APPLICATION NO:
F/2001/5208

LOCATION:
St. Crispins Secondary School London Road, Wokingham.

APPLICANT:
W D C Property Services C/O Donaldson And Associates

PROPOSAL:
Proposed erection of single storey extension to form 3 classrooms, toilets, circulation and link corridor to school.

EARLIEST DATE FOR DECISION: **08/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
26/12/2001

CASE OFFICER: Emy Circuit

APPROVED Elaine Vaeh

316 02

RAILEX
Marbleboard

EASIFILE EP7

(EC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

W D C Property Services
C/O Donaldson and Associates
Oakwood House
212A Bassett Green Road
Bassett
Southampton
SO16 3NF

Application Number: F/2001/5208

Parish:	**WOKINGHAM**
Location:	**St. Crispins Secondary School, London Road, Wokingham.**
Proposal:	**Proposed erection of single storey extension to form 3 classrooms, toilets, circulation and link corridor to school.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to resemble in size, colour, texture and profile those of the existing building, or such other materials as have been approved in writing by the Local Planning Authority.

Condition
3. Prior to the occupation of the development hereby approved the applicant shall prepare and submit for approval a School Travel Plan which shall include measures to minimise the need to travel to and from the site by private car. The approved School Travel Plan shall be implemented and maintained thereafter.

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

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

Reason
3. In the interests of highway safety.

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 OS1, EN1 and EN4.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1 and WH13.

Anna Cronin
Head of Planning & Transportation
Date: 30/01/2002

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.

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 30 JANUARY 2002 FROM 7.00 PM TO 9.50 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr SR Conway, Mr TP Dredge, Mrs MA Long, Mrs M Robertson, Mr ND Rose, Mr AJ Ross and Mrs C Smith.

Also present: Mr. MJ Lennard, Mr. TD McCann and Mrs. D Tomlin.

PART I

174. MINUTES

The Minutes of the meeting of the Committee held on 9th January 2002 were confirmed as a correct record and signed by the Chairman subject to the following amendments;

1) Minute No. 154, page 2036. That the answer to Mr D Ball's supplementary be amended to read "I am grateful for the question submitted , but most of the issues do not fall within the purview of the Development Control Committee. *This provides the framework under which the report is considered.*"

2) Minute No. 160, page 2038. Delete reference to Mrs M Robertson as local Member amend to state *"Members spoke about the parking situation in the area";*

3) Minute No. 164, page 2040. Delete reference to Mr. SR Conway as local Member speaking for the application;

4) Minute No. 165, page 2041, condition 14 amend "years" to *cars,*

5) Minute No. 169, page 2043, delete reference to Mr Dredge as local Member.

6) Minute No. 173, page 2044, resolution 2) amend "masks" to *masts.*

175. APOLOGIES

An Apology for absence was submitted from Mr. RH Cundy.

186. APPLICATIONS NOS: 2001/5208 & 2001/5207, SINGLE STOREY EXTENSION TO FORM 6TH FORM BLOCK INCLUDING CLASSROOM COMMON ROOM TOILETS CIRCULATION AND LINK CORRIDOR TO THE SCHOOL, ST. CRISPINS SECONDARY SCHOOL LONDON ROAD WOKINGHAM, FOR: WOKINGHAM DISTRICT COUNCIL PROPERTY DEPARTMENT

The Committee considered report about this application set out on Agenda pages 2265 to 2270.

In explaining the report officers informed Members that should permission be granted the following additional condition and informative was requested.

Condition 3

The applicant shall prepare and submit for approval a 'School Travel Plan' which shall include measures to minimize the need to travel to and from the site by private car. The approved 'School Travel Plan' shall be implemented and maintained thereafter.

Informative

2) If great crested newts are encountered at any point during development then all works must stop immediately and local English Nature office and Wokingham District Council must be informed.

In discussing the application a number of Members commented on the unusual nature of the building. They also considered the issue of safe routes to schools and whether this should be dealt with by condition or by the inclusion of an informative

RESOLVED: 1) That Application No: 2001/5208 be approved subject to the conditions set out on Agenda pages 2267 to 2268 with the addition of the following extra condition and informative;

Informative: 1

The applicant should prepare and submit for approval a 'School Travel Plan', which shall include measures to minimize the need to travel to and from the site by private car. The approved 'School Travel Plan' shall be implemented and maintained thereafter.

Informative 2

If great crested newts are encountered at any point during development then all works must stop immediately and local English Nature office and Wokingham District Council must be informed.

2) That Application No: 2001/5207 be submitted to the Government Office for the South East for full determination.

Development Control Ref No:	Received	Parish
F/2001/5208 LB/2001/5207	31.10.01	Wokingham

Applicant: Wokingham District Council Property Department
Location: St Crispins Secondary School, London Road, Wokingham
Proposal: Single storey extension to form 6th form block, including classroom, common room, toilets, circulation and link corridor to school.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation & Elaine Vashi

SUMMARY:

1. **Planning History** – Planning permission for the school was originally granted in 1951. Since this time there have been several applications for extensions and additional facilities, and in March 1993 the building was granted grade II listed building status because of its structural system.

2. **Proposal** – The extension being considered in this application is a separate flat roof single storey block, approximately 14.7m square and 2.75m high with a 6m long by 2.5m wide flat roof corridor of the same height, with ramp access, linking the block to the main school. The extension is required to provide sufficient accommodation to meet the curriculum needs of the existing pupils. The school will not be increasing its intake as a result of this extension. The application being considered is for both planning and listed building consent.

RECOMMENDATION:
F/2001/5208 - GRANT PLANNING PERMISSION – subject to conditions.
LB/2001/5207- Resolve to submit the application to GOSE in full for determination

Background Papers

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

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

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

3. **Consultations** -
   - ***Urban Design*** – no objection
   - ***Wokingham Town Council*** – no objection
   - ***Environmental Health Officer-*** no objection
   - ***Highways Officer-*** no objection subject to conditions

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

   A. Impact upon neighbouring properties (BSP policies OS1, EN1 and EN4, LALP policies LBE1 and LBE2; WDLP policies WOS2, WOS3, and WBE1)

   B. Impact upon the character of the area and street scene (BSP policies OS1 and EN1, LALP policies LBE1 and LBE2; WDLP policies WOS2, WOS3 and WBE1)

   C. Impact upon the character of the listed building (Berkshire Structure Plan policy EN4; WDLP policy WHE13)

   D. Impact upon the setting of a listed building (Berkshire Structure Plan policy EN4; WDLP policy WHE11).

   E. Flooding Issues (Berkshire Structure Plan policies EN3, Loddon Area Local Plan policies LPS2 &3, and Wokingham District Local Plan policy WIC16 and PPG25).

   F. Inspectors Report on part 2 of the Wokingham District Local Plan

A. Impact upon neighbouring dwellings/properties
The proposed extension is to be located on the west side of the main school building. The closest residential dwellings are located approximately 110m away at Seaford Close to the east. Given the single storey nature of the proposed building and its distance away from neighbouring residential dwellings, it is not considered that it would be overbearing or overlook these dwellings.

B. Impact upon Street Scene/Character of the area
The proposed extension to be located on the west side of the main school building will be obscured from view from London Road due to the siting of the fitness centre, and also largely obscured from view from Seaford Road because of the location of Westende County Junior School, so will therefore have limited impact upon the street scene of these 2 roads. However, there will be views of the building from the playing fields to the south west. Given that the proposed building is of a similar design and scale to the adjoining part of the school, it is not considered that it will have a negative impact upon the character of the area.

C. Impact upon the character of the listed building
The proposed single storey extension is of a similar height and design to the existing single storey parts of the main school building and reflects the design of the existing building and is considered to be sympathetic to its architectural character.

D. Impact upon the setting of the listed building
The proposed single storey side extension and link is considered to be in keeping with the character of the existing building and would therefore contribute to the retention of the historic setting of the adjoining listed building.

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

F. Inspectors report on part 2 of the Wokingham District Local Plan
The Inspectors recommendations are a material consideration in the determination of applications.
Policy WOS2: The Inspector recommends replacement of this policy by a sequential approach whereby previously developed land and buildings within or on the edges of category A settlements is developed first.
Comment: It is considered that the Inspectors recommendations have been complied with.
Policy WOS3: The Inspector recommends that this policy is amended, but it would impact in a similar way upon the proposed development.
Policy WBE1: The Inspector recommends that the importance of good design be more strongly emphasised within the policy. He has also given more weight to sustainability issues, especially in transport terms.
Comment: It is considered that the Inspectors comments have been complied with.
Policy WHE11: The Inspector recommends replacement of this policy with one of slightly different wording, which would impact in a similar way on the proposed development.
Comment: It is considered that the Inspectors recommendations are complied with.
Policy WHE13: The Inspector recommends that this policy is amended, but it would impact in a similar way on the proposed development.

