



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
email: development.control@wokingham.gov.uk
Phone: 0118 974 6000

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Sonning Golf Club

Address Line 1

Duffield Road

Address Line 2

Sonning

Address Line 3

Town/city

Reading

Postcode

RG4 6GJ

Description of site location must be completed if postcode is not known:

Easting (x)

476495

Northing (y)

174783

Description

Land at Sonning Golf Club, including golf driving range and Club House

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Douglas

Surname

Bond

Company Name

Woolf Bond Planning Ltd

Address

Address line 1

The Mitfords

Address line 2

Basingstoke Road

Address line 3

Three Mile Cross

Town/City

Reading

County

Country

RG7 1AT

Primary number

***** REDACTED *****

--

***** REDACTED *****

Does the applicant have an interest in the part of the land to which this amendment relates?

- If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☒ Yes
☐ No
☐ Not applicable

Please add details of all persons notified

Name of person notified:

***** REDACTED *****

House name:

Civic Offices

Number:

Suffix:

Address line 1:

Shute End

Address Line 2:

Town/City:

Wokingham

Postcode:

RG40 1BN

Date notice served:

21/02/2025

Planning Portal Reference: PP-13608376

Please provide the description of the approved development as shown on the decision letter

Outline planning permission for the proposed erection of up to 50 no. dwellings with public open space and revised access off Duffield Road, plus associated modifications to Sonning Golf Club including reconfiguration of golf club car parking areas and relocation of the 18th green, addition of a practice putting green, new driving nets, new short game chipping area and conversion of the west wing of the existing clubhouse to accommodate a new golf simulator practice facility, including removal of external staircase and changes to fenestration. (All matters reserved except for access).

Reference number

223458

Date of decision

30/10/2023

What was the original application type?

Outline planning permission: Some matters reserved

For the purpose of calculating fees, which of the following best describes the original development type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
- ☒ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Change the description of development to read:
"Outline planning permission for the proposed erection of up to 50 no. dwellings with public open space and revised access off Duffield Road, plus associated modifications to Sonning Golf Club including reconfiguration of golf club car parking areas, addition of new practice nets and conversion of the west wing of the existing clubhouse to accommodate a new golf simulator practice facility, including removal of external staircase and changes to fenestration. (All matters reserved except for access).

Please state why you wish to make this amendment

The Golf Club no longer requires relocation of the 18th green, addition of a practice green and new short game chipping area. The repositioning of the 18th green was incorporated into the second phase of the proposal (through application 262641) as a result of approval of plan 24.017.PL01. This contrasts with the other elements which lie within the agreed first phase. Given the club does not need to relocate these facilities, and to address the difference arising from the agreed phasing, these elements of the proposal are to be removed. Furthermore, the retention of the 18th green in its existing position is better for the existing members and users of the Golf course.

Are you intending to substitute amended plans or drawings?

- ☐ Yes
- ☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
- ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Graham Ritchie

Date

05/03/2025