F/2000/2475

APPLICATION NO: F/2000/2475

LOCATION: Crazies Hill Primary School Crazies Hill Wargrave Reading

APPLICANT: Wokingham District Council Property Services

PROPOSAL: Proposed extension to existing building to create new resource area.

EARLIEST DATE FOR DECISION:

APPLICATION WILL HAVE EXPIRED ON: 24/11/00

CASE OFFICER: FARAH HUMAYUN

SYSTEMS LTD

SOUTHPORT U.K Tel 0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Wokingham District Council Property Services
D H P
4 St Martins Court
York Road
WEYBRIDGE
Surrey
KT13 9UU

Application Number: F/2000/2475

Parish: **WARGRAVE**

Location: **Crazies Hill Primary School, Crazies Hill, Wargrave, Reading**

Proposal: **Proposed extension to existing building to create new resource area.**

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

Condition
3. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.

Condition
4. A 2 metre hedge shall be planted and maintained along the north-east boundary for a 20 metre distance from the north-west boundary of the site, no later than the end of the planting season (1st November to 31st March) following completion of the development. The approved shall be maintained in perpetuity. The hedging shall be beech, unless agreed otherwise in writing by the Local Planning Authority.

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

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

Reason
3. To prevent pollution of groundwater.

Reason
4. To safeguard the visual amenities of neighbouring properties and the locality.

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 Policy OS1
Loddon Area Local Plan Policy LBE1
Green Belt Local Plan Policy 21
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WGB1

John Mitchell

John Mitchell
Development Control Manager
Date: 29/11/2000

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

Wokingham District Council, Environmental Services Department, PO Box 157, Shute End
Wokingham, RG40 1WR

Fax

To:	Matthew Grisham	**Tel:**	01932 850100
		Fax:	01932 841800
From:	Farah Humayun	**Tel:**	0118 974 6482
		Fax:	0118 974 6486

Re: F/2000/0951 – Crazies Hill Primary School

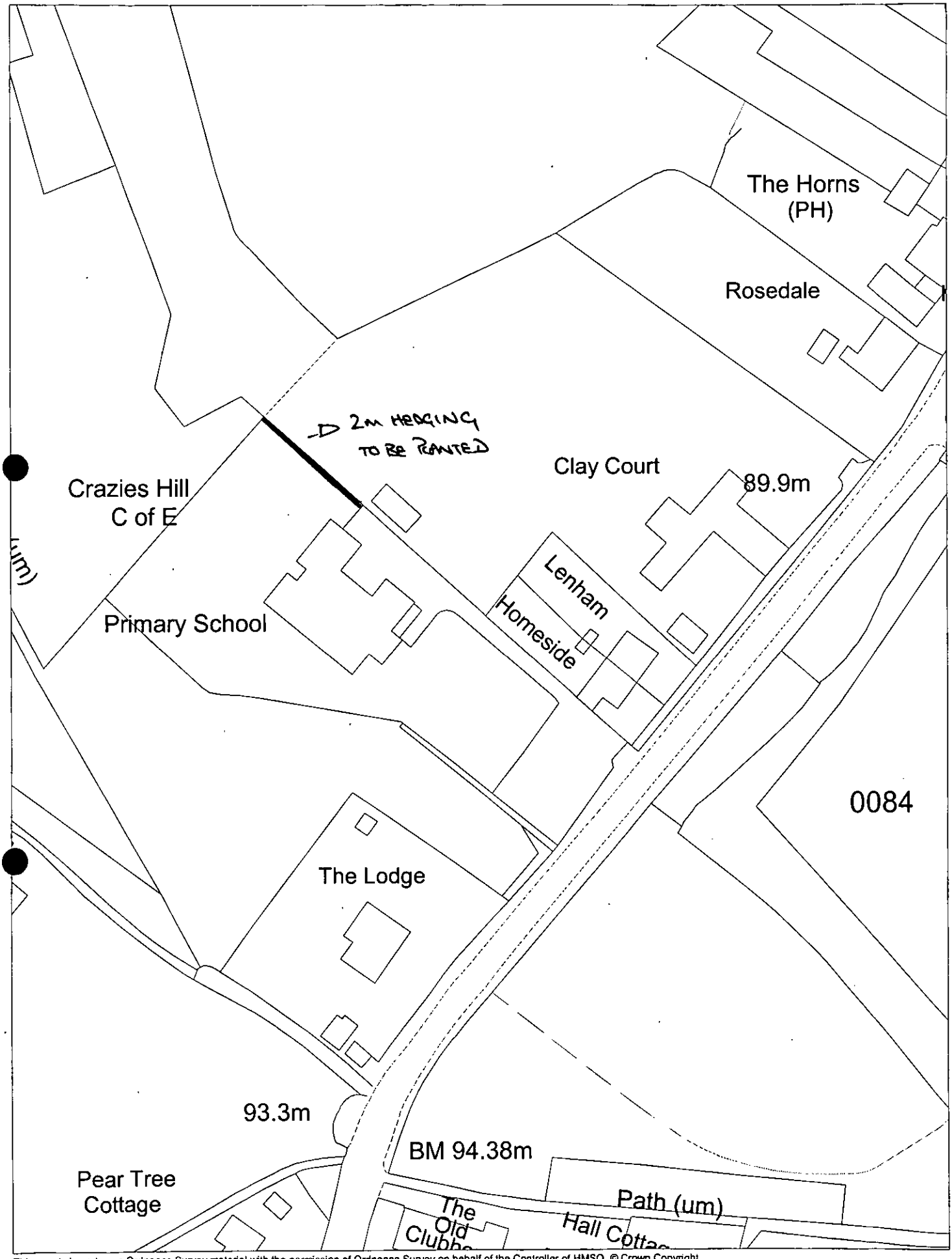
CC:

Number of pages including cover sheet: 2

Date: 22/02/01

Please find attached OS map indicating distance of hedging required to comply with condition 04 of planning application F/2000/0951. The condition specifies the hedging shall be beech, unless otherwise agreed with the Local Planning Authority.

Please do get back to me if you have any further queries.



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Development Control Section, Environmental Services, Wokingham District Council.
22 February 2001

Scale: 1 : 1000

N
W E
S

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2475	PH
BUILDING CONTROL NUMBER	A/2000/0951	Andy
APPLICANT/AGENT		
ADDRESS OF SITE	Crayles Hill Primary School Crayles Hill HARGRAVE	
DESCRIPTION OF PROPOSED WORK	ext. to create new resource area.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	2549/09 rec'd 29/9/00	2549/09 rec'd 29/9/00
ELEVATIONS	— "	— "
FLOOR PLANS	2549/08	2549/08

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	29/11/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	5/12/00.	

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	

DHP
CONSTRUCTION
Design & Consulting

4 St. Martin's Court
York Road, Weybridge
Surrey KT13 9UU

Tel: 01932 850100
Fax: 01932 841800

Email: dhp@psilink.co.uk
Web: www.dhpuk.co.uk

Our Ref: MG/HS/2549

05 March 2001

Ms F Humayun
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Ms Humayun

CRAZIES HILL C OF E SCHOOL, CRAZIES HILL, WARGRAVE- REF. F/2000/2475

Thank you for your fax dated 22 February 2001, with respect to the position of the hedge at the above address, in accordance with Condition 4 of the Planning Approval.

Following a recent site visit I noted that there is already a hedge in the position marked on your OS extract.

I feel this query would be better dealt with on site. I have another site meeting booked in for Wednesday 28 March 2001 @ 1.30pm. May I suggest we meet at 1pm to clarify the situation? Please confirm this is acceptable.

Should you have any queries please do not hesitate to contact me.

Yours sincerely

MGration

M A Gration
DHP

cc: Mr T Parkinson, WDC Property Services
Mrs S Kelly, Crazies Hill C of E School
Mr B Robinson, R&D General Building

File: L-MG-05C

40788
POL | LS
DC PH | ENF
APP |
CS |
07 MAR 2001
COPIES TO: | ACK: | FILE:

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 29 NOVEMBER 2000 FROM 7.00 PM TO 10.10 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ. Bryant, Mr SR Conway, Mr TP Dredge, Mr RFN Eke, Fiona Rolls, Mrs MA Long, and Mrs M Robertson.

