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Development Management
Wokingham Borough Council
Civic Offices
Shute End
Wokingham
RG40 1BN

22 January 2025

Dear Sir/Madam

Emmanuel Church Centre, South Lake Crescent, Woodley, RG5 3QW

I am instructed by the Emmanuel Church Centre to submit a planning application to your authority for the '*Replacement of two existing portacabins for a single portacabin for charity use, alterations to car parking and landscaping and other associated works*' at Emmanuel Church Centre, South Lake Crescent, Woodley, RG5 3QW. Accordingly, I attach the following documents which form the planning application:

- i. The Planning Application Form, signed and dated;
- ii. The Relevant Ownership Certificate and Agricultural Land Declaration, signed and dated;
- iii. Site Location Plan scale 1:1250 @A4;
- iv. Site Plan as Existing, dwg ref: 20-02;
- v. Site Plan as Proposed dwg ref: 20-03;
- vi. Site Plan, Soft Landscaping dwg ref: 20-04;
- vii. Site Plan, Hard Landscaping dwg ref: 20-05;
- viii. Prefabricated Cabin Plan dwg ref: 20-10;
- ix. Statement of Community Involvement;
- x. Planning Statement prepared by JMS Planning and Development Ltd; and
- xi. Completed Community Infrastructure Levy Form.

Please note the relevant planning application fee has been paid electronically via the Planning Portal.

The submission of this application follows an enforcement enquiry with ref. RFS/2024/089106 and RFS/2024/089200 and subsequent pre-application enquiry with ref: 242382, which sought the Council's view on the on a proposed amendment to the car parking provision and landscaping granted under planning application LPA ref: 191989, as well as seeking the Council's advice regarding the replacement of the two existing portacabins on the site for a single portacabin for charity use.

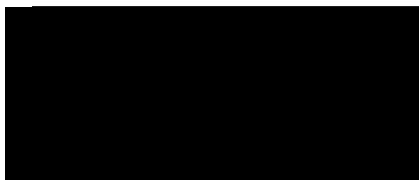
Following discussions with the Council during the pre-application stage, the plans now include a permanent portacabin, moving away from the initial idea of a 5- to 7-year use. The Applicant has selected a parking layout that balances parking needs with the protection of existing trees by avoiding unnecessary groundwork. This option results in four fewer parking spaces compared to the previously approved plan (LPA ref: 191989), but retains 52 square meters of existing green space, proposed for enhancement with additional planting to support local wildlife. Given budgetary constraints, this approach represents the most suitable overall solution.

It is considered that the proposed development is of significant merit, namely:

- The proposal would enable the existing food charities operating from the site to continue operating for the benefit of the community;
- The proposal preserves the character of the site and thus has no adverse effect on the character of the area;
- The proposal protects the amenity of neighbouring properties;
- The proposed new planting and changes to the landscaping will result in biodiversity enhancements and safety pedestrian circulation; and
- The proposed changes to vehicular access and car parking facilities will enhance safety, space efficiency and accessibility.

I trust you find the enclosed in order and look forward to receiving a copy of the letter of registration in due course. Should you wish to discuss the attached application in more detail, please do not hesitate to contact me at this office.

Yours faithfully



Pamela Longhurst-Pierce
JMS Planning & Development

Encs