

20<sup>th</sup> October 2014

Dave Barber,  
Development Policy Manager,  
Warwick District Council,  
PO Box 2178,  
Riverside House,  
Milverton Hill,  
Royal Leamington Spa,  
CV32 5QH.

Dear Mr Barber,

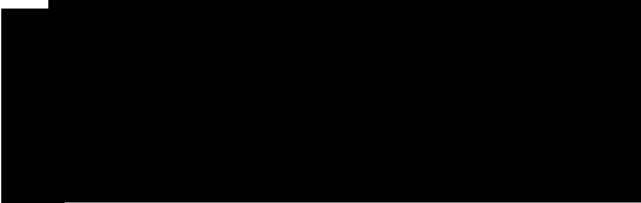
**Local Plan site consideration reference 4918**

Thank you for your letter dated 26<sup>th</sup> September regarding the above.

I note your comments re the proposal being submitted to the planning inspector for consideration late 2014 / 2015.

Please note that I would be perfectly happy for the inspector to consider the approval of the adoption of the land for a future date of say 2018 when trees and other screening have more fully developed.

Yours sincerely,



WARWICK PLANNING  
Ref: \_\_\_\_\_  
Date: \_\_\_\_\_  
30 OCT 2014  
RECORDED  
CC CR PD MA  
PRE GEN DIS



23<sup>rd</sup> November 2014

Dave Barber,  
Development Policy Manager,  
Warwick District Council,  
PO Box 2178,  
Riverside House,  
Milverton Hill,  
Royal Leamington Spa,  
CV32 5QH.

Warwickshire Direct  
24 NOV 2014  
Leamington

Dear Mr Barber,

**Local Plan site consideration reference 4918**

Further to my letter dated 20<sup>th</sup> October 2014 I would like to advise that the land, (circa 2.5 acres), immediately surrounding the property known as Pinley Acres has since been approved by HM Planning Inspectorate as domestic rather than agricultural land. This is marked as area A on the attached map produced by HM Land registry.

Whilst the local plan proposal 4918 is for the consideration of that land marked as (B and C) on the attached I would therefore like to further submit to the council the proposal that the area of land shown in red on the attached plan (which is a consequence of the HM Planning Inspectorate decision dated 16<sup>th</sup> October 2014 (ref APP/T3725/C/13/2210566 and 2210567) be additionally considered for the independent siting of a 3 bedroom property.

This is of course in addition to the proposal already made to WDC re the adjoining land of circa 2.5 acres (marked B,C on the attached) which has been utilised as domestic land for many years. The latter will of course still remain for separate consideration by the planning inspector because of its nature and its location relative to the local area and facilities as highlighted in my original application.

Yours sincerely,





## Plan

This is the plan referred to in the Lawful Development Certificate dated: 16.10.2014

