

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242641
Site Address:	Sonning Golf Club, Duffield Road, Reading, RG4 6GJ
Expiry Date:	14 November 2024
Proposal: Application for non-material amendment to planning consent 223458 to amend planning conditions 1, 3, 7, 8, 9, 11, 13, 14, 16, 17, 18, 19, 20, 22, 23, 24 and 26 to enable phased delivery of proposal, with revisions to the site access and re-configuration of the car parking delivered in advance of the dwellings.	

RELEVANT PLANNING HISTORY

Application No.	Description	Decision & Date
223458	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.)	Approved: 30.11.2023

APPRAISAL

Is the proposed change non-material?

Yes	☐
No	☒

Assessment:

Application ref: 223458 was granted planning permission for the following:

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.)

The approved development contained two main parts that were embedded within the description – these were the erection of a new housing development for 50 dwellings and development to the existing golf club.

The Non-Material Amendment seeks to incorporate a phasing plan, which would be referenced in condition 3 (drawing ref 24.017 PL.001). This would enable the approved reconfiguration of the club house, parking and site access arrangements to be implemented in advance of the residential element of the scheme. The residential scheme would then be delivered as a second phase.

The proposed amendment / phasing of the scheme does not materially change the development. As stated, the different aspects of the development were embedded in the approved description of development. As part of the phasing plan a number of conditions would require amended to allow the development to be appropriately phased – this is permissible under section 96a and does not materially change the approved development. The amended conditions are set below showing strikethrough and amended wording underlined:

Condition 1 – Time Limit

a) No development shall commence within each phase until details of the appearance, landscaping, layout, and scale (hereinafter called the reserved matters) in respect of that phase have been submitted to and approved in writing by the local planning authority and the development shall be carried out as approved.

b) Application for approval of the reserved matters for each phase shall be made to the local planning authority not later than three years from the date of this permission. The development of each phase ~~hereby permitted~~ shall begin not later than two years from the date of approval of the last of the reserved matters for that phase to be approved.

Reason: In pursuance of s.92 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

Condition 3 – Approved Plans

This permission is in respect of the submitted application plans and drawings numbered MA/SGC/OPA/01A Location Plan; 02C Annotated Site Layout; 05C Proposed Parameter Plan; 06C Proposed Illustrative Site Layout and the Proposed Phasing Plan numbered 24.017 PL.001. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

Condition 7 – Highways Construction

Prior to the commencement of development within each phase, full details of the construction of roads, cycleways and footways, including levels, widths, construction materials, depths of construction, surface water drainage and lighting in respect of that phase shall be submitted to and approved in writing by the local planning authority. Each dwelling shall not be occupied until the vehicle access to serve that dwelling has been constructed in accordance with the approved details to road base level and the final wearing course will be provided within 3 months of first occupation, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that roads and footpaths are constructed to a standard that would be suitable for adoption as publicly maintainable highway, in the interests of providing a functional, accessible and safe development. Relevant policy: Core Strategy policies CP3 & CP6.

Condition 8 - CEMP

Prior to commencement of development within each phase hereby permitted, a Construction Environmental Management Plan (CEMP) in respect of that phase shall have been submitted to and approved in writing by the local planning authority. Construction of the development shall not be carried out otherwise than in accordance with the approved CEMP. The CEMP shall include the following matters:

- i) a construction travel protocol or Green Travel Plan for the construction phase including details of parking and turning for vehicles of site personnel, operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials;
- iv) programme of works, including measures for traffic management and operating hours;
- v) piling techniques;
- vi) provision of boundary hoarding; vii) details of a site security strategy;
- viii) protection of the aquatic environment in terms of water quantity and quality;
- ix) details of proposed means of dust suppression and noise mitigation;
- x) details of measures to prevent mud from vehicles leaving the site during construction;
- xi) details of any site construction office, compound and ancillary facility buildings. These facilities shall be sited away from woodland areas;
- xii) lighting on site during construction; xiii) measures to ensure no on-site fires during construction;
- xiv) monitoring and review mechanisms;
- xv) implementation of the CEMP through an environmental management system;
- xvi) details of the haul routes to be used to access the development;
- xvii) details of temporary surface water management measures to be

- provided during the construction phase;
- xviii) details of the excavation of materials and the sub-surface construction methodology;
- xix) Relevant ecological mitigation measures for protected species and;
- xx) appointment of a Construction Liaison Officer

Reason: To protect occupants of nearby dwellings from noise and disturbance during the construction period, in the interest of highway safety and convenience and to minimise the environmental impact of the construction phase in accordance with Wokingham Borough Core Strategy Policies CP1, CP3, CP6 and CP7 and TB23 of the Managing Development Delivery Local Plan Policy.

