

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250867
Site Address:	Land At Nine Mile Ride Extension, Arborfield Green, RG2 9GB
Expiry Date:	12/05/2025
Proposal: Application for non-material amendment to planning consent 232927 to enable changes to site layout (car parking spaces / EV spaces) and alterations to store elevations.	

RELEVANT PLANNING HISTORY		
Application No.	Description	Decision & Date
O/2014/2280	OUTLINE PLANNING PERMISSION FOR: Demolition of buildings and phased redevelopment of Arborfield Garrison and adjoining land for: Up to 2,000 new dwellings (including up to 80 units of extra care housing). District centre comprising a foodstore up to 4,000 sqm gross with up to a further 3,500 sqm (gross) floor space within Classes A1, A2, A3, A4, A5, B1, D1 and D2 (with residential above - Class C3)), and transport interchange, village square, car parking, servicing and drop off area. Up to a further 1,500 sqm (gross) floor space within Classes D1 and D2. Neighbourhood centre to provide up to 300 sqm (gross) floor space within Classes A1, A2, A3, A4, A5, B1, D1 and D2, with parking/servicing area. Secondary school for up to 1,500 pupils (Class D1) including sports pitches, flood-lit all-weather pitch, and indoor swimming pool and parking areas. Up to three-form primary school (Class D1) with sports pitch and parking areas. Associated phased provision of: car parking; public open space including sports pitches, informal/incidental open space, children's play areas including multi-use games area (MUGA), skate park, community gardens/allotments; landscaping/buffer areas; boundary treatments; new roads, footpaths, cycleways and bridleways; sustainable urban drainage systems, including flood alleviation works. PART 2 - FULL PERMISSION FOR phased development of: Creation of two new areas of Suitable Alternative Natural Greenspace (SANGS) (In the north-eastern part of the application site ("Northern SANGS") and at West Court ("West Court SANGS") including car parking areas, path/walkways, fencing and associated landscaping; re-use of existing MoD gymnasium for sports/community uses/centre (Classes D1/D2; new roundabout junction to A327 Reading Road; junction improvements to Langley Common Road, Baird Road and Biggs Lane; junction improvements and new access at Biggs Lane/Princess Marina Drive; re-use	Approved 02/04/2015

	and improvements to existing site accesses from Biggs Lane.	
232927	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2280 (dated 02/04/2015). The Reserved Matters (access, appearance, landscaping, layout and scale) comprise details of a food store, including the creation of the store building, public realm area, service vehicle access and service yard, customer car park with access from district centre spine road, landscaping, drainage and associated infrastructure.	Approved 23/02/2024
241814	Application for non-material amendment to Reserved Matters approval 232927 to relocate an electricity substation within the site.	Approved 25/09/2024
242991	Application for non-material amendment to planning consent 232927 to revise the design of the substation to incorporate a dual-pitched roof (north/south) and 2 no. louvres in the rear elevation	Approved 29/11/2024

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

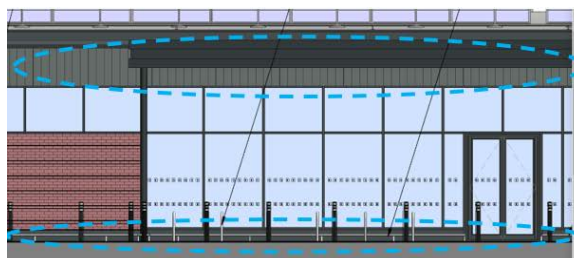
Proposal:

The proposed Non-Material Amendment application pertains to Reserved Matters approval for a foodstore commercial development within Arborfield Green District Centre (Reserved Matters 232927 pursuant to outline consent O/2014/2280).

Previous Non Material Amendments have been sought and approved in respect to the relocation and physical form of an electricity substation within the site (ref 241814 and 242291).

The current application seeks to:

- Amend main north foodstore elevation through use of alternative cladding panels (installed vertically), replacing brickwork above the glazing.
- Amend the stallriser (i.e. plinth giving physical and visual support to the shop window) material from brick to metal



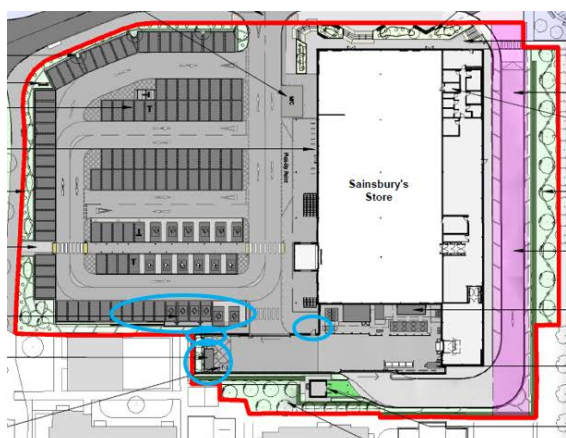
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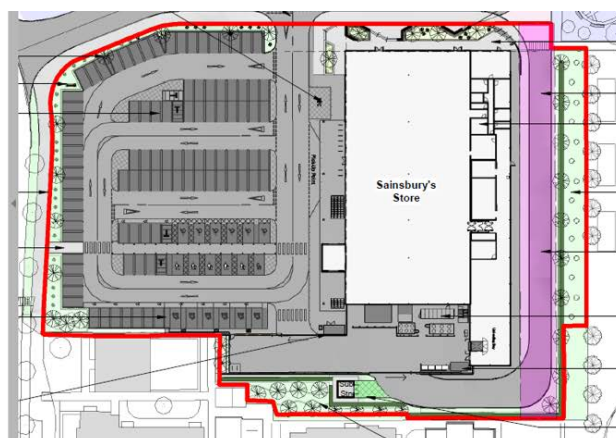
As originally approved

- Regularise the removal of the sub-station from its original position (along with LV panel/power unit for electric vehicles; in conjunction, extend fence in original SS location further south linking to service yard area.

- Remove gate from southern fence – no longer required due to relocated substation
- Amend car park layout to incorporate three additional spaces

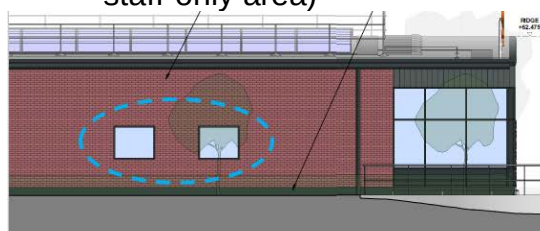


NMA proposed

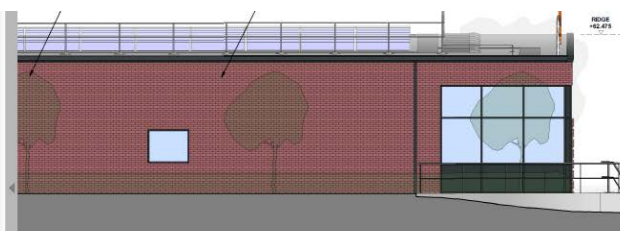


As originally approved

- Add an additional window within the main foodstore east elevation (serving the staff-only area)



NMA proposed



As originally approved

Community Infrastructure Levy:

The development is not CIL liable.

Conclusion:

The changes are limited in nature and will not have a detrimental impact on the quality of the street scene, or on neighbouring amenity. Had they formed part of the original submission the RM application would not have been assessed differently; the changes are therefore considered to be non-material amendments.

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

(Authorised Officer)	 Nick Chancellor
Date:	25/04/2025