

Date: 6 February 2026
Application: 260306



WOKINGHAM
BOROUGH COUNCIL

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Discharge of condition Consultation

Application Number: 260306

Applicant: The Owner and/or Occupier

Site Address: 5 Elm Lane, Earley, Wokingham, RG6 5UE

Parish: Earley

Grid Reference: Easting - 473814, Northing - 170817

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 252738 dated 27/01/26. Condition 9 relates to a Parking Management Strategy.

Case Officer: Rowan Reynolds

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 260306. 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 **27 February 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [LS]		
Service	WBC Highways	App No:	260306
Address:	5 Elm Lane, Earley, Wokingham, RG6 5UE.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 252738 dated 27/01/26. Condition 9 relates to a Parking Management Strategy.		
Type of Development:			
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

Application 252738 for the “*proposed change of use of the property to a children’s residential care home (Use Class C2) plus erection of a single storey side extension to the existing rear outbuilding and installation of fencing.*” This was approved in January 2026, subject to a set of conditions.

This application seeks the discharge of Condition 9, regarded a Parking Management Strategy. The car park management strategy adequately fulfils this requirement.

It sets out that the care home manager will be responsible for the car park management and includes measures to be implemented as part of this. Such measures include managing use of spaces via a parking register, ensuring staff awareness of the car parking arrangements, and the promotion of sustainable travel using a noticeboard onsite. The care home manager is to maintain a timetable of shift patterns and a parking register, to ensure that staff requiring a car parking space are provided with one.

The monitoring of the parking is to be undertaken by the care home manager via ad-hoc patrols to ensure safe and legitimate use of the parking area.

The parking management strategy is an ongoing strategy that should remain in place for the extent of the site operation.

In the event of sustainable travel modes are unavailable and the anticipated parking demand during the staff changeover period will exceed the staff parking provisions, the applicant is advised to restrict visiting activities during those hours.

Conditions & Reasons (if required)

Date:	17.02.26	Signed:	JP [LS]
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