

Date: 26 November 2024
Application: 242829



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 242829

Applicant: Mr Jem Dance

Site Address: Nutbean Farm, Nutbean Lane, Swallowfield, Wokingham, RG7 1XL

Parish: Swallowfield

Grid Reference: Easting - 473878, Northing - 164223

Type of Development: Minor General industrial/storage/warehouse (1-999 sqm)

Proposal: (Part Retrospective) Full application for proposed multi-purpose storage building, retention of extended yard area and change of use of hay and straw store to stable.

Case Officer: Cameron Young

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 242829. 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:	AC		
Service	WBC Highways	App No:	242829
Address:	Nutbean Farm, Nutbean Lane, Swallowfield, Wokingham, RG7 1XL.		
Proposal:	(Part Retrospective) Full application for proposed multi-purpose storage building, retention of extended yard area and change of use of hay and straw store to stable.		
Type of Development:	Minor General industrial/storage/warehouse (1-999 sqm)		
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 supporting information states that the proposed building would provide agricultural storage of machinery and dry storage for hay/straw, which is ancillary to the existing use of the land. On that basis, there would be no significant associated impact on the highway network as a result of the proposal.

The existing access would be utilised and this is considered acceptable. There is sufficient space within the site for parking and turning, including an extension of the existing hardstanding, for which there is no Highway objection.

The change of use of the hay/straw store would result in one additional stable for the applicant's own livestock, and this is not considered to have an adverse highway impact.

Date:	28/11/24	Signed:	AC
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