

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260608
Site Address:	Riseley Recreation Ground, Odiham Road, Riseley, Wokingham
Expiry Date:	6 May 2026
Site Visit Date:	14 April 2026
Proposal: Full application for the erection of a height restriction barrier and associated works.	

PLANNING POLICY	
National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking TB08 – Open Space, Sport and Recreational Facilities Standards TB25 – Archaeology
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM5 - Protection of the Countryside DM12 - Sustainable Transport Movements DM15 - Site History
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS5 – Development in the countryside SS17 – Transport improvements CE2 – Environmental standards for non-residential development C2 – Mitigation of transport impacts and highway safety and design C5 – Parking and electric vehicle charging DH1 – Place making and quality design DH2 – Safeguarding amenity HC2 – Community infrastructure HC3 – Local Green Space

	HC4 – Open spaces, sports, recreation and play facilities
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Riseley Village Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
10893	Demolition of existing hall and erection of new hall	Approved 30/08/1979
12772	Erection of new sports hall at the recreation ground	Approved (date illegible)
13971	Demolition of existing hall and erection of new sports and social hall	Approved (date illegible)
17928	Erection of prefabricated garage for storage	Approved 27/08/1982
40257	Erection of recreational pavilion and additional storage for existing hall.	Approved 16/12/1992
022468	Proposed formation of additional tennis court with floodlights.	Approved 20/11/2002
131878	Proposed change of use from village hall (D1) to a mixed use community tea room (A3) and arts and crafts shop (A1).	Approved 21/06/2013

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection
WBC Highways – No objection subject to condition
WBC Growth & Delivery (Planning Policy) – No comments received
WBC Landscape and Trees – No objection
WBC Sports Development (Places and Neighbourhoods) – No comments received
WBC Cleaner and Greener – No comments received
WBC Green Infrastructure – No objection

External

None

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Description of Development:

This application seeks permission for the proposed installation of a height restriction barrier and other associated works.

Principle of Development:

The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

The site is located outside of settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP11 of the Core Strategy states that proposals outside of development limits will not normally be permitted except where it does not result in an inappropriate increase in scale, form or footprint of the original building. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high-quality design without detriment to the amenities of adjoining land uses and occupiers.

Character of the Area:

The proposed height barrier would be appropriately sited at the main entrance to the existing car park. Height barriers like the one proposed are common features of car parks and restrict the height of vehicles able to access the car park. It is not anticipated that a single barrier would significantly impact upon the appearance of the site or the wider character of the area.

Neighbouring Amenity:

The proposed barrier is set well away from neighbouring properties and as such no concerns are raised with regards to neighbouring amenity.

Highway Access and Parking Provision:

Initially, this application proposed bollards to the existing southern exit. However, during the application process and following the Council's Highways Officer's request for further information, the bollards were subsequently removed from the proposal. This addressed the concerns of the Highways Officer, and they were able to confirm that they have no objection to the proposal subject to a condition requiring the retention of the existing 'IN' and 'OUT' signs. Accordingly, this condition is recommended.

Additionally, the Highways Officer requested that servicing vehicles will be well-informed about the accessing arrangements, and the applicant has confirmed that this will be the case. As such, there are no anticipated impacts upon highway access and parking provision.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

The Public Sector Equality Duty (Equality Act 2010):

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

Community Infrastructure Levy (CIL):

When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	12 August 2026
Earliest date for decision:	8 April 2026

Recommendation agreed by: (Authorised Officer)	
Date:	12/08/26

PLANNING CONSTRAINTS/STATUS

Insert where relevant