

Date: 29 July 2025
Application: 251762



**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: 251762

Applicant: Belcher Farms

Site Address: Newlands Farm, New Bath Road, Twyford, RG10 9RY

Parish: Charvil

Grid Reference: Easting - 477729, Northing - 176564

Type of Development: Other Change of Use

Proposal: Full application for the proposed change of use of agricultural land for parking associated with adjacent commercial buildings in B2 and B8 use. (retrospective)

Case Officer: Connie Davis

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 251762. 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:	251762
Address:	Newlands Farm, New Bath Road, Twyford, RG10 9RY.		
Proposal:	Full application for the proposed change of use of agricultural land for parking associated with adjacent commercial buildings in B2 and B8 use. (retrospective)		
Type of Development:	Other Change of Use		
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

The applicant proposes to change the uses of approved hardstanding for agricultural uses under Planning Application 220694, and utilise the hardstanding for parking associated with adjacent B2 and B8 uses as approved under 242554, which has been included in the blue line. The existing access onto Loddon Drive will be retained.

The existing demand for heavy agricultural machinery is no longer required due to change of business operations, it is therefore unlikely lead to displacement of existing agriculture traffic.

It is stated that no expansion of business is proposed, the applicant is still required to confirm the proposed parking provisions will solely be used by existing parking demand and will not lead to an increase in staff numbers or operation capacity.

Conditions & Reasons (if required)

Subject to the confirmation of the above, the Highways will have no objection subject to the following conditions (suggested wordings):

1. HARDSTANDING TO REMAIN ANCILLARY TO THE ADJACENT GENERAL INDUSTRIAL USE

The proposed hardstanding shall remain ancillary to the adjacent general industrial use (as approved under Planning Application 242554) and shall not be sold, leased or disposed of separately.

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

Date:

30/7/2025

Signed:

JP