

Date: 16 July 2025
Application: 251551



**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: 251551

Applicant: Mr Russell Butler

Site Address: Hill Farm, Jouldings Lane, Farley Hill, Wokingham, RG7 1UR

Parish: Swallowfield

Grid Reference: Easting - 475418, Northing - 163730

Type of Development: Other Change of Use

Proposal: Full application for the change of use of buildings and yard area to be used as a firewood enterprise (retrospective).

Case Officer: Helen Maynard

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 251551. 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:	251551
Address:	Hill Farm, Jouldings Lane, Farley Hill, Wokingham, RG7 1UR.		
Proposal:	Full application for the change of use of buildings and yard area to be used as a firewood enterprise (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

Highways understands that the use has been in operation for a number of years and are not aware of any adverse impact on the highway network. The existing buildings are being utilised and there is sufficient space for parking and turning within the site.

However, clarification is sought on the following:

- Confirm means of access/vehicle routing and demonstrate access is of suitable geometry for sizes of vehicle visiting the site.
The use of the existing access has been confirmed, with vehicle routing to the main highway network. Swept path analysis has been provided for an HGV and this is acceptable.
- frequency of raw timber arrivals and types of vehicle used.
- frequency of outward deliveries of firewood and types of vehicle used.
Details of vehicle movements have been provided, and Highways are satisfied that these will not have a significant impact on the highway network.

Date:	14/8/25	Signed:	AC
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