

Date: 20 December 2024
Application: 243126



**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: 243126

Applicant: Mr Lewis Tennent

Site Address: Front Plot At Shinfield Court, Church Lane, Three Mile Cross, RG7 1HB

Parish: Invalid code

Grid Reference: Easting - 472091, Northing - 168136

Type of Development: Minor All other developments

Proposal: Full application for the proposed erection of 1 no. detached single storey building to form a members-only retail club (Use Class Sui Generis) with associated parking and access following demolition of the existing building.

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 243126. 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:	JP		
Service	WBC Highways	App No:	243126
Address:	Front Plot At Shinfield Court, Church Lane, Three Mile Cross, RG7 1HB.		
Proposal:	Full application for the proposed erection of 1 no. detached single storey building to form a members-only retail club (Use Class Sui Generis) with associated parking and access following demolition of the existing building.		
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

The applicant proposes to replace the existing ancillary building to a members-only retail club. It is a resubmission of previously refused planning application (Ref.: 240307) on the location of site access.

The Transport Statement explains that a separate vehicular access is required to keep the Gospel Hall consecrated and secured. The proposed site access of this proposal will be on Church Lane, 42m (mid-point to mid-point) to the east of the existing junction to the church as shown in Drawing No. 731-01H.

The Highways acknowledge that the proposed access to further east is an improvement to the previous design in 240307, but the concerns over intensified highway safety risks remain unresolved when there is better alternative to create access off Church Lane. The Transport Statement has also misinterpreted the junction spacing to be 66m, while the correct junction spacing shall range between 20m (bell-mouth to bell-mouth) and 42m (mid-point to mid-point).

The Highways would also like to reiterate that the historic main entrance of Shinfield Court shall have been stopped up and reinstated into public footway/verge under Condition 7 of F/2009/1229. This explains that the historic access is no longer a lawful use and shall not be referenced when creating future access point.

As the existing junction to the church involves two sets of gates as shown below:



The Highways recommend the applicant to reconsider providing the site access off Church Lane (between Gates 1 and 2, or relocating Gate 1), so that the Gospel Hall and retail club can be completely segregated with different vehicular accesses.

The applicant is required to clarify the existing security arrangement of the Gospel Hall and any constraints preventing the site access to be provided off Church Lane.

Conditions & Reasons (if required)

Date:	8/1/2025	Signed:	JP
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