

NON-MATERIAL AMENDMENT **DRAFT DECISION NOTICE**



Expiry Date: 21 August 2026

Application Number: 261704

Location: Former Bearwood Golf Course, Mole Road, Wokingham, RG41 5DB

Proposal: Application for a Non-Material Amendment to planning permission F/2014/2119 dated 20 July 2015 for the redevelopment of Former Bearwood Golf Course to allow the dismantling and rebuilding of existing boundary walls serving Units 6, 7 and 8 and Units 15, 16 and 17 at the former Sawmill Site in the same approved locations using salvaged and matching materials.

Recommendation: Refused

Reasons

1. The proposed demolition and reconstruction of substantial sections of the approved buildings is considered to be material, as the approved scheme was assessed on the basis of retaining and restoring the existing structures, and insufficient information has been provided to demonstrate that the extent of reconstruction proposed would not materially alter the approved development. It would therefore result in a development that is materially different from the approved scheme.

Informatives

1. This decision is in respect of the drawings and plans numbered 297 P105 F received by the Local Planning Authority on 21/07/2026.

Recommendation and conditions/reasons agreed:

Date: 19/08/26

REMEMBER - The earliest date for a decision on this application is: