

Date: 30 January 2025
Application: 250183



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Drainage,

Full Planning Approval Consultation

Application Number: 250183

Applicant: The Owner and/or Occupier

Site Address: Emmanuel Church Centre, South Lake Crescent, Woodley, Wokingham, RG5 3QW

Parish: Woodley

Grid Reference: Easting - 476405, Northing - 172369

Type of Development: Minor All other developments

Proposal: Full application for the proposed change of use of land for the siting of 1 no. prefabricated cabin following removal of the existing 2 no. cabins, plus alterations to parking, access and landscaping and other associated works.

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 250183. 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:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	250183
Address:	Emmanuel Church Centre, South Lake Crescent, Woodley, Wokingham, RG5 3QW.		
Proposal:	Full application for the proposed change of use of land for the siting of 1 no. prefabricated cabin following removal of the existing 2 no. cabins, plus alterations to parking, access and landscaping and other associated works.		
Type of Development:	Minor All other developments		
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 says the development proposes the change of use of the land for siting 1 prefabricated cabin following removal of existing 2 cabins, plus parking alterations.

JMS planning cover letter dated 22/01/2025 states that the development is for the “replacement of two existing portacabins for a single portacabin for charity use, alterations to car parking and landscaping and other associated works”

Based on the above, we would have no objection to the principle of the development, as represented by **proposed site plan drawing 20 – 03**.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:	31/01/2025	Signed:	Boniface Ngu
--------------	------------	----------------	--------------