

Date: 27 January 2025
Application: 250109



**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: 250109

Applicant: Mr E Smith

Site Address: The Furze Workshops, Dunt Avenue, Hurst, Wokingham, RG10 0SY

Parish: St. Nicholas Hurst

Grid Reference: Easting - 479601, Northing - 171805

Type of Development: Other Change of Use

Proposal: Full application for proposed change of use of the existing building and associated land to a car sales garage. (Retrospective).

Case Officer: James Fuller

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 250109. 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:	Gordon Adam Development Control		
Service	WBC Highways	App No:	250109
Address:	The Furze Workshops, Dunt Avenue, Hurst, Wokingham, RG10 0SY.		
Proposal:	Full application for proposed change of use of the existing building and associated land to a car sales garage. (Retrospective).		
Type of Development:	Other Change of Use		
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

1. Highways understands that this is a retrospective application for a change of use for and existing building and associated land to a car sales garage.
2. Traffic from the car sales garage would not have an adverse impact on the wider highway network due to the nature of car sales business.
3. Due to the scale of operation, there is sufficient space for parking on the site for the sale of cars.
4. Highways seeks clarification of the size of the building as it does appear to be smaller that what is there on site and shown on the company's web site.

Conditions & Reasons (if required)

Date:	3 rd Feb 2025	Signed:	Gordon Adam
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