5. **Conclusion** – The proposed extension/development is in keeping with the existing school building and sympathetically reflects its architectural character and the surrounding area. The development will not therefore have a detrimental impact upon neighbouring properties, the character of the surrounding area or the setting and character of the listed building. As the Local Planning Authority is not empowered to grant listed building consent in this case the application will be submitted to GOSE for determination.

6. **Recommendation** –

(a) F/2001/5208 GRANT planning permission subject to the following conditions:

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

2. All new works and works of making good to the retained fabric of shall be finished to resemble in size, colour, texture and profile those of the existing building, or such other materials as have been approved in writing by the Local Planning Authority.

Reasons

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

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 OS1, EN1 and EN4
   Loddon Area Local Plan Policies LBE1 and LBE2
   Green Belt Local Plan Policies
   Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1 and WH13

(b) LB/2001/5207- Resolve to submit the application to GOSE in full for determination

Conditions

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

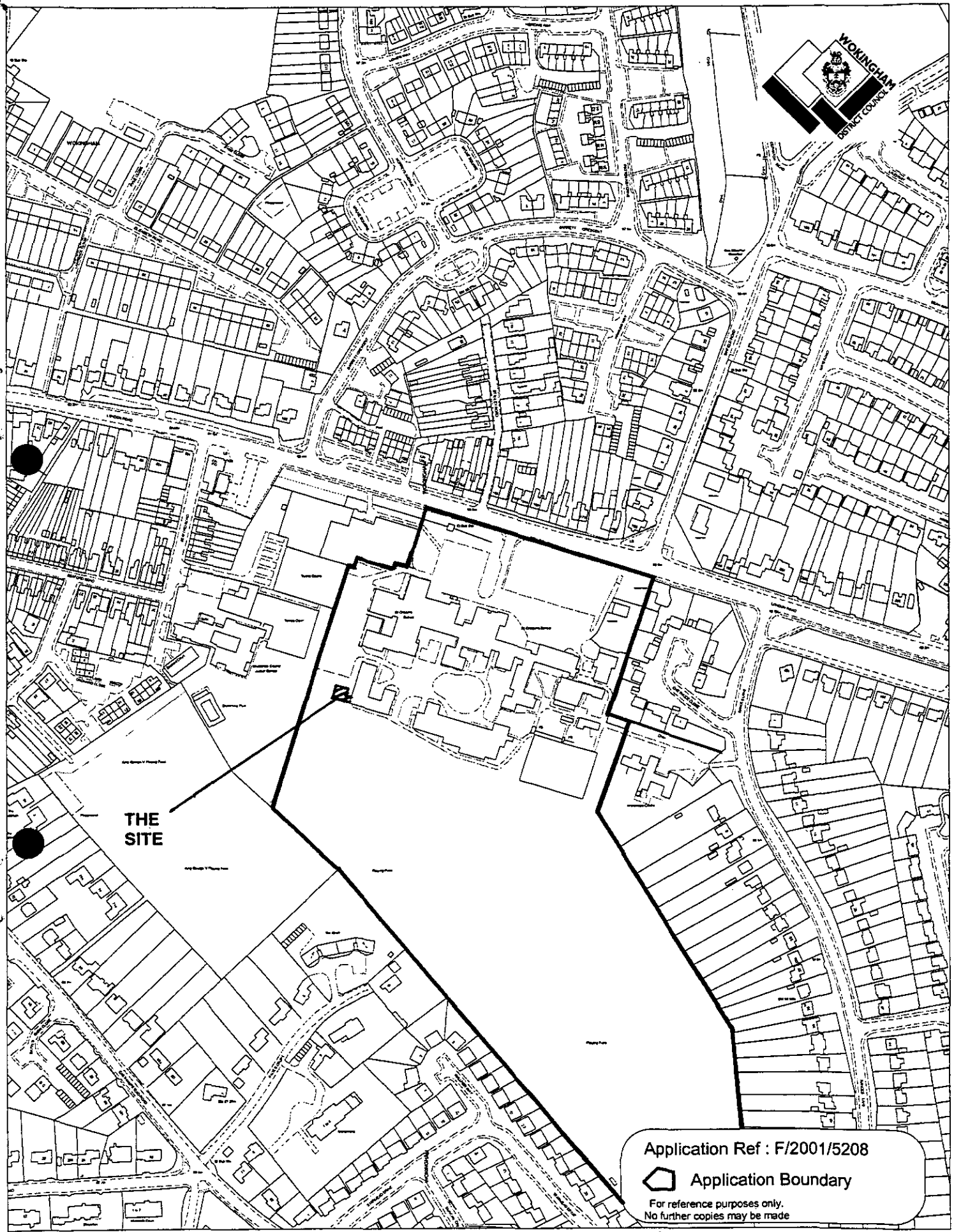
2. All new works and works of making good to the retained fabric of shall be finished to resemble in size, colour, texture and profile those of the existing building, or such other materials as have been approved in writing by the Local Planning Authority.

Reasons

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

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 OS1, EN1 and EN4
   Loddon Area Local Plan Policies LBE1 and LBE2
   Green Belt Local Plan Policies
   Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1 and WH13



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Development Control Section, Environmental Services, Wokingham District Council.
30th January 2002

Scale: 1 : 3500

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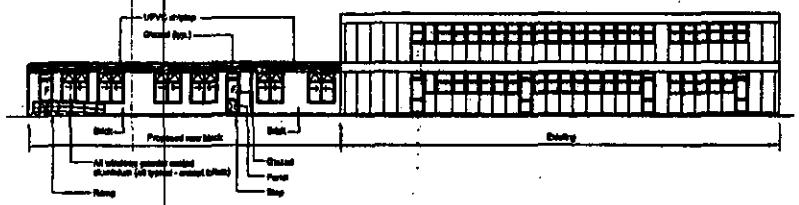
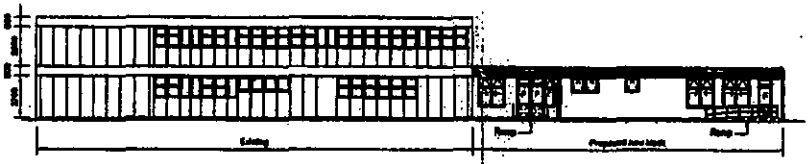
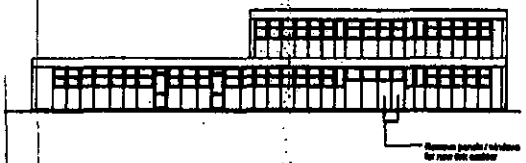


ELEVATION C 1:200



ELEVATION A 1:200



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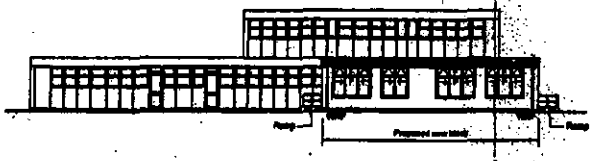
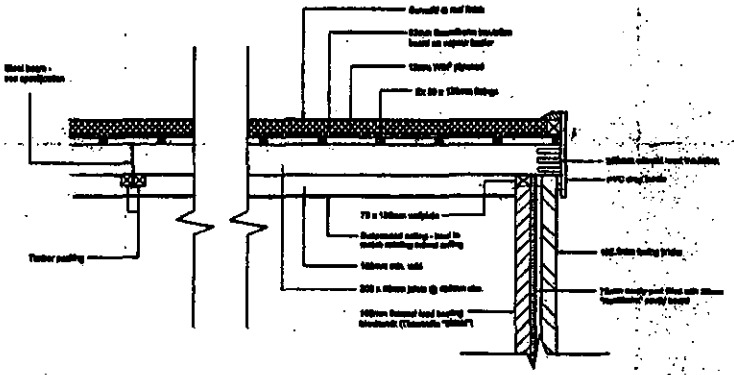
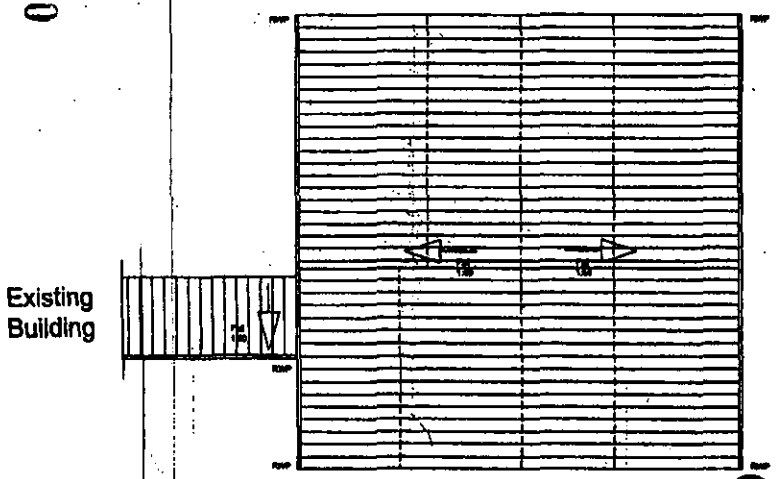


