

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 29 October 2024

Application Number: 242244

Location: Land At The Scrapyard, Highlands Avenue, Barkham, Wokingham, RG41 4SP

Proposal: Full application for the installation of 9No. streetlights (Retrospective).

Recommendation: Refused

Reasons

1. The development represents inappropriate development in the countryside that is outside of, and unrelated to, any defined settlement boundaries. The development has adversely impacted the character of the landscape setting by virtue of its inappropriate siting within a TPO woodland, valued landscape and countryside location. The proposal has resulted in an adverse impact on TPO woodland through the removal of seedlings and vegetation, and will continue to harm the woodland by restricting the natural spread of trees self-seeding and regenerating in the area of the Woodland TPO. The proposal would be contrary to chapters 180 (a) and (b) of the National Planning Policy Framework, CC03 & TB21 of the MDD Local Plan and CP1, CP3 & CP11 of the Core Strategy.

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 (3148 200 B) (3148 202 C) received by the Local Planning Authority on 21/10/2024.

HMM

Recommendation and conditions/reasons agreed:

Date: 25 October 2024

REMEMBER - The earliest date for a decision on this application is: **27 September 2024**