

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251835
Site Address:	Hedgerley Farm, Nelsons Lane, Hurst, Wokingham, RG10 0RR
Expiry Date:	9 October 2025
Site Visit Date:	9 September 2025
Proposal: Application for a certificate of existing lawful development for a change use of existing barn to a commercial workshop/store (ground floor only) and residential dwellinghouse (first floor only).	

PLANNING HISTORY

Application No.	Description	Decision & Date
980138	Proposed Erection of Stables Barn and Use of Land as Menage	Approved 22/12/1998
990141	Proposed erection of stables and barn (Resiting of barn as approved on 980138)	Approved 12/09/2000
040851	Proposed demolition & rebuilding of barn	Approved 08/06/2004
050598	Proposed demolition of barn and rebuilding to create 2 holiday flats on first floor with storage and tack room on ground floor associated with keeping of horses at the adjoining stables,	Refused 23/03/2006
050955	Proposed demolition of existing barn and rebuilding of new barn with rooflights	Approved 28/07/2025
072347	Proposed demolition of barn and erection of building to create to holiday flats on first floor with tack room and storage on ground floor as sociated with keeping horses in adjoining stables.	Refused 03/05/2007
130122	Conversion of barn into a four bedroom dwelling with associated residential curtilage.	Refused 07/10/2013
130431	Proposed demolition of existing barn and rebuilding of new barn with rooflights.	Approved 28/03/2025
142757	Prior approval submission for the conversion and change of use of existing agricultural building to one dwelling (Use Class C3).	Refused 17/02/2015

INFORMATION PROVIDED

By the applicant:

- Statutory Declaration of Mr Kevin Corner
- Business Set Up Documentation
- Email Correspondence
- Further Invoices and Receipts
- Appeal Decision ref. APP/X0360/A/14/2216096
- Officer Report for Application reference F/2013/1496
- Photographs of Business Operations
- Email Correspondence with Previous Planning Agent
- Change of Business Address
- RAC Invoice
- N Rand Electrical Services Invoice
- Ford Lease
- Council Tax payments
- Thames Water Bills
- Aerial Imagery
- Avo energy letter
- Garden waste Renewal
- Home insurance documents
- Voting and Polling Cards

By the Council:

- Officer Report for Application reference 130122
- Case Officer Site Visit Photos (dated 9th September 2025)

By third parties:

- None provided

LEGISLATION

Town and Country Planning Act 1990 (as amended) (TCPA)

Section 57 requires that planning permission is needed for development of land.

Section 55 provides that development includes any *material change in the use* of land.

Timescale

Section 171.B(1) Where there has been a breach of planning control consisting in the carrying out without planning permission of building, engineering, mining, or other operations in, on, over or under land, no enforcement action may be taken after the end of the period of ten years beginning with the date on which the operations were substantially completed. However, The Act includes transitional provisions which provide that, where operational development was substantially completed before the 25 April 2024, the 4 year period will continue to apply.

Section 171B(2) Where there has been a breach of planning control consisting in the change of use of any building to use as a single dwellinghouse, no enforcement

action may be taken after the end of the period of ten years beginning with the date of the breach.

Section 171B(3) in the case of any other breach of planning control, no enforcement action may be taken after the end of the period of ten years.

Section 171B(4)(b) does not prevent the taking of further enforcement action within 4 years if the local planning authority have taken or purported to take enforcement action in respect of that breach.

Section 191(1)(a) provides that if any person wishes to ascertain whether any existing use of a building or other land is lawful, he may make an application for that purpose to the local planning authority specifying the land and describing the use, operations, or other matter. As Section 191(1)(a) is written in the present tense, it is plain that the use must exist at the time of the application.

For the purpose of the 1990 Act s.191(2) defines operations as 'lawful' if:
no enforcement action may be taken in respect of them (whether because they did not involve development or require planning permission or because the time for enforcement action has expired or for any other reason); and they do not constitute a contravention of any of the requirements of any enforcement notice then in force.

CASE LAW

The Courts have held in *Gabbittas v Secretary of State for the Environment and Newham LBC* [1985] JPL 630 that the relevant test of the evidence on such matters is "the balance of probability". The Courts have also held that the applicant's own evidence does not need to be corroborated by "independent" evidence to be accepted. If the Local Planning Authority have no evidence of their own, or from others, to contradict or otherwise make the applicant's version of events less probable, there is no good reason to refuse the application, provided the applicant's evidence alone is sufficiently precise and unambiguous to justify the grant of a certificate "on the balance of probability."