ELEVATION B 1:200

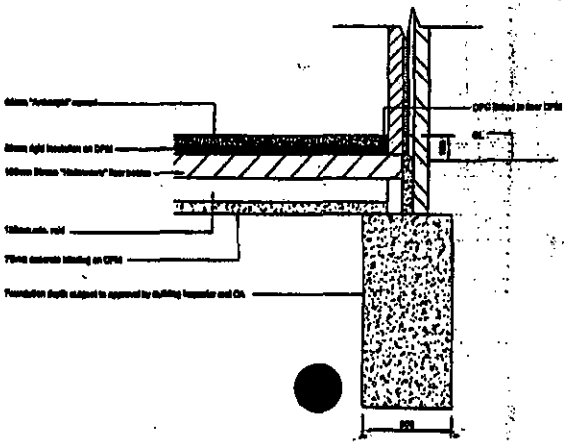


ELEVATION D 1:200





PROPOSED ROOF PLAN 1:100



TYPICAL SECTION 1:20

31.OCT.2001 52G8

2270

Donaldson
& Associates
LONDON SOUTHAMPTON

Oakwood House
212a Bassett Green Road
Bassett
Southampton
Hampshire SO16 3NF

Tel: 02380 767733
Fax: 02380 767744
e-mail: Donaldsonassoc@aol.com

Project
St Crispin's
School
London Road
Wokingham
Berkshire

Drawing
Proposed Extensions to Form 3No. Classrooms (incl.6th form Common Room),Toilets,Circulation and a Link Corridor.
ELEVATIONS & SECTION

Date: 12/1/01 Rev: A
Drawn: [illegible] Scale: 1:200, 1:100 & 1:50

Tel: (0118) 974 6479

Date:

My ref: F/2001/5208

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 R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

Dear Councillor

Application Number: F/2001/5208
St. Crispins Secondary School, London Road, , Wokingham.
Proposed erection of single storey extension to form 3 classrooms, toilets, circulation and link corridor to school.

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 **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2001/5208**
St. Crispins Secondary School, London Road, , Wokingham.
Proposed erection of single storey extension to form 3 classrooms, toilets, circulation and link corridor to school.

Transfer: Yes ☐ No ☐
Reason for Transfer:
_____
_____

Signed: _____ Date: _____

Councillor R Wyatt

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

Tel: (0118) 974 6479

Date:

My ref: F/2001/5208

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 J Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Dear Councillor

Application Number: F/2001/5208
St. Crispins Secondary School, London Road, , Wokingham.
Proposed erection of single storey extension to form 3 classrooms, toilets, circulation and link corridor to school..

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 **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Principal Development Control Officer

☎ 0118 974 6379 (Direct Line)

Tuesday, 20 November 2001

Donaldson Associates Ltd
Oakwood House
212A Bassett Green Road
Bassett
Southampton
SO16 3NF

Access Officer
Environmental Services Department
Building Control
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6379
Fax: (0118) 974 6385
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
Email: henry.knight@wokingham.gov.uk

Dear Sir/Madam,

Planning Application No: F/2001/5208

Address: St Crispins Secondary School, London Road, Wokingham

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

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

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

1. To include an accessible WC as part of the proposed new sanitary facilities.
2. To ensure that all ramped approaches satisfy Part M2 requirements.
3. That the principal entrance ramp has a combined ramp and stepped approach.
4. That all stepped approaches have a tactile warning at the head of the steps and that the position of the tactile warning does not encroach on wheelchair access routes.
5. To ensure that windows and doors in general use which open outwards do not cause an obstruction.

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

1. To ensure that the force required to open all doors does not exceed 20 Newtons.
2. To consider the use of colour and tonal contrast of floors, walls, doors and door furniture to improve visibility.
3. To consider the design and position of door furniture in terms of reach and grip.
4. To ensure that accessible toilets have a pull cord emergency alarm whose re-set facility is located within the toilet and can be reset from within the WC.
5. That clear signage and way-finding information is considered both internal and external to the building.

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

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

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

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

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

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

Yours faithfully,

Henry Knight
Access Officer

CC: Emy Circuit - WDC Planning Dept.

Emy Circuit

From: John Mullaney
Sent: 16 November 2001 16:52
To: Emy Circuit
Subject: F/2001/5208 ST CRISPINS SCHOOL, LONDON ROAD, WOKINGHAM-3 CLASSROOM EXTENSION

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

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing

PLANNING SERVICES	HPT
POL	TLS
26 NOV 2001	
COPIES TO:	ACK:
	FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Emy Circuit

Application Number: F/2001/5208

Proposal: Proposed erection of single storey extension to form 3 classrooms, toilets, circulation and link corridor to school

Site Address: St Crispin's Secondary School, London Road, Wokingham

Applicant: WDC Property Services C/O Donaldson and Associates

Your observations are required in respect of this application **by 08/12/01**

At its meeting on 20 November 2001, the Planning & Transportation Committee resolved to make the following observation:

No objection

SIGNED: _____ **DATE:** 23/11/01

CLERK TO Wokingham Town Council

See Part One all plans

20 NOV 2001

To:
Harold Sanders
Urban Design And Conservation Officer

From: Emy Circuit

Date: 13 November 2001

Application Number: F/2001/5208

Proposal: Proposed erection of single storey extension to form 3 classrooms, toilets, circulation and link corridor to school..

Site Address:
St. Crispins Secondary School, London Road, , Wokingham.

Applicant:
W D C Property Services C/O Donaldson And Associates.

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

- I SEE NO PLANNING ISSUES WHICH WOULD MAKE THIS PROPOSAL UNACCEPTABLE.
- SEE LISTED BUILDING COMMENTS FOR DESIGN AND DETAILED CONSTRUCTION OBSERVATIONS

Harold Sanders
19. Dec. 01.

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 13 November 2001

Application Number: F/2001/5208

Proposal: Proposed erection of single storey extension to form 3 classrooms, toilets, circulation and link corridor to school.

Parish: WOKINGHAM TOWN

Site Address:
St. Crispins Secondary School, London Road, , Wokingham.

Applicant:
W D C Property Services C/O Donaldson And Associates.

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

✓ below as applicable;

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

Highways are concerned that the existing problems caused by dropping off / picking up children will be exacerbated by an increase in pupils.

What are the existing and proposed numbers of pupils?

Please confirm that there will be NO increase in the number of staff.

It will be necessary for the school to produce a school travel plan.

Signed: _____ **Print name:** AC 14/11/01

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 13 November 2001

Application Number: F/2001/5208

Proposal: Proposed erection of single storey extension to form 3 classrooms, toilets, circulation and link corridor to school.

Parish: WOKINGHAM TOWN

Site Address:
St. Crispins Secondary School, London Road, , Wokingham.

Applicant:
W D C Property Services C/O Donaldson And Associates.

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

✓ below as applicable;

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

Comment.

Will there be an increase in the number of pupils as a result of the proposals?

Signed: _____ **Print name:** AC 14/11/01

Emy Circuit

From: Helen Rowlay
Sent: 22 November 2001 17:42
To: Emy Circuit
Subject: F/2001/5208 - LB/2001/5207 - St Crispins School

Emy,

With reference to the above planning application I can confirm that this is supported by the Education Planning Team.

The extension is required to enable the school to meet the current demand for places providing sufficient accommodation to meet the curriculum needs of the existing pupils. The school will not be increasing it's intake as a result of this extension.

The funding for the project was confirmed by the Education Committee at the start of the financial year. The scheme has been discussed and agreed with the school.

If you need any further information please let me know.

Helen

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER EV

SITE DETAILS	
PLANNING APPLICATION NUMBER	WB/2001/5207 + P/2001/5208
BUILDING CONTROL NUMBER	FP2001/2374 Central
APPLICANT/AGENT	Donaldson + Assoc
ADDRESS OF SITE	St Crispin's J. Comp. School London Road WOKINGHAM
DESCRIPTION OF PROPOSED WORK	s/s ext to form toilets, classrooms + 6th form Study + link corridor to school

DRAWING NUMBERS	BC	DC
BLOCK PLAN	WDC/B/114	WDC/B/114
ELEVATIONS	WDC/B/112A	WDC/B/112A
FLOOR PLANS	WDC/B/111A	WDC/B/111A

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	30/11/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	13/2/02	

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	

C. Impact upon the character of the listed building
The proposed single storey extension is of a similar height and design to the existing single storey parts of the main school building and reflects the design of the existing building and is considered to be sympathetic to its architectural character.

D. Impact upon the setting of the listed building
The proposed single storey side extension and link is considered to be in keeping with the character of the existing building and would therefore contribute to the retention of the historic setting of the adjoining listed building.

