

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 20 May 2025

Application Number: 250554

Location: Heathlands Farm, Honey Hill, Wokingham, RG40 3BG

Proposal: Full application for proposed retention of timber building accommodating farm vending machine and associated gravel car parking area and fencing (retrospective).

Recommendation: Refused

Reasons

1. The proposed development would have a detrimental impact on the character and appearance of the area and countryside by reason of the introduction of extensive gravelled hardstanding and close-boarded fencing, together with the removal of hedgerows and trees, which has resulted in a stark, urbanised appearance that is visually intrusive and at odds with the rural character of the area. The development erodes the site's previously green and informal qualities, fails to respond to the surrounding landscape context, and does not contribute positively to local character. It is therefore contrary to Policies CP1, CP3, and CP11 of the Core Strategy; Policies CC01, CC03, and TB21 of the MDD Local Plan; the Council's Landscape Character Assessment; and Sections 12 and 15 of the National Planning Policy Framework.

Informatives

1. The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, no pre-application advice was sought before the application was submitted. As the proposal was clearly contrary to the provisions of the Development Plan, it was considered that further discussions would be unnecessary and costly for all parties.

2. This decision is in respect of the drawings and plans numbered P101, P110 and S101 received by the Local Planning Authority on 18/03/2025.

Recommendation and conditions/reasons agreed: *MC*

Date: 20.05.2025

REMEMBER - The earliest date for a decision on this application is: **15 April 2025**