

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251557
Site Address:	Whitehouse Farm, Beech Hill Road, Spencers Wood, Wokingham, RG7 1HR
Expiry Date:	2 October 2025
Proposal: Application for non-material amendment to planning consent 232560 to allow changes to parking plan for Phase 1.	

PLANNING HISTORY

Application No.	Description	Decision & Date
092140	Proposed erection of a two-storey side/rear extension, plus single storey front extension and erection of detached double garage.	APPROVED 16/04/12
080610	Proposed erection of two storey side/rear extension plus single storey front extension and erection of triple detached garage.	REFUSED 29/01/09
080419	Proposed erection of two storey and single storey side extension to dwelling with first floor dormer window extensions and erection of detached double garage.	REFUSED 20/08/08
950003	Application for a Certificate of Lawfulness (For An Existing Use) Relating To The Change Of Use Of Land for the siting of a mobile home.	APPROVED 20/06/99
141503 / CLE/2014/0400	Application for a Certificate of Lawful existing use for retention as a scaffolding yard.	APPROVED 20/02/15
232560*	Full application for the change of use of land from Agricultural, residential, light industrial and storage to an Arboretum with ancillary support facilities to include storage, laboratory, offices and auditorium, re-location of poly tunnels and creation of irrigation pond, swale and attenuation pond, following demolition of hardstanding areas and various buildings including workshop, Mobile home, store, container, Nissan hut and sheds.	APPROVED 14/03/24

*Conditions discharged under 241563, 241288, 243026 and 250085

APPRAISAL

The applicant has advised that the woodland arrival parking, along with provision for visitor parking, will be delivered as part of the Phase 2 works. For Phase 1, the

applicant will only require a maximum of 5 to 6 parking spaces. To accommodate this, this NMA proposal intends to provide the required parking spaces at the White House Lane access (refer to Fig. 1 below). The reconfigured parking layout would be provided in the context of the approved Landscape Strategy Plan.

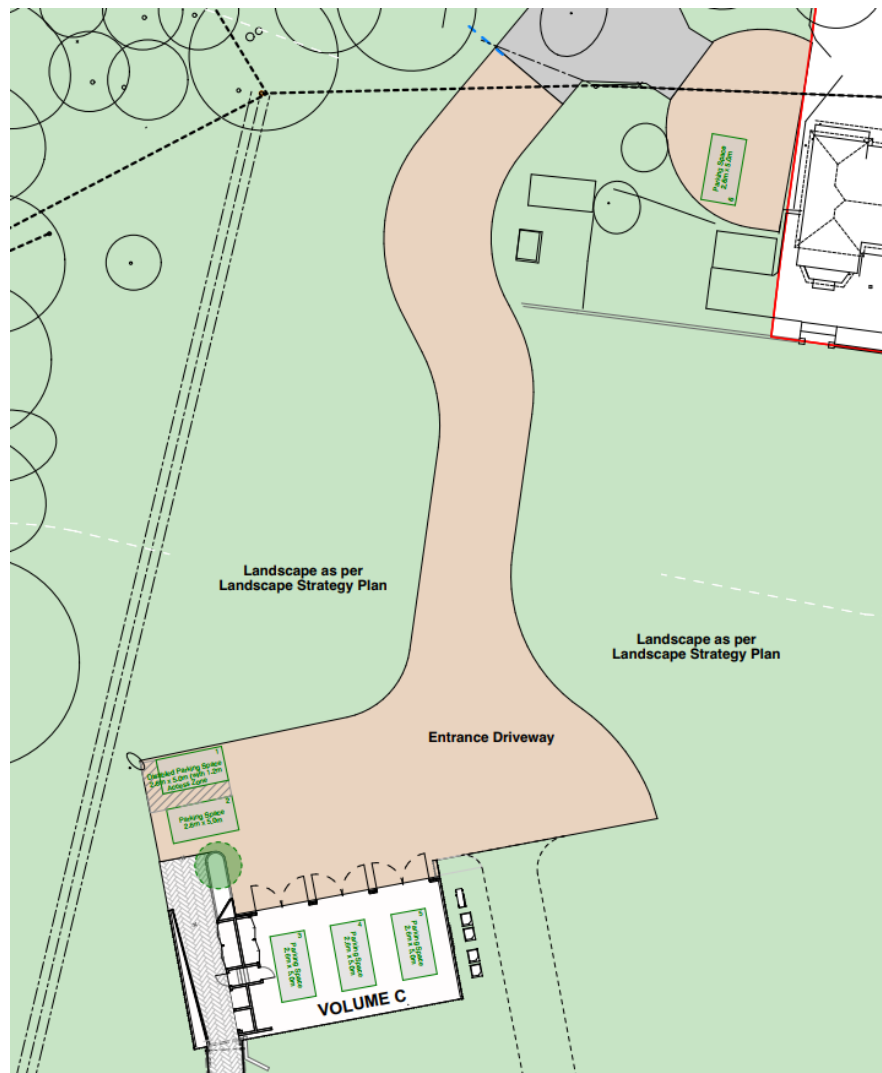


Fig.1: Extract of proposed new Phase 1 parking arrangements off White House Lane access.

The parking layout has been confirmed as being in accordance with both Phase 1 and Phase 2 and therefore is considered acceptable.

The amendments do not raise any ecology concerns or conflict with tree and landscape features also.

The proposal would not alter the description of development nor require any reconfiguration of the layout of the approved buildings on site or increase the volume of development proposed. As such, it would not materially alter the approved scheme and can be considered as a non-material amendment to planning permission 232560.

Is the proposed change non-material?

Yes	☒
No	☐

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.
Date:	29 September 2025
Earliest date for decision:	29 September 2025

Recommendation agreed by: (Authorised Officer)	
Date:	01.10.25