

EXISTING LAWFUL CERTIFICATE **DRAFT DECISION NOTICE**



Application Number: 242131

Draft Recommendation: Wokingham Borough Council hereby certify that on 20 August 2024 (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. 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

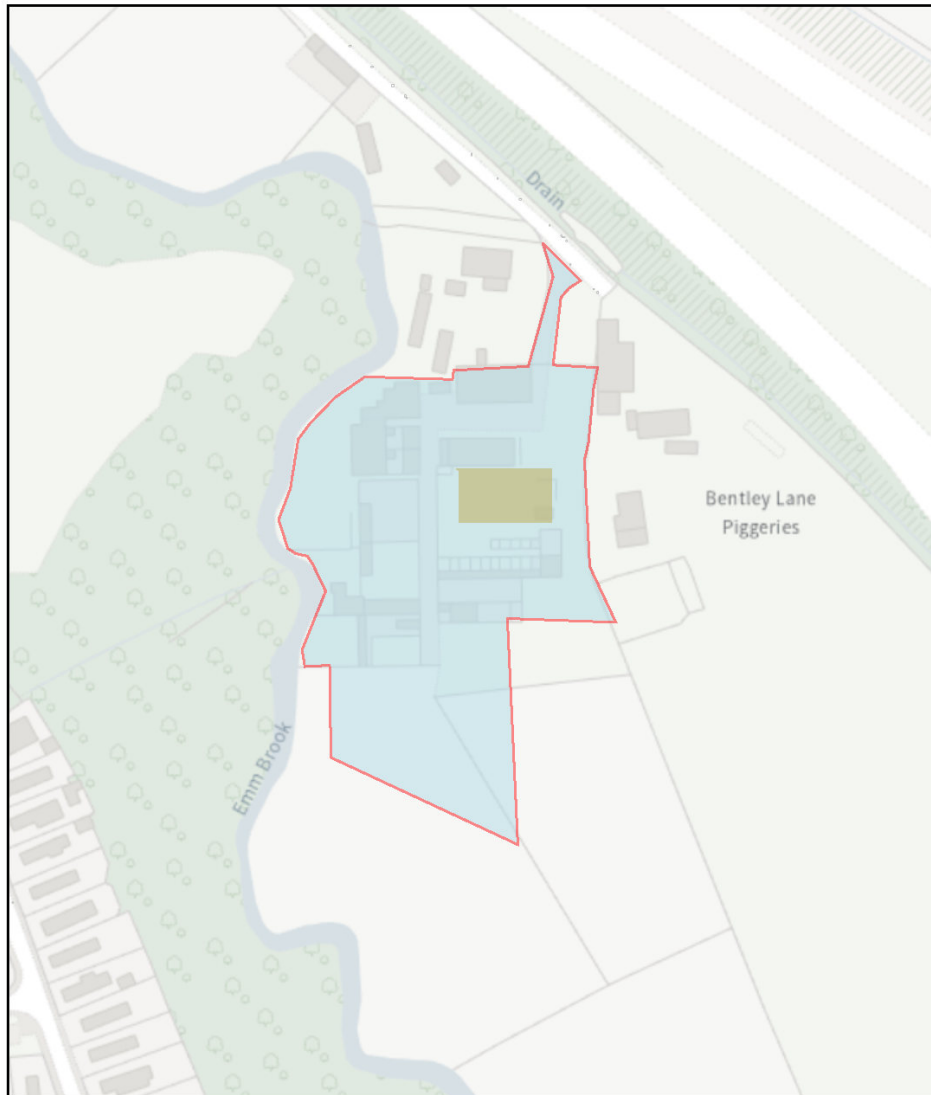
Proposal: Application for a certificate of lawful development for the use of the land for mixed agricultural and storage purposes and use of the land as a landscaper's yard.

SECOND SCHEDULE

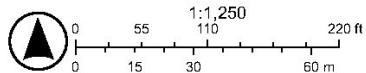
Address: Bentley Lane Piggeries, Poplar Lane, Winnersh, Wokingham, RG41 5JR

PLAN

ArcGIS Web Map



04/12/2024, 14:36:08



Wokingham Internal
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Recommendation agreed: *JMM*

Date: 13 December 2024