

NON-MATERIAL AMENDMENT **DRAFT DECISION NOTICE**



Expiry Date: 8 July 2025

Application Number: 251391

Location: Former Dobbies Garden Centre, 166 Hyde End Road, Shinfield, RG2 9ER

Proposal: Application for non-material amendment to planning consent 212717 to allow change of the wording of condition 2 to include the details of the proposed phasing of the redevelopment.

Recommendation: Approve

Conditions and/or Reasons

1. The application for non-material amendment to planning consent 212717 to allow changing the wording of condition 2 to include details of the proposed phasing of the redevelopment of the site, as shown on plan 11809 L 003 Rev D.

New Description of Development:

Full planning application for the phased redevelopment of the site to provide a new garden centre retail development incorporating restaurant/cafe, food hall and veterinary practice with ancillary works including car parking, access, outdoor display areas and landscaping, following demolition of existing buildings.

Reason: to reflect the development being phased.

Condition 38 amended as follows:

The development hereby permitted shall be carried out in accordance with the approved phasing schedule contained within plan numbered 11809 L 003 Rev D, unless otherwise agreed in writing by the Local Planning Authority.

Reason: in the interest ensuring that the development is undertaken in a comprehensive manner. Relevant policies: CP1, CP3 and CP6 of the Core Strategy.

Recommendation and conditions/reasons agreed: **Connor Corrigan**

Date: **19.06.25**