

PLANNING REF : 252896
PROPERTY ADDRESS : Wokingham Without Parish Council Parish Office Pinewood Centre
: Old Wokingham Road, Wokingham, Berkshire
: RG40 3AQ
SUBMITTED BY : Mr Cris Lancaster
DATE SUBMITTED : 15/03/2026

COMMENTS:

The timing of this application is unfortunately between formal meetings of Wokingham Without Parish Council and its Planning Committee. Therefore this comment is in the form of a holding objection in the event that decision will be reached before a formal response can be made. The comments will be reported to the next available meeting of WWPC and, in the event that the Borough Council has not determined the application a formal response will be given.

As an interim response, WWPC objects to the proposal for the following reasons-

1. Applicant has failed to demonstrate a requirement for the Burial Ground. Furthermore, the applicant fails to indicate the proposed catchment area for the use, which relates therefore to (2) below. The applicant fails to make any reference to or context of other local funeral facilities at St Sebastians cemetery and Easthampstead Park Cemetery and Crematorium, which is itself subject to approved extension proposals.
2. The development site is not a sustainable location. It will be wholly reliant on use of the private car. There is no local public transport. There are not suitable pedestrian routes for those on foot. As well as the regular ceremonies there will be an increasing number of other visitors as the facility becomes occupied by those previously buried and relatives and others will presumably visit over the years. This is in contrast to both St Sebastian's cemetery and Easthampstead both of which are accessible by public transport and made-up safe pedestrian footpaths. St Sebastian's is served by bus routes 125, 125a and 125b (Wokingham to Crowthorne) and Easthampstead by route 194 (Bracknell to Camberley via Crowthorne). Easthampstead has a dedicated bus stop a few minutes walk away. In contrast the proposed site is some 35 to 40 minutes walk from Wokingham or Crowthorne mainly on roads with no footpath or poor or limited lighting.
3. Increased traffic movements to and from this site will raise serious traffic safety issues at the nearby junction.
4. The building is referred to as a pavilion in the description of development but the supporting planning statement does little to confirm the actual use and function of the building. The submitted drawings indicate a building akin to a chapel. Therefore WBC should seek further clarification of its function and, if minded to approve, should impose conditions to control its use. WWPC is not convinced that the building will have little external impact and will be visible from outside the site.
5. The applicant expects the site to be compared to a Green Belt location and that Green Belt policy should apply. Put simply this is not a Green Belt site and to paraphrase the statement, this is patently perverse.
6. WWPC is concerned that the deadline for comments on a Sunday since normally all Council business operates on the basis of working days