

Date: 26 February 2025
Application: 250435



**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,

Full Planning Approval Consultation

Application Number: 250435

Applicant: OCU Utility Services Limited

Site Address: Land North of Church Lane, Church Lane, Three Mile Cross

Parish: Shinfield

Grid Reference: Easting - 472400, Northing - 168391

Type of Development: Major All other developments

Proposal: Full application for the proposed extension of a temporary use of the land for works compound to support provision of essential utility and infrastructure across the region.

Case Officer: Rowan Reynolds

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 250435. 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	
CC:	GA	
Service	WBC Highways	App No: 250435
Address:	Land North of Church Lane, Church Lane, Three Mile Cross.	
Proposal:	Full application for the proposed extension of a temporary use of the land for works compound to support provision of essential utility and infrastructure across the region.	
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

Highways has accepted the proposed use as a works compound for previous consents 193248 and 213260.

Highways has no concerns with regards to the proposed extension of time, subject to the previously agreed conditions being retained. These relate to retention of visibility splays, HGV routing and the approved site layout Drg No. 24002549_PLN_SI_4.1 (to ensure appropriate parking and turning area within the site).

Date:	27/2/25	Signed:	AC
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