

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



Expiry Date: 20 January 2025

Application Number: 242829

Location: Nutbean Farm, Nutbean Lane, Swallowfield, Wokingham, RG7 1XL

Proposal: (Part Retrospective) Full application for proposed mixed use agricultural and equestrian storage building, extension to hardstanding yard area and change of use of hay and straw store to stable.

Recommendation: Refused

Reasons

1. The proposals represent excessive encroachment of development away that would fail to conserve and enhance the intrinsic character and beauty of the countryside for which there is inadequate justification. The development has a harmful urbanising impact on the character and appearance of the countryside due to the presence of significant height, bulk and mass of built form and hardstanding to the detriment of its visual amenities. The proposal is contrary to the National Planning Policy Framework 2024, Policies CP1, CP3 and CP11 of the Core Strategy 2010, Policies CC02, CC03 and TB21 of the Managing Development Delivery Local Plan 2014 the Borough Design Guide Supplementary Planning Document 2012.

2. The proposals, by reason of their scale and inappropriate design and siting, is out of keeping with the rural valley and pastoral landscape character of the surrounding area. It has a detrimental impact on the landscape and is harmful to the visual amenity of the area. The proposal has an urbanising impact on a previously development field that is inappropriate in this location and detrimental to the established tranquil character. The proposal does not retain or enhance the condition, character and features of the River Blackwater Valued Landscape and Farley Hill Wooded Sand and Gravel Hills Landscape Character Area. The proposal is contrary to the National Planning Policy Framework 2024, Policies CP1, CP3 and CP11 of the Core Strategy 2010, Policies CC01, CC02, CC03 and TB21 of the Managing Development Delivery Local Plan 2014 the Borough Design Guide Supplementary Planning Document 2012.

Informatives

1. This decision is in respect of the drawings and plans numbered (RAC/9855/16) (RAC/9855/17) (RAC/9855/18) (RAC/9855/19) received by the Local Planning Authority on 07/11/2024.

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.

JMM

Recommendation and conditions/reasons agreed:

Date: 20 January 2025

REMEMBER - The earliest date for a decision on this application is: **23 December 2024**