

Date: 12 March 2025
Application: 250564



**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: 250564

Applicant: .

Site Address: Wokingham Fire Station, 13 Easthampstead Road, Wokingham, RG40 2EH

Parish: Wokingham Town

Grid Reference: Easting - 481456, Northing - 168541

Type of Development: Minor All other developments

Proposal: Full application for the proposed erection of a boundary fence and gate.

Case Officer: Tariq Bailey-Biggs

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 250564. 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:	250564
Address:	Wokingham Fire Station, 13 Easthampstead Road, Wokingham, RG40 2EH.		
Proposal:	Full application for the proposed erection of a boundary fence and gate.		
Type of Development:	Minor All other developments		
Site Visit Made:	Yes/No		

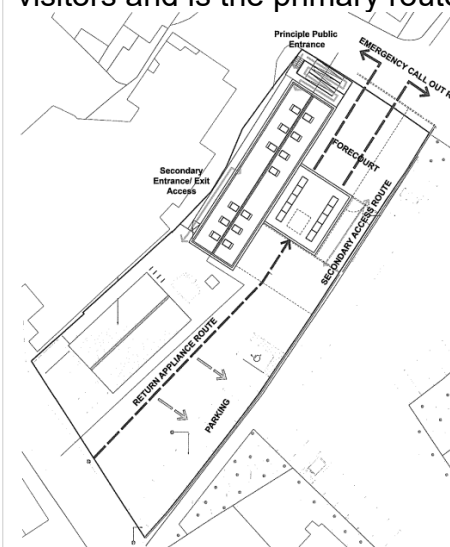
Summary Of Recommendations

- ☐ 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 involves erection of a boundary fence and gate at the access via Denton Road. The proposed gate is set back by circa 5.6m from the edge of the carriageway.

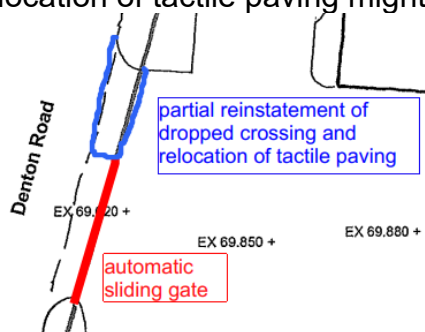
While the applicant states that the rear of the site contains the parking area for staff, the approved Design and Access Statement of Planning Application Reference 090920 indicates that the access via Denton Road provides 12 spaces for staff and visitors and is the primary route for return appliances.



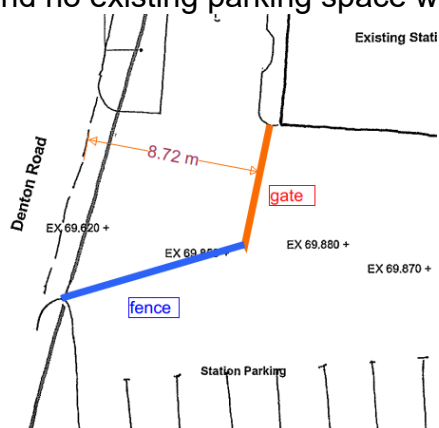
The current proposal is unlikely to be acceptable due to fire appliance obstructing the public highway and loss of parking.

The Highways recommend the applicant to consider either options:

- Erection of automatic sliding gate along the red line. The applicant is required to include the operation details of when and what will trigger the gate to open. Due to narrowing of access, partial reinstatement of dropped crossing and relocation of tactile paving might be expected.



- Reposition the gate adjacent to the office block and set back the gate from the public highway by the length of the largest vehicle (potentially the 8.7m long fire tender), such position will retain a minimum of 6m driveway clearance for car manoeuvring at forwards gear when leaving the highway and no existing parking space will have restricted access.



For either option, the applicant will be required to submit the swept path analysis with the largest vehicle utilising this access, to ensure the proposed fencing and gate will not obstruct the manoeuvring of the largest vehicles. The applicant will also have to assess the visibility splays and pedestrian visibility from the proposed access to confirm sufficient visibility can be retained.

If any parking space will have to be removed, the applicant shall clarify the potential numbers of parking to be removed and justify if the reduced parking provisions will remain sufficient for staff parking.

Conditions & Reasons (if required)

Date:	13/3/2025	Signed:	JP
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