

# **FULL PLANNING APPROVAL** **DRAFT DECISION NOTICE**



**WOKINGHAM  
BOROUGH COUNCIL**

**Expiry Date:** 24 July 2026

**Application Number:** 251538

**Location:** Shinfield Baptist Church, Fairmead Road, Shinfield, Wokingham, RG2 9DL

**Proposal:** Full planning application for the proposed partial demolition of existing church and associated buildings and replacement with new church building, upgrade to existing building together with reorganisation of parking area, landscaping and associated site works.

**Recommendation:** Approve

## **Conditions and/or Reasons**

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

*Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).*

2. Approved details - This permission is in respect of the submitted application plans and drawings numbered (SHIN.06.121.Rev00), (SHIN.06.122.Rev00), (SHIN.06.123.Rev00), received by the local planning authority on 30/06/2025. (SHIN.05.001.Rev01), received on 17/07/2025. (SHIN.06.003.Rev00), (SHIN.06.001.Rev02), received on 09/12/2025. (SHIN.06.901.Rev03), (SHIN.06.111.Rev04), (SHIN.06.112.Rev03), (SHIN.06.113.Rev02), (SHIN.06.120.Rev01), received on 14/05/2026. (2311134-ACS-XX-XX-DP-C-9390 RevC03), (2311134-ACS-XX-XX-DP-C-9200 RevC03), received on 01/06/2026. (2311134-ACS-XX-XX-DP-C-9300 RevC04), (2311334-ACS-XX-XX-DP-C-9391 RevC01), received on 22/06/2026. (SHIN.06.002.Rev00), received on 14/07/2026. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

*Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.*

3. External materials - Except where stated otherwise on the approved drawings and application form, the materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of similar appearance to those used in the existing building, unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

*Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3.*

4. Drainage Strategy - The development shall be carried out in accordance with the approved Drainage Strategy and drawings (2311334 -ACS-XX-XX-T-C-RP01 RevC01), received by the local planning authority on 18/09/2025.

*Reason: To prevent the increased risk of flooding, and to protect water quality. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Technical Guidance on the NPPF (Flood Risk), Core Strategy policy CP1 and Managing Development Delivery Local Plan policy CC09.*

5. Drainage Details - Prior to the commencement of Phase 2 of the development, the detailed design of the attenuation system, flow control device, and SuDS features shall be submitted to and approved in writing by the local planning authority.

*Reason: To prevent the increased risk of flooding, and to protect water quality. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Technical Guidance on the NPPF (Flood Risk), Core Strategy policy CP1 and Managing Development Delivery Local Plan policy CC09.*

6. Parking and turning space to be provided - No part of any of the Phase 2 element of the development hereby permitted shall be occupied or used until the vehicle parking and turning space has been provided in accordance with the approved plans. The vehicle parking and turning space shall be retained and maintained in accordance with the approved details and the parking space shall remain available for the parking of vehicles at all times and the turning space shall not be used for any other purpose other than vehicle turning.

*Reason: To provide adequate off-street vehicle parking and turning space and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety and convenience and providing a functional, accessible and safe development and in the interests of amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.*

7. Cycle parking to be provided - No part of any of the Phase 2 element of the development shall be occupied until secure and covered parking for cycles has been provided in accordance with the approved drawing (s)/details. The cycle parking/storage shall be permanently so- retained for the parking of bicycles and used for no other purpose.

*Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.*

8. Visibility splay provision - Prior to the occupation of the Phase 2 element of the development, the proposed vehicular access shall have been formed and provided with boundary treatment shown on the approved drawing number 2311134-ACS-XX-XX-DP-C-9300 RevC04 for the retention of the existing visibility splays. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

*Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.*

9. Access surfacing - No part of any of the Phase 2 element of the development shall be occupied until the vehicular access has been surfaced with a permeable and bonded material across the entire width of the access for a distance of 10 metres measured from the carriageway edge.

*Reason: To avoid spillage of loose material onto the highway, in the interests of road safety. Relevant policy: Core Strategy policy CP6.*

10. Access to be provided - No part of any of the Phase 2 element of the development shall be occupied until the access has been constructed in accordance with the approved plans.

*Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.*

11. Gates - Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no gates or barriers shall be erected at, or within 10 metres of, the vehicular access onto the highway.

