

**TOWN & COUNTRY PLANNING ACT 1990: SECTION 191
TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015: ARTICLE 39**

**LAND TO THE EAST OF CHEAR FEN BOAT CLUB, TWENTYPENCE ROAD,
COTTENHAM**

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Pursuant to an application under Section 191 of the Town & Country Planning Act 1990 (*"the 1990 Act"*) **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL** hereby **CERTIFIES** that on the use described in the First Schedule hereto on the land specified in the Second Schedule (*"the Property"*) hereto are lawful within the meaning of Section 191 of the 1990 Act (as amended) on the basis of evidence provided. Evidence was as follows:-

1. Application Form, dated 11.5.16, correspondence from Ginn & Co from 1978, Council tax bill 2015/16, Council tax bill 2009/10, Photos, location plan showing the mobile home edged red, letter from Grahame Seaton Design, 11.7.16, Letter from Mr Pryce, undated, letter from Mr Stevens, dated 8.7.16, letter from Mr and Mrs Bowland, undated, letter from Mr Thoday, dated 7.7.16, letter from K.J.Page, dated 6.7.16, letter from A.L.Johnson, undated, letter from P C Randall, dated 7.7.16, letter from Thomas Webb, dated 8.7.16, letter from T Adams, 8.7.16, letter from R Lapthorn, dated 7.7.16

Having considered this evidence, the District Council now issues a Certificate of Lawful Use or Development on the basis that the use as specified in the First Schedule is lawful such use having existed for a period in excess of 10 years, enforcement action under the Town & Country Planning Act 1990 is no longer possible.

FIRST SCHEDULE

Siting of a mobile home for residential use

SECOND SCHEDULE

All that property situate and comprising as is marked with a thick black line on the attached plan (*"the Property"*).

Your attention is drawn to the notes overleaf.

Signed:



Head of Development Management

Date:

h/16/16

Lawful Development Certificates

This certificate is issued solely for the purpose of section 191 of the Town and Country Planning Act 1990 (as amended).

It certifies that the use specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and, therefore, was not liable to enforcement action under section 172 of the 1990 Act on that date.

This certificate applies only to the extent of the use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use/operation which is materially different from those described or which relates to other land may render the owner or occupier liable to enforcement action.

Appeals to the Secretary of State

This note is intended to help anyone who wishes to appeal under Section 195 of the Town & Country Planning Act 1990 against a Planning Authority's decision (or failure to decide) on an application for a lawful development certificate (LDC).

If a properly made application is wholly or partly refused, or it is granted in a different form from the application, or is deemed to have been refused (because the Authority has not determined the application within the time limit of eight weeks of receiving the completed application), you can appeal. There is no time limit in which to make this appeal.

Under the Town & Country Planning Act 1990, almost all appeals are decided by Planning Inspectors. An appeal can be dismissed, or it can be allowed wholly or partly and granted a certificate.

How to appeal

Only the applicant may appeal. The best way to appeal is to complete the official Lawful Development Certificate (LDC) appeal form. Forms and a Guide to Making your Lawful Development Certificate Appeal are obtainable from the Inspectorate's website: (www.planning-inspectorate.gov.uk). Or you can obtain them from the following address:-

The Planning Inspectorate
PO Box 326
BRISTOL
BS99 7XF
Helpline: 0117 372 8075
Fax: 0117 372 8782

By properly completing an appeal form, you will help to ensure that your appeal is dealt with quickly.

You can complete an appeal over the Internet by logging on to www.planningportal.gov.uk/pcs and submitting your completed appeal online. Or you can use an official form and send your appeal by post. Forms are available by phoning the Inspectorate's helpline 0117 372 8075.

With your completed form you should also send supporting documents, including the application made to the Local Planning Authority (LPA) and any plans and documents that

formed part of the application. You should also send the LPA's decision (if any), all relevant correspondence with the LPA and a plan showing the site marked in red with two named roads. If your lawful development certificate appeal relates to a planning condition please also send a copy of the relevant planning permission.

You must send a copy of your appeal and documents to the LPA.

Planning Dept - South Cambridgeshire DC



Scale - 1:2632
Time of plot: 12:41

Date of plot: 12/10/2016



**South
Cambridgeshire
District Council**

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