

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 7 May 2025

Application Number: 250543

Location: Unit 4, Winnersh Fields, Gazelle Close, Winnersh, Wokingham, RG41 5QS

Proposal: Full application for the proposed change of use of the building to an Islamic education, worship and community centre (Use Class F1 and F2).

Recommendation: Refused

Reasons

1. The applicant has failed to demonstrate that the proposal would not result in adverse highways and traffic implications. The application is supported by a Transport Scoping Note which identifies the site is accessible by a range of transport modes, but some services are not available during the operating periods of the proposed use, adding to the parking demands that are insufficient to meet the needs of the proposed use. In the absence of surveys, details of general operations, forecast parking demands and a parking management plan, it is not possible to judge the cumulative residual effects of parking in the surrounding area can be effectively managed to preserve road safety and amenity. The proposal is therefore considered to be Contrary to Core Strategy Policies CP3, CP6, Managing Development Delivery Local Plan policy CC07 and paragraphs 115 & 116 of the NPPF.

Informatives

1. In reaching its decision, the Local Planning Authority took into account the following plans and documents:

Planning Statement dated March 2025

Marketing email dated 22nd January 2025

Transport Scoping Note dated 27 February 2025 prepared by Mode

Flood Risk Assessment Reference: U0608 FRA-v1 Jan-25, prepared by RBANWATER

CHAUDHARY/PLAN/006 - Site Location Plan

CHAUDHARY/PLAN/005 - Block Plan

CHAUDHARY/PLAN/002 - Proposed Ground Floor Plan

CHAUDHARY/PLAN/004 - Proposed First Floor Plan

CHAUDHARY/PLAN/001 - Existing Ground Floor Plan

CHAUDHARY/PLAN/003 - Existing First Floor Plan

Application Form

CIL Form

Received 7th and 12th March 2025

2. The completion of parking surveys, using the Lambeth method within the surrounding area along with an assessment of parking demand and parking management plan could inform the need for possible planning obligations that could be secured to make the proposals acceptable.

3. The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, pre-application advice was not sought. Under this application, time given to provide revised/ additional highway information, but this was not received within the required timeframe.

Recommendation and conditions/reasons agreed:



Date: 22/04/25

REMEMBER - The earliest date for a decision on this application is: **2 April 2025**