Condition 9 – External Lighting

Details of external lighting within each phase shall be submitted to and approved in writing by the local planning authority before the development in respect of that phase is occupied. The details shall include location, height, type and direction of light sources and intensity of illumination for all external lighting strategies including details of lighting for all highways, footpaths and public areas. The details shall demonstrate how the areas identified as the retained boundary hedgerow and ecological buffer zone are retained unlit. No further external lighting shall be installed without the written approval of the local planning authority.

Reason: To prevent an adverse impact upon wildlife and safeguard amenity and highway safety in accordance with NPPF and Wokingham Borough Core Strategy Policy CP1, CP3, CP6 and CP7 and TB23.

Condition 11 - Parking

The reserved matters application for the residential phase (phase 2) of the development shall include details of car and motorcycle parking in accordance with the Council's policies and which are to be approved in writing by the Council. No dwelling shall be occupied until the vehicular accesses, driveways, parking and turning areas to serve it including any unallocated space have been provided in accordance with the approved details and the provision shall be retained thereafter. The vehicle parking shall not be used for any other purposes other than parking and the turning spaces shall not be used for any other purposes than turning.

Reason: In the interests of highway safety and convenience in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6, CC07 of the Managing Development Delivery Local Plan (Feb 2014), the Parking Standards Study within the Borough Design Guide 2010, and the North Wokingham Development Location Supplementary Planning Document (October 2011).

Condition 13 - Electric Vehicle Charging

Prior to commencement of the residential phase (phase 2) of the development, an Electric Vehicle Charging Strategy shall be submitted to, and approved in

writing by, the local planning authority. This strategy shall include details relating to onsite electric vehicle charging infrastructure in accordance with Building Control Regulations Approved Document S and details of installation of charging points. The development shall be implemented in accordance with the agreed strategy thereafter.

Reason: In order to ensure that secure electric vehicle charging facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

Condition 14 – Cycle Parking

The reserved matters application for the residential phase (phase 2) of the development shall include details of secure and covered bicycle storage/parking facilities serving that dwelling for the occupants of, and visitors to the development. The cycle storage/parking shall be implemented in accordance with the approved details before occupation of the development hereby permitted and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

Reason: In order to ensure the development contributes towards achieving a sustainable transport system and to provide parking for cycles in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6, the Parking Standards Study within the Borough Design Guide 2010 and CC07 of the Managing Development Delivery Local Plan.

Condition 16 - Infiltration Details

No development within a phase shall take place until a soakaway test('s) in respect of that phase has been carried out in accordance with BRE Digest 365, or such other guidance as may be agreed in writing by Local Planning Authority (LPA). The results of the tests shall be submitted to and agreed in writing by the LPA. The ground through which infiltration is designed to occur should be unsaturated to a depth of at least 1m below the base of infiltration unit. The scheme shall subsequently be completed in accordance with the approved details before the development in respect of that phase is first brought into use/occupied.

Reason: To ensure that the site can be adequately drained. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage in the locality. Relevant policy: Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

Condition 17 - Exceedance Flows

Development shall not take place within each phase until an exceedance flow routing plan for flows above the 1 in 100+40% climate change event in respect

of that phase has been submitted to and approved in writing by the Local Planning Authority. The proposed scheme shall identify exceedance flow routes through the development based on proposed topography with flows being directed to highways and areas of public open space. Flow routes through gardens and other areas in private ownership will not be permitted. The scheme shall subsequently be completed in accordance with the approved details before the development is first brought into use/occupied.

Reason: To prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

Condition 18 - Archaeology

Prior to the determination of reserved matters applications dealing with layout in each phase, the applicant or their agents or successors in title must have secured the production and submission of a desk-based assessment, and the implementation of a programme of archaeological work (which may comprise more than one phase of works) in accordance with a written scheme of investigation in respect of that phase, which has been submitted by the applicant and approved by the planning authority. The development within that phase shall only take place in accordance with the detailed scheme approved pursuant to this condition.

Reason: The site lies within an area of archaeological potential. The condition will ensure that any archaeological remains within the site are adequately investigated and recorded in order to advance our understanding of the significance of any buried remains to be lost and in the interest of protecting the archaeological heritage of the Borough. Relevant policies: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB25.

