

**Date:** 25 March 2025  
**Application:** 250554



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Highways

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Tel: (0118) 974 6000

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Dear WBC Highways,

**Full Planning Approval Consultation**

**Application Number:** 250554

**Applicant:** Hall Hunter Partnership

**Site Address:** Heathlands Farm, Honey Hill, Wokingham, RG40 3BG

**Parish:** Invalid code

**Grid Reference:** Easting - 482437, Northing - 166272

**Type of Development:** Minor All other developments

**Proposal:** Full application for proposed retention of timber building accommodating farm vending machine and associated gravel car parking area and fencing (retrospective).

**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 250554. 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

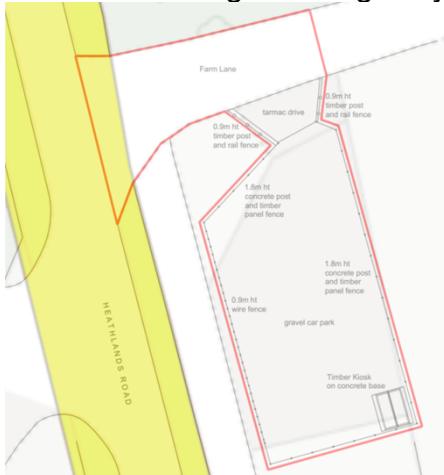
|                             |                                                                                                                                                                   |                |        |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | JP                                                                                                                                                                |                |        |
| <b>Service</b>              | WBC Highways                                                                                                                                                      | <b>App No:</b> | 250554 |
| <b>Address:</b>             | Heathlands Farm, Honey Hill, Wokingham, RG40 3BG.                                                                                                                 |                |        |
| <b>Proposal:</b>            | Full application for proposed retention of timber building accommodating farm vending machine and associated gravel car parking area and fencing (retrospective). |                |        |
| <b>Type of Development:</b> | Minor All other developments                                                                                                                                      |                |        |
| <b>Site Visit Made:</b>     | 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 retention of timber outbuilding and associated car parking area and fencing. The Highways overlay the site plan with the highway boundary:



As the proposed outbuilding and fencing will be set back from the public highway, no impacts on the public highways and the visibility splays are expected.

## Conditions & Reasons (if required)

|              |           |                |    |
|--------------|-----------|----------------|----|
| <b>Date:</b> | 26/3/2025 | <b>Signed:</b> | JP |
|--------------|-----------|----------------|----|