

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261871
Site Address:	Former Bearwood Golf Course, Mole Road, Wokingham, RG41 5DB
Expiry Date:	4 September 2026
Proposal: Application for non-material amendment to planning consent 142536 for amendments to Parking and Access, Air Source Heat Pumps, Refuse and Cycle Storage, Levels and Retaining Wall Works, Elevation Changes, Increase in Building Height, Steps and Ramps, Gravel Strips and Changes to Fenestration.	

PLANNING HISTORY

Application No.	Description	Decision & Date
261898	Prior approval submission for the proposed installation of 265kW of roof mounted PV panels on the Training Ground building.	Pending Consideration
261704	Application for a Non-Material Amendment to planning permission F/2014/2119 dated 20 July 2015 for the redevelopment of Former Bearwood Golf Course to allow the dismantling and rebuilding of existing boundary walls serving Units 6, 7 and 8 and Units 15, 16 and 17 at the former Sawmill Site in the same approved locations using salvaged and matching materials.	Refused 19 August 2026
221841	Application for non-material amendment to planning consent F/2014/2119 (142536) to allow an amendment to the alignment of the pedestrian footpath to the west of the facility.	Approved 24 June 2022
220165	Full application for an entrance gate at the access adjoining Mole Lodge for a temporary period of 3 years from the date of determination (of this application). (Retrospective)	Withdrawn
201228	Application for submission of details to comply with the following condition of planning consent F/2014/2119 dated 20/07/2015. Condition 2. Samples and Details of Materials. 30. Boundary Treatments (Fences and Walls). 32. Details of Earthworks. 35. Re-pointing - Sample Area On Site. 41. Recording (Plans/Photos) - Former Store Building to be demolished.	Approved 18 January 2021
192468	Application for submission of details to comply with the following conditions of planning consent	Approve 29 November 2019

	F/2014/2119 dated 22/07/2015, condition 2- Samples & details. 30- Boundary treatments. 31-Landscape management.34-Schedule of repairs.35-Re-pointing sample area on site.41-Recording (Plans/Photos) Former store to be demolished. 44- Landscape & Ecological management plan. 54-Scheme of Remediation. 55 -Investigation to determine future impact of landfill gas.	
181838	Application for the submission of details to comply with the following condition of planning consent (173015) 19/03/2018. 2. Materials Samples 6. Measured Survey 30. Boundary Treatments 31. Landscape Management Plan 32. Earthworks 34. Schedule of Repairs 37. Joinery Details 38. Replacement doors and Windows 41. Recording - Plans/Photos 44. Landscape and Ecological Management Plan 52. External Lighting Scheme 54. Contamination 55. Landfill Gas	Approved 4 March 2019
173015	Application to vary condition 3 (approved plans) of planning permission F/2014/2119) for the redevelopment of former Bearwood Golf Course to provide a new football training ground and academy facility, comprising of 3 full size pitches 5 other pitches for use by various under 18 age groups and 2 goal keeping practice areas. A single storey extension and conversion of existing golf course clubhouse into security gatehouse and visitor's cafe, new maintenance shed and maintenance store. Single storey changing block and medical suite. Refurbishment of West Lodge for junior academy trialists, refurbishment of apple store, retention and refurbishment of riding stables offices/stores to academy offices, new single storey academy building to provide changing rooms, medical suite, classrooms, player recreation and gymnasium area. Refurbishment of Mole Lodge to provide accommodation for senior academy trialists, new two storey first team building, single storey headquarters building. The refurbishment/building of existing housing and farm/industrial buildings to provide 26 residential units (net increase of 18 residential units) with associated parking, landscaping and access. Demolition of ancillary buildings plus garden wall to be made good and associated works relating to Bearwood Lake dam.	Approved 19 March 2018

