

Date: 22 January 2025
Application: 243251



**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,

Householder Consultation

Application Number: 243251

Applicant: Mr Peter Curry

Site Address: The Meadow, Spring Lane, Swallowfield, Wokingham, RG7 1ST

Parish: Swallowfield

Grid Reference: Easting - 471651, Northing - 164170

Type of Development: Other Householder

Proposal: Householder application for the proposed relocation of the vehicular access and installation of 1 no. set of electric gates and 1 no. pedestrian gate, plus erection of a boundary fence.

Case Officer: Ben McEwan

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 243251. 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:	243251
Address:	The Meadow, Spring Lane, Swallowfield, Wokingham, RG7 1ST.		
Proposal:	Householder application for the proposed relocation of the vehicular access and installation of 1 no. set of electric gates and 1 no. pedestrian gate, plus erection of a boundary fence.		
Type of Development:	Other Householder		
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

The proposed relocation of the access is not considered to be a significant difference to the existing situation (moving it 5-10m east). The proposed fence is to be set behind the existing hedgerow and as such would have no impact on visibility splays. The submitted details refer to the gates being set back 5.0m from the carriageway edge and this is welcome.

Spring Lane is not a classified road. The construction of the access will include works within the public highway and the applicant shall be advised that this requires separate consent. They shall consult WBC Highway Agreements team to agree appropriate specification and enter into a minor works agreement, if necessary. The access shall be surfaced with a hard bound material. The existing access shall be stopped up and reinstated to the satisfaction of WBC Highway Assets.

Conditions & Reasons (if required)

- CG5 - SURFACING OF ACCESS
- CH2 – STOPPING UP ACCESS
- CH7 (c. 5.0 metres from the edge of carriageway) - GATE SET-BACK
- Informative I22 – ACCESS CONSTRUCTION
- Informative: Incidental works affecting the highway
Any incidental works affecting the adjoining highway shall be approved by, and a licence obtained from, the Highways Assets team, Wokingham Borough Council, Highways & Transport, Shute End, Wokingham, RG40 1WL, telephone number 0118 9746000, before

any development is commenced.

Date:

24/1/25

Signed:

AC