

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243082
Site Address:	Land at 171 Evendons Lane, Wokingham, RG41 4EH
Expiry Date:	6 February 2025
Proposal: Application to modify planning obligation within the Section 106 Legal Agreement dated 7th November 2024 in relation to planning permission 231351. The proposed modification is an amendment to the plan attached to the deed in order to provide greater clarity in respect of the associated BNG.	

1. Site Description

The proposal site is situated on a large plot of land on the edge of the Wokingham settlement of approximately 0.8 hectares in area, located on the western side of Blagrove Lane and the northern edge of Evendons Lane. It is currently occupied by a suis generis collection of commercial buildings known as 'The Evendons Centre' which has several outbuildings covering the majority of the site. The topography of the site is relatively flat, though a raise in levels is seen from west to east, particularly across Blagrove Lane. Mature trees and hedgerows occupy the northern, southern and eastern boundaries which serve as a visual and spatial buffer.

The site is located on the edge of the major development location of Wokingham within the designated Countryside as per CP9 of the Core Strategy. The site and proposal represent infill ribbon re-development with the residential form along Evendons Lane and part of Blagrove Lane sited to the east of the site, and Redlands Place residential development sited to the west of the site extending from the settlement.

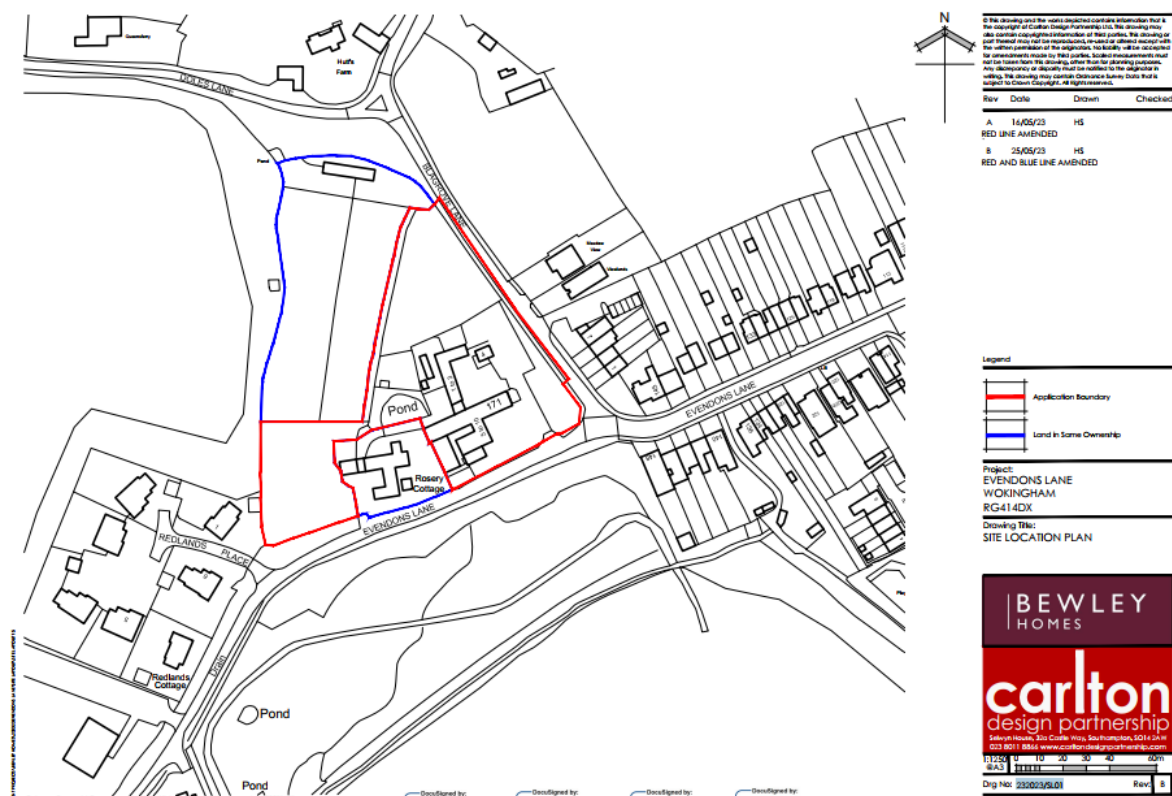
2. Consultation

No public consultation was required to be carried out for this type of application given that it does not materially change the original planning permission (231351). However, internal consultation with WBC Ecology was undertaken. Considering the variation merely substitutes a blue line plan for the avoidance of doubt (removing Rosary Cottage from the area outlined to provide BNG), no objections were raised.

3. Appraisal

Outline planning permission was granted on 12 November 2024 for the following development: *"Outline application with all matters reserved except for access, for the proposed erection of a 64 bed care home (Use Class C2) with site access, parking, hard and soft landscaping and other associated works following demolition of existing commercial buildings."* This application was tied to an S106 agreement dated 7 November 2024.

