

**Date:** 28 August 2024  
**Application:** 242193



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Highways

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Development Management &  
Compliance

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Dear WBC Highways,

**PN Class Q Agri to Resi Consultation**

**Application Number:** 242193

**Applicant:** Mr Mitch McDonagh

**Site Address:** Glasspool Farm, Part Lane, Riseley, Wokingham, RG7 1RU

**Parish:** Swallowfield

**Grid Reference:** Easting - 472909, Northing - 163498

**Type of Development:**

**Proposal:** Prior approval submission for proposed conversion of 2 no. agricultural buildings (Buildings A and B) to form 10 no. dwellings with associated works including partial demolition.

**Case Officer:** Helen Maynard

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 242193. 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

|                             |                                                                                                                                                                                    |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>From:</b>                | (Name)<br>(Job title)                                                                                                                                                              |
| <b>Service</b>              | WBC Highways                                                                                                                                                                       |
| <b>App No:</b>              | 242193                                                                                                                                                                             |
| <b>Address:</b>             | Glasspool Farm, Part Lane, Riseley, Wokingham, RG7 1RU.                                                                                                                            |
| <b>Proposal:</b>            | Prior approval submission for proposed conversion of 2 no. agricultural buildings (Buildings A and B) to form 10 no. dwellings with associated works including partial demolition. |
| <b>Type of Development:</b> |                                                                                                                                                                                    |
| <b>Site Visit Made:</b>     | 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

1. Highways understands that this is Prior approval submission for proposed conversion of 2 agricultural buildings (A and B) to 10 dwellings.
2. This falls under Prior Approval under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015.
3. Generally, a Class Q application should not give rise to significant transport and highways impacts.

### Parking

4. It is proposed that there would be 23 parking spaces on site which would be in line with Borough Standards which is welcome.
5. The parking spaces appear to be 4.8m x 2.4m. These would need to be 5m x 2.5m and there is ample space to provide the spaces at these dimensions.
6. There is ample space behind these spaces for safe manoeuvring.

### Cycle Parking

7. It is proposed that there will be 30 cycle storage spaces (3 for each dwelling) and these will be in secure and sheltered locations in the rear gardens of each proposed dwelling. These would need to have direct access.

8. However, there is no indication on the plans where these cycle spaces would be. However, highways is content to secure the details through a planning condition.

#### Electric Vehicle Charging

9. Whilst electric vehicle charging is not a criteria under Class Q it is a Building Control Requirement under Building Control Regulations Approved Document S.

#### Traffic Impact

10. Trip rates were extracted from the TRICS database which is welcome. However, no assessment had been carried out to assess whether or not the sites selected are comparative to this site.
11. That being said, highways have assessed the site using the borough's approved trip rates and whilst these trip rates are higher than the ones submitted, the level of traffic would not have an adverse impact on the wider highway network.

#### Access

12. It is proposed that the exiting access will be used for this development which is welcome.

#### Visibility Splays

13. Drawing 2406127-02 shows visibility splays in both directions of 2.4m x 59m.
14. Part Lane has a 60mph speed limit. However, due to Part Lane being a single lane rural road it is likely that the actual speed would be much lower.
15. Previous responses to applications on this site did not comment on this access.
16. Highways is therefore content with this access and with maintaining any landscaping to a maximum of 0.6m and recommends that the above drawing be included as an approved document.

#### Sustainability Assessment

17. In a previous full application for this site (214052), highways objected to the application as the site was unsustainable. This would be the same for this proposed development.
18. However, under Class Q parameters do not apply a test in relation to the sustainability of the location given that agricultural buildings are situated in rural locations. There being an unsustainable location is not a factor in the assessment.

#### **Conditions & Reasons (if required)**

CF 9 – Details of cycle parking to be approved

|              |                          |                |             |
|--------------|--------------------------|----------------|-------------|
| <b>Date:</b> | 2 <sup>nd</sup> Sep 2024 | <b>Signed:</b> | Gordon Adam |
|--------------|--------------------------|----------------|-------------|