

**Date:** 27 January 2025  
**Application:** 250158



**WOKINGHAM**  
**BOROUGH COUNCIL**

WBC Drainage

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Tel: (0118) 974 6000

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Minicom No: (0118) 974 6991

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Dear WBC Drainage,

**Non-material Amendment Consultation**

**Application Number:** 250158

**Applicant:** Mr Julian Burgess

**Site Address:** Oak Dale, Lower Wokingham Road, Crowthorne, Wokingham, RG45 6BX

**Parish:** Finchampstead

**Grid Reference:** Easting - 481801, Northing - 164398

**Type of Development:**

**Proposal:** Application for non-material amendment to planning consent 223256 to amend the wording of conditions 4 (drainage), 6 (ecological enhancement), 7 (landscaping), 8 (archaeology) and 9 (noise impact) so that the timing trigger for the submission and approval of details excludes the demolition phase.

**Case Officer:** Connie Davis

Development Management has received the above application and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 250158. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

|                             |                                                                                                                                                                                                                                                                                                           |                |        |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | Boniface Ngu<br>Flood Risk & Drainage                                                                                                                                                                                                                                                                     |                |        |
| <b>Service</b>              | WBC Drainage                                                                                                                                                                                                                                                                                              | <b>App No:</b> | 250158 |
| <b>Address:</b>             | Oak Dale, Lower Wokingham Road, Crowthorne, Wokingham, RG45 6BX.                                                                                                                                                                                                                                          |                |        |
| <b>Proposal:</b>            | Application for non-material amendment to planning consent 223256 to amend the wording of conditions 4 (drainage), 6 (ecological enhancement), 7 (landscaping), 8 (archaeology) and 9 (noise impact) so that the timing trigger for the submission and approval of details excludes the demolition phase. |                |        |
| <b>Type of Development:</b> |                                                                                                                                                                                                                                                                                                           |                |        |
| <b>Site Visit Made:</b>     | No                                                                                                                                                                                                                                                                                                        |                |        |

## Summary Of Recommendations

- ☐ No comment  
☒ No objection  
☐ No objection subject to conditions (and reasons) **stated below**  
☐ Request further information before determination as **stated below**  
☐ Objection due to the reason(s) **stated below**

## Comments On Proposal

**No objection** to the inclusion of “excluding demolition works” within condition 4, as represented in **QED Planning letter Ref 18270 dated 20/01/2025**.

## Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

|              |            |                |              |
|--------------|------------|----------------|--------------|
| <b>Date:</b> | 29/01/2025 | <b>Signed:</b> | Boniface Ngu |
|--------------|------------|----------------|--------------|