

Date: 11 July 2025
Application: 251413



**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,

Full Planning Approval Consultation

Application Number: 251413

Applicant: Ex- Army Builders

Site Address: Robin Lodge Nursery, Part Lane, Swallowfield, Wokingham, RG7 1TB

Parish: Swallowfield

Grid Reference: Easting - 472749, Northing - 164574

Type of Development: Major All other developments

Proposal: Full application for the proposed erection of 2no. buildings and open log store with associated parking, access and landscaping, plus installation of acoustic screen following demolition of existing buildings and mobile home.

Case Officer: Connie Davis

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 251413. 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:	251413
Address:	Robin Lodge Nursery, Part Lane, Swallowfield, Wokingham, RG7 1TB.		
Proposal:	Full application for the proposed erection of 2no. buildings and open log store with associated parking, access and landscaping, plus installation of acoustic screen following demolition of existing buildings and mobile home.		
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

1. The proposal is similar, in respect of Highways, to previous applications on this site, which were refused (ref 222047 and 231233). There were no highway reasons for refusal.
2. It is proposed that the existing accesses into the site will be used for this application, this is welcome. The visibility splays are acceptable.
3. The surface of these existing accesses will need to be improved and this is secured through a planning condition.
4. There are existing gates to the site, any new gates would need to be in the same location, or set back a minimum of 15m.
5. It is proposed that there would be 14 parking spaces on site, each space being 5m x 2.5m with sufficient space behind for safe manoeuvring which is welcome.
6. It is also proposed that there would be 2 spaces (18 x 5m) for the parking and storage of large vehicles or plant machinery which is also welcome.
7. There is ample space on site for the safe manoeuvring of all vehicles.
8. Secure and covered cycle storage for each building in close proximity to the access to each unit is required in accordance with WBC parking standards. Provision for two cycles per unit is recommended.
9. 2 x active EVC points are likely to be required in accordance with Building Control Approved Document S. There is sufficient space within the site to provide these.

Conditions & Reasons (if required)			
1. CF6 – PARKING & TURNING 2. CF9 (AMEND: Prior to occupation of the new buildings..) - CYCLE PARKING (TO BE APPROVED) 3. CG5 (AMEND: No new building shall be occupied until the vehicular accesses have been surfaced with a permeable and bonded material across the entire width of the accesses for a distance measured from the carriageway edge to the position of each set of gates) 4. CG7 Gates insert “at least 15m”			
Date:	15/7/25	Signed:	AC