

Date: 15 April 2026
Application: 260789



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: 260789

Applicant: Mr C Belcher

Site Address: Hatch Gate Farm, Lines Road, Hurst, Wokingham

Parish: St. Nicholas, Hurst

Grid Reference: Easting - 479073, Northing - 172234

Type of Development: Major Heavy industry/storage/warehouse

Proposal: Full application for the change of use of the existing building to storage and distribution use (Use Class B8) plus external alterations and installation of additional hardstanding. (Retrospective)

Case Officer: Claire Moore

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 260789. 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 **14 May 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	260789
Address:	Hatch Gate Farm, Lines Road, Hurst, Wokingham.		
Proposal:	Full application for the change of use of the existing building to storage and distribution use (Use Class B8) plus external alterations and installation of additional hardstanding. (Retrospective)		
Type of Development:	Major Heavy industry/storage/warehouse		
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 change the use of existing building from agricultural use to storage and distribution use (Use Class B8). The existing agricultural building is permitted under application reference 211634. The existing access via Dunt Lane will be utilised.

Proposed Operations

The permitted agricultural building was originally used for lambing and storage of hay, straw and feed, which are ancillary to the lambing activities, while the proposed B8 use will be leased to commercial business independent to farming operations.

The applicant confirms that the proposed site has two full-time equivalent staff, and the trip generation of the site will increase from 24 two-way movements per week to 70 two-way movements per week. While the applicant suggests that it is unlikely for all vehicles arriving and departing the site at the same hours. The applicant shall outline management measures for ensure minimum impact to the wider highway network.

While the applicant has provided some details on the trip generation of the permitted use, and the proposed numbers of staff for B8 use, the applicant is expected to confirm the changes in operations details of the proposed site, including the

operating hours and anticipated types of vehicles that will access the site compared to the permitted use.

Access

While the applicant proposes to utilise the existing access via Dunt Lane, it is uncertain if the existing access arrangement remains suitable for the proposed use for articulated lorry.

If the proposed articulated lorry to be used by the proposed B8 is larger than the vehicles used for the permitted use, swept path analysis of the largest proposed vehicle shall be submitted to demonstrate that the vehicle can enter and leave the site in forward gear.

Visibility splays of the site access to the nearside kerb of both directions shall be reassessed if alteration or relocation of existing access will be proposed.

Parking

It is suggested that the proposed operation involves seven vehicles in paragraph 4.6 of the planning statement, but five HGV (four 40t articulated HGVs and one 16t rigid HGV) associated with the site. Clarification is required.

The applicant shall also clarify if all vehicles are to be kept within the site when no deliveries are undertaken. Sufficient parking, loading/unloading and turning spaces shall be provided to accommodate the parking and loading/unloading demand induced from the proposed change of use. Those details shall be marked on the block plan.

If the proposed access road is shared with the wider site, the shared drive shall always be kept clear from obstruction and parking.

Conditions & Reasons (if required)

Date:	30/4/2026	Signed:	JP
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