

**Date:** 15 January 2025  
**Application:** 250055



**WOKINGHAM**  
**BOROUGH COUNCIL**

WBC Drainage

---

Development Management &  
Compliance

---

P.O. Box 157

---

Shute End, Wokingham

---

Berkshire, RG40 1BN

---

Tel: (0118) 974 6000

---

Minicom No: (0118) 974 6991

---

Dear WBC Drainage,

**Variation/Removal of Condition Consultation**

**Application Number:** 250055

**Applicant:** Mr E Smith

**Site Address:** Ocean Sports Therapy, The Old Sheephouse, Dunt Avenue, Hurst, Wokingham, RG10 0SY

**Parish:** St. Nicholas Hurst

**Grid Reference:** Easting - 479601, Northing - 171806

**Type of Development:** Other Change of Use

**Proposal:** Application to vary condition 3 and 6 of planning consent 39571

for the change of use of redundant agricultural building to B1 use (Design Studio). Condition 3 and 6 refers to use Class and vehicle parking spaces and the variation is to change the use Class limitation of condition 3 to use Class E and to remove the requirement to formally mark out parking spaces for condition 6.

**Case Officer:** Tariq Bailey-Biggs

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 250055. 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

|                             |                                                                                                                                                                                                                                                                                                                                                                                               |                |        |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | NT                                                                                                                                                                                                                                                                                                                                                                                            |                |        |
| <b>Service</b>              | WBC Drainage                                                                                                                                                                                                                                                                                                                                                                                  | <b>App No:</b> | 250055 |
| <b>Address:</b>             | Ocean Sports Therapy, The Old Sheephouse, Dunt Avenue, Hurst, Wokingham, RG10 0SY.                                                                                                                                                                                                                                                                                                            |                |        |
| <b>Proposal:</b>            | Application to vary condition 3 and 6 of planning consent 39571 for the change of use of redundant agricultural building to B1 use (Design Studio). Condition 3 and 6 refers to use Class and vehicle parking spaces and the variation is to change the use Class limitation of condition 3 to use Class E and to remove the requirement to formally mark out parking spaces for condition 6. |                |        |
| <b>Type of Development:</b> | Other Change of Use                                                                                                                                                                                                                                                                                                                                                                           |                |        |
| <b>Site Visit Made:</b>     | 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

LLFA received this Application to vary condition 3 and 6 of planning consent 39571 for the change of use of redundant agricultural building to B1 use (Design Studio). Condition 3 and 6 refers to use Class and vehicle parking spaces and the variation is to change the use Class limitation of condition 3 to use Class E and to remove the requirement to formally mark out parking spaces for condition 6 on 15<sup>th</sup> January 2025.

Condition no, 3 and 6 are not drainage related so LLFA has no comments to make.

## Conditions & Reasons (if required)

|              |            |                |    |
|--------------|------------|----------------|----|
| <b>Date:</b> | 16/01/2025 | <b>Signed:</b> | NT |
|--------------|------------|----------------|----|