Also present under Standing Order 39: Mr EC Preston, Mr ND Rose, Mr AJ Ross, Mrs ELM Siggery and Mr D Swindells.

162. MINUTES

The Minutes of the meeting of the Committee held on 8 November 2000 were confirmed as a correct record and signed by the Chairman.

163. APOLOGIES FOR ABSENCE

An apology for absence was received from Mr. JL Earnshaw.

The Committee considered a report on this application set out on Agenda pages 1680 to 1686.

RESOLVED: That Application No: 2000/2475 be approved subject to the conditions set out on Agenda pages 1681 to 1682.

180. APPLICATION NO: 2000/2475, PROPOSED EXTENSION TO EXISTING BUILDING TO CREATE NEW RESOURCE AREA, CRAZIES HILL CHURCH OF ENGLAND PRIMARY SCHOOL, CRAZIES HILL, WARGRAVE , FOR WOKINGHAM DISTRICT COUNCIL PROPERTY DEPARTMENT

Application No.	Received	Wargrave
F/2000/2475	29/10/00	

Applicant : **Wokingham District Council Property Department**
Location : **Crazies Hill Church of England Primary School, Crazies Hill, Wargrave**
Proposal : **Proposed extension to existing building to create new resource area**

1. **Planning History** – The site is located within Crazies Hill, which is within the Metropolitan Green Belt. The proposed extension is situated to the north-west of the site. The area is predominantly rural in character with areas of linear development. A previous application was submitted for a similar resource area which was approved on 28/06/00. A new application has been submitted due to a proposed increase in height of the extension.

2. **Proposal** – The proposed development is for a single storey rear extension to the existing main school building . The extension would be to create a new store room and toilet area. The works also involve some internal reorganisation to create a small teaching area and improved administration area. The proposed extension would project out by 4.2 metres from the existing rear of the school and would have a width of 9.6 metres. The proposed building would have a flat roof with a height of 4 metres.

   The application is being reported to the Development Control Committee for decision as Wokingham District Council is the applicant.

3. **Consultations** -
   - **Wargrave Parish Council**: "No objection"
   - **Environment Agency**: No objection, subject to conditions
   - **Highways**: No objection
   - **Neighbour** (1): No objection in principle, however request hedging on boundary

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

   A. Impact upon the residential amenity of neighbouring dwellings: (Policies WOS3 and WBE1 of the Wokingham District Local Plan)
   B. Impact upon the open character and amenity of the Green Belt: (Policy 21 of the Green Belt Local Plan for Berkshire and policies W0S3 and WGB1 of the Wokingham District Local Plan)
   C. Concerns of local residents

A. Impact upon the residential amenity of the neighbouring dwellings
The proposed development would be located 19 metres from the north west boundary of the site and 5 metres from the north-east boundary. The extension will project out further to the rear boundary than any part of the existing school building. It is considered that the projection of the proposed extension may have

some overbearing impact upon the neighbouring properites of Clay Court. At present there is an existing chain-linked fence on the boundary of the site. It is not considered that this will provide sufficient screening from the adjacent properties. However if hedging should be planted along the north east boundary, it is considered that this would overcome any overbearing effect to an acceptable extent. The Property Section have agreed to plant such a hedge.

B. Impact upon the open character and amenity of the Green Belt
The proposed development is located to the rear of the existing school buildings, and would not be visible from the road. The boundary to the rear of the building is a 1 metre high chain linked fence, with open views out over the surrounding area. The proposed extension cannot be viewed from the south east and does not protrude any further on the side boundaries. The extension to the rear would be viewed against the existing school structure, and would not increase the width of development upon the site.

C. Concerns of local residents
These have been noted and are covered in paragraph A above.

5. **Conclusion** – The proposed development is in keeping with the existing building and would have no detrimental impact upon the open character and amenity of the Green Belt.

6. **Recommendation** – To 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 shall be finished in size, colour, texture and profile those of the existing building.

3. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.

4. A 2 metre hedge shall be planted and maintained along the north east boundary for a 20 metre distance from the north west boundary of the site, no later than the end of the planting season (1st November to 31st March) following completion of the development. The approved shall be maintained in perpetuity. The hedging shall be beech, unless agreed otherwise 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 the external appearance of the building is satisfactory.

