

Mark Croucher
Wokingham Borough Council
Civic Offices
Shute End
Wokingham
RG40 1BN

30th August 2024

Dear Mark,

SAND MARTINS GOLF CLUB, FINCHAMPSTEAD ROAD, WOKINGHAM, RG40 3RQ

NON-MATERIAL AMENDMENTS TO THE GREENKEEPER'S MAINTENANCE BUILDING PERMITTED BY PLANNING PERMISSION REF: 210233

On behalf of our client, Sand Martins Golf Club Ltd, we are instructed to submit non-material amendments by way of an application under S96A of the Town and Country Planning Act 1990 to Full Planning Permission 210233, which was granted on 24th June 2021 for the following:

"Full application for the proposed erection of a Greenkeepers building, 2no. water storage tanks, with irrigation plant, service yard, new access from Evendons Lane, boundary fencing, associated landscaping and car parking."

Proposed changes

These changes are the result of refinements made during design development and following technical coordination with Lewandowski Architects. This non-material amendments application seeks further design changes from those which were previously approved under the application Ref: 230246.

We summarise the amendments to the Greenkeeper's Building below:

Building

- Addition of a fire escape door on the western elevation.

Compound

- Addition of a 1.5m pedestrian gate to the acoustic fencing.
- Update to the specification of the Acoustic Fence (no change to the height or acoustic requirements).

Landscape

- Alterations to the paving materials on the drive.

The table below sets out the plans which have been previously approved, and the revised plans submitted with this application, to capture the non-material amendments:

Plan Name	Approved plans	Replacement plans submitted as part of this S96A application
Plans (prepared by Lewandowski Architects)		
Existing Block Plan (Annotated with proposed amendments)	N/A	2574-PL-C101-00 (Annotated)
Proposed Plans and Pump House	2574-PL-C200-06	2574-PL-C200-07
Elevations and Sections (prepared by Lewandowski Architects)		
Maintenance Yard Elevations	2574-PL-C201-01	2574-PL-C201-02
Proposed Elevations and Sections	2574-PL-C300-06	2574-PL-C300-07
Landscaping Plans (prepared by Colvin and Moggridge)		
Greenkeepers' Compound Landscape Plan	1465.02.001C	1465.02.001D
Greenkeepers' Compound Fence Plan and Details	1465.2.105B	1465.2.105E
Greenkeepers' Compound Planting Plan	1465.2.201	1465.2.201D
Greenkeepers' Compound Surfaces and Edges Plan	N/A	1465.2.102D

In addition to the replacement plans listed above and this covering letter, an Application Form also been submitted via the Planning Portal (Ref: PP-13362012).

The planning application fee of £293 (excluding the £70 planning portal service fee) has been submitted to the Council via the Planning Portal.

The amendments are merely a result of design development and technical coordination with Lewandowski Architects. Consequently, these amendments are 'non-material' in nature and should be determined on this basis.

If you have any questions in relation to the above, please do not hesitate to contact either myself or Christopher Collett (christopher.collett@carterjonas.co.uk). Otherwise, we look forward to receiving confirmation of the application's validation in due course.

Yours sincerely

Ralph Elliott
Senior Planner
Carter Jonas on behalf of Sand Martins Golf Club

E: ralph.elliott@carterjonas.co.uk
M: 07585902782