

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242697
Site Address:	St Annes Drive, Wokingham, RG40 1PB
Expiry Date:	21 November 2024
Proposal: Application for a non-material amendment to revise conditions 15, 19 and 20 attached to planning permission 203544 & APP/X0360/W/22/3297645	

PLANNING HISTORY - There is an extensive planning history at the site, the below is most relevant history.

Application No.	Description	Decision & Date
182882	Full planning application for the development of 74 units (including 26 affordable homes) with associated access road from St Anne's Drive, Landscaping, SANG and open space.	Refused 09/01/2020
203544	Full application for the proposed erection of 54 units (including 19 affordable homes) with associated access road from St Anne's Drive, landscaping, and open space.	Refused 12/01/2022 Appeal Allowed 20/12/2022

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

The non-material amendment seeks to amend of the wording of Conditions 15, 19 and 20 of planning permission 203544 (allowed on appeal ref: APP/X0360/W/22/3297645 from 'pre-commencement' to 'pre-slab'.

Condition 15 states:

Prior to commencement of the development hereby permitted, a Landscape and Ecological Management Plan (LEMP) shall have been submitted to and approved in writing by the Local Planning Authority. The LEMP shall include:

- a) Long term design objectives, management responsibilities, timescales, and maintenance schedules for all landscape areas, other than privately owned, domestic gardens; and*
- b) A biodiversity net gain assessment showing how the development provides a minimum 10% net gain as per DEFRA metric first agreed in writing by the Local Planning Authority.*

The LEMP shall be implemented as approved.

Condition 19 states:

Prior to commencement of the development hereby permitted, details of works

relating to upgrading the footpath within Buckhurst Meadows SANG, that provides a connection between development hereby permitted and William Heelas Way, in accordance with drawing no. 650.20.065 30.11.2021- Connectivity, Pedestrian Movement & Desire Lines7, shall have been submitted to and approved in writing by the Local Planning Authority. The upgrading works shall comprise a flexible, bonded aggregate surface, details of which shall be first submitted to and approved in writing by the Local Planning Authority. The upgrading works shall be completed in accordance with the approved details prior to first occupation of the development hereby permitted.

Condition 20 states:

Prior to commencement of the development hereby permitted, details of four direct links between the development hereby permitted and Buckhurst Meadows SANG, in accordance with approved drawing no. 650.020.003 Rev I-Site Plan, shall have been submitted to and approved in writing by the Local Planning Authority. The details shall have regard to ground levels and the need to minimise negative effects on the landscape and ecological importance of trees and hedgerows. The works shall be completed in accordance with the approved details prior to first occupation of the development hereby permitted.

Assessment

Condition 15

It is acknowledged, the details required under this condition need to be considered alongside landscaping details pursuant to Condition 14. The Local Planning Authority recognise that the Biodiversity Net Gain calculations will need to be updated to reflect the proposed landscaping scheme, including SuDS basin and potential watercourse enhancements. The details pursuant to Condition 15 can be submitted prior to works progressing beyond slab level and therefore is not considered to be a material change to the permission.

Condition 19

It is acknowledged the works relating to upgrading the footpath within Buckhurst Meadows SANG do not need to be completed until prior to first occupation of the development. As these works can be carried out independently of works to highways/footpaths within the site, the details pursuant to Condition 19 can be submitted prior to works progressing beyond the slab level and therefore is not considered to be a material change to the permission.

Condition 20

It is acknowledged the works relating to the creation of SANG links do not need to be completed until prior to first occupation of the development. As these works can be carried out independently of works to highways/footpaths within the site, the details pursuant to Condition 20 being submitted prior to works progressing beyond the slab level and therefore is not considered to be a material change to the permission.

It is recommended the wording of Conditions 15, 19 and 20 are amended to read as follows:

Condition 15

Prior to works progressing beyond slab level, the development hereby permitted, a Landscape and Ecological Management Plan (LEMP) shall have been submitted to and approved in writing by the Local Planning Authority. The LEMP shall include:

- a) Long term design objectives, management responsibilities, timescales, and maintenance schedules for all landscape areas, other than privately owned domestic gardens; and*
- b) A biodiversity net gain assessment showing how the development provides a minimum 10% net gain as per DEFRA metric first agreed in writing by the Local Planning Authority.*

The LEMP shall be implemented as approved.

Condition 19

Prior to works progressing beyond slab level, the development hereby permitted, details of works relating to upgrading the footpath within Buckhurst Meadows SANG, that provides a connection between development hereby permitted and William Heelas Way, in accordance with drawing no. 650.20.065 30.11.2021 - Connectivity, Pedestrian Movement & Desire Lines, shall have been submitted to and approved in writing by the Local Planning Authority. The upgrading works shall comprise a flexible, bonded aggregate surface, details of which shall be first submitted to and approved in writing by the Local Planning Authority. The upgrading works shall be completed in accordance with the approved details prior to first occupation of the development hereby permitted.

Condition 20

Prior to works progressing beyond slab level, the development hereby permitted, details of four direct links between the development hereby permitted and Buckhurst Meadows SANG, in accordance with approved drawing no. 650.020.003 Rev I Site Plan, shall have been submitted to and approved in writing by the Local Planning Authority. The details shall have regard to ground levels and the need to minimise negative effects on the landscape and ecological importance of trees and hedgerows. The works shall be completed in accordance with the approved details prior to first occupation of the development hereby permitted.

The Public Sector Equality Duty (Equality Act 2010):

In determining this application, the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion, or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION

Recommendation:	Approve – the change is non-material.
Date:	15 November 2024

Recommendation agreed by: (Authorised Officer)	 Connor Corrigan
Date:	15/11/24