



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
email: development.control@wokingham.gov.uk
Phone: 0118 974 6000

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Sonning Golf Club

Address Line 1

Duffield Road

Address Line 2

Sonning

Address Line 3

Town/city

Reading

Postcode

RG4 6GJ

Description of site location must be completed if postcode is not known:

Easting (x)

476495

Northing (y)

174783

Description

Land at Golf Driving Range and Club House

Applicant Details

Name/Company

Title

n/a

First name

n/a

Surname

n/a

Company Name

Sonning Golf Club Ltd

Address

Address line 1

c/o agent

Address line 2

Basingstoke Road

Address line 3

Three Mile Cross

Town/City

Reading

County

Berkshire

Country

United Kingdom

Postcode

RG7 1AT

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Douglas

Surname

Bond

Company Name

Woolf Bond Planning

Address

Address line 1

The Mitfords

Address line 2

Basingstoke Road

Address line 3

Three Mile Cross

Town/City

Reading

County

Country

Postcode

RG7 1AT

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☐ Yes
☐ No
☒ Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Outline planning permission for the proposed erection of up to 50 no. dwellings with public open space and revised access off Duffield Road, plus associated modifications to Sonning Golf Club including reconfiguration of golf club car parking areas and relocation of the 18th green, addition of a practice putting green, new driving nets, new short game chipping area and conversion of the west wing of the existing clubhouse to accommodate a new golf simulator practice facility, including removal of external staircase and changes to fenestration. (All matters reserved except for access.)

Reference number

223458

Date of decision

30/11/2023

What was the original application type?

Outline planning permission: Some matters reserved

For the purpose of calculating fees, which of the following best describes the original development type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
- ☒ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Amendments to planning conditions 1, 3, 7, 8, 9, 11, 13, 14, 16, 17, 18, 19, 20, 22, 23, 24 and 26.

Please state why you wish to make this amendment

To enable phased delivery of proposal, with revisions to the site access and re-configuration of the car parking delivered in advance of the dwellings.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

No changes to approved plans MA/SGC/OPA/[01A Location Plan; 02C Annotated Site Layout; 05C Proposed Parameter Plan; 06C Proposed Illustrative Site Layout]

New plan/drawing numbers

Proposed phasing plan ref 24.017.PL.001

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
- ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
- ☐ The applicant
- ☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
- ☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
- (b) an elected member**
- (c) related to a member of staff**
- (d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Graham Ritchie

Date

17/10/2024