

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250136
Site Address:	Barkham Road, Wokingham, Berkshire, RG41 2RS
Expiry Date:	18 February 2025
Site Visit Date:	27 January 2025
Proposal: Prior approval submission for Notification for proposed demolition of redundant signal box and operational equipment building. Notice of intention to demolish redundant railway signal box located to the south side of Barkham Road, Wokingham, Berkshire (X:480601 Y:168594) known as 'Wokingham Signal Box', as well as the operational equipment building situated behind.	

PLANNING POLICY/LEGISLATION

Town and Country Planning Act 1990 (as amended)

Section 55	Provides that 'development' includes the carrying out of building operations on land, and 'building operations' includes structural alterations or additions to buildings.
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Section 57	Planning permission is needed for all development of land.
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Section 187a	Enforcement for breach of conditions
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The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Section 7	Prior approval applications: time periods for decision
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Article 3	In conjunction with Schedule 2, Part 11 Class B grants planning permission for any building operation consisting of the demolition of a building
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Article 4	Provides that the planning authority may give direction to restrict the effect of Article 3
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Appraisal

Site Description: A redundant Signal Box and Operational Equipment Building located adjacent to the railway line and level crossing on Barkham Road in Wokingham.

Proposal: Demolition of the redundant Signal Box and Operational Equipment Building.

Consultation feedback:

Highway Officer comments: Highways has no objection in principle to the proposed demolition of the signal box. The site is in a traffic sensitive location and adjacent to the level crossing. Therefore, Highways request a Demolition Method Statement to be submitted, or to be secured by condition. This should contain details of the demolition process to ensure minimal impact to the public highway (or users of the public highway). Should there be any anticipated impact from demolition vehicles,

equipment, road or rail closures, then the applicant will need to liaise with WBC Streetworks Team and obtain the necessary permit/approval prior to commencement of works.

Land/ Property Designations: The nearby footbridge on the opposite side of the Level Crossing and Barkham Road, is Grade II listed. However, there are no listed buildings at the site and the property is not within a Conservation Area or other 'Article 2(3) land' (Town and Country Planning (General Permitted Development) Order 2015). The site is not subject to any wildlife or habitat designations.

Assessment of the GPDO

The proposal utilises Schedule 2, Part 11, Class B (Demolition of Buildings) of the Town and Country Planning (General Permitted Development) (England) Order 2015 relates to 'any building operation consisting of the demolition of a building'. However, for the purposes of Class B 'excluded demolition', and as outlined in Class B.3, (d) it as '[demolition] required or permitted to be carried out by or under any other enactment'; in this case that of the 'Reading, Guildford and Reigate Railway Act 1846' incorporates the 'Railway Clauses (Consolidation) Act 1845', given the applicant's status as railway undertaker.

Conclusion: The proposed demolition of the signal box and operational equipment building does not require the prior approval of the Local Planning Authority and benefit from permitted development rights under Schedule 2, Part 11, Class B (Demolition of Buildings) of the Town and Country Planning (General Permitted Development) (England) Order 2015.

The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION	
Conditions agreed:	Yes
Recommendation:	Prior Approval not required
Date:	12 February 2025
Earliest date for decision:	14 February 2025

Recommendation agreed by: (Authorised Officer)	
Date:	13/02/25