

Date: 19 November 2024
Application: 242864



**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,

Full Planning Approval Consultation

Application Number: 242864

Applicant: PMR

Site Address: Ernest James House, Toutley Road, Wokingham, Wokingham, RG41 1QN

Parish: Wokingham Town

Grid Reference: Easting - 479980, Northing - 170573

Type of Development: Minor All other developments

Proposal: Full application for the use of the land for the siting of a a mobile catering unit(retrospective).

Case Officer: Adriana González

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 242864. 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:	242864
Address:	Ernest James House, Toutley Road, Wokingham, Wokingham, RG41 1QN.		
Proposal:	Full application for the use of the land for the siting of a a mobile catering unit(retrospective).		
Type of Development:	Minor All other developments		
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 proposal will involve the siting of a mobile catering unit of dimensions circa 6.3m x 2.7m, this will serve as a welfare facility for the employees of existing industrial operations on Toutley estate.

The applicant suggests that the proposed facilities can internalise the traffic demand within the commercial estate, which is welcomed.

While existing parking is not clearly indicated on the site plan, according to the satellite view, the proposed mobile catering unit will potentially be siting on existing parking space. The adjacent parking space to the proposed catering unit will not be suitable for parking, resulting in a reduction of two parking spaces.

The applicant will have to justify that the remaining parking spaces will be sufficient for the existing parking demand and additional short-stay parking demand induced from the proposal.

Conditions & Reasons (if required)

Date:	20/11/2024	Signed:	JP
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