

Date: 3 November 2025
Application: 252547



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: 252547

Applicant: Mr & Mrs G Procter

Site Address: Fairview, Forest Road, Binfield, Wokingham, RG40 5SA

Parish: St. Nicholas Hurst

Grid Reference: Easting - 482240, Northing - 171077

Type of Development: Major All other developments

Proposal: Full application for the proposed erection of 1no. detached barn plus 1no. 3 stable block including tack room.

Case Officer: Kieran Neumann

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 252547. 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 requested from the case officer.

Your observations are required in respect of this application by **1 December 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	252547
Address:	Fairview, Forest Road, Binfield, Wokingham, RG40 5SA.		
Proposal:	Full application for the proposed erection of 1no. detached barn plus 1no. 3 stable block including tack room.		
Type of Development:	Major 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

The applicant proposes to erect a barn and a triple stable block for equitation use. The existing gated access is proposed to be utilised.

The applicant is required to confirm if the proposal will increase its capacity of operations or alter the existing operations.

Subject to the confirmation of the proposal will be used internally at the existing level of operations and the largest HGV to be used on-site will remain unchanged, the Highways will have no objection to the proposal.

Otherwise, the applicant may be required to assess the proposed operations details and/or to demonstrate the manoeuvring of the proposed largest vehicle.

Conditions & Reasons (if required)

Date:	7/11/2025	Signed:	JP
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