

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261501
Site Address:	Land located to the east of Watmore Lane/Maidensfield, Winnersh, RG41
Expiry Date:	22 July 2026
Proposal: Application for non-material amendment to planning approval 260225 to allow amendments to street scene and drainage layout drawings.	

PLANNING HISTORY

Application No.	Description	Decision & Date
230208	Residential development for up to 234 units, with all matters reserved except access from Maidensfield.	Refused. Appeal Allowed 06.03.2024
250640	Application for non-material amendment to planning approval 230208 (as allowed by appeal APP/X0360/W/23/3331651) to change the wording of conditions 2, 4, 6, 7, 8, 9, 10, 12, 13, 14, 15, 16, 17, 19 to allow the phasing of the development.	Approved 07.04.2026
260224	Application for the approval of Reserved Matters Application relating to scale, layout, appearance and landscaping in respect of 111 dwellings pursuant to outline planning permission 230208 (as amended by 250640), including submission of details pursuant to conditions 10 (Arboriculture), 13 (BNG), and 14 (noise).	Approved 22.05.2026
260225	Application for the approval of reserved matters relating to scale, layout, appearance, landscaping and secondary access in respect of 118 dwellings pursuant to outline planning permission 230208 (as amended by 250640), including submission of details pursuant to conditions 10 (Arboriculture), 13 (BNG), and 14 (noise).	Approved 22.05.2026

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Assessment:

The application seeks a non-material amendment under Section 96A of the Town and Country Planning Act 1990 to amend the decision notice by updating the plan numbers in condition 2 to reflect the plans that were assessed and on the register as part of the application. No changes are proposed to the approved development, the effect of the conditions, or the obligations imposed by those conditions.

The updated plan numbers relate to plan 7135A-PL-261-C, which is changed to 7135A-PL-261-D. The Proposed Drainage Layout Sheet 3 IESIS-DR-C-PH2-6003 S3 P3 and Proposed Drainage Layout Sheet 4 IESIS-DR-C-PH2-6004 S3 P3 have also been amended so that the reference more accurately reflects the annotation on drawings.

The proposed amendments are administrative in nature and are intended solely to ensure that the decision notice accurately reflects the Council's intentions and provides clarity regarding the implementation and interpretation of the conditions. The amendments would not result in any material change to the development, would not alter the scope or purpose of any planning condition, and would not give rise to any additional planning impacts.

Having regard to the nature of the proposed amendments, it is considered that they constitute non-material amendments for the purposes of Section 96A of the Town and Country Planning Act 1990. The amendments are therefore acceptable.

The Public Sector Equality Duty (Equality Act 2010):

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION

Recommendation:	Approve – the change is non-material.
Date:	14 July 2026
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	
Date:	20.07.26