

Date: 17 March 2025
Application: 250404



**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,

PN Class Q Agri to Resi Consultation

Application Number: 250404

Applicant: Mr Slachev

Site Address: Manor Farm, Longwater Road, Finchampstead, Berkshire

Parish: Finchampstead

Grid Reference: Easting - 480064, Northing - 163334

Type of Development:

Proposal: Prior approval submission for the proposed change of use of agricultural buildings to 2no. residential dwellings (Use Class C3).

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 250404. 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:	250404
Address:	Manor Farm, Longwater Road, Finchampstead, Berkshire.		
Proposal:	Prior approval submission for the proposed change of use of agricultural buildings to 2no. residential dwellings (Use Class C3).		
Type of Development:			
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 Highways received the revised site plan indicating the blue line and parking spaces to address the Highways responses dated 25th February 2025.

Four driveway parking are proposed, and each space will have independent access, which are acceptable.

However, swept path analysis for fire tender and clarification on refuse collection arrangement are still outstanding.

Conditions & Reasons (if required)

Date:	19/3/2025	Signed:	JP
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