

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 251597

Draft Recommendation: Wokingham Borough Council hereby certify that on 23 July 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 relevant test for Lawful Use is the 'balance of probability'. Based on the evidence provided and the Local Planning Authority's own information, the use of the land for the manufacturing and distribution of concrete, ancillary parking of concrete mixing vehicles and loading equipment plus the storage of associated raw materials has been occurring for a consecutive period of at least 10 years.

FIRST SCHEDULE

Proposal: Application for a certificate of existing lawful development for the use of Yard (known as Yard B) at Hill Farm, Jouldings Lane, Farley Hill, RG7 1UR for the manufacturing and distribution of concrete, ancillary parking of concrete mixing vehicles and loading equipment plus the storage of associated raw materials.

SECOND SCHEDULE

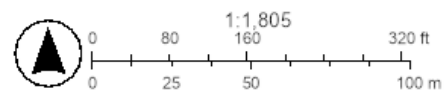
Address: Hill Farm, Jouldings Lane, Farley Hill, Wokingham, RG7 1UR

PLAN

Hill Farm, Jouldings Lane, Farley Hill, RG7 1UR



11/09/2025, 11:16:07



Recommendation agreed:

A small rectangular image showing a handwritten signature 'SF' in black ink on a light brown background.

Date: 16.9.25