

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 13 July 2026

Application Number: 260789

Location: Hatch Gate Farm, Lines Road, Hurst, Wokingham

Proposal: Full application for the change of use of the existing building to storage and distribution use (Use Class B8) plus external alterations and installation of additional hardstanding. (Retrospective)

Recommendation: Refused

Reasons

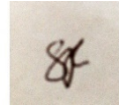
1. The development is in the countryside where there is a presumption against unsustainable development and where there is no overriding justification for commercial storage uses to be located. As such it is unacceptable in principle and contrary to Core Strategy CP3, CP6, CP11 & CP15, Managing Development Delivery Local Plan policy CC07 and Sections 6 and 15 of the National Planning Policy Framework.
2. The development fails to protect the character and appearance of the countryside by virtue of its operation and visual impact. This is contrary to Core Strategy policy CP11, Wokingham Borough Landscape Character Assessment and Section 15 of the National Planning Policy Framework.
3. The development fails to protect residential amenity by virtue of its operation through noise and light pollution. This is contrary to Core Strategy policies CP1 & CP3, Managing Development Delivery Local Plan policy CC06 and Section 15 of the National Planning Policy Framework.
4. Insufficient information has been submitted to demonstrate that the site layout can accommodate the parking of vehicles including HGVs entering, exiting, and turning on site. This is contrary to Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.
5. Insufficient information has been submitted to demonstrate that the site can sufficiently drain in the event of surface water flooding. This is contrary to Core Strategy policy CP1, Managing Development Delivery Local Plan policies CC09 & CC10 and Section 14 of the National Planning Policy Framework.

Informatives

1. This decision is in respect of the drawings and plans numbered P25-1141_DE_002_B_01, P25-1141_DE_002_C_02, P25-1141_DE_002_C_03 and P25-1141_DE_002_C_04 received by the Local Planning Authority on 31/03/2026 and 09/04/2026.

2. The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, the application was for retrospective development and no pre-application advice was sought before the application was submitted. As the proposal was clearly contrary to the provisions of the Development Plan, it was considered that further discussions would be unnecessary and costly for all parties.

Recommendation and conditions/reasons agreed:

A small, square, light-colored stamp or piece of paper with a handwritten signature in dark ink. The signature appears to be 'SF' or similar initials.

Date: 9.7.26

REMEMBER - The earliest date for a decision on this application is: **15 May 2026**