

Date: 15 January 2026
Application: 253084



**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,

Variation/Removal of Condition Consultation

Application Number: 253084

Applicant: Mr Mark Clifford

Site Address: Little Acres, Milley Lane, Hare Hatch, Wokingham, RG10 9TH

Parish: Wargrave

Grid Reference: Easting - 480362, Northing - 177830

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

Proposal: Application to remove condition 4 of planning consent 212014 for the proposed erection of new agricultural storage building and construction of associated hardstanding. Condition 4 refers to the building remaining in agricultural use, and the application is to remove this requirement.

Case Officer: Andrew Chugg

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 253084. 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 **4 February 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [SW]		
Service:	WBC Highways	App No:	253084
Address:	Little Acres, Milley Lane, Hare Hatch, Wokingham, RG10 9TH.		
Proposal:	Application to remove condition 4 of planning consent 212014 for the proposed erection of new agricultural storage building and construction of associated hardstanding. Condition 4 refers to the building remaining in agricultural use, and the application is to remove this requirement.		
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

Planning permission (Ref: 212014) was granted on 5th August 2021 for the erection of an agricultural storage building and hardstanding with associated conditions. Condition 4 relates to the cessation of agricultural use of the storage building, and this application (Ref: 253084) is for the removal of Condition 4.

The applicant acknowledges that any future intention to redevelop the land for alternative use would require the submission of a new planning application, upon which would be reviewed by Highways. This is acceptable.

While the Highways have no objection in principle for this approved storage building to be used other than agriculture uses, the planning officer may wish to retain the requirement for the building to be ancillary to the business of the wider site to ensure the parking demands and traffic impacts are comparable to the details in Section 5.6 of the approved Supporting Statement (June 2021).

Conditions & Reasons (if required)

1. (Recommended wordings) OUTBUILDING TO REMAIN ANCILLARY TO THE WIDER SITE

The proposed outbuilding shall remain ancillary to the business of the wider site and shall not be sold, leased or disposed of separately.

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

and parking			
Date:	29.01.2026	Signed:	JP [SW]