

Emy Circuit

(Delivery Manager (South Wokingham & Wokingham Town Centre))

Wokingham Borough Council

Shute End

Wokingham

Berkshire

RG40 1WR

Planning Portal Reference: PP-13277264

Lanpro Project Number – 5420/P

31 July 2024

Dear Emy,

Application for Approval of Details Reserved by Condition Pursuant to Planning Permission Reference 203535

Full planning application for works at the junction of the A321 Finchampstead Road and Molly Millars Lane comprising replacement of the existing three-arm mini-roundabout with a larger roundabout; demolition of Nos 81 and 83/85 Finchampstead Road; and associated landscaping and changes to the pedestrian crossing environment ('Western Gateway 2')

Lanpro Services Limited ('Lanpro') acts on behalf of the applicant, Wokingham Borough Council ('WBC') in respect of the Western Gateway 2. On behalf of WBC, please find enclosed an application (Planning Portal reference PP-13277264) for the full re-discharge of Condition 11 and the partial re-discharge of Condition 8 pursuant to planning permission reference 203535 which relate to the Site.

Context

Full planning permission reference 203535 was granted by WBC on 24 May 2021 for works at the junction of the A321 Finchampstead Road and Molly Millars Lane comprising replacement of the existing three-arm mini-roundabout with a larger roundabout; demolition of Nos 81 and 83/85 Finchampstead Road; and associated landscaping and changes to the pedestrian crossing environment.

The Applicant received written confirmation from planning officers on 19 October 2023 (reference: EXC/203535/condition 01) that the development has lawfully commenced. A copy of the correspondence is included at **Appendix 1** to this letter.

According to the Decision Notice, the planning permission was subject to 13no conditions. Conditions 1, 2, 9, 10 and 12 are compliance conditions and do not require a discharge.

Acceptable details have previously been submitted in relation to Conditions 5 (lighting), 6 (drainage), 7 (acoustic fencing), 8 (landscaping). Condition 4 (Construction Environmental Management Plan ('CEMP')) and 11 (Landscape Ecological Management Plan ('LEMP')) have both been partially discharged insofar as it relates to the enabling works.

Following a value engineering process and a requirement to design-out geometrical departures from standards associated with the consented design, minor design changes to the layout for the Western Gateway 2 (WG2) A321 Finchampstead Road and Molly Millars Lane roundabout consented under planning permission reference 203535 are proposed.

The minor design changes proposed are as follows:

- Finchampstead Road carriageway width reduced to 6.2m to allow footway widening on both east and west sides;
- East side footway widened to 3m from 100 Finchampstead Road heading north to allow shared use by pedestrians and cyclists;
- Removal of Departure from Standards for shared use footway width from east side;
- West side footway widened to 2.5m from 91 Finchampstead Road heading north to allow shared use by pedestrians and cyclists;
- Slight increase in entry radius from 17m to 18m; and
- Slight reduction in entry width approx 100mm.

The Applicant sought confirmation from planning officers as to whether the proposed changes would constitute *de minimis* amendments. This was confirmed by officers on 14 May 2024 with the advice that the appropriate mechanism to secure an approval for the *de minimis* changes would be through the submission of revised details pursuant to Condition 3 of planning permission 203535 approved under application 213045. A copy of the correspondence is included at **Appendix 2** to this letter.

As such, an application for the discharge of Conditions 3 (Detailed Design) and 13 (Toucan Crossing) and the partial re-discharge of conditions 5 (Lighting) and 7 (Noise) was submitted on 23 July 2024 (application reference: 241894) (a decision due by 19 September 2024).

This application therefore seeks the partial re-discharge of Condition 8 (Detailed Landscaping Scheme) in respect of the revised layout and the full re-discharge of Condition 11 (Landscape management).

An application for the partial discharge of Condition 4 (CEMP) to cover the remainder of the construction pursuant to planning permission reference 203535 will be submitted in due course.

Partial Re-Discharge of Condition 8 Pursuant to the Planning Permission

The full wording of Condition 8 (Detailed Landscaping Scheme) is as follows:

Prior to the commencement of the development, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, levels or contours, means of enclosure, other vehicle and pedestrian access and circulation areas, hard surfacing materials. 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 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.

Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development)

This application seeks the partial re-discharge of Condition 8, specifically pertaining to the updated detailed landscape plans, as outlined in Table 1 below.

Title	Doc Ref	Previous Version	Updated Version
Roundabout Enhancement Soft Landscaping Planting Plan Layout	WMHP-TG-WG2-DR-LS-3001	P14	P16
Specification Appendices – Landscaping	WMHP-TG-WG2-SP-LS-3001	P03	Not updated
Roundabout Enhancement Tree Impact Plan	WMHP-TG-WG2-DR-LS-3003	P06	P07
Roundabout Enhancement Tree Protection Plan	WMHP-TG-WG2-DR-LS-3004	P06	P07
Roundabout Enhancement Detailed Soft Landscaping Planting Plan Layout	WMHP-TG-WG2-DR-LS-3005	P07	P09
Roundabout Enhancement Landscaping Construction Details Plan Layout	WMHP-TG-WG2-DR-LS-3006	P01	Not updated

Table 1 – Landscape Plans Drawing Schedule

Full Re-Discharge of Condition 11 Pursuant to the Planning Permission

The full wording of Condition 11 (Landscape Management) is as follows:

Prior to the commencement of the development a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.

Reason: In order to ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

This application seeks the full re-discharge of condition 11, specifically pertaining to the details of the Landscape Management and Environment Management Plan (ref: 5420-LAN-XX-XX-RP-L-1000), prepared by Lanpro.

Application Content;

Please find enclosed an application for approval of details reserved by Conditions 8 and 11 of planning permission Reference 203535. The application comprises:

- Completed Application Form;
- Requisite Application Fee;
- This Covering Letter;
- Correspondence from Case Officer relating to the commencement of development, dated 19 October 2024 (**Appendix 1**).
- Correspondence from Case Officer confirming *De Minimis* nature of scheme changes, dated 17 May 2024 (**Appendix 2**).
- Updated Landscape Plans, prepared by Tony Gee as set out in Table 1
- Landscape & Ecological Management Plan, prepared by Lanpro (ref: 5420-LAN-XX-XX-RP-L-1000) dated: July 2024.

We trust that the above and enclosures are in order and sufficient for this discharge of condition application to be registered. If you require anything further or would like to discuss the submitted details in more detail, please do not hesitate to contact me in the first instance.

Yours sincerely,



Guoda Vaitkeviciute
Senior Planner

Appendix 1 Correspondence Confirming Commencement of Development

Email: [REDACTED]
Date: 19 October 2023
My ref: EXC/203535/condition 01
File ref: Z:\Development Delivery\South Wokingham\203535 Western
Gateway\Conditions\01 Commencement of development\2023_10_19
Letter to applicant confirming that development has commenced Condition
01.docx



**WOKINGHAM
BOROUGH COUNCIL**

Development Delivery
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Minicom No: (0118) 974 6991

Jean Mulovi
Project Manager, Wokingham Major Highway Programme

By email only [REDACTED]

Dear Jean,

COMMENCEMENT OF DEVELOPMENT

PLANNING PERMISSION 203535 (FULL PLANNING APPLICATION FOR WORKS AT THE JUNCTION OF THE A321 FINCHAMPSTEAD ROAD AND MOLLY MILLARS LANE COMPRISING REPLACEMENT OF THE EXISTING THREE-ARM MINI-ROUNDBOUT WITH A LARGER ROUNDBOUT; DEMOLITION OF NOS 81 AND 83/85 FINCHAMPSTEAD ROAD; AND ASSOCIATED LANDSCAPING AND CHANGES TO THE PEDESTRIAN CROSSING ENVIRONMENT)

LAND AT THE JUNCTION OF FINCHAMPSTEAD ROAD AND MOLLY MILLARS LANE, WOKINGHAM

Thank you for your letter of 16 October 2023 asking for confirmation that demolition of 81 and 83/85 Finchampstead Road constitutes commencement of development under planning permission 203535. The application was approved on 24 May 2021 and condition 1 requires development to be begun within three years of the date of the permission.

