

Date: 19 November 2024
Application: 242909



**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,

Full Planning Approval Consultation

Application Number: 242909

Applicant: Independent Vetcare Limited

Site Address: Alstonby, Shinfield Vets, Shinfield Road, Shinfield, Wokingham, RG2 9BE

Parish: Shinfield

Grid Reference: Easting - 473372, Northing - 169765

Type of Development: Minor All other developments

Proposal: Full application for the proposed installation of 2No. Portakabin buildings to be used as a consultation space & a staffroom for a period of 104 weeks.

Case Officer: Rowan Reynolds

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 242909. 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:	AC		
Service	WBC Highways	App No:	242909
Address:	Alstonby, Shinfield Vets, Shinfield Road, Shinfield, Wokingham, RG2 9BE.		
Proposal:	Full application for the proposed installation of 2No. Portakabin buildings to be used as a consultation space & a staffroom for a period of 104 weeks.		
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

Further information requested:

1. Provided clarification on existing and proposed level of staff (FTE)?
2. The proposed buildings will encroach on the existing parking and turning area to the rear of the site. Highways request an existing and proposed parking layout. Parking spaces to be indicated with dimensions 5.0m x 2.5m. A minimum of 6.0m turning space shall be available behind all parking spaces.
3. The proposed building provides an additional consulting room. Please provide details of the operation of the business, in terms of existing and expected visitor numbers, and appropriate justification for the level of parking available.

Date:	21/11/24	Signed:	AC
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