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

F. Inspectors report on part 2 of the Wokingham District Local Plan
The Inspectors recommendations are a material consideration in the determination of applications.
Policy WOS2: The Inspector recommends replacement of this policy by a sequential approach whereby previously developed land and buildings within or on the edges of category A settlements is developed first.
Comment: It is considered that the Inspectors recommendations have been complied with.
Policy WOS3: The Inspector recommends that this policy is amended, but it would impact in a similar way upon the proposed development.
Policy WBE1: The Inspector recommends that the importance of good design be more strongly emphasised within the policy. He has also given more weight to sustainability issues, especially in transport terms.
Comment: It is considered that the Inspectors comments have been complied with.
Policy WHE11: The Inspector recommends replacement of this policy with one of slightly different wording, which would impact in a similar way on the proposed development.
Comment: It is considered that the Inspectors recommendations are complied with.
Policy WHE13: The Inspector recommends that this policy is amended, but it would impact in a similar way on the proposed development.

5. **Conclusion** – The proposed extension/development is in keeping with the existing school building and sympathetically reflects its architectural character and the surrounding area. The development will not therefore have a detrimental impact upon neighbouring properties, the character of the surrounding area or the setting and character of the listed building. As the Local Planning Authority is not empowered to grant listed building consent in this case the application will be submitted to GOSE for determination.

6. **Recommendation** –

(a) F/2001/5208 GRANT planning permission subject to the following conditions:

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

* School Travel Plan which shall include measures to minimise the need to travel to school & from the site by private car. The approved 'S.T.P.' shall be implemented & maintained thereafter

2. All new works and works of making good to the retained fabric of shall be finished to resemble in size, colour, texture and profile those of the existing building, or such other materials as have been approved in writing by the Local Planning Authority.

3. Prior to the occupation of the dev. hereby approved the applicant shall prepare & submit for approval a *

Reasons

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

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 OS1, EN1 and EN4
   Loddon Area Local Plan Policies LBE1 and LBE2
   Green Belt Local Plan Policies
   Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1 and WH13

(b) LB/2001/5207- Resolve to submit the application to GOSE in full for determination

Conditions

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

2. All new works and works of making good to the retained fabric of shall be finished to resemble in size, colour, texture and profile those of the existing building, or such other materials as have been approved in writing by the Local Planning Authority.

Reasons

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

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 OS1, EN1 and EN4
   Loddon Area Local Plan Policies LBE1 and LBE2
   Green Belt Local Plan Policies
   Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1 and WH13

Development Control Ref No:	Received	Parish
F/2001/5208 LB/2001/5207	31.10.01	Wokingham

Applicant: Wokingham District Council Property Department
Location: St Crispins Secondary School, London Road, Wokingham
Proposal: Single storey extension to form 6th form block, including classroom, common room, toilets, circulation and link corridor to school.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation & Elaine Vashi

SUMMARY:

1. **Planning History** – Planning permission for the school was originally granted in 1951. Since this time there have been several applications for extensions and additional facilities, and in March 1993 the building was granted grade II listed building status because of its structural system.

2. **Proposal** – The extension being considered in this application is a separate flat roof single storey block, approximately 14.7m square and 2.75m high with a 6m long by 2.5m wide flat roof corridor of the same height, with ramp access, linking the block to the main school. The extension is required to provide sufficient accommodation to meet the curriculum needs of the existing pupils. The school will not be increasing its intake as a result of this extension. The application being considered is for both planning and listed building consent.

RECOMMENDATION:
F/2001/5208 - GRANT PLANNING PERMISSION – subject to conditions.
LB/2001/5207- Resolve to submit the application to GOSE in full for determination

Background Papers

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

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

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

3. **Consultations** -
   - ***Urban Design*** – no objection
   - ***Wokingham Town Council*** – no objection
   - ***Environmental Health Officer-*** no objection
   - ***Highways Officer-*** no objection subject to conditions

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

   A. Impact upon neighbouring properties (BSP policies OS1, EN1 and EN4, LALP policies LBE1 and LBE2; WDLP policies WOS2, WOS3, and WBE1)

   B. Impact upon the character of the area and street scene (BSP policies OS1 and EN1, LALP policies LBE1 and LBE2; WDLP policies WOS2, WOS3 and WBE1)

   C. Impact upon the character of the listed building (Berkshire Structure Plan policy EN4; WDLP policy WHE13)

   D. Impact upon the setting of a listed building (Berkshire Structure Plan policy EN4; WDLP policy WHE11).

   E. Flooding Issues (Berkshire Structure Plan policies EN3, Loddon Area Local Plan policies LPS2 &3, and Wokingham District Local Plan policy WIC16 and PPG25).

   F. Inspectors Report on part 2 of the Wokingham District Local Plan

A. Impact upon neighbouring dwellings/properties

The proposed extension is to be located on the west side of the main school building. The closest residential dwellings are located approximately 110m away at Seaford Close to the east. Given the single storey nature of the proposed building and its distance away from neighbouring residential dwellings, it is not considered that it would be overbearing or overlook these dwellings.

B. Impact upon Street Scene/Character of the area

The proposed extension to be located on the west side of the main school building will be obscured from view from London Road due to the siting of the fitness centre, and also largely obscured from view from Seaford Road because of the location of Westende County Junior School, so will therefore have limited impact upon the street scene of these 2 roads. However, there will be views of the building from the playing fields to the south west. Given that the proposed building is of a similar design and scale to the adjoining part of the school, it is not considered that it will have a negative impact upon the character of the area.

WORK SHEET FOR : Emy Circuit

Application Number : F/2001/5208

Applicant : W D C Property Services C/O Donaldson And Associates.

Location : St. Crispins Secondary School, London Road, , Wokingham.

Proposal : Proposed erection of single storey extension to form 3 classrooms, toilets, circulation and link corridor to school.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 31/10/2001

Earliest Date for Decision : 08/12/2001

Latest Consultation Date/Site Notice Expiry Date : 08/12/2001

This application will have expired on: 26/12/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

URBAN DESIGN & CONS : no objection - see comments on LB file.
WOKINGHAM TOWN COUNCIL : no objection
EDUCATION : support app - req for the demand for places.
School will not be increasing its intake.
ENV. H. OFFICER : no objection.
HIGHWAYS OFFICER : has concerns, requires add into.
SCHOOL T. PLAN required.

Planning Issues :
IMPACT UPON NEIGHB. RESIDENTS
IMPACT UPON CHAR. OF AREA.
HIGHWAY SAFETY.

Application Number: F/2001/5208

Appraisal :

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

Application Number F/2001/5208
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: St. Crispins Secondary School London Road Wokingham.

APPLICATION NUMBER: F/2001/5208

OFFICER: Emy Circuit

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

PRE-APP ATTACHED

Start date: ~~18 OCT 2001~~ Valid 31 OCT 2001	Map No. 76 Site 9.53
Officer: EJC Application No. F/2001/5208	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☑ Sub Committee ☐ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED ERECTION SINGLE STOREY EXTENSION TO FORM 3 CLASSROOMS, TOILETS, CIRCULATION & LINK CORRIDOR TO SCHOOL.

Location: ST CRISPINS SCHOOL, LONDON ROAD

Parish: WOKINGHAM Ward: Wescott 13.11.01 D.

Applicant: W.D.C PROPERTY SERVICES

Fee Received 760.00 Required ..... Additional ..... Refund .....
Transfer from Code UG 114 8017

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	(Q24 – should be entered in D1)		
4	Correct S 66 certificate	No Certificate	✓	31/10
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 ... within curtilage of LB See LB application

---

Date Site Notice Sent : 13.11.013 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

.....
.....
Pre-app attached .....

NEIGHBOURS:

S/N + see map .....
.....
+ Sites inside red line .....
.....
.....
.....
.....
.....
.....
.....

ADDRESS St. Crispins Secondary School & Centre / London Road PARISH Wok

PLOT No. + Westhead ORD. SHEET No.

BUILDER LISTED

Plan No.	Applicant	Description of Development	Date of Decision	Decision
S/2/58		Ext plans submitted for information only		
TP 284 3110	Berkshire C.C.	Erect school	18/5/51	
S/5/60	Director of Education	Unit for 20 paral. child (West Head School)	13/7/60	App
S/20/70		8 class junior school	26/11/70	C/A
S/4/71		Erect one 7-unit terrapin & one 4 unit	14/5/71	C/A
S/17/72		Add teaching area (lab)	3/1/73	C/A
S/8/73		Erect 3 holder classrooms	22/6/73	C/A
S/10/73		Temp access from London Rd	16/8/73	C/A
01967	Mr. M. J. Cole	Caravan for use as School careers interviews	20.2.75	N/A T.P. 28.2

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(2) ADDRESS St. Crispins Secondary School & Centre PARISH Wokingham

PLOT No. + Westhead London Road ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
03157	B.C.C (Dir of Education)	C/App sports complex	5.12.75	N/A C/A
03158	"	C/App extensions		
03776	"	Science & Maths. Block	2.2.76	N/A C/A
04278	"	Sports complex	15.4.76	N/A C/A
BR 5235	"	"	22.11.76	App N
07680	Mr. M. Cole	Renewal Order Caravan for careers interviews	16.2.78	N/A 28.2 T.A
08638	Mrs. S. Wallis	Playgroup at sports centre	6.7.78	N/A 30.6 T.A
09371	Mr. M. Cole	Caravan for careers interviews	26.10.78	N/A 28.2 T.A
10665	Miss M. Smart	West Head School — covered play area for physically handicapped children	4.5.79	N/A C/A
BR 10970	"	"	25.5.79	App N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS St. Crispins School Centre London Road PARISH Wokingham

