

Date: 14 August 2024
Application: 241901



**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,

Discharge of condition Consultation

Application Number: 241901

Applicant: The Owner and/or Occupier

Site Address: Barkham Farms, Barkham, Wokingham, Berkshire, RG40 4EX

Parish:

Grid Reference: Easting - 478332, Northing - 165995

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent 211081 dated 21.01.22 and NMA 241264 dated 08.07.24: Condition 5 (partial discharge) relates to landscaping details; 6 to landscape management; 7 to tree protection; 9 (partial discharge) to archaeological investigation, 10 (partial discharge) to rights of way details; 15 to landscape and ecological management plan; 16 to ecological permeability

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 241901. 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:	Gordon Adam Development Control		
Service	WBC Highways	App No:	241901
Address:	Barkham Farms, Barkham, Wokingham, Berkshire, RG40 4EX.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 211081 dated 21.01.22 and NMA 241264 dated 08.07.24: Condition 5 (partial discharge) relates to landscaping details; 6 to landscape management; 7 to tree protection; 9 (partial discharge) to archaeological investigation, 10 (partial discharge) to rights of way details; 15 to landscape and ecological management plan; 16 to ecological permeability		
Type of Development:			
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

Comments in red concern additional information submitted to highways on 23rd October 2024

Condition 5 (partial discharge) relates to landscaping details

1. Under condition 5 the following has been included "Car parking layouts and vehicle and internal road access, including any level changes and surfacing"
2. The landscape plans and cross-section plan show the internal road access which is welcome. However, the cross-section plan indicates that the proposed internal road access (to be confirmed). Once submitted, highways will review and provide comments.
3. Condition 5 also includes car parking. Highways have assumed that this is to do to with maintenance vehicles. As these would be few in number at any one time, no official parking spaces would be required. That being said, the plans show turning areas which could be used for parking. Highways would assume that these would be construction in the same fashion as the proposed internal road access, and highways would provide comments once these details have been submitted. **On plan BFSF-RAMB-XX-DR-L-3022 Rev P03 plan BFSF-CURT-XX-OR-C-9781 is mentioned. This needs to be submitted for review.**

Condition10 (partial discharge) to rights of way details

1. Highways would defer the PROW on this matter.
2. However, the location of the sign posts have been shown on the landscape plans which is welcome. There was no information on what each would include and to where they provided directions to.
3. The Borough's PROW officer is content with the plans, therefore highways have no comments to make on this partial discharge of conditions application.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:

Signed: