



WOKINGHAM
BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS

TOWN AND COUNTRY PLANNING ACT 1990:
SECTION 191 AND 192

TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015: ARTICLE 39

Mrs Lyana Powlesland
ET Planning
200 Dukes Ride
Crowthorne
RG45 6DS

NOTIFICATION OF APPROVAL OF CERTIFICATE OF LAWFUL EXISTING USE OR DEVELOPMENT

Application Number: 192762
Applicant Name: Mr Ray
Site Address: Westwood Yard, Land to the North West of
Sheerlands Road, Arborfield, RG40 4QX
Proposal: Application for a certificate of existing lawful
development for the use of land as a builder's yard,
including storage and distribution of site containers
and materials.

Wokingham Borough Council hereby **Approve** the application for a Certificate of Lawful Existing Use in respect of 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 plan attached to this certificate, subject to any informatives for the following reason(s):

1. The proposed use of land as a builder's yard, including storage and distribution of site containers and materials constitutes development requiring planning permission. Permission is available because based on the evidence provided and the Local Planning Authority's own information, it is considered to have been demonstrated that, use of the land adjacent to Westwood Cottage and outlined in red in the plan below has been occurring for a consecutive period of ten years and is therefore lawful.

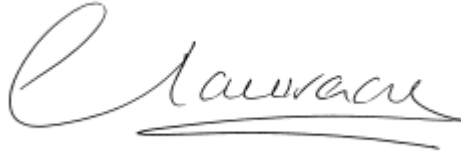
FIRST SCHEDULE

Proposal: Application for a certificate of existing lawful development for the use of land as a builder's yard, including storage and distribution of site containers and materials.

SECOND SCHEDULE

Address: Westwood Yard, Land to the North West of Sheerlands Road, Arborfield,
RG40 4QX

Signed

A handwritten signature in black ink, appearing to read 'Clare Lawrence', with a horizontal line underneath the name.

Clare Lawrence
Assistant Director - Place
Date: 27 January 2020

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



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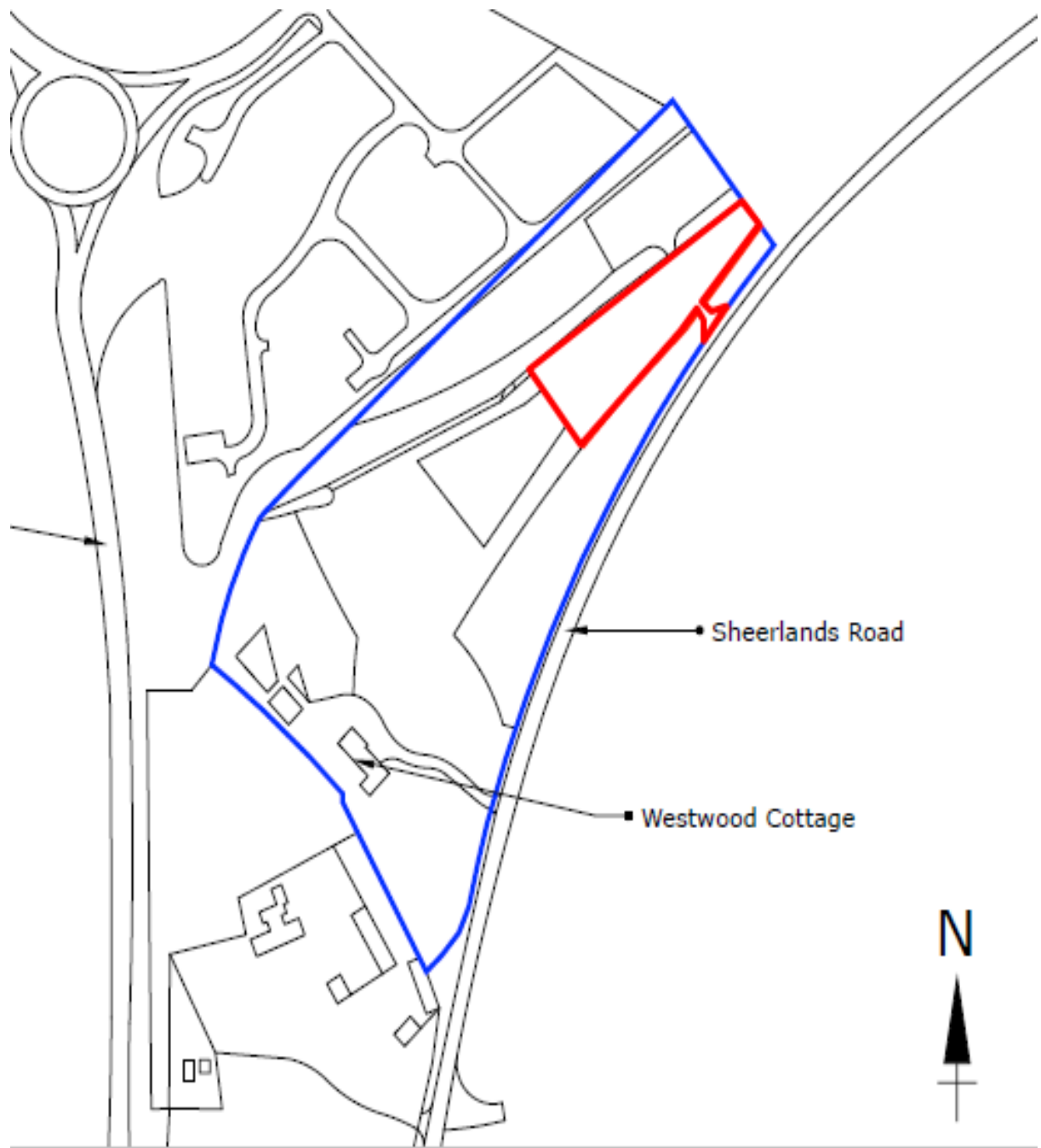
Other statutory legislation: This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.

The Town & Country Planning (Development Management Procedure) Order: This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.

Officer Report: An officer report explaining the decision will be available to view online.

Appeals to the Secretary of State: If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990). There is **no time** limit for the submission of appeals in respect of certificates of lawful existing use/development.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service: <https://www.gov.uk/government/organisations/planning-inspectorate> which contains information and guides on the appeal process. Alternatively you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or online at <https://acp.planninginspectorate.gov.uk/>. Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.



Sheerlands Road

Westwood Cottage

