APPLICATION NO:
F/2001/5539

LOCATION:
St. Peter C Of E School Church Road, Earley Reading.

APPLICANT:
The Governors Of St. Peter's COf E School C/O Jewell & Co.

PROPOSAL:
Proposed extension to pre-fabricated class room and demolition of part of outbuilding to swimming pool.

EARLIEST DATE FOR DECISION: **11/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
08/02/2002

CASE OFFICER: **Helen Pollock**

Earley St Peter's C.E. Primary School

VISITOR

NAME Helen Pollock

DATE 8.01.02

650

D.2.

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

The Governors of St. Peter's C of E School
C/O Jewell & Co.
Bury Knowle Coach House
North Place
Old High Street
Headington
Oxford OX3 9HY

Application Number: F/2001/5539

Parish:	**EARLEY**
Location:	**St. Peter's C of E School, Church Road, Earley, Reading.**
Proposal:	**Proposed extension to pre-fabricated class room and demolition of part of outbuilding to swimming pool.**

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

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

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

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

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

Informative

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

Berkshire Structure Plan Policies EN1, T7 and EN3.
Loddon Area Local Plan Policies LBE1, LT5, LT6, LPS2 and LPS3.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT6, WT7 and WIC16.

A Cronin

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.

up to the safe routes to school's programme, which shall include measures to minimize the need to travel to and from the site by private car.

185. APPLICATION NO: 2001/5539, EXTENSION TO FORM PRE-FABRICATED CLASSROOM AND DEMOLITION OF PART OF OUTBUILDING TO SWIMMING POOL, ST. PETER'S C OF E SCHOOL CHURCH ROAD EARLEY, FOR: THE GOVERNORS OF ST PETER'S C OF E SCHOOL

The Committee considered a report about this application set out on Agenda pages 2259 to 2264.

In discussing the application Members commented an additional informative should be added relating to the School signing up to the safe routes to Schools programme should they not have already done so.

RESOLVED: That Application No: 2001/5539 be approved subject to the conditions set out on Agenda pages 2260 to 2261 with the addition of the following informative

Informative: The applicant should prepare and submit for approval a 'School Travel Plan' should they not already be signed

Tel. 0118 974 6444 (Direct Line)
E-mail: Mike.Thorp@wokingham.gov.uk
Date. 7 May, 2002
My ref. BC/DC/2001/5539

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

Jewell and Co.
Bury Knowle Coach House
North Place
Old High Street
Headington
Oxford OX3 9HY

Dear Sirs

PLANNING PERMISSION 2001/5539
SITE: ST. PETER C OF E SCHOOL, CHURCH ROAD, EARLEY

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

I would like to take this opportunity to remind you that Planning Permission Number 2001/5539 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

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

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

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

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

Yours faithfully

M L THORP
Principal Development Control Officer

Date: 23 January 2002

Your Ref:

My Ref: **Helen Pollock - F/2001/5539**

The Governors Of St. Peter's COf E School
C/O Jewell & Co.
Bury Knowle Coach House
North Place ,Old High Street
Headington
Oxford
OX3 9HY

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

Dear Sir/Madam

Application Number: F/2001/5539

Site Address: St. Peter C Of E School, Church Road, Earley, Reading.

Proposal: Proposed extension to pre-fabricated class room and demolition of part of outbuilding to swimming pool..

Your application is to be determined at the Development Control Sub-Committee meeting on the 30.01.02 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

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

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

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

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

Development Control Ref No:	Received	Parish
F/2001/5539	14/12/01	Earley

Applicant: The governors of St. Peter's C of E School.
Location: St. Peter's C of E School, Church Road, Earley.
Proposal: Extension to pre-fabricated classroom and demolition of part of outbuilding to swimming pool.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning & Transportation & Helen Pollock

SUMMARY:

1. **Planning History** – St. Peter's C of E Primary School is located within the Identified Settlement of Earley. The site is accessed from Church Road and the area is predominantly residential. There have been numerous planning applications for various extensions and alterations to the school, with the most recent being the erection of a single storey extension to form an additional classroom which was granted permission in 2001 (Ref : F/2000/2843).

2. **Proposal** – The proposed extension to the existing pre-fabricated classroom would provide 56m^2 of additional teaching space, and allow the school to accommodate a reception class with class numbers in line with the Local Education Authorities requirements, which at present they are unable to do. There would be no increase in the number of pupils.

   The application is before the Development Control Committee because Wokingham District Council owns the school.

RECOMMENDATION:

GRANT PLANNING PERMISSION subject to conditions

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

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

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

BACKGROUND

3. **Consultations** –
   - ***Access Officer*** – suggests adaptations to improve access for disabled people. These items will be address at a later stage through Building Regulations.
   - ***Earley Town Council*** – no comments received
   - ***Environmental Design*** – No objections
   - ***Environmental Health*** – No objections
   - ***Reading Borough Council*** – no comments
   - ***Highway Officer*** – No objection provided the school signs up to 'safe routes to school' initiatives and 'school travel plan'.

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

   A. The impact on the character of the surrounding area (BSP Policy EN1, LALP Policy LBE1 and WDLP Policy WBE1and WOS3).
   B. Impact upon highway safety (BSP Policy T7, LALP Policies LT5 and LT6 and WDLP Policy WT6 and WT7).
   C. Flooding Issues (Berkshire Structure Plan policies EN3, Loddon Area Local Plan policies LPS2 &3, and Wokingham District Local Plan policy WIC16 and PPG25).

A. The impact on the character of the surrounding area

The design of the extension would be in keeping with the existing pre-fabricated building. Its proposed location is around 29m back from Church Road and there are limited views into the site. It is considered the proposal confirms with local plan policy in respect of its design. The proposed extension would be small scale and would not be prominent, as it would be seen against the backdrop of the other school buildings. It is considered that it would not have an adverse impact upon the character of the surrounding area.

B. Highway issues

The Highway Officer requests that the school sign up to 'safe routes to school'. This is already in progress as the school has signed up to the 'safe routes to school' scheme.

C. Flooding issues

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

5. **Conclusion** – The proposed extension would not have a significant impact on the character and appearance of the area or be detrimental to highway safety and therefore, the proposal is considered acceptable.

