

Date: 23 April 2025
Application: 250957



**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,

Variation/Removal of Condition Consultation

Application Number: 250957

Applicant: Mrs H Price

Site Address: Treetops, Fleet Hill, Finchampstead, Wokingham, RG40 4LE

Parish: Finchampstead

Grid Reference: Easting - 478262, Northing - 162845

Type of Development: Minor Dwellings (1-9)

Proposal: Application to vary conditions 3, 4, 5, 6, 7, 8 and 10 of planning consent 220792 for the proposed erection of a detached 4 no. bedroom dwelling following demolition of workshop and recently demolished dwelling at Fleet Rise. (Part Retrospective). Condition 3 refers to bat licence; 4 to external materials; 5 to landscaping; 6 to landscape management; 7 to drainage; 8 to boundary treatment; 10 to cycle parking details. The variation is to allow removal of condition 3 and details to comply with condition 4, change of wording and details to comply with conditions 5, 6, 7, 8, 10.

Case Officer: Adriana González

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 250957. 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:	250957
Address:	Treetops, Fleet Hill, Finchampstead, Wokingham, RG40 4LE.		
Proposal:	Application to vary conditions 3, 4, 5, 6, 7, 8 and 10 of planning consent 220792 for the proposed erection of a detached 4 no. bedroom dwelling following demolition of workshop and recently demolished dwelling at Fleet Rise. (Part Retrospective). Condition 3 refers to bat licence; 4 to external materials; 5 to landscaping; 6 to landscape management; 7 to drainage; 8 to boundary treatment; 10 to cycle parking details. The variation is to allow removal of condition 3 and details to comply with condition 4, change of wording and details to comply with conditions 5, 6, 7, 8, 10.		
Type of Development:	Minor Dwellings (1-9)		
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 proposal seeks consents for varying the details and wording of conditions for Planning Application Reference 220792. This memo responds solely on Condition 10, which is related to highway grounds.

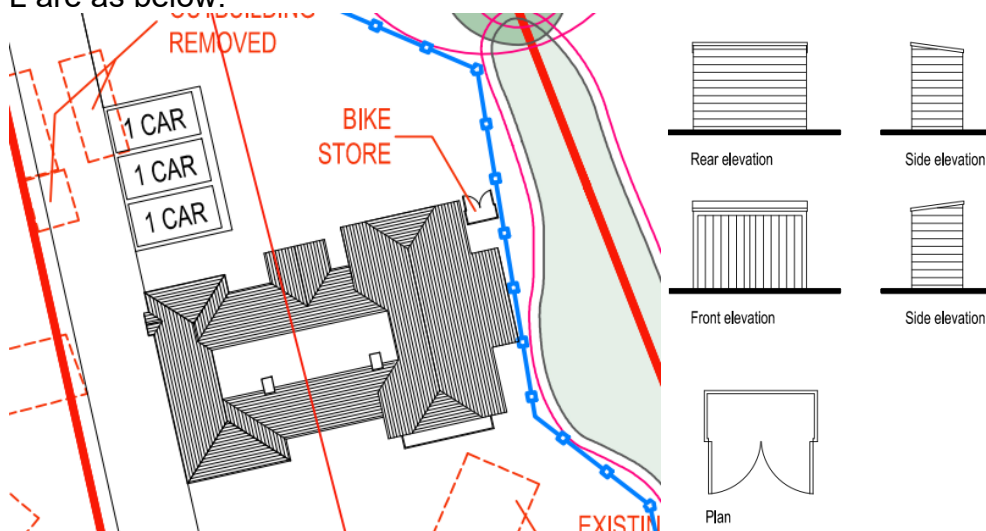
It is relevant to note that Condition 10 has been varied as below under 222089, and cycle parking is required to be provided prior to occupation instead of prior to commencement:

'10. Cycle parking to be provided - No building shall be occupied until secure and covered parking for cycles has been provided in accordance with the approved drawing(s) 3740/207 L received by the Local Planning Authority on 7 July 2022. The cycle parking/ storage shall be permanently so-retained for the parking of bicycles and used for no other purpose.

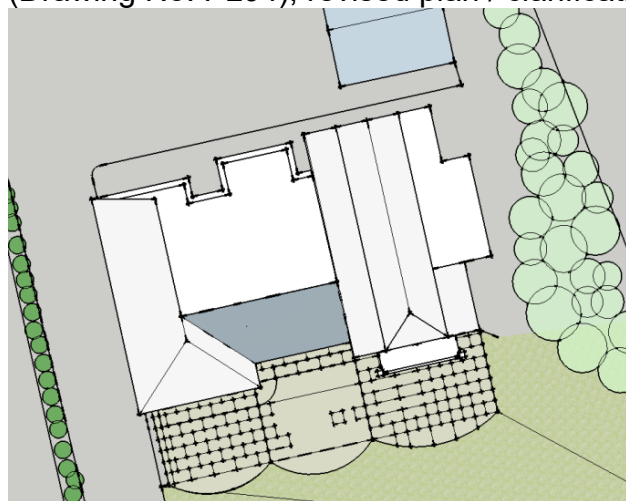
Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel.

Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07'

The extracts of approved position and details of bike store in Drawing No. 3740/207 L are as below:



While the Highways have no objection in principle to the proposed bike store (Drawing No. PL06), the position of the store has not reflected on the proposed plan (Drawing No. PL04), revised plan / clarification is required.



The applicant shall also be reminded that the previous highways conditions will remain effective.

Conditions & Reasons (if required)

Date:	24/4/2025	Signed:	JP
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