

Date: 18 September 2024
Application: 242263



**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: 242263

Applicant: Mr Terry Murphy

Site Address: 12-13, Market Place, Wokingham, Wokingham, RG40 1AL

Parish: Wokingham Town

Grid Reference: Easting - 481141, Northing - 168534

Type of Development: Minor All other developments

Proposal: Full application for the erection of a new bin store and landscaping works along with new trees. Following the removal of existing trees.

Case Officer: Cameron Young

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 242263. 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:	242263
Address:	12-13, Market Place, Wokingham, Wokingham, RG40 1AL.		
Proposal:	Full application for the erection of a new bin store and landscaping works along with new trees. Following the removal of existing trees.		
Type of Development:	Minor 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

The proposal will provide three driveway parking spaces of dimensions 4.8m x 2.4m and a timber bin store at the rear of No. 13 Market Place, which is on a private drive. The Highways have no objection to the proposed bin store.

(To be clarified by planning officer if parking requires planning permission for this site)

If required:

While the submitted parking plan indicates three parking spaces within the red line, the applicant is required to clarify if the rear of the shop is currently used for parking. If not, the Highways will consider the additional impacts on Broad Street Walk.

The applicant is also required to revise the red line boundary to connect with the highway boundary and demonstrate the right of access between the site and the public highway.

If not required:

While there is no technical highway safety concern, the applicant is advised to liaise with the landowner of the private road and access for the uses of proposed parking.

Conditions & Reasons (if required)

Date:	19/9/2024	Signed:	JP
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