
Lawful Development Certificate

APPEAL REF: APP/W1850/X/17/3168389

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192

(as amended by section 10 of the Planning and Compensation Act 1991)

THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2010: ARTICLE 35

IT IS HEREBY CERTIFIED that on 9 November 2016 the use 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 would have been lawful within the meaning of section 191(2) of the Town and Country Planning Act 1990 as amended, for the following reason:

The four caravans would be stationed within the boundaries of a permanent residential caravan site which appears to benefit from a grant of planning permission and would not amount to the making of a material change in the use of the land; hence planning permission would not be required.

Andrew Dale

INSPECTOR

Date: 28 July 2017

First Schedule

Proposed use of land for the stationing of four caravans for the purposes of human habitation in the area shown in red on the accompanying plan (location plan)

Second Schedule

Land at Lea Villa Residential Park, Lea, Ross-on-Wye HR9 7GP

NOTES

1. This certificate is issued solely for the purpose of section 192 of the Town and Country Planning Act 1990 as amended.
2. It certifies that the use described in the First Schedule taking place on the land specified in the Second Schedule would have been lawful on the certified date and, thus, would not have been liable to enforcement action, under section 172 of the 1990 Act, on that date.
3. 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 which is materially different from that described, or which relates to any other land, may result in a breach of planning control which is liable to enforcement action by the local planning authority.
4. The effect of the certificate is subject to the provisions in section 192(4) of the 1990 Act, as amended, which state that the lawfulness of a specified use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters which were relevant to the decision about lawfulness.



Plan

This is the plan referred to in the Lawful Development Certificate dated: 28 July 2017

by Andrew Dale BA (Hons) MA MRTPI

Land at: Lea Villa Residential Park, Lea, Ross-on-Wye HR9 7GP

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Scale: Do not scale

