

Date: 28 August 2024
Application: 242180



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

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Berkshire, RG40 1BN

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Dear WBC Highways,

PN Class R Agri to Flex COU Consultation

Application Number: 242180

Applicant: Mr Mitch McDonagh

Site Address: Glasspool Farm, Part Lane, Riseley, Wokingham, RG7 1RU

Parish: Swallowfield

Grid Reference: Easting - 472910, Northing - 163498

Type of Development:

Proposal: Prior approval submission for proposed partial demolition and change of use of 1 no. agricultural building (Building C) to a hotel (Use Class C1).

Case Officer: Helen Maynard

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 242180. 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:	242180
Address:	Glasspool Farm, Part Lane, Riseley, Wokingham, RG7 1RU.		
Proposal:	Prior approval submission for proposed partial demolition and change of use of 1 no. agricultural building (Building C) to a hotel (Use Class C1).		
Type of Development:			
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

1. Highways understands that this is Prior approval submission for proposed partial demolition and change of use of 1 no. agricultural building (Building C) to a hotel (Use Class C1).
2. This falls under The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class R.
3. Under Class R highways understands that transport and highways impacts can be assessed.

Parking

4. It is proposed that there 21 parking spaces on site which is in line with Borough standards for a 14-bed hotel and for staff.
5. The car parking spaces appear to be 4.8m x 2.4m, these should be 5m x 2.5m and there is ample space on site to provide the increase in size of these spaces.
6. In addition, there is ample space behind the spaces for safe manoeuvring.

Cycle Parking

7. It is proposed that there will be 6 long term cycle parking for staff in secure and sheltered location which is welcome.
8. However, there is no indication on the plans where these cycle spaces would be. However, highways is content to secure the details through a planning condition.

Electric Vehicle Charging

9. There was no mention of electric vehicle charging in the supporting documents these need to be provided.
10. This is a building control matter under Building Control Regulations Approved Document S.

Traffic Impact

11. Trip rates were extracted from the TRICS database which is welcome. However, no assessment had been carried out to assess whether or not the sites selected are comparative to this site.
12. That being said, highways have assessed the site using the borough's approved trip rates and whilst these trip rates are higher than the ones submitted, the level of traffic would not have an adverse impact on the wider highway network.

Access

13. It is proposed that the exiting access will be used for this development which is welcome.
14. As in previous applications, highways had no problems in principle with the use of this access.

Visibility Splays

15. Drawing 2406127-02 shows visibility splays in both directions of 2.4m x 59m.
16. Part Lane has a 60mph speed limit. However, due to Part Lane being a single lane rural road it is likely that the actual speed would be much lower.
17. Previous responses to applications on this site did not comment on this access.
18. Highways is therefore content with this access and with maintaining any landscaping to a maximum of 0.6m and recommends that the above drawing be included as an approved document.

Conditions & Reasons (if required)

CF 9 – Details of cycle parking to be approved

Date:	3 rd Sep 2024	Signed:	Gordon Adam
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