

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 11 February 2025

Application Number: 243162

Location: Long Meadow Farm, Edneys Hill, Wokingham, Wokingham, RG41 4DS

Proposal: Full application for change of existing use of part of agricultural barn to B8 storage.

Recommendation: Approve

Conditions and/or Reasons

1. Timescale

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details

This permission is in respect of the submitted application plans and drawings numbered (Site Block Plan) (Location Plan) received by the local planning authority on 17/12/2024. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. No storage associated with the change of use hereby permitted shall take place on the site edged in red on the Location Plan other than within the building.

Reason: To protect the visual amenity of the countryside. Relevant Policies: CP1, CP3 & CP11 of the Core Strategy

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

2. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material

changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

3. The applicant is reminded that the change of use only applies to the area of the building outlined in red on the Site Block Plan.

HMM

Recommendation and conditions/reasons agreed:

Date: 5 February 2025

REMEMBER - The earliest date for a decision on this application is: **16 January 2025**