PLOT No. + Westmead - see Ranges Lane also ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
11647	St Crispins Joint Management Comm.	Floodlighting of hardplay area for evening comm. recr. use	27.9.79	N/A C/A
14726	B.C.C.	Mobile home during bldg. ops. for caretakers bungalow	15.1.81 6 4 81.	Bcc. A
15965	Mrs S McArthur	Renewal 08638	30.7.81	N/A 31.8 T
17701	BCC Sports Complex	Roofing over existing storage area	1.7.82	N/A C
BR 19429	St. Crispins Management Comm	External storage area cover	6.10.82	App N/
19968	"	Erect. Non-ill sign	25/8/83.	N/A. C
21761	WDC	Ext. to Sports Centre	28.6.84	N/A T
BR 24466	"	Squash courts store	26.4.85	App N/
29155	Bcc Westmead	Ext. to day centre/parking	22.3.88	C/A
36226	WTC St. Crispins Sports Centre	Skateboard ramps	1.8.90	TP 2

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

39709 " " Renewal above +3 ramps 7.9.92 31.8. C/A

1933 (4)

ADDRESS St. Crispins School / Centre PARISH Wokingham

PLOT No. + Westmead London Road ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
43226	WTC Sports Centre	Renewal permission for skateboard ramps	12.9.94	30.9
FP95/3750	WDC	Refurb changing/shower rooms	8.8.95	C/App
96/63386/A	St. Crispins	Non-ill school signs	30.4.96	C
96/63973/LA	"	Repl. school sign	10.7.96	C/
FP99/8872	"	Int. refurb & conversion of squash court area	26.7.99	C/A
99/70776/A	Circa Leisure Plc	Wall mounted ill signs	25.1.00	C
F/2001/4707	W.D.C. Property			

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Alts to centre - Haskins - 24/5/01 - (Y)

ST. CROSPIAN'S

1789/a

SECTION 66 CERTIFICATE

31.OCT.20[illegible]8

WOKINGHAM DISTRICT COUNCIL

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . . . . WOKINGHAM DISTRICT COUNCIL

Date 17/10/01

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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 31.OCT.2001 5208

1.	APPLICANT'S NAME	WOKINGHAM DISTRICT COUNCIL
	ADDRESS	THE BUILDINGS UNIT, P.O. BOX 151, SHUTE END
CONTACT BOB WILSON	POST CODE	RG40 1WH PHONE 0118 974 67[redacted]
If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	DONALDSON & ASSOCIATES LTD
	ADDRESS	OAKWOOD HOUSE, 212A BASSETT GREEN ROAD, BASSETT, SOUTHAMPTON ~~SO16 3NF~~
	POST CODE	SO16 3NF PHONE 02380 767733
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	ST CRISPINS SCHOOL, LONDON ROAD, WOKINGHAM BERKSHIRE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		SCHOOL EXTENSION / ALTERATION
5. Give the area in hectares or part of a hectare	AREA OF SITE	91,940
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/B/113, WDC/B/114, WDC/B/112, WDC/B/111

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 ?

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.

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 TO MATCH ADJACENT SCHOOL:— WESTERNER IMP. WITH PVCU FACIA BOARDS

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.

BY EXISTING BOUNDARY ELEMENTS

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING S.W. DRAINS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES

If no, please give details

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

ACCESS ARRANGEMENTS REMAIN AS EXISTING

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

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/ *
BUNGALOW	/ *	N/A. *	/ *
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.

WDC TRANSFER

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF WOKINGHAM D.C. BUILDING UNIT DATE 17/10/01

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	30,740	0	232.264	
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	30,740		232.264	

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	N/A – EXISTING	
Proposed		

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.

SCHOOL TEACHING

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

ST CRISPINS SCHOOL

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

Existing Staff	Transferred Staff	New Staff	Total
15	0	0	15

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

NO

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or 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.

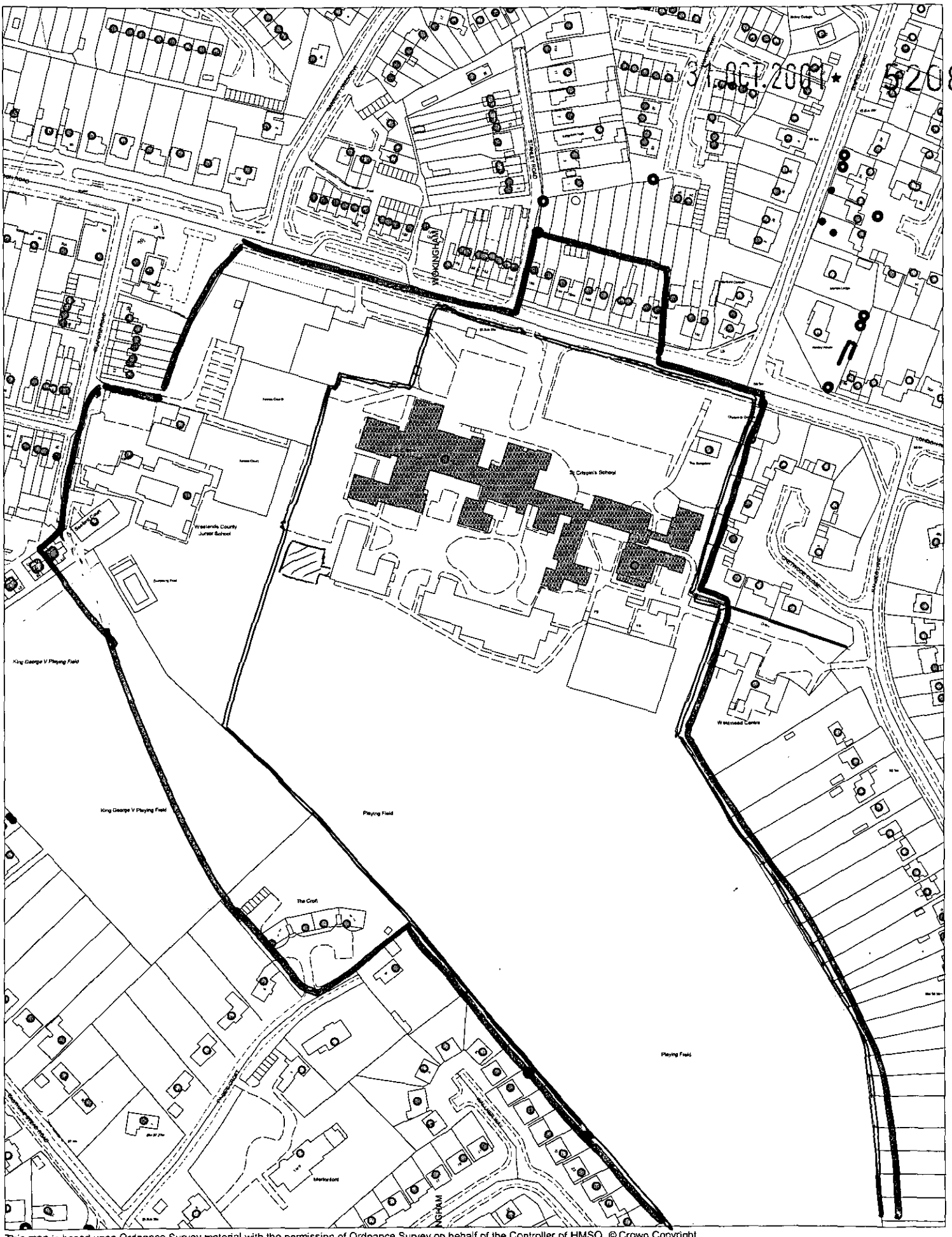
WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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.'

31 OCT 2001 ★ 5208



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Development Control Section, Environmental Services, Wokingham District Council.