In considering applications for a Certificate the guidance given by the High Court in *Panton and Farmer v Secretary of State for the Environment, Transport and the Regions* and *Vale of White Horse D.C.* [1999] JPL 461 is of value.

Three questions need to be answered. Firstly, "When did the material change of use specified in the application occur?" To be lawful, this would need to be before 1 July 1948, by 31 December 1963, or at a date at least 10 years prior to the current application.

Secondly, if the material change took place prior to those dates, has the use specified in the application been lost by operation of law in one of three possible ways, namely by abandonment, the formation of a new planning unit, or by way of a material change of use, be it by way of implementation of a further planning permission or otherwise.

Finally, if the decision maker is not satisfied that the description of the use as specified in the application accurately describes the nature of the use, the decision maker must modify/substitute each description so as to accurately describe the

nature of the material change of use which occurred.

The Panton case was considered further by the Courts in Secretary of State for the Environment, Transport, and the Regions v Thurrock BC [2002] EWCA Civ 226. In this case the Court of Appeal considered that the rationale of immunity from enforcement was that throughout the whole of the ten-year period of unlawful use the Local Planning Authority, although having the power to take enforcement action, had failed to do so. So, if at any time during the relevant period the authority would not have been able to take enforcement proceedings in respect of the breach (because for example the unauthorised use had temporarily ceased) then any such period could not count towards the ten-year period which gives rise to immunity.

The effect of the decision in Thurrock is to require a far more stringent test of immunity than had previously been thought following the decision in Panton. In particular, the decision means that if an unlawful use ceases and is then recommenced, the ten-year period required for immunity begins on the act of recommencement. For an unlawful use to obtain immunity from enforcement it has to be exercised continually and without significant interruption for the whole of the ten-year period.

The question is therefore whether an interruption of an unlawful use is enough to defeat any claim of immunity from enforcement proceedings. A short period may be regarded as a continuing use; a longer period may not. The Courts have held that this question is a matter of fact and degree for the decision maker in every case.

APPRAISAL

Proposal Description:

This application is for a certificate of existing lawful use to regularise the use of the existing barn for two purposes; a commercial storage use at ground floor level and a residential dwellinghouse at first floor level.

With regards to the use of the ground floor for commercial storage, the applicant is claiming that this use has occurred continuously since 2013 until present day, a period of over 10 years. With regards to the dwellinghouse at first floor level, the applicant is claiming that the use is lawful as it began in June 2018, over 4 years prior to 25th April 2024 when the immunity rule extended to 10 years.

Whilst the applicant may occupy the dwellinghouse and run the business at ground floor level, they assert that the two uses are separate planning units.

Site Description:

The application site consists of a long, rectangular area of land historically in use for equestrian purposes. The site is accessed from Nelsons Lane to the south-east and leads to a gravelled parking area. To the east of the site lies a stable building and to its immediate north lies the barn building subject of this certificate. Other structures include three shipping containers (contents unknown but stated to be storage in association with the business on site) and a riding area/menage.

Evidence submitted by the Applicant:

Statutory Declaration of Mr Kevin Corner

Mr Corner and his wife purchased the site, then named Hedgerley Stables, in September 2002. The site can be identified within Exhibit A attached to the statement. The site entailed an existing barn (subject to this application), a block of 5 stables, concrete courtyard, large menage and grazing paddock, and a parking area accessible via two gated entrances.

After purchasing the site, Mr Corner transformed a part of the existing barn into a workshop and storage area, renting out the remainder of the site for equestrian use.

Since purchasing the site, Mr Corner has confirmed the barn and parts of the land of the site has been in used in connection with his business, as a shop and office-fitting carpenter, for storage of equipment and tools.

As confirmed within the declaration, in 2004 Mr Corner began forming a paving making business, purchasing equipment and having it transported to the site. Due to the recession in 2008/2009, the business use ultimately ceased.

Two years were spent in an attempt to establish the business, during which time the barn and land were used for storage of the equipment associated with the business.

On the 21st of August 2009, a Wokingham Borough Council Enforcement Officer, Mr Jerry Hedley visited the site in relation to the existing entrance to the site. whilst on site, he documented the presence of the plant, machinery, building materials and mobile home associated with the paving business, corroborating the use of the site to store these.

Mr Corner and his wife submitted a planning application under reference F/2005/4964 (050955) which was approved on 28/07/05 for the demolition and rebuilding of the barn due to its poor structure.

The rebuilt barn was completed in 2012. A retrospective consent for windows obtained under planning application number F2013/0267 (130431) was obtained on 28/03/2013.

Building regulations signed off consent on 03/09/2012. This is submitted alongside the application as an Exhibit B. The above history evidences that the barn was constructed prior to 28/03/2013.

A mobile home was placed on site in September 2007. Wokingham Borough Council was informed that someone was to be living on the site within the mobile home as the construction of the barn was undertaken. A council tax account was created on the 21st of September 2007.

Mr Corner confirms residential council tax has been paid in full since the date the account was opened, equating to a period of approximately 13 years and 7 months with no missed payments.

The details on the account were changed from 'Mobile Home at Hedgerley Stables' to 'Hedgerley Farm' in May 2022. Mr Corner confirms this is circa four years after the occupation of the mobile home ceased in July 2018, when he moved into the Barn. Appendix 16 highlights this; when the aerial imagery confirms that the mobile home was removed by June 2018, prior to the applicant moving into the building subject to this application.

Mr Corner also confirmed that the barn comprises his address for the purposes of the electoral roll from 17th of February 2014 to date.

Once the new barn was complete in 2012, Mr Corner continued to use it in the same manner as before. The ground floor was used to store the tools and building materials, as well as a small, scaled workshop in connection with the business. The first floor was utilised as further storage in association with the commercial use. His company K&N Contracts Ltd was registered to the address of the barn on 23/02/2017, even though the use clearly took place before this registration.

Mr Corner confirmed the first floor of the barn was converted from the commercial use into a residential use from May 2017, and occupation started in June 2018. In July 2018 Mr Corner moved into the first floor of the barn permanently.

He proceeds to outline within the declaration that from July 2018 to the present day he has been using the first floor of the barn as a separate planning unit as his primary place of residence, and the ground floor for storage and workshop area.

Business Set Up Documentation

This documentation comprises various receipts and email correspondences which evidence the forming of the paving business since 2004. The shipping and delivery addresses associated with these purchases is 'Hedgerley Stables, Nelsons Lane', the previous address of the site.

Additionally, within the appendix, an email can be found from the Applicant to a supplier company email. Within the email body, Mr Corner states he is 'setting up a business making paving' and is looking to know how much the supplier can supply and deliver to 'Wokingham and Berkshire' for various paving materials.

This email is dated 22 June 2004 and is signed by Kevin Conner and also includes the mentioning of his Paving Business Name 'K&N Contracts LTD', as confirmed within the Statutory Declaration.

Email Correspondence

The response email from Mr Jerry Hedley, a Planning Enforcement officer at Wokingham Borough Council to the landowner, Mr Corner, has been submitted alongside this application. This email follows a site visit carried out by the officer Jerry Hedley on the 21st of August 2009 regarding the existing entrance to the site. In the email it is mentioned the applicant's interest in subdividing the land and retaining part of it to be used as storage/ yard.

Within the email, Jerry Hedley explains that the intention of Kevin Corner to '*subdivide the land in your ownership and retain a portion of it as a storage/yard*' would be a '*breach of planning control and the Council would actively seek to take enforcement action to remedy that breach*'.

Further Invoices and Receipts

This evidence entails further invoices and receipts associated with the business use. There are receipts from various companies. There are receipts and invoices for the years 2011, 2015, and 2017.

These receipts and invoices state the name of the applicant, Kevin Corner, and in some cases also state the name of the paving business- K & N Contracts.

The address of the barn, 'Hedgerley Stables, Nelsons Lane, Hurst RG10 0RR' is apparent on all the documents in this appendix, apart from one of the A Grade Timber

Limited invoices, where it is shortened to 'K. Corner Hurst'.

Appeal Decision ref. APP/X0360/A/14/2216096

This appeal followed the refusal of application ref F/2013/1496 for the conversion of existing barn into one number four bed dwelling with associated residential curtilage.

Within paragraph 19 of the appeal decision notice the business use of the site is acknowledged, as follows:

'In arriving at this conclusion I have taken note that at present trips are generated by the appellant when visiting the site on business'.

