

Date: 3 December 2024
Application: 243037



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Discharge of condition Consultation

Application Number: 243037

Applicant: Mr Ranjot Singh

Site Address: Land Adjacent to Lane end House, Shinfield Road, Shinfield, RG2 9BB

Parish: Shinfield

Grid Reference: Easting - , Northing -

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent 222304 dated 29.04.2024. Condition 6 relates to landscaping; 6 to biodiversity enhancements; 9 to lighting scheme.

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 243037. 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:	AC		
Service	WBC Highways	App No:	243037
Address:	Land Adjacent to Lane end House, Shinfield Road, Shinfield, RG2 9BB.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 222304 dated 29.04.2024. Condition 6 relates to landscaping; 6 to biodiversity enhancements; 9 to lighting scheme.		
Type of Development:			
Site Visit Made:	Yes/No		

Summary Of Recommendations

☒ Details acceptable in principle

Comments

Condition 6 – Landscaping

Hard landscaping of the parking and turning areas is considered acceptable in principle. Any permeable surfacing will need to be checked by WBC Drainage team. The surfacing of the access road and adjacent footways shall be agreed with the council's Highway Agreements team as part of the private road inspection.

Condition 9 – Lighting

No adverse highways comments on the proposed private lighting.

Date:	5/12/24	Signed:	AC
--------------	---------	----------------	----