

Date: 21 August 2024
Application: 242107



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Discharge of condition Consultation

Application Number: 242107

Applicant: Mr & Mrs Pike

Site Address: Land Off Bearwood Road, Bearwood Road, Wokingham, RG41 4SP

Parish: Wokingham Town

Grid Reference: Easting - 478778, Northing - 168276

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 203539 dated 19/11/2021. Condition 4 relates to the submission of additional details.

Case Officer: Stefan Fludger

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 242107. 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:	Gordon Adam Development Control		
Service	WBC Highways	App No:	242107
Address:	Land Off Bearwood Road, Bearwood Road, Wokingham, RG41 4SP.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 203539 dated 19/11/2021. Condition 4 relates to the submission of additional details.		
Type of Development:			
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

Condition 4

Comments in red concern additional information submitted to highways on 17th Octo 2024

1. Condition 4 relates to the follow submission of details
 - a) The materials to be used in the surfacing of the car park and a plan at a scale of
 - b) 1:50 showing the design of the car park.
 - c) All public furniture including litter bins, information stands.
 - d) Materials to be used in pedestrian footpaths.
 - e) Rumble strip detail.
 - f) Wayfinding signage details.
 - g) Pedestrian bench details.
 - h) Details of the pond, including a cross section.
 - i) Detail and location of debris dam.
 - j) Full details of the proposed pedestrian bridges, including materials to be used in
 - k) construction.
 - l) Full details of all kissing gates, which shall be of sufficient width to allow the safe passage of all powered and non-powered mobility vehicles/wheelchairs.

2. The plans for the details of the car park have been provided at 1:50 which is welcome.
3. Drawing 6768/ASP.HWD.2 Rev 3 shows the details of the gate across the entrance to the car park. However, this has not been shown on the car park plans and this is required. **This has now been included on plan 6768.PSCP.03G which is welcome. No further comments.**
4. In addition, condition 16 secured the height barrier and highways would have expected both the gate and the height barrier be shown on the car parking plan. The gate and the height barrier needs to be positioned at the access with sufficient space to allow a locking post to be installed without having any impact on the parking. This is required. **Satisfactory details have been submitted on plans 6768.PSCP.03G and 6768.ASP.HWD.2D which are welcome.**
5. Each space is proposed to be 5m x 3m in dimensions which is larger than the standard 5m x 2.5m but is acceptable.
6. There is ample space behind the spaces for safe manoeuvring.
7. It is proposed that the entrance to the car park would be a cellular fill on a hard-core base. This is contrary to condition 15 of the decision notice. Highways would recommend that from Bearwood Road to the kerb line within the car park (purple dashed line on the plan) would need to be tarmacked to prevent gravel encroaching on to the highway. **This has been amended and shown on plan 6768.PSCP.04C which is welcome.**
8. The location of the cycle parking has been shown on the plan of the car park which is welcome. The details of cycle parking has been secured under condition 12.
9. **Highways is now content with the information submitted and recommends discharge of the highway parts of this condition.**

Conditions & Reasons (if required)

Date:	21st Oct 2024	Signed:	Gordon Adam
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