

Wokingham Borough Council
Development Management – Place and growth

Via Planning Portal – PP-14904592

Date: 2nd May 2026
Ref: ABP/0735

Dear Sir/Madam.

DISCHARGE OF CONDITION(S) APPLICATION

NOTIFICATION OF APPROVAL OF PLANNING PERMISSION

Application Number: 250702
Applicant Name: Mr. Murray Lindsell
Site Address: 19 Grovelands Road, Spencers Wood, Wokingham, RG7 1DP
Proposal: Full application for the proposed erection of new church building (Use Class F1), construction of front wall and gates along with associated landscaping and car parking following demolition of existing buildings.
Date of Decision: 5 September 2025

A discharge of condition(s) application is submitted on behalf of Sarum Hill Gospel Hall Trust (SHGHT)[the “applicant”] prior to commencement of the approved replacement building for a new church to agree details for conditions –

- 3 – Materials
- 4 – Bat mitigation
- 6 – Nuclear Emergency Plan (Construction)
- 7 – Nuclear Emergency Plan (End User)
- 9 – Tree survey and protection scheme of works
- 10 – Drainage SYDS
- 12 – Cycle parking details
- 13 – Details of access beings topped up
- 14 – Construction Method Statement

The application is submitted via Planning Portal with application form and documents PP-14904592 with an applicant fee of £400 as non-householder.

The details below are a table of the approved conditions.

250702 approved 05/09/2025			
Condition No.	Details	Note	Submitted
1.	<u>Timescale</u> 3 years from date of permission	Expires 05/09/2026	Condition discharge application May PP-14904592 within time
2.	<u>Approved Details</u>	Approved Plans 853-02-A	Plans updated for discharge details – 853-02-rev F
3.	<u>External Materials</u> <i>Except where stated otherwise on the approved drawings and application form, the materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of similar appearance to those used in the existing building, unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.</i>	To be discharged with this application	853-02-rev F shows materials in palette extracts and elevation details
4.	<u>Mitigation Strategies</u> <i>No development or other operation (including any tree pruning, roof covering/tile removal, storage of materials or machinery, or site set-up) shall commence on site until final Mitigation Strategies detailing avoidance mitigation compensation and enhancement measures affecting potential roosting features and any bat roosts on or adjacent to the site, has been</i>	To be discharged with this application	Bat mitigation Report 853-02-Rev F LED bollard details



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	<i>submitted to and approved in writing by the local planning authority. The Mitigation Strategies shall include all the recommendations given in Section 4 Preliminary Roost Assessment (Ecology Partnership, October 2023). The Mitigation Strategies will address:- Timing and methods of re-survey and/or pre-commencement checks as necessary.- Timing and methods of activities.- Provision of new bat roosting.- Impact on and replacement of existing roosts within the Zone of Influence.- Biodiversity-sensitive external lighting and boundary habitat protection.- Bat-friendly nectar and protein-rich flowering plants. And retention and protection of trees, shrubs and hedges growing in accordance with BS5837:2012. The scheme shall be implemented as approved.</i>		
5.	<u>Ecological measures</u> <i>If the development hereby approved does not commence (or, having commenced, is suspended for more than 6 months) within 12 months from the date of the planning consent, the approved ecological measures secured through Condition 4 shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to: i) Establish if</i>	Only applicable if 6 months expires after condition 4 is agreed.	Condition 4 details submitted May 2026 Agreement date to be confirmed.



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	<i>there have been any changes in the presence and/or abundance of bats; and ii) Identify any likely new ecological impacts that might arise from any changes. Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measure, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of development. Works will then be carried out and thereafter protected, retained and maintained in accordance with the proposed new approved ecological measures and timetable.</i>		
6.	<u>Construction Phase Emergency Plan</u> <i>No works shall commence on site until a Construction Phase Emergency Plan(s) for the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The Construction Phase Emergency Plan(s) shall plan to accommodate the maximum average number of customers, visitors and staff and include a range of emergency scenarios.</i>	To be discharged with this application	Updated plan May 2026.



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7.	<u>End User Emergency Plan</u> <i>No works shall commence on site until an End user Emergency Plan(s) for the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The End User Emergency Plan(s) shall plan to accommodate the maximum average number of customers, visitors and staff and include a range of emergency scenarios.</i>	To be discharged with this application	Updated plan May 2026. submitted rolled forward from existing church plan following change of use.
8.	<u>Number and Length of Meetings</u> <i>For the use hereby approved, there shall be no more than 4 services per week at the church meeting room, and the services are to last no longer than 1 hour. The maximum attendance at the hall shall not exceed 50 persons at any one time.</i>	No need for discharge.	Ongoing compliance after completion and use commences.
9.	<u>Protection of trees</u> <i>No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).</i>	To be discharged with this application	Updated tree survey February 2026 Arboricultural Development Scheme Report April 2026



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10.	<u>Drainage Details</u> <i>No development shall take place until full details of the drainage system for the site have been submitted to and approved in writing by the LPA. The details shall include: 1. Calculations indicating the existing runoff rate from the site. 2. BRE 365 test results demonstrating whether infiltration is achievable or not. 3. Use of SuDS following the SuDS hierarchy, preferably infiltration. 4. Calculation demonstrating that there will be no flooding of pipes for events up to and including the 1 in 100-year flood event with a 40% allowance for climate change. 5. If connection to an existing surface water sewer is proposed, we need to understand why other methods of the SuDS hierarchy cannot be implemented and see confirmation from the utilities supplier that their system has got capacity and the connection is acceptable. 6. Groundwater monitoring confirming seasonal high groundwater levels in the area. 7. A drainage strategy plan indication the location and sizing of SuDS features, with the base of and SuDS features located at least 1m above the seasonal high water table level. 8. Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development</i>	To be discharged with this application	Sustainable Drainage Statement 853-02-rev F
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	<i>and who will be responsible for maintenance.</i>		
11.	<u>Parking to be provided</u> No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking space has been provided in accordance with the approved plans. The vehicle parking space shall be permanently maintained and remain available for the parking of vehicles at all times.	No need for discharge.	Compliance required.
12.	<u>Cycle parking to be provided</u> <i>No building shall be occupied until secure and covered parking for cycles has been provided in accordance with the approved drawing (s)/details. The cycle parking/ storage shall be permanently so- retained for the parking of bicycles and used for no other purpose.</i>	To be discharged with this application	Update of final approved site layout including cycle parking covered details 853-02-rev F
13.	<u>Access to be stopped up</u> The existing vehicular access(es) to the site shall be stopped up and abandoned, and the footway and/or verge crossings shall be re instated within one month of the completion of the new access(es) in accordance with details to be submitted to and approved in writing by the local planning authority.	To be discharged with this application	853-02-rev F section F-F details
14.	<u>Construction method statement</u> <i>No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved</i>	To be discharged with this application	Construction Method Statement (Fairbank Consulting) 853-1 submitted



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	<i>Statement shall be adhered to throughout the construction period. The Statement shall provide for: i) the parking of vehicles of site operatives and visitors, ii) loading and unloading of plant and materials, iii) storage of plant and materials used in constructing the development, iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate, v) wheel washing facilities, vi) measures to control the emission of dust and dirt during construction, vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.</i>		
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This covering letter sets out the scope and range of the condition discharge application as set out on the application form.

A Planning Statement Report May 2026 is also submitted which sets out the details and acceptability of the details submitted.

If you require anything further, please do not hesitate to contact me as the applicant's planning agent.

Kindest Regards,

pp. *PA Beard*

MRTPI
Consultant.