

Date: 4 November 2024
Application: 242737



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

PN Class R Agri to Flex COU Consultation

Application Number: 242737

Applicant: Gareth Hacking

Site Address: Misting Meadows, Park Lane, Finchampstead, Wokingham, RG40 4PT

Parish: Finchampstead

Grid Reference: Easting - 477571, Northing - 164858

Type of Development:

Proposal: Prior approval submission for proposed change of use from agricultural land to a flexible use consisting of vehicle repairs and storage.

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 242737. 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:	JP		
Service	WBC Highways	App No:	242737
Address:	Misting Meadows, Park Lane, Finchampstead, Wokingham, RG40 4PT.		
Proposal:	Prior approval submission for proposed change of use from agricultural land to a flexible use consisting of vehicle repairs and storage.		
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

The proposal will change the uses of the agricultural land to an operating centre for vehicles under Prior Approval Class R. The key highways considerations for PN Class R are transport and highways impacts of the development.

The applicant suggests that there will be 3-8 lorry movements per week, which the traffic generated from the site will be unlikely to have significant impacts on the wider highway network.

Access and Manoeuvring

The site is accessed via the gated driveway off Park Lane. There is no proposed change of access arrangement, hardstanding and concrete floor.

While the site will provide services such as changing of tyres, replace parts and basic servicing of vans not exceeding 3.5t, the operational details of the site cannot be identified from the submission. The applicant is required to clarify if the operations capacity of the site and spatial arrangement of the site.

Swept path analysis for the largest vehicle to be uses on-site shall be provided to ensure vehicle can enter and leave the driveway in forward gear.

Conditions & Reasons (if required)

Date:	11/11/2024	Signed:	JP