

Date: 28 February 2025
Application: 250376



**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: 250376

Applicant: Mr Daryl Evans

Site Address: Unit 7, Millars Business Park, Fishponds Lane, Wokingham, RG41 2TZ

Parish: Wokingham Town

Grid Reference: Easting - 480247, Northing - 168003

Type of Development: Minor General industrial/storage/warehouse (1-999 sqm)

Proposal: Full application for the proposed installation of a mezzanine platform and 2 no. external Heat Pump Inverter units.

Case Officer: Marcus Watts

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 250376. 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:	250376
Address:	Unit 7, Millars Business Park, Fishponds Lane, Wokingham, RG41 2TZ.		
Proposal:	Full application for the proposed installation of a mezzanine platform and 2 no. external Heat Pump Inverter units.		
Type of Development:	Minor General industrial/storage/warehouse (1-999 sqm)		
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 wider site is in relation to a planning approval 210705 for mixed B2 and B8 uses. The proposal will install a 72.5m² mezzanine platform for Class B2.

As confirmed in the planning statement:

- The site only be used for sale and distribution, and will not be open to public.
- The site will serve up to four demonstration sessions per day, with 1-2 visitors per session. All visits will be via appointment.
- A total of four full-time staff and one part-time staff will be employed.
- Five parking spaces are allocated to this unit.

Traffic Impacts

With reference to the approved trip rates in 210705, the traffic generated from the 72.5m² additional floor space will unlikely have significant impact on the local highway network.

Parking

Given the proposed operations of business, the overprovisions of parking as anticipated from the approved car parking accumulation assessment and the proposed travel plan, no negative impacts on public highways are expected.

Conditions & Reasons (if required)

Date:	28/2/2025	Signed:	JP
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