3. To prevent pollution of groundwater.

4. To safeguard the visual amenities of neighbouring properties and the locality.

Informative

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

   Berkshire Structure Plan OS1

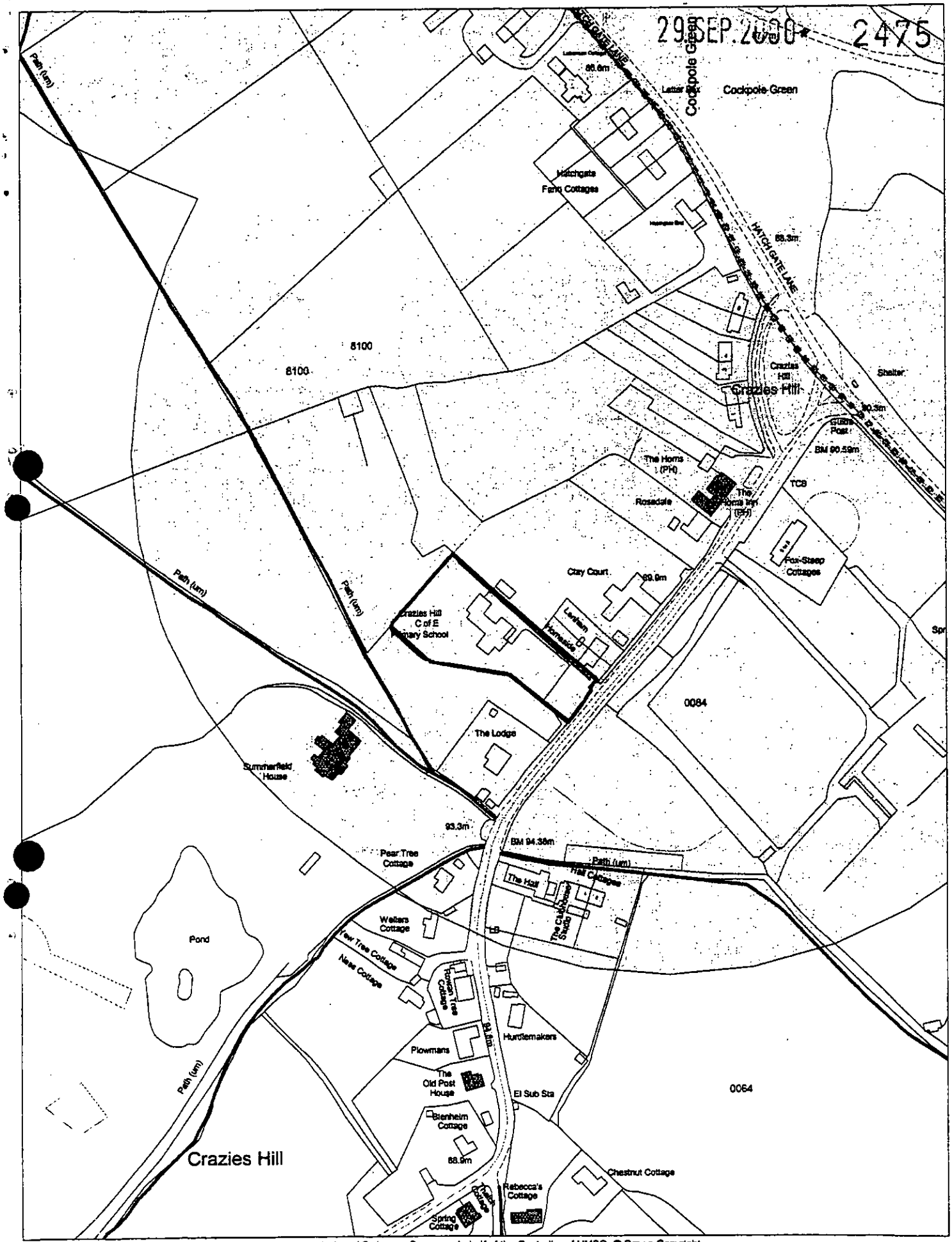
   Loddon Area Local Plan LBE1

   Wokingham District Local Plan WOS3, WBE1, WGB1

   Green Belt Local Plan Policy 21

Farah Humayun

29 SEP 2000 2475



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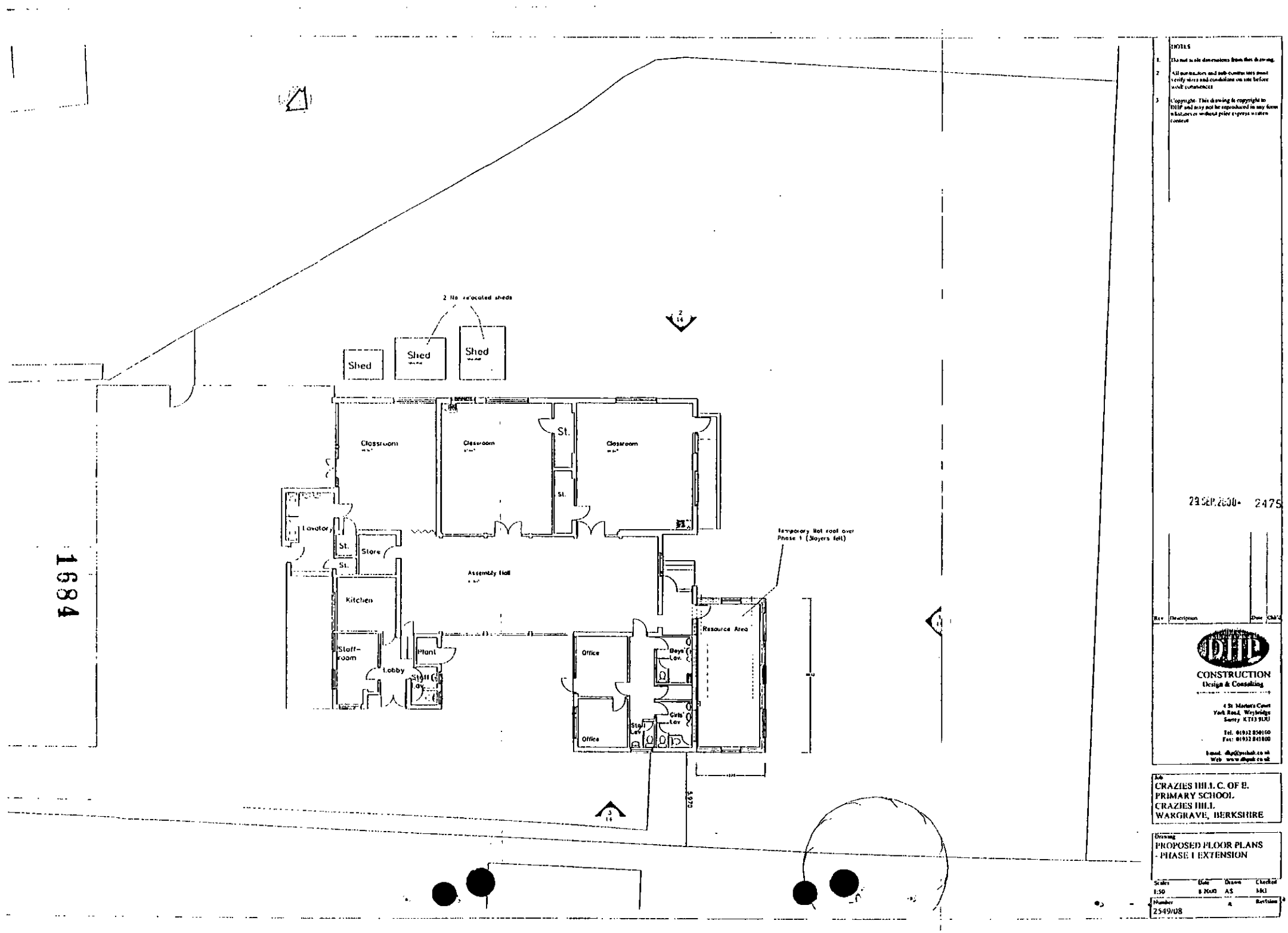
Development Control Section, Environmental Services, Wokingham District Council.

4 October 2000

Scale: 1 : 2500


2 No relocated sheds
Shed
Shed
Shed
Classroom
Classroom
Classroom
St.
St.
Lavatory
St.
Store
St.
Kitchen
Assembly Hall
Staff-room
Lobby
Plant
Staff Lav.
Office
Office
Boys' Lav.
Girls' Lav.
Staff Lav.
Resource Area
Temporary flat roof over Phase 1 (layers felt)
1984
NOTES
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2. All contractors and sub-contractors must verify sizes and conditions on site before work commences
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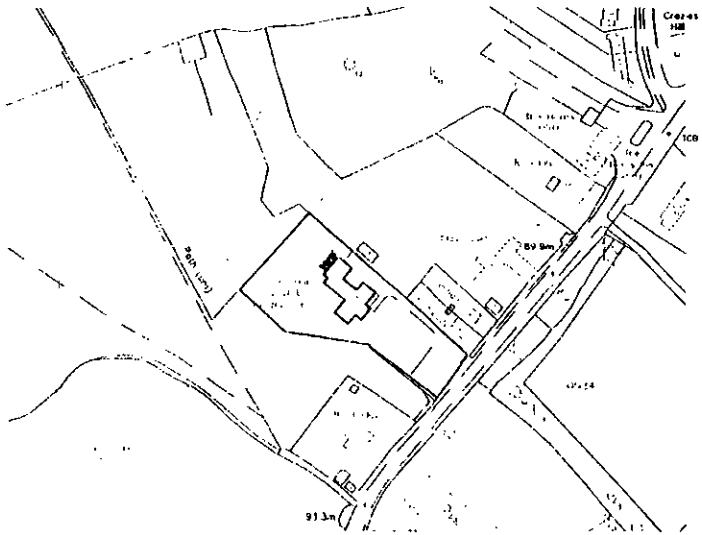
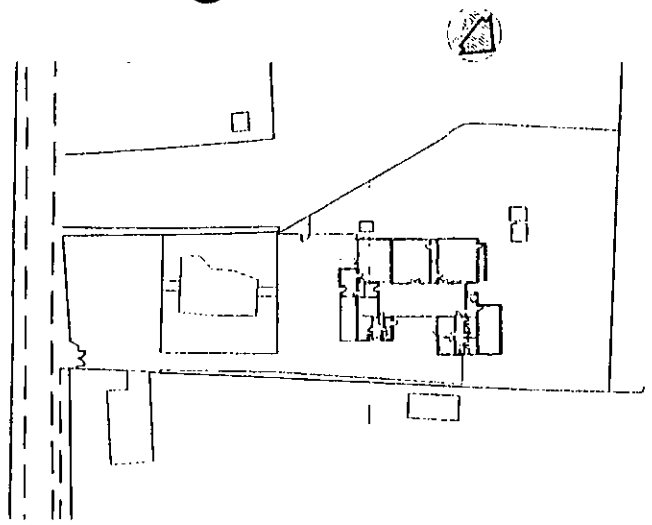
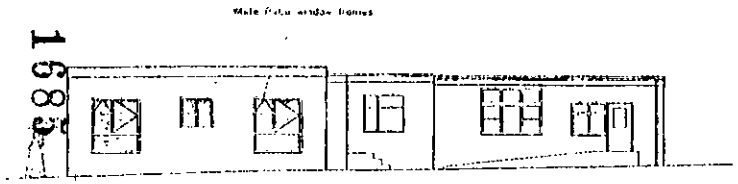
23 SEP 2008
2475
Rev Description Date Chk'd
DHP
CONSTRUCTION
Design & Consulting
4 St Martin's Court
York Road, Weybridge
Surrey KT13 9DU
Tel. 01932 850150
Fax: 01932 841800
Email. dhp@pcbak.co.uk
Web www.dhpuk.co.uk
Job
CRAZIES HILL C. OF E. PRIMARY SCHOOL
CRAZIES HILL
WARGRAVE, BERKSHIRE
Drawing
PROPOSED FLOOR PLANS - PHASE 1 EXTENSION
Scales 1:50
Date 8.2008
Drawn AS
Checked MG
Number 2549/08
Revision A



