

PROPOSED LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



**WOKINGHAM
BOROUGH COUNCIL**

Application Number: 250250

Draft Recommendation: Wokingham Borough Council hereby certify that on 4 February 2025 (being the date of application for this certificate), and subject to any conditions or informatives 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 proposed stationing of 3 additional caravans for residential purposes on the Land as shown in the attached plan does not materially change the lawful use of the land and therefore does not constitute a material change of use requiring planning permission.

Informatics

1. The grant of this certificate of proposed use or development is not a grant of planning permission that may be required for operational development associated with the proposed use (notwithstanding Borough of Restormel v Secretary of State for the Environment (1982) JPL 785).

2. The applicant is reminded that this certificate is for the purposes of the Town and Country Planning Act 1990 only. An additional caravan site licence under the Caravan Sites and Control of Development Act 1960 will have to be applied for separately.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed stationing of three additional caravans for residential purposes.

SECOND SCHEDULE

Address: Walnut Tree Farm, Benham Lane, Riseley, Wokingham, RG7 1RY

PLAN

250250 - Walnut Tree Farm, Benham Lane, Riseley, RG7 1RY



Wokingham Internal
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Recommendation agreed:

Date: 31 March 2025

Page 2 of 2

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.