

Barkham Solar Farm

Planning Permission: 211081, as amended by 241264

Site: Barkham Farms (High Barn Farm and Part of Brook Farm and Rooks Nest Farm), Barkham, Wokingham, Berkshire RG40 4EX

Dear Sir/Madam,

**APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION
CONDITIONS 5(a) AND 10(h) OF PLANNING PERMISSION 211081**

This application seeks the formal discharge of Conditions 5(a) and 10(h) of planning permission 211081 dated 21 January 2022.

Condition 5 required the submission and approval of landscaping details. As part of that condition, condition 5(a) requires the submission and approval of “proposed finished levels or contours”.

Condition 10 required the submission and approval of details relating to the Public Rights of Way. As part of that condition, part (h) requires the submission and approval of details of “temporary and permanent post and rail fencing”.

Condition 5(a)

Condition 5 consists of two parts. The first part required the inclusion of 4 elements not previously included on the masterplan approved under the original planning application. Having made those amendments, the second part includes a list (a-h) of the details that needed to be submitted for the LPA’s approval. Point 5(a) of that list requires details of proposed finished levels or contours to be provided.

Requirements 5(b)-(g) of the list were submitted and approved under application 241901. Requirement 5(h) was subsequently approved under application 242228.

Details relating to levels were considered and accepted by the Local Planning Authority under application 242228 through the discharge of Condition 4 (Ground and Building Levels). However, the discharge of condition letter issued under 242228 did not specifically reference condition 5(a). Given that Condition 4 has been discharged and the wider landscape package approved, it appears that Condition 5(a) was inadvertently omitted from the discharge notice.

This application therefore seeks formal confirmation that the requirements of Condition 5(a) have been satisfied and that the condition can be discharged.

Condition 10(h)

Condition 10(h) requires details of temporary and permanent post and rail fencing.

The Landscaping Details through Landscape General Arrangement drawings approved under condition 5 (discharge application 241901) identified the location of all fencing and gates; whilst the details of fencing and gates themselves were approved under part (e) of the condition.

The discharge submission under application 241901 identified drawing BFSF-RAMB-XX-DR-L-3027 (Elevation of Fences and Gates) against Condition 10(h).

The same drawing formed part of the approved landscape package and was considered and approved in connection with Condition 5(e) (means of enclosure, including elevations of fencing and gates).

At the time of considering application 241901 the Council's Public Rights of Way Officer reviewed drawing BFSF-RAMB-XX-DR-L-3027 and confirmed that there were no issues to report.

Whilst the submitted details were assessed as part of the discharge application, Condition 10(h) was not specifically referenced within the decision notice and therefore remains technically undischarged.

This application therefore seeks formal confirmation that drawing BFSF-RAMB-XX-DR-L-3027 (supported by the landscape masterplan) satisfies the requirements of Condition 10(h).

Summary

The purpose of this application is to regularise the discharge position for Conditions 5(a) and 10(h), where details were previously submitted and considered by the Local Planning Authority but were not expressly referenced within the subsequent discharge notices.

The application does not seek approval of any revised details and no changes are proposed to the approved development.

It is therefore respectfully requested that Conditions 5(a) and 10(h) are discharged on the basis of the submitted and previously approved information.

Yours sincerely,

David Smith

Development and Planning Manager – Commercial Property

Wokingham Borough Council

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