

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 17 October 2024

Application Number: 242143

Location: Land Outside 42 Market Place Wokingham RG40 1AT

Proposal: Full application for the installation of 1 no. new communication Kiosk with integrated advertising display.

Recommendation: Refused

Reasons

1. Owing to its location, siting and scale, the proposed development would result in an incongruent, oppressive and visually imposing addition to street scene. It would also fail to conserve or enhance the Wokingham Town Centre Conservation Area and the setting of Wigmore Lodge and nos. 7, 9, 11-13, 12A-14 Broad Street which are all Grade II Listed Buildings. The proposed development would therefore be contrary to policy CP3 of the Core Strategy (2010), TB24 of the Managing Development Delivery Local Plan (2014) and the NPPF.

2. Owing to its proposed siting and scale, the proposed development would be located an insufficient distance from the carriageway and will unacceptably encroach the visibility splays of both road users and pedestrians contrary to policy CP6 of the Core Strategy (2010) and the NPPF.

Informatives

1. This decision is in respect of the following documents:

New Communication Kiosk Management Plan

Received 14th October 2024

Document showing nearby defibrillators and payphones prepared by applicant

Received 18th September 2024

Location Plan

PY4623-022-002 - Site Plan

NWP-KIOSK/001 - Elevations

CIL Form

Application Form

Heritage Statement prepared by New World Payphones

Planning Statement prepared by New World Payphones

New Communications Kiosk Overview and Specification prepared by New World Payphones

Received 22nd August 2024

2. 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.

Recommendation and conditions/reasons agreed:



Date: 15/10/24

REMEMBER - The earliest date for a decision on this application is: **19 September 2024**