

Date: 10 March 2025
Application: 250478



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 250478

Applicant: Kristian Jaggs

Site Address: Glebelands, Woolf Drive, Wokingham, RG40 1DU

Parish: Wokingham Town

Grid Reference: Easting - 480942, Northing - 169235

Type of Development: Minor All other developments

Proposal: Full application for the proposed installation of a new passenger lift, partial demolition of the existing Link Wing and construction of new ground and lower ground floor link accommodation, plus external alterations including repairs, installation of roof level PV panels and changes to fenestration.

Case Officer: Tariq Bailey-Biggs

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 250478. 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:	JP		
Service	WBC Highways	App No:	250478
Address:	Glebelands, Woolf Drive, Wokingham, RG40 1DU.		
Proposal:	Full application for the proposed installation of a new passenger lift, partial demolition of the existing Link Wing and construction of new ground and lower ground floor link accommodation, plus external alterations including repairs, installation of roof level PV panels and changes to fenestration.		
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

General

The proposal will involve redevelopment of Link Wing to introduce 8 no. additional residential rooms and accommodate a total of 52 no. residents. No change in numbers of full-time or part-time staff is proposed, the Highways assume the numbers of employee will remain unchanged as 25 no. full-time staff.

Traffic Impacts

As the numbers of employee will remain unchanged and most visitors are unlikely to visit during peak hours, the traffic generated from the additional residential units will unlikely have significant impact on the local highway network.

Parking

According to the WBC Car Parking Standards, the development will require one car parking space per full time equivalent staff member and one visitor parking per three residents. While the numbers of staff members per shift are uncertain, based upon the proposed numbers of residents, 18 no. visitor parking shall be provided.

The existing carpark plan indicates there are 54 no. parking spaces, including 11 no. spaces have been designated for the neighbouring development Broccoli Cloister. For the remaining 43 no. of spaces, the applicant shall clarify the numbers of parking spaces that are available to the proposed development.

The staff shift details and/or the existing parking survey are also required to justify sufficient parking spaces can be provided for this proposal.

Conditions & Reasons (if required)

Date:	11/3/2025	Signed:	JP
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