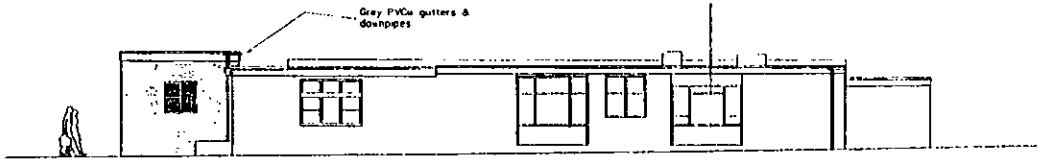
LOCATION PLAN 1:1250



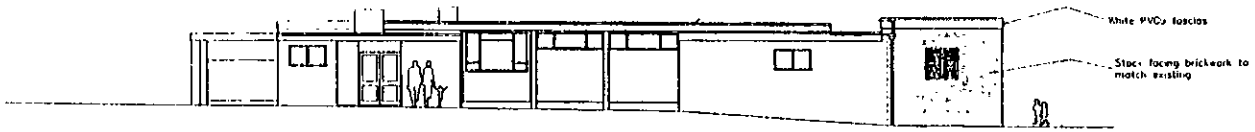
BLOCK PLAN 1:500



ELEVATION 1 1:100



ELEVATION 2 1:100



ELEVATION 3 1:100

NOTES

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29 SEP 2008 2475

Rev	Description	Date	CMS

DTP CONSTRUCTION Design & Consulting

4 St Martin's Court
York Road, Weybridge
Surrey KT13 9UU

Tel: 01932 850100
Fax: 01932 841800

Email: dtp@btinternet.co.uk
Web: www.dtpuk.co.uk

Job
CRAZIES HILL C. OF E. PRIMARY SCHOOL
CRAZIES HILL
WARGRAVE, BERKSHIRE

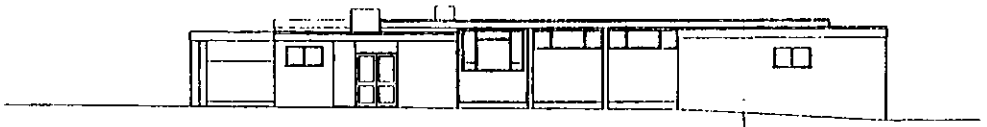
Drawing
PROPOSED LOCATION, BLOCK PLAN & ELEVATIONS

Scale	Date	Drawn	Checked
1:100	8.2008	AS	MG

Number: 2549/09
Revision:



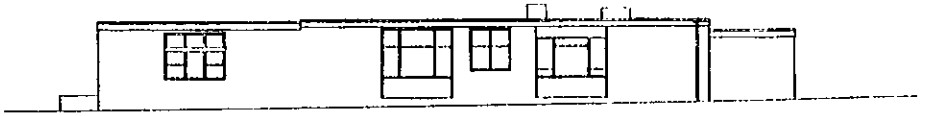
ELEVATION 1 (SOUTH EAST)



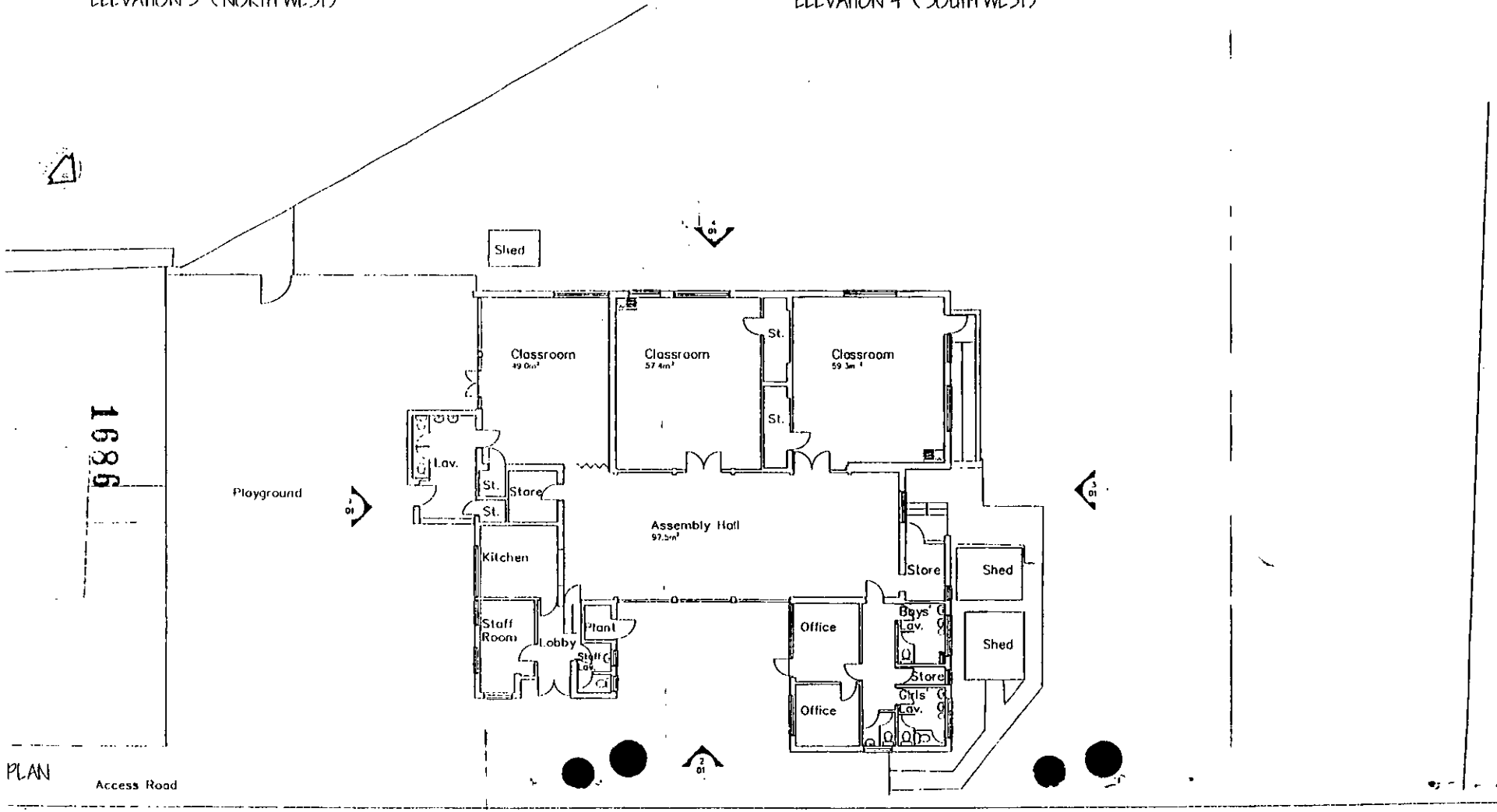
ELEVATION 2 (NORTH EAST)



ELEVATION 3 (NORTH WEST)



ELEVATION 4 (SOUTH WEST)



PLAN

NOTES

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29 SEP 2000 2475

Rev	Description	Date	Chkd

DHP CONSTRUCTION Design & Consulting

4 St Martin's Court
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Email: dhp@paston.co.uk
Web: www.dhpuk.co.uk

Job
CRAZIES HILL C. OF E. PRIMARY SCHOOL
CRAZIES HILL
WARGRAVE, BERKSHIRE

Drawing
EXISTING FLOOR PLANS & ELEVATIONS

Scales	Date	Drawn	Checked
1:100	6/200	AS	MD

Number
2549/01

Revision

some overbearing impact upon the neighbouring properites of Clay Court. At present there is an existing chain-linked fence on the boundary of the site. It is not considered that this will provide sufficient screening from the adjacent properties. However if hedging should be planted along the north east boundary, it is considered that this would overcome any overbearing effect to an acceptable extent. The Property Section have agreed to plant such a hedge.

