

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 4 December 2024

Application Number: 242570

Location: Rehoboth, Forest Road, Binfield, Wokingham, RG40 5QY

Proposal: Full application for the retrospective change of use of land for the temporary siting of a marquee between 31st March and 24th December in any calendar year.

Recommendation: Refused

Reasons

1. The proposal conflicts with the spatial strategy and objectives of the development plan, resulting in the excessive encroachment and expansion of development away from the original buildings which fails to maintain or enhance the rural character and appearance of the Countryside. The proposal is contrary to the National Planning Policy Framework, Policies CP1, CP3 and CP11 of the Core Strategy 2010, Policies CC03 and TB21 of the Managing Development Delivery Local Plan 2014 the Borough Design Guide Supplementary Planning Document 2012.
2. The proposed development will have a negative and detrimental impact on the landscape character & rural appearance of the area by reason of the marquee's scale, urbanising prefabricated form and associated use. The proposals therefore fail to retain or enhance the condition, character and features of the Billingbear Valued Landscape and Ashridge Farmed Clay Lowland Landscape Character Area. The proposal is contrary to the National Planning Policy Framework, Policies CP1, CP3 and CP11 of the Core Strategy 2010, Policies CC03 and TB21 of the Managing Development Delivery Local Plan 2014 the Borough Design Guide Supplementary Planning Document 2012.
3. The application site is within an unsustainable location that would not encourage a modal shift towards sustainable modes of transport, by reason of the countryside location outside of settlement limits, limited public transport links and poor quality of the walking/cycling environment for staff and users of the proposed event space, contrary to policies CP1, CP2, CP3, CP6 and CP11 of the Core Strategy, Policy CC01 of the MDD Local Plan, the Borough Design Guide SPD and section 9 of the National Planning Policy Framework.

Recommendation and conditions/reasons agreed: *MC*

Date: 04.12.2024

REMEMBER - The earliest date for a decision on this application is: **7 November 2024**