

Date: 26 July 2024
Application: 241903



**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,

Discharge of condition Consultation

Application Number: 241903

Applicant: Mr & Mrs J Marino

Site Address: Willow Wick Farm, Wick Hill Lane, Finchampstead, Wokingham, RG40 3QH

Parish: Finchampstead

Grid Reference: Easting - 480573, Northing - 164538

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 232502 dated 05/12/2023. Condition 3, External Materials, Condition 4, Landscaping, Condition 6, Cycle parking details, Condition 7, EVC Charging and Condition 8, Drainage.

Case Officer: Benjamin Hindle

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 241903. 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:	241903
Address:	Willow Wick Farm, Wick Hill Lane, Finchampstead, Wokingham, RG40 3QH.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 232502 dated 05/12/2023. Condition 3, External Materials, Condition 4, Landscaping, Condition 6, Cycle parking details, Condition 7, EVC Charging and Condition 8, Drainage.		
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

The proposal seeks consents for discharging conditions 3, 4, 6, 7 and 8 for Planning Application Reference 232502. This memo responds on the submissions related to highway grounds.

Condition 6 – Cycle parking

Cycle storage provisions within the approved carport is acceptable.

However, the applicant proposes a twin bike shelter with base sizes of 2m x 1m, which is insufficient to meet the requirements. According to the WBC parking standards, three cycle parking allocation is required for dwelling with 6+ habitable rooms. The applicant shall clarify if two twin bike shelter will be provided or consider alternative bike shelter of sufficient dimensions.

Condition 7 – EVCP

The Highways have no objection to the position and specifications of the proposed EVCP.

Conditions & Reasons (if required)

Date:	29/7/2024	Signed:	JP
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