Demolition of 81 and 83/85 Finchampstead Road took place between February and April 2022, following approval of details pursuant to pre-commencement conditions including a Construction Environmental Management Plan for phase 1 (enabling works) by the Local Planning Authority (LPA). The submitted CEMP and the LPA decision letter dated 28 January 2022 (conditions references 213045 & 213311) set out the scope of enabling works which were limited to site clearance comprising, removal of vegetation, demolition of 81, 83, & 85 Finchampstead Road and erection of site hoarding.

The Town and Country Planning Act (1990) Section 56(2) explains that *“development is taken to be begun on the earliest date on which any material operation comprised in the development begins to be carried out”* and Section 55(2)(a) establishes that building operations, including demolition, are development. Consequently, I am pleased to confirm that demolition of 81 and 83/85 Finchampstead Road constitutes commencement of development under planning permission 203535: development can be considered to have been begun.

For any further queries, please contact the case officer, Emy Circuit.

Yours sincerely,



Connor Corrigan
Service Manager, Planning & Delivery, Place & Growth

Appendix 2

Correspondence from Case Officer Confirming 'De Minimis'

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Planning permission 203535: proposed minor amendments to the design of the approved roundabout at the junction of Finchampstead Road and Molly Millars Lane
Date: 17 May 2024 15:01:14
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[RE Planning permission 203535 proposed minor amendments to the design of the approved roundabout a the junction of Finchampstead Road and Molly Millars Lane.msg](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Afternoon Ben,

Based on the emails below and attached, we are happy that the proposed amendments are so minor that they can be dealt with as revised details as per my initial response on 14 May (below). As well as the plans, I suggest you include the modelling in formation and explain in your covering email, that the impact on the Finchampstead Road Southern Arm is not material and mention the improvement to pedestrians and cyclists.

Kind Regards,

Emy Circuit

Emy Circuit

Delivery Manager (South Wokingham & Wokingham Town Centre)

Wokingham Borough Council

Email: emy.circuit@wokingham.gov.uk

Telephone: +44 118 237 8644

Mobile: 07825 420634

Wokingham Borough - a great place to live, learn, work & grow and a great place to do business

Website: www.wokingham.gov.uk



From: Jean Mulovi <Jean.Mulovi@wokingham.gov.uk>
Sent: Wednesday, May 15, 2024 8:48 AM
To: Gordon Adam <Gordon.Adam@wokingham.gov.uk>
Cc: Ben Borthwick (ben.borthwick@lanproservices.co.uk) <ben.borthwick@lanproservices.co.uk>; Emy Circuit <Emy.Circuit@wokingham.gov.uk>
Subject: RE: Planning permission 203535: proposed minor amendments to the design of the approved roundabout a the junction of Finchampstead Road and Molly Millars Lane

Emy,

Operational modelling has been undertaken for the proposed changes. It shows that the revised layout would result in the junction performing worse than the consented layout. Please see

attached tech note.

Kind Regards

Jean

From: Emy Circuit <Emy.Circuit@wokingham.gov.uk>
Sent: Tuesday, May 14, 2024 4:02 PM
To: Jean Mulovi <Jean.Mulovi@wokingham.gov.uk>
Cc: Ben Borthwick (ben.borthwick@lanproservices.co.uk)
<ben.borthwick@lanproservices.co.uk>; Gordon Adam <Gordon.Adam@wokingham.gov.uk>
Subject: Planning permission 203535: proposed minor amendments to the design of the approved roundabout at the junction of Finchampstead Road and Molly Millars Lane

Dear Jean,

Thank you for your email, clearly setting out the proposed changes to the approved scheme for the roundabout junction of Finchampstead Road and Molly Millars Lane.

Has modelling been carried out to confirm that the reduction in carriageway width and increase in radius would not have an adverse impact on the junction modelling? Subject to confirmation of this, I agree that the amendments are so minor that they do not require approval as a material or non-material amendment: the appropriate mechanism for approval would be through submission of revised details pursuant to condition 3 of planning permission 203535 approved under application 213045. When making the submission (which can be by email, plus a OneDrive transfer if there are too many plans to attach) it would be useful if you could include the drawings illustrating the extent of the amendments for information.