9 November 2001

Scale: 1 : 2500

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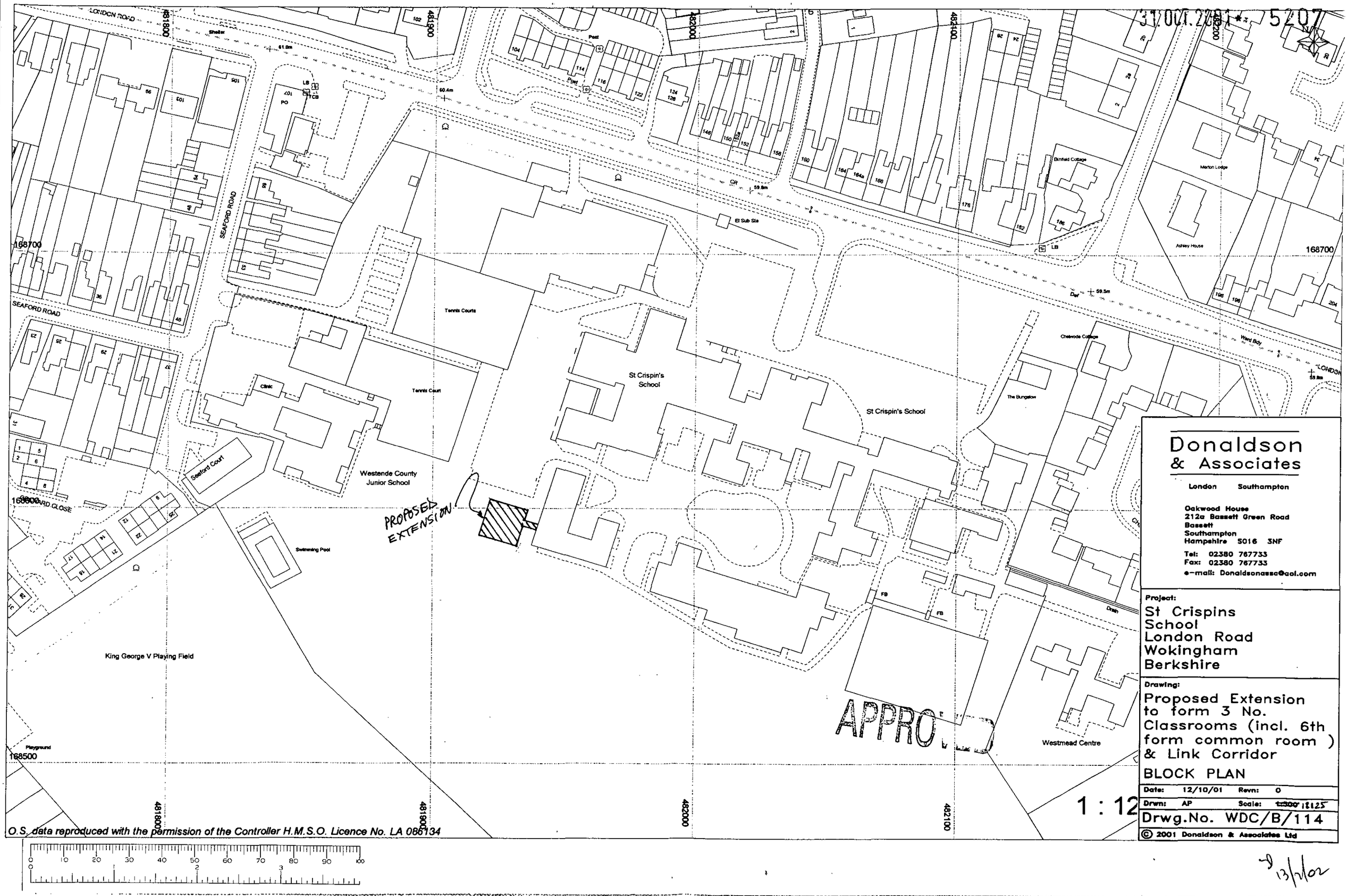

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Project:
St Crispins School
London Road
Wokingham
Berkshire

Drawing:
Proposed Extension to form 3 No. Classrooms (incl. 6th form common room) & Link Corridor

BLOCK PLAN

Date: 12/10/01 Revn: 0
Drwn: AP Scale: ~~1:500~~ 18125
Drwg.No. WDC/B/114

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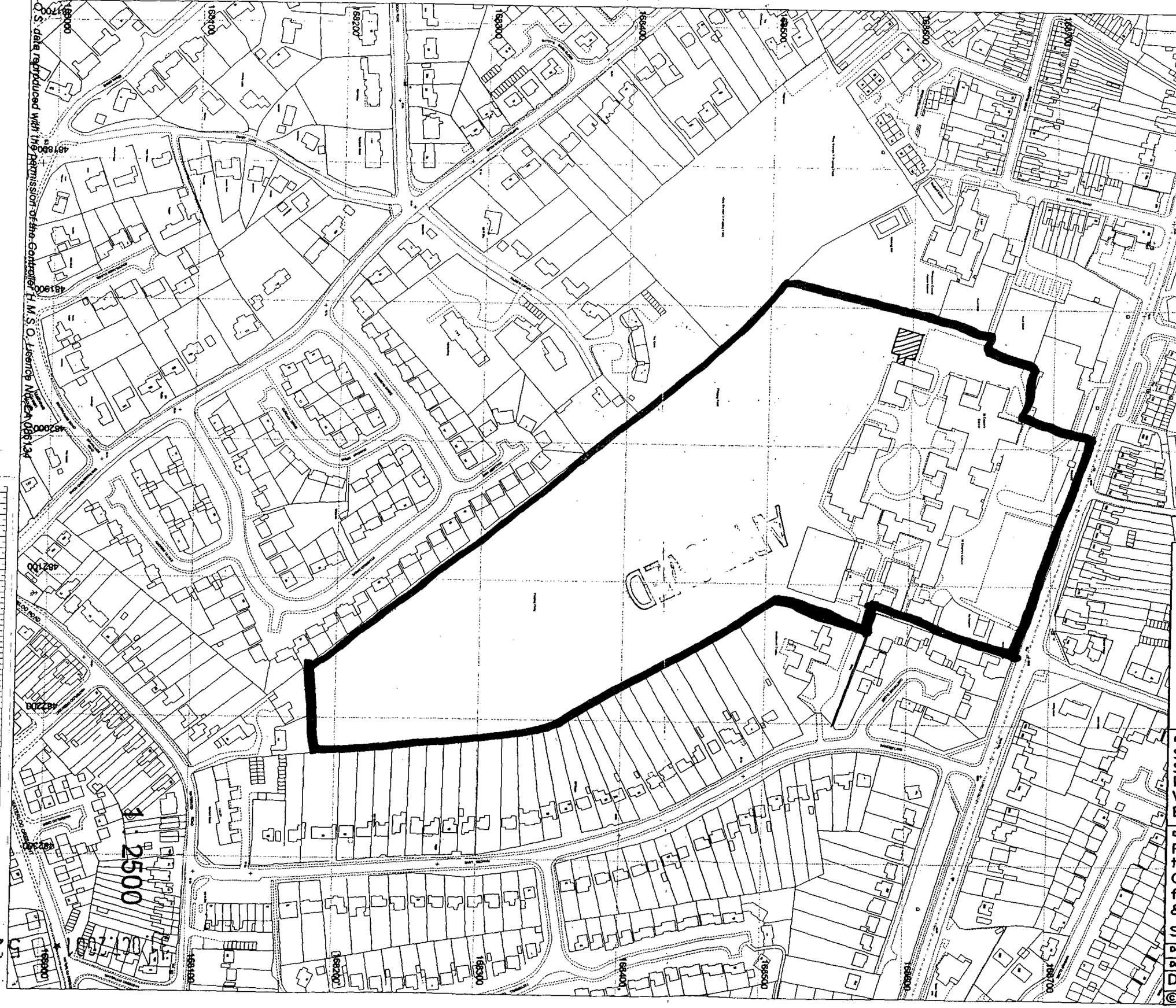
13/2/02



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Drawing:
Proposed Extension to form 3 No. Classrooms (incl. 6th form common room) & Link Corridor

