

Date: 21 March 2025
Application: 243180



**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: 243180

Applicant: Rehoboth

Site Address: Rehoboth, Forest Road, Binfield, Wokingham, RG40 5QY

Parish: St. Nicholas Hurst

Grid Reference: Easting - 481181, Northing - 171061

Type of Development: Minor All other developments

Proposal: Full application for the proposed temporary siting of marquee from 15th March to 15th August in any calendar year.

Case Officer: Kieran Neumann

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 243180. 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:	243180
Address:	Rehoboth, Forest Road, Binfield, Wokingham, RG40 5QY.		
Proposal:	Full application for the proposed temporary siting of marquee from 15th March to 15th August in any calendar year.		
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 site is in relation to the previous Planning Application No. 242570. The proposed marquee details are identical to the previous application, but some of the operating details are changed.

The proposal will involve the temporary siting of a marquee within the red line and have been offset from the public highway, which will not obstruct the visibility splays of adjacent accesses and junctions.

In the previous application, the Highways have requested for the further details on the frequency, level of participants and anticipated event times of using the marquee for the application period, to ensure that no additional traffic impacts and parking demands are induced. The applicant has provided the following details:

Nature	Frequency	Capacity
Events (includes AGM)	Once per months	Up to 130 people
Volunteers Day for local businesses	Twice per months	Not mentioned, requires clarifications
Post 16 Work Area	Not mentioned, requires clarifications	Not mentioned, requires clarifications
Fundraising	Not mentioned, requires clarifications	Not mentioned, requires clarifications

The applicant is required to provide the outstanding details listed above and clarify whether and/or how the marquee will increase in capacity of participate, compared

to the current operations. The anticipated event times of using the marquee is still outstanding.

Meanwhile, the applicant suggested that 'The events in the marquee do not cause any parking problems...This has been accepted in the 2024 decision', the Highways would like to clarify that parking issues have not been accepted in the previous decision.

Subject to the net increase in capacity, the site would likely have insufficient parking to meet the new parking demands.

Conditions & Reasons (if required)			
Date:	21/3/2025	Signed:	JP