

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



**WOKINGHAM
BOROUGH COUNCIL**

Application Number: 252844

Draft Recommendation: Wokingham Borough Council hereby certify that on 18 November 2025 (being the date of application for this certificate), and subject to any conditions or informatics below, the use/operations/matter described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto, and edged red on the attached plan **would have been lawful** within the meaning of Section 191/192 of the Town and Country Planning Act 1990 (as amended) or section 26H (2) of the Planning (Listed Buildings & Conservation Areas) Act 1990 (as amended), for the following reason(s):

1. The relevant test for Lawful Use is the 'balance of probability'. Based on the evidence provided and the Local Planning Authority's own information, it is considered to have been demonstrated that planning permission 210179 has been lawfully implemented by the construction of the access road and car park in Phase A of the development. It is therefore considered that the application of a certificate of existing lawful use should be approved and a draft certificate is set out below.

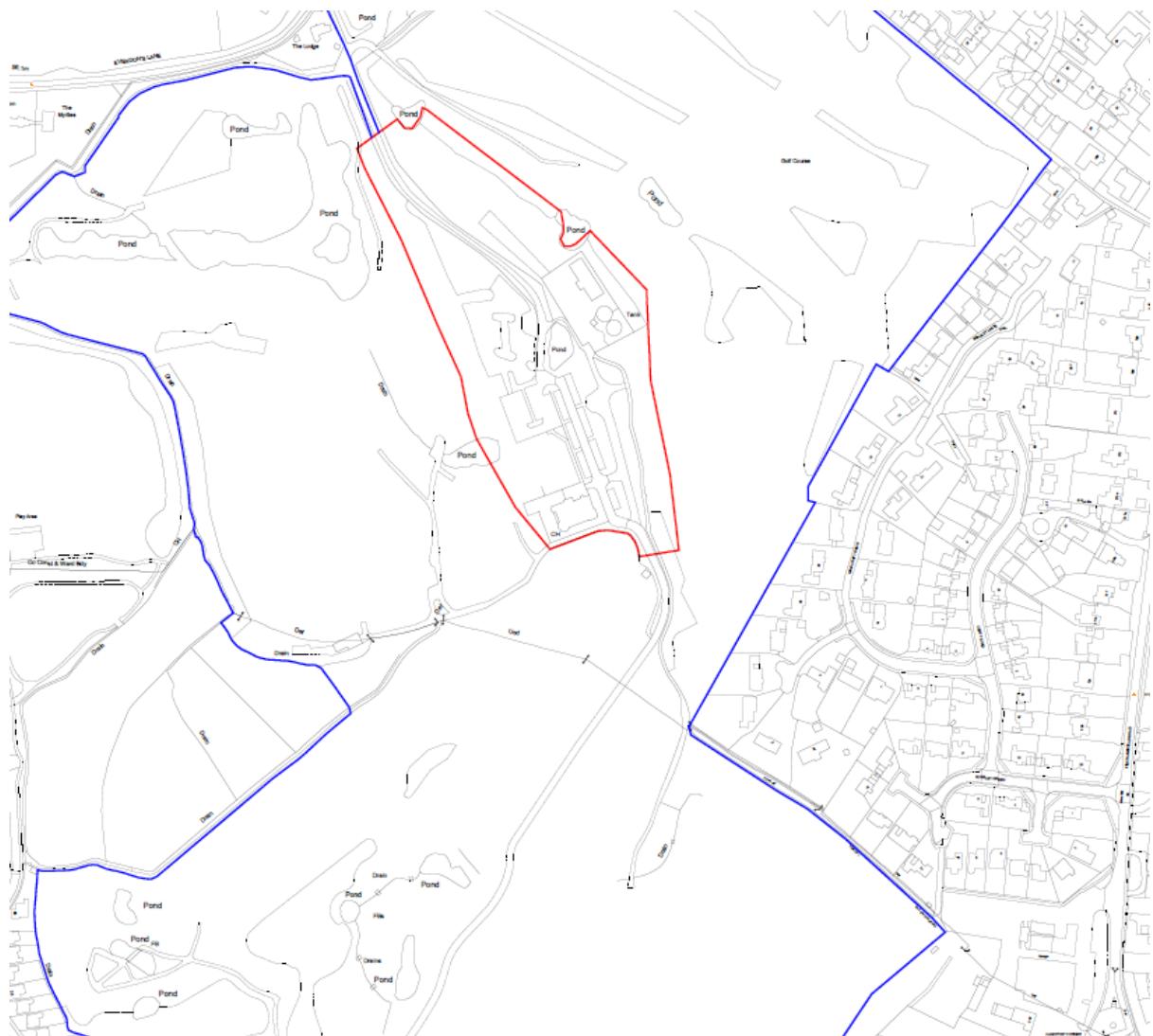
FIRST SCHEDULE

Proposal: Application for a certificate of existing lawful development to demonstrate that planning permission 210179 has been lawfully implemented by the construction of the access road and car park in Phase A of the development.

SECOND SCHEDULE

Address: Sandmartins Golf Club, Finchampstead Road, Finchampstead, Wokingham, Berkshire, RG403RQ

PLAN



BJC

Recommendation agreed:

Date: 19.12.25