STAFFORDSHIRE moorlands DISTRICT COUNCIL

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Mr David Byatt
Byatt Oliver Limited
Etruria Old Road
Stoke on Trent

Mr & Mrs Shenton
Park View Farm
Stoney Lane
Staffordshire
ST10 3EP

Application no: SMD/2020/0630

Determined on: 26th April 2021

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

APPROVAL TO ISSUE CERTIFICATE OF LAWFULNESS OF EXISTING USE OR DEVELOPMENT

The Staffordshire Moorlands District Council hereby approves to certify that on 12/11/2020; the use specified in the First Schedule ("the Use") taking place on the land specified in the Second Schedule ("the Land"), was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 ("the Act"), for the following reason(s):

The previous owner of the property has provided evidence to explain and describe how "the Land" was used to store caravans in the manner set out in the First Schedule, for a period of 10 years prior to the applicant's continuing use of "the Land" for these purposes, as the new property owner, and the date of the application. The evidence is provided with sufficient clarity and precision to justify the grant of a certificate on the balance of probability, and there is no counterveiling evidence that makes this version of events less than probable. In these circumstances, after that period of time, "the Use" of "the Land", as specified, is immune from enforcement action and can be considered lawful.

FIRST SCHEDULE

The outdoor storage, on limited areas of the property, of touring caravans that are capable of being towed by cars or driven as vehciles (the term 'caravans' for the purposes of this certificate includes motorhomes or campervans) during periods when they are not in use for human habitation, touring, or holiday purposes.

SECOND SCHEDULE

Land limited only to that which is shown shaded green on the attached Site Layout Plan, forming part of the property at Park View Farm, Stoney Lane, Cauldon, Staffordshire, ST10 3EP

X B.S. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

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site layout plan

scale 1:200



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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

1. 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