

Date: 4 June 2025
Application: 251173



**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: 251173

Applicant: Mr & Mrs Russell Pike

Site Address: The Scrapyard, Highlands Avenue, Barkham, Wokingham, RG41 4SP

Parish: Barkham

Grid Reference: Easting - 478527, Northing - 168101

Type of Development: Minor All other developments

Proposal: Full application for the proposed erection of 2no. industrial units following demolition of the existing tyre shed.

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 251173. 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:	251173
Address:	The Scrapyard, Highlands Avenue, Barkham, Wokingham, RG41 4SP.		
Proposal:	Full application for the proposed erection of 2no. industrial units following demolition of the existing tyre shed.		
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 is to demolish the existing tyre shed and erect two warehouse sheds for the storage and distribution of second-hand car parts.

Insufficient information has been provided for Highways to determine if the proposed development will lead to additional traffic impacts. The applicant is required to clarify whether the proposal will increase its operating capacity, delivery and collection trips, and/or numbers of staff.

If so, the applicant shall assess the proposed operation details and the additional parking demands and/or traffic impacts induced in form of a Transport Statement.

Meanwhile, with reference to the aerial photos, the proposed position of warehouse shed 2 is currently utilised as open storage and turning area. The applicant shall confirm sufficient turning space can be retained after the erection of the proposed shed. The Highways would expect to review the swept path analysis with the largest vehicle used to serve this proposal.

Conditions & Reasons (if required)

Date:	6/6/2025	Signed:	JP
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