B. Impact upon the open character and amenity of the Green Belt
The proposed development is located to the rear of the existing school buildings, and would not be visible from the road. The boundary to the rear of the building is a 1 metre high chain linked fence, with open views out over the surrounding area. The proposed extension cannot be viewed from the south east and does not protrude any further on the side boundaries. The extension to the rear would be viewed against the existing school structure, and would not increase the width of development upon the site.

C. Concerns of local residents
These have been noted and are covered in paragraph A above.

5. **Conclusion** – The proposed development is in keeping with the existing building and would have no detrimental impact upon the open character and amenity of the Green Belt.

6. **Recommendation** – To 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 shall be finished in size, colour, texture and profile those of the existing building.

3. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.

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REASONS

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

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

3. To prevent pollution of groundwater.

4. To safeguard the visual amenities of neighbouring properties and the locality.

Informative

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

   Berkshire Structure Plan OS1

   Loddon Area Local Plan LBE1

   Wokingham District Local Plan WOS3, WBE1, WGB1

   Green Belt Local Plan Policy 21

Farah Humayun

Application No.	Received	Wargrave
F/2000/2475	29/10/00	

Applicant : **Wokingham District Council Property Department**
Location : **Crazies Hill Church of England Primary School, Crazies Hill, Wargrave**
Proposal : **Proposed extension to existing building to create new resource area**

1. **Planning History** – The site is located within Crazies Hill, which is within the Metropolitan Green Belt. The proposed extension is situated to the north-west of the site. The area is predominantly rural in character with areas of linear development. A previous application was submitted for a similar resource area which was approved on 28/06/00. A new application has been submitted due to a proposed increase in height of the extension.

2. **Proposal** – The proposed development is for a single storey rear extension to the existing main school building . The extension would be to create a new store room and toilet area. The works also involve some internal reorganisation to create a small teaching area and improved administration area. The proposed extension would project out by 4.2 metres from the existing rear of the school and would have a width of 9.6 metres. The proposed building would have a flat roof with a height of 4 metres.

   The application is being reported to the Development Control Committee for decision as Wokingham District Council is the applicant.

3. **Consultations** -
   - **Wargrave Parish Council**: "No objection"
   - **Environment Agency**: No objection, subject to conditions
   - **Highways**: No objection
   - **Neighbour** (1): No objection in principle, however request hedging on boundary

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

   A. Impact upon the residential amenity of neighbouring dwellings: (Policies WOS3 and WBE1 of the Wokingham District Local Plan)
   B. Impact upon the open character and amenity of the Green Belt: (Policy 21 of the Green Belt Local Plan for Berkshire and policies W0S3 and WGB1 of the Wokingham District Local Plan)
   C. Concerns of local residents

A. Impact upon the residential amenity of the neighbouring dwellings
The proposed development would be located 19 metres from the north west boundary of the site and 5 metres from the north-east boundary. The extension will project out further to the rear boundary than any part of the existing school building. It is considered that the projection of the proposed extension may have

WORK SHEET FOR : FARAH HUMAYUN

Application Number : F/2000/2475

Applicant : Wokingham District Council Property Services

Location : Crazies Hill Primary School Crazies Hill Wargrave Reading

Proposal : Proposed extension to existing building to create new resource area.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....18/11/00.....

Date Registered :

Earliest Date for Decision :

Latest Consultation Date/Site Notice Expiry Date :

This application <u>will have expired on: 24/11/00.</u> 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 :

WARGRAVE PARISH COUNCIL = NO objection.
EDUCATION DEPT = App. supported by DfEE and approved by WDC for expenditure.
ENVIRONMENT AGENCY = NO objection, subject to conditions
ENVIRONMENTAL HEALTH = NO objection.
HIGHWAYS = NO objection.
NEIGHBOUR = (1) NO objection in principle, however request ~~fencing~~ hedging on boundary.

Planning Issues :

+ IMPACT UPON NEIGHBOURING PROPERTIES + THE WIDER AREA.

Application Number: F/2000/2475

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES + THE WIDER AREA

The application being considered is the proposed extension to existing building to create new resource area. The prop. extension has a flat roof design to continue the flat roof of the existing. The extension stands at 4 metres to the roof.

The extension projects out 4.2 metres from the rear of the existing building. The prop will project out further to the rear boundary than any part of the existing school building. The projection may have an impact on the neighbouring properties of Hunterside, Lenham and Day Court. At present there is chain-link fencing on the side and rear boundary of the property. It is not considered that this will provide sufficient screening from the prop, and hedging should be planted along the boundary as well.

There are three proposed windows in the rear elevation of the extension and one prop. window in each side elevations of the extension. However it is not considered that the prop. dev will have an adverse overlooking impact upon the neighbouring properties.

It is therefore not considered that the prop. dev will have an adverse impact upon the residential amenity of the neighbouring properties or the wider area.

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

Application Number F/2000/2475
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	~~C017~~	~~R017~~	~~The development shall not commence until details of the boundary treatment along the north-east and north-west and south-west boundary~~
3			No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
			Reason
			To prevent pollution of groundwater.
4			A 2 metre hedge shall be planted and maintained along the north-east boundary for a 20m distance from the north west boundary of the site, no later than the end of the planting season (1st November to 31st March) following completion of the development. The approved shall be maintained in perpetuity. The hedging shall be beech, unless agreed otherwise in writing by the Local Planning Authority.
			Reason
			To safeguard the visual amenities of neighbouring properties and the locality.

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: ~~WBEL~~ LBE1

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1, WOS3

GREEN BELT LOCAL PLAN POLICIES: POLICY 21

BERKSHIRE STRUCTURE PLAN POLICIES: EDH.

MINERALS LOCAL PLAN POLICIES:

APPROVED AT COMMITTEE.

RECORD OF SITE VISIT

SITE ADDRESS: Crazies Hill Primary School Crazies Hill Wargrave Reading

APPLICATION NUMBER: F/2000/2475

OFFICER: FARAH HUMAYUN

DATE OF SITE VISIT: 18/10.

1 SITE/STATUTORY NOTICE DISPLAYED ? Y(E)

2. DESCRIPTION OF SURROUNDINGS

RES. - IN VILLAGE CENTRE

3. DESCRIPTION OF SITE/BUILDING

SCHOOL BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

OPEN VAST VIEW TO REAR.
VIEW OF CRAZIES HALL FROM REAR.
EXISTING 2 PARTS TO PROPERTY AT WIDER LEVELS.
SET BACK TO RIGHT.

5. SITE CONSTRAINTS

TREES IN REAR OPEN GROUND.

ACCESS/PARKING

LEVELS SLOPES DOWN TO REAR

BOUNDARY TREATMENT 1.8 M CHAIN LINK FENCE TO REAR + SIDES.

OTHERS

Applicationo	Name & Address
F/2000/2475	Mrs J Hopkins Clay Court Crazies Hill Wargrave RG10 8LY

App. approved,
Letter sent 04/12/00

Farah Humayan

From: Hilary Wardale
Sent: 20 November 2000 10:15
To: Farah Humayan
Subject: RE: planning application F/2000/2475

Farah,
The extension will not mean an increase in the pupil numbers at Crazies Hill School. Currently the school has an annual intake (SN) of 13 pupils, which means that for the 7 primary years taught at the school (Reception class to Year 6 pupils) the school has a SN capacity of 7 x 13 = 91 pupils. However the existing accommodation has a measured capacity (MOE) for only 85 pupils. This extension will provide a toilet area, and much needed space for small-group teaching and storage of teaching equipment. It will also increase the accommodation capacity (MOE) to be in line with the SN capacity.

I have asked Mark Redman (Property Services) to comment on whether the neighbour's request for hedging at the NE boundary is justified. There is no money available in the budget to pay for the provision of hedging, and its upkeep will place an additional financial burden on the school.

Please get back to me if you need further information.
Hilary
-----Original Message-----
From: Farah Humayan
Sent: 17 November 2000 12:05
To: Hilary Wardale
Subject: planning application F/2000/2475

To Hilary

I am writing regarding the above planning application. Prior to completing the committe report for this application I need to inform you about a condition we wish to add regarding boundary treatment of the site. Due to concerns of local residents a condition has been added regarding boundary treatment details being submitted prior to completion of the development. More specifically this relates to hedging being planted along the north-east boundary. I require confirmation from yourselves if this is an acceptable condition.

I also require confirmation that the extension does not involve any increase in the number of pupils at the school.

With regards to comments I have received back from your department from the draft report may I confirm that the item must go to committee due to the applicants in effect being the Local Authority.

I would very much appreciate a response today as I need to submit this report on Monday. I have sent copies of plans to you through internal post.

Thank you in advance.

Farah Humayun
Planning Assistant

Farah Humayan

From: Helen Rowlay
Sent: 20 November 2000 16:17
To: Farah Humayan
Cc: Hilary Wardale
Subject: FW: planning application F/2000/2475

Importance: High

Farah

In addition to the E-mail from Hilary can I advise that the extension project is also required to ensure that the school is able to comply with the Infant Class Size Policy with effect from September 2001 (legislative requirement) taking into account the change in admission policy to Wokingham Schools with effect from September 2001.

Any problems/queries please let me know

Helen

-----Original Message-----
From: Hilary Wardale
Sent: Monday, November 20, 2000 4:13 PM
To: Helen Rowlay
Subject: FW: planning application F/2000/2475
Importance: High

For your info;
I sent this info to Farah re Crazies Hill Primary Extension application (beech hedging). Hope it sounds plausible if not necessarily accurate!
Hilary

-----Original Message-----
From: Hilary Wardale
Sent: 20 November 2000 10:15
To: Farah Humayan
Subject: RE: planning application F/2000/2475

Farah,
The extension will not mean an increase in the pupil numbers at Crazies Hill School. Currently the school has an annual intake (SN) of 13 pupils, which means that for the 7 primary years taught at the school (Reception class to Year 6 pupils) the school has a SN capacity of 7 x 13 = 91 pupils. However the existing accommodation has a measured capacity (MOE) for only 85 pupils. This extension will provide a toilet area, and much needed space for small-group teaching and storage of teaching equipment. It will also increase the accommodation capacity (MOE) to be in line with the SN capacity.

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Please get back to me if you need further information.
Hilary

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To: Hilary Wardale
Subject: planning application F/2000/2475

To Hilary

I am writing regarding the above planning application. Prior to completing the committe report for this application I need to inform you about a condition we wish to add regarding boundary treatment of the site. Due to concerns of local residents a condition has been added regarding boundary treatment details being submitted prior to completion of the development. More specifically this relates to hedging being planted along the north-east boundary. I require confirmation from yourselves if this is an acceptable condition.

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I would very much appreciate a response today as I need to submit this report on Monday. I have sent copies of plans to you through internal post.

Thank you in advance.

Farah Humayun
Planning Assistant

Tel: 0118 974 6482

Date:

My ref: F/2000/2475

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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

Dear Councillor

Application Number: F/2000/2475
Crazies Hill Primary School, Crazies Hill, Wargrave, Reading.
Proposed extension to existing building to create new resource area.

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 **Farah Humayun** on **0118 974 6482**. 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

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Farah Humayun** Application Number: **F/2000/2475**
Crazies Hill Primary School, Crazies Hill, Wargrave, Reading.
Proposed extension to existing building to create new resource area.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Browne

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 6482

Date:

My ref: F/2000/2475

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 S Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

Dear Councillor

Application Number: F/2000/2475
Crazies Hill Primary School, Crazies Hill, Wargrave, Reading.
Proposed extension to existing building to create new resource area..

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 **Farah Humayun** on **0118 974 6482**. 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

John Mitchell
Development Control Manager

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 18 October 2000

Application Number: F/2000/2475

Proposal: Proposed extension to existing building to create new resource area.

Parish: WARGRAVE PARISH

Site Address:
Crazies Hill Primary School, Crazies Hill, Wargrave, Reading.

Applicant:
Wokingham District Council Property Services D H P.

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 HAVE NO OBJECTIONS.

Signed: _____ **Print name:** Adam Goggins

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLA
APP
CS
NOV 2000
FILE:

From: Joanne Ellis, Environmental Health

To: Farah Hūmayun, Planning

My Ref: JPE/aky/20002907

Your Ref: F/2000/2475

Date: 27 October, 2000

PROPOSED EXTENSION TO EXISTING BUILDING TO CREATE NEW RESOURCE AREA
LOCATION: CRAZIES HILL PRIMARY SCHOOL, CRAZIES HILL, WARGRAVE
REF: F/2000/2475

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

JOANNE ELLIS
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

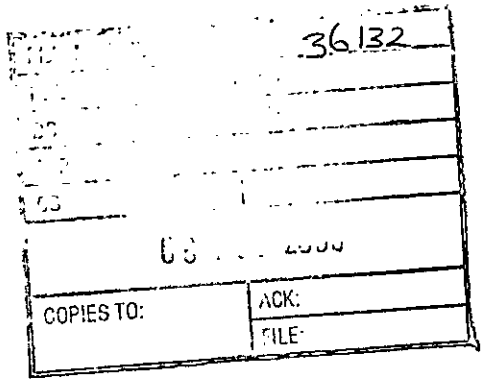
Our ref: SP\2000\002533\001
Your ref: F/2000/2475

Date: 2nd November 2000

ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices, Shute End,
PO Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of Farah Humayun



Dear Sir/Madam

EXTENSION TO EXISTING BUILDINGS TO CREATE NEW RESOURCE AREA CRAZIES HILL PRIMARY SCHOOL, CRAZIES HILL, WARGRAVE

Thank you for your letter dated 18 October 2000 which was received on 20 October 2000. You are asked to quote the following reference in any correspondence: SU78SE/5/2. The Environment Agency has the following comments:

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

PLANNING CONDITIONS

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

ADVICE TO PLANNING AUTHORITY

Environment Planning: Contact Miranda Wycherley on 01276 454384

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

Grid reference	Distance from site	Landfill name	Details
SU 799 809	104 m	The Horns	inert fill

In view of the distance involved, the form of development proposed and the type of fill, it is considered unlikely that landfill gas will present a risk to this proposal.

ADVICE TO APPLICANT

Environment Protection: Contact Dave Bond on 01276 45 4396

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: DHP, 4 St Martin's Court, York Road, Weybridge, Surrey KT13 9UU

FROM: FARAH HUMAYUN

DATE: 13 October 2000

PLANNING SERVICES	HPT
POL	TLS
DC	BPS
APP	
CS	
01 NOV 2000	
COPIES TO:	ACK:
	FILE:

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2000/2475

Proposal: Proposed extension to existing building to create new resource area.

Site Address: Crazies Hill Primary School Crazies Hill Wargrave Reading

Applicant: Wokingham District Council Property Services

Your observations are required in respect of this application by 6th November, 2000.

No objection

SIGNED: _____ DATE: 30/10/2000

Clerk To Parish/Town Council.

Farah Humayan

From: Helen Rowlay
Sent: 26 October 2000 15:38
To: Farah Humayan
Subject: F/2000/2475

Farah,

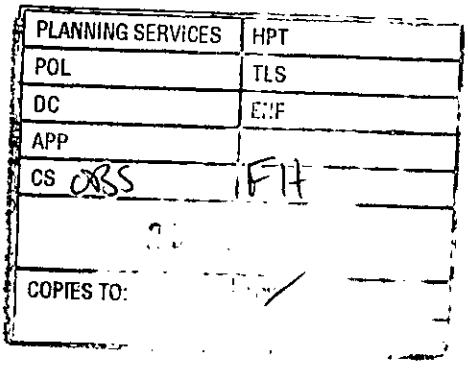
Please note the above planning application is supported by the Education Department. The plans involve an extension to the back of the school to create a new store room and toilet area. The works also involve some internal reorganisation to create a small teaching area and improved admin area.

The funding for the project has been secured from the DfEE and approved by WDC for expenditure during this financial year.

If you have any queries please let me know.

