

Date: 26 March 2025
Application: 250702



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 250702

Applicant: Mr. Murray Lindsell

Site Address: 19 Grovelands Road, Spencers Wood, Wokingham, RG7 1DP

Parish: Shinfield

Grid Reference: Easting - 471980, Northing - 166841

Type of Development: Minor All other developments

Proposal: Full application for the proposed erection of new church building (Use Class F1), construction of front wall and gates along with associated landscaping and car parking following demolition of existing buildings.

Case Officer: Rowan Reynolds

Development Management has received the above application and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 250702. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	AC		
Service	WBC Highways	App No:	250702
Address:	19 Grovelands Road, Spencers Wood, Wokingham, RG7 1DP.		
Proposal:	Full application for the proposed erection of new church building (Use Class F1), construction of front wall and gates along with associated landscaping and car parking following demolition of existing buildings.		
Type of Development:	Minor All other developments		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☒ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

The place of worship already has consent within the existing buildings. The proposed building is smaller than the existing buildings on the site. Although the applicant states that there may be additional capacity from 35 to 50 people, there was no Highways reason for the restricted numbers.

The parking layout to the rear of the site is to be revised and an additional 3 formal parking spaces will be provided. Highways consider that the parking area could also accommodate additional informal parking if necessary.

Highways has no objection in principle to the proposed changes to the access. An area of hardstanding will be retained to the frontage, and this could provide space for informal parking, if required. An appropriate Highways Agreement will be required for the stopping up and reinstatement of the existing access/crossover onto Grovelands Road.

Cycle parking has been indicated under the canopy of the main entrance and this is considered acceptable in this instance.

EVC points have been indicated and further details of this will be secured as part of Building Regs Approved Document S.

A construction method statement is advised to ensure construction is carried out with minimum impact on the public highway or road users.

Conditions & Reasons (if required)

1. CF4 – PARKING & TURNING
2. CG1 - CYCLE PARKING (APPROVED)
3. CH2 - STOPPING UP ACCESS
4. CH8 - CONSTRUCTION METHOD STATEMENT
5. I22 - ACCESS CONSTRUCTION
6. I27 - WORKS AFFECTING THE PUBLIC HIGHWAY

Date:	31/3/25	Signed:	AC
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