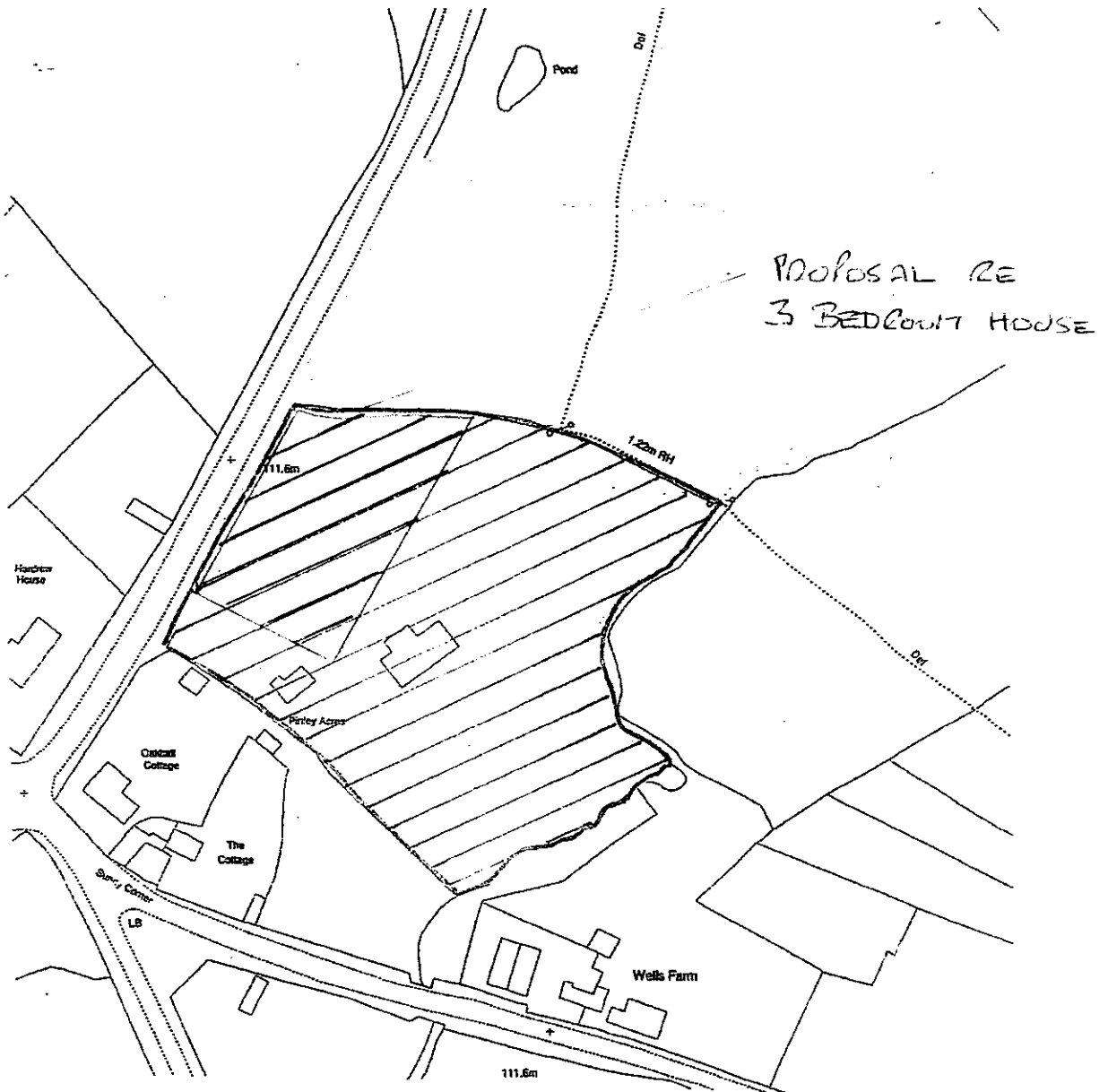
*Alan Woolnough*

**Alan Woolnough BA(Hons) DMS MRTPI**

**Land adjacent to Pinley Acres, Pinley Green, Claverdon, Warwick CV35 8LZ**

**Reference: APP/T3725/X/14/2211699**

Scale not stated





24 NOV 2014

Leamington

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## Lawful Development Certificate

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191  
(as amended by Section 10 of the Planning and Compensation Act 1991)

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

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**IT IS HEREBY CERTIFIED** that on 8 August 2013 the use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and hatched in black on the plan attached to this certificate was lawful within the meaning of section 191(2) of the Town and Country Planning Act 1990 as amended, for the following reason:

It has been demonstrated on the balance of probabilities that, by the above date, the land in question had been used continuously for the purpose specified in the First Schedule for a period of ten years and that the said use was thus immune from enforcement action in accordance with section 171B(3) of the 1990 Act as amended.

Signed

*Alan Woolnough*

Inspector

Date 16.10.2014

Reference: APP/T3725/X/14/2211699

### **First Schedule**

Use comprising a single dwellinghouse and domestic garage and the use of land as garden land incidental to the enjoyment of the dwellinghouse as such

