

Date: 2 December 2024
Application: 242895



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 242895

Applicant: Mr Peter Hearn

Site Address: Crendon Building, Hennertin Golf Club, Crazies Hill, Wargrave, RG10 8LT

Parish:

Grid Reference: Easting - 478701, Northing - 180493

Type of Development: Other Change of Use

Proposal: Full application for proposed change of use of existing building to facilitate a training room, office, display room and a barber treatment room (Retrospective).

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 242895. 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:	242895
Address:	Crendon Building, Hennertin Golf Club, Crazies Hill, Wargrave, RG10 8LT.		
Proposal:	Full application for proposed change of use of existing building to facilitate a training room, office, display room and a barber treatment room (Retrospective).		
Type of Development:	Other Change of Use		
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 proposed change of use is not considered to have a significant traffic impact or impact on parking demand. The existing access arrangements are considered acceptable.

The proposed uses consist of 1 to 1 personal trainer sessions, a barbers chair and treatment room with 1 member of staff and a office/showroom with up to 2 part-time staff. It is considered that some trips to these uses would be shared with trips already being made to the golf club.

The existing golf club car park (106 spaces) is considered to have sufficient capacity to accommodate the relatively low level of use associated with the proposed uses.

The application site is set back along a private drive within the grounds of the golf club and as such there would be no adverse impact on the public highway.

Visitor numbers are unlikely to justify separate cycle storage, however, it would be useful to know if there is any existing cycle parking on site. If none exists, Highways recommend that this be considered.

Date:	3/12/24	Signed:	AC
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