

Date: 6 May 2026
Application: 260822



**WOKINGHAM
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Environmental Health,

Full Planning Approval Consultation

Application Number: 260822

Applicant: Mr Heath Potter

Site Address: Crosfields School, Shinfield Road, Shinfield, Wokingham, RG2 9BL

Parish: Shinfield

Grid Reference: Easting - 473290, Northing - 169844

Type of Development: Other Change of Use

Proposal: Full application for the proposed change of use of 1no. bungalow to Nursery plus internal alterations.

Case Officer: Claire Moore

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 260822. 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 requested from the case officer.

Your observations are required in respect of this application by **28 May 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	WBC Environmental Health	App No:	260822
Address:	Crosfields School, Shinfield Road, Shinfield, Wokingham, RG2 9BL.		
Proposal:	Full application for the proposed change of use of 1no. bungalow to Nursery plus internal alterations.		
Type of Development:	Other Change of Use		
Site Visit Made:	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 proposal is located within the established grounds of Crosfields School and represents a small-scale extension of an existing educational use.

The level and nature of activity associated with the proposed nursery use, including noise from children and traffic movements associated with drop-off and collection, is not considered materially different from the existing lawful use of the wider school site and is unlikely to result in any significant adverse impact on residential amenity.

The site is not located within an Air Quality Management Area, and the scale of development is not anticipated to give rise to any air quality concerns.

The proposal involves the reuse of an existing building with no indication of significant ground disturbance; therefore, land contamination is not considered to be a constraint, and no condition is recommended currently.

Conditions & Reasons (if required)

n/a

Date:	15.05.2026	Signed:	<i>K.Pates</i>
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