Officer Report for Application reference F/2013/1496 (130122)

This application was submitted by the applicant proposing the conversion of new barn to 4- bed dwelling. It was refused, but paragraphs 26-31 are considered relevant to this application.

Originally, constructed in 2012, the barn obtained retrospective planning permission on the 28th March 2013 (130431). A condition was placed on the barn, restricting the use of the building only for the storage of hay, straw and ancillary equipment in connection with the equestrian use of the site.

The Officer Report states the following regarding the use of the building in September 2013:

'When [the building was] inspected in September 2013 it was in partial use for storage of hay.... The building was also in use for storage of building materials and equipment- possibly in connection with the applicant's shop fitting trade, with washing, toilet and kitchen facilities also present and apparently well-used'.

Photographs of Business Operations

This appendix comprises photos which represent the business operations carried out by the applicant on site in association with the business during three different time periods; 2013, 2014 and 2018.

The photographs taken within 2013 showcase the storage use of the barn, with a range of materials in association with the applicant's business being showcased.

The photographs from 2014 showcase a joinery project carried out in the barn. The joinery works can be seen being carried out in the barn within the photographs. Further photographs are also located within the appendix showcasing the implemented joinery project within the David Cliff Office in Wokingham.

the photographs from 2018 showcase the workshop use of the barn. These photographs, geolocated at Saint Nicholas, Hurst, show the incomplete project being carried out on site of a range of cabinets. Within the photographs, and materials associated with the works as well as equipment can be seen.

Email Correspondence with Previous Planning Agent

This appendix entails an email from the applicant's previous planning agent from February 2015.

The email discusses the attached decision notice from the council in regards to application ref 142757 - 'prior approval submission for the conversion and change of use of existing agricultural building to one dwelling (Use Class C3) Site: Hedgerley

Stables Nelsons Lane, Hurst, RG10 0RR', which was refused 'as the existing legal use of the barn has been established as being for the storage of materials' and is therefore not in agricultural use.

This application follows on from the feedback received in relation to the refusal of application 130122. In response, the previous agent proposed a fee proposal to be sent to the client for the change of use for the barn to regularise the workshop and office use.

Change of Business Address

Within the statutory declaration, the applicant, Mr Corner highlights K&N Contracts has been operating from the barn since purchasing it back in 2002, but it officially became registered to the address of the barn in 2017.

This is evidenced within this appendix by the official document from the Companies House. The document referenced AD01(ef) is a Change of Registered Office Address official document.

Within the document, it is outlined that the business, K & N Contracts Limited, as of the 23/02/2017, is to be associated with the address of the Barn: Hedgerley Stables Nelsons Lane, Hurst, Reading, Berkshire, England, RG10 0RR.

RAC Invoice

This appendix entails an Invoice from RAC Motoring Services made out to K & N Contracts Ltd dated 03/04/2017.

The invoice states the agreement name to be K & N Contracts Ltd and is addressed to K & N Contracts Limited, Hedgerley Stables Nelsons Lane, Hurst, Reading, Berkshire, RG10 0RR.

N Rand Electrical Services Invoice

This invoice dates 20th September 2017 is charged to K & N Contracts, the applicant's business name. The invoice reference is Hedgerley Stables, the previous site address.

Ford Lease

This evidence entails a letter from Ford Lease regarding Ford Contract Hire with Maintenance, dated 27th January. 2020. The letter is made out to 'Mr Kevin Corner, K & N Contracts Limited, Hedgerley Stables Nelsons Lane, Hurst, Reading, Berkshire, RG10 0RR'.

Council Tax payments

This appendix comprises Council Tax bills and documentation addressed to Mr K Corner from different years, with the first being for the 2018/2019 year and most recently for the 2024/2025 year. The account number on all the documents within the appendix is 41534715, as outlined within the statutory declaration.

Within the first council tax bill for 2018/2019 it is stated the charges refer to the 'Mobile Home at Hedgerley Stables' but is still addressed to Mr K Corner, the applicant.

As stated within the statutory declaration, the details of the account were changed from the Mobile Home to Hedgerley Farm in May 2022, even though the applicant was already residing within the barn since June 2018.

The council tax bill for the year 2022/2023 was issued on the 11th of March 2022 to Mr Corner and is charged to the Mobile Home as previous. Since this bill was issued before the address on the account was changed in May 2022.

