

Date: 25 September 2024
Application: 242433



**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,

Variation/Removal of Condition Consultation

Application Number: 242433

Applicant: Outcomes First Group

Site Address: Riseley Business Park, Basingstoke Road, Riseley, Wokingham, RG7 1NW

Parish: Swallowfield

Grid Reference: Easting - 472258, Northing - 163357

Type of Development: Major All other developments

Proposal: Application to vary conditions 2, 3, 4, 5 and 6 of planning consent 240150 for the change of use from office to education use with associated external alterations and its curtilage including provision of a fenced multi use games area. Condition 2 refers to the approved details and the variation is for amendments to parking, the entrance area and fenestration, addition of a bin store and relocation of the MUGA; condition 3 relates to a Parking Management Strategy, 4 to a Travel Plan, 5 to biodiversity enhancements and 6 to landscaping details, and the variation is to change the wording of those conditions following submission of related information.

Case Officer: Kieran Neumann

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 242433. 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:	242433
Address:	Riseley Business Park, Basingstoke Road, Riseley, Wokingham, RG7 1NW.		
Proposal:	Application to vary conditions 2, 3, 4, 5 and 6 of planning consent 240150 for the change of use from office to education use with associated external alterations and its curtilage including provision of a fenced multi use games area. Condition 2 refers to the approved details and the variation is for amendments to parking, the entrance area and fenestration, addition of a bin store and relocation of the MUGA; condition 3 relates to a Parking Management Strategy, 4 to a Travel Plan, 5 to biodiversity enhancements and 6 to landscaping details, and the variation is to change the wording of those conditions following submission of related information.		
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

General

1. Highways understands that this application is to vary conditions of planning approval 240150.

Parking

2. The parking layout has been amended to provide parking spaces at the rear of the building in place of the spaces at the southern boundary of the site. It is also proposed that the number of spaces would increase to 41 from 39.
3. As highways was content with the previous number of spaces under 240150, the increase to 41 spaces is acceptable.
4. The dimensions of the proposed spaces are acceptable and there is ample space behind for safe manoeuvring.

5. The removal of the spaces at the southern boundary has enabled a drop off and turning area to be provided which is welcome.
6. This will be managed as part of the Parking Management Plan which is welcome.

Swept paths

7. Swept paths have been submitted using vehicles of acceptable dimensions which is welcome.
8. The swept paths have included users of the drop off area which are acceptable.

Parking Management Plan

9. A parking management plan has been submitted which is welcome.
10. It is proposed that this will be a live document and will be amended when and if required.
11. This plan would be managed by staff which is welcome.
12. Highways is therefore content with the Parking Management Plan.

Staff Travel Plan Statement

13. A staff travel plan statement has been submitted which is welcome.
14. This has been reviewed and due to the nature of the development highways is content with the Staff Travel Plan Statement.

Conditions & Reasons (if required)

Date:	2 nd Oct 2024	Signed:	Gordon Adam
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