

## DELEGATED OFFICER REPORT



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                                                                                                                                 |                                                                 |
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| <b>Application Number:</b>                                                                                                                                                                                                                                      | 252587                                                          |
| <b>Site Address:</b>                                                                                                                                                                                                                                            | Land At Chandlers Farm, Fox Lane, Reading Road, Eversley, Hants |
| <b>Expiry Date:</b>                                                                                                                                                                                                                                             | 13 November 2025                                                |
| <b>Proposal:</b> Consultation from Hampshire County Council for the following proposal: Planning application to vary conditions 1, 2 and 22 of planning permission 19/02866/HCC dated 5 April 2023 to extend the duration of the permission for the completion. |                                                                 |

### **CONSULTATION RESPONSES**

|                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Finchampstead Parish Council | <p>No objection, subject to the following comments being addressed by the applicant and determining local planning authority:</p> <ul style="list-style-type: none"><li>• The existing Bailey bridge over the Blackwater River, connecting Chandlers Farm and Manor Farm restored quarry land, is expected to be retained based on prior agreements with local authorities and agencies.</li><li>• The new CEMEX plans do not clarify whether new rights of way or permissive paths will be created on the Hampshire side of the river. Such paths would provide a valuable traffic-free cross-border link to Manor Farm, which already has newly created paths soon to be designated as rights of way.</li><li>• The Bailey bridge also connects directly to the Blackwater Valley National Path on the north side.</li><li>• Parish urges CEMEX and Hampshire County Council to seize this opportunity to establish a public right of way on the south side, creating an important link between Eversley, Yateley, and Finchampstead communities.</li></ul> |
| WBC Highways                 | <p>No objection. The Local Highways Authority (LHA) conclude there would be no additional impact on the WBC road network, if previously agreed mitigation and controls are kept in place for the extended extraction period.</p> <p>The LHA recommends that any transport obligations are</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

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|  | retained from approval 19/02866/HCC. Any planning conditions from the previous approval should be retained where they specify measures such: as wheel washing, minimum emissions standards and HGV route plans which avoid schools, AQMAs, height, weight and width restrictions on the WBC road network. |
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## APPRAISAL

**Is there a strategic impact upon Wokingham Borough?:**

|     |                                     |
|-----|-------------------------------------|
| Yes | <input type="checkbox"/>            |
| No  | <input checked="" type="checkbox"/> |

## RECOMMENDATION

Following the appraisal of the application, the Local Planning Authority does not raise any objection to the proposal but draws Hampshire's attention to the above comments provided by Finchampstead Parish and WBC Highways.

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| <b>Date:</b>                       | 8 December 2025  |
| <b>Earliest date for decision:</b> | 12 December 2025 |

|                                                           |                 |
|-----------------------------------------------------------|-----------------|
| <b>Recommendation agreed by:<br/>(Authorised Officer)</b> | <i>BJC</i>      |
| <b>Date:</b>                                              | <b>19.12.25</b> |