



**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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Land located to the east of Watmore Lane/Maidensfield in Winnersh (RG41). Easting 478973 and Northing 170723

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Lillian

Surname

Duffield

Company Name

Stantec

Address

Address line 1

The Blade

Address line 2

Abbey Square

Address line 3

Reading

Town/City

County

Country

United Kingdom

Postcode

RG13BE

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

Name of person notified:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Theale Court

Address Line 2:

11-13 High Street

Town/City:

Reading

Postcode:

RG7 5AH

Date notice served:

14/03/2025

Name of person notified:

***** REDACTED *****

House name:

Number:

2

Suffix:

Address line 1:

Brompton Grove

Address Line 2:

Burton

Town/City:

Milford Haven

Postcode:

SA73 1LR

Date notice served:

14/03/2025

Name of person notified:

***** REDACTED *****

House name:

Number:

2

Suffix:

Address line 1:

Grove Farm Cottages

Address Line 2:

Hall Road

Town/City:

Halesworth

Postcode:

IP19 0RR

Date notice served:

14/03/2025

Name of person notified:

***** REDACTED *****

House name:**Number:****Suffix:****Address line 1:**

Civic Offices

Address Line 2:

Shute End

Town/City:

Wokingham

Postcode:

RG40 1BN

Date notice served:

14/03/2025

Name of person notified:

***** REDACTED *****

House name:**Number:**

10

Suffix:**Address line 1:**

The Hermitage

Address Line 2:

Richmond

Town/City:**Postcode:**

TW10 6SH

Date notice served:

14/03/2025

Description of Your Proposal

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

Residential development for up to 234 units, with all matters reserved except access from Maidensfield.

Reference number

230208

Date of decision

06/03/2024

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

Our client seeks to amend condition wording to introduce phasing into the outline planning permission (ref: 230208).

Please state why you wish to make this amendment

Please see attached cover letter

Are you intending to substitute amended plans or drawings?

- ☐ Yes
- ☒ No

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

13/02/2025

Details of the pre-application advice received

An NMA to phase the scheme as suggested would be a procedurally correct mechanism.

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

Ilaria Sutton

Date

14/03/2025