172673	Application for submission of details to comply with the following conditions of planning consent 142536(F/2014/2119 -20/7/2015). 5. Drainage Strategy. 12. Communications Plan. 29a. Tree Protection Plan. 31. Landscape Management Plan.	Approved 15 November 2017
172072	Application for the submission of detail to comply with the following condition of planning consent (F/2014/2119) from 20/07/2015. 17. Bicycle Storage / Parking facilities 20. Road Widening 53. Air Quality Assessment	Approved 16 August 2017
173567	Application for the submission of details to comply with the following condition of planning consent F/2014/2119 20/07/2015. 52. External Lighting Scheme	Approved 21 March 2018
160138	Conditions application for the submission of details to comply with the following conditions of planning consent F/2014/2119 (dated 20/07/2015): Part Discharge: 5. Drainage - Residential 6. Measured Survey/Finished Floor Levels - Residential 33. Mill Building 37. Joinery Details 38. Replacement Windows/Doors. Full Discharge: 18. Cycle Storage - Residential 25. Construction Management Plan 26. Framework Travel Plan 42. Archaeology 43. Reptile Mitigation Strategy 45. Great Crested Newt Mitigation Strategy 48. Environmental Health Management Plan 56. Asbestos Management Plan.	Part approved 6 August 2017
162531	Application for submission of details to comply with the following conditions of planning consent F/2014/2119 dated 20/7/15- Full discharge - 27. Hard and soft landscaping; 40. Re-use of clay tiles/ slates 49. Dust mitigation measures; 55. Landfill gas monitoring Partial discharge- 30. Boundary treatments; 31. Landscape management plan; 32. Earthworks 34. Schedule of repairs; 35. Re-pointing; 44. Landscape and ecology management plan; 54. Contamination	Approved 17 July 2017
160814	Application for submission of details to comply with the following conditions of planning consent F/2014/2119 (dated 20/07/2015): 29a) Tree protection plan.	Approved 06 December 2016
142536	Full application for the redevelopment of Former Bearwood Golf Course to provide a new football training ground and academy facility, comprising of 3 full size team pitches, 5 other pitches for use by various under 18 age groups and 2 goal keeping practice areas. A single storey	Approved 20 July 2015

	extension and conversion of existing golf course clubhouse into security gatehouse and visitor's cafe, new maintenance shed and maintenance store. Single storey changing block and medical suite. Refurbishment of West Lodge for Uni or academy trialists, refurbishment of apple store, retention and refurbishment of riding stables offices/stores to academy offices, new single storey academy building to provide changing rooms, medical suite, classrooms, player recreation and gymnasium area. Refurbishment of Mole Lodge to provide accommodation for senior academy trialists, new two storey first team building, single storey headquarters building. The refurbishment/rebuilding of existing housing and farm/industrial buildings to provide 26 residential units (net increase of 18 residential units) with associated parking, landscaping and access. Demolition of ancillary buildings plus garden wall to be made good and associated works relating to Bearwood Lake dam.	
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APPRAISAL

Is the proposed change non-material?

Yes	☐
No	☒

This application seeks confirmation that a series of amendments to the approved permission 142536 can be treated as a non-material amendment under Section 96A of the Town and Country Planning Act 1990.

The approved residential development for which amendments are sought did not arise as a standalone housing scheme. It formed an integral component of the comprehensive redevelopment of the former Bearwood Golf Course which was considered and approved as a single development. The scale, design, layout and appearance of the residential element, together with its heritage benefits arising from the restoration and reuse of the former sawmill complex, formed part of the planning judgement underpinning the grant of planning permission.

The submitted drawings and supporting information propose amendments to:

- the approved parking and access arrangement including
 - Reconfigured parking for Units 1-5.
 - Reconfigured parking around the former sawmill and central courtyard.
 - Relocation of spaces for Unit 9 and reallocation of visitor parking.
 - A new fire tender turning head and altered courtyard arrangement
- The introduction of 26 air source heat pumps and associated enclosures,
- Revisions to refuse and cycle storage provision including the erection of additional buildings.
- Changes to site levels and the introduction of retaining walls in a number of

locations across the site varying height (maximum 2m in height).

- Introduction of additional steps, handrails and ramps;
- Introduction of gravel strips around buildings;
- Alterations to approved windows, doors and rooflights;
- Introduction of additional rooflights to Units 15-17;
- Changes to approved external landscaping and courtyard arrangements; and
- Increase in the ridge height of Units 11-13 of approximately 1.05 metres

Section 96A allows a local planning authority to make amendments to a planning permission where those amendments are non-material. What constitutes a non-material amendment must be considered in the context of the planning permission as a whole. The approved development was assessed and granted planning permission on the basis of a specific site layout, parking arrangement, building design, scale, floor levels, access arrangements and elevational treatment of the former sawmill complex. The approved scheme also included a defined relationship between the retained and new buildings within the courtyard and wider site.

