

Date: 20 June 2025
Application: 251391



**WOKINGHAM
BOROUGH COUNCIL**

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Dear Tommy Cooney,

NON-MATERIAL AMENDMENT RESPONSE

Application Number: 251391

Site Address: Former Dobbies Garden Centre, 166 Hyde End Road, Shinfield, RG2 9ER

Proposal: Application for non-material amendment to planning consent 212717 to allow change of the wording of condition 2 to include the details of the proposed phasing of the redevelopment.

I refer to your application for a non-material amendment registered on 10 June 2025 under the above reference number. The proposal is for:

The application for non-material amendment to planning consent 212717 to allow changing the wording of condition 2 to include details of the proposed phasing of the redevelopment of the site, as shown on plan 11809 L 003 Rev D.

New Description of Development:

Full planning application for the phased redevelopment of the site to provide a new garden centre retail development incorporating restaurant/cafe, food hall and veterinary practice with ancillary works including car parking, access, outdoor display areas and landscaping, following demolition of existing buildings.

Reason: to reflect the development being phased.

Condition 38 amended as follows:

The development hereby permitted shall be carried out in accordance with the approved phasing schedule contained within plan numbered 11809 L 003 Rev D, unless otherwise agreed in writing by the Local Planning Authority.

Reason: in the interest ensuring that the development is undertaken in a comprehensive manner. Relevant policies: CP1, CP3 and CP6 of the Core Strategy.

Wokingham Borough Council accept the alterations referred to and shown in the plans above as non-material amendments which will not require the granting of a further planning permission. You are reminded this letter does not convey any additional approvals which may be required under other legislations including building control.

Yours sincerely,

MHead

Marcia Head
Head of Development Management - Place & Growth