

**Date:** 13 March 2025  
**Application:** 250148



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Highways

Development Management &  
Compliance  
P.O. Box 157  
Shute End, Wokingham  
Berkshire, RG40 1BN  
Tel: (0118) 974 6000  
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Dear WBC Highways,

**Full Planning Approval Consultation**

**Application Number:** 250148

**Applicant:** Mrs Annabel Nicol

**Site Address:** Liberty House, Strand Way, Earley, Wokingham, RG6 4EA

**Parish:** Earley

**Grid Reference:** Easting - 475137, Northing - 170172

**Type of Development:** Major Dwellings (10+)

**Proposal:** Full planning permission for the erection of 3no. two storey buildings each comprising of six apartments (18 in total), together with associated ancillary development, hardstanding, landscaping and footpaths

**Case Officer:** Mark Croucher

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 250148. 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:	JP		
Service	WBC Highways	App No:	250148
Address:	Liberty House, Strand Way, Earley, Wokingham, RG6 4EA.		
Proposal:	Full planning permission for the erection of 3no. two storey buildings each comprising of six apartments (18 in total), together with associated ancillary development, hardstanding, landscaping and footpaths		
Type of Development:	Major Dwellings (10+)		
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 site is in relation to a previous planning approval reference 213457. This proposal is seeking to extend the period of time for the approved application to be implemented. Except for the Block Plan (LHD24) has been updated to revision B, all plans remain unchanged.

The Highways therefore have no new comment further to the previous responses dated 25<sup>th</sup> November 2021. The outstanding comments are recapped below:

- No details have been submitted on whether or not this cycle store can store 18 cycles that are required to be in line with standards.
- Highways would also like to see a Sheffield stand provided by the accesses for visitors.
- It is proposed that each parking area would have its own access onto Strand Way. Clarification would be required on the type of accesses these will be.

The Highways understood that those outstanding comments have been secured through planning conditions. On that basis, Highways has no objection subject to the conditions and informatics previously included in planning consent 213457.

## Conditions & Reasons (if required)

As conditioned previously in 213457.

Date:	17/3/2025	Signed:	JP
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