Helen Rowlay

CLAY COURT
CRAZIES HILL
WARGRAVE
BERKSHIRE. RG10 8LY.
0118-9402353



Ms Farah Humayun
Workingham District Council
PO Box 157
Shute End
Wokingham.
Berks RG40 1WR

October 18, 2000

Dear Ms Humayun

Re : Crazies Hill Primary School / Crazies Hill – Application Number F/2000/2475

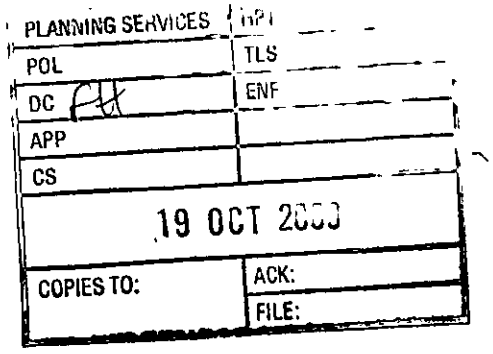
Further to our conversation this morning I would like to reiterate that firstly, I have no problem in principle with the proposed new resource area for Crazies Hill Primary School on the basis that it is a single story extension. I do however have a concern that the proposed extension will bring the school even closer to our joint boundary. Therefore I would only be happy to see such an extension erected if a provision is made in the planning consent for a hedge in keeping with the local countryside (e.g. a beech hedge) to run along the boundary fence.

I look forward to hearing the outcome.
Thank you for your help.

Yours sincerely

J.K.C.Hopkins. (Mrs)

Our Ref: MC/MG/AP/2549



DHP
CONSTRUCTION
Design & Consulting

4 St. Martin's Court
York Road, Weybridge
Surrey KT13 9UU

Tel: 01932 850100
Fax: 01932 841800

Email: dhp@psilink.co.uk
Web: www.dhpuk.co.uk

18 October 2000

Mr D Congdon
Headteacher
Crazies Hill Primary School
Crazies Hill
Walgrave
Reading
Berks RG10 8LY

Dear Mr Congdon

CRAZIES HILL C OF E PRIMARY SCHOOL: NEW RESOURCE AREA

Please find enclosed 'Planning Application Site Notice' with respect to the above project.

I should be obliged if you would display the notice and return the postcard as per the conditions also enclosed.

If you have any queries, please do not hesitate to contact me.

Yours sincerely

MGration

Matthew Gration
DHP

Enc: As above

cc: Mr M Redman, WDC Property Services
Ms F Humayun, WDC Planning Services

File: L-MG-17J

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	29 SEP 2000
Officer: FH	Application No. F/2000/2495

Map No. 14. Site ...037.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) Proposed ~~creation~~ extension to existing building to create new resource area

Location: Crazies Hill C.E. School Crazies Hill

Parish: Warfrave Ward: Warfrave

Applicant: Wokingham District Council Property Services

Fee Received ~~£70.00~~ 190.00 Required ..... Additional ..... Refund .....
Transfer from Code YE 215-8021

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 16.10.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health ..... ← 250m Landfill Site Consultation
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
Archaeological Site (BABTIE) .....
Education .....
Social Services .....
Highways .....

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:

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

NEIGHBOURS:

Sent Crazies Hill Post Office
Rosedale
Aller The Lodge
Part I The Old Clubhouse
Woodles Homeside
Parish Cons Only: Lenham
Clay Court
Summerfield House

Crazies Hill, Reading

Our ref: MC/MG/jw/2549

27 September 2000

29.SEP.2000* 2475

DHP
CONSTRUCTION
Design & Consulting

4 St. Martin's Court
York Road, Weybridge
Surrey KT13 9UU

Tel: 01932 850100
Fax: 01932 841800

Email: dhp@psilink.co.uk
Web: www.dhpuk.co.uk

The District Planning Officer
Wokingham District Council
Planning Department
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

Dear Sir or Madam

CRAZIES HILL C OF E SCHOOL, CRAZIES HILL, WARGRAVE

I enclose our application for planning approval comprising of the following documents:

1.0 6no. copies of the Planning Application Form.
2.0 1no. copy of the Section 66 Certificate.
3.0 6no. copies of drawings as outline in Section 7 of the application form.

Please note we have already made an application (no. F/2000/0914, Case Officer Ms N Lake) but due to a change in roof detail and subsequent increase in height we were advised the changed could not be considered as a minor amendment. Therefore, we submit the enclosed new planning application for the work.

Please also note that no fee is enclosed, however, reference is made to a charge code relating to WDC Property Services.

Should you have any queries, please contact our offices.

Yours sincerely

M A Gration
DHP

Enc.: As above

cc: Mr M Redman, WDC Property Services

File: L-MG-27l

1789/a

SECTION 66 CERTIFICATE

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

29.SEP.2000* 2475

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 Migration / for DHP

On behalf of WOKINGHAM DISTRICT COUNCIL

Date 27 Sept 2000

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

29.SEP.2000* 2475

ADDRESS CRAZIES HILL PRIMARY SCHOOL PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU 7980

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1055/55	Berks C.C.	Ext. of School ground	10.1.56	- APP
S/3/59.	" "	" " "	14.1.59.	- APP
S/18/60	Director of Education	Rebuild School	12.10.60	- APP.
BR20394	MRS. I. TEAL (HEAD)	INT. ALTS (NEW CLASSROOM & NEW OFFICE)	24.3.83	APP. N/A
BRA 7148	CRAZIES HILL PRIMARY SCHOOL	CLASSROOM	12.4.89	APP
33636	"	HT.	25.8.89	C/A
97/65733/F				
HP97/6187	"	CLASSROOM HT. / CLOAKS ETC.	28.4.97	APP
99/69175/F				
F/2000/0914	"	Ext. & Alt to Sch Building	28.06.00	C/A

DATE OF COMPLETION

MINISTRY DECISION 99/69175/F - Permitted dev't 12/3/99

SPECIAL ORDERS

DRAINAGE

091074

1769b

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

PRIMARY SCHOOL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? ~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? ~~YES~~/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

ROOF: GREY MINERAL FELT.
WALLS: STOCK BRICKS TO MATCH EXISTING.
WINDOWS: WHITE DOUBLE GLAZED PVCu.
RAINWATER GOODS: GREY PVCu.

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

AS EXISTING.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

NEW SOAKAWAY.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details: NO APPLICABLE.

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

DISABLED USERS CAN USE EXISTING PROVISIONS.

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

N/A.

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

* STATE No. OF HABITABLE ROOMS

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

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

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

CHARGE TO WOKINGHAM DISTRICT COUNCIL PROPERTY SERVILES - CODE: YE 215 - 8021

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: M Hatton DHP — ON BEHALF OF: WOKINGHAM DISTRICT COUNCIL — DATE: 27 SEPT. 2000

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: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1(b)	RESEARCH AND DEVELOPMENT				
B1(c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS	457.2	N/A	41.0	N/A
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	457.2	N/A	41.0	N/A

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	5	N/A
Proposed	AS EXISTING	N/A

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.

PRIMARY SCHOOL.

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

a. WOKINGHAM DISTRICT COUNCIL
b. NO.

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
NOT KNOWN			

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.'

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

29.SEP.2000* 2475 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

1.	APPLICANT'S NAME	WOKINGHAM DISTRICT COUNCIL.
	ADDRESS	SUPPORT SERVICES DEPT., PROPERTY SERVICES, PO BOX 151, SHUTE END, WOKINGHAM.
	POST CODE	RG40 1WH. PHONE 0118 974 6717.
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	DHP
FAO: MIGRATION	ADDRESS	4 ST. MARTIN'S COURT, YORK ROAD, WEYBRIDGE, SURREY.
	POST CODE	KT13 9UU. PHONE 01932 850100.
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	CRAZIES HILL C OF E PRIMARY SCHOOL. CRAZIES HILL, WARGRAVE.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		EXTENSION TO EXISTING SCHOOL TO FORM NEW RESOURCE AREA AT REAR OF SCHOOL. PHASE ONE.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.3.
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	2549/01, /08, /09.

