

Date: 11 August 2026
Application: 261708



**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,

Full Planning Approval Consultation

Application Number: 261708

Applicant: Ms Kate Malhoney

Site Address: New Mill Restaurant, New Mill Lane, Eversley, Hampshire, RG27 0RA

Parish: Finchampstead

Grid Reference: Easting - 476303, Northing - 162783

Type of Development: Minor All other developments

Proposal: Full application for a temporary change of use of land for the erection of a tent/marquee to facilitate commercial use for 6 months annually. (Part retrospective)

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 261708. 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 **1 September 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	261708
Address:	New Mill Restaurant, New Mill Lane, Eversley, Hampshire, RG27 0RA.		
Proposal:	Full application for a temporary change of use of land for the erection of a tent/marquee to facilitate commercial use for 6 months annually. (Part retrospective)		
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

General

The applicant proposes to site a temporary tent/marquee for home business of well-being/holistic healing services, with no more than 20 no. visitors, for a maximum 6 months annually.

The site is in relation to a pre-application consultation 260700 with similar proposed details.

Proposed Operations

The applicant has provided further details regarding the proposed operations. It is suggested that there will be individual sessions, group offers of circa 10 participants once or twice per week, and occasional larger group gatherings of up to 20 participants.

The proposed operations hours are 09:00-22:00 from Mondays to Saturdays.

Sustainability

While the applicant suggests that attendees can travel to the site using a variety of transport methods, including car sharing, public transport, walking and cycling, as commented in the previous pre-app consultation, the site location is likely unsustainable for the proposal.

There are no existing pedestrian and cycle network and street lighting along the site frontage. The speed limit along the site frontage is subject to national speed limit, the absence of footway does not provide safe and attractive environment for considering sustainable travel mode, making the site an unsustainable location.

There is also no public transport service within acceptable walking distance, making car the main mode for this development.

It is disappointed that the applicant has not provided additional clarifications, justifications or management measures to mitigate the sustainability concerns.

TR4 of Section 15 NPPF states that proposals should 'give priority first to walking, wheeling and cycle movements...second... to facilitating easy access to high quality public transport...'.

Despite car sharing may be a reasonable measure for a significantly smaller operations capacity, there is no measure to ensure participants will share cars and how many participants will be in each car. With an optimistic estimation of each car will have average of 2.5 occupants, there proposal will still result in at least 8 additional vehicles per large group gathering session.

It is, therefore, not a proportionate measure for an operation with up to 20 participants.

The Highways can unlikely support the proposal due to unsustainable location. However, if the applicant may intend to continue with the application, other required details for submission are listed below.

Traffic Impacts

The applicant is required to confirm if any group session(s) may be proposed during the PM peak hours.

If any group sessions will be held during the peak hours, the applicant will be expected to assess the traffic impacts by first principles assessment.

If only individual sessions will be held during peak hours, the Highways Authority will have no specific concerns on the proposed traffic impacts.

Access

As the tent / marquee will be setback from the public highway, there will not obstruct the visibility splays of adjacent accesses and junctions.

However, the acceptance of access arrangement will subject to the parking and turning area proposed.

Car Parking

The applicant is expected to assess the parking demands of the proposal by first principles approach, and to provide sufficient off-street parking spaces for the proposal.

The application shall also confirm if there may be consecutive group sessions. If so, the temporary parking demand between two sessions shall be considered.

The minimum requirements for parking spaces are 5.0m x 2.5m in accordance with WBC parking standards.

Conditions & Reasons (if required)			
Date:	24/8/2026	Signed:	JP