

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242208
Site Address:	Sand Martins Golf Club, Finchampstead Road, Wokingham, RG40 3RQ
Expiry Date:	30 September 2024
Proposal: Application for non-material amendment to planning consent 210233 for changes to fenestration, addition of a 1.5m pedestrian gate to the acoustic fencing and update to the specification of the acoustic fence, plus alterations to the paving materials on the drive.	

PLANNING HISTORY		
Application No.	Description	Decision & Date
241948	Application for submission of details to comply with the following condition of planning consent 210233 dated 24/06/2021. Condition 3 relates to external materials.	Approved: 16 August 2024
240402	Application for non-material amendment to planning consent (210233) to allow an amendment to Condition 5.	Approved: 07 March 2023
231781	Application for submission of details to comply with the following condition of planning consent 210233 dated 24/06/2021. Condition 8 relates to the submission of a Great Crested Newt licence	Approved: 16 August 2023
230246	Application for non-material amendment to planning consent 210233 to allow changes to the ground floor internal layout, the mezzanine floor to provide additional storage, raising the ridge and eaves height and changes to fenestration and erection of a woven willow fence.	Approved: 22 February 2023
230109	Application for submission of details to comply with the following condition of planning consent 210233 dated 24/06/2021. Condition 4. Drainage Detail Systems.	Approved: 17 March 2023
210233	Full application for the proposed erection of a Greenkeepers building, 2no. water storage tanks, with irrigation plant, service yard, new access from Evendons Lane, boundary fencing, associated landscaping and car parking.	Approved: 16 June 2021
193394	Full application for the proposed erection of 4 no. buildings to provide hotel accommodation, a function suite, a health club and spa with ancillary facilities; a single storey extension and	Withdrawn: 02 June 2020

	refurbishment of existing clubhouse including one replacement residential flat; erection of ancillary energy and maintenance building with one additional residential flat; and Greenkeepers compound, plus associated plant, car parking and landscaping.	
F/2005/6440	Proposed construction of a new teeing area on hole 7. Removal of 2 existing bunkers and construction of 2 new bunkers on hole 7. Construction of a new teeing area on hole 14. Raising of land for proposed tees.	Refused: 25 January 2006

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

The proposed amendments to the application involve the following:

- Addition of a fire escape door on the western elevation.
- Addition of a 1.5m pedestrian gate to the acoustic fencing.
- Update to the specification of the Acoustic Fence (no change to the height or acoustic requirements).
- Alterations to the paving materials on the drive.

Overall, the proposed changes will not materially alter the development. The site is well screened and the additional fire escape will not be a materially change the development. The changes to the acoustic fencing and additional gate would not be materially alter the buildings interface to the surrounding golf course and countryside – noise attenuation will be materially the same as the approved details. The alterations to the access drive will not be discernible change and do not materially alter the junction to the road.

The non-material amendment is therefore recommended for approval.

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.
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Date:	4 October 2024
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	<i>BJC</i>
Date:	08.10.24