



**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

Street Record

Address Line 1

Dart Close

Address Line 2

Address Line 3

Wokingham

Town/city

Finchampstead

Postcode

RG40 4JE

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

Easting (x)

479594

Northing (y)

164920

Description

Applicant Details

Name/Company

Title

Mr

First name

Neil

Surname

Jones

Company Name

Wokingham Borough Council

Address

Address line 1

Civic Offices

Address line 2

Shute End

Address line 3

Town/City

Wokingham

County

Berkshire

Country

United Kingdom

Postcode

RG40 1BN

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

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

Application to vary conditions 2 (approved plans), 24 (affordable housing), 28 (landscape management) and 35 (planning obligations) of planning consent 202133 (full planning application for the proposed redevelopment of the existing Gorse Ride South Estate, comprising demolition of existing buildings and replacement with 249 no. dwellings (mixed tenure flats and houses) together with associated access, parking, landscaping, public open space and drainage). The application seeks to introduce variation to the design of the approved scheme.

Reference number

Date of decision

What was the original application type?

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

1a. Relocation of 3no. EV chargers from within Block 1 parking bays. Relocation of lamppost within Block 1 parking bays closer to Block 1 and addition of additional lamppost opposite Plot 18 to cover dark spot.

2a. Removal of Trees in Plots 30 & 31 (T122 and T123) and location of new saplings to be shown on the drawings within Plots 30 and 32 (but not 31).

3a. Parking amendments – Plot 11 allocated space opposite the property.
Reallocation of 4no. parking spaces in relation to substation relocations.

Please state why you wish to make this amendment

1b. The positioning of T162 Category B Common Oak tree impacts the cable routes for the EV chargers and lamppost in this location (parking bays by Block 1). After discussion with the groundworks team it has become apparent that the first three chargers in the row either side of the trunk need relocating as our client is keen to keep the tree.

2b. These tree moves are based on requests from the future residents to our client (the applicant).

3b. The relocation of substation positions in Phase 2b resulted in the requirement to relocate four parking spaces. 2B substation by Plot 150 required clear access from behind the pathway, meaning two spaces needed to be lost. The other substation (previously within the 2C boundary) needed to be housed within the parking area to the side of plot 105, again taking up two spaces. (These substation changes are currently submitted for review under 241173).

Are you intending to substitute amended plans or drawings?

☒ Yes

☐ No

If yes, please complete the following details

Old plan/drawing numbers

Site Plan Unit Mix 700399-KKL-SW-00-DR-A-0301 Rev C03

Combined Site Services Layout Sheet 1 of 4 700399-DBL-SW-00-DR-ME-7060 Rev P07

Combined Site Services Layout Sheet 4 of 4 700399-DBL-SW-00-DR-ME-7063 Rev P01

Detailed Planting Plans Sheet 2 of 5 700399-APA-ZZ-XX-DR-L-0312 Rev P01

New plan/drawing numbers

Site Plan Unit Mix 700399-KKL-SW-00-DR-A-0301 Rev C10

Combined Site Services Layout Sheet 1 of 4 700399-DBL-SW-00-DR-ME-7060 Rev P08

Combined Site Services Layout Sheet 1 of 4 700399-DBL-SW-00-DR-ME-7060 Rev P09

Combined Site Services Layout Sheet 1 of 4 700399-DBL-SW-00-DR-ME-7060 Rev P10

Phase 2B Combined Site Services Layout Sheet 1 of 2 700399-DBL--SW-00-DR-ME-7060 Rev P02

Detailed Planting Plans Sheet 2 of 5 700399-APA-ZZ-XX-DR-L-0312 Rev P11

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

Christopher Edmonds

Date

01/07/2025