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

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

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

Reason

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

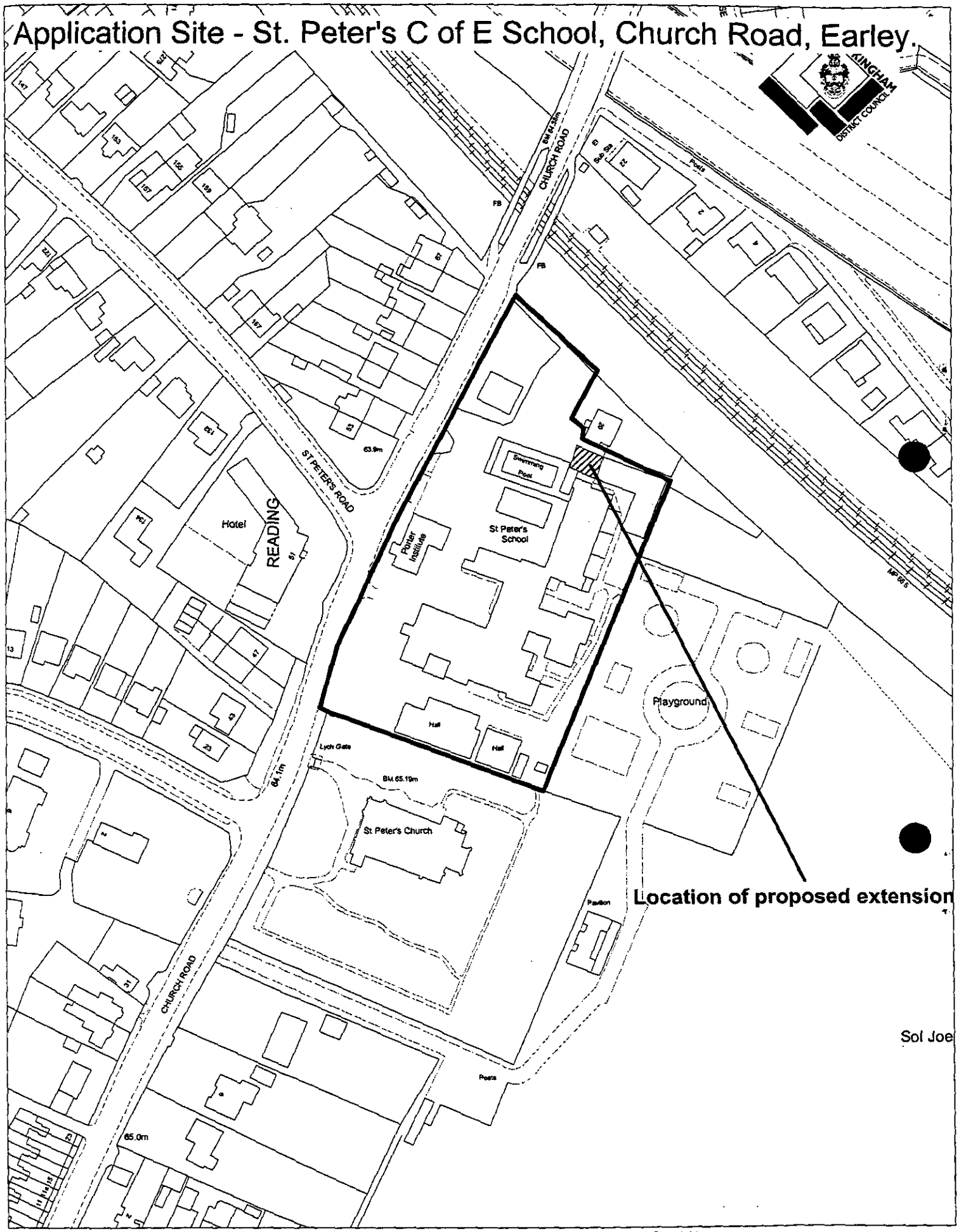
2. To ensure that the external appearance of the building is satisfactory.

Informative

1. You are advised, in compliance with *The Town & 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:

Policies OS1 and EN1 of the Berkshire Structure Plan
WBE1 and WSH9 of the Wokingham District Local Plan
LBE1 of the Loddon Area Local Plan

Helen Pollock



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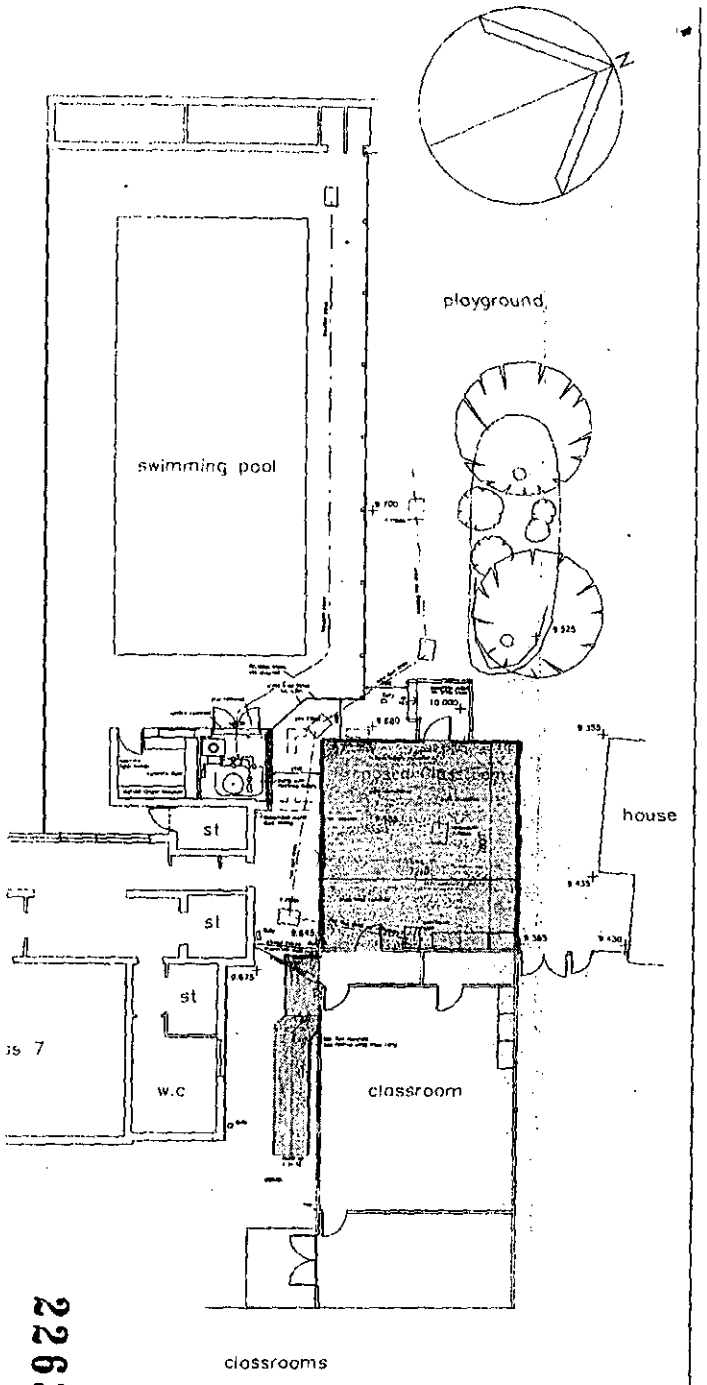
Development Control Section, Environmental Services, Wokingham District Council.
15 January 2002 Scale: 1 : 1500

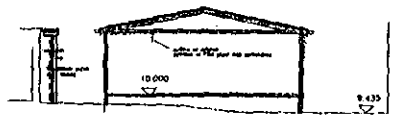
N W E S



2263



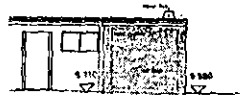
Store: North Elev
Pool Plant Section



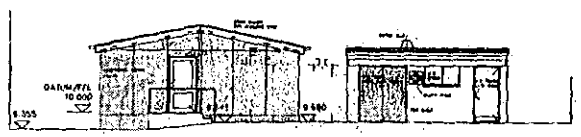
Pool plant: East Elev
and Proposed Classroom Section



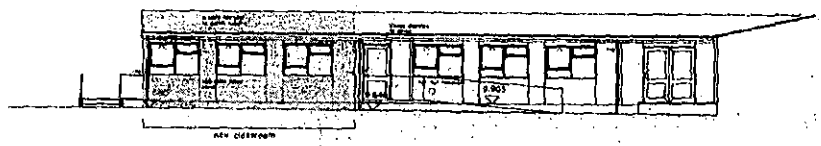
Pool Plant: South



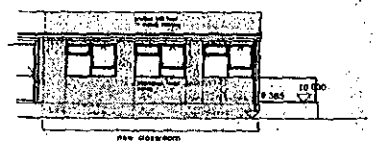
Pool Plant: North



Proposed Classroom
and Pool plant/change: West Elev



Proposed and Existing Classrooms: South Elev



Proposed Classroom: North Elev

14 DEC 2001 . 5539

A	DEC. 01	WINDOWS ADDED ON EXTENSION	DEC
INDEX	DATE	REVISION	INITIAL

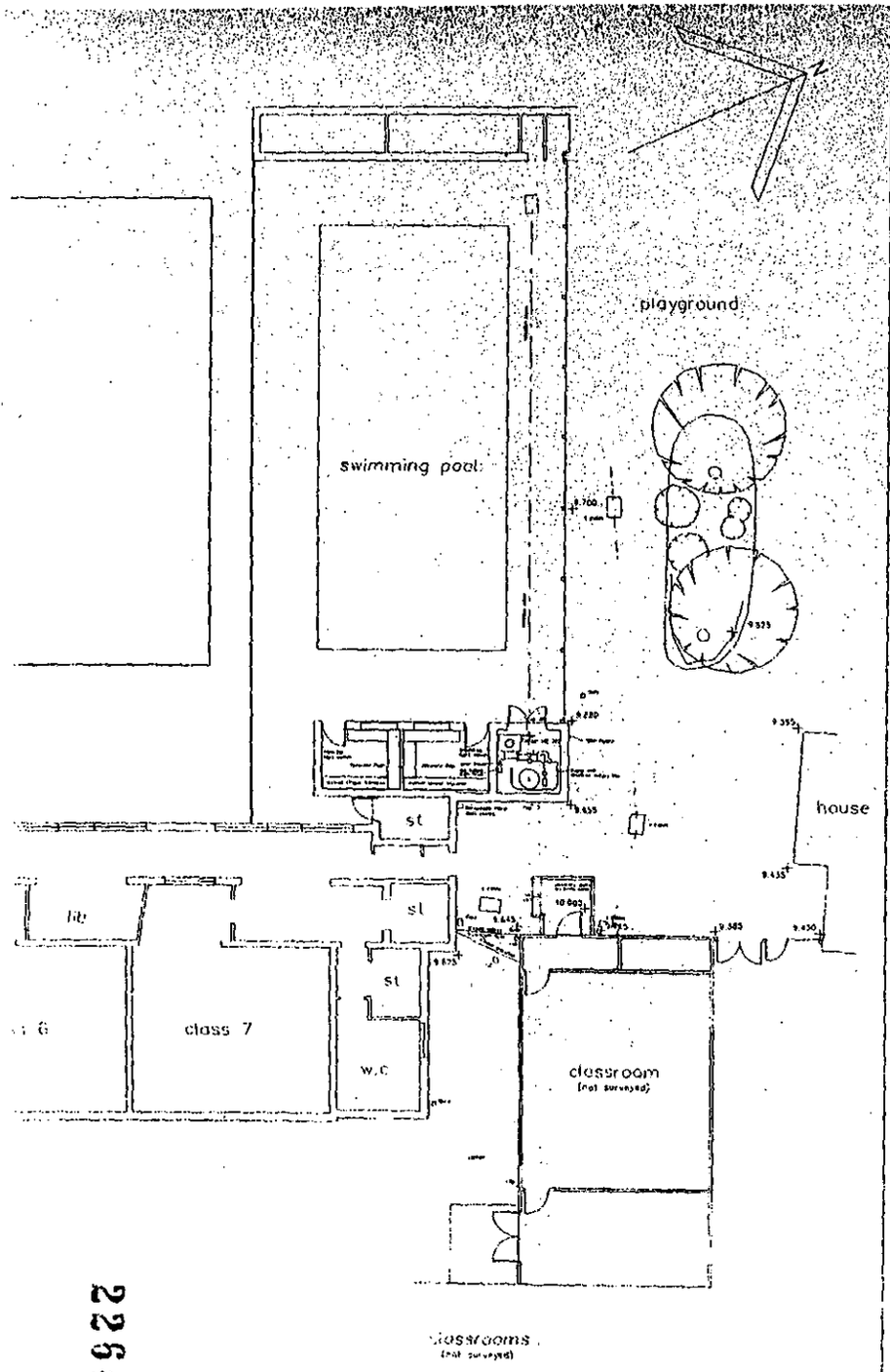
JEWELL & Co.
CHARTERED ARCHITECTS AND PLANNERS
BURY KNOWLE COACH HOUSE
NORTH PLACE OLD HIGH STREET TEL. (01865) 742929
HEADINGTON OXFORD OX3 9HY FAX: (01865) 742275
E-MAIL. JBWELLANDCO.ARCHITECTS@VIRGIN.NET

JOB TITLE
St. Peter's C of E Primary School, Earley, Reading
Proposed extension to prefabricated classroom

