

# **FULL PLANNING APPROVAL** **DRAFT DECISION NOTICE**



**WOKINGHAM**  
**BOROUGH COUNCIL**

**Expiry Date:** 3 September 2025

**Application Number:** 251551

**Location:** Hill Farm, Jouldings Lane, Farley Hill, Wokingham, RG7 1UR

**Proposal:** Full application for change of use of part of building in Area B, part of a building in Area D, and yard Area A from agriculture to use as a firewood enterprise and the siting of four shipping containers ancillary to firewood business use (retrospective).

**Recommendation:** Approve

## **Conditions and/or Reasons**

1. Approved details - This permission is in respect of the submitted application plans and drawings numbered RAC/10738/3 received by the local planning authority on 1 July 2025, RAC/17038/4, RAC/10738/5 A received by the local planning authority on 16 July 2025 and RAC/10738/6 received on 12 August 2025. The development shall be carried out in accordance with the approved details.

*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.*

## **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. This planning application

has been the subject of positive and proactive discussions with the applicant in terms of the vehicular access and highways safety.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

Recommendation and conditions/reasons agreed: *MC*

Date: 03.09.2025

**REMEMBER** - The earliest date for a decision on this application is: **6 August 2025**