

Date: 9 October 2024
Application: 242554



**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,

Variation/Removal of Condition Consultation

Application Number: 242554

Applicant: Belcher Farms

Site Address: Newlands Farm, New Bath Road, Twyford, RG10 9RY

Parish: Charvil

Grid Reference: Easting - 478206, Northing - 176960

Type of Development: Major All other developments

Proposal: Application to vary conditions 4 and 8 of planning consent 191788 (allowed on appeal APP/X0360/W/20/3252447) for the change of use of buildings and land from agricultural use to general industrial use plus erection of two additional buildings. Condition 4 refers to parking and turn space and condition 8 refers to restrictions on storage of materials. The variation is to allow for additional ancillary storage areas and amendments to the parking.

Case Officer: Marcus Watts

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 242554. 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:	Gordon Adam Development Control		
Service	WBC Highways	App No:	242554
Address:	Newlands Farm, New Bath Road, Twyford, RG10 9RY.		
Proposal:	Application to vary conditions 4 and 8 of planning consent 191788 (allowed on appeal APP/X0360/W/20/3252447) for the change of use of buildings and land from agricultural use to general industrial use plus erection of two additional buildings. Condition 4 refers to parking and turn space and condition 8 refers to restrictions on storage of materials. The variation is to allow for additional ancillary storage areas and amendments to the parking.		
Type of Development:	Major 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

1. Highways understands that this application is to vary condition 4 (parking) and condition 8 (restrictions on storage of materials) of planning approval 191788 (allowed on appeal APP/X0360/W/20/3252447).
2. It is proposed to remove 7 parking spaces from yard D and re site 8 spaces and 1 motorcycle space to the north west corner of the site.
3. As it is proposed to provide an additional space over that which was approved, highways have no comments to make.

Conditions & Reasons (if required)

Date:	24 th Oct 2024	Signed:	Gordon Adam
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