Kind Regards,

Emy Circuit

Emy Circuit
Delivery Manager (South Wokingham & Wokingham Town Centre)
Wokingham Borough Council
Email: emy.circuit@wokingham.gov.uk
Telephone: +44 118 237 8644
Mobile: 07825 420634

Wokingham Borough - a great place to live, learn, work & grow and a great place to do business
Website: www.wokingham.gov.uk



From: Jean Mulovi <Jean.Mulovi@wokingham.gov.uk>
Sent: Friday, May 10, 2024 8:41 AM
To: Emy Circuit <Emy.Circuit@wokingham.gov.uk>

Cc: Connor Corrigan <Connor.Corrigan@wokingham.gov.uk>

Subject: FW: C118048 WG2 - Documents for Emy

Dear Emy

Land at the junction of Finchampstead Road and Molly Millars Lane

Planning permission reference 203535 for works at the junction of the A321 Finchampstead Road and Molly Millars Lane comprising replacement of the existing three-arm mini-roundabout with a larger roundabout; demolition of Nos 81 and 83/85 Finchampstead Road; and associated landscaping and changes to the pedestrian crossing environment – Design Changes

We are proposing minor design changes to the layout for the Western Gateway 2 (WG2) A321 Finchampstead Road and Molly Millars Lane roundabout consented under planning permission reference 203535.

This follows the value engineering process and a requirement to design-out geometrical departures from standard associated with the consented design.

You will recall that the General Arrangement Plan (Ref: WMHP-TG-WG2-DR-HI-0151-P04) and the Location Plan (Ref: WMHP-TG-WG2-DR-HI-0161-P01) are the only approved drawings listed under Condition 2 of the planning permission - copies of both are attached.

The design changes proposed are as follows:

- Finchampstead Road carriageway width reduced to 6.2m to allow footway widening on both east and west sides;
- East side footway widened to 3m from 100 Finchampstead Road heading north to allow shared use by pedestrians and cyclists;
- Removal of Departure from Standards for shared use footway width from east side;
- West side footway widened to 2.5m from 91 Finchampstead Road heading north to allow shared use by pedestrians and cyclists;
- Slight increase in entry radius from 17m to 18m; and
- Slight reduction in entry width approx 100mm.

To help illustrate the above design changes, I attach a sketch (Ref: WMHP-TG-WG2-SK-HI-0210 P01) showing the proposed changes alongside an extract of the approved General Arrangement Plan for comparison purposes.

The sketch includes annotations and relevant measurements to aid comparison.

Additionally, I attach an overlay drawing (Ref: WMHP-TG-WG2-SK-HI-0212-P01) which further illustrates the minor nature of the proposed design changes superimposed on the approved General Arrangement Plan.

Having discussed matters with Tony Gee and their planning advisors, I am of the view that the proposed design changes are so minor in nature as to be considered to be *de minis* in the context of the existing planning permission.

Indeed, without the annotations that are included on the sketch, the proposed design changes

would be imperceptible in the context of the approved General Arrangement Plan, as is further demonstrated by the overlay drawing.

On the basis that the proposed changes would be *de minimis*, my understanding is that there would be no requirement to seek a formal approval for the changes either via a S96A Non-Material Amendment (NMA) or as a Minor-Material Amendment (MMA) via S73.

I look forward to your confirmation of agreement to the above. Please do let me know if you require any further information to help your deliberations.

Best Regards

Jean Mulovi CEng MICE
Project Manager
Wokingham Major Highway Programme
Wokingham Borough Council
Place & Growth
PO Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Email: Jean.Mulovi@wokingham.gov.uk
Tel: 0118 237 8532
Web: www.wokingham.gov.uk

View current & future road works at: <https://www.roadworks.org/>

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

DISCLAIMER You should be aware that all e-mails received and sent by this Council are subject to the Freedom of Information Act 2000 and therefore may be disclosed to a third party. (The information contained in this message or any of its attachments may be privileged and confidential and intended for the exclusive use of the addressee). The views expressed may not be official policy but the personal views of the originator. If you are not the addressee any disclosure, reproduction, distribution, other dissemination or use of this communication is strictly prohibited.

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