DRG TITLE
Plans and Elevations as Proposed

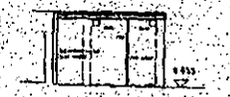
SCALE	1:100	DATE	September 2001

JOB NO	DRG NO	REVISION
0110	2	A





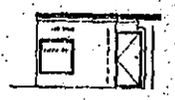
Store: North Elev.
Pool change Section



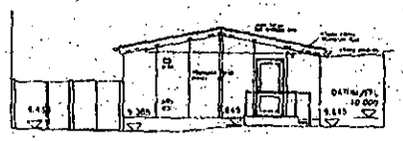
Pool change East Elev



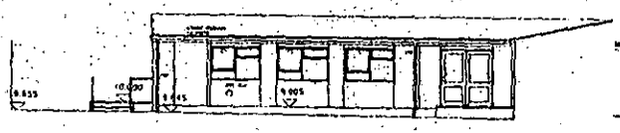
Pool change West Elev



Pool change South



Classroom: West Elevation



Classroom: South Elevation



Pool change North

14 DEC 2001 5559

JEWELL & Co.
CHARTERED ARCHITECTS AND PLANNERS
BURY KNOWLE COACH HOUSE
NORTH PLACE OLD HIGH STREET TEL (01865) 743939
HEADINGTON OXFORD OX3 9HY FAX (01865) 743275
E-MAIL JEWELL.ANDCO.ARCHITECTS@VIRGIN.NET

St Peter's C of E Primary School, Earley, Reading

Survey of Proposed Classroom Area as existing

1:100 September 2001

0110 1

2254

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/5539

Applicant : The Governors Of St. Peter's COf E School C/O Jewell & Co..

Location : St. Peter C Of E School, Church Road, Earley, Reading.

Proposal : Proposed extension to pre-fabricated class room and demolition of part of outbuilding to swimming pool.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 14/12/2001

Earliest Date for Decision : 11/01/2002

Latest Consultation Date/Site Notice Expiry Date : 11/01/2002

This application will have expired on: 08/02/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

See attached Committee report.

Planning Issues :

Development Control Ref No:	Received	Parish
F/2001/5539	14/12/01	Earley

Applicant: The governors of St. Peter's C of E School.
Location: St. Peter's C of E School, Church Road, Earley.
Proposal: Extension to pre-fabricated classroom and demolition of part of outbuilding to swimming pool.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning & Transportation & Helen Pollock

SUMMARY:

1. **Planning History** – St. Peter's C of E Primary School is located within the Identified Settlement of Earley. The site is accessed from Church Road and the area is predominantly residential. There have been numerous planning applications for various extensions and alterations to the school, with the most recent being the erection of a single storey extension to form an additional classroom which was granted permission in 2001 (Ref : F/2000/2843).

2. **Proposal** – The proposed extension to the existing pre-fabricated classroom would provide 56m^2 of additional teaching space, and allow the school to accommodate a reception class with class numbers in line with the Local Education Authorities requirements, which at present they are unable to do. There would be no increase in the number of pupils.

   The application is before the Development Control Committee because Wokingham District Council owns the school.

RECOMMENDATION:

GRANT PLANNING PERMISSION subject to conditions

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

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

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

BACKGROUND

3. **Consultations** –
   - ***Access Officer*** – suggests adaptations to improve access for disabled people. These items will be address at a later stage through Building Regulations.
   - ***Earley Town Council*** – no comments received
   - ***Environmental Design*** – No objections
   - ***Environmental Health*** – No objections
   - ***Reading Borough Council*** – no comments
   - ***Highway Officer*** – No objection provided the school signs up to 'safe routes to school' initiatives and 'school travel plan'.

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

   A. The impact on the character of the surrounding area (BSP Policy EN1, LALP Policy LBE1 and WDLP Policy WBE1and WOS3).
   B. Impact upon highway safety (BSP Policy T7, LALP Policies LT5 and LT6 and WDLP Policy WT6 and WT7).
   C. Flooding Issues (Berkshire Structure Plan policies EN3, Loddon Area Local Plan policies LPS2 &3, and Wokingham District Local Plan policy WIC16 and PPG25).

A. The impact on the character of the surrounding area

The design of the extension would be in keeping with the existing pre-fabricated building. Its proposed location is around 29m back from Church Road and there are limited views into the site. It is considered the proposal confirms with local plan policy in respect of its design. The proposed extension would be small scale and would not be prominent, as it would be seen against the backdrop of the other school buildings. It is considered that it would not have an adverse impact upon the character of the surrounding area.

B. Highway issues

The Highway Officer requests that the school sign up to 'safe routes to school'. This is already in progress as the school has signed up to the 'safe routes to school' scheme.

C. Flooding issues

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

5. **Conclusion** – The proposed extension would not have a significant impact on the character and appearance of the area or be detrimental to highway safety and therefore, the proposal is considered acceptable.

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

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

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

Reason

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 & 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:

Policies OS1 and EN1 of the Berkshire Structure Plan
WBE1 and WSH9 of the Wokingham District Local Plan
LBE1 of the Loddon Area Local Plan

Helen Pollock

Application Number F/2001/5539
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C005	R005	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: St. Peter C Of E School Church Road Earley Reading.

APPLICATION NUMBER: F/2001/5539

OFFICER: Helen Pollock

DATE OF SITE VISIT: 8/1/

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on fence to front.

2. DESCRIPTION OF SURROUNDINGS

Res. along main Rd. exisng school buildings.

3. DESCRIPTION OF SITE/BUILDING

Single storey school buildings

Pitched roof Pre-fab.

4. RELATIONSHIP TO ADJOINING PROPERTIES

N/A.

5. SITE CONSTRAINTS

TREES N/A.

ACCESS/PARKING ~~N/A~~ Talk to highways.

LEVELS N/A.

BOUNDARY TREATMENT 1.5m enclose to Church Rd.

OTHERS N/A.

Approved as per
agenda 30/01/02.
- Copy attached.

☎ 0118 974 6379 (Direct Line)

Monday, 07 January 2002

Jewell & Co
Bury Knowle Coach House
North Place
Old High Street
Headington
Oxford
OX3 9HY

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/2001/5539

Address: St Peters C of E school, Church road, Earley

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 ensure that the proposed ramp meets the requirements of Part M2 (para 1.19) (Please note that any change of ramp direction should be negotiated on a level landing and the existing proposal is not considered suitable!).
2. To provide a refuge at the alternate classroom exit suitable for a wheelchair user (refuge should comply with BS5588).
3. That windows and doors in general use which open outwards should not cause an obstruction on a path which runs along the face of a building.
4. That a stepped approach in general use should comply with the stepped approach requirements of part M2 (para 1.24).

