

Date: 30 January 2026
Application: 260049



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 260049

Applicant: Mr D Phillips

Site Address: Pound Lane Cottage, Pound Lane, Hurst, RG10 0RS

Parish: St. Nicholas, Hurst

Grid Reference: Easting - 480967, Northing - 172236

Type of Development: Other Change of Use

Proposal: Full application for the proposed change of use of land to mixed used comprising of agriculture (keeping of goats) and storage of building materials together with the erection of 2no. storage buildings.

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 260049. 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 **20 February 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	260049
Address:	Pound Lane Cottage, Pound Lane, Hurst, RG10 0RS.		
Proposal:	Full application for the proposed change of use of land to mixed used comprising of agriculture (keeping of goats) and storage of building materials together with the erection of 2no. storage buildings.		
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

General

The applicant proposes to change the use of existing agricultural use to a mixed use comprising of agriculture and two storage sheds for storing equipment and goat food.

A Pre-application (Reference 243120) has been submitted prior to the formal planning application. The Highways have provided recommendations based on a similar scheme with the same positions and areas of the proposed sheds. The proposed site arrangement and boundary treatment have been amended in this application.

The proposed change of use to include two agricultural sheds is unlikely to be unsustainable nor have significant impacts on the wider highway network, which is acceptable.

Access and Manoeuvring

The site retains the existing access for the contractor area via the private shared drive section of Pound Lane. A new gated access is proposed for agricultural area.

The applicant shall clarify the largest dimensions of vehicles (hereafter 'largest vehicle proposed') that to be utilised by the access(es) for each proposed use.

The applicant is required to submit the swept path analysis with the largest vehicle proposed at (i) the proposed site gates; and (ii) the existing junction connecting with the public highway, to demonstrate sufficient turning area can be provided for vehicle to enter and leave the driveway in forward gear.

If modification of access junction onto the public highway is required to facilitate manoeuvring, separate consent from the Highway Agreement team is required.

Parking

Three parking spaces are proposed for the contractor area. The applicant shall justify the proposed parking are sufficient to accommodate the parking demand induced from the proposed change of use.

As the access road is shared among multiple plots, the shared drive shall always be kept clear from obstruction and parking.

Conditions & Reasons (if required)

Date:	6/2/2026	Signed:	JP
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