On that S106 agreement, on page 9, figure 1 (Drawing number: 232023/SL01 Revision B) is shown to represent the application site and other land within the applicant's ownership.



The definition of “Off-Site Habitat” within the agreement (page 8) is identified as meaning the off-site area shown for identification purposes only outlined in blue on the Plan.

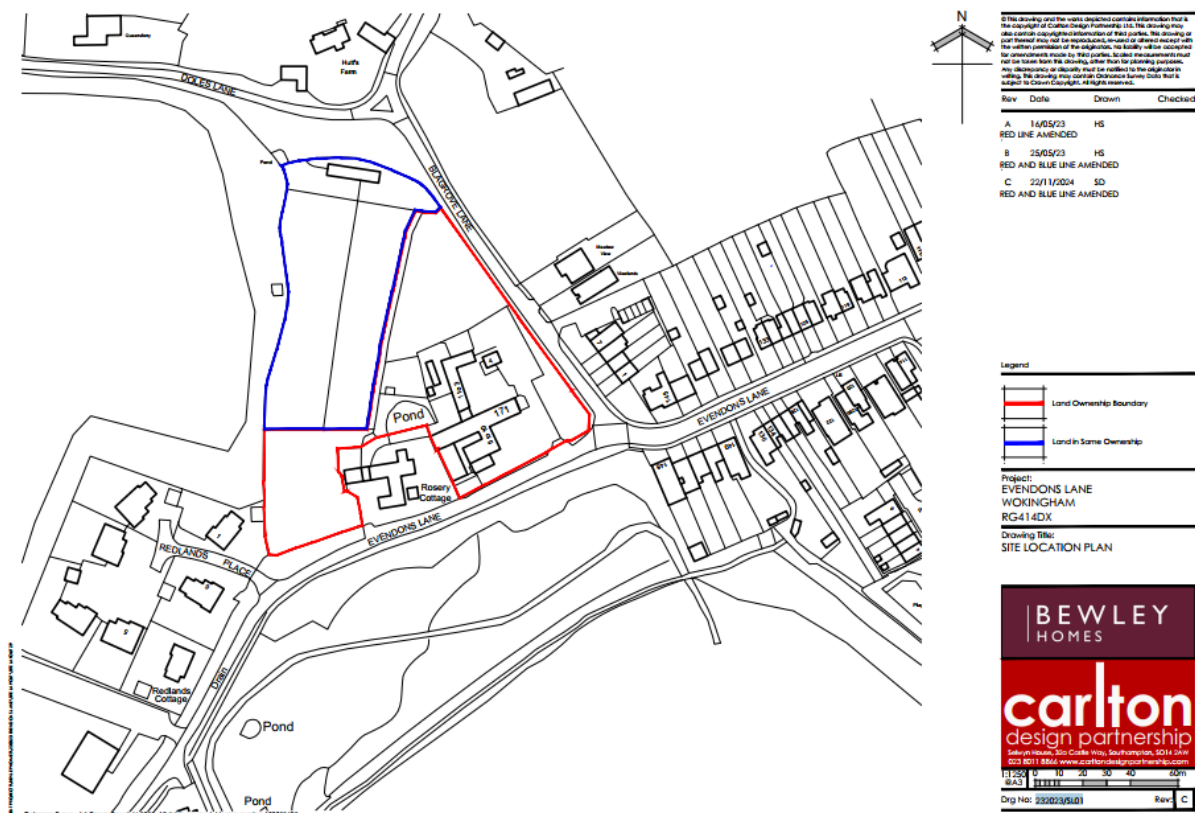
“Off-Site Habitat” means the off-site area shown for identification purposes only outlined in blue on the Plan;

The definition of “Plan” within the agreement (page 8) is identified as meaning the plan attached to this Deed (referencing 232023/SL01 Revision B above).

“Plan” means the plan attached to this Deed;

The current application has been submitted to formally modify, under S106A (3) of the Town and Country Planning Act (1990), the plan referenced 232023/SL01 Revision B above to remove the blue line surrounding ‘Rosary Cottage’ for the avoidance of doubt. This is shown within substituted plan 232023/SL01 Revision C. This is proposed for clarification purposes that the Off-Site Habitat is to be delivered (as agreed during the application process) on land to the north and north-west of the redline, rather than within the curtilage of ‘Rosary Cottage’.

The applicant has entered into a Deed of Variation with the Council to formally vary the S106, substituting 232023/SL01 Revision B with 232023/SL01 Revision C. This varied plan is show below:



It should be noted that the proposed modification would not conflict with the conditions placed on the original permission.

It is therefore considered that this application be recommended for approval in line with the completed Deed of Variation dated 24.01.2025.

Case Officer: Benjamin Hindle
 Date: 28.01.2025

Recommendation Agreed by:

Position: *MC*
 Date: 28.01.2025