

VARIATION/REMOVAL OF CONDITION **DRAFT DECISION NOTICE**



Expiry Date: 12 February 2027

Application Number: 253084

Location: Little Acres, Milley Lane, Hare Hatch, Wokingham, RG10 9TH

Proposal: Application to remove condition 4 of planning consent 212014 for the proposed erection of new agricultural storage building and construction of associated hardstanding. Condition 4 refers to the building remaining in agricultural use.

Recommendation: Approve

Conditions and/or Reasons

Condition 4 (Cessation of agricultural use) – HEREBY REMOVED

All other conditions and informatives of planning permission 212014 apply to this planning permission, viz:

Conditions:

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 Location Plan KCC297801, Block Plan KCC297802 and Proposed Elevations and Floor Plans KCC297803 received by the Local Planning Authority on 10/06/2021. 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. The materials of the proposed building are to be constructed in accordance with the approved drawings and submitted application form unless otherwise agreed in writing by the local planning authority. Reason: To ensure that the external

appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3

Informatives:

1. 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.

2. 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.

BJC

Recommendation and conditions/reasons agreed:

Date: 06.02.26

REMEMBER - The earliest date for a decision on this application is: **4 February 2026**