

Date: 21 May 2026
Application: 261060



**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,

Full Planning Approval Consultation

Application Number: 261060

Applicant: Mrs C Reed

Site Address: Pine Copse Boarding Kennels, Pineridge F, Nine Mile Ride,
Wokingham, RG40 3LU

Parish: Wokingham Without

Grid Reference: Easting - 481846, Northing - 165126

Type of Development: Minor All other developments

Proposal: Full application for the erection of stables, tack room, trap storage and hay
store.(part-retrospective)

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 261060. 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 **12 June 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JD		
Service	WBC Highways	App No:	261060
Address:	Pine Copse Boarding Kennels, Pineridge F, Nine Mile Ride, Wokingham, RG40 3LU.		
Proposal:	Full application for the erection of stables, tack room, trap storage and hay store.(part-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

General

The application is for the erection of stables, tack room, trap storage and hay store (retrospective). The site is currently used for equestrian purposes and the structure exists as a barn open on two sides, with the application proposing the part enclosure and subdivision of the structure to provide:

- Two stables,
- A tack room,
- Storage for event carts and horse drawn vehicles
- A tractor shed, and
- A hay barn

The applicant has provided a Planning Statement, which states that the development will support the ongoing management of the applicant's horses, which are grazed both on and off site. The provision of a hay store will replace arrangements elsewhere on site.

The Planning Statement also states that, as the site will continue to be used by the applicant's own horses and that the proposed development will serve as storage for this existing equestrian use, no additional trips will be generated. Highways seek to secure this by condition.

Access

The site is currently accessed from Nine Mile Ride, located to the north of the site. No changes are proposed to this access.

The proposed development is located some way into the site via a surfaced road and a paddock. No changes are proposed to this access.

No intensification of use of the access is anticipated as a result of the proposals.

Traffic Impact

The Planning Statement states that the site will continue to be used by the applicant's own horses and that the proposed development will serve as storage for this existing equestrian use, therefore no additional trips will be generated. This is acceptable.

Parking

There is no parking standard for the proposed use. As the site will continue to be used by the applicant's own horses and that the proposed development will serve as storage for this existing equestrian use, no additional parking demand will be generated. This is acceptable.

Refuse

The application will not result in any change to the level of refuse produced.

Conditions & Reasons (if required)

The proposed stable building, tack room, trap storage and hay store shall remain ancillary to the existing equestrian use of the site and shall not be sold, leased or disposed of separately. The proposed stable shall not be used for separate residential or business uses.

Reason: In the interest of highway safety; to ensure acceptable access and parking.

Date:

04/06/2026

Signed:

JD