SITE LOCATION PLAN

Date:	12/10/01	Revn:	0
Drwn:	AP	Scale:	1:250

Drwg.No. WDC/B/113

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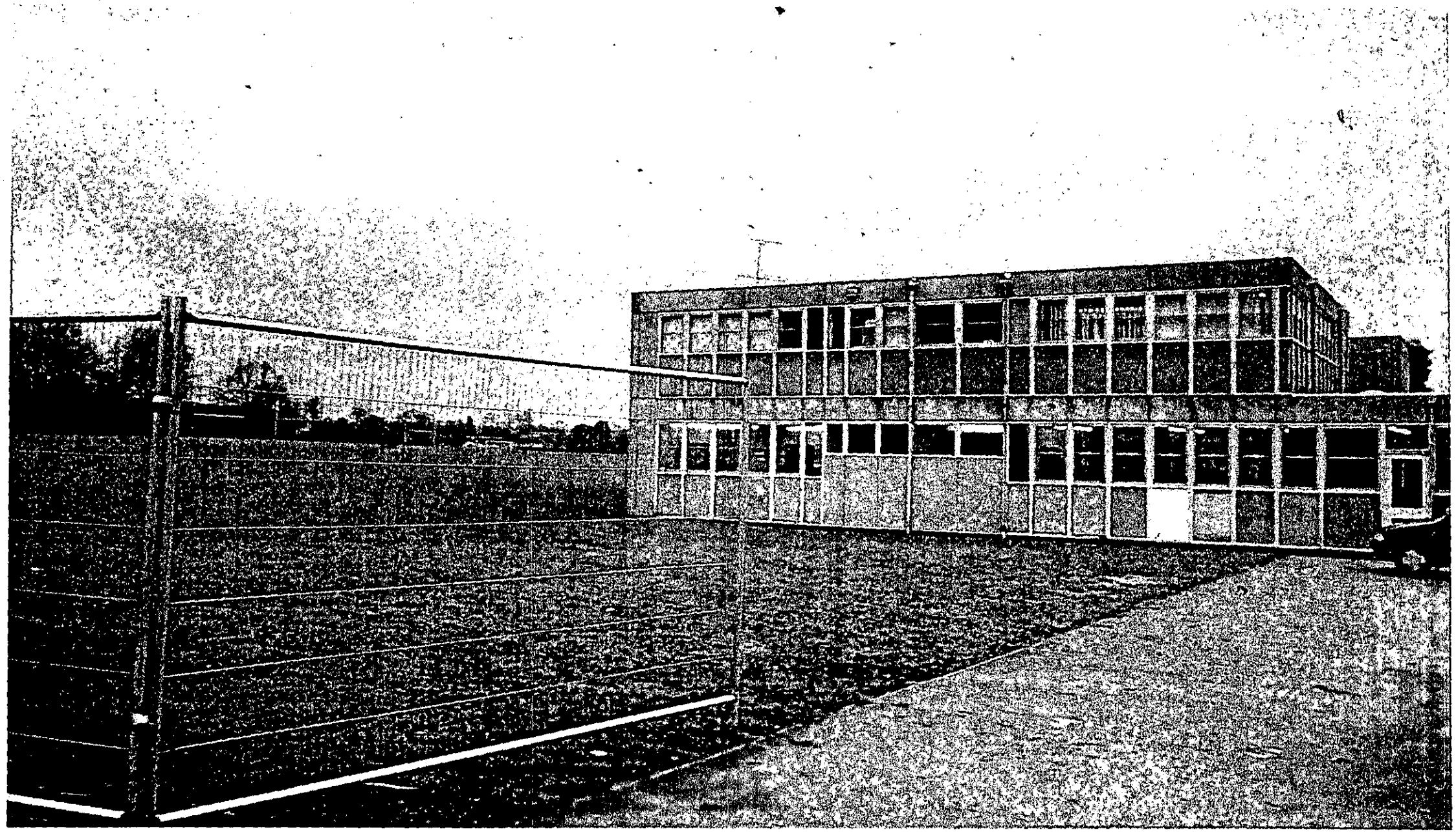
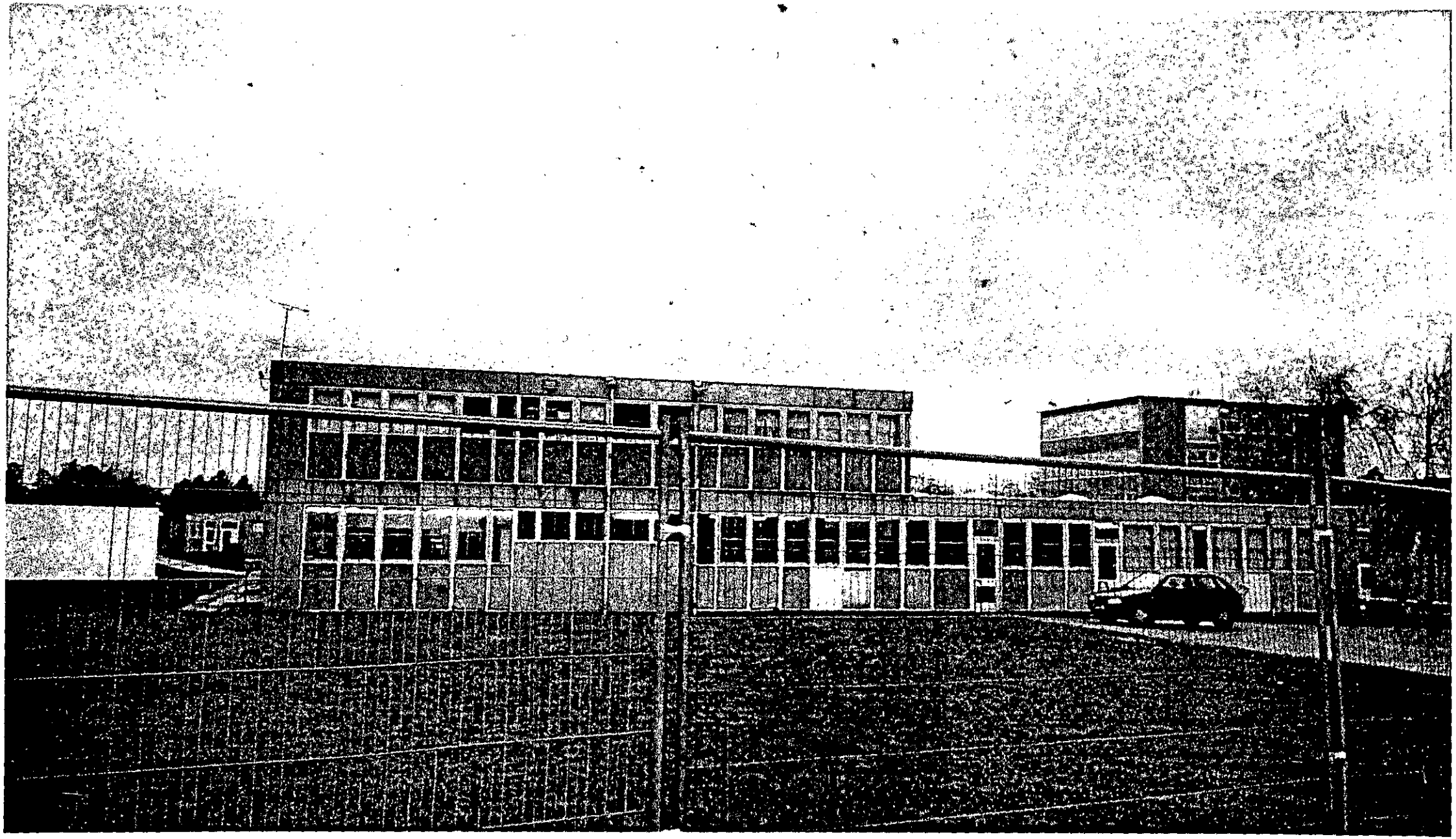
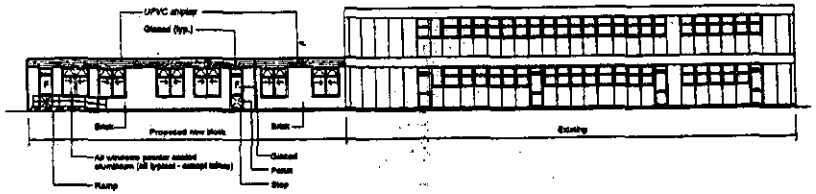
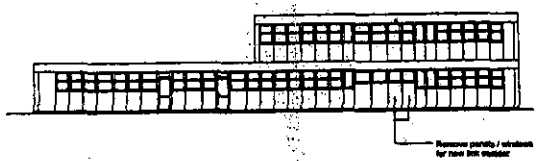








ELEVATION C 1:200



EXISTING ELEVATION B 1:200



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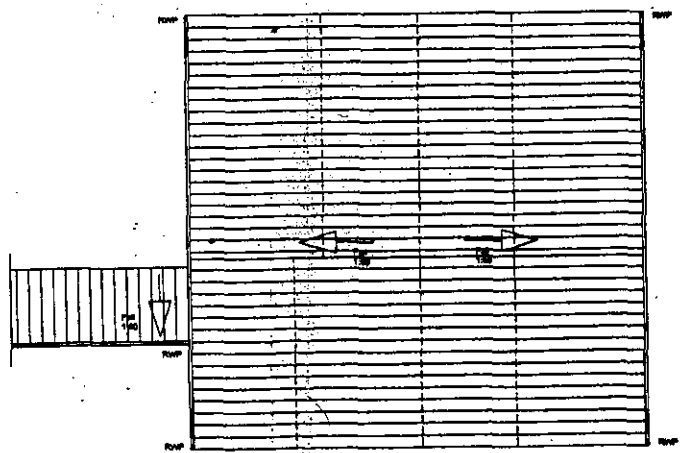
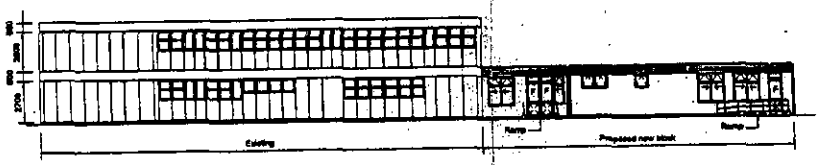


PROPOSED ROOF PLAN 1:100



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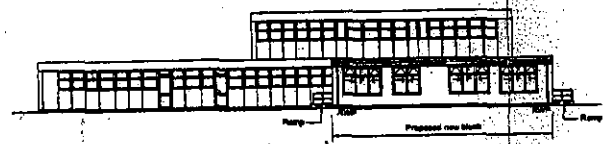