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ? Tick the boxes(x)

CHANGE OF USE	☐		REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐		ALTERATION or EXTENSION	☑

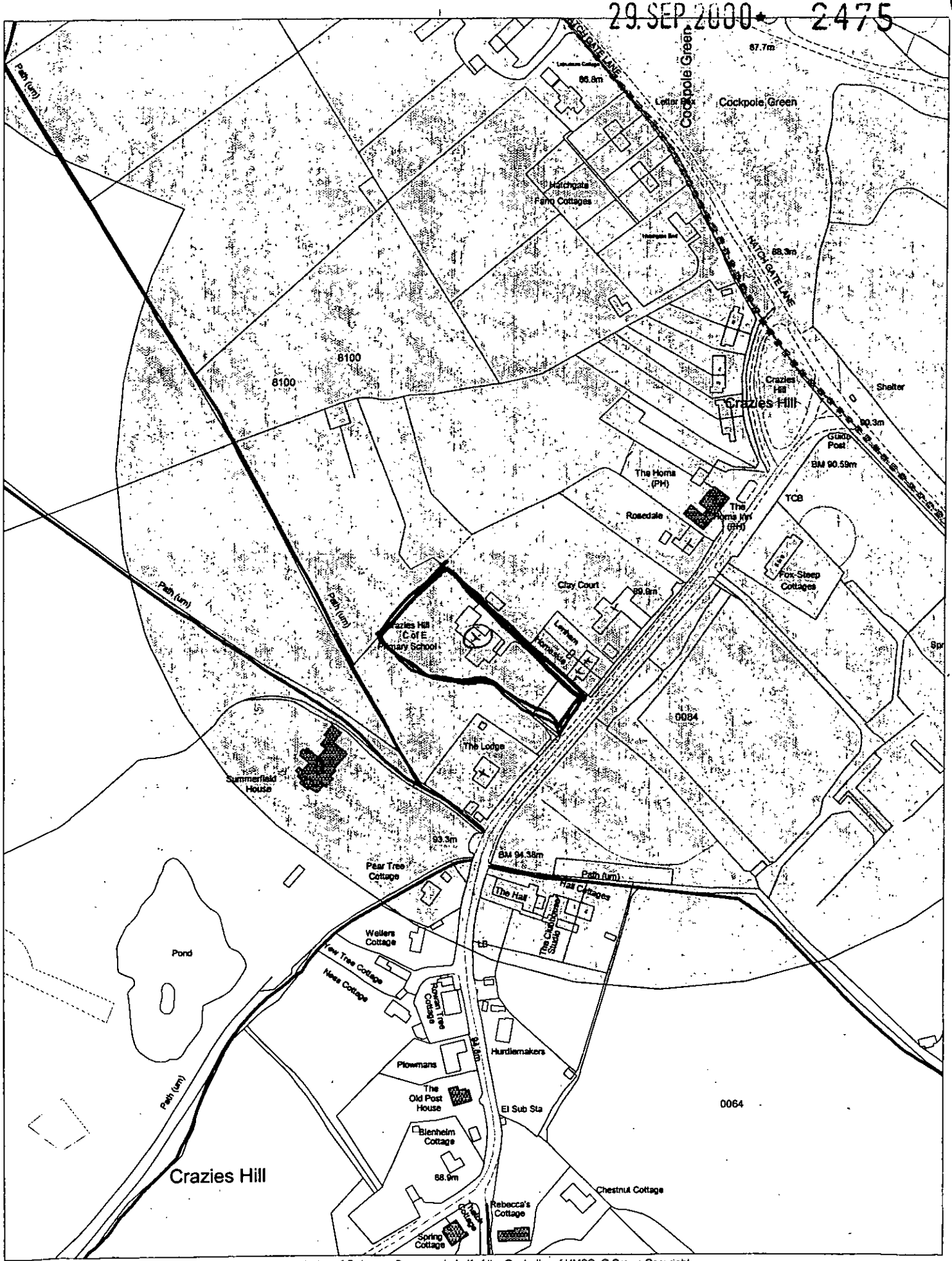
9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

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

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

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

29 SEP 2000 2475



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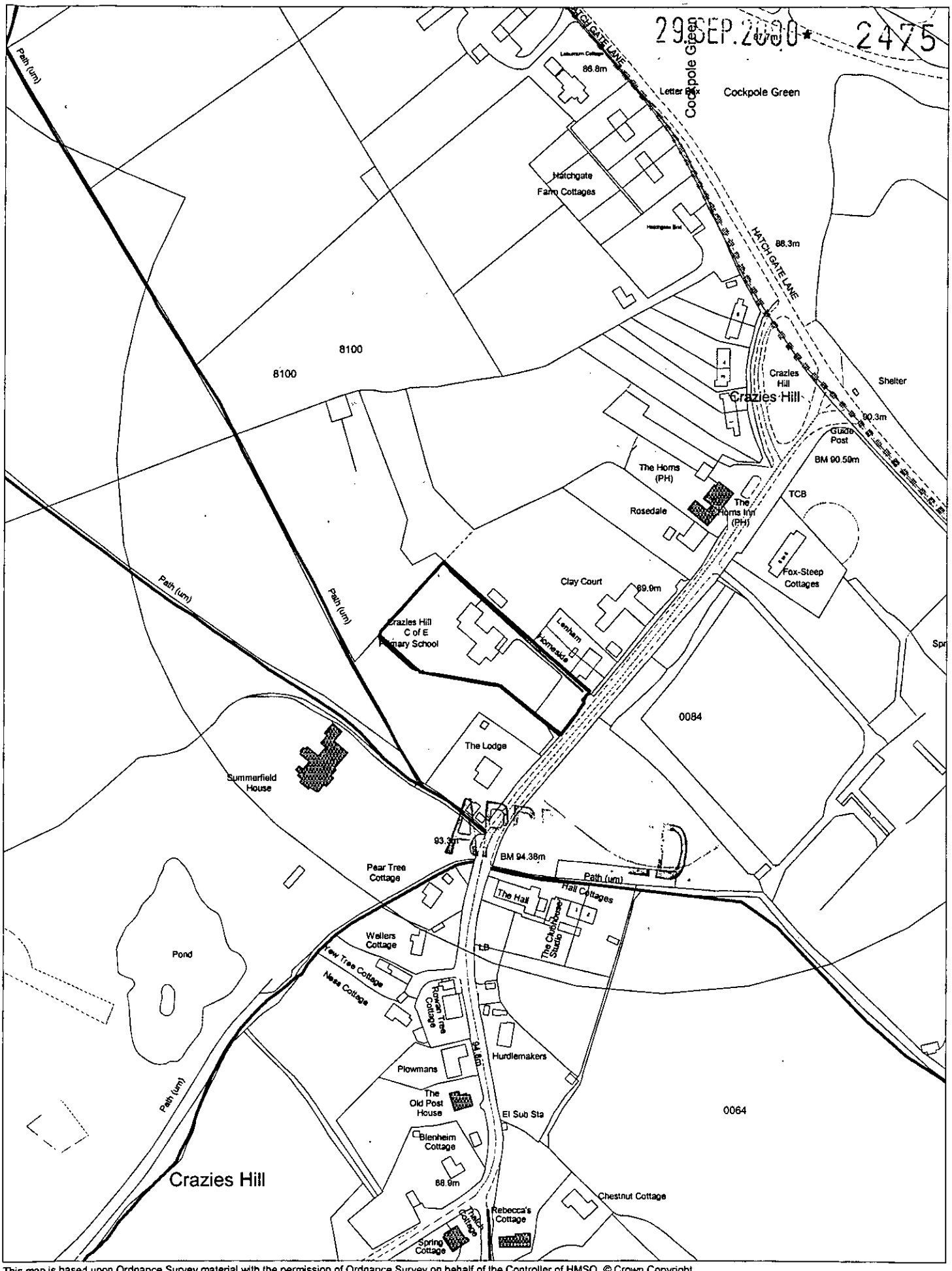
Development Control Section, Environmental Services, Wokingham District Council.
4 October 2000 Scale: 1 : 2500

N W E S

29 SEP 2000 * 2475



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N W E S