

Date: 20 January 2025
Application: 243193



**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: 243193

Applicant: Mr Andrew Loveridge

Site Address: Dun Elms, Nelsons Lane, Hurst, Wokingham, RG10 0RE

Parish: St. Nicholas Hurst

Grid Reference: Easting - 480761, Northing - 172693

Type of Development: Minor Gypsy and traveller pitches (1-9)

Proposal: Full application for the proposed change of use of land for the stationing of mobile homes to form 5 no. additional Gypsy and Traveller pitches, the erection of 3 no. day rooms and 1 no. building to form a stable following demolition of the existing stables, plus associated hard and soft landscaping.

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 243193. 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:	243193
Address:	Dun Elms, Nelsons Lane, Hurst, Wokingham, RG10 0RE.		
Proposal:	Full application for the proposed change of use of land for the stationing of mobile homes to form 5 no. additional Gypsy and Traveller pitches, the erection of 3 no. day rooms and 1 no. building to form a stable following demolition of the existing stables, plus associated hard and soft landscaping.		
Type of Development:	Minor Gypsy and traveller pitches (1-9)		
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 wider site is in relation to an approved planning application reference 241486 for a total of 5 Gypsy and Traveller pitches and ancillary facilities. This proposal seeks consents for 5 additional pitches, 3 additional day rooms and the replacement of stable block, leading to a total of 10 pitches.

In view of the site is already in use for traveller pitches, Highways have no objection on site sustainability for the proposal.

Traffic Impacts

The traffic generated from the additional 5 pitches are unlikely to have significant impacts on the wider highway network.

Access

The approved site access, turning area, and driveway will be retained, which is acceptable.

Additional turning area is provided at the end of the driveway, which is welcomed.

Parking

According to the WBC Parking Standards, the development of such scale in Village location will require two to three driveway parking per pitch within the red line boundary. One additional visitor parking space is required. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

While the site will likely have sufficient spaces for parking and turning within the red line, the applicant is required to secure the independent access of each pitch by confirming that the minimum wide of shared driveway to be 4.1m and the shared driveway will not be blocked by any proposed parking.

A minimum of 6m driveway clearance shall be provided for vehicle to manoeuvre safely into and out of the parking spaces, which is unachievable for most proposed parking spaces adjacent to the shared driveway.

Refuse Collection Strategy

It is proposed that the existing refuse collection arrangement will be retained.

To avoid overspilling of wastes and recyclables to the driveway, the required area of the refuse collection point shall be confirmed with the council's Cleaner & Greener team.

If the proposed refuse collection point will be larger than the approved one in 243193, the Highways shall be reconsulted to ensure no obstruction to vehicle manoeuvring.

Conditions & Reasons (if required)

Date:	20/1/2025	Signed:	JP
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