

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243083
Site Address:	Land West Of Shinfield West Of Hyde End Road, And Hollow Lane, South Of Church Lane, Shinfield, Berkshire
Expiry Date:	31 January 2025
Proposal: Application for Non-Material Amendment to Reserve Matters consent 172450 submitted pursuant to variation (VAR/2014/0624) to change the brick type within Phase 2, Parcel 4 at plots 714 and 715 of this development.	

PLANNING HISTORY

Application No.	Description	Decision & Date
172450	Reserved Matters application pursuant to Outline planning permission O/2010/1432 (pursuant to VAR/2014/0624) for the erection of 473 dwellings including access roads, garages, parking spaces, open space and landscape treatment for Phase 2. (Access, Appearance, Landscaping, Layout and Scale to be considered)	Approve 24/08/2017
VAR/2014/0624	Application to carry out the development as described and permitted under planning permission O/2010/1432; for residential development of up to 1,200 dwellings, 150 units of specialist housing (including sheltered housing) for elderly persons, a local centre to include a foodstore (2,500 sq. m) and other retail and leisure uses, a community building; the proposed extension of existing primary schools, the erection of a new primary school, public open space, sports pavilion and suitable alternative natural greenspace (SANG) and access and landscaping, at Land West of Shinfield, West of Hyde Road and Hollow Lane and South of Church Lane, Shinfield, without complying with Condition 48 to that permission.	Approve 17/03/2014

APPRAISAL

Is the proposed change non-material?

Yes	☐
No	☒

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.

The changes relate to brick colours and only minor changes to the toe of the brick colour which are not considered to be material.

RECOMMENDATION	
Recommendation:	Approve – the change is non-material.
Date:	27 February 2025

Recommendation agreed by: (Authorised Officer)	
Date:	27/07/2025