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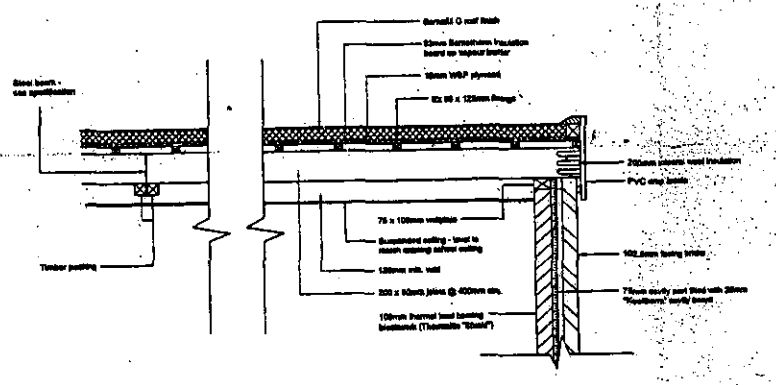

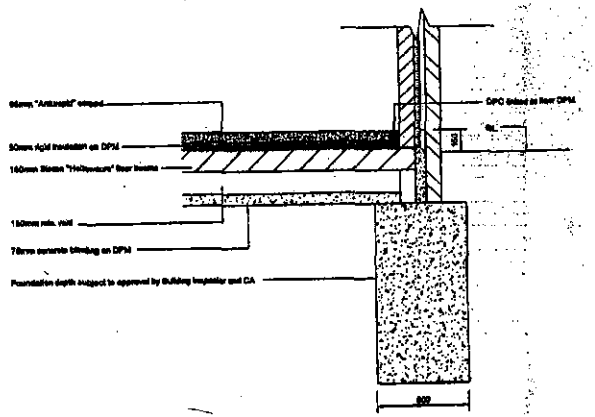

TYPICAL SECTION 1:20

31.OCT.2001 5208

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Drawing:
Proposed Extensions to Form 3No. Classrooms (incl.6th form Common Room),Toilets,Circulation and a Link Corridor.

ELEVATIONS & SECTION

Date:	13/10/01	Rev:	A
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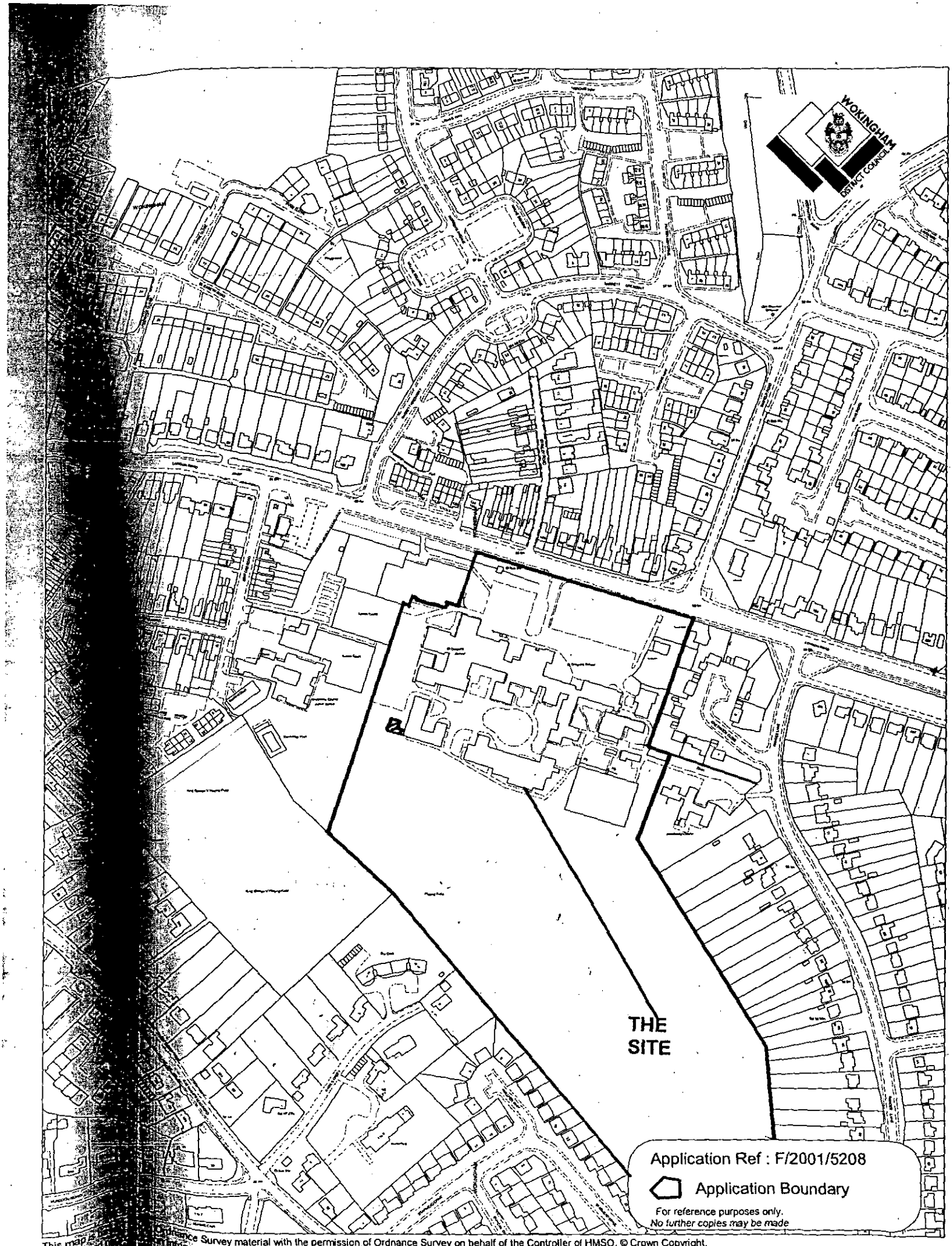

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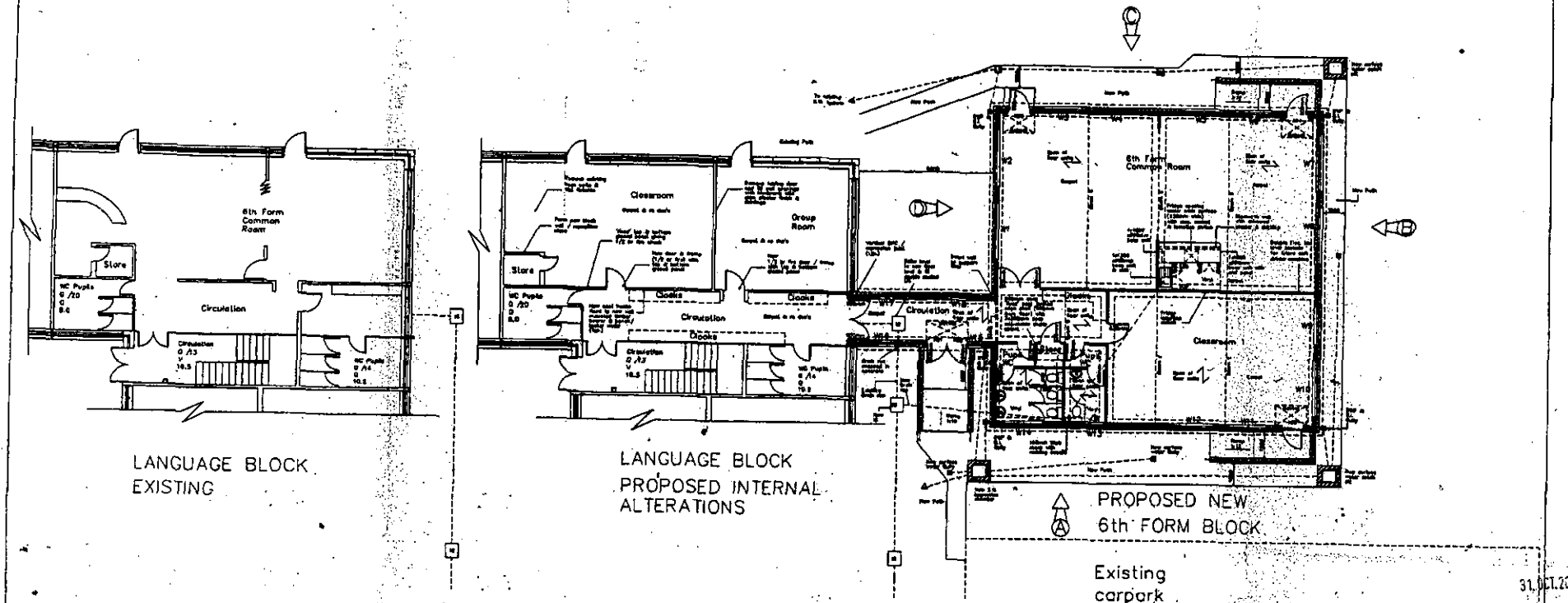
Date: 10th January 2002 Scale: 1 : 3500



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PLAN

Date: 08/10/01 Rev: A
Drawn: AP Scale: 1:100
Floor: B

Drwg.No. WDC/B/111

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