STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Mr Rob Duncan
Rob Duncan Planning
70 Ferndale Road
Lichfield
Staffordshire
WS13 7DL

Mr Bettaney
Gravel Bank Farm
Caverswall Common Lane
Caverswall
ST11 9EU

Application no: SMD/2020/0160

Determined on: 18/09/2020

Town and Country Planning Act 1990 Section 191
(As amended by Section10 of Planning and Compensation Act 1991)
Town and Country Planning (Development Management Procedure) (England) Order 2015

REFUSAL TO ISSUE CERTIFICATE OF LAWFULNESS OF EXISTING USE OR DEVELOPMENT

The Staffordshire Moorlands District Council hereby refuses to certify that on 19/03/2020; the use specified in the First Schedule taking place on the land specified in the Second Schedule and edged red on the plan attached to this certificate, was not lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

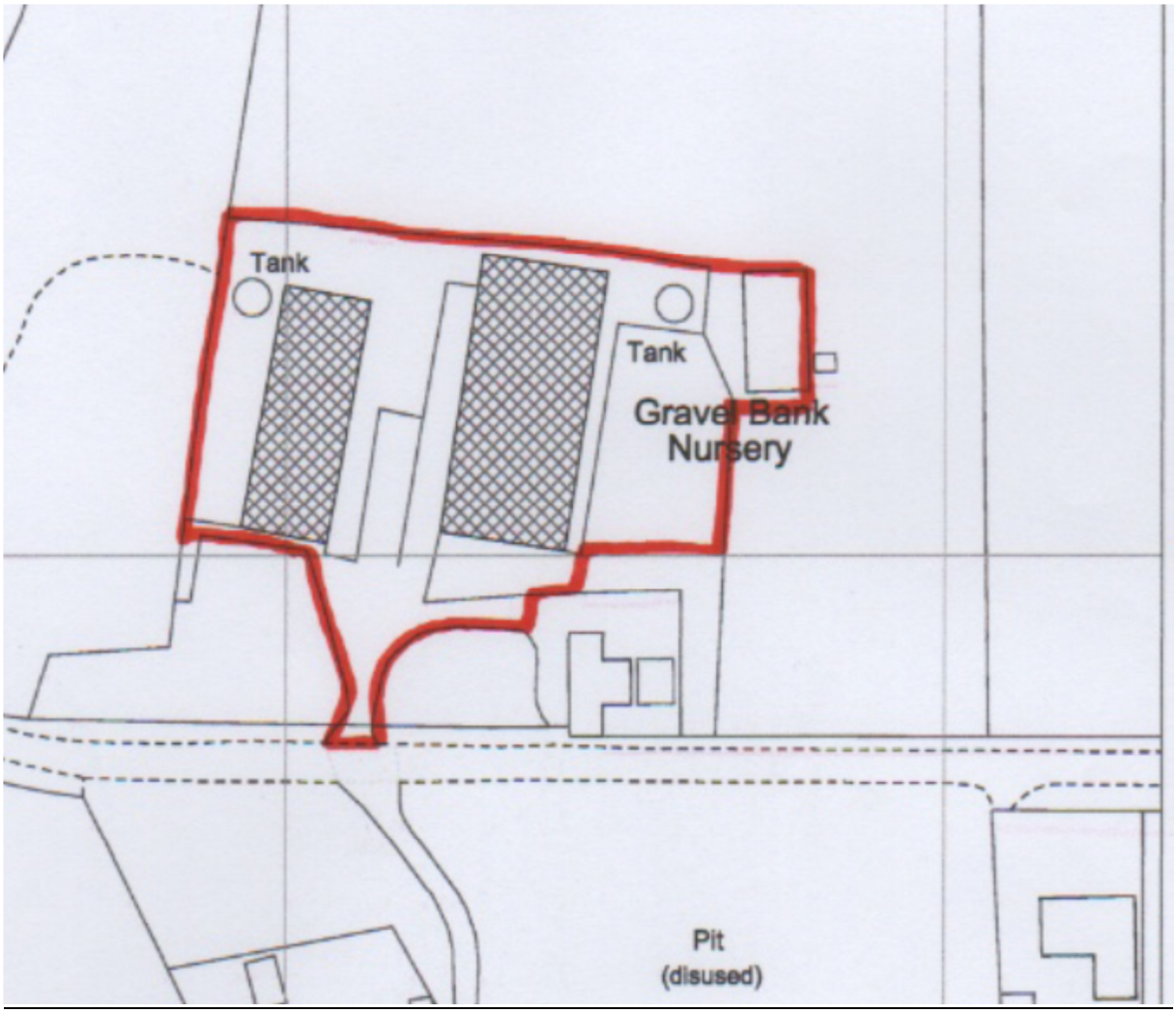
The use of the land ceased before the application for a Certificate was submitted.

FIRST SCHEDULE
Certificate of Lawfulness for the existing use as garden centre for retail use (A1).

SECOND SCHEDULE
Gravel Bank Farm Garden Centre And Nursery Caverswall Common Lane Caverswall Staffordshire ST11 9EU

X B.J. Haywood

Signed by: Ben Haywood
On behalf of Staffordshire Moorlands District Council


Tank
Tank
Gravel Bank
Nursery
Pit
(disused)

STAFFORDSHIRE moorlands DISTRICT COUNCIL

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NOTES

1. An applicant may appeal against by giving notice to the Secretary of State:-

   (a) the refusal to issue a certificate under Section 191 of the Act; or

   (b) the failure to give notice of the Council's decision within 8 weeks of the registration of the application, or any other period agreed with the Local Planning Authority;

   Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk

2. As part of the appeal process the Applicant must submit to the Planning Inspectorate a copy of the following documents:

   - a copy of your original application
   - a copy of the local planning authority's decision notice - if they didn't make a decision, send a copy of the letter acknowledging your application
   - a map of the site
   - copies of all plans, drawings and documents you sent to the local planning authority
   - copies of any letters or emails from the local planning authority
   - any other documents that directly support your appeal

   If you think your land or building is now lawful because the time limit for enforcement has passed, you also need to submit evidence like:

   - dated photographs of the site
   - letters from neighbours
   - receipts or invoices for work
   - plans and drawings