traffic congestion. Can the Ministry of Defence assure Arborfield Parish Council that no extra traffic will be created from this development?

2. More imagination could have been used on the design of the buildings.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

Application No. F/2000/1296 | **Received** 22.04.00 | **Arborfield**

Applicant : Ministry of Defence
Location : R.E.M.E Depot, Rowcroft Barracks, Arborfield, Reading
Proposal : Circular 18/84 application for the erection of 2 buildings for use as classrooms

1. **Planning History** – There have been numerous Circular 18/84 applications proposed at Arborfield Garrison, with the most recent being the sport training building which lies to the south of Nuffield Road and the barracks area. The Garrison is mainly contained within a development boundary which is set out on the Proposals Map of the Wokingham District Local Plan (Deposit Draft) as amended and covered by Policy WBE21 of the same document.

2. **Proposal** – Approval is sought for the erection of 2 two-storey classroom buildings to be used by the Maths Department and Military Training Wing of the Army Apprentices College. The reason for the new classrooms comes as a result of the proposed demolition of the existing community centre facility on Princess Marina Drive which has been providing accommodation for the College, that will no longer be available if the new building is granted planning permission.

   The first of these buildings would sited to the north of Nuffield Road within the existing group of Garrison buildings, behind the existing technology building. It would be in an 'L' shape, measuring 23.5metres in length, 10.5metres in depth, with height to 6.2metres. The second building would sited to the south of Nuffield Road and to the east of the new sports training building. Again this building would be in an 'L' shape and would measure 45metres in length, 14metres in depth with height to 6.2metres.

   Both buildings would be located outside the development boundary within a countryside area.

3. **Consultations** – The consultation period is due to end on 27 June 2000 and therefore additional comments received will be reported at the meeting:

   - ***Environmental Health*** – no objection

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

   A. Effect on the character and appearance of the area (Berkshire Structure Plan Policy C2; Loddon Area Local Plan Policy LTV2; and Wokingham District Local Plan (Deposit Draft) as amended Policy WCC1).
   B. Effect on surrounding residential properties
   C. Highway issues
   D. Concerns of local residents and parish council

A. Effect on the character and appearance of the area

Both of the proposed buildings, as mentioned, are located in an area outside the identified settlement boundary of Arborfield Garrison and are therefore in the countryside. However, this area does not resemble the typical rural appearance of the surrounding countryside such as Arborfield and Barkham. There are already substantial buildings (including those at two-storey height) large areas of hardstanding, lighting columns and high wire fences.

The Military College has logistical problems and the need to centralise all the facilities in one location, which is one of the reasons why the two sites were selected. Also there are security and accessibility issues, which again has limited the areas that would be available for these buildings.

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6. **Recommendation** – It is recommended that no objection be raised subject to the following conditions:

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2. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority.

REASONS:

1 & 2. In the interests of visual and rural amenity.

Simon Lewis

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Simon Lewis
Planning Department

Date: 11/05/00

REME DEPOT, ROWCFOFT ROAD, ARBORFIELD F/2000/1296

Having considered the above application, I have no comments or objections to make.

J Mullaney

John Mullaney
Environmental Health Officer

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 23/MARCH 2000	
Officer: SL	Application No. F/2000/1296

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

Level: ☑ **Sub Committee** ☐ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
CIRCULAR 18/84 FOR THE ERECTION OF 2 BUILDINGS FOR USE AS CLASSROOMS

Location: ~~REDLANDS CARE HOME~~ REME, ROWCROFT BARRACKS

Parish: BARKHAM Ward: BARKHAM
8.5.2000

Applicant:
MINISTRY OF DEFENCE

Fee Received 00.00 Required 00.00 Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
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 : 8.5.2002 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: ✓
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

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NEIGHBOURS: S/N sufficient

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STATEMENT OF PROPOSED DEVELOPMENT

AT

ARMY APPRENTICES COLLEGE, ROWCROFT BARRACKS, ARBORFIELD

TRAINING WING (MTW) AND MATHS DEPARTMENT CLASSROOMS

It is proposed to construct new classrooms for the MTW and Maths Departments in two-storey modular blocks.

The MTW classrooms are to be built on the site of existing single storey asbestos roofed sheds.

The Maths Department is to be built on the yard area to the north of the existing Technology Block (Building No. 64).

The ground floor is to be fully designed to comply with Part M of the Building Regulations.

The blocks will be of low pitched (12 degree) roof construction with external wall cladding of coloured textured coated panels with matching standing skirts. Windows will be white uPVC framed double glazed sealed units whilst external doors will be white powder coated aluminium framed double glazed sealed units. Fascias and rainwater goods will be in white PVC.

Externally, concrete steps, ramps and paths will be constructed in accordance with current Building Regulations to enable pedestrian access to each of the blocks.

No trees will be felled to enable the modular buildings to be erected on site and any areas of soft landscaping disturbed by the works will be made good and re-seeded with suitable grass seed etc.

The following drawings are enclosed illustrating the proposal:

- 4311-SK20 rev A Site Plan
- 4311-SK09 rev D Indicative MTW layout
- 4311-SK10 rev B MTW elevations
- 4311-SK18 rev D Floor layout – Maths Department Option B
- 4311-SK17 rev A Sketch elevations – Maths Department Option B

Attention: Mr S Lewis
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
BERKS RG30 1WR

Our ref: RJ/5P55165/DJG/SW

22 March 2000

Dear Mr Lewis

DEO CIRCULAR 18/84 SUBMISSION FOR THE SECRETARY OF STATE FOR DEFENCE
PROVISION OF MTW AND MATHS DEPARTMENT CLASSROOMS AT ARMY APPRENTICES COLLEGE, ARBORFIELD

1. Please find enclosed 4 copies of a statement and plans showing the location and form of the proposed accommodation. This application is made for full planning clearance.

2. Would you please let Mr Mike Davis of Defence Estates, Blandford House, Farnborough Road, Aldershot, Hampshire, GU11 2HA, have your comments within 8 weeks. However if the Authority's reaction can be given earlier it would be greatly appreciated.

3. Would you kindly advise Mr Mike Davis if the Planning Authority intend to advertise this proposal, or have us place a notice on site, so that the content and timing of any advertisement may be agreed.

4. Should you require any further information please let the writer or Mr Mike Davis know.

5. This second application is made as a result of discussions between Simon Lewis and Michael Davis. The Maths Department remains on the same site, but the MTW Building is now sited where two existing single storey sheds with asbestos roofs stand. It is considered that this will fit better with the built environment at Rowcroft Barracks and is the Army Apprentices Colleges preferred option.

6. Should the Local Authority be minded to consent to this application, then the first application will be withdrawn.

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Symonds Group Limited

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7. If it is necessary for a Planning Notice to be displayed on site, please send it to Michael Davis.

Yours sincerely

John Gravell
Project Manager

Encl

cc Stuart Fowler – Defence Estates, Wilton
Mike Davis – DE Lands, Blandford House-