### **Second Schedule**

Land adjacent to Pinley Acres, Pinley Green, Claverdon, Warwick CV35 8LZ



## Plan A

This is Plan A referred to in my decision dated: 16.10.2014

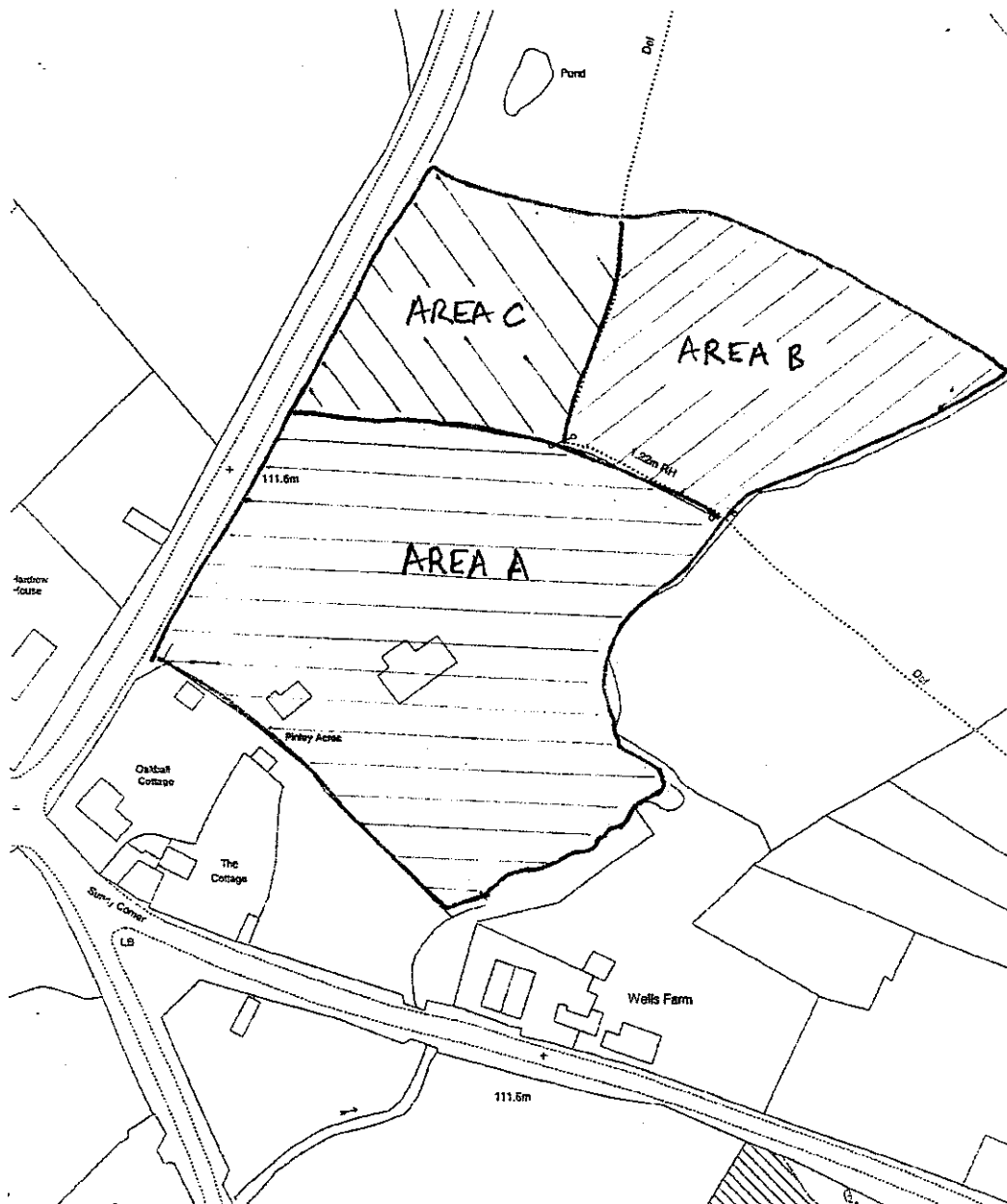
*Alan Woolnough*

**Alan Woolnough BA(Hons) DMS MRTPI**

**Land adjacent to Pinley Acres, Pinley Green, Claverdon, Warwick CV35 8LZ**

**References: APP/T3725/C/13/2210566, C/13/2210567 & X/14/2211699**

Scale not stated



CERTIFICATE OF LAWFULNESS FOR PLANNING PURPOSES

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NOTES

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 described in the First Schedule taking place on the land specified in the Second Schedule was lawful on the certified date and, thus, was not liable on that date to enforcement action under section 172 of the 1990 Act as amended.

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 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.

Warwickshire Direct

**24 NOV 2014**

Leamington



## Plan B

Warwickshire Direct

This is Plan B referred to in my decision dated: 16.10.2014

24 NOV 2014

*Alan Woolnough*

Leamington

**Alan Woolnough BA(Hons) DMS MRTPI**

**Land adjacent to Pinley Acres, Pinley Green, Claverdon, Warwick CV35 8LZ**

**References: APP/T3725/C/13/2210566 & 2210567**

Scale not stated