*Reason: To ensure that vehicles do not obstruct the highway whilst waiting for gates or barriers to be opened or closed, in the interests of road safety. Relevant policy: Core Strategy policies CP3 & CP6.*

12. Access to be Narrowed - The existing vehicular access(es) to the site shall be narrowed to a width of 5.0m as approved in Drawing No. 2311134-ACS-XX-XX-DP-C-9300 RevC04. The footway and/or verge crossing shall be reinstated and the wall shall be extended across the proposed length within one month of the completion of the new access (es) in accordance with details to be submitted to and approved in writing by the local planning authority.

*Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 and CP6.*

13. Construction method statement - No development shall take place within Phase 1 (refurbishment of the existing hall) or Phase 2 (demolition and construction of the new building), including any works of demolition associated with the relevant phase, until a Construction Method Statement for that phase has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors,
- ii) loading and unloading of plant and materials,
- iii) storage of plant and materials used in constructing the development,
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- v) wheel washing facilities,
- vi) measures to control the emission of dust and dirt during construction,
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

*Reason: In the interests of highway safety & convenience and neighbour amenities. Relevant policy: Core Strategy policies CP3 & CP6.*

14. Parking Management Strategy - Prior to the first occupation of the Phase 2 element of the development, a Parking Management Strategy for the management of the parking arrangements shall be submitted to and approved in writing by the local

planning authority. The submitted Parking Management Strategy shall include details of the management of all parking spaces, monitoring of all parking and submission of parking agreement(s) for utilisation of off-site allocated spaces of other owners. The PMS shall thereafter only be implemented as approved and remain in place for the lifetime of the development.

*Reason: To ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6 and CP21.*

15. Landscaping - Prior to the commencement of the Phase 2 element of the development, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc). Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable. All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

*Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development).*

16. Protection of trees - a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed

from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

*Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.*

17. Retention of trees and shrubs - No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

*Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.*

18. Ecological Assessment - The development hereby permitted shall be carried out in full accordance with the recommendations and mitigation measures set out within Section 4 (Assessment and Recommendations) of the Ecological Assessment (GS Ecology Ltd, Ref: Eco3634c, dated 16 June 2025), unless otherwise first agreed in writing by the Local Planning Authority.

*Reason: To ensure the protection and enhancement of biodiversity and to safeguard protected species in accordance with Policies CP3 and CP7 of the Core Strategy, Policy TB23 of the Managing Development Delivery Local Plan, and the National Planning Policy Framework.*

19. Obscure glazing - The first-floor office windows in the north-west elevation of the development hereby permitted shall be fitted with obscured glass and shall be permanently so-retained. The windows shall be non-opening unless the parts of the windows which can be opened are more than 1.7 metres above the finished floor level of the room in which the windows are installed and shall be permanently so- retained.

*Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3.*

20. Phasing -

The development hereby permitted shall be carried out in two phases as shown on approved drawing 'SHIN.06.002.Rev00'.

Phase 1 (refurbishment of the existing hall) shall be substantially completed and brought into operational use before the commencement of Phase 2 (demolition and construction of the new building).

For the purposes of this condition, 'substantially completed' means that the building is capable of beneficial occupation in accordance with the approved use.

Thereafter, the development shall be implemented only in accordance with the approved phasing unless otherwise agreed in writing by the Local Planning Authority.

*Reason: For the avoidance of doubt, to ensure the development is carried out in the approved sequence, and to provide clarity as to the phasing of the development.*

### **Informatives**

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

2. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

3. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

4. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

5. The Head of Highways at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including verges and footways). This planning permission does NOT authorise the construction of such an access or works.

6. The applicant is reminded that, in accordance with submitted Ecological Assessment (GS Ecology Ltd, Ref: Eco3634c, dated 16 June 2025), if development has not commenced by May 2027, an updated bat survey should be undertaken to confirm that the ecological status of the site has not changed prior to the commencement of works.

7. This permission is subject to the statutory biodiversity gain condition under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by the Environment Act 2021), unless exempt.

A Biodiversity Gain Plan must be submitted to and approved in writing by the Local Planning Authority before development may lawfully commence, demonstrating how at least 10% net gain will be achieved. The submitted biodiversity information demonstrates that on-site provision is unfeasible, and compliance with the statutory

condition will therefore require the provision of off-site biodiversity units and/or statutory biodiversity credits.

Recommendation and conditions/reasons agreed:



Date: 16/07/26

**REMEMBER** - The earliest date for a decision on this application is: **3 January 2026**