

Date: 15 April 2026
Application: 260789



**WOKINGHAM
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Environmental Health,

Full Planning Approval Consultation

Application Number: 260789

Applicant: Mr C Belcher

Site Address: Hatch Gate Farm, Lines Road, Hurst, Wokingham

Parish: St. Nicholas, Hurst

Grid Reference: Easting - 479073, Northing - 172234

Type of Development: Major Heavy industry/storage/warehouse

Proposal: Full application for the change of use of the existing building to storage and distribution use (Use Class B8) plus external alterations and installation of additional hardstanding. (Retrospective)

Case Officer: Claire Moore

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 260789. 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 requested from the case officer.

Your observations are required in respect of this application by **14 May 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	WBC Environmental Health	App No:	260789
Address:	Hatch Gate Farm, Lines Road, Hurst, Wokingham.		
Proposal:	Full application for the change of use of the existing building to storage and distribution use (Use Class B8) plus external alterations and installation of additional hardstanding. (Retrospective)		
Type of Development:	Major Heavy industry/storage/warehouse		
Site Visit Made:	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 application seeks retrospective planning permission for the change of use of a former agricultural building to a storage and distribution use (Use Class B8), together with external alterations and the installation of additional hardstanding. The site forms part of Hatch Gate Farm within a rural area and is accessed via an existing farm access onto Dunt Lane. The surrounding area is characterised by agricultural land with dispersed residential properties, and background noise from the nearby strategic road network is audible.

From an Environmental Health perspective, the main consideration is the potential impact on residential amenity, particularly in relation to noise from vehicle movements. Supporting information confirms the building was previously used for lawful agricultural purposes involving HGV activity and that the current use involves a limited number of vehicle movements, largely at the beginning and end of the working week, and comparable to the former agricultural use.

The as-built plans and elevations show the building to be fully enclosed, with no external plant or industrial processes proposed. The use is limited to storage and associated loading and unloading within the building, with no indication that it would give rise to significant noise, odour, dust or other emissions. The additional

hardstanding is intended to facilitate vehicle access and manoeuvring, and no concerns are raised in respect of land contamination or surface water drainage.

Considering the nature and scale of the use, the historic activity at the site, the rural context, separation from nearby residential properties and the enclosure of the building, it is not considered that the development would result in an unacceptable impact on residential amenity. On this basis, there is no objection to the proposal.

Conditions & Reasons (if required)			
n/a			
Date:	24.04.2026	Signed:	<i>K.Pates</i>