

Date: 3 January 2025
Application: 242913



**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: 242913

Applicant: Mr Andy Knee

Site Address: Berks County Sports Club, Sonning Lane, Sonning, Wokingham, RG4 6ST

Parish: Sonning

Grid Reference: Easting - 475818, Northing - 174859

Type of Development: Minor All other developments

Proposal: Full application for proposed erection of 3no. covered padel tennis courts and 3no. outdoor tennis courts with associated flood lighting, parking and club huts.

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 242913. 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:	AC		
Service	WBC Highways	App No:	242913
Address:	Berks County Sports Club, Sonning Lane, Sonning, Wokingham, RG4 6ST.		
Proposal:	Full application for proposed erection of 3no. covered padel tennis courts and 3no. outdoor tennis courts with associated flood lighting, parking and club huts.		
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

There are 4 x existing standard tennis courts in this location. The proposal will result in 3 x standard tennis courts and 3 x padel tennis courts, so a net increase of 2 x courts. The maximum number of participants on a single court would be 4 people, therefore up to 8 additional participants may be using the courts. With potential car sharing and access by sustainable modes, this could result in fewer than 8 cars. Highways do not consider the increase to have a significant impact on the highway network.

The existing access will be retained and pedestrian access modified to suit the proposed layout.

There is an existing main car parking area, however, the submitted drawing indicates that an additional 7 parking spaces are to be provided, and these are located in closer proximity to the tennis courts. The overall level of parking is considered acceptable.

It is not clear from the submission with regard to the location and extent of the existing cycle parking. Highways recommend that cycle parking is provided in a convenient, and accessible, location to the tennis courts.

Conditions & Reasons (if required)

1. CF4 – PARKING (AS APPROVED)

2. CF9 - CYCLE PARKING (TO BE APPROVED)

Date:	8/1/25	Signed:	AC
--------------	--------	----------------	----