List B *(Recommendations for good practice in line with the Disability Discrimination Act, 1995 and BS8300)*

1. To consider the design and position of door furniture in terms of reach and grip.
2. To consider the use of colour and tonal contrast of floors, walls, doors and door furniture to improve visibility for all users.
3. To ensure that the force required to operate doors is not excessive (25-30 Newtons).
4. To consider maintained luminance levels 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: **Helen Pollock - WDC Planning Dept.**

Helen Pollock

From: Helen Rowlay
Sent: 11 January 2002 12:02
To: Helen Pollock
Subject: RE: Safer routes to school - St.Peter C of E School, Church Road, Earley

We have sent out a standard letter today asking the school to commit to developing a Safer Routes to Schools plan in liaison with the Highways team. As and when I receive an appropriate statement I'll let you know.

Cheers

Helen

-----Original Message-----
From: Helen Pollock
Sent: Friday, January 11, 2002 11:15 AM
To: Helen Rowlay
Subject: Safer routes to school - St.Peter C of E School, Church Road, Earley

Helen,

I have a planning application for an extension to a classroom at the above school (application No.F/2001/5539) to allow them to meet their required figures of reception year children. Highways have informed me they don't see a problem with the application so long as the school sign up for the safer routes to school scheme, and Engineering inform me that although the school is 'on the list' they have yet to produce a travel plan. please could you set in motion what ever is necessary so I can determine the application.

Should you have any queries please contact me on x6480.

Many thanks

Helen Pollock
Planning Assistant.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

18 JAN 2002

COPIES TO:	ACK:
	FILE:

FROM: Helen Pollock

DATE: 19 December 2001

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5539

Proposal: Proposed extension to pre-fabricated class room and demolition of part of outbuilding to swimming pool..

Site Address: St. Peter C Of E School, Church Road, Earley, Reading.

Applicant: The Governors Of St. Peter's COf E School C/O Jewell & Co..

Your observations are required in respect of this application **by 11/01/2002** .

NO OBJECTION

SIGNED: _____ DATE: 18 JAN 2002

Clerk To Earley Parish/Town Council.

Planning, Case officer for

?

PLANNING SERVICES	HPT 51970
P	TLC
DC HP	EMF
APP	
CS	
17 JAN 2002	
COPIES TO:	ACK:
	FILE:

FOUNDED 1848

Earley St. Peter's C.E. Primary School

Church Road, Earley, Reading, Berkshire, RG6 1EY
Telephone: Reading (0118) 9261657
Fax: (0118) 9266358

Headteacher: Steve Scott BEd MSc

Possibly F/2001/5539?!

Ms H Rowlay
Wokingham District Council
Education and Cultural Services Department
Shute End
Wokingham
Berks
RG40 1WN

14th January 2002

Dear Helen,

I write in reply to your Fax of Friday, 11th January. Road Safety around the school is very much a 'live' issue for our Parents and Governors at the moment. I am happy to confirm that as part of an overall strategy to improve the safety of our pupils we will in due course be developing a Safe Route to School Plan in liaison with the Traffic Management Team.

If you have any further queries please feel free to contact the school.

Yours sincerely

S. D. Scott

MR STEVE SCOTT
HEADTEACHER

Helen Pollock

From: Helen Rowlay
Sent: 11 January 2002 12:02
To: Helen Pollock
Subject: RE: Safer routes to school - St.Peter C of E School, Church Road, Earley

We have sent out a standard letter today asking the school to commit to developing a Safer Routes to Schools plan in liaison with the Highways team. As and when I receive an appropriate statement I'll let you know.

Cheers

Helen

-----Original Message-----
From: Helen Pollock
Sent: Friday, January 11, 2002 11:15 AM
To: Helen Rowlay
Subject: Safer routes to school - St.Peter C of E School, Church Road, Earley

Helen,

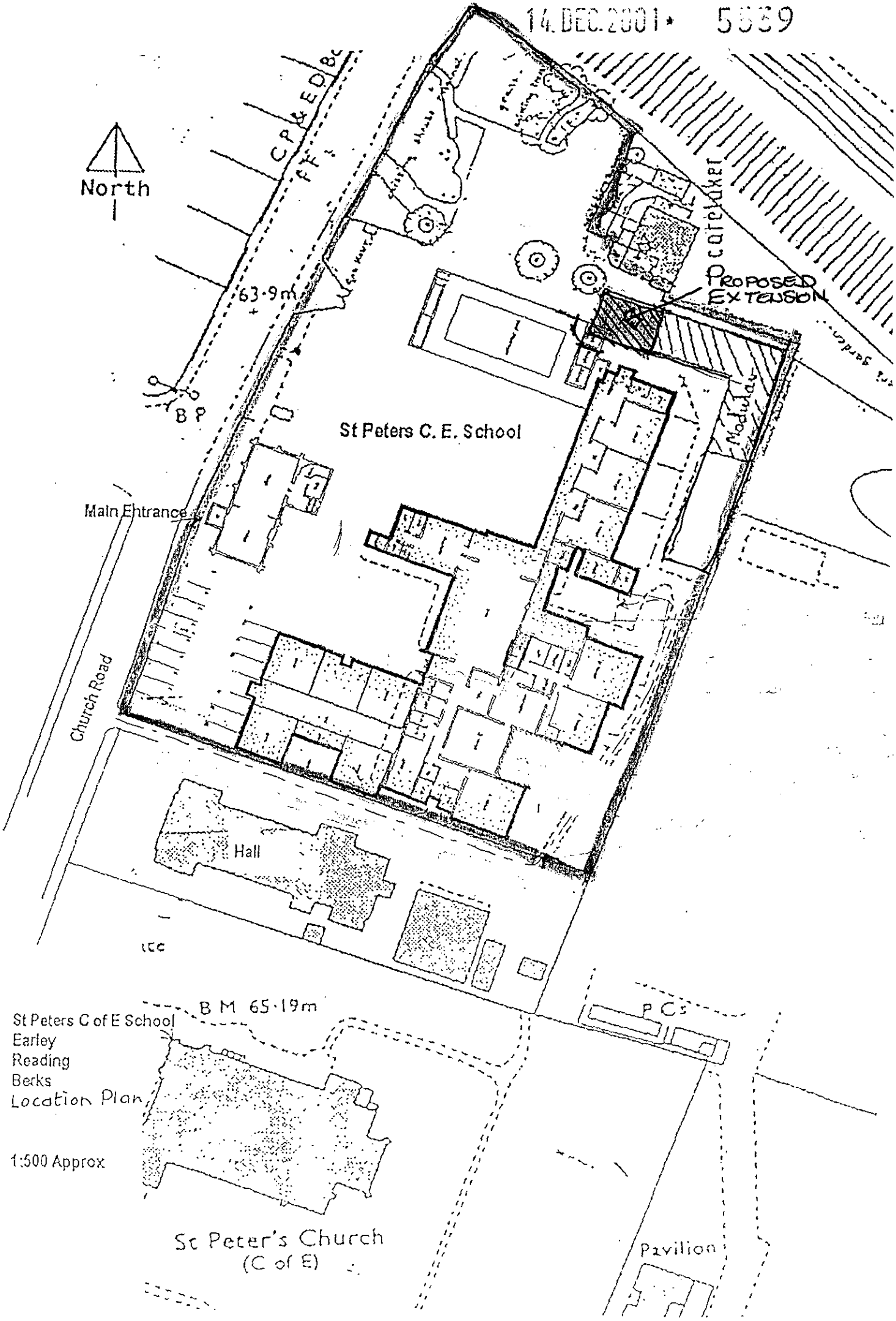
I have a planning application for an extension to a classroom at the above school (application No.F/2001/5539) to allow them to meet their required figures of reception year children. Highways have informed me they don't see a problem with the application so long as the school sign up for the safer routes to school scheme, and Engineering inform me that although the school is 'on the list' they have yet to produce a travel plan. please could you set in motion what ever is necessary so I can determine the application.

Should you have any queries please contact me on x6480.

Many thanks

Helen Pollock
Planning Assistant.

14 DEC 2001 5539



Helen Pollock

From: Tim Haycocks
Sent: 21 December 2001 11:15
To: Helen Pollock
Cc: Helen Rowlay
Subject: Earley St Peter's Classtoom extension

Helen

With reference to planning application number F/2001/5539, additional classroom at St Peter's Primary school this is supported by the Education Planning Team.

The proposal is being brought forward by the Diocese to enable the school to continue to meet the infant class size requirement. The need for the extension is supported by the DfES and they have produced the necessary funding.

There will be no increase to pupil numbers as a result of this extension. For details on staff numbers, please contact the school.

I would be grateful if you could forward a copy of the full plans to me for our records.

If you have any queries please let me know.

Helen Rowlay
School Planning and Asset Manager

Merry Christmas and a Happy New Year

P.P. Tim Haycocks
School Planning Team
0118 974 6159

TO: **DEVELOPMENT CONTROL**
Helen Pollock

FROM: Environmental Design

DATE: 10 January 2002

Location:	St Peters CE Primary School, Church Road, Earley.
Proposal:	Proposed modular extension to pre-fabricated classroom and demolition of part of outbuilding to swimming pool.
Application Number:	F/2001/5539

In response to your consultation dated 19 December 2001 for the above application, the landscape comments are as follows:

I have no objections to the proposals. There are two trees within the playground that are the closest to the proposed extension. These may have to be removed in order to construct the classroom, although they are shown to be retained on the drawing. They are relatively small trees and have little significance in the surrounding landscape. If it is necessary to remove them replacement trees should be provided.

Catherine Brimble

Catherine Brimble
Landscape Architect

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Helen Pollock Development Control	Your Ref:	F/2001/5539
From:	Tom Payne Environmental Heath	My Ref:	20016122
		Date.	27 December 2001

PROPOSED EXTENSION TO PRE-FABRICATED CLASSROOM AND DEMOLITION OF PART OF OUTBUILDING TO SWIMMING POOL.

ST PETER'S PRIMARY SCHOOL, CHURCH ROAD, EARLEY.

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

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

Reading
BOROUGH COUNCIL

Mr Tony Lear
Director of Environment

Civic Centre, Reading, RG1 7TD
☎ 0118 939 0900
DX 40124 Reading (Castle Street)
Fax: 0118 958 9770
Minicom 0118 939 0700

Our Ref: Out of Reading Borough
Your Ref: F/2002/5539

Direct: ☎(0118) 939 0450

PLANNING SERVICES	HPT 51844
PCL	TLS
DC HP	
APP	
CS	
15 JAN 2002	
COPIES TO:	ACK:
	FILE:

Wokingham District Council
Planning Services
PO Box 157
Shute End
WOKINGHAM
Berkshire
RG40 1WR

14 January 2002

FAO Helen Pollock

Your contact is: Christopher Bintcliffe

Dear Sir or Madam:

ST PETER C OF E SCHOOL CHURCH ROAD EARLEY

Thank you for consulting us regarding the above application. I apologise for our delay in replying.

Reading Borough Council have no observations to make on this application as it is some way from our boundary, and appears to have little effect on dwellings in the Reading Borough Council area.

If I can be of any further assistance please do not hesitate to contact me.

Yours faithfully

CRBintcliffe

Christopher Bintcliffe
Planning Technician

Beacon Council 2001-2002 Town Centre Regeneration

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 19 December 2001

Application Number: F/2001/5539

Proposal: Proposed extension to pre-fabricated class room and demolition of part of outbuilding to swimming pool.

Parish: EARLEY TOWN

Site Address:
St. Peter C Of E School, Church Road, Earley, Reading.

Applicant:
The Governors Of St. Peter's COf E School C/O Jewell & Co..

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).

The School must 'sign up' to, support + develop a Safe Routes to School strategy and School Travel plan.

Signed: _____ **Print name:** A 21/12/01

Tel: 0118 974 6480

Date:

My ref: F/2001/5539

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 C Smith
7 Northam Close
Lower Earley
RG6 3AJ

Dear Councillor

Application Number: F/2001/5539
St. Peter C Of E School, Church Road, Earley, Reading.
Proposed extension to pre-fabricated class room and demolition of part of outbuilding to swimming pool..

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 **Helen Pollock** on **0118 974 6480**. 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

Received by Wokingham District Council

Application No: F/2001/5539

PROPOSAL:
Proposed extension to pre-fabricated class room and demolition of part of outbuilding to swimming pool.

LOCATION:
St. Peter C Of E School, Church Road, Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (closed all day Wednesday). If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5539 to enable the library staff to locate the correct information.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/01/2002. Written comments submitted will become available for public inspection.

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

Head of Planning and Transportation

19 December 2001

Tel: 0118 974 6480

Date:

My ref: F/2001/5539

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 D Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

Dear Councillor

Application Number: F/2001/5539
St. Peter C Of E School, Church Road, Earley, Reading.
Proposed extension to pre-fabricated class room and demolition of part of outbuilding to swimming pool.

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 **Helen Pollock** on **0118 974 6480**. 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: **Helen Pollock** Application Number: **F/2001/5539**
St. Peter C Of E School, Church Road, Earley, Reading.
Proposed extension to pre-fabricated class room and demolition of part of outbuilding to swimming pool.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Carpenter

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 6480

Date:

My ref: F/2001/5539

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 D Swindells
12 Culford Close
Lower Earley
RG6 3AS

Dear Councillor

Application Number: F/2001/5539
St. Peter C Of E School, Church Road, Earley, Reading.
Proposed extension to pre-fabricated class room and demolition of part of outbuilding to swimming pool..