The approved disposition, scale and appearance of development formed part of the assessment of design quality, heritage impact and the acceptability of the residential element within the wider redevelopment scheme. Amendments which alter those approved characteristics cannot be regarded solely as changes to detail and must be considered in the context of the planning permission as a whole.

Whilst some of the individual amendments may appear limited when considered in isolation, the application does not seek a single minor change. Rather, it seeks approval for a substantial package of amendments affecting numerous components of the approved development. These include the reconfiguration of parking areas and access arrangements, changes to refuse and cycle storage locations, the introduction of external plant and associated enclosures, alterations to levels across the site requiring retaining walls, steps and ramps, amendments to elevations and fenestration, and an increase in the height of the central terrace comprising Units 11-13. The cumulative effect of these changes would alter both the appearance and layout of the approved development. The change in heights of units 11-13 is particularly notable. The increase in height would alter the appearance of the building and its relationship with the surrounding approved development within the former sawmill courtyard. The submitted plans and supporting information confirm that this represents a deliberate alteration to the scale and form of the approved building. Such a change extends beyond what could reasonably be regarded as non-material. The increase in height and associated alterations to the approved form would also have the potential to alter the relationship between the building and the historic former sawmill complex that formed part of the approved scheme.

The application also seeks approval for the installation of air source heat pumps to serve the development together with associated enclosures. The dwellings do not accrue permitted development rights until they have been substantially completed and ASHP is development requiring planning permission. Consequently, the proposed air source heat pumps cannot presently be treated as development that could otherwise be undertaken without planning permission and form part of the overall package of amendments requiring assessment. The introduction of external plant and associated structures represents a physical alteration to the approved

scheme which was not considered as part of the original heritage led permission.

Furthermore, the application proposes extensive changes to site levels across the development, including retaining walls of varying heights up to approximately 2 metres in height, new steps and ramps, and associated earthworks. Cumulatively, such works comprise engineering operations in their own right and extend beyond the approval of minor amendments to previously approved details.

The application also proposes the introduction of a number of new ancillary structures within the residential development, including cycle stores, bin stores, plant enclosures and associated infrastructure. These structures were not assessed as part of the approved scheme and represent additional built form within the site. In particular, at least two of the proposed cycle store buildings measure approximately 4.2 metres by 3.3 metres and incorporate pitched roofs. These are not simply the relocation of cycle provision but constitute substantial new buildings with individual footprints of approximately 13.9sqm each. The introduction of these buildings would result in additional built development within the site and materially alter the approved layout and form of the residential scheme.

The extent of the proposed amendments would require a fresh consideration of matters including heritage, design, appearance, neighbour amenity, parking, layout and the relationship of the development to its surroundings. Those matters formed part of the assessment of the approved scheme and go beyond the scope of changes that can reasonably be regarded as non-material."

Having regard to the planning permission as a whole, the Local Planning Authority acknowledges that the approved development comprises the comprehensive redevelopment of the former Bearwood Golf Course, including football training and academy facilities together with the refurbishment and rebuilding of housing and farm/industrial buildings to provide 26 residential units. The amendments proposed relate exclusively to the residential component of the scheme and seek alterations to numerous approved elements of that development. The cumulative effect of these changes would alter a substantial number of the approved parameters of the residential element that formed part of the overall planning balance leading to the grant of permission. The extent of the proposed amendments goes beyond the correction of minor details and would require a fresh assessment of the approved residential scheme.

The Local Planning Authority also notes that development appears to have been undertaken pursuant to planning permission 173015 rather than planning permission 142536. Whilst this is noted as relevant background, the application has been assessed on its merits and, irrespective of that position, the amendments proposed are not considered to constitute non-material amendments for the reasons set out above. The applicant did not submit a commencement notice for either of the applications for CIL purposes, however, the deemed commencement was the date planning permission 173015 was granted 19.03.2018 and CIL was paid under 173015. Section 96A enables non-material amendments to be made to an extant planning permission. As planning permission 142536 has not been implemented and has been superseded by the implementation of planning permission 173015, the

Local Planning Authority is not satisfied that the amendments sought can be considered under Section 96A.

Accordingly, the Local Planning Authority is not satisfied that the amendments can reasonably be regarded as non-material under Section 96A.

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:	Refuse. The proposed amendments are not considered to constitute non-material amendments within the meaning of Section 96A of the Town and Country Planning Act 1990 for the reasons set out in the appraisal above.
Date:	20 August 2026
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	
Date:	02/09/26