Confirmation of the changed address can be seen on the government website screenshot in the appendix. This screenshot entails property information for Hedgerley Farm in relation to council tax payments. Crucially, it highlights the council tax at the property comes into effect from '30 June 2022'.

Resultantly, by the following council tax bill for the year of 2023-2024, issued on the 10th of March 2023, the bill, in line with the statutory declaration, is the first council tax bill charge which refers to 'Hedgerley Farm', directly evidencing the residential use of the barn in 2023 prior to April 2024. This is the same for the Council tax bill for the year 2024/2025.

Thames Water Bills

This evidence entails two Thames Water bills addressed to 'Mr Kevin Corner' at 'Hedgerley Stables, Nelsons Lane, Hurst, Reading, RG10 0RR'.

The first bill is dated 26 October 2020 and states it is for the water supply of Hedgerley Stables, Nelsons Lane, Hurst, Reading, RG10 0RR. The bill is to do with the payment for the period between 21st July 2020 and 23rd October 2020.

The second bill, also addressed to Mr Kevin Corner at Hedgerley Stables, Nelsons Lane, Hurst, Reading, RG10 0RR was issued on the 2nd of September 2024 and is applicable for the billing period between 28 April 2024- 22 August 2024.

Aerial Imagery

Aerial imagery between 2017 and 2019 indicates that the mobile home that was on site was removed in 2018, correlating with the occupation of the first floor of the barn for residential purposes.



Figure 1: March 2017 Aerial Photograph



Figure 2: June 2018 Aerial Photograph

Avo energy letter

This appendix entails a letter received by Mr Kevin Corner at Hedgerley Stables, Nelsons Lane, Hurst, Reading, RG10 0RR, dated 8th December 2023.

Garden waste Renewal

This evidence entails a letter dated March 2023 and addressed to Kevin Corner at Hedgerley Farm.

The letter concerns the renewal of the garden waste collection service for the year 2023/2024. This is a service offered within Wokingham Borough Council to domestic properties.

An additional letter is found within the appendix for the renewal of the garden waste collection for the 2024/2025 period. The letter dated March 2024 is addressed to Kevin Corner at Hedgerley Farm.

Home insurance documents

This evidence entails three documents referencing home insurance at Hedgerley Farm.

The first document is an email from Sainsbury's Bank dated 18th May 2022. The email references the applicant's name and states the home the policy is applicable onto is at 'Nelson's Lane' commencing 20/05/2022. It is stated that the subject insurance policy is home insurance.

There are also two documents in association with the home insurance of Hedgerley Farm supplied by Home Protect. Home Protect insurance offers home insurance underwritten by AXA Insurance. This shows that the applicant got a new provider in 2023.

The first document is a letter acknowledging the new insurance policy at the site and is dated 05/10/2023. The letter was addressed to the applicant, Mr Kevin Corner at Hedgerley Farm. It introduces the insurance policy and highlights the payment details and terms. The letter highlights the insurance policy is valid until 05/10/2024.

The following letter is also addressed to the applicant at Hedgerley Farm. The letter is dated 10/09/2024 and concerns the renewal of the home insurance policy.

Voting and Polling Cards

This evidence entails various polling cards received by the applicant at the site over time. The appendix entails polling cards and associated letters addressed to Kevin Corner from 2015 until 2024.

The letters and polling cards are all addressed to Kevin Corner, addressed to the Mobile Home at Hedgerley Stables, Nelsons Lane, Hurst, Reading, RG10 0RR, in line with the references to the mobile home within the statutory declaration.

Evidence submitted by the Council:

Case Officer Site Visit Photos (dated 9th September 2025)





Assessment:

Based on the evidence provided above, the timeline of the site's history since 2013 has been summarised below.

- Upon its construction in 2012, the new barn building was occupied by Mr Corner for the purposes of storage and a workshop in association with his business, K&N Contracts.
- This use was continuous across both the ground and first floors, until the first floor of the barn was converted for residential purposes in May 2017.
- In June 2018, Mr Corner began living within the first floor accommodation for residential purposes.
- Since June 2018, both uses have continuously operated separately from each other, despite being under the same ownership.

