



WOKINGHAM
BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS

**TOWN AND COUNTRY PLANNING ACT 1990:
SECTION 191 AND 192**

**TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015: ARTICLE 39**

Mark Leedale
MLP
20 Hurlands Place
Farnham
Farnham
GU9 9HX

NOTIFICATION OF APPROVAL OF CERTIFICATE OF LAWFUL EXISTING USE OR DEVELOPMENT

Application Number: 242131
Applicant Name: Mr & Mrs P Taylor
Site Address: Bentley Lane Piggeries, Poplar Lane, Winnersh,
Wokingham, RG41 5JR
Proposal: Application for a certificate of lawful development for
the use of the land for mixed agricultural and storage
purposes and use of the land as a landscaper's yard.
Date of Decision: 13 December 2024

Wokingham Borough Council hereby certifies that on 20 August 2024 (being the date of application for this certificate), and subject to any conditions and/or informatives below, the operations described in the First Schedule to this certificate in respect of the land specified in the Second Schedule hereto and edged red on the plan attached to this certificate, **would have been lawful** within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. Having considered the evidence submitted with the application, the Local Planning Authority is satisfied on the balance of probabilities that:

The land (edged in red on submitted 'MLP/02/B') comprises a mixed agricultural and storage use and has been in use for his purpose for the relevant ten-year period. This is shown in the second schedule, plan 1 shaded for identification in blue.

The landscaper's yard (shown in orange on submitted 'MLP/02/B') has been in use for the purpose of storing, processing and managing landscape cuttings and for the storage of machinery linked to this purpose, for a period of at least 10 years. This is shown in the second schedule, plan 1 in the approximate position edged for identification in brown.

FIRST SCHEDULE

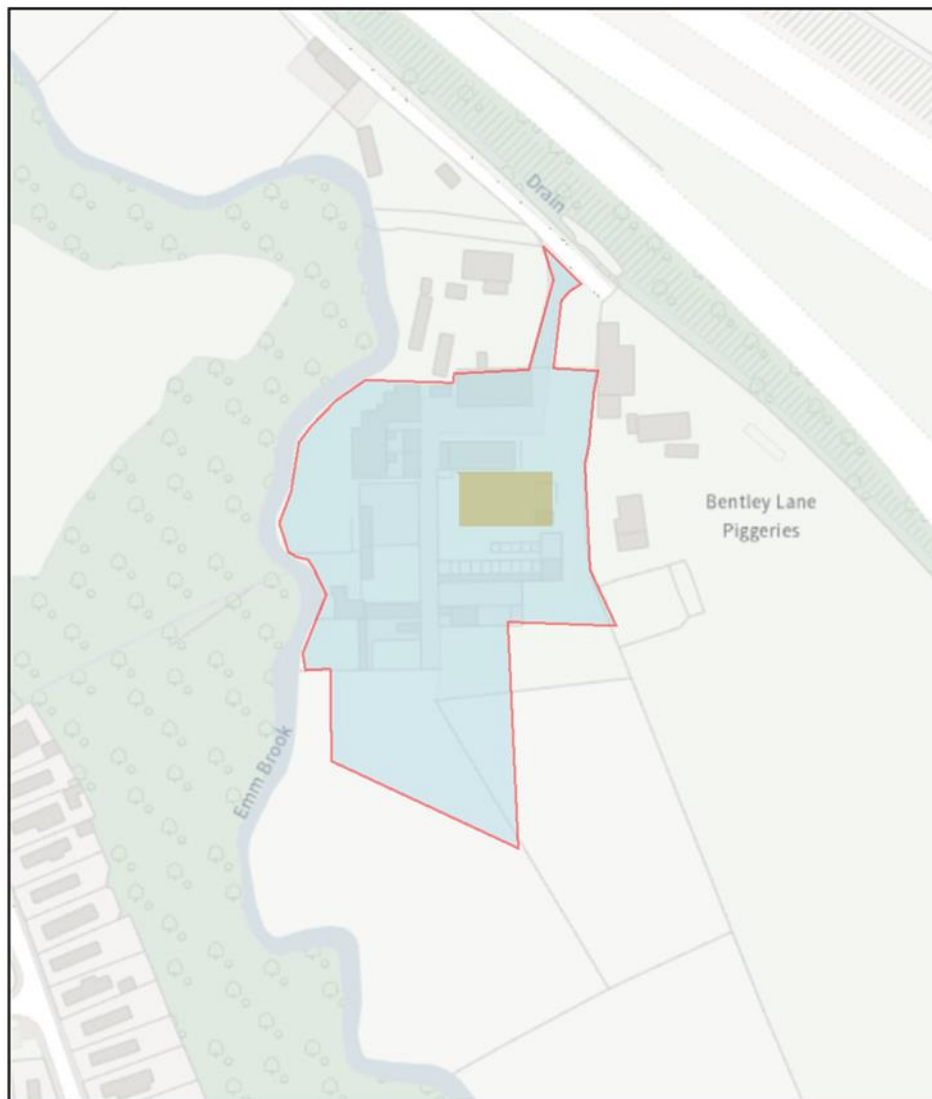
Proposal: Application for a certificate of lawful development for the use of the land for mixed agricultural and storage purposes and use of the land as a landscaper's yard.

SECOND SCHEDULE

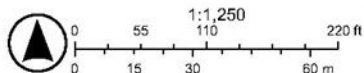
Address: Bentley Lane Piggeries, Poplar Lane, Winnersh, Wokingham, RG41 5JR

PLAN

ArcGIS Web Map



04/12/2024, 14:36:08



Wokingham Internal
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Signed

MHead

Marcia Head

Head of Development Management - Place & Growth

Date: 13 December 2024

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



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Other statutory legislation: This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.

The Town & Country Planning (Development Management Procedure) Order: This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.

Officer Report: An officer report explaining the decision will be available to view online.

Appeals to the Secretary of State: If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990). There is **no time** limit for the submission of appeals in respect of certificates of lawful existing use/development.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service as set out on the [.gov.uk](http://www.gov.uk) website which contains information and guides on the appeal process. Alternatively you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Planning Inspectorate website](http://www.planninginspectorate.gov.uk). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.