Condition 19 - Tree Protection Plan

Tree Protection Plan

a) No development or other operation shall commence within each phase on-site until a scheme which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent in respect to that phase the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority (the Approved Scheme); the tree protection measures approved shall be implemented in complete accordance with the Approved Scheme for the duration of the development (including, unless otherwise provided by the Approved Scheme) demolition, all site preparation work, tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery.

b) No development (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) shall

commence within a phase until the local planning authority has been provided (by way of a written notice) with a period of no less than 7 working days to inspect the implementation of the measures identified in respect of that phase in the Approved Scheme on-site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence
Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

Condition 20 - Landscaping

Prior to the commencement of the development within each phase, full details of both hard and soft landscape proposals in respect of that phase shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc). Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable. All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development in respect of that phase or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.
A biodiversity impact assessment calculation using Defra metric 4.0 shall be submitted alongside the landscaping detail to continue to demonstrate biodiversity net gain across the site.

Reason: In the interests of visual amenity and to secure biodiversity net gain.
Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03, TB21 and TB23 and NPPF para 174(d).

Condition 22 - LEMP

A landscape and ecological management plan (LEMP) for all areas of public open space within each phase shall be submitted to, and be approved in writing by, the local planning authority prior commencement of the development in respect of that phase. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management – to include maintenance of habitats required for achieving biodiversity net gain for a minimum period of 30 years.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the longterm implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan for that phase will be implemented in accordance with the approved details.

Reason: Reason: To secure biodiversity net gain. Relevant policies: NPPF para 174(d) and MDD policy TB23.

Condition 23 - Species Enhancements and Ecological Permeability

Prior to the commencement of development hereby permitted within each phase, a strategy for biodiversity enhancements and ecological permeability in respect of that phase ~~for the site~~ shall be provided to the local authority for its approval. This strategy shall be prepared by a suitably qualified ecologist and appropriate to the local ecological context, providing a mix of feature such as bat and bird boxes at a ratio of at least one per dwelling. Once approved the strategy shall be implemented in full in respect of that phase unless otherwise agreed by the local authority in writing.

Reason: To ensure that the proposal is in accordance with Section 41 NERC Act re. UK Biodiversity Action Plan Priority Species (Species of Principal Importance), and complies with Planning Policies for Wildlife including CP7 of the Wokingham Borough Core Strategy (2010), MDD policy TB23, and the National Planning Policy Framework which requires consideration of the potential biodiversity gains that can be secured within developments.

Condition 24 - Contamination

a) Site Characterisation/Land Contamination Investigation. An investigation and risk assessment should be completed in relation to each phase accordance with a scheme to assess the nature and extent of any contamination on the site, (whether it originates on the site or not). The investigation and risk assessment should be undertaken by competent persons and a written report of the findings produced. The written report would be subject to the approval in writing of the Local Planning Authority. The report of the findings should include:

(i) a survey of the extent, scale, and nature of any contamination. (ii) an assessment of the potential risks to:

- human health, including radon gas levels
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments.

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

b) Submission of Remediation Scheme (where required). A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment should be prepared and would be subject to the approval in writing of the Local Planning Authority. The scheme should include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme should ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

c) Unexpected Land Contamination. If land contamination is found at any time during site clearance, groundwork, and construction the discovery shall be reported as soon as possible to the local planning authority. A full contamination risk assessment shall be carried out and if found to be necessary, a 'remediation method statement' shall be submitted to the local planning authority for written approval.

Reason: To ensure that any contamination of the site is identified at the outset to allow remediation to protect existing/proposed occupants of property on the site and/or adjacent land. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.

Condition 26 – Drainage Strategy

No development approved by the permission shall be commenced in each phase until a Detailed Drainage Strategy in respect of that phase has been submitted to and approved in writing by the Local Planning Authority. The

Strategy should be supported by evidence of ground conditions and modelling of the scheme to demonstrate it is technically feasible; and where applicable adheres to the NPPF, Non-statutory technical Standards for Sustainable Drainage, Building Regulation H and local policy. The drainage scheme shall be carried out in accordance with the approved details. Where surface water requires disposal off site (i.e. not infiltrated) the applicant must provide evidence of consent to discharge/connect through 3rd party land or to their network/system/watercourse.

Reason: To ensure the development is provided with a satisfactory means of drainage and thereby preventing the risk of flooding. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage in the locality.

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:	6 November 2024
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Earliest date for decision:	
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Recommendation agreed by: (Authorised Officer)	<i>BJC</i>
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Date:	08.11.24
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