To begin with, attention turns to the defined Planning Units on the site. Whilst the wider site is historically equestrian in use, the building has two other distinctive uses; a commercial workshop/storage at ground floor level and a residential dwellinghouse at first floor level. Each use has separate internal and external access doors, and the introduction of the residential use has not altered the character of the workshop's use; its commercial purpose still remains, as it was prior to the residential conversion. There is a clear severance between the uses, despite the fact they are under the same ownership. In short, each use could operate independently from the other if shared ownership was not a factor.

With consideration for the principles established by *Burdle*, the LPA agree with the applicant that the two uses within the barn are separate planning units.

Workshop/Storage Use (Ground Floor):

The evidence base submitted by the applicant with regards to the commercial use of the ground floor of the barn from 2012 day until present day is substantial. Second to this, the LPA has been aware of a commercial use within this barn since at least September 2013, as per the Officer Report for application 130122.

Evidence indicates that the workshop/storage use has been continuously in use as such since 2012, consisting of the storage of tools and building materials, accompanied by a small scale workshop in association with Mr Corner's joinery business. Upon visiting the site on 9th September, the character of the ground floor's use had not notably changed; Two bicycles were seen stored on one of the building's internal walls which were presumed residential in use, however the extent of that storage is considered de-minimis to the overall commercial use.

The Council's lack of involvement with this site since February 2015 means that there is no evidence to the contrary, and the earlier 2013 evidence provided within this report corroborates the applicant's statements and evidence.

Overall, on the balance of probabilities, the ground floor of the barn has been used as a commercial workshop/store for a continuous period of over 10 years and is considered lawful by the passing of time.

Residential dwellinghouse (First Floor):

The evidence submitted by the applicant indicates that the first floor of the barn has been in continuous residential use since June 2018, a period of 7 years. As the LPA has had no involvement with the application site since February 2015, there is minimal evidence on the contrary; whilst the Council Tax address was not updated from the mobile home until 2022, aerial imagery clearly indicates that the mobile home was removed from the site in 2018, corroborating the claim that the first floor of the barn was in residential use from then.

The first floor residential use is technically in breach of condition 2 of consent 130431, which restricts the use of the barn to the storage of hay, straw and ancillary equestrian equipment. As established by *First Secretary of State v Arun District Council & Onor [2006]*, if a building has been converted for residential purposes and represents a breach of a historically imposed planning condition, the time limit for immunity is only four years.

Whilst the four-year rule has now changed to 10 years as of 25th April 2024, the evidence before the LPA indicates that the residential use of the barn's first floor occurred for at least four years prior to the 25th April 2024. Therefore, despite the highlighted breach of condition 2 of consent 130431, it is considered that on the balance of probabilities, the residential use of the barn's first floor was continuously occupied for a period of 4 years prior to 25th April 2024, with that use continuing until present day.

External Land Uses and Other Structures:

To begin with, the applicant's proposed description of development focuses on the use of the building, in isolation from the site's gravel parking area/courtyard. On the contrary, the application red-line encloses not only the barn, but also the surrounding parking area/courtyard

As per the site visit on 9th September 2025, this area includes three large storage containers which have only been on site since approx. 2018. Similarly, a garden area has been created adjacent to the barn's north-eastern 'frontage', but this only seems to appear on site in 2024 according to aerial imagery. Vehicles parking within the gravel courtyard on aerial imagery is also sporadic over the last 10 years but appears to be in association with the site's continuing commercial and residential uses.

The applicant's evidence base primarily focuses on the use of the barn, as does the description of development. Glancing references are made to its use within the planning statement but are not backed by any notable evidence.

As such, in determining this certificate, the LPA are of the view that the approved red line associated with the certificate should be exclusively around the barn's footprint, excluding the external areas due to a lack of evidence and the fact the use of the land did not form part of the original proposals.

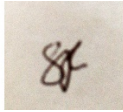
RECOMMENDATION / CONCLUSION

The relevant test for Lawful Use is the 'balance of probability'. Based on the evidence provided and the Local Planning Authority's own information, it is considered to have

been demonstrated that:

- a) The use of the building's ground floor has been used as a commercial workshop/store for a continuous period of over 10 years.
- b) The use of the building's first floor was in use (and has remained in use) for a continuous period of 4 years prior to 25th April 2024.

It is therefore considered that the application of a certificate of existing lawful use should be approved, and a draft certificate is set out below.

Date:	26 September 2025
Earliest date for decision:	22 August 2025
Recommendation agreed by: (Authorised Officer)	
Date:	26.9.25