

Date: 18 September 2025
Application: 242598



WOKINGHAM
BOROUGH COUNCIL

WBC Sports Development (Places and Neighbourhoods)

Development Management & Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Sports Development (Places and Neighbourhoods),

Full Planning Approval Consultation

Application Number: 242598

Applicant: Shinfield Parish Council

Site Address: Recreation Ground, Millworth Lane, Shinfield, Wokingham, RG2 9EN

Parish: Shinfield

Grid Reference: Easting - 473453, Northing - 167455

Type of Development: Major All other developments

Proposal: Full application for proposed works to modify the existing recreational facilities to provide an outdoor fitness zone, including the erection of a covered canopy, 2no. storage boxes, hard surfacing and boundary treatment

Case Officer: Benjamin Hindle

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 242598. 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 **16 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Glenn Goudie Operations Manager		
Service	WBC Sports Development (Places and Neighbourhoods)	App No:	242598
Address:	Recreation Ground, Millworth Lane, Shinfield, Wokingham, RG2 9EN.		
Proposal:	Full application for proposed works to modify the existing recreational facilities to provide an outdoor fitness zone, including the erection of a covered canopy, 2no. storage boxes, hard surfacing and boundary treatment		
Type of Development:	Major 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

Please use this section to detail any positive, satisfactory or negative aspects of the proposals relating to planning matters. Any additional information or negotiations required can also be detailed in this section.

Wokingham Borough Council Sport & Leisure are satisfied with the revised application. The Shinfield Rangers Football Club along with other community grassroots teams are important stakeholders and users of the football pitches and a loss of pitches would have an impact on the ability to host home fixtures.

The fitness zone supports the council Leisure Strategy 2021-2025 by helping to promote health & fitness, raising participation levels and fostering enjoyment from sport and leisure pursuits.

From a safety perspective, we are confident that the applicant has ensured the run-offs have the required FA distance for safe play. However, the plans show a 3m metal mesh fence near the northern corner of the 11-a-side pitch and we would encourage the applicant and stakeholders to agree on any additional mitigations such as padding on fencing posts to reduce risk of injury to players.

We would encourage the stakeholders to coordinate usage and kick off timings due to the access and limited parking in the facility.

Sport & Leisure look forward to further discussions around the future 3G proposal at High Copse and we are confident that Shinfield Rangers and other local grassroots clubs will benefit from another 3G in the parish to meet the growing demands.

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:	25.9.25	Signed:	G.Goudie
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