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 **Helen Pollock** on **0118 974 6480**. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~29 NOV 2001~~ Valid 14 DEC 2001

Officer: MP ~~PTE~~ | Application No. F/2001/5539

Map No. 46 Site 0.72

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☑ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED EXTENSION TO PRE-FABRICATED CLASS ROOM & DEMOLITION OF PART OF OUTBUILDING TO SWIMMING POOL

Location: ST PETERS C of E SCHOOL, CHURCH ROAD

Parish: EARLEY Ward: LITTLE HUNGERFORD

Applicant: THE GOVERNORS OF ST PETERS C of E School

Fee (2) Received 190-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned	Q4 ?	6/12	✓ 14/12
4	Correct S 66 certificate	Agric holdings cert deleted.	6/12	✓ 14/12
5	Elevation plans	Need elev. to show new door to new pump/boiler room in outbuilding.	6/12	
(6)	Floor plans	Need floor plan to show position of windows (not shown on block plan)	6/12	
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 : ..... 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 Reading.
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:

.....
.....
No pre-apps. .....

NEIGHBOURS:

STN + see map. .....
.....
.....
.....
.....
.....
.....
.....
.....

14.DEC.2001* 5539

JEWELL & Co.

CHARTERED ARCHITECTS AND TOWN PLANNERS

BURY KNOWLE COACH HOUSE
NORTH PLACE OLD HIGH STREET
HEADINGTON OXFORD OX3 9HY
Telephone (01865) 742929
Fax (01865) 742275
Email: jewellandco.architects@virgin.net

Ref. MH/0110 *Your Ref.*

12 December 2001

14 DEC 2001

The District Planning Officer
Wokingham District Council
Planning Department
PO Box No. 157
Council Offices
Shute End
Wokingham
Berkshire RG40 1WR

For the attention of Mrs C Hurst – Senior Technical Assistant

Dear Sirs

**RE: ST PETER'S C OF E PRIMARY SCHOOL, CHURCH ROAD, EARLEY, READING
PROPOSED EXTENSION TO PRE-FABRICATED CLASSROOM AND DEMOLITION OF PART OF OUTBUILDING TO SWIMMING POOL**

With reference to your letter dated 6 December 2001 the amendments have now been made and I enclose the documents listed below in order to make application for Planning Approval for the above.

Please let me know if you require any further information.

Yours faithfully

p.p. SJ Core

Mike Higgins
Jewell & Co.

Encs: 6 Copies of Planning Form
1 Copy of Certificate A
6 Copies of Drawing Numbers 0110/1 and 2
6 Copies of Location Plan
6 Copies of Educational Statement
Cheque for £190 – Planning Fee

PLEASE QUOTE REFERENCE NUMBER **MH/0110** ON ALL CORRESPONDENCE

14.DEC.2001* 5539

Earley St Peter's C of E Primary School – Provision of Additional Key Stage One Classroom

An additional classroom is required to enable the school to comply with the class size legislation of keeping classrooms below 30.

In order to comply with the legislation the year group (70 pupils) is split into three groups with three teachers. However, in view of the shortage of space, admission to reception classes has been delayed and rising fives are not admitted. This is inconsistent with the LEA's admission arrangements.

The school is faced with a problem in the reception year of 40 pupils to be accommodated in one room with two teachers.

It is proposed to provide an additional room to allow the school to admit rising fives and fall in line with other Wokingham schools.

Funding has been secured to implement this proposal, but work must be carried out this financial year, otherwise the funding will be lost.

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

14.DEC.2001* PART 1 5539

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

1.	APPLICANT'S NAME	THE GOVERNORS OF ST. PETER'S C.E. SCHOOL, EARLEY
	ADDRESS	C/O OXFORD DIOCESAN BOARD OF EDUCATION DIOCESAN CHURCH HOUSE, NORTH HINKSEY, OXFORD
	POST CODE	OX2 0NB PHONE 01865 208'238
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	JEWELL + CO.
	ADDRESS	BURY KNOWLE COACH HOUSE, NORTH PLACE, OLD HIGH ST, HEADINGTON OXFORD
	POST CODE	OX3 9HY PHONE 01865 742929
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. PETER'S C OF E SCHOOL, CHURCH ROAD, EARLEY, READING. RG6 1EY
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		PROPOSED EXTENSION TO PRE-FABRICATED CLASSROOM AND DEMOLITION OF PART OF OUTBUILDING TO SWIMMING POOL
5. Give the area in hectares or part of a hectare	AREA OF SITE	
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	6 COPIES DRG NO 0110/1 + 2 LOCATION PLAN.

DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ? Tick the boxes(x)	CHANGE OF USE	☐	REDEVELOPMENT	☐
	ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☑

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

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

			SITING	☐
	EXTERNAL APPEARANCE	☐	DESIGN	☐
	MEANS OF ACCESS	☐	LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

EDUCATIONAL

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.

ROOF - DECRA TILES TO MATCH EXISTING
WALLS - AGGREGATE FACED PANELS TO MATCH EXISTING
WINDOWS - POWDER COATED ALUMINIUM TO MATCH EXISTING

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

EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

CONNECTION TO EXISTING SYSTEM

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

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

AS EXISTING

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

YES - RAMP AND FLUSH THRESHOLD TO EXTERNAL DOOR

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

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

*STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£190 ONE HUNDRED AND NINETY POUNDS.

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 Tendfo ON BEHALF OF THE GOVERNORS OF ST. PETERS C.E SCHOOL DATE 28/11/01

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				
B7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify EDUCATION		—	56·24	
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	25	—
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.

N/A

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

STAFF + PUPILS

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

Existing Staff	Transferred Staff	New Staff	Total
NO CHANGE			

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

No.

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

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.'

1789/a

SECTION 66 CERTIFICATE

Application No. 14.DEC.2001* 5539

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.

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

(b) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

OR

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . JEWELL & CO . . . .

