

Date: 19 November 2024
Application: 242864



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Drainage,

Full Planning Approval Consultation

Application Number: 242864

Applicant: PMR

Site Address: Ernest James House, Toutley Road, Wokingham, Wokingham, RG41 1QN

Parish: Wokingham Town

Grid Reference: Easting - 479980, Northing - 170573

Type of Development: Minor All other developments

Proposal: Full application for the use of the land for the siting of a a mobile catering unit(retrospective).

Case Officer: Adriana González

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 242864. 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:	NT		
Service	WBC Drainage	App No:	242864
Address:	Ernest James House, Toutley Road, Wokingham, Wokingham, RG41 1QN.		
Proposal:	Full application for the use of the land for the siting of a a mobile catering unit(retrospective).		
Type of Development:	Minor All other developments		
Site Visit Made:	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

LLFA received full application for the use of the land for the siting of a a mobile catering unit(retrospective) positioned at Ernest James House. LLFA acknowledge that the trailer is a temporary, mobile structure raised above the hardstanding and located within Flood Zone 2. After reviewing the details, we confirm that the flood team has no concerns about its siting. The trailer's mobility ensures it can be promptly relocated in the event of a flood or warning, mitigating any risks. Additionally, as there is no permanent development on the site, the floodplain's capacity remains unaffected, and there is no increased risk to surrounding areas. The proactive plan to monitor flood notifications and move the trailer as necessary demonstrates responsible management and compliance with flood risk protocols.

LLFA has no objection.

Conditions & Reasons (if required)

Date:	19/11/2024	Signed:	NT
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