On behalf of THE GOVERNORS OF ST PETER'S COFE SCHOOL, EARLEY

Date 12/12/01

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

(1) ST. PETER'S (C.E.) SCHOOL PE 03 210 800

ADDRESS CHURCH ROAD PARISH EARLEY

PLOT No. ORD. SHEET No. SU. 7472 (46)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
13/50	Berkshire County Council	Classrooms & Cloakroom Accomodation	Information Only.	
762/56	Berkshire Education Committee	Kitchen & Dining Hall.	9/9/56	Information Only.
S/19/62	Berkshire County Council	Swimming Pool	27/7/62	N/A App. B.C.C.
S/18/64	"	2 Changing Rooms	8/7/65	App. B.C.C.
S/17/64	"	Terrapin Classroom	11/6/64	App. B.C.C.
S/27/68	School Managers. St. Peters C.E. Sch	Changing Rooms, Toilets & Screen Walls for Swimming Pool	29.11.68	N/A C/A.
391/71	"	Temporary classroom	17.6.71	N/A. T.P. 30-6-76
389/73	B.C.C	New entrance lobby to staff room & cloakroom to form workspace		C/C
570/73	St Peters C.E. School			
BR7993	SCHOOL MANAGERS	CANOPIES	7.3.78	App. N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(2) ST. PETERS (C.E.) SCHOOL PE 03 210 800.

ADDRESS CHURCH ROAD PARISH EARLEY

PLOT No. ORD. SHEET No. SU. 7672 (46)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
05269	The School Managers	Temp classroom (renew)	30.9.76	— 30 TP 81
05766	"	covered play area	20.1.77	N/a C/A
BR5851	"	"	21.1.77	App N/A
07919	"	CANOPY OVER PLAYING AREA	16.3.78	N/A C/A
15940	Governors of St Peters School	Renewal of temp con.		
		see 05269 re temp	30.7.81	NA TP 30.6.86
		classroom		
16695	B.C.C	TEMP. CLASSROOM & W.C.	22.12.81	31.12.86
16696	"	IRON IN CHALKERS HOUSE FOR REM. TEACHING + MEN	22.12.81	N/A C/A
24039	"	GARAGE + HARD PLAY AREA TOILETS & CLASSROOM	3-3-87	29-2-92

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS P.D. Lnd - PLAYHOUSE - 16.7.87

DRAINAGE

091074
39810 " RENEWAL REMARKED 2.9.92 1.9.95

[redacted]

1933
(3) St. Peters School

ADDRESS Church Road PARISH Farley

PLOT No. ORD. SHEET No. SU 7472 46

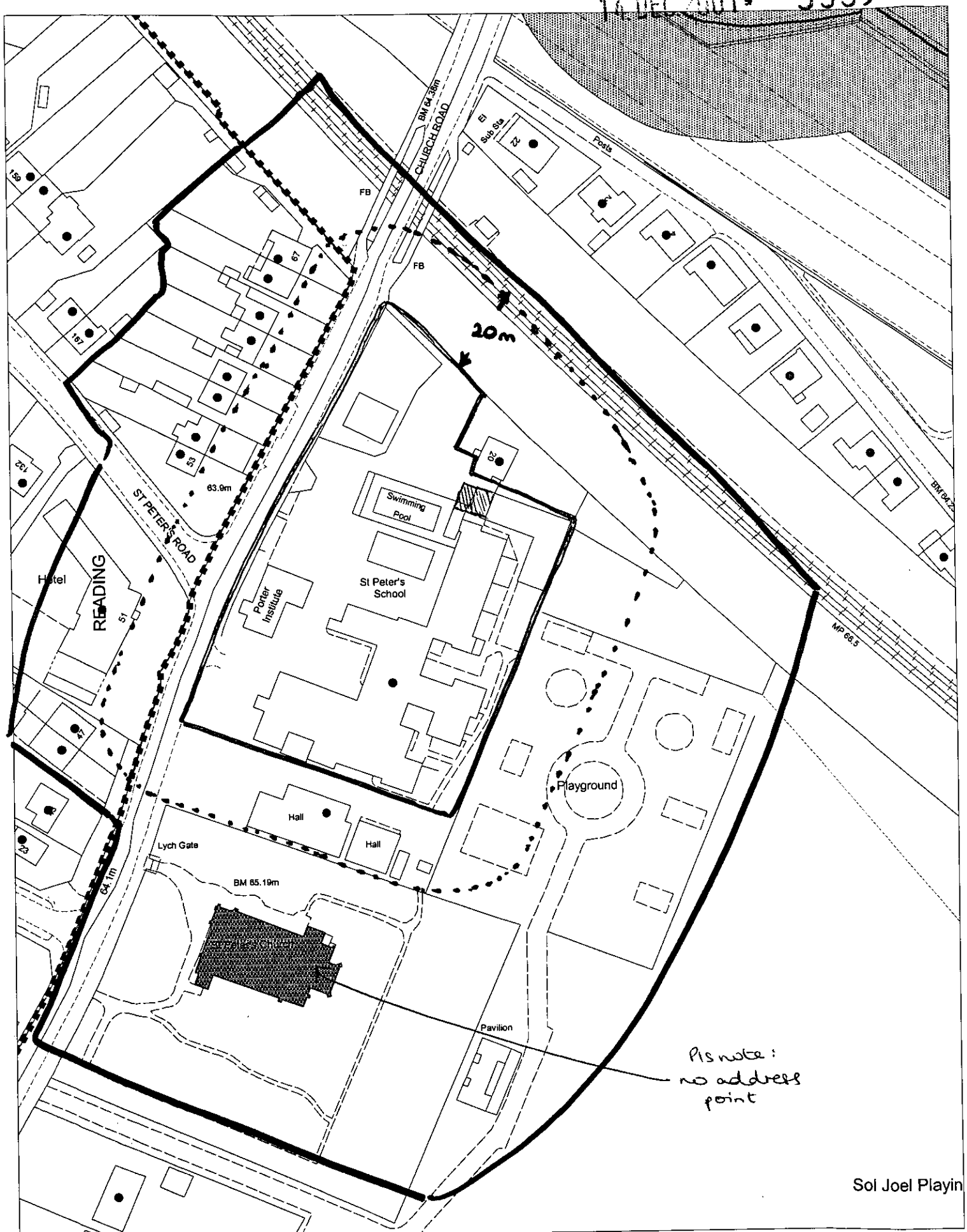
BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
40545	Mr. M. Thomas (Head)	3 School Signs	26.2.93	C/A
40740	BCC	Repl. Triple Classroom	26.5.93	31.3.98
96/64196/F	Governors	S/St. Extension	21.10.96	C/A
97/65544/F	BCC	Modular Nursery Unit & Play Area	12-8-97	C/A
99/70094/F	Prop. Services W.D.C	Modular extn to classroom block.	23/9/99	C/A
F/2000/2843	Governors - St. Peter's	S/St/ - add. classroom	5.01.01	APP

MINISTRY DECISION

SPECIAL ORDERS

14 DEC 2001 • 5539



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Development Control Section, Environmental Services, Wokingham